

McCune Ranch

A PARCEL LOCATED IN SECTION 13 & 14, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO BEAR N89°14'45"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°14'45"W ALONG SAID SOUTH LINE, A DISTANCE OF 1287.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S00°17'06"W ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 1402.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S00°17'06"W, A DISTANCE OF 3928.66 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 50; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S89°55'06"W, A DISTANCE OF 1174.64 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE S89°30'15"W, A DISTANCE OF 5238.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ALONG SAID WEST LINE, A DISTANCE OF 2596.92 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N00°14'25"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2636.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'38"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N00°10'29"E, A DISTANCE OF 1321.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N89°20'26"E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S00°34'43"W, A DISTANCE OF 2706.21 FEET; THENCE S89°15'17"E, A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19; THENCE S89°15'18"E, A DISTANCE OF 1158.32 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 766.66 ACRES MORE OR LESS, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

- Floodplain Statement: Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041C0350F, dated March 17, 1997. Zone A indicates that Base Flood Elevations have not been determined. The floodplain boundary depicted on the Preliminary Plan is conceptual only and subject to verification by FEMA through the CLOMR/LOMR process.
- Geologic Hazard Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose or collapsible soils, expansive soils, potentially unstable slope, downslope creep, floodplain and high groundwater. A Map of the hazard areas and proposed mitigation measures can be found in the Preliminary Soils, Geology, Geologic Hazard and Wastewater Study prepared by Entech Engineering Inc., dated October 2, 2018, and is held in the McCune Ranch Preliminary Plan File (SP-18-XXX) at the El Paso County Planning and Community Development Department.
- A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts and trails. The Metropolitan District or a Home Owners association will be responsible for enforcement of the Covenants, Conditions, and Restrictions (CC&Rs) for the McCune Ranch subdivision.
- The CC&Rs for McCune Ranch will address use and maintenance of common areas, permitted and accessory uses, architectural standards for principal and accessory structures (including the commercial buildings), use and maintenance of easements within lots and common areas, external storage and parking, lot fencing, and landscaping standards that address fire-wise criteria and encourage water conservation. The CC&Rs will be filed with the first Final Plat recording for the McCune Ranch subdivision.
- Unless otherwise restricted by the CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.
- Trails within the open space will be constructed as 8-foot breeze trails and will be for the public use.
- All streets will be constructed to El Paso County Standards and will be dedicated to the County with the Final Plats.
- A Deviation Request has been submitted concurrently with the Preliminary Plan for reduced intersection spacing on Hodgen Road to provide adequate access to the commercial lot.
- In accordance with the 2040 Major Transportation Corridors Plan, additional right-of-way is dedicated on the Preliminary Plan for the future widening of Hodgen Road to a 100-foot wide, 2-lane minor arterial road. An additional 40-foot of right-of-way is preserved for the possible further widening of Hodgen Road to a 180-foot, 4-lane minor arterial road by 2060. Right-of-way dedication is also provided for the future widening of Meridian Road to a 100-foot wide, 2-lane minor arterial road by 2060.
- The identified acreage of the lots along the southern boundary includes the preserved 40-foot right-of-way referred to in note 9.
- As requested by the Black Forest Fire Departments, a 30,000-gallon cistern will be provided on the property in the location identified on the Preliminary Plan. The cistern will be owned and maintained by the Fire Department, who will also be responsible for filling the cistern.
- The Preliminary Plan identifies general locations for "no build" easements within the lots that are impacted by wetlands, geologic hazards, or are required for drainage. These areas will be defined more precisely in future Final Plats. The easements will restrict building of principal and accessory structures, and the storage of materials.
- Shared/common access easements are identified to provide access to lots that do not have a frontage to a public street.
- Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Plan Diagram.

Based on the phasing plan this exceeds the maximum length for a cul-de-sac during phase 2. Update the public improvement for the phasing improvements and/or submit a deviation request. A deviation for the maximum cul-de-sac length will not be considered unless a written endorsement from the Fire District is included.

to be completed prior to hearing

SP-18-006

Update the last sentence. Meridian Rd ROW dedication is provided because the 2040 Roadway Plan (Classification and Lanes) identifies Meridian as a minor arterial.

Add a note that there shall be no direct lot access to Hodgen Road and Meridian Road.

please add the anticipated utility responsibilities (gas, electric, water, sanitation)

consider adding a note indicating if engineered foundations/site plans will be required.

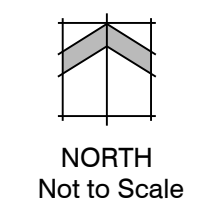
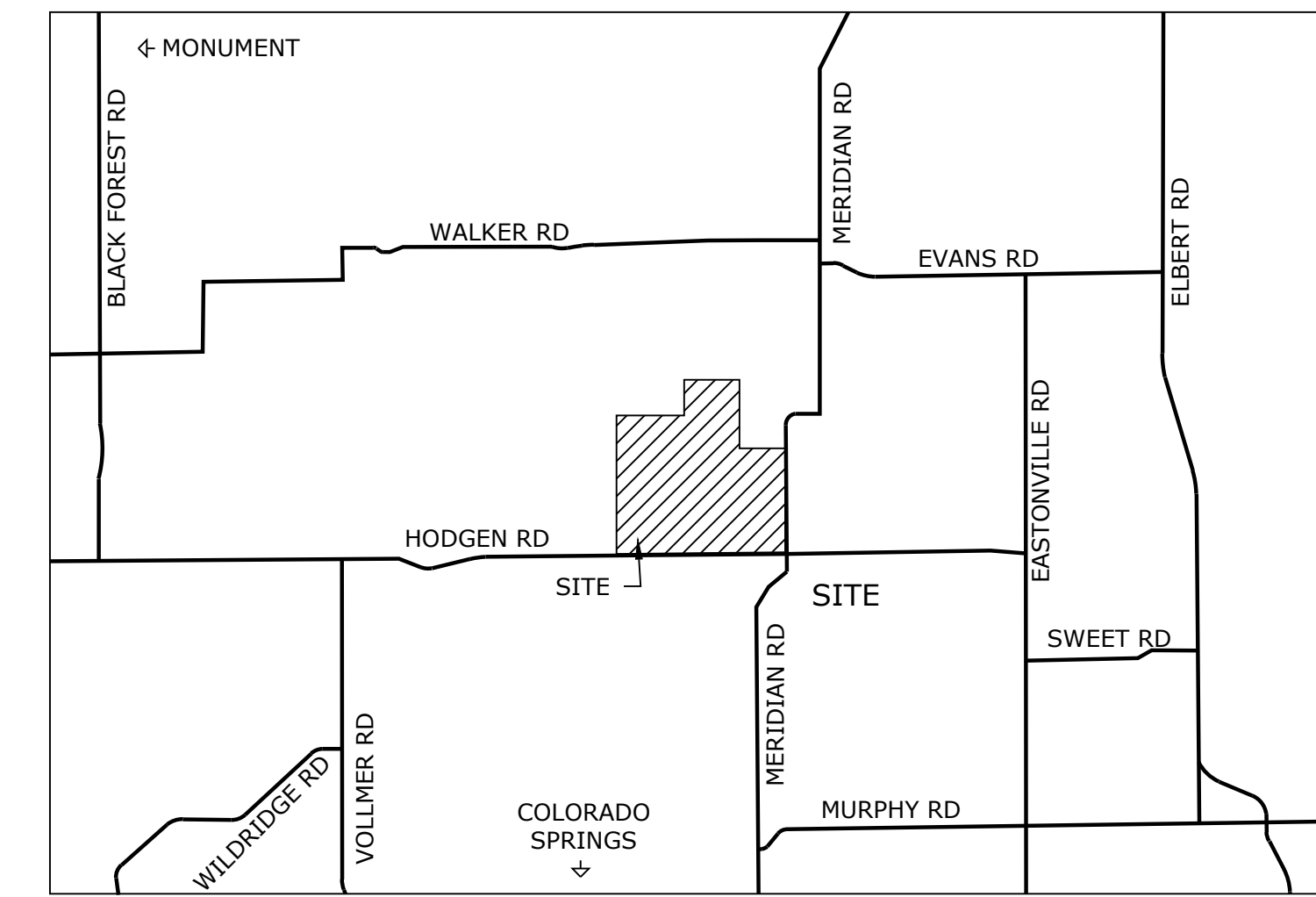
add a note for typical utility easements.

