

# SOUTHERN COLORADO RAIL PARK

## PARCELS OF LAND IN SECTIONS 12, 13, 14, 23, 24, 25 AND 26 T16S R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

### SKETCH PLAN



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#### LEGAL DESCRIPTION

THOSE PARCELS OF LAND IN SECTIONS 12, 13, 14, 23, 24, 25 AND 26 T16S R66W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, ALL BEING DESCRIBED IN WARRANTY DEEDS UNDER RECEPTION NO. 099100803 AND RECEPTION NO. 099100804 IN THE RECORDS OF SAID EL PASO COUNTY. SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE EASTERLY BOUNDARY LINES OF THE FORT CARSON MILITARY RESERVATION.

- BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 26 AND 35, T16S R66W OF THE 6TH P.M.;
- THENCE N1°34'52"W ALONG THE CENTERLINE OF SECTION 26, A DISTANCE OF 5263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26;
- THENCE N0°25'00"W ALONG THE CENTERLINE OF SECTION 23, A DISTANCE OF 5230.86 FEET TO A FOUND STONE AT THE QUARTER CORNER COMMON TO SECTIONS 14 AND 23;
- THENCE N1°30'28"W ALONG THE CENTERLINE OF SECTION 14, A DISTANCE OF 5285.06 FEET TO A FOUND 3.25" ALUMINUM CAP STAMPED "R G OBERING, T15S R66W, S11, 1/4 COR, S14, 1999, PE&PLS 13226;
- THENCE N88°40'09"E ALONG THE SOUTH LINE OF SECTION 11, A DISTANCE OF 2788.00 FEET TO A FOUND 2.5" ALUMINUM CAP IN A MOUND OF STONES STAMPED "MIDLAND SURVEYING INC, RICHARD MATTTSON, COLORADO PLS 38386";
- THENCE N0°39'18"W ALONG THE EAST LINE OF SECTION 11, A DISTANCE OF 1312.70 FEET;
- THENCE N89°11'58"E ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF (N1/2 S1/2) SECTION 12, A DISTANCE OF 1197.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHARTER OAK RANCH ROAD; THENCE CONTINUING N89°11'58"E ALONG SAID SOUTH LINE 3998.08 FEET TO A FOUND NO. 5 REBAR AT THE SOUTH 1/16TH COR OF THE SECTION LINE COMMON TO SECTION 12 T16S R66W AND SECTION 7, T16S R65W; THENCE S0°57'56"E ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1329.72 FEET TO A FOUND 3.5" ALUMINUM CAP STAMPED "W K CLARK, T16S, R66W R65W, S12 S7, S13 S18, 1996, PLS 4842"; THENCE S0°59'09"E ALONG THE WEST LINE OF SECTION 18 T16S, R65W A DISTANCE OF 5278.38 FEET TO A FOUND 1.5" ALUMINUM CAP STAMPED "13, 18, 19, 24, PLS 2692"; THENCE S0°46'56"E ALONG THW WEST LINE OF SECTION 19, T16S, R65W A DISTANCE OF 2617.07 FEET TO A 2" GALVANIZED PIPE WITH CAP STAMPED "T16S, 24 G 19, R65W"; THENCE N89°21'33"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 19, A DISTANCE OF 1171.75 FEET TO A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13830, W1/16, C-C, S19, 1999; THENCE S0°51'32"E ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2 SW1/4) OF SECTION 19, A DISTANCE OF 2637.30 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, W 1/16 S19, S30, 1999, PLS 13830"; THENCE S0°20'16"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE FO 1320.03 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, NW1/16 S30, 1999, PLS 13830"; THENCE S89°13'59"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30 A DISTANCE OF 1155.32 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, N1/16 S25 S30, 1999, PLS 13830"; THENCE S1°04'10"E ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SECTION 30 AND SECTION 25, T16S, R66W; THENCE S0°39'21"E A DISTANCE OF 2640.17 FEET TO A 3.25" ALUMINUM CAP STAMPED "BERGE BREWER, T16S R66W, R65W, S25 S30 S36 S31, 1999, PLS 13830"; THENCE S89°36'51"W ALONG THE NORTH LINE OF SECTION 36, A DISTANCE OF 5275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36; THENCE S89°07'11"W ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 2637.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT-OF-WAYS DESCRIBED UNDER RECEPTION NO. 219042933 AND RECEPTION NO. 219042944, AND ANY PORTION OF CHARTER OAK RANCH ROAD WHICH MAY EXIST BY VIRTUE OF ITS APPARENT USE AS A PUBLIC RIGHT-OF-WAY. SAID RIGHT-OF-WAY CONTAIN AN AREA OF 151,384 S.F. (3.475 ACRES) ALSO EXCEPTING THEREFROM THE PARCELS DESCRIBED UNDER THE FOLLOWING RECEPTION NO.'S 210059631, 219082791, 209137369 AND IN BOOK 5826 AT PAGE 208 ALL OF THE EL PASO COUNTY RECORDS. SAID PARCELS CONTAIN A NET AREA OF 1,704,304 S.F. (39.125 ACRES) SAID PARCELS LESS EXCEPTIONS CONTAIN A NET AREA OF 135,424,145 S.F. (3,108.911 ACRES).

#### GENERAL NOTES

- PHASING WILL GENERALLY FOLLOW THE PHASING PLAN ON SHEET 3.
- AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE REQUIRED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE WILDLIFE AND WATER OF THE U.S. TECHNICAL MEMORANDUM PREPARED BY HDR DATED MAY 22, 2023.
- A METROPOLITAN DISTRICT WILL BE ESTABLISHED TO PROVIDE FOR THE CONSTRUCTION OF THE RAILROAD, ROAD AND UTILITY INFRASTRUCTURE AND FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE DRAINAGE FACILITIES.
- UNTIL APPROVED BY THE CDOT, COUNTY OR CITY OF FOUNTAIN, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, INTERSECTION LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT DEVELOPMENT PLANS.
- ALL STREETS WILL MEET THE STANDARDS OF THE CITY OF FOUNTAIN TRANSPORTATION MASTER PLAN 2022 UNLESS OTHERWISE APPROVED.
- SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
- THE FOLLOWING DISTRICTS ARE ANTICIPATED TO SERVE THE PROPERTY:
  - FOUNTAIN WATER (UPON ANNEXATION)
  - FOUNTAIN SANITATION DISTRICT (UPON ANNEXATION)
  - BLACK HILLS ENERGY (GAS)
  - CITY OF FOUNTAIN ELECTRIC (UPON ANNEXATION)
  - CITY OF FOUNTAIN FIRE DEPARTMENT (UPON ANNEXATION)

please depict

#### FLOODPLAIN STATEMENT

THE SKETCH PLAN CONTAINS AN AREA MAPPED AS ZONE A OF THE FEMA FLOODPLAIN MAP NO. 8041C0961G AND 08041C0965G, DATED DECEMBER 7, 2018. THE SUBJECT SITE CONTAINS A 100 YR FLOODPLAIN SHOWN AS "ZONE A" FOR LITTLE FOUNTAIN CREEK. "ZONE A" BEING DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED". AS SUCH THERE IS NO DETAILED DRAINAGE STUDY FOR LITTLE FOUNTAIN CREEK. THERE IS NO FLOODPLAIN SHOWN BY FEMA FOR ROCK CREEK WITHIN THE PROJECT AREA. APPROXIMATELY 679.39 ACRES LOCATED ALONG THE NORTHERN PORTION OF THE SITE ARE CONTAINED WITHIN MAP NO. 0804110961; IMAGERY FOR THIS PANEL IS NOT CURRENTLY AVAILABLE. THIS MAY BE DUE TO ITS PROXIMITY TO FORT CARSON.

