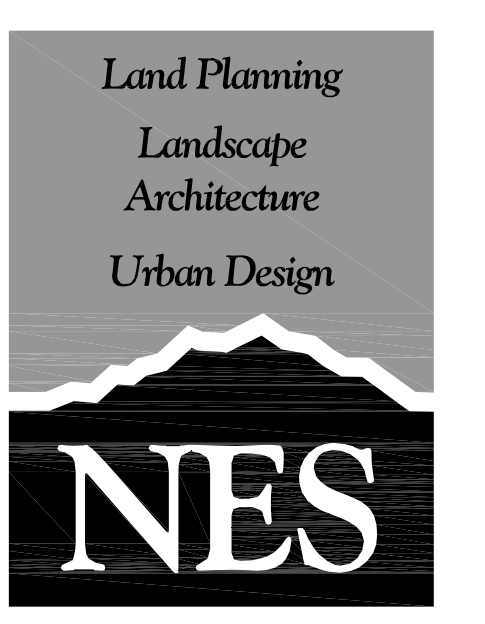


Retreat at TimberRidge

PRELIMINARY PLAN

EL PASO COUNTY, COLORADO



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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LEGAL DESCRIPTION

RETREAT AT TIMBER RIDGE
A PORTION OF SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS:
A LINE BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) OF SECTION 27 AND THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SAID SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3925.63 FEET;

PARCEL 1
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE S00°54'30"E ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3925.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
THENCE S87°35'00"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1332.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE S89°08'28"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1326.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE N00°30'49"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE N21°41'10"E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1450.84 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;
THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID DEED THE FOLLOWING FOUR COURSES:
1. N89°40'23"E, A DISTANCE OF 761.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
2. N00°52'58"W ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21;
3. N00°37'14"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET;
4. S89°40'23"W, A DISTANCE OF 736.52 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE N21°41'10"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.82 FEET;
THENCE S89°18'50"E A DISTANCE OF 145.93 FEET TO A POINT OF CURVE; 147.97?
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 22°00'47" FOR A LENGTH OF 215.15 FEET TO A POINT OF TANGENT; 213.98?
THENCE N89°40'23"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 388.82 FEET;
THENCE N88°38'56"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 477.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 217111767 OF SAID RECORDS;
THENCE ALONG THE BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING SEVEN COURSES:
1. N47°35'42"E, A DISTANCE OF 443.33 FEET;
2. N36°59'01"E, A DISTANCE OF 517.38 FEET;
3. N56°32'31"E, A DISTANCE OF 489.24 FEET;
4. N38°17'19"E, A DISTANCE OF 182.67 FEET;
5. N89°41'56"E, A DISTANCE OF 1283.66 FEET;
6. S00°18'04"E, A DISTANCE OF 852.14 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21;
7. S88°38'37"W ON SAID SOUTH LINE, A DISTANCE OF 1300.52 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9,891,306 SQ. FEET, OR 227.07 ACRES. Does this include tract A?
PARCEL 2
BEGINNING AT THE EAST 1/16TH CORNER OF SAID SECTION 21 AND 28;
THENCE N89°40'23" ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 499.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 30 OF SAID RECORDS;
THENCE S21°41'10"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1312.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;
THENCE N00°41'17"W ON SAID WEST LINE, A DISTANCE OF 1217.12 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 304,098 SQUARE FEET, OR 6.98 ACRES.

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	Not a part of this preliminary plan			
B	1.296 AC (56,448 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
C	0.065 AC (2,844 SF)	Signage, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict
D	0.251 AC (10,955 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
E	0.241 AC (10,500 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
F	17.762 AC (773,713 SF)	Regional & Local Trails, Existing Drainageway, Open Space	TimberRidge MetroDistrict + El Paso County Parks	TimberRidge MetroDistrict + El Paso County Parks
G	4.580 AC (199,518 SF)	Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict
H	2.279 AC (99,280 SF)	Detention, Water Quality, Local Trail	TimberRidge MetroDistrict	TimberRidge MetroDistrict
I	0.374 AC (16,303 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict + El Paso County Parks	TimberRidge MetroDistrict + El Paso County Parks
J	0.366 AC (15,941 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict + El Paso County Parks	TimberRidge MetroDistrict + El Paso County Parks
K	0.360 AC (15,684 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict + El Paso County Parks	TimberRidge MetroDistrict + El Paso County Parks

Provide a note stating maintenance responsibility for detention/WQ ponds on rural lots.

GENERAL NOTES

- All rural roads will be asphalt with gravel shoulders. All urban streets will be asphalt with type A or C curb & gutter.
- This property is subject to the findings summary and conclusions of a geologic hazard report prepared by ENTECH dated April 12, 2017 and revised on December 1, 2017. A copy of said report has been submitted with the zone change request for Retreat at TimberRidge PUD. Contact the El Paso County Land use review team, if you would like to review said report.
- Development Requirements:
 - Maximum lot coverage:
 - For lots less than 20,000 Sq. Ft. - 45%
 - For lots with a minimum lot size of 20,000 Sq. Ft. - 45%
 - For lots 2.5 acres and greater including Tract A - 20%
 - Maximum building height: thirty (35) feet.
 - Minimum Lot Size: 12,000 Sq. Ft.
 - Setback minimums:
 - For lots less than 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 10 feet for non-garage front
 - Side - 7.5 feet minimum
 - Rear - 25 feet minimum
 - For lots with a minimum lot size of 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 15 feet for non-garage front
 - Side - 15 feet minimum
 - Rear - 35 feet minimum
 - For lots 2.5 acres and greater including Tract A:
 - Front - 35 feet minimum
 - Side - 25 feet minimum
 - Rear - 50 feet minimum, except that lots 20 - 26 shall have a rear yard setback of 100 feet minimum
- Accessory buildings must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) feet for any lots that do not abut a public street or the golf course. Accessory structures are governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
- All development of lots are subject to the development guidelines and provisions of the approved PUD Resolution File No# _____ and PUD Rec. _____.
- Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Diagram.