Spell out PIE and PUE or provide an abbreviation list.
Add a note explaining why the applicant is providing a 10' public improvement easement instead of the standard 5'.

Callout the Hot Mix Asphalt and Aggregate Bas Course

incorrect, please revise

VICINITY MAP



SITE DATA

OWNER: McCune Ranch LLC
17480 N. Meridian Rd
PO Box 36
Elbert, CO 80106

SUBDIVIDER / APPLICANT: PT McCune LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

PREPARER: N.E.S. Inc.
619 N Cascade Ave., Suite 200
Colorado Springs, CO 80903

TAX ID NUMBER: 5100000493

SITE ACREAGE: 766.66 AC

EXISTING ZONING: RR-5 & A-35

PROPOSED ZONING: RR-5, RR-2.5, CC

PROPOSED LAND USE:
RR-5 Residential: 402.858 AC, 44 Lots
RR-2.5 Residential: 355.894 AC, 99 Lots
Commercial: 7.908 ac, 1 Lot
Gross Residential Density: 0.19 du/ac

Dimensional Standards

Commercial
Front: 25ft
Rear: 25ft
Side: 25ft
Max Building Height: 40ft

RR-2.5
Minimum Lot Size: 2.5 acres
Minimum Lot Width: (at front setback)
Front: 25ft
Rear: 25ft
Side: 15ft
Max Lot Coverage: None
Max Building Height: 30ft

RR-5
Minimum Lot Size: 5 acres
Minimum Lot Width: (at front setback)
Front: 25ft
Rear: 25ft
Side: 25ft
Max Lot Coverage: 25%
Max Building Height: 30ft

Land Use Summary

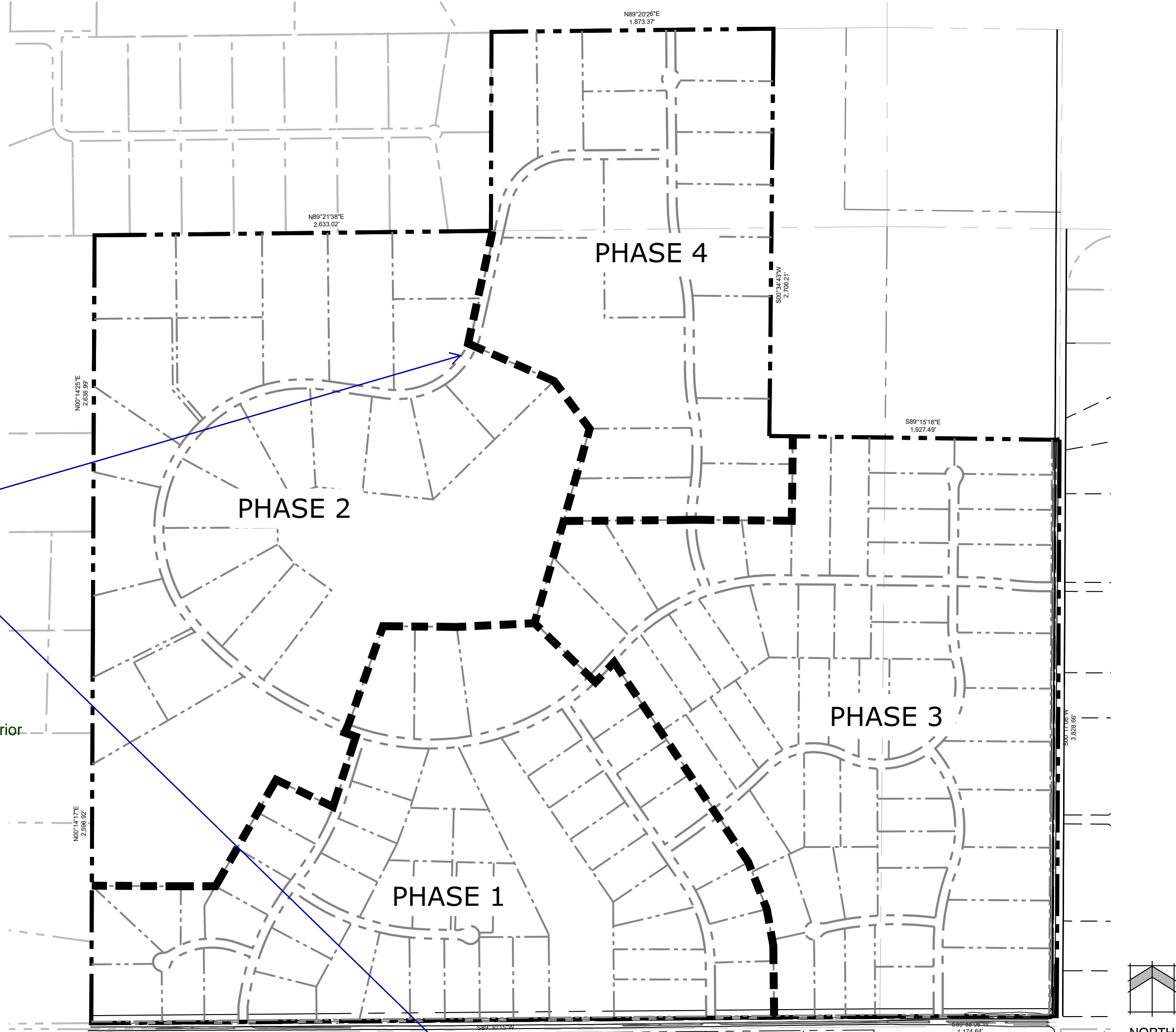
Residential Lots: 565.37 ac (73.74%)
Commercial Lot: 7.908 ac (1.03%)
Open Space Tracts: 148.903 ac, (19.43%)