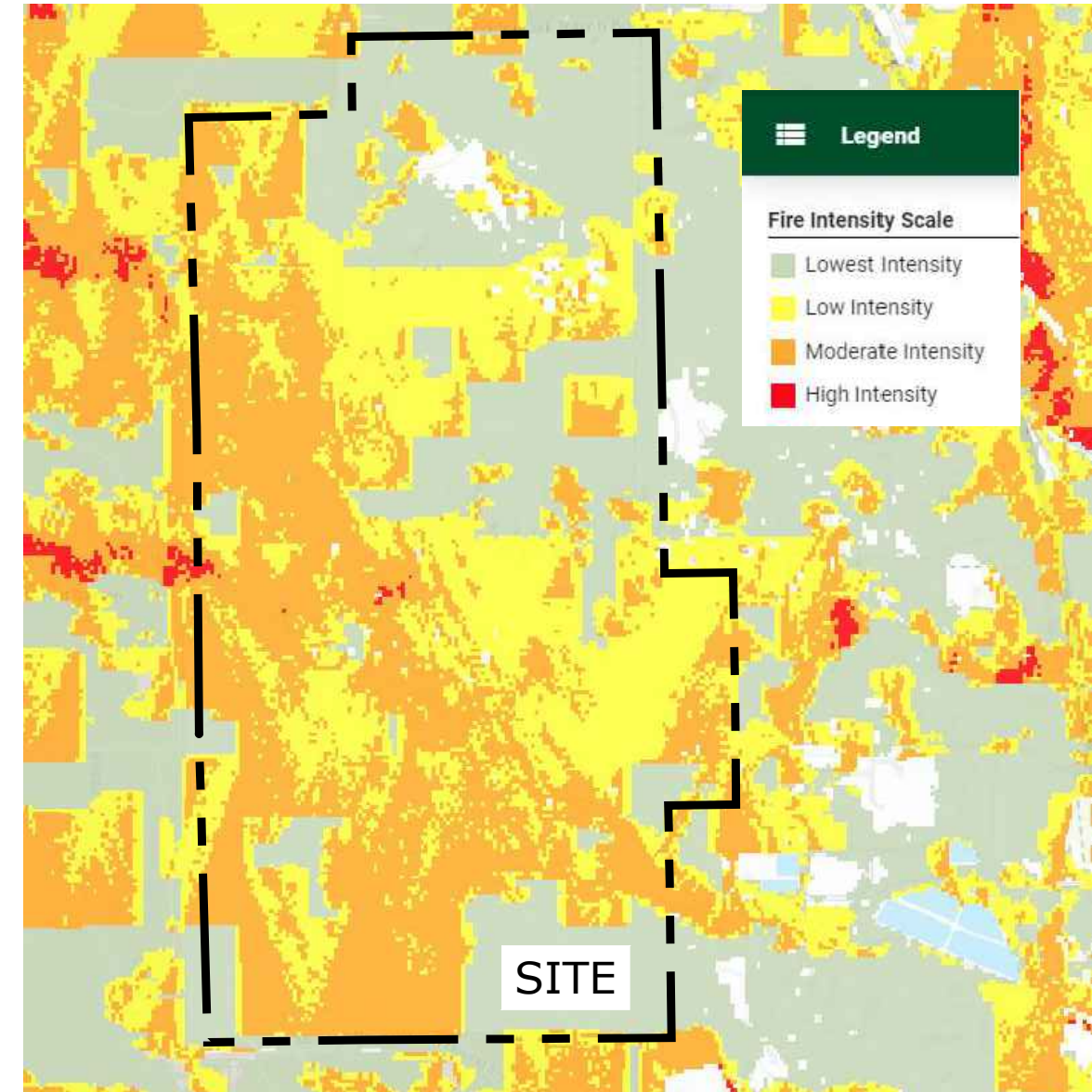
#### SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "SOILS AND GEOLOGY REPORT" FOR THE SKETCH PLAN WAS COMPLETED BY HDR IN JUNE 2023. HDR CONCLUDES IN THEIR REPORT THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. HOWEVER, SUBSURFACE EVALUATION PRIOR TO FURTHER DESIGN IS RECOMMENDED TO IDENTIFY POTENTIAL GEOLOGIC AND ENGINEERING CONSTRAINTS.

A PRELIMINARY SOILS AND GEOLOGY REPORT CONDUCTED BY HDR IN JUNE 2023 CONCLUDED THAT THE PROPERTY IS SUITABLE FOR THE ANTICIPATED DEVELOPMENT. POTENTIAL CONSTRAINTS IDENTIFIED INCLUDE COLLAPSIBLE SOILS, EXPANSIVE CLAYS, SWELLING SOILS, BEDROCK EXPOSURES, SLOPE INSTABILITY, AND DEBRIS FLOW. REFERENCE FIGURES 2 AND 3 OF THE SOILS AND GEOLOGY REPORT FOR MAPPINGS OF THESE CONSTRAINTS. THROUGH THE USE OF TYPICAL ENGINEERING DESIGN AND CONSTRUCTION PRACTICES, ANY CONCERNS CAN BE MITIGATED. HOWEVER, A SUBSURFACE EVALUATION SHOULD BE PERFORMED TO FULLY EVALUATE THE POTENTIAL GEOLOGIC AND ENGINEERING CONSTRAINTS WITH FUTURE DEVELOPMENT PLANS. UPON COMPLETION OF THE SUBSURFACE EVALUATION, A FOLLOW UP REPORT SUMMARIZING THE GEOLOGIC CONDITIONS AND ENGINEERING CONCERNS SHOULD BE PREPARED TO SUPPORT FUTURE DEVELOPMENT.