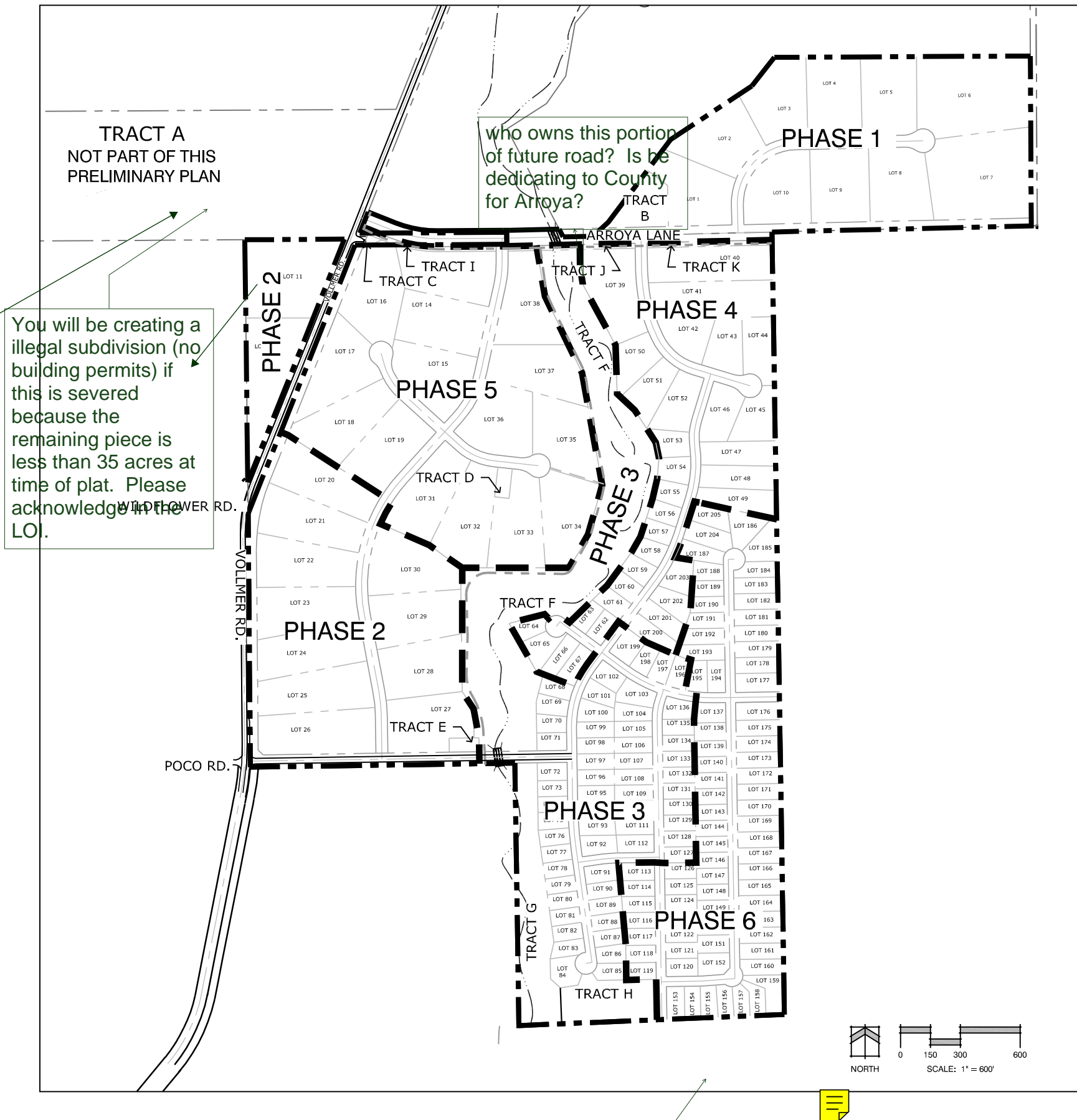
Add note
"Geologic Hazard Note - (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning & Community Development Department:
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Seasonally High Groundwater:(name lots or location of area)
•Other Hazard: "

These do not establish zoning the recorded PUD established the dimensional standards and uses. If you choose to leave this information please place a note that the recorded PUD plan file PUD17-3 at Reception Number 218040692 is the governing zoning document

Add 4 notes for each deviation identifying what the deviation accomplishes so it is clear when future final plats are submitted the deviations have been approved.

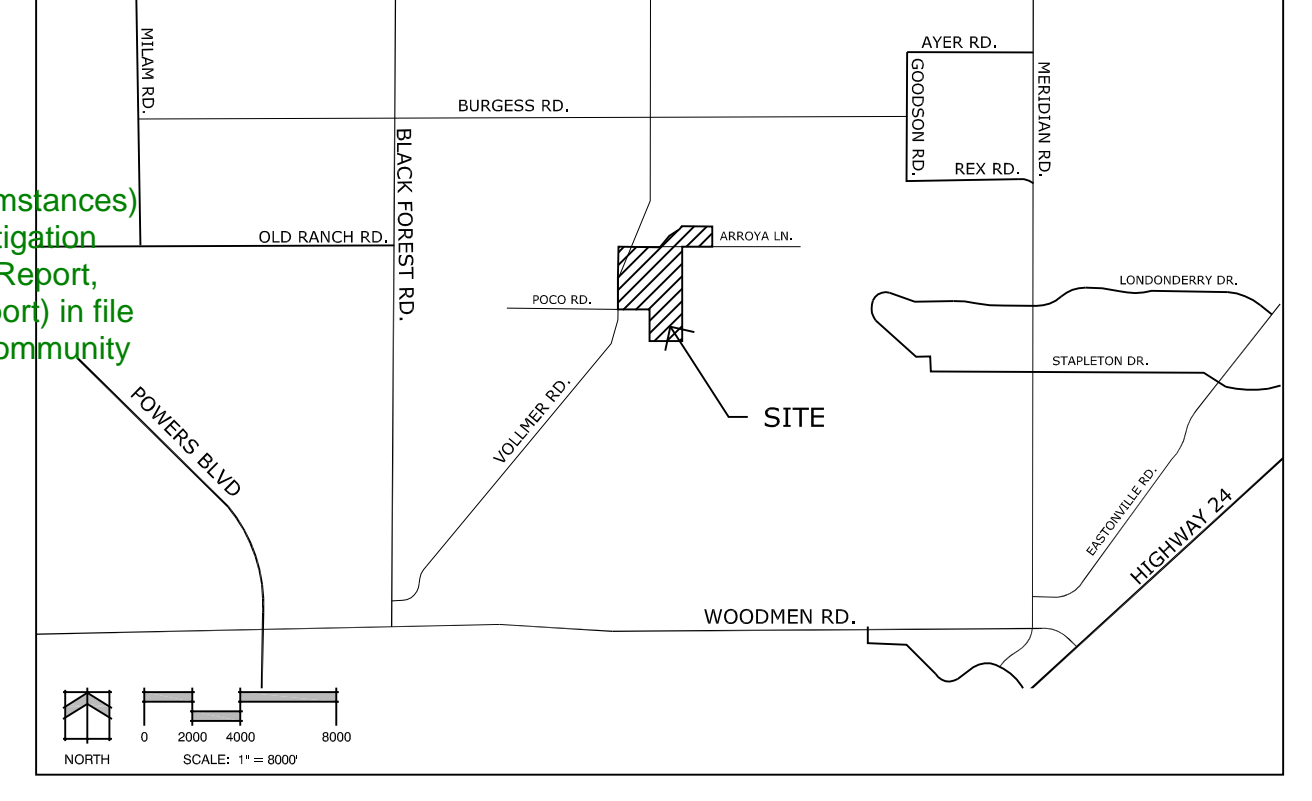
Add a note regarding the utility providers. You will need to state that lots X-Z are to be served by Well and on-site sanitary and lots A-B are to be served by the Sterling Ranch Metro District for Central water and wastewater