Public ROW:
-Provided: 44.479 ac (5.8%)
-Designated for Future: 1.30 ac

Total: 766.66 ac (100%)

The applicant is proposing fees in lieu of dedication. Please include the approximate anticipated fees to be paid.

consider platting the entire drainage/open space area as one tract with phase 1 versus separating it into multiple phases.



PHASING PLAN

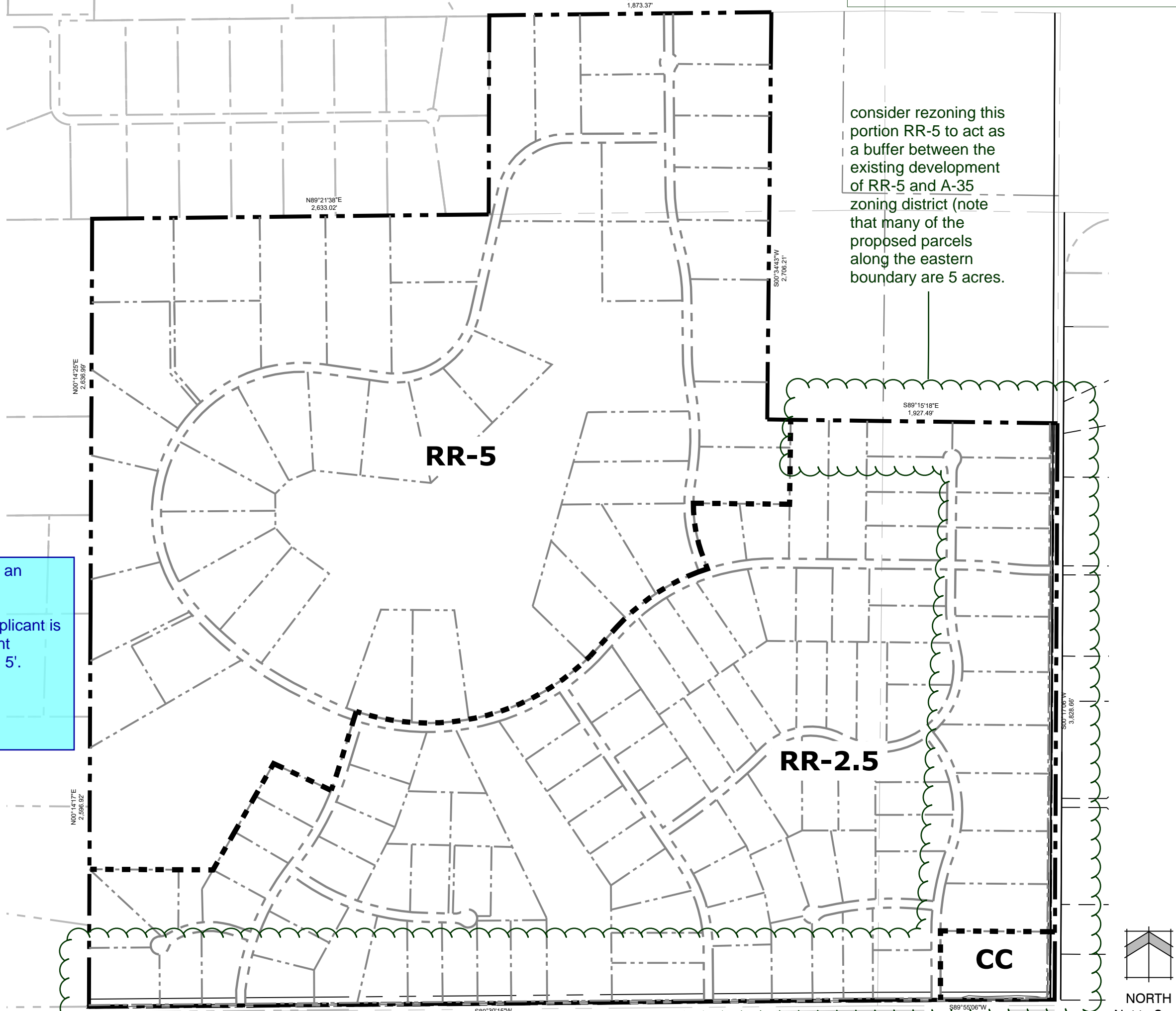
PHASING TABLE

PHASE NO.	NUMBER OF LOTS	ACREAGE	PUBLIC IMPROVEMENTS
1	48	185.07	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/ROAD A EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/ROAD A WATER QUALITY PONDS 1-3, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
2	23	234.68	WATER QUALITY PONDS 9-11, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
3	56 + 1	217.15	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/ROAD C WATER QUALITY PONDS 4-7, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
4	16	129.76	WATER QUALITY PONDS 12-14, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE

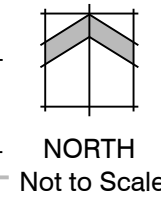
PHASING NOTES:
• ORDER OF PHASING SUBJECT TO CHANGE BASED ON LOT SALES

recommend revising statement to allow for the market to dictate phasing so that if the actual phasing lines are slightly adjusted (adding 3 lots, or removing 3 lots) you do not have to amend the preliminary plan.

consider rezoning this portion RR-5 to act as a buffer between the existing development of RR-5 and A-35 zoning district (note that many of the proposed parcels along the eastern boundary are 5 acres.



