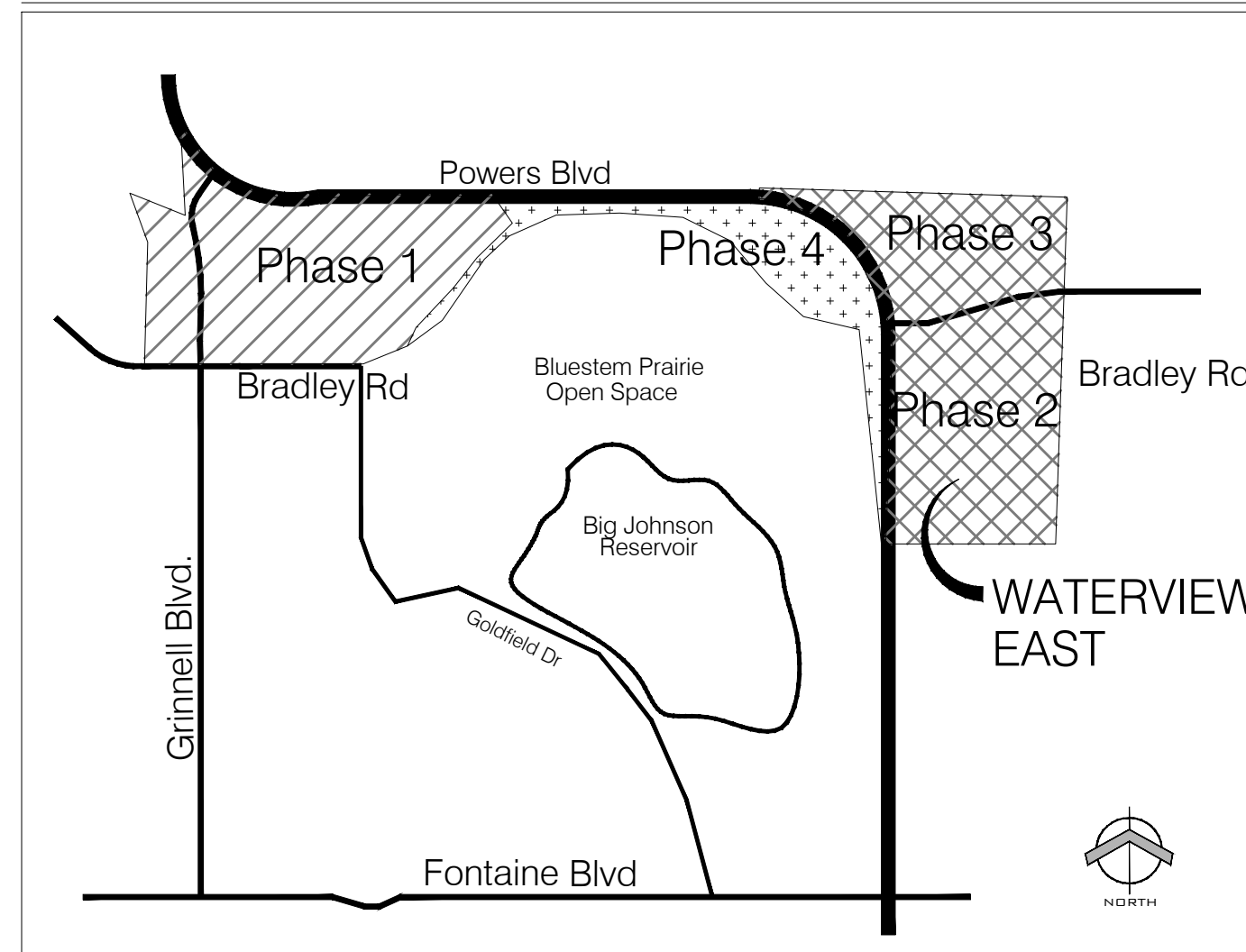


WATERVIEW 2020 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conformance with the El Paso County Zoning Resolution and the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations

The provisions of this Development Plan shall govern the development of Meridian Ranch, provided, however, that the provisions of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Development Data

Existing Zoning: A5/CS/PUD/RS-5000 CAD-O
Total Amended Area: 144.4 Acres
Total Area: 681.0 Acres

Repeat Comment: Please add the CAD-O to reflect this is within the airport overlay.