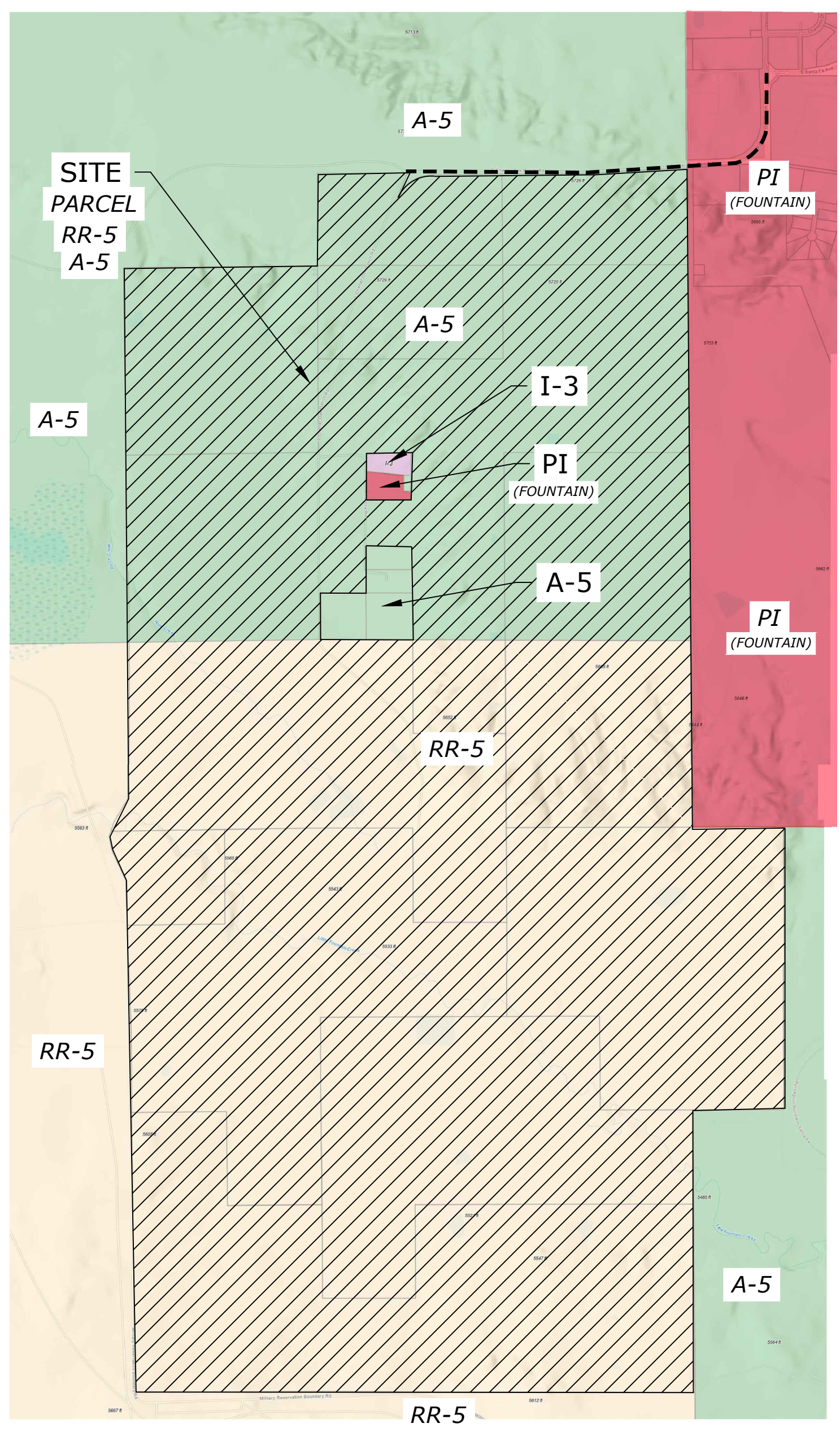
#### WILDFIRE RISK

THE SITE INCLUDES AREAS WITH THE LOWEST TO MODERATE INTENSITY FOR WILDFIRE RISK. VEGETATION AND LADDER FUELS WILL BE MITIGATED THROUGH SITE GRADING AND DEVELOPMENT