ZONING PLAN



TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
PHASE 1			
A	1.431 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	METRO DISTRICT
B	10.035 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, MAIL KIOSK	METRO DISTRICT
C	18.168 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
PHASE 2			
A	34.204 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
B	50.675 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
PHASE 4			
A	26.478 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE MAIL KIOSK, CISTERN SITE	METRO DISTRICT
B	7.912 AC	OPEN SPACE, PUBLIC TRAIL	METRO DISTRICT

SHEET INDEX

Sheet 1 of 4: Cover Sheet
Sheet 2 of 4: Preliminary Plan
Sheet 3 of 4: Hodgen Improvements Plan
Sheet 4 of 4: Adjacent Property Owners

Add "PCD File No. SP-18-006"

Land Planning
Landscape
Architecture
Urban Design



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

© 2012. All Rights Reserved.

Ranch?

McCune

PRELIMINARY PLAN

DATE: 10-12-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

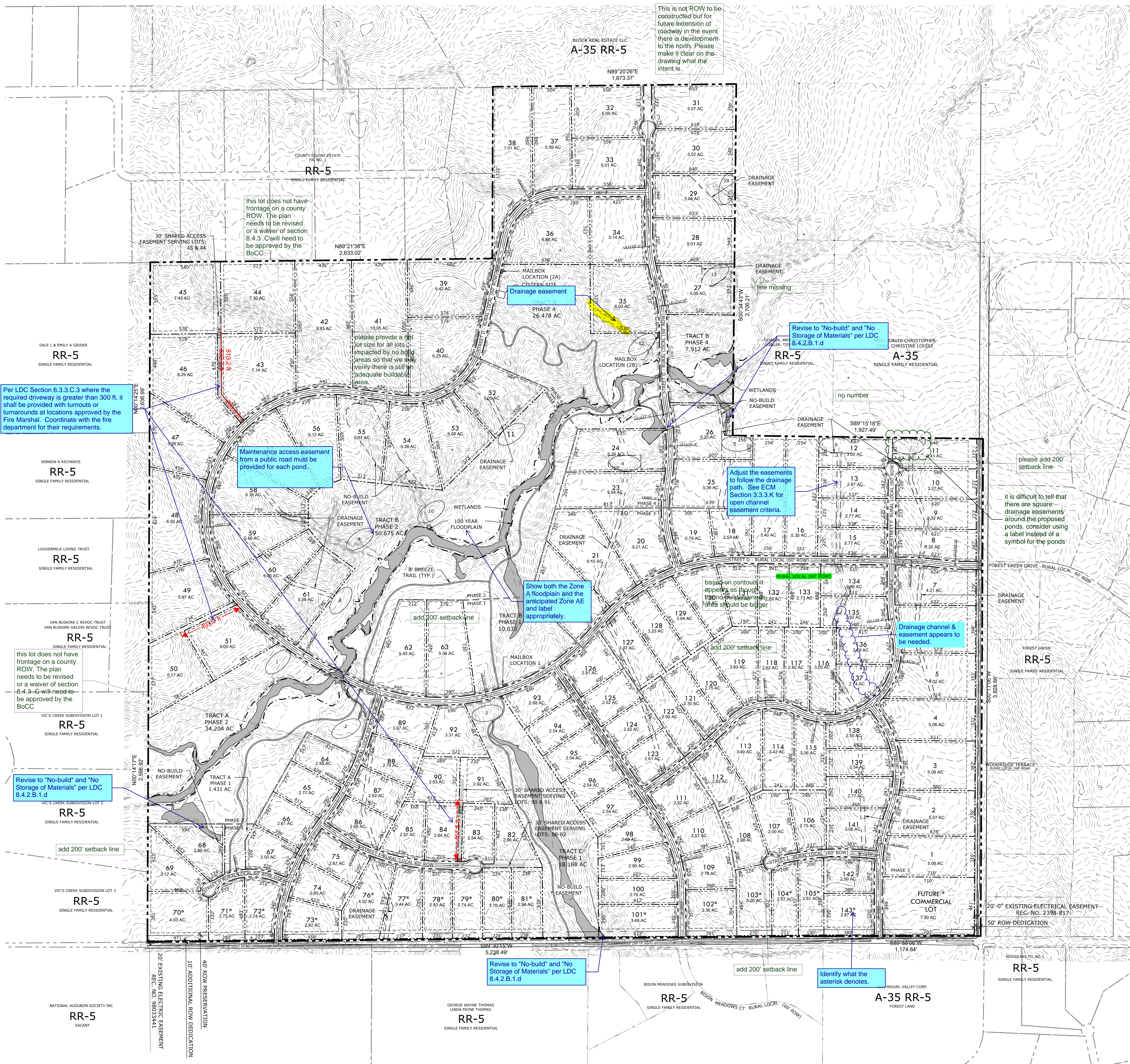
ENTITLEMENT

DATE: 10-15-18
BY: JBS
DESCRIPTION: INITIAL SUBMITTAL

COVER SHEET

1 of 4

SP 18-XXX



- LEGEND**
- PROPERTY BOUNDARY
 - — — — — ROW
 - — — — — LOT LINES
 - - - - - PUBLIC IMPROVEMENTS EASEMENT (P.I.E.)
 - - - - - PUBLIC UTILITY EASEMENT (P.U.E.)
 - - - - - BUILDING SETBACK
 - - - - - INTERSECTION SIGHT DISTANCE
 - - - - - 100 YEAR FLOODPLAIN
 - - - - - 8' BREEZE TRAIL
 - POND NO.
 - WATER QUALITY/DETENTION POND
 - DRAINAGE CULVERT

Land Planning
Landscape
Architecture
Urban Design

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
© 2012. All Rights Reserved.