PHASE & TRACT MAP



I have included the draft procedures manual check lists for a preliminary plan so that you may easily check off what needs to be added. Please verify that all relative items on list are on drawing. This list is similar to what was identified on the the old application forms prior to EDARP

VICINITY MAP



SITE DATA

OWNERS:	Arroya Investments LLC 1283 Kelly Johnson Blvd. Colorado Springs, CO 80920
APPLICANT:	Jacob Decoto 10620 Vollmer Rd Colorado Springs, CO 80910
TAX ID NUMBER:	5227000004; 5228000019; 5227000003; 5227000001; 5200000398; 5200000397; 5222000023; 5200000393
DEVELOPMENT SCHEDULE:	2018 234.05 AC
SITE ACREAGE:	RR-5 PUD Vacant
CURRENT ZONING:	This is PUD zoned
CURRENT LAND USE:	Residential: 205 Total Lots, 0.876 DU/AC
PROPOSED ZONING:	• 2.5 AC Minimum: 41 Lots • 1 AC Minimum: 11 Lots • 100' x 150' Minimum: 11 Lots • 80' x 150' Minimum: 142 Lots
PROPOSED LAND USE:	Open Space: 27.58 AC • Open Space (Sand Creek Greenway): 22.34 AC • Landscape & Buffers: 1.17 AC • Detention/Water Quality: 4.07 AC

There are more than 2 owners.....

Add Note "In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system."

PHASING PLAN

Add "Phasing is conceptual and may change without the requirement of preliminary plan amendment"

PHASE	TOTAL COUNT	LOT COUNTS	LOT NUMBERS	MINIMUM LOT SIZE	AVERAGE LOT SIZE
1	10 Lots	10	1-10	2.5 Acres	3.01 Acres
2	13 Lots	13	11-12, 20-30	2.5 Acres	2.73 Acres
3	59 Lots	59	68-112, 127-136, 196-199	80' x 150'	14,326 SF
4	33 Lots	3	39-41	2.5 Acres	2.54 Acres
		11	42-52	1 Acre	1.06 Acres
		9	53-61	100' x 150'	17,618 SF
		10	62-67, 200-203	80' x 150'	19,636 SF
5	15 Lots	15	13-19, 31-38	2.5 Acres	2.56 Acres
6	75 Lots	2	204-205	100' x 150'	23,120 SF
		73	113-126, 137-195	80' x 150'	45,619 SF

100x150=15000
80x150 = 12000
This is a dimension not a lot size. Add a column for the minimum lot sizes where there are 2.5 acre lots put varies for dimension. You may need to add a max lot size column so the averages make sense

SHEET INDEX

Sheet 1 of 3:	Cover Sheet
Sheet 2 of 3:	PUD Development Plan
Sheet 3 of 3:	PUD Development Plan