General Notes

- ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS.
- ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDOT.
- SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE:
 - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
 - FIRE: SECURITY FIRE DISTRICT

PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE 3/4 MOVEMENT ACCESS POINT TO BRADLEY ROAD PARCEL P-5 MAY BE FURTHER RESTRICTED IF BRADLEY ROAD IS CONNECTED BETWEEN POWER BOULEVARD AND GOLDFIELD DRIVE OR AS DETERMINED BY THE COUNTY ENGINEER

UTILITY SERVICE PROVIDERS

		CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widefield Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas
PHASE I	P-1	X	X	X			
	P-2	X	X	X			
	P-3	X	X	X			
	P-5	X	X	X			
	P-6	X	X	X			
	P-7	X	X	X			
	P-10	X	X	X			
	P-11	X	X	X			
	P-12	X	X	X			
	PHASE II	P-17	X				X
P-18		X				X	
PHASE III	P-14				X		
	P-15				X		
PHASE IV	P-13	X	X				
	P-16	X	X				
EXISTING	P-8	X	X	X			
	P-9	X	X	X			

General Legal Description

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

- THENCE N00°47'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 884.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 64°07'48", AN ARC LENGTH OF 2356.09 FEET, WHOSE LONG CHORD BEARS S88°37'34"E A DISTANCE OF 2235.01 FEET;
- THENCE N89°18'32"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;
- THENCE N00°40'01"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;
- THENCE N89°38'44"E ALONG SAID NORTH LINE, A DISTANCE OF 1984.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;
- THENCE S89°54'34"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
- THENCE S00°19'34"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 5252.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
- THENCE S89°33'36"W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;
- THENCE S00°53'56"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.92 FEET;
- THENCE S89°05'57"W A DISTANCE OF 67.54 FEET;
- THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;
- THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°34'59"W A DISTANCE OF 1484.60 FEET;
- THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°29'32", AN ARC LENGTH OF 1996.51 FEET, WHOSE LONG CHORD BEARS S59°05'46"W A DISTANCE OF 1907.17 FEET;
- THENCE S89°18'32"W A DISTANCE OF 1051.99 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 50°18'41", AN ARC LENGTH OF 1848.40 FEET, WHOSE LONG CHORD BEARS S54°02'21"W A DISTANCE OF 1789.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;
- THENCE N01°02'36"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD, THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:
- THENCE S89°01'29"W A DISTANCE OF 2763.58 FEET;
- THENCE N89°48'34"W A DISTANCE OF 585.09 FEET;
- THENCE N00°30'28"E A DISTANCE OF 809.66 FEET;
- THENCE N00°15'44"W A DISTANCE OF 808.32 FEET;
- THENCE N21°59'54"W A DISTANCE OF 786.45 FEET;
- THENCE S70°00'20"E A DISTANCE OF 905.06 FEET TO THE WEST LINE OF SAID SECTION 7;
- THENCE N00°43'01"W ALONG SAID WEST LINE, A DISTANCE OF 578.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING FROM THE ABOVE TRACT POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, GRINNELL BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 098080408 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, THE GROSS ACRES OF THIS DESCRIPTION IS 739.89 ACRES, MORE OR LESS, THE NET ACRES AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 621.89 ACRES, MORE OR LESS, BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T15S, R 65 W OF THE 6th P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR N00°43'01"W FROM THE WEST QUARTER CORNER OF SAID SECTION 7 (A 3 1/2" X 30" AL. MONUMENT IS 17486) TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE W/ PUNCH MARK IN CONCRETE).