McCune
PRELIMINARY PLAN

DATE: 10-12-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

ENTITLEMENT

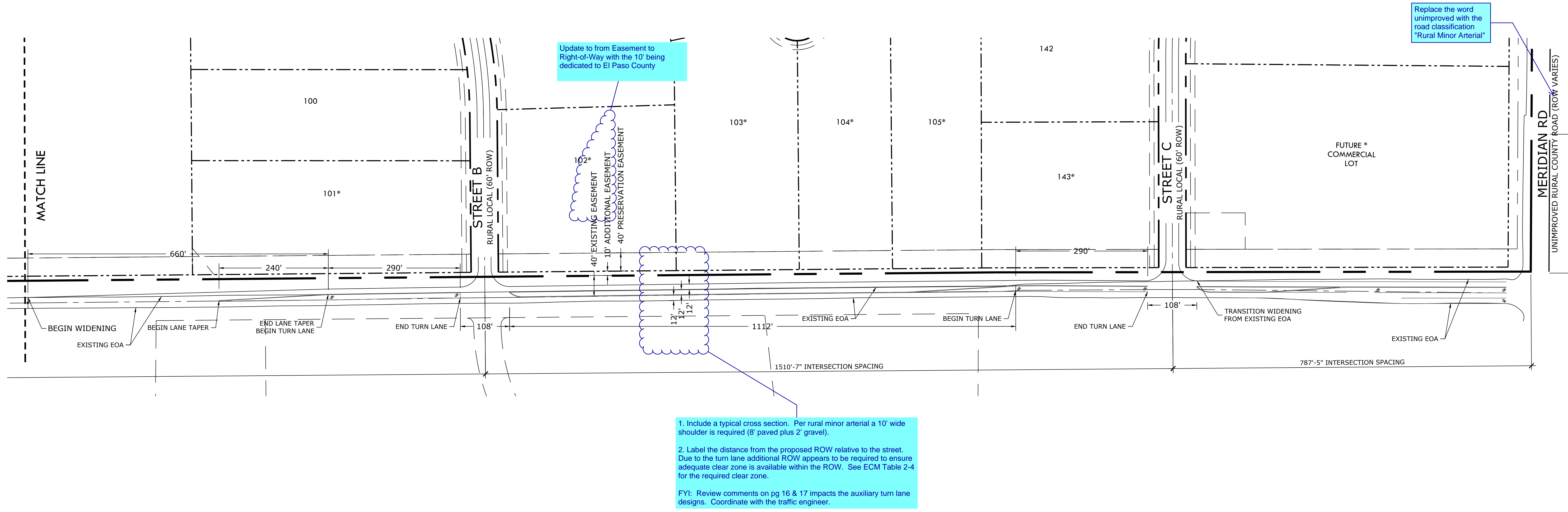
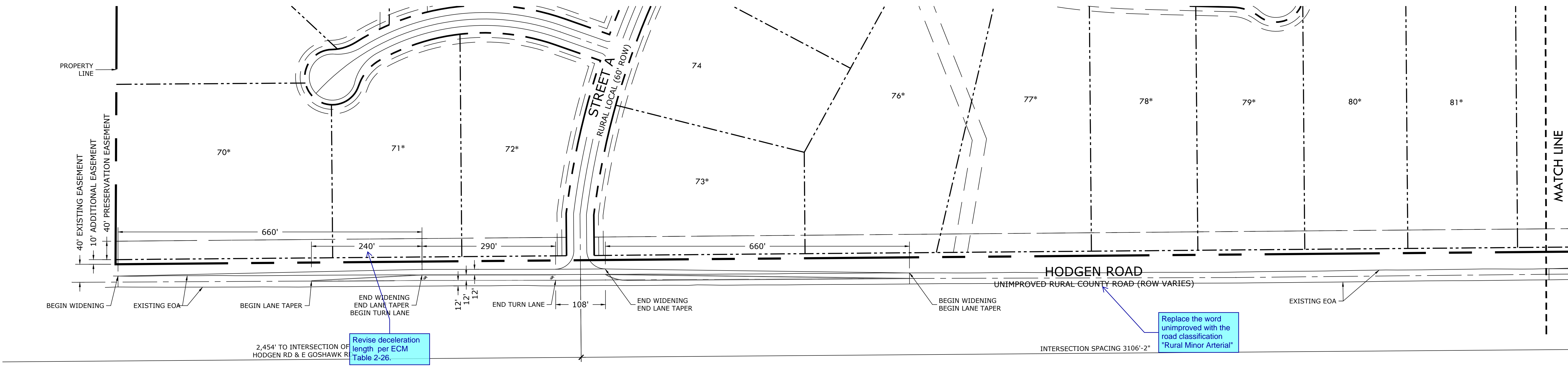
DATE: 10-15-18
BY: JBS
DESCRIPTION: INITIAL SUBMITTAL

SITE PLAN

2
2 of 4

SP 18-XXX

P:\181\181001\181001.dwg (10/15/2018 2:24:48 PM) [Full Print] (2)