WILDFIRE RISK MAP

#### ZONING MAP



EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN ROAD CLASSIFICATIONS:  
80' ROW PROPOSED 2 LANE COLLECTOR

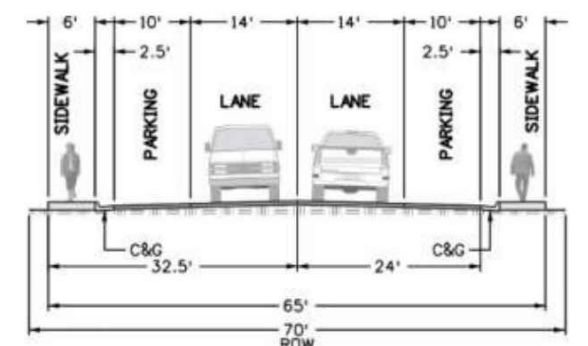
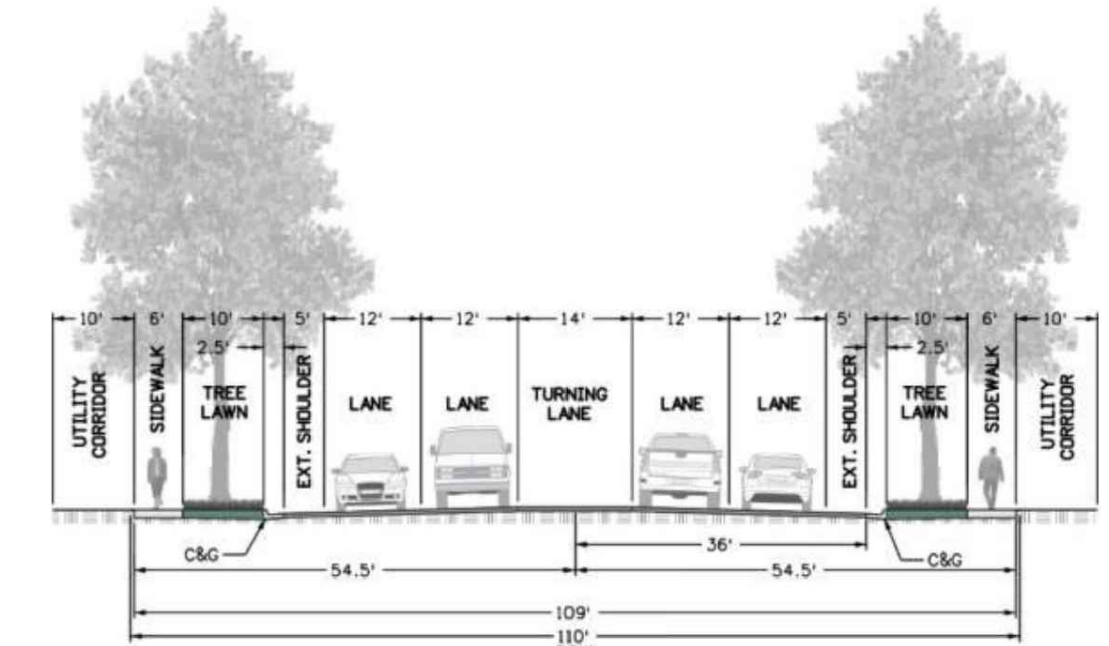
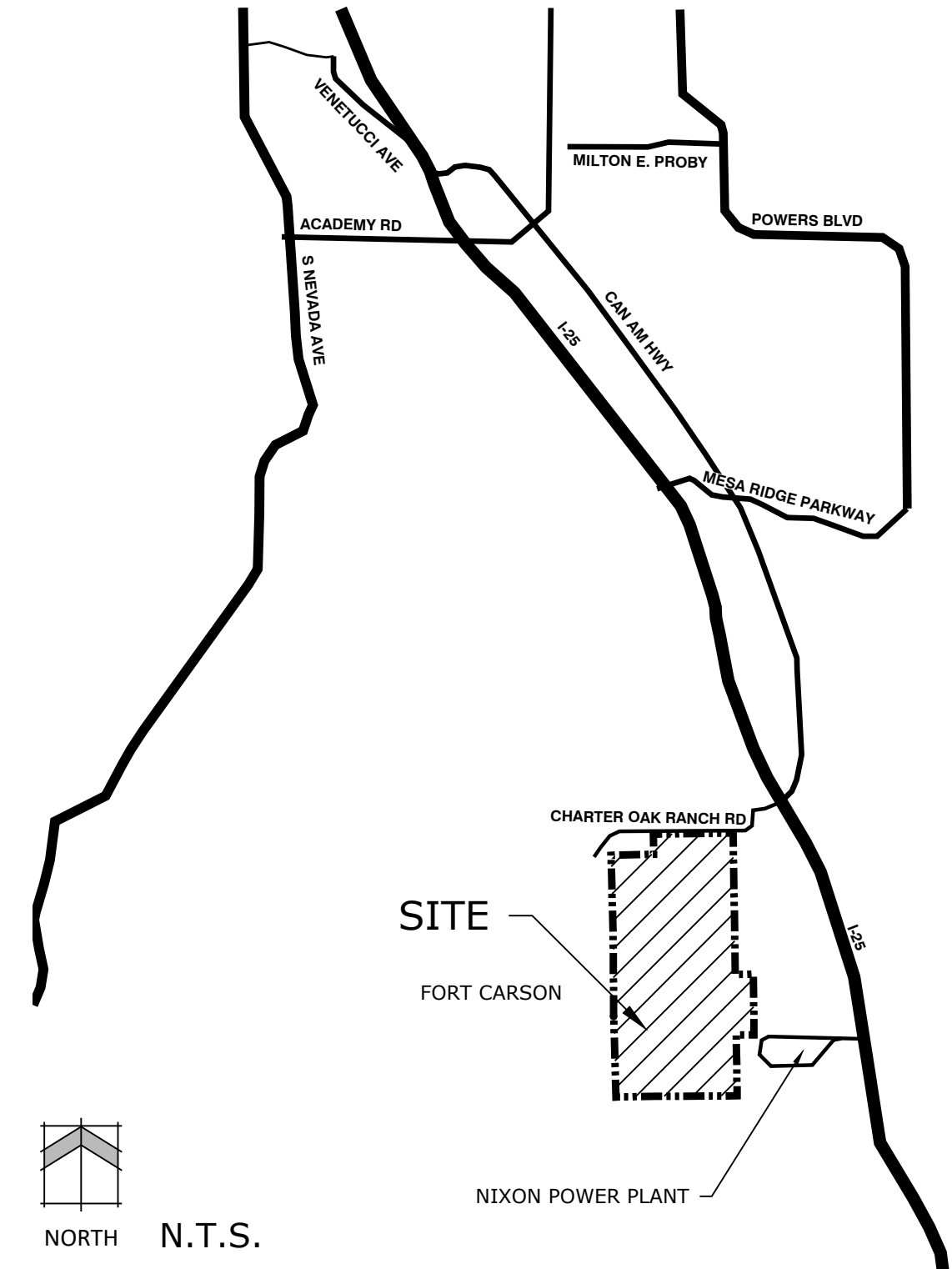


Figure 3. 9 Industrial Commercial Collector Typical Section



State City of Fountain standards  
Figure 3. 4 Minor Arterial Typical Section

#### VICINITY MAP



#### SITE DATA

Tax ID Number:	660000047, 660000048, 660000004, 660000009, 660000046, 660000008, 660000011, 660000010, 660000041, 660000040, 660000039, 660000012, 660000014
Total Area:	3,151 AC
Current Zoning:	A-5, RR-5
Current Use:	Vacant/Mining Operations

Land Use	Acres	% Land Use	SF of Use
Commercial	10.9	0.4%	76,666
Commercial Services	130.9	4.2%	682,150
Light Industrial	859.0	27.6%	2,982,989
Heavy Industrial	1429.8	46.0%	1,926,676
Preservation / Low Impact Use	100.6	3.2%	-
Drainage, 100 yr Floodplain, Open Space	234.1	7.5%	-
Rail Easement	37.0	1.2%	-
ROW	119.0	3.8%	-
No-Build Steep Slopes	175.0	5.6%	-
Misc.	12.6	0.4%	-
<b>Total</b>	<b>3108.9</b>	<b>100.0%</b>	<b>5,668,481</b>

Ensure all areas (type & phase) match across different documents.

OWNER / DEVELOPER: Edw. C. Levy Co. d/b/a Schmidt Construction Company  
8800 Dix Avenue  
Detroit, MI 48209

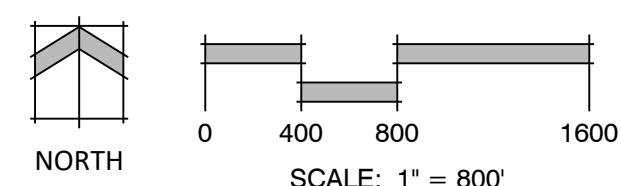
APPLICANT: N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073

ENGINEER & SURVEYOR: M&S Civil Consultants, Inc.  
212 N. Wahsatch Ave, Suite 305  
Colorado Springs, CO 80903  
(719)-491-0818

#### SHEET INDEX

Sheet 1 of 3: Cover  
Sheet 2 of 3: Sketch Plan  
Sheet 3 of 3: Phasing Plan

please break into sheets using matchlines 3000+ acres is not legible on one sheet



### SOUTHERN COLORADO RAIL PARK

#### SKETCH PLAN

EAST OF FORT CARSON, WEST OF I-25, SOUTH OF CHARTER OAK RANCH ROAD

DATE: 06/05/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

#### COVER

1

1 OF 3

#



# SKETCH PLAN CHECKLIST

Please provide the missing items; if not highlighted entire sentence from checklist applies; highlighted sections are missing from the sentence taken from the checklist. i

Title Block and Reference Information  
Name of proposed development 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 proposed or development is located. The words "SKETCH PLAN" clearly stated.