Retreat at TimberRidge

Preliminary Plan

EL PASO COUNTY, CO

DATE: 04/11/18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

COVER SHEET

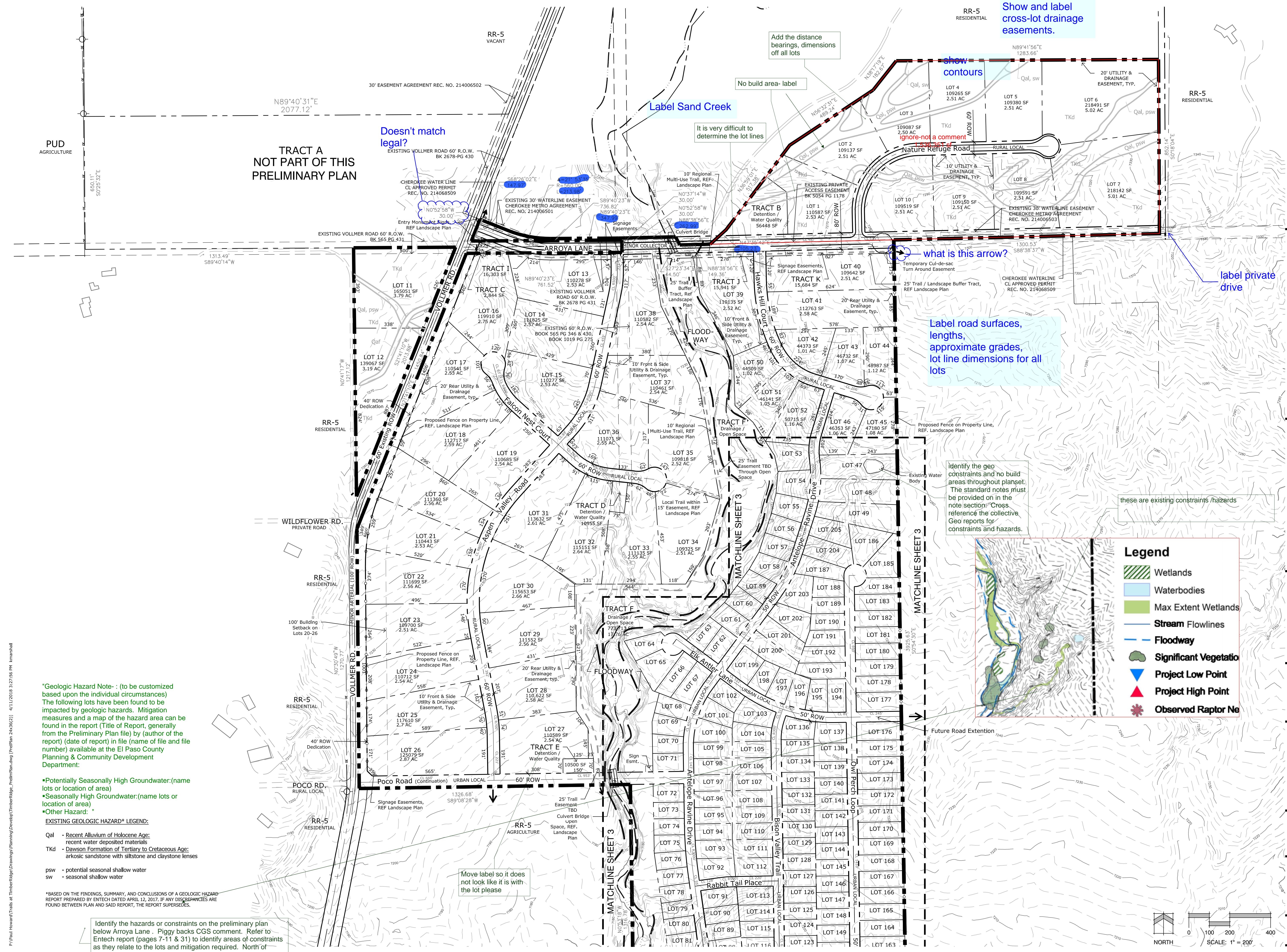
1 OF 3

Retreat at
TimberRidge
Preliminary Plan
EL PASO COUNTY, CO

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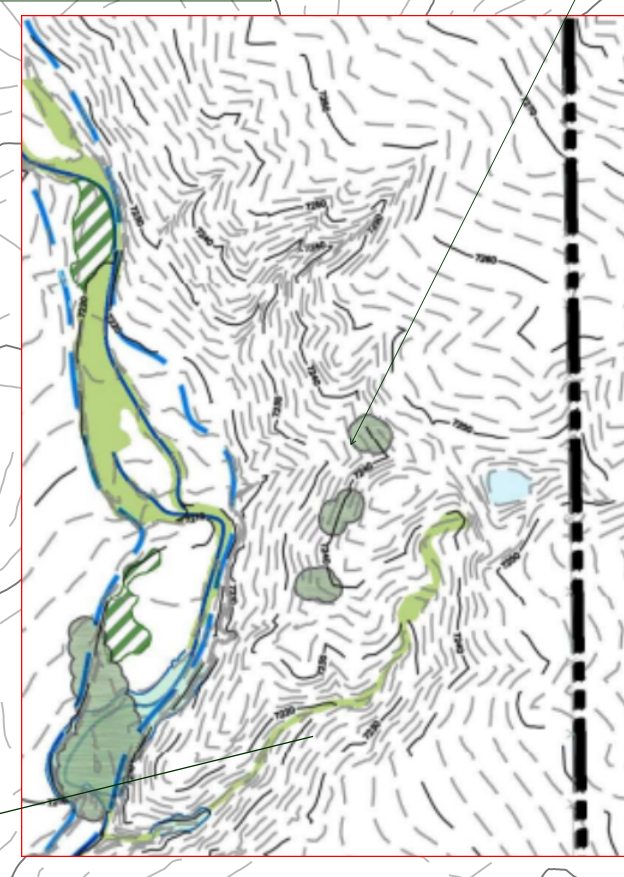
PRELIMINARY
PLAN

2
OF 3