McCune

PRELIMINARY PLAN

DATE: 10-15-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

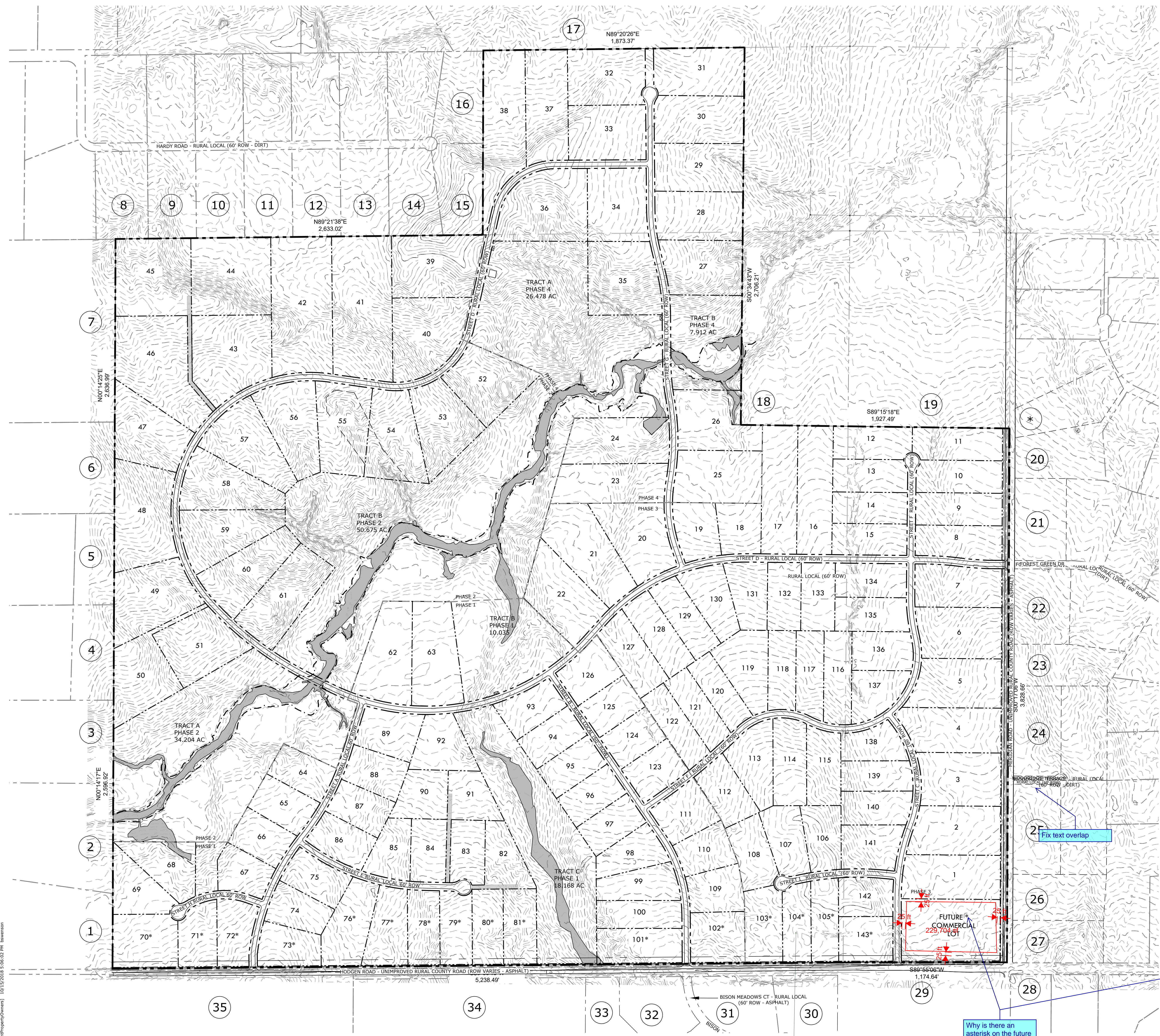
ENTITLEMENT

DATE	BY	DESCRIPTION
10-15-18	JBS	INITIAL SUBMITTAL

HODGEN IMPROVEMENTS

3

3 OF 4



ADJACENT OWNER:

- | | |
|--|--|
| 1. 5123001017
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402 | 20. 4119002023
HANSEN DONALD M
HANSEN REBECCA A
12265 OLD BARN RD
ELBERT CO 80106-8935 |
| 2. 5123001016
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402 | 21. 4119002034
JEWETT DONALD Q & DIANN S
12120 FOREST GREEN DR
ELBERT CO 80106-8953 |
| 3. 5123001015
Mandy A Penny-Weber
17075 E GOSHAWK RD
COLORADO SPRINGS CO 80908-1661 | 22. 4119003003
GEIB KENT M
GEIB COLLEEN L
12125 FOREST GREEN DR
ELBERT CO 80106-8920 |
| 4. 5123000019
Carrol C Van Buskirk
17105 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1629 | 23. 4119003004
STRIEGEL SCOTT ANTHONY
STRIEGEL CHRYSYAL
12255 FOREST GREEN DR
ELBERT CO 80106-8920 |
| 5. 5123000013
Loudermilk Living Trust
302 N 52nd Ave
Phoenix, AZ 85043-2723 | 24. 4119003005
SIMMONS LAWRENCE W
16785 N MERIDIAN RD
ELBERT CO 80106-8913 |
| 6. 5123000012
Vernon A Richards
17215 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631 | 25. 4119003012
MCHUGH BRUCE W & DEBRA A
16725 N MERIDIAN RD
ELBERT CO 80106 |
| 7. 5123000046
Dale L & Emily A Grinder
17275 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631 | 26. 4119003013
STIPPICH DAVID A
16575 N MERIDIAN RD
ELBERT CO 80106-8913 |
| 8. 5113001001
Toby Conquest
10825 HARDY RD
COLORADO SPRINGS CO 80908-1512 | 27. 4119003014
STOWALL KACEY D
11930 HODGEN RD
ELBERT CO 80106-8802 |
| 9. 5113001002
Mark Werner
10875 HARDY RD
COLORADO SPRINGS CO 80908-1512 | 28. 4130002014
DONIGIAN ARAM
DONIGIAN KRISTEN
16360 ARTESIAN TER
ELBERT CO 80106-8859 |
| 10. 5113001003
Mark C Gibney
Virginia A Gibney
10925 HARDY RD COLORADO
SPRINGS CO 80908-1553 | 29. 4100000274
SAN MIGUEL VALLEY CORP
7800 E DORADO PL STE 250
ENGLEWOOD CO 80111-2336 |
| 11. 5113001004
Donald D England
10975 HARDY RD
COLORADO SPRINGS CO 80908-1553 | 30. 5125102002
BRADY KEVIN P
BRADY FARIBA
174 STONE TOWN RD
RINGWOOD NJ 07456-1118 |
| 12. 5113001005
JANKOVSKY KRISTLE R
JANKOVSKY ZACHARY E
11025 HARDY RD
COLORADO SPRINGS CO 80908-1548 | 31. 5125102001
BANGHART TIMOTHY
BANGHART SHELLEY
9143 ARGENTINE PASS TRL
COLORADO SPRINGS CO 80924-7018 |
| 13. 5113001006
LARSEN KENNETH
LARSEN MARY K
11075 HARDY RD
COLORADO SPRINGS CO 80908-1548 | 32. 5125101005
LUND JEFFREY S
LUND BRIDGET H
11615 BISON MEADOWS CT
COLORADO SPRINGS CO 80908-1102 |
| 14. 5113001007
REDUS KIM
REDUS RANDY
PO BOX 88323
COLORADO SPRINGS CO 80908-8323 | 33. 5125101006
SNYDER JOHN D
SNYDER KATHERINE O
12348 GRAND TETON DR
PEYTON CO 80831-7083 |
| 15. 5113001008
OATES JACLYN M
11175 HARDY RD
COLORADO SPRINGS CO 80908-1550 | 34. 5100000482
THOMAS GEORGE WAYNE
THOMAS LINDA A
11285 HODGEN RD
COLORADO SPRINGS CO 80908-2300 |
| 16. 5113001009
PATTISON MICHAEL P
PATTISON JENNIFER S
11170 HARDY RD
COLORADO SPRINGS CO 80908-1549 | 35. 5100000474
NATIONAL AUDUBON SOCIETY A/K/A
NATIONAL AUDUBON SOCIETY INC
225 VARICK ST FL 7
NEW YORK NY 10014-4396 |
| 17. 5100000257
BLOCK REAL ESTATE LLC
7310 W WILSON AVE
HARWOOD HEIGHTS IL 60706-4708 | * NO INFORMATION IS AVAILABLE
FOR THIS PARCEL ON THE EL PASO
COUNTY ASSESSORS WEBSITE. |
| 18. 5100000494
GOWLER MATTHEW RYAN
GOWLER TIFFANY ROSE
435 WOLVERINE WAY
MONUMENT CO 80132 | |
| 19. 4100000432
KING DAVID CHRISTOPHER
KING CHRISTINE LOUISE
16755 VINCENT
MONUMENT CO 80132 | |

Land Planning
Landscape
Architecture
Urban Design

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
© 2012. All Rights Reserved.