Adjacent Parcels

REF. NUMBER	ZONING	OWNER	ADDRESS
1	APD	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
2	I-2	NEARON-DOYAS PROPERTIES LLC	500 LA GONDA WAY STE 210 DANVILLE CA 94526-1747
3	PUD	KIEHLE FAMILY PARTNERSHIP LLLP	2065 MULLIGAN DR COLORADO SPRINGS CO 80920-1663
4	PIP2	MARKSHEFFEL-WOODMEN INVEST LLC	102 E Pikes Peak Ave Ste 200 Colorado Springs CO 80903-1818
5	MP2	ULTRA RESOURCES INC	304 INVERNESS WAY S STE 295 ENGLEWOOD CO 80112-5825
6	A-5	STATE OF COLORADO	633 17TH ST STE 702 DENVER CO 80202-3609
7	A-5	CO SPRINGS CITY OF CO PARKS & REC DEPT	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
8	A-5	FOUNTAIN VALLEY SCHOOL	4355 FOUNTAIN VALLEY SCHOOL RD COLORADO SPRINGS CO 80911-2251
9	RS-6000 CC	FVR LAND INVESTMENTS LLC	3 WIDEFIELD BLVD COLORADO SPRINGS CO 80911-2126
10	RS-6000	BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY	27 E WENYUE AVE COLORADO SPRINGS CO 80903-2208
11	A-5	HASSELL MICHAEL S	104 S CASCADE AVE STE 101 COLORADO SPRINGS CO 80903-5161
12	PUD	ROBERT BELL	5908 DANCING SUN WAY COLORADO SPRINGS CO 80911-8307
13	PUD	CHRISTOPHER & ADDE MURANSKY	5915 DANCING SUN WAY COLORADO SPRINGS CO 80911-8307
14	PUD	WATERVIEW INVESTMENTS LLC	7251 W 20TH ST BLDG L STE 200 GREELEY CO 80634-4626
15	PUD	KENNETH & MARION HOUNGHELL	6759 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
16	PUD	JASON & REBECCA CHILDERS	6769 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
17	PUD	JOEL & JUSTINA NEWTON	4768 GAMI WAY COLORADO SPRINGS CO 80911-3877
18	PUD	ALEXANDER HALL	4772 GAMI WAY COLORADO SPRINGS CO 80911-3877
19	PUD	MARTIN & KATHLEEN GORDON	6008 DANCING MOON WAY COLORADO SPRINGS CO 80911-3879
20	PUD	CODY DILLON TEBBITT	4809 ESCANABA DR COLORADO SPRINGS CO 80911-3882
21	PUD	DANIEL TRY	4815 ESCANABA DR COLORADO SPRINGS CO 80911-3882
22	PUD	TERRY HENNING	4811 ESCANABA DR COLORADO SPRINGS CO 80911-3882
23	PUD	GERARDO L LAMAS & NELLY GARCIA	31555N PL FOOT BRAGGS NC 28107-4026
24	PUD	TIMOTHY PALOWSKI	4873 ESCANABA DR COLORADO SPRINGS CO 80911-3882
25	PUD	BEAU & COURTNEY KEMPE	4885 ESCANABA DR COLORADO SPRINGS CO 80911-3882
26	PUD	JEFFERY GRUDEL	4895 ESCANABA DR COLORADO SPRINGS CO 80911-3883
27	PUD	PEDRO & JENNIFER GARZA	3504 TATONKA DR KILLEEN TX 76549-3950
28	PUD	MICHAEL MARTINEZ	4937 ESCANABA DR COLORADO SPRINGS CO 80911-3883
29	PUD	KRISTINE S STECKLAND	PO BOX 573 DRYDEN WA 98921-0573
30	PUD	BRYAN TEMPLE	4949 ESCANABA DR COLORADO SPRINGS CO 80911-3883
31	PUD	KARON BOYLE	4985 ESCANABA DR COLORADO SPRINGS CO 80911-3883
32	PUD	JASON & MICHELLE HOLCOMBE	4993 PASSING SKY DR COLORADO SPRINGS CO 80911-3875
33	PUD	WILLIAM HUEY	6015 PASSING SKY DR COLORADO SPRINGS CO 80911-3875

Sketch Plan Land Uses

PHASE I					
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
	Commercial	P-7	16.8 acres		
	Park / OS	P-12	5.2 acres		
EXISTING/ DEVELOPED PHASE I	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
	Park / OS	P-9	5.0 acres		
	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
PHASE II	Commercial	P-17	23.1 acres		
	Single Family Residential	P-18	166.9 acres	4-6 DU/AC	865 units
	Multi-Family Residential	P-21	5.2 acres	12 DU/AC	60 units
	Single Family Residential	P-19	69.4 acres	4-20 DU/AC	850 units
PHASE III	Industrial	P-14	28.5 acres		
	Commercial	P-15	18.6 acres		
PHASE IV	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
	Total All		681.0 acres		

Phasing Plan

Phase I: 1-5 years
Phase II: 3-7 years
Phase III: 5-10 years
Phase IV: 8-15 years

NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.