Legend

- Wetlands
- Waterbodies
- Max Extent Wetlands
- Stream Flowlines
- Floodway
- Significant Vegetation
- Project Low Point
- Project High Point
- Observed Raptor Nest



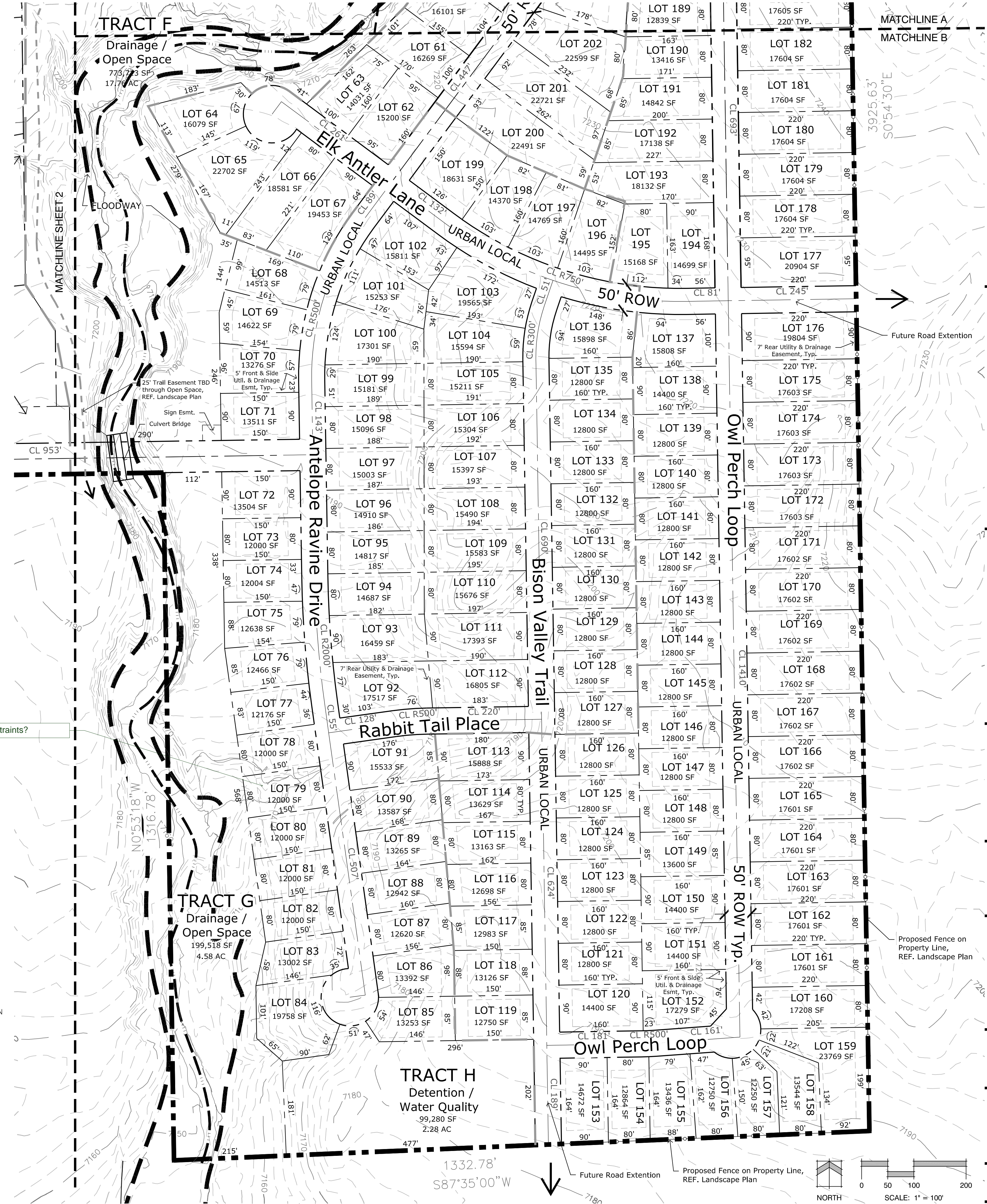
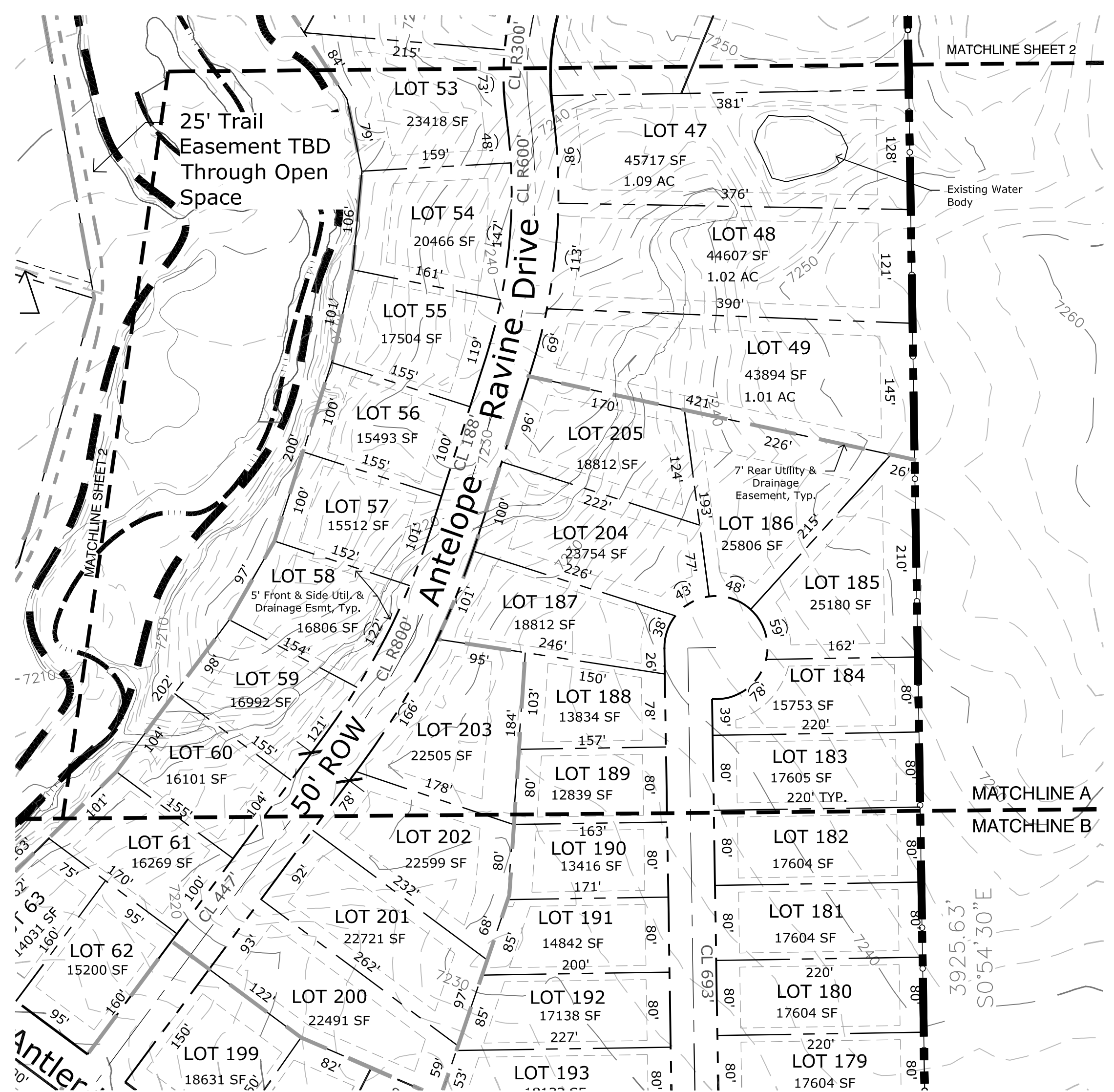
***Geologic Hazard Note -** (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning & Community Development Department:

- Potentially Seasonally High Groundwater:(name lots or location of area)
 - Seasonally High Groundwater:(name lots or location of area)
 - Other Hazard: "
- EXISTING GEOLOGIC HAZARD* LEGEND:**
- Qal - Recent Alluvium of Holocene Age: recent water deposited materials
 - Tkd - Dawson Formation of Tertiary to Cretaceous Age: arkosic sandstone with siltstone and claystone lenses
 - psw - potential seasonal shallow water
 - sw - seasonal shallow water

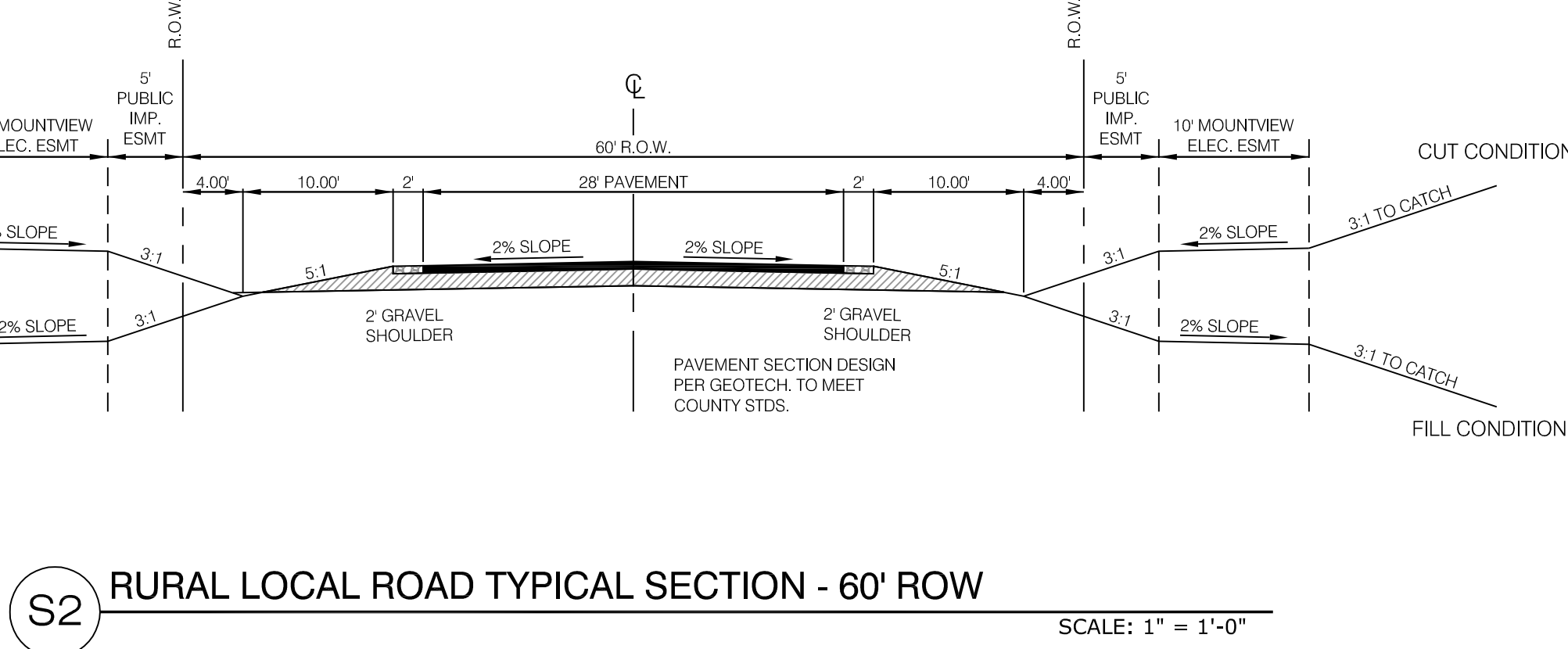
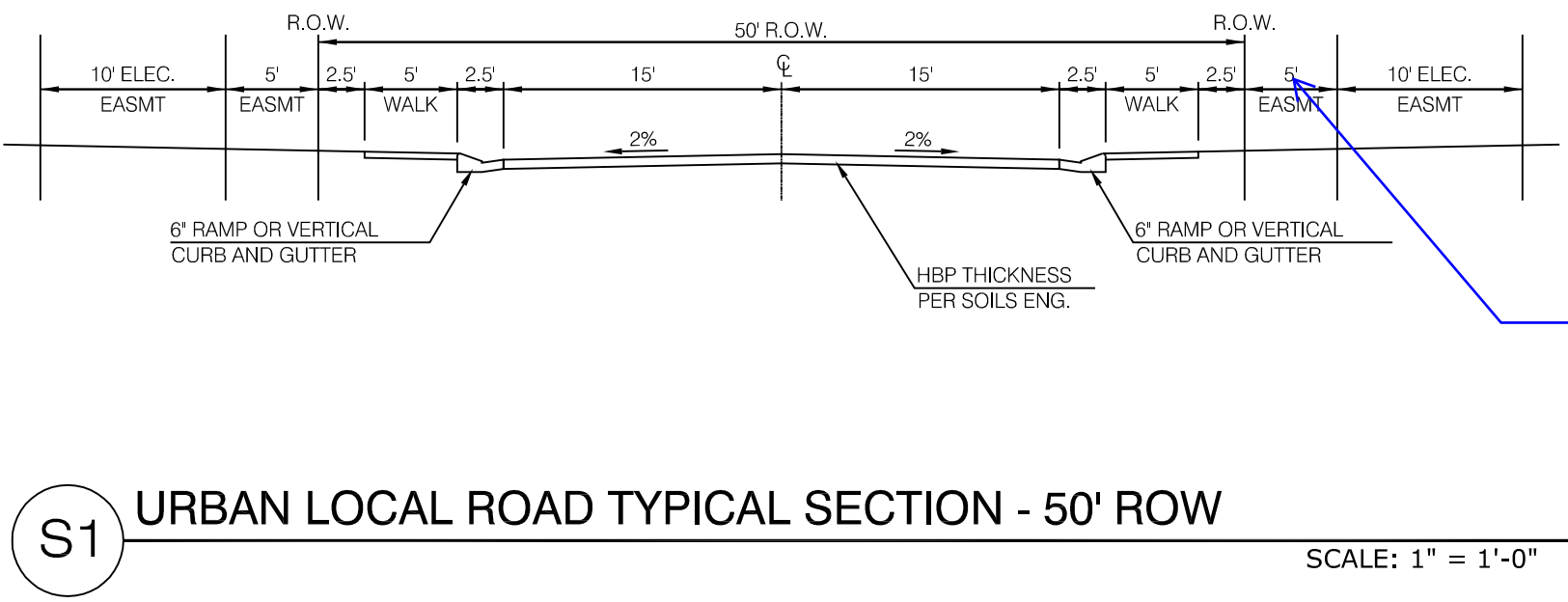
*BASED ON THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH DATED APRIL 12, 2017. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORT, THE REPORT SUPERSEDES.

Identify the hazards or constraints on the preliminary plan below Arroya Lane - Piggy backs CGS comment. Refer to Entech report (pages 7-11 & 31) to identify areas of constraints as they relate to the lots and mitigation required. North of Arroya Lane has identified and completed this graphically - just need to add note.

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Provide Arroya Lane cross-sections (interim gravel, TimberRidge buildout paved (local), and future rural collector).

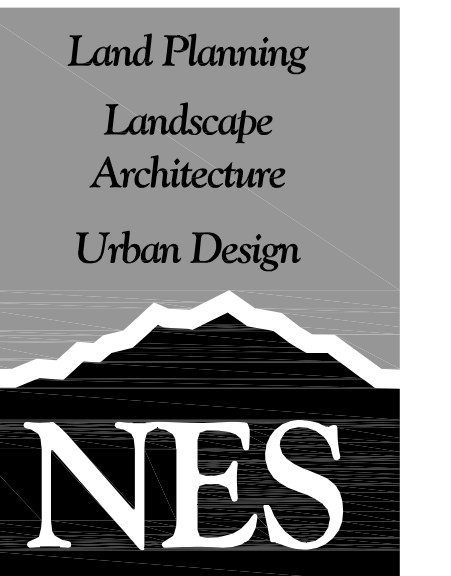


constraints?

Public Improvement

Proposed Fence on Property Line, REF. Landscape Plan

Proposed Fence on Property Line, REF. Landscape Plan



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Retreat at TimberRidge

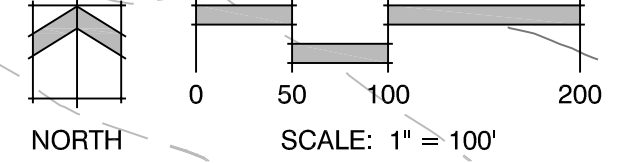
Preliminary Plan
EL PASO COUNTY, CO

DATE: 04/11/18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE	BY	DESCRIPTION

PRELIMINARY PLAN

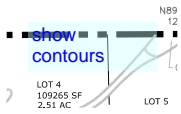
3 OF 3



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Markup Summary

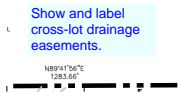
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show contours

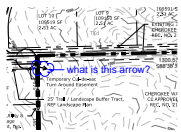
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Show and label cross-lot drainage easements.

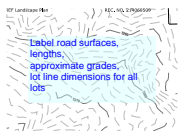
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what is this arrow?

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Label road surfaces, lengths, approximate grades, lot line dimensions for all lots



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Map Contents

The preliminary plan map shall contain adequate information to allow the review of the proposed subdivision for conformance with County rules, regulations, ordinances, codes and standards and State law. The preliminary plan map shall be a neat, clear, permanent, legible, and reproducible document. Inaccurate, incomplete, or poorly drawn plats shall be rejected. A preliminary plan map shall include the following information unless otherwise approved or requested by the PCD Director:

(A) Title Block and Reference Information

- Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC,
- The words "PRELIMINARY PLAN" clearly stated,
- Name, address and telephone number of the owner of record located in the lower right hand corner,
- Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet,
- Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),
- Date of submission with provisions for dating revisions located in the lower right hand corner, and
- Vicinity map (scale of 1 inch = 200 feet in general scale preferred, but does not have to be a scaled drawing) showing the subdivision in relation to section lines and existing or proposed streets within one mile.