McCune
PRELIMINARY PLAN

DATE: 10-12-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE	BY	DESCRIPTION
10-15-18	JBS	INITIAL SUBMITTAL

ADJACENT PROPERTY OWNERS

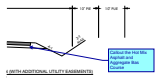
Markup Summary

dsdlaforce (29)



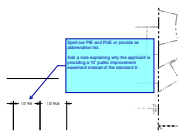
Subject: Text Box
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 10/30/2018 2:24:59 PM
Color: ■

Add "PCD File No. SP-18-006"



Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 10/30/2018 2:30:42 PM
Color: ■

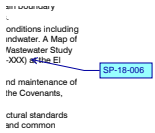
Callout the Hot Mix Asphalt and Aggregate Bas Course



Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 10/30/2018 2:31:24 PM
Color: ■

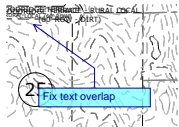
Spell out PIE and PUE or provide an abbreviation list.

Add a note explaining why the applicant is providing a 10' public improvement easement instead of the standard 5'.



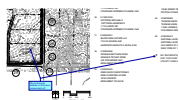
Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 10/30/2018 3:34:25 PM
Color: ■

SP-18-006



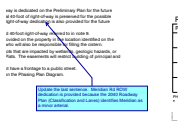
Subject: Callout
Page Label: [1] AdjacentPropertyOwners
Author: dsdlaforce
Date: 10/30/2018 3:37:00 PM
Color: ■

Fix text overlap



Subject: Callout
Page Label: [1] AdjacentPropertyOwners
Author: dsdlaforce
Date: 10/30/2018 3:37:00 PM
Color: ■

Why is there an asterisk on the future commercial Lot?



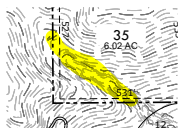
Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 10/30/2018 3:45:39 PM
Color: ■

Update the last sentence. Meridian Rd ROW dedication is provided because the 2040 Roadway Plan (Classification and Lanes) identifies Meridian as a minor arterial.

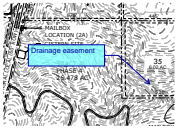


Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 10/30/2018 3:48:35 PM
Color: ■

Add a note that there shall be no direct lot access to Hodgen Road and Meridian Road.

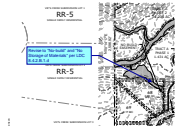


Subject: Highlight
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/30/2018 4:06:00 PM
Color: ■



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/30/2018 4:07:22 PM
Color: ■

Drainage easement



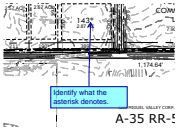
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/30/2018 5:11:56 PM
Color: ■

Revise to "No-build" and "No Storage of Materials" per LDC 8.4.2.B.1.d



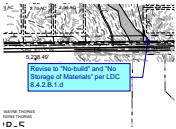
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/30/2018 5:12:30 PM
Color: ■

Revise to "No-build" and "No Storage of Materials" per LDC 8.4.2.B.1.d



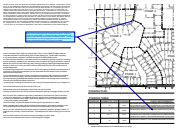
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/30/2018 5:14:49 PM
Color: ■

Identify what the asterisk denotes.



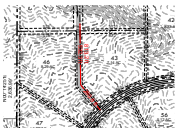
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/30/2018 5:15:03 PM
Color: ■

Revise to "No-build" and "No Storage of Materials" per LDC 8.4.2.B.1.d



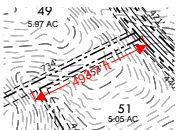
Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 10/31/2018 2:16:45 PM
Color: ■

Based on the phasing plan this exceeds the maximum length for a cul-de-sac during phase 2. Update the public improvement for the phasing improvements and/or submit a deviation request. A deviation for the maximum cul-de-sac length will not be considered unless a written endorsement from the Fire District is included.



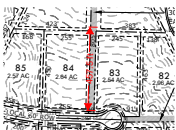
Subject: Polylength Measurement
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/31/2018 2:17:50 PM
Color: ■

813.2 ft



Subject: Length Measurement
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/31/2018 2:24:50 PM
Color: ■

493.7 ft



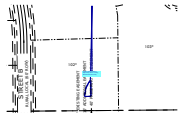
Subject: Length Measurement
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/31/2018 2:25:19 PM
Color: ■

457.5 ft



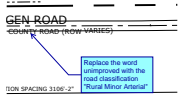
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 10/31/2018 2:25:37 PM
Color: ■

Per LDC Section 6.3.3.C.3 where the required driveway is greater than 300 ft, it shall be provided with turnouts or turnarounds at locations approved by the Fire Marshal. Coordinate with the fire department for their requirements.



Subject: Cloud+
Page Label: [1] HogenImprovements
Author: dsdlaforce
Date: 10/31/2018 2:47:04 PM
Color: ■

Update to from Easement to Right-of-Way with the 10' being dedicated to El Paso County



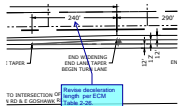
Subject: Callout
Page Label: [1] HogenImprovements
Author: dsdlaforce
Date: 11/1/2018 10:56:04 AM
Color: ■

Replace the word unimproved with the road classification "Rural Minor Arterial"



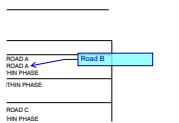
Subject: Callout
Page Label: [1] HogenImprovements
Author: dsdlaforce
Date: 11/1/2018 10:56:20 AM
Color: ■

Replace the word unimproved with the road classification "Rural Minor Arterial"



Subject: Callout
Page Label: [1] HogenImprovements
Author: dsdlaforce
Date: 11/1/2018 11:29:51 AM
Color: ■

Revise deceleration length per ECM Table 2-26.



Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdlaforce
Date: 11/1/2018 11:42:34 AM
Color: ■

Road B

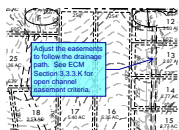


Subject: Cloud+
Page Label: [1] HogenImprovements
Author: dsdlaforce
Date: 11/1/2018 3:29:14 PM
Color: ■

1. Include a typical cross section. Per rural minor arterial a 10' wide shoulder is required (8' paved plus 2' gravel).

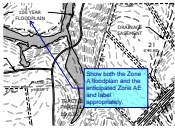
2. Label the distance from the proposed ROW relative to the street. Due to the turn lane additional ROW appears to be required to ensure adequate clear zone is available within the ROW. See ECM Table 2-4 for the required clear zone.

FYI: Review comments on pg 16 & 17 impacts the auxiliary turn lane designs. Coordinate with the traffic engineer.



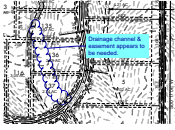
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 11/8/2018 1:02:46 PM
Color: ■

Adjust the easements to follow the drainage path. See ECM Section 3.3.3.K for open channel easement criteria.