Any proposed transition or buffer areas shall be graphically depicted and dimensioned on the sketch plan. Are there any buffers between uses?  
Existing and proposed no-build areas and easements (e.g. drainage, utility, etc.) with approximate dimensions. All existing no-build areas and easements are to be identified as "to remain" or "to be removed."

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 anticipated ownership of all property proposed to be set aside for public and private facilities including the area of each tract to be set aside.

## LAND USE LEGEND

- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PRESERVATION / LOW IMPACT USES
- DRAINAGE, FLOOD CONTROL & OPEN SPACE
- 100 YR FLOODPLAIN
- RAIL EASEMENT
- ROADWAYS
- FUTURE / PROPOSED ROADWAYS, BY OTHERS

## SYMBOL & LINETYPE LEGEND

- SITE ACCESS POINT
- WATERWAYS
- NO-BUILD AREA
- 100-YR FLOOD AREA
- CURRENT MINING OPERATION TO BE DEVELOPED UPON COMPLETION OF MINING OPERATION

what is the difference here? Commercial Service is a zone district in the County...

If its preservation open space it cant be developed - is this residential? commercial? park?

A portion is within the CAD-0 Please identify

are there any parks, designated open spaces, or trails for all these employees to use?

Hazards and Constraints Sketch Plan Checklist- provide the missing information on the SKP  
Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses.  
Note if the constraint will be mitigated or remain in its natural state.  
Approximate areas of geological and soil constraints and hazards  
Approximate location of applicable airplane flight overlays

where is the debris filed?

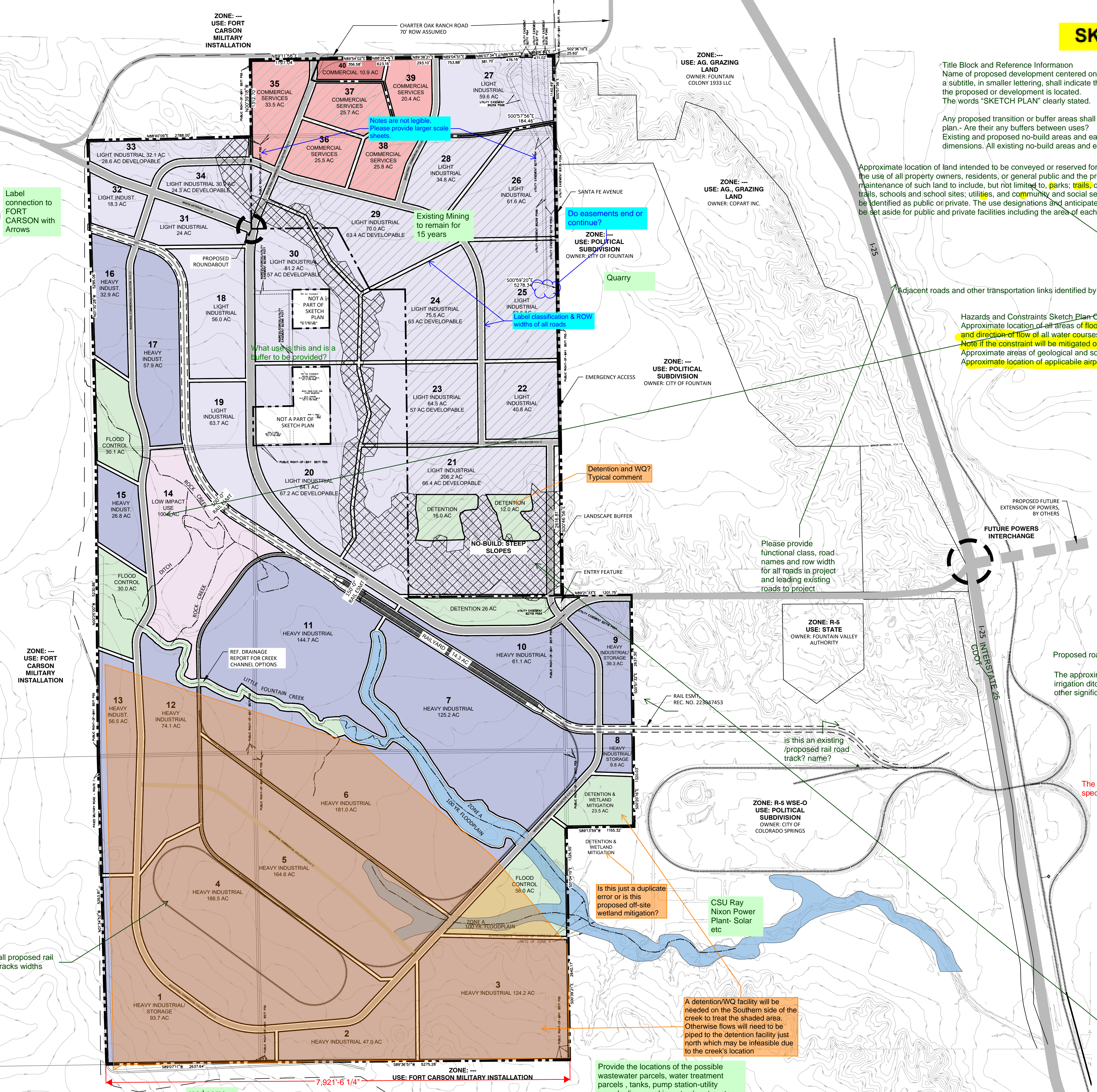
Please verify that you have depicted any overhead Power lines or major extensions

Proposed roads and utility facilities which will require extension to the boundary of the sketch plan.

The approximate location of , railroad rights-of-way, mineral resource areas, watercourses, irrigation ditches and laterals, paleontological, archeological, or historic sites including burial grounds, and other significant features within or adjacent to the tract to be subdivided.

Please verify that you have depicted the paleo and archaeological interests on site. Where is the gravel pit on the plan?

The approximate location of any significant wildlife habitat areas including potential State or Federally listed species areas, breeding grounds, nesting areas, crossings, wintering areas, migratory routes, etc.



Label connection to FORT CARSON with Arrows

Notes are not legible Please provide larger scale sheets.

Do easements end or continue?

Quarry

What use is this and is a buffer to be provided?

Label classification & ROW widths of all roads

Detention and WQ? Typical comment

Please provide functional class, road names and row width for all roads in project and leading existing roads to project

is this an existing /proposed rail road track? name?

Is this just a duplicate error or is this proposed off-site wetland mitigation?