(B) Layout

- The location of property lines including location and boundaries of the subdivision if part of a larger area,
- Approximate layout, dimensions, and area in square feet of each proposed lot or tract to be platted, including the use designation of each tract,
- No build areas with approximate dimensions,
- The footprint and intended use of existing buildings,
- 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,
- A number associated with each lot and block in the subdivision, beginning with the numeral 1 (one) and continuing consecutively throughout the property being subdivided, with no omissions or

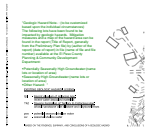
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I have included the draft procedures manual check lists for a preliminary plan so that you may easily check off what needs to be added. Please verify that all relative items on list are on drawing. This list is similar to what was identified on the the old application forms prior to EDARP

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"Geologic Hazard Note- : (to be customized based upon the individual circumstances)
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- Potentially Seasonally High Groundwater:(name lots or location of area)
- Seasonally High Groundwater:(name lots or location of area)
- Other Hazard: "

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Move label so it does not look like it is with the lot please

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constraints?

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Identify the hazards or constraints on the preliminary plan below Arroya Lane . Piggy backs CGS comment. Refer to Entech report (pages 7-11 & 31) to identify areas of constraints as they relate to the lots and mitigation required. North of Arroya Lane has identified and completed this graphically- just need to add note.

5/14/2018 1:26:06 PM (1)

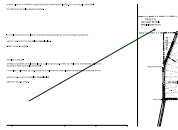
Do not include why you are including it in the preliminary plan as a label?

TRACT	SIZE	USE
1	120' x 150' (0.4149)	Residential Single-Family
2	120' x 150' (0.4149)	Residential Single-Family
3	120' x 150' (0.4149)	Residential Single-Family

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 1:26:06 PM
Color: ■

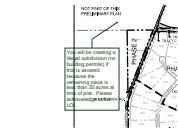
If not included, why are you including it in the preliminary plan as a label?

5/14/2018 1:26:19 PM (1)



Subject: Arrow
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 1:26:19 PM
Color: ■

5/14/2018 1:26:38 PM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 1:26:38 PM
Color: ■

You will be creating a illegal subdivision (no building permits) if this is severed because the remaining piece is less than 35 acres at time of plat. Please acknowledge in the LOI.

5/14/2018 1:58:19 PM (1)



Subject: Text Box
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/14/2018 1:58:19 PM
Color: ■

Label Sand Creek

5/14/2018 10:09:50 AM (1)

10	62-67, 2160-203	80' x 11'
15	13-19, 31-38	2.5 Acres
2	204-205	100' x 1'
23	112-126, 137-155	80' x 11'

80x150 = 12000

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:09:50 AM
Color: ■

80x150 = 12000

5/14/2018 10:10:18 AM (1)

1	11-101	100'-0"	100' x 150'
2	11-102	100'-0"	100' x 150'
3	11-103	100'-0"	100' x 150'
4	11-104	100'-0"	100' x 150'
5	11-105	100'-0"	100' x 150'
6	11-106	100'-0"	100' x 150'
7	11-107	100'-0"	100' x 150'
8	11-108	100'-0"	100' x 150'
9	11-109	100'-0"	100' x 150'
10	11-110	100'-0"	100' x 150'

100x150=15000

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:10:18 AM
Color: ■

100x150=15000

5/14/2018 10:10:30 AM (1)

'	19,636 SF
3	2,56 Acres
io'	22,120 SF
'	15,619 SF

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:10:30 AM
Color: ■

5/14/2018 10:10:31 AM (1)

'	22,120 SF
'	15,619 SF

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:10:31 AM
Color: ■

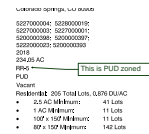
5/14/2018 10:14:32 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:14:32 AM
Color: ■

This is a dimension not a lot size. Add a column for the minimum lot sizes where there are 2.5 acre lots put varies for dimension. You may need to add a max lot size column so the averages make sense

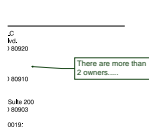
5/14/2018 10:15:14 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:15:14 AM
Color: ■

This is PUD zoned

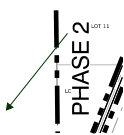
5/14/2018 10:15:59 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:15:59 AM
Color: ■

There are more than 2 owners....

5/14/2018 10:18:42 AM (1)



Subject: Arrow
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:18:42 AM
Color: ■

5/14/2018 10:19:18 AM (1)

DEVELOPMENT SCHEDULE:
SITE ACREAGE:
CURRENT ZONING:
PROPOSED ZONING:
CURRENT LAND USE:
PROPOSED LAND USE:

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 10:19:18 AM
Color: ■

5/14/2018 12:48:32 PM (1)



Subject: Callout
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 12:48:32 PM
Color: ■

It is very difficult to determine the lot lines

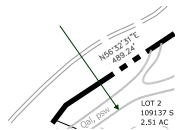
5/14/2018 12:49:12 PM (1)



Subject: Callout
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 12:49:12 PM
Color: ■

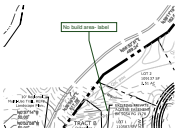
Add the distance bearings, dimensions off all lots

5/14/2018 12:49:39 PM (1)



Subject: Arrow
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 12:49:39 PM
Color: ■

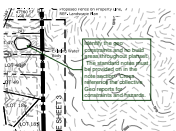
5/14/2018 12:49:51 PM (1)



Subject: Callout
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 12:49:51 PM
Color: ■

No build area- label

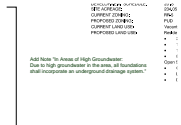
5/14/2018 12:52:05 PM (1)



Subject: Callout
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 12:52:05 PM
Color: ■

identify the geo constraints and no build areas throughout planset. The standard notes must be provided on in the note section. Cross reference the collective Geo reports for constraints and hazards.

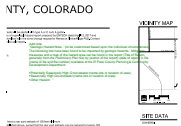
5/14/2018 12:54:50 PM (1)



Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 12:54:50 PM
Color: ■

Add Note "In Areas of High Groundwater:
Due to high groundwater in the area, all
foundations shall incorporate an underground
drainage system."