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 11/8/2018 1:28:07 PM
Color: ■

Show both the Zone A floodplain and the anticipated Zone AE and label appropriately.



Subject: Cloud+
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 11/8/2018 2:40:40 PM
Color: ■

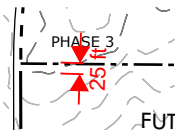
Drainage channel & easement appears to be needed.



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdlaforce
Date: 11/8/2018 3:37:37 PM
Color: ■

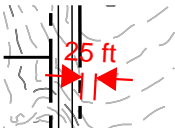
Maintenance access easement from a public road must be provided for each pond.

dsdruiz (32)



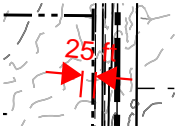
Subject: Length Measurement
Page Label: [1] AdjacentPropertyOwners
Author: dsdruiz
Date: 11/1/2018 12:57:06 PM
Color: ■

25 ft



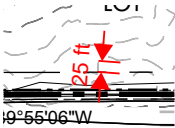
Subject: Length Measurement
Page Label: [1] AdjacentPropertyOwners
Author: dsdruiz
Date: 11/1/2018 12:57:13 PM
Color: ■

25 ft



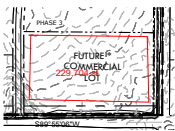
Subject: Length Measurement
Page Label: [1] AdjacentPropertyOwners
Author: dsdruiz
Date: 11/1/2018 12:57:27 PM
Color: ■

25 ft



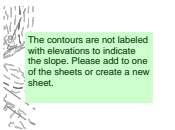
Subject: Length Measurement
Page Label: [1] AdjacentPropertyOwners
Author: dsdruiz
Date: 11/1/2018 12:58:57 PM
Color: ■

25 ft



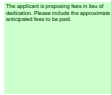
Subject: Area Measurement
Page Label: [1] AdjacentPropertyOwners
Author: dsdruiz
Date: 11/1/2018 12:59:20 PM
Color: ■

229,704 sf



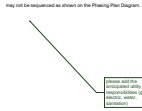
Subject: Text Box
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/6/2018 5:23:01 PM
Color: ■

The contours are not labeled with elevations to indicate the slope. Please add to one of the sheets or create a new sheet.



Subject: Text Box
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/6/2018 5:25:49 PM
Color: ■

The applicant is proposing fees in lieu of dedication. Please include the approximate anticipated fees to be paid.



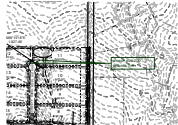
Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/6/2018 5:26:47 PM
Color: ■

please add the anticipated utility responsibilities (gas, electric, water, sanitation)



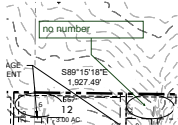
Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/6/2018 5:30:50 PM
Color: ■

recommend revising statement to allow for the market to dictate phasing so that if the actual phasing lines are slightly adjusted (adding 3 lots, or removing 3 lots) you do not have to amend the preliminary plan.



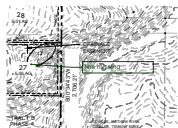
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:09:08 AM
Color: ■

please add 200' setback line



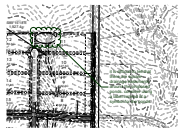
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:12:52 AM
Color: ■

no number



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:13:33 AM
Color: ■

line missing



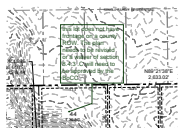
Subject: Cloud+
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:17:59 AM
Color: ■

it is difficult to tell that there are square drainage easements around the proposed ponds. consider using a label instead of a symbol for the ponds



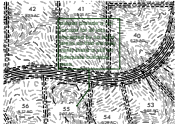
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:18:21 AM
Color: ■

This is not ROW to be constructed but for future extension of roadway in the event there is development to the north. Please make it clear on the drawing what the intent is.



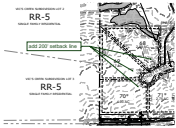
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:29:48 AM
Color: ■

this lot does not have frontage on a county ROW. The plan needs to be revised or a waiver of section 8.4.3 .C will need to be approved by the BoCC



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:31:41 AM
Color: ■

please provide a net lot size for all lots impacted by no build areas so that we may verify there is still an adequate buildable area.



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:33:13 AM
Color: ■

add 200' setback line



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:34:58 AM
Color: ■

this lot does not have frontage on a county ROW. The plan needs to be revised or a waiver of section 8.4.3 .C will need to be approved by the BoCC



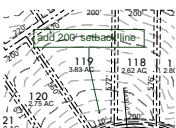
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:35:37 AM
Color: ■

add 200' setback line



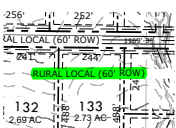
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:36:26 AM
Color: ■

add 200' setback line



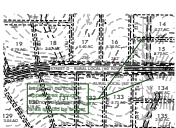
Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:37:22 AM
Color: ■

add 200' setback line



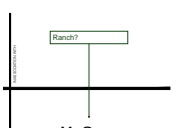
Subject: Highlight
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:38:13 AM
Color: ■

RURAL LOCAL (60' ROW)



Subject: Callout
Page Label: [1] FullPlan (2)
Author: dsdruiz
Date: 11/7/2018 10:39:10 AM
Color: ■

based on contours it appears as though the no build/drainage area should be bigger



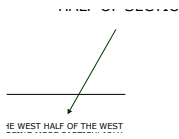
Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 11:00:27 AM
Color: ■

Ranch?



Subject: Cloud+
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 7:19:36 AM
Color: ■

incorrect, please revise



Subject: Arrow
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 7:19:56 AM
Color: ■



Subject: Cloud+
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 7:22:06 AM
Color: ■

to be completed prior to hearing



Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 7:23:30 AM
Color: ■

consider adding a note indicating if engineered foundations/site plans will be required.



Subject: Cloud+
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 7:30:26 AM
Color: ■

consider platting the entire drainage/open space area as one tract with phase 1 versus separating it into multiple phases.



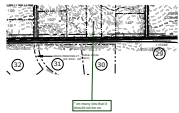
Subject: Callout
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 7:32:35 AM
Color: ■

add a note for typical utility easements.



Subject: Cloud+
Page Label: [1] PDP Cover (1)
Author: dsdruiz
Date: 11/7/2018 7:39:34 AM
Color: ■

consider rezoning this portion RR-5 to act as a buffer between the existing development of RR-5 and A-35 zoning district (note that many of the proposed parcels along the eastern boundary are 5 acres.



Subject: Callout
Page Label: [1] AdjacentPropertyOwners
Author: dsdruiz
Date: 11/7/2018 7:42:59 AM
Color: ■

* on many lots that it should not be on