

HIGH PLAINS FILING NO. 1

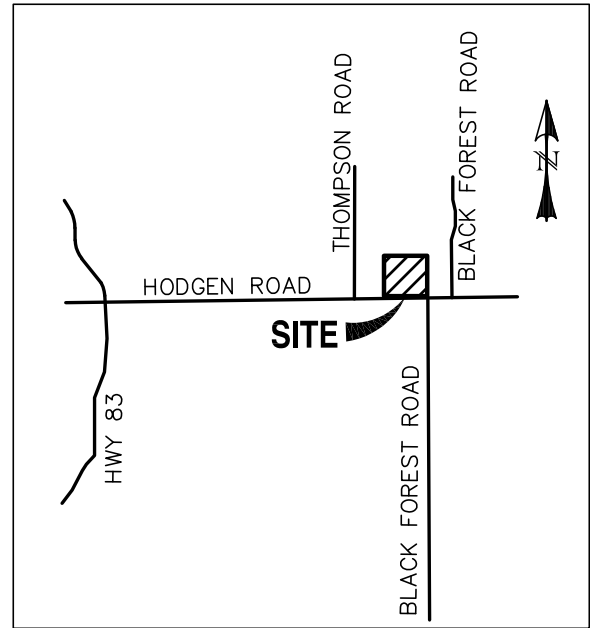
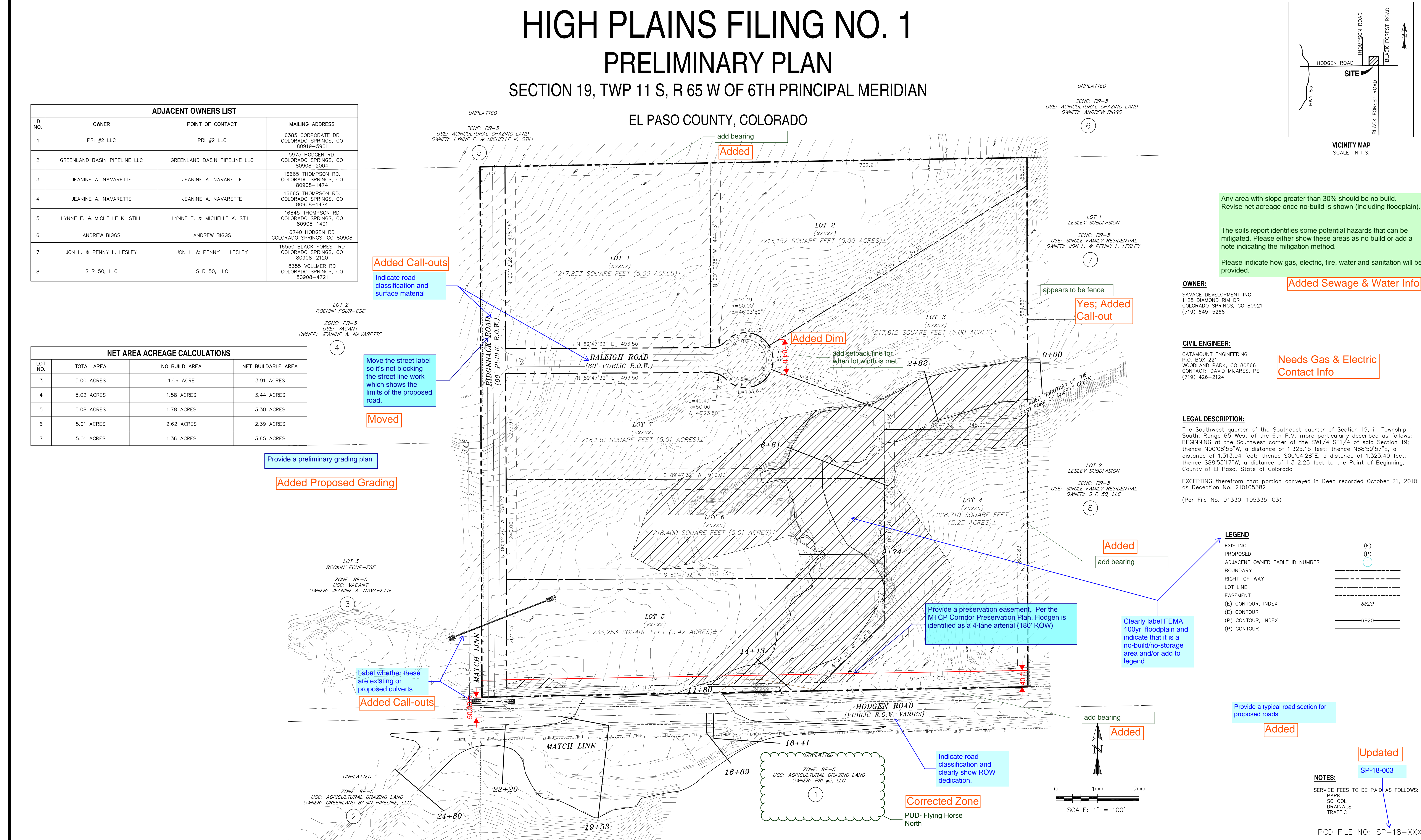
PRELIMINARY PLAN