5/14/2018 12:55:54 PM (1)

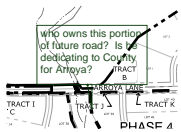


Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 12:55:54 PM
Color: ■

Add note
"Geologic Hazard Note- : (to be customized based
upon the individual circumstances)
The following lots have been found to be impacted
by geologic hazards. Mitigation measures and a
map of the hazard area can be found in the report
(Title of Report, generally from the Preliminary
Plan file) by (author of the report) (date of report) in
file (name of file and file number) available at the
El Paso County Planning & Community
Development Department:

- Potentially Seasonally High Groundwater:(name
lots or location of area)
- Seasonally High Groundwater:(name lots or
location of area)
- Other Hazard: "

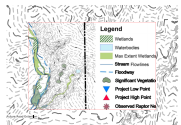
5/14/2018 2:39:26 PM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 2:39:26 PM
Color: ■

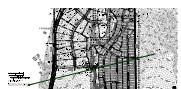
who owns this portion of future road? Is he
dedicating to County for Arroya?

5/14/2018 2:41:35 PM (1)



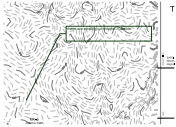
Subject: Image
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 2:41:35 PM
Color: ■

5/14/2018 2:41:47 PM (1)



Subject: Arrow
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 2:41:47 PM
Color: ■

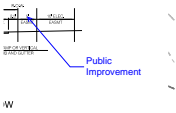
5/14/2018 2:44:16 PM (1)



Subject: Callout
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 2:44:16 PM
Color: ■

these are existing constraints /hazards

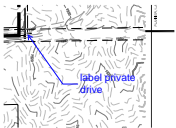
5/14/2018 3:11:21 PM (1)



Subject: Callout
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/14/2018 3:11:21 PM
Color: ■

Public Improvement

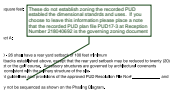
5/14/2018 3:13:19 PM (1)



Subject: Callout
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/14/2018 3:13:19 PM
Color: ■

label private drive

5/14/2018 9:47:43 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 9:47:43 AM
Color: ■

These do not establish zoning the recorded PUD established the dimensional standrds and uses. If you choose to leave this information please place a note that the recorded PUD plan file PUD17-3 at Reception Number 218040692 is the governing zoning document

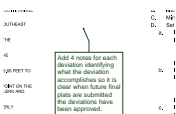
5/14/2018 9:49:29 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 9:49:29 AM
Color: ■

Add a note regarding the utility providers. You will need to state that lots X-Z are to be served by Well and om-site sanitary and lots A-B are to be served by the Sterling Ranch Metro District for Central water and wastewater

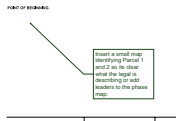
5/14/2018 9:50:25 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 9:50:25 AM
Color: ■

Add 4 notes for each deviation identifying what the deviation accomplishes so it is clear when future final plats are submitted the deviations have been approved.

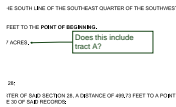
5/14/2018 9:52:59 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 9:52:59 AM
Color: ■

Insert a small map identifying Parcel 1 and 2 so its clear what the legal is describing or add leaders to the phase map.

5/14/2018 9:54:48 AM (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 9:54:48 AM
Color: ■

Does this include tract A?

5/14/2018 9:59:01 AM (1)

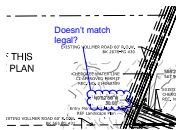
PLAN 1

NO.	DESCRIPTION	ADDITIONAL	REMARKS
01	PHASE 1	PHASE 1	PHASE 1
02	PHASE 2	PHASE 2	PHASE 2
03	PHASE 3	PHASE 3	PHASE 3
04	PHASE 4	PHASE 4	PHASE 4
05	PHASE 5	PHASE 5	PHASE 5
06	PHASE 6	PHASE 6	PHASE 6
07	PHASE 7	PHASE 7	PHASE 7
08	PHASE 8	PHASE 8	PHASE 8
09	PHASE 9	PHASE 9	PHASE 9
10	PHASE 10	PHASE 10	PHASE 10

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/14/2018 9:59:01 AM
Color: ■

Add *Phasing is conceptual and may change without the requirement of preliminary plan amendment

5/16/2018 10:02:02 AM (1)



Subject: Cloud+
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:02:02 AM
Color: ■

Doesn't match legal?

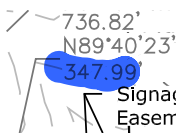
5/16/2018 10:05:48 AM (1)



Subject: Area Measurement
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:05:48 AM
Color: ■

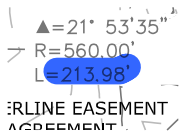
1,536,351 sf

5/16/2018 10:12:32 AM (6)

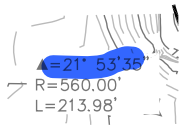


Subject: Highlight
Page Label: TimberRidge_PrelimPlan Plan(2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:32 AM
Color: ■

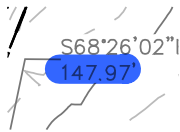
verify



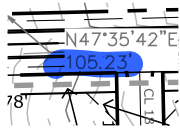
Subject: Highlight
Page Label: TimberRidge_PrelimPlan Plan(2) verify
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:32 AM
Color: ■



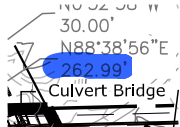
Subject: Highlight
Page Label: TimberRidge_PrelimPlan Plan(2) verify
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:32 AM
Color: ■



Subject: Highlight
Page Label: TimberRidge_PrelimPlan Plan(2) verify
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:32 AM
Color: ■

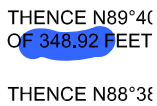


Subject: Highlight
Page Label: TimberRidge_PrelimPlan Plan(2) verify
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:32 AM
Color: ■



Subject: Highlight
Page Label: TimberRidge_PrelimPlan Plan(2) verify
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:32 AM
Color: ■

5/16/2018 10:12:51 AM (3)



Subject: Highlight
Page Label: 1 verify
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:51 AM
Color: ■



...
E OF 44.33 FEET
... OF 517.38 FEET

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:51 AM
Color: ■

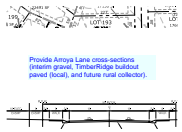
verify

... IENCE N21°41'10"E ALONG
... IENCE S68°18'50"E, A DISTANCE
... IENCE ALONG THE ARC OF A CIRCLE

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 10:12:51 AM
Color: ■

verify

5/16/2018 2:56:12 PM (1)



Subject: Text Box
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 2:56:12 PM
Color: ■

Provide Arroya Lane cross-sections (interim gravel, TimberRidge buildout paved (local), and future rural collector).

5/16/2018 2:58:58 PM (1)



Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 2:58:58 PM
Color: ■

Provide a note stating maintenance responsibility for detention/WQ ponds on rural lots.

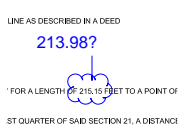
5/16/2018 9:50:21 AM (1)



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 9:50:21 AM
Color: ■

147.97?

5/16/2018 9:55:01 AM (1)



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/16/2018 9:55:01 AM
Color: ■

213.98?