Please update highlighted area per the recent parcel change for 5509200001

NOTE: PHASE II SINGLE FAMILY RESIDENTIAL (P-18) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 15 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 4 TO 6 DU/ACRE.

PHASE III SINGLE FAMILY RESIDENTIAL (P-20) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 15 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 6 TO 8 DU/ACRE.

AMENDED PARCELS

PARCEL NUMBER	ACREAGE	OWNER
5500000413	28.3 acres	CPR ENTITLEMENTS, LLC
5500000414	101.33 acres	RANKIN HOLDINGS LP, BLUME
5500000332	17.0 acres	RANKIN HOLDINGS LP, BLUME

The assessor reflects this parcel has changed. The parcel is now 5509200001 and the acreage and owner information has changed. Please revise.

Subdivider:

CPR ENTITLEMENTS, LLC
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

PCD PROJECT NO. SKP-20-002
EA19133

31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

Dakota Springs
Engineering

DSE

J-CAD
CONSULTING, LLC
J-CADCONSULTING.COM
719-537-0602

WATERVIEW
2020_SKETCH_PLAN_AMENDMENT

DATE: 5/20/2020
DRAWN: J-CAD
APPROVED: P.A. KOSCIELSKI

REVISIONS:
DATE: BY: COMMENTS:

COVER SHEET

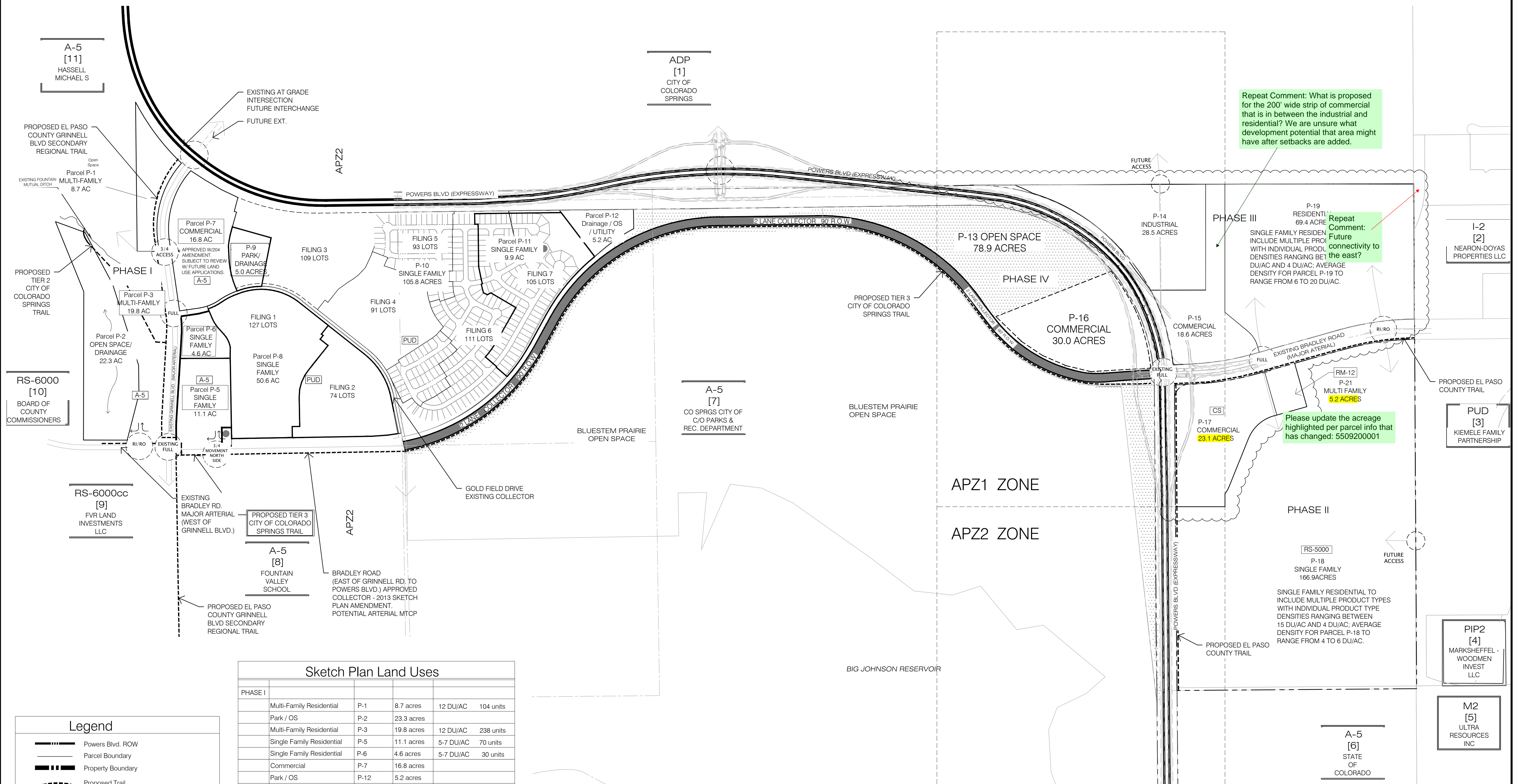
SHEET NO.