CSU Ray Nixon Power Plant- Solar etc

A detention/WQ facility will be needed on the Southern side of the creek to treat the shaded area. Otherwise flows will need to be piped to the detention facility just north which may be infeasible due to the creek's location

Provide the locations of the possible wastewater parcels, water treatment parcels , tanks, pump station-utility parcels discussed in water /wastewater reports etc

P:\New\_C\_Lery\_Co\_dba\_Schmidt\_Construction\_Company\Fountain\_Railroad\_Proj\Drawings\Planning\Sketch\_Plan\_Labels\_SF\_Ang\_Sketch\_Plan\_1\_9/29/2023 5:05:27 PM\_jameth



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## SOUTHERN COLORADO RAIL PARK

### SKETCH PLAN

EAST OF FORT CARSON, WEST OF I-25, SOUTH OF CHARTER OAK RANCH ROAD

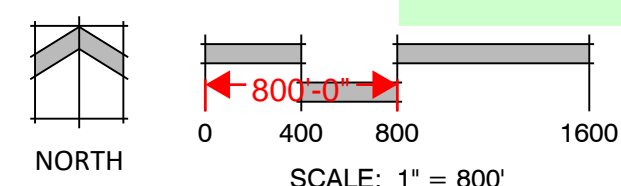
DATE: 06/05/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

DATE: BY: DESCRIPTION:

### SKETCH PLAN

2 OF 3

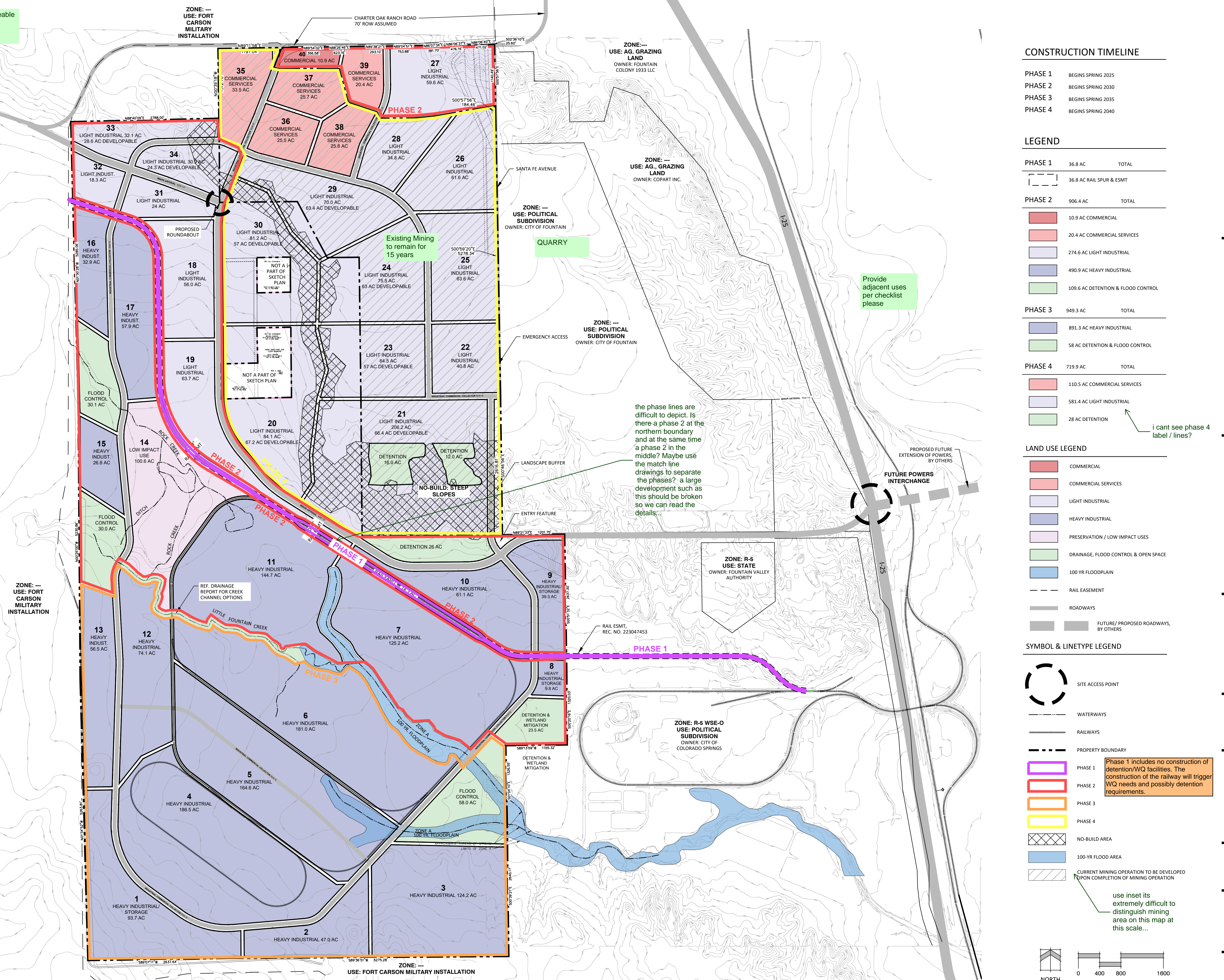
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sheet 2 & 3 comments are interchangeable

P:\Edw. C. Levy, Cdr. dtha, Schmidt Construction Company\Fountain Railroad Project\Drawings\Planning\Sketch Plan\_LBML MKK: SF:Ang [Sketch Plan Phasing] 9/29/2023 3:05:46 PM Jsmth



**CONSTRUCTION TIMELINE**

PHASE 1	BEGINS SPRING 2025
PHASE 2	BEGINS SPRING 2030
PHASE 3	BEGINS SPRING 2035
PHASE 4	BEGINS SPRING 2040

**LEGEND**

PHASE	ACREAGE	TOTAL
PHASE 1	36.8 AC	TOTAL
	36.8 AC RAIL SPUR & ESMT	
PHASE 2	906.4 AC	TOTAL
	10.9 AC COMMERCIAL	
	20.4 AC COMMERCIAL SERVICES	
	274.6 AC LIGHT INDUSTRIAL	
	490.9 AC HEAVY INDUSTRIAL	
	109.6 AC DETENTION & FLOOD CONTROL	
PHASE 3	949.3 AC	TOTAL
	891.3 AC HEAVY INDUSTRIAL	
	58 AC DETENTION & FLOOD CONTROL	
PHASE 4	719.9 AC	TOTAL
	110.5 AC COMMERCIAL SERVICES	
	581.4 AC LIGHT INDUSTRIAL	
	28 AC DETENTION	

