



LEGEND

- SITE BOUNDARY
- ROADWAYS
- PROPOSED TRAILS
- EXISTING DRAINAGE
- DETENTION POND
- PARK/POCKET PARK
- ENTRY SIGNAGE

LEGAL DESCRIPTION

ALL OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., LESS AND EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, COUNTY OF EL PASO, STATE OF COLORADO;

ALL OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., LESS AND EXCEPT THAT PART CONVEYED TO THE COUNTY OF EL PASO, STATE OF COLORADO, FOR ROAD PURPOSES BY DEED RECORDED FEBRUARY 24, 1937 IN BOOK 514 AT PAGE 506; AND FURTHER EXCEPT THAT PART CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS, STATE OF COLORADO, FOR ROAD PURPOSES, BY INSTRUMENT(S) RECORDED MAY 16, 1985 IN BOOK 501 AT PAGE 60; AND RECORDED MAY 16, 1985 IN BOOK 5010 AT PAGE 62; AND RECORDED JUNE 13, 1988 IN BOOK 5518 AT PAGE 1209; AND FURTHER EXCEPT THAT PART AS SET FORTH IN DEED RECORDED OCTOBER 5, 1914 IN BOOK 1539 AT PAGE 1332 MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 3856 AT PAGE 205 OF THE EL PASO COUNTY RECORDS AND LOCATED IN THE NORTH ONE-HALF (N 1/2) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N01°13'32"W, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5216.30 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 94 AS DESCRIBED IN SAID BOOK 3856 PAGE 205; THENCE S89°55'59"W, ALONG SAID LINE, A DISTANCE OF 1800.37 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S01°13'51"E, A DISTANCE OF 473.30 FEET; THENCE S89°55'59"W, A DISTANCE OF 845.02 FEET; THENCE N01°13'51"W, A DISTANCE OF 473.30 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE N89°55'59"E, ALONG SAID LINE, A DISTANCE OF 845.02 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

THE NORTH HALF OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO;

THE NORTH HALF OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

Legal description shall include the acreage of the site.

Include names and contact information of owner, applicant, party responsible for preparing the plans, etc.

Include date of preparation, date of survey, etc.

Include a vicinity map.

Include approximate location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners, residents, or general public and the proposed method of dedication and maintenance of such land to include, but not limited to, parks; trails; open space; streets; bikeways; paths, trails, schools and school sites; utilities; and community and social service facilities. All locations or lands shall be identified as public or private. The use designations and final ownership of all property proposed to be set aside for public and private facilities including the area of each tract to be set aside.

Include the current zoning.

Maintenance and ownership responsibility for parks, open space, common areas, etc.

LAND USE SUMMARY

LAND USE CATEGORY	ACREAGE	SITE PERCENT	DENSITY RANGE	UNIT RANGE
RESIDENTIAL PARCELS				
LOW DENSITY RESIDENTIAL	137.1 AC.	7.5%	1.00 2.99	137 410
MEDIUM DENSITY RESIDENTIAL	466.7 AC.	25.6%	3.00 4.99	1400 2329
MED-HIGH DENSITY RESIDENTIAL	119.7 AC.	6.6%	5.00 7.99	599 956
HIGH DENSITY RESIDENTIAL	81.6 AC.	4.5%	8.00 14.00	653 1142
RESIDENTIAL PARCELS SUB-TOTAL	805.1 AC.	44.2%		2789 4838
NON-RESIDENTIAL PARCELS				
COMMERCIAL	34.2 AC.	1.9%		
BUSINESS PARKS	479.9 AC.	26.3%		
SCHOOLS	92.6 AC.	5.1%		
MIXED-USE	22.9 AC.	1.3%		
NON-RESIDENTIAL SUB-TOTAL	629.6 AC.	34.5%		
ROAD RIGHT-OF-WAY (MAJOR ROADS)	73.2 AC.	4.0%		
PARKS/POCKET PARKS	17.5 AC.	1.0%		
TOTAL OPEN SPACE	297.0 AC.	16.3%		
TOTAL	1822.4 AC	100.0%		2789 4838

NOTE - OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, AND EASEMENTS.

Please label contours
Please include classification and ROW width on existing and proposed roadways
Please label floodplain and other hazard areas

Any utility facilities? Identify all future public utility providers and depict the locations of utility facilities.

The location of existing and proposed community facilities (e.g. schools, major utility facilities, police and fire protection facilities and boundaries, medical facilities, social service facilities, community centers and community activity facilities, and other facilities).

Please provide a note that indicates that the access locations and roadways shown are conceptual only and subject to change.

Are these intended to be pocket parks as opposed to full size parks?

Staff recommends the applicants review the comments received from Schriever SFB regarding the buffer area and the business park.

Blank Plan: A small open space strip of land is identified just north of the installation. Schriever SFB asks the County to request the applicant provide the estimated distance from the installation perimeter and building heights and other pertinent details to ensure compatibility. Schriever SFB asks the County to request the applicant consider providing an open space buffer as a replacement for the proposed Business Park land use as an appropriate compatible use transition. Also, the Sketch Plan identifies two, seven (7) acres just north of the installation. Schriever SFB asks the County to request the applicant to consider placing the infrastructure further to the north to eliminate the potential for any flooding or other uses Schriever SFB of the 100-acre installation.

Identification of potential constraints and hazard areas:
Floodplains: Intermediate Regional (100 year) floodplain must be identified. In areas where floodplain mapping has not been completed, the subdivider must identify the floodplain to a detail of two (2) feet.
Geologic and Soil Hazards and constraints identified. Identify if constraint or hazards shall be avoided, preserved or mitigated.
Vegetation and Wildfire: Areas of potential wildfire hazard or significant vegetation must be identified. El Paso County ecosystem and wildfire data shall be the minimum standard for such identification.
Uses of, or changes in preexisting water forms, watercourses, or bodies of water
Identification and location of sites of historical or archaeological interest as identified on a Historical and Cultural Site Inventory, State Archaeological Society Inventory, State Inventory of Historical Sites, National Register
Identification and location of sites of natural, including wetlands (non-jurisdictional and jurisdictional) or scenic importance

- Include the following information:
- Existing land uses within one (1) mile of the sketch plan boundary.
 - Zoning within one (1) mile of the sketch plan boundary.
 - Adjacent roads and other transportation links identified by name and functional classification.
 - Freeways, expressways, principal arterials, minor arterials, local roads and other major transportation links within one-quarter (1/4) of a mile of the sketch plan boundary.
 - Existing major easements, rights-of-way, utility facilities, drainage ways, and ditches within one-fourth (1/4) mile of the sketch plan boundary.
 - Proposed roads and utility facilities which will require extension to the boundary of the sketch plan.

SKETCH PLAN

FLYING HORSE EAST

EL PASO COUNTY, COLORADO

Title block shall be at the top of the sheet, and shall include the name of the project, the words "Sketch Plan", quarter section, section/township/range.