1
OF 2 SHEETS

DSE_NO_01-02-19-05

WATERVIEW

2020_SKETCH_PLAN_AMENDMENT



Repeat Comment: What is proposed for the 200' wide strip of commercial that is in between the industrial and residential? We are unsure what development potential that area might have after setbacks are added.

Repeat Comment: Future connectivity to the east?

Please update the acreage highlighted per parcel info that has changed: 5509200001

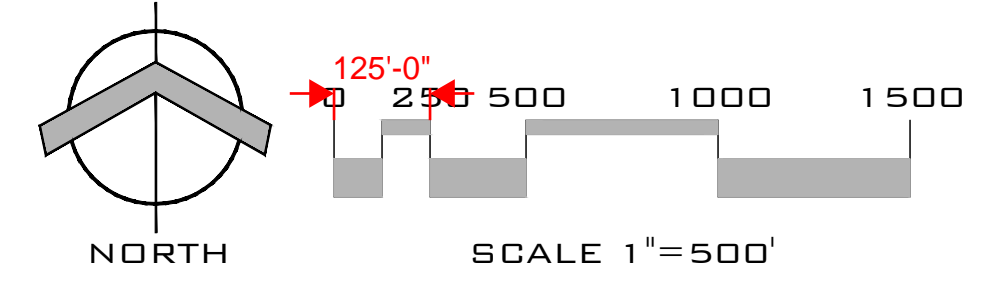
Sketch Plan Land Uses					
PHASE I					
Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units	
Park / OS	P-2	23.3 acres			
Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units	
Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units	
Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units	
Commercial	P-7	16.8 acres			
Park / OS	P-12	5.2 acres			
EXISTING/DEVELOPED					
Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units	
Park / OS	P-9	5.0 acres			
Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units	
Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units	
PHASE II					
Commercial	P-17	23.1 acres			
Single Family Residential	P-18	166.9 acres	4-6 DU/AC	865 units	
Multi-Family Residential	P-21	5.2 acres	12 DU/AC	60 units	
PHASE III					
Industrial	P-14	28.5 acres			
Commercial	P-15	18.6 acres			
Single Family Residential	P-19	69.4 acres	4-20 DU/AC	850 units	
PHASE IV					
Proposed Open Space	P-13	78.9 acres			
Commercial	P-16	30.0 acres			
Total All		681.0 acres			

Phasing Plan
 Phase I: 1-5 years
 Phase II: 3-7 years
 Phase III: 5-10 years
 Phase IV: 8-15 years

NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.
 PHASE II SINGLE FAMILY RESIDENTIAL (P-18) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 15 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 4 TO 6 DU/ACRE.
 PHASE III SINGLE FAMILY RESIDENTIAL (P-20) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 20 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 6 TO 12 DU/ACRE.

Legend

- Powers Blvd. ROW
- Parcel Boundary
- Property Boundary
- Proposed Trail
- Existing Wetlands
- Proposed Access
- Existing Fountain Mutual Company Ditch
- Intersection
- Open Space
88.2 Acres Total
- Right of way needed for Powers Blvd.
42.7 Acres Total



DATE: 5/20/20	COMMENTS:
DRAWN: J-CAD	
APPROVED: P.A. KOSBIELSKI	

REVISIONS:	DATE:	BY:	COMMENTS:

PLAN SHEET

SHEET NO:
2
 OF 2 SHEETS

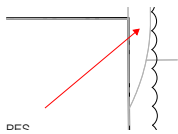
© 2020 Dakota Springs Engineering, Waterview, Part 19-25, Waterview, North Star, Colorado Springs, 5-20-2020, Waterview Sketch Plan (Rev. 20180914) (dwg: Sketch Plan.dwg)