**LAND USE LEGEND**

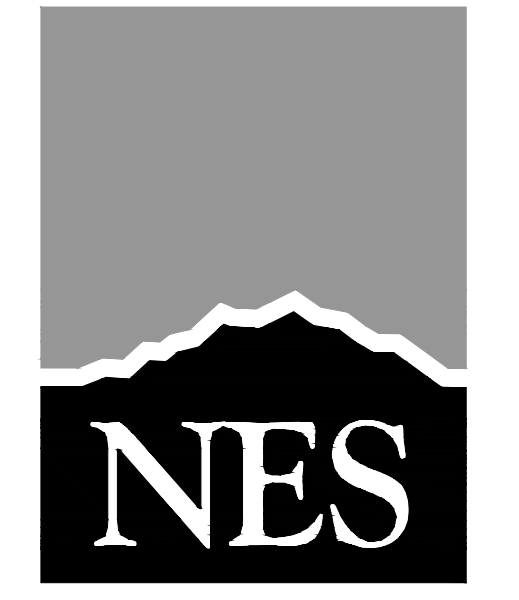
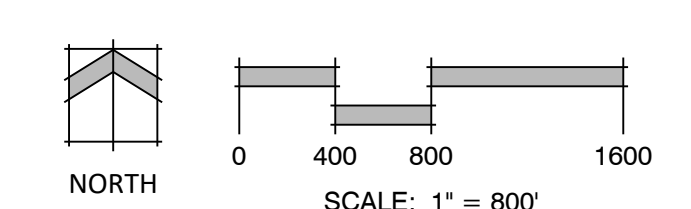
[Red Box]	COMMERCIAL
[Light Red Box]	COMMERCIAL SERVICES
[Light Blue Box]	LIGHT INDUSTRIAL
[Dark Blue Box]	HEAVY INDUSTRIAL
[Light Green Box]	PRESERVATION / LOW IMPACT USES
[Dark Green Box]	DRAINAGE, FLOOD CONTROL & OPEN SPACE
[Blue Box]	100 YR FLOODPLAIN
[Dashed Line]	RAIL EASEMENT
[Grey Line]	ROADWAYS
[Thick Grey Line]	FUTURE/ PROPOSED ROADWAYS, BY OTHERS

**SYMBOL & LINETYPE LEGEND**

[Circle with Dashed Line]	SITE ACCESS POINT
[Wavy Line]	WATERWAYS
[Dotted Line]	RAILWAYS
[Dashed Line]	PROPERTY BOUNDARY
[Purple Box]	PHASE 1
[Red Box]	PHASE 2
[Orange Box]	PHASE 3
[Yellow Box]	PHASE 4
[Cross-hatch]	NO-BUILD AREA
[Blue Box]	100-YR FLOOD AREA
[Hatched Box]	CURRENT MINING OPERATION TO BE DEVELOPED UPON COMPLETION OF MINING OPERATION

Phase 1 includes no construction of detention/WQ facilities. The construction of the railway will trigger WQ needs and possibly detention requirements.

use inset its extremely difficult to distinguish mining area on this map at this scale...



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PLANNING / LANDSCAPE ARCHITECT  
 IN ASSOCIATION WITH

**SOUTHERN COLORADO RAIL PARK**  
SKETCH PLAN

EAST OF FORT CARSON, WEST OF I-25,  
SOUTH OF CHARTER OAK RANCH ROAD

DATE: 06/05/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

DATE:	BY:	DESCRIPTION:

**PHASING PLAN**

**3**  
3 OF 3  
#



# V1\_Sketch Plan comments.pdf Markup Summary

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## CDurham (4)

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0.4%	-
100.0%	5,668,481

Ensure all areas (type & phase) match across different documents.

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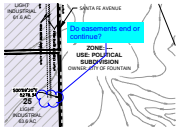
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Label classification & ROW widths of all roads



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Do easements end or continue?

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## dsdparsons (64)

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State City of Fountain standards

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**Space:**

State City of Fountain standards





Did you mean to put this road here? is it existing or proposed? if proposed- is there only one? Identify the CAD-O zone

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**Space:**

Did you mean to put this road here? is it existing or proposed? if proposed- is there only one?. Identify the CAD-O zone

MAP NO. 08410951G AND 08410951G, DATED DECEMBER 2022, BEING DEFINED AS "NO BASE FLOOD ELEVATION AND SHOWN BY FEMA FOR ROCK CREEK WITHIN THE PRICE ON MAP NO. 08410951, (IMAGERY FOR THIS PANEL IS NO

update per report comments  
 AZARUS  
 JUNE 2023. YOUR CONCLUDES IN THEIR REPORT THAT THE RECOMMENDED TO IDENTIFY POTENTIAL GEOLOGIC AND E-  
 PROPERTY IS SUITABLE FOR THE ANTICIPATED DEVELOPMENT. POTENTIAL CONSIDERATIONS CAN BE MITIGATED. HOWEVER, A SUBSURFACE EVALUATION AND CHARACTERIZATION OF THE SUBURFACE EVALUATOR, A FOLD

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**Author:** dsdparsons  
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**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

update per report comments

EX  
 please break into sheets using matchlines 3000 + acres is not legible on one sheet

**Subject:** Planner  
**Page Label:** [1] Cover  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:32:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please depict

EX  
 please break into sheets using matchlines 3000 + acres is not legible on one sheet

**Subject:** Callout  
**Page Label:** [1] Cover  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:51:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please break into sheets using matchlines 3000 + acres is not legible on one sheet



**Subject:** Text Box  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:01:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Title Block and Reference Information  
 Name of proposed development 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 proposed or development is located. The words "SKETCH PLAN" clearly stated.

Any proposed transition or buffer areas shall be graphically depicted and dimensioned on the sketch plan.- Are their any buffers between uses? Existing and proposed no-build areas and easements (e.g. drainage, utility, etc.) with approximate dimensions. All existing no-build areas and easements are to be identified as "to remain" or "to be removed."

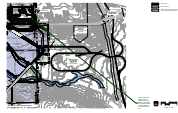


---

**Subject:** Image  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 11:55:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SKETCH PLAN CHECKLIST

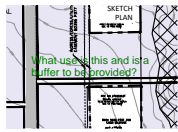
NAME OF LAYER



---

**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:04:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please break into 2 sheets so this is legible for PC and BOCC. (Matchline) Its extremely difficult to read labels see roads, easements etc...



---

**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:00:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

What use is this and is a buffer to be provided?



---

**Subject:** Text Box  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:01:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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 anticipated ownership of all property proposed to be set aside for public and private facilities including the area of each tract to be set aside.



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**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:03:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

are there any parks, designated open spaces, or trails for all these employees to use?

---

**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:02:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

T





**Subject:** Text Box  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:04:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjacent roads and other transportation links identified by name and functional classification



**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:47:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide functional class, road names and row width for all roads in project and leading existing roads to project



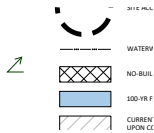
**Subject:** Text Box  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:08:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Hazards and Constraints Sketch Plan Checklist- provide the missing information on the SKP  
 Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses.  
 Note if the constraint will be mitigated or remain in its natural state.  
 Approximate areas of geological and soil constraints and hazards.  
 Approximate location of applicable airplane flight overlays.