Sketch Plan_v2_redlines.pdf Markup Summary

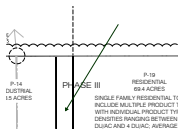
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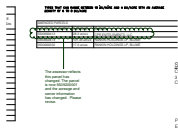


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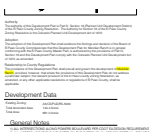
The assessor reflects this parcel has changed. The parcel is now 5509200001 and the acreage and owner information has changed. Please revise.

Highlight (10)

findings and decision of 1 for Meridian Ranch is i zed by the provisions o rado Planned Unit Dev

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Meridian Ranc



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Meridian
Ranch

P-17
COMMERCIAL
23.1 ACRES

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23.1 ACRE

P-21
MULTI FAMILY
5.2 ACRES

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5.2 ACRE

23.1 acres
166.9 acres

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23.1 acres

166.9 acres
5.2 acres

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5.2 acres

23.1 acres
166.9 acres

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23.1 acres

166.9 acres
5.2 acres

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5.2 acres

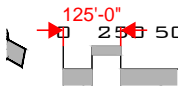
S		
ES	4-6 DU/AC	865 units
	12 DU/AC	60 units
S		
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ES	4-6 DU/AC	865 units
	12 DU/AC	60 units
S		
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Length Measurement (1)



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PCD File # (1)

), SKP-20-002

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Text Box (9)

— Repeat Comment: Please add the CAD-O to reflect this is within the airport overlay.
 — DESIGN REQUIREMENTS

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Repeat Comment: Please add the CAD-O to reflect this is within the airport overlay.

00 CAD-O

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CAD-O

VERIFICATION OF LOCATION OF THE PROPERTY AS SHOWN ON THE MAP IS THE RESPONSIBILITY OF THE APPLICANT. PLEASE AVOIDANCE OF ANY VIOLATION TO THE FOLLOWING PROVISIONS FOLLOW THE MAP.

Please update the legal description as needed to capture the revision to Parcel 5509200001

REVISION OF PARCEL SECTION 4 OF 36 IN SUBJECT TO THE POINT OF BEGINNING OF

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Please update the legal description as needed to capture the revision to Parcel 5509200001

P-21
MULTI-FAMILY
8.2 ACRES
Please update the acreage highlighted per parcel info that has changed: 5509200001

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Please update the acreage highlighted per parcel info that has changed: 5509200001

NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.
Please update highlighted area per the recent parcel change for 5509200001

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Please update highlighted area per the recent parcel change for 5509200001

Phase III
Phase IV
NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.
Please update highlighted area per the recent parcel change for 5509200001
NOTE: PHASE II SHEL PRODUCT TYPES THAT AVERAGE DENSITY OF PHASE II SINGLE-FAM

Subject: Text Box
Page Label: 2
Author: Lindsay Darden
Date: 10/29/2020 1:39:37 PM
Status:
Color: ■
Layer:
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Please update highlighted area per the recent parcel change for 5509200001

PHASE II SHEL PRODUCT TYPES THAT AVERAGE DENSITY OF PHASE II SINGLE-FAM
Please correct highlighted fields to reflect the applicable PUD.

Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 10/29/2020 1:40:58 PM
Status:
Color: ■
Layer:
Space:

Please correct highlighted fields to reflect the applicable PUD.

P-19
DENSITY: 1 ACRE
SIDE: Future
PROJ: connectivity to the east?
IG BET
C, AVERAGE

Subject: Text Box
Page Label: 2
Author: Lindsay Darden
Date: 10/30/2020 8:00:28 AM
Status:
Color: ■
Layer:
Space:

Repeat Comment: Future connectivity to the east?

Repeat Comment: What is proposed for the 200' wide strip of commercial that is in between the industrial and residential? We are unsure what development potential that area might have after setbacks are added.

Subject: Text Box
Page Label: 2
Author: Lindsay Darden
Date: 10/30/2020 8:44:01 AM
Status:
Color: ■
Layer:
Space:

Repeat Comment: What is proposed for the 200' wide strip of commercial that is in between the industrial and residential? We are unsure what development potential that area might have after setbacks are added.