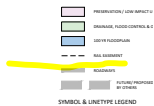


**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:06:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

A portion is within the CAD-0 Please identify



**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:06:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:08:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





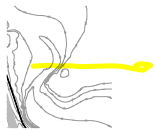
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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:08:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



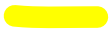
-----

**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:08:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:08:50 PM  
**Status:**  
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**Layer:**  
**Space:**



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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:08:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:09:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

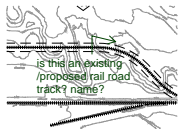
where is the debris filed?



-----

**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:09:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





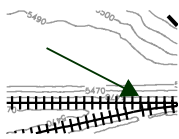
**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:10:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this an existing /proposed rail road track? name?

Label connection to FORT CARSON with Arrows

**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:10:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label connection to FORT CARSON with Arrows

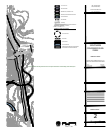


**Subject:** Arrow  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:11:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:12:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

INTERSTATE 25 CDOT



**Subject:** Text Box  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:13:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Proposed roads and utility facilities which will require extension to the boundary of the sketch plan.



**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:14:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

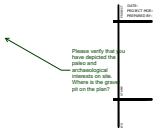
Please verify that you have depicted any overhead Power lines or major extensions





**Subject:** Text Box  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:15:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The approximate location of , railroad rights-of-way, mineral resource areas, watercourses, irrigation ditches and laterals, paleontological, archeological, or historic sites including burial grounds, and other significant features within or adjacent to the tract to be subdivided.



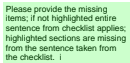
**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:16:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please verify that you have depicted the paleo and archaeological interests on site. Where is the gravel pit on the plan?



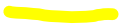
**Subject:** Text Box  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:16:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The approximate location of any significant wildlife habitat areas including potential State or Federally listed species areas, breeding grounds, nesting areas, crossings, wintering areas, migratory routes, etc.



**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:19:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide the missing items; if not highlighted entire sentence from checklist applies; highlighted sections are missing from the sentence taken from the checklist. i




**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**










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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:20 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**





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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:21 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**





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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:22 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**





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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:23 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:25 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:26 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



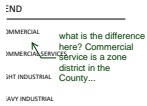



**Subject:** Highlight  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:20:27 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



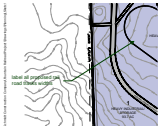
**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:22:21 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


If its preservation open space it cant be developed  
 - is this residential? commercial? park?



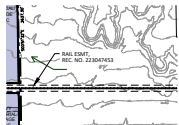
**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:22:50 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


what is the difference here? Commercial service is a zone district in the County...




**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:29:32 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

label all proposed rail road tracks widths

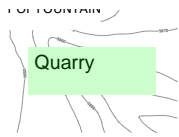


**Subject:** Callout  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:29:33 PM  
**Status:**  
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**Layer:**  
**Space:**



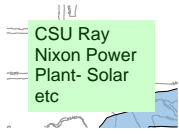
**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:43:58 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Existing Mining to remain for 15 years



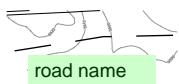
**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:44:59 PM  
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**Layer:**  
**Space:**

Quarry



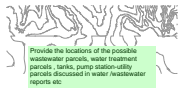
**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:45:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

CSU Ray Nixon Power Plant- Solar etc



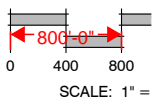
**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:48:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

road name



**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 3:38:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide the locations of the possible wastewater parcels, water treatment parcels , tanks, pump station-utility parcels discussed in water /wastewater reports etc



**Subject:** Length Measurement  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 3:46:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

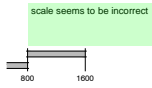
800'-0"



**Subject:** Length Measurement  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 3:47:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

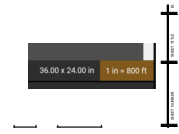
7,921'-6 1/4"



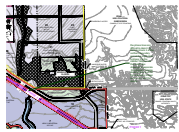


**Subject:** Planner  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 3:46:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

scale seems to be incorrect



**Subject:** Image  
**Page Label:** [1] Sketch Plan  
**Author:** dsdparsons  
**Date:** 10/26/2023 3:47:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



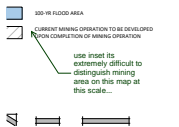
**Subject:** Callout  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:25:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the phase lines are difficult to depict. Is there a phase 2 at the northern boundary and at the same time a phase 2 in the middle? Maybe use the match line drawings to separate the phases? a large development such as this should be broken so we can read the details...



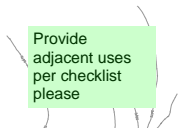
**Subject:** Callout  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:26:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

i cant see phase 4 label / lines?



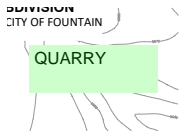
**Subject:** Callout  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** dsdparsons  
**Date:** 10/26/2023 12:27:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

use inset its extremely difficult to distinguish mining area on this map at this scale...



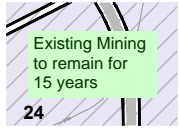
**Subject:** Planner  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:38:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide adjacent uses per checklist please



**Subject:** Planner  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:38:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

QUARRY



**Subject:** Planner  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:39:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Existing Mining to remain for 15 years



**Subject:** Planner  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** dsdparsons  
**Date:** 10/26/2023 1:40:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

sheet 2& 3 comments are interchangeable

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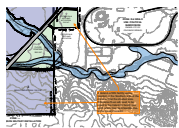
### Mikayla Hartford (6)



**Subject:** Stamp - Stormwater Comment Legend  
**Page Label:** [1] Cover  
**Author:** Mikayla Hartford  
**Date:** 10/25/2023 10:34:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Polygon  
**Page Label:** [1] Sketch Plan  
**Author:** Mikayla Hartford  
**Date:** 10/25/2023 10:28:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] Sketch Plan  
**Author:** Mikayla Hartford  
**Date:** 10/25/2023 10:50:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

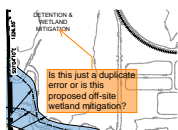
A detention/WQ facility will be needed on the Southern side of the creek to treat the shaded area. Otherwise flows will need to be piped to the detention facility just north which may be infeasible due to the creek's location





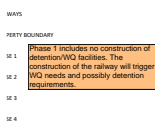
**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] Sketch Plan  
**Author:** Mikayla Hartford  
**Date:** 10/25/2023 10:31:20 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Detention and WQ? Typical comment



**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] Sketch Plan  
**Author:** Mikayla Hartford  
**Date:** 10/25/2023 10:50:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is this just a duplicate error or is this proposed off-site wetland mitigation?



**Subject:** SW - Textbox  
**Page Label:** [1] Sketch Plan Phasing  
**Author:** Mikayla Hartford  
**Date:** 10/25/2023 10:33:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Phase 1 includes no construction of detention/WQ facilities. The construction of the railway will trigger WQ needs and possibly detention requirements.