SECTION 19, TWP 11 S, R 65 W OF 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO

ADJACENT OWNERS LIST			
ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	PRI #2 LLC	PRI #2 LLC	6385 CORPORATE DR COLORADO SPRINGS, CO 80919-5901
2	GREENLAND BASIN PIPELINE LLC	GREENLAND BASIN PIPELINE LLC	5975 HODGEN RD. COLORADO SPRINGS, CO 80908-2004
3	JEANINE A. NAVARETTE	JEANINE A. NAVARETTE	16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474
4	JEANINE A. NAVARETTE	JEANINE A. NAVARETTE	16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474
5	LYNNE E. & MICHELLE K. STILL	LYNNE E. & MICHELLE K. STILL	16845 THOMPSON RD COLORADO SPRINGS, CO 80908-1401
6	ANDREW BIGGS	ANDREW BIGGS	6740 HODGEN RD COLORADO SPRINGS, CO 80908
7	JON L. & PENNY L. LESLEY	JON L. & PENNY L. LESLEY	16550 BLACK FOREST RD COLORADO SPRINGS, CO 80908-2120
8	S R 50, LLC	S R 50, LLC	8355 VOLLMER RD COLORADO SPRINGS, CO 80908-4721

NET AREA ACREAGE CALCULATIONS			
LOT NO.	TOTAL AREA	NO BUILD AREA	NET BUILDABLE AREA
3	5.00 ACRES	1.09 ACRE	3.91 ACRES
4	5.02 ACRES	1.58 ACRES	3.44 ACRES
5	5.08 ACRES	1.78 ACRES	3.30 ACRES
6	5.01 ACRES	2.62 ACRES	2.39 ACRES
7	5.01 ACRES	1.36 ACRES	3.65 ACRES



Any area with slope greater than 30% should be no build. Revise net acreage once no-build is shown (including floodplain).

The soils report identifies some potential hazards that can be mitigated. Please either show these areas as no build or add a note indicating the mitigation method.

Please indicate how gas, electric, fire, water and sanitation will be provided.

OWNER:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR
COLORADO SPRINGS, CO 80921
(719) 649-5266

CIVIL ENGINEER:
CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID MUJARES, PE
(719) 426-2124

LEGAL DESCRIPTION:
The Southwest quarter of the Southeast quarter of Section 19, in Township 11 South, Range 65 West of the 6th P.M., more particularly described as follows: BEGINNING at the Southwest corner of the SW1/4 SE1/4 of said Section 19; thence N00°08'55"W, a distance of 1,325.15 feet; thence N88°59'57"E, a distance of 1,313.94 feet; thence S00°04'28"E, a distance of 1,323.40 feet; thence S88°55'17"W, a distance of 1,312.25 feet to the Point of Beginning, County of El Paso, State of Colorado
EXCEPTING therefrom that portion conveyed in Deed recorded October 21, 2010 as Reception No. 210105382
(Per File No. 01330-105335-C3)

LEGEND	
EXISTING	(E)
PROPOSED	(P)
ADJACENT OWNER TABLE ID NUMBER	1
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
(E) CONTOUR, INDEX	
(E) CONTOUR	
(P) CONTOUR, INDEX	
(P) CONTOUR	

REV.	DESCRIPTION	DATE

811 Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

PREPARED FOR:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR.
COLORADO SPRINGS, CO 80921

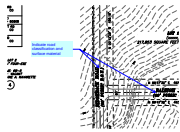


HIGH PLAINS FILING NO. 1
PRELIMINARY PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1"=100'	DATE: 07/09/18
JOB NUMBER 17-135	SHEET 1 OF 1

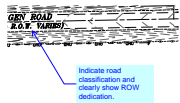
Markup Summary

Daniel Torres (6)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/13/2018 10:12:15 AM
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Indicate road classification and surface material



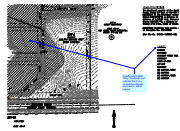
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Date: 8/13/2018 11:02:10 AM
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Indicate road classification and clearly show ROW dedication.

Provide a typical road section for proposed roads

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Author: Daniel Torres
Date: 8/13/2018 2:32:54 PM
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Provide a typical road section for proposed roads



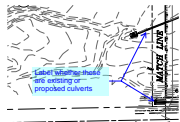
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Date: 8/13/2018 2:34:06 PM
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Clearly label FEMA 100yr floodplain and indicate that it is a no-build/no-storage area and/or add to legend

OTES:
SP-18-003
DRIVE FEES TO BE PAID AS FOLLOWS:
PARK
SCHOOL
DRAINAGE
TRAFFIC
PCD FILE NO: SP-18-XXX

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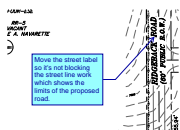
SP-18-003



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Label whether these are existing or proposed culverts

dsdlaforce (6)



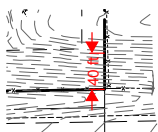
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Move the street label so it's not blocking the street line work which shows the limits of the proposed road.



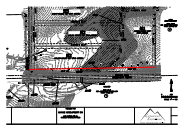
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Page Label: 1
Author: dsdlaforce
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50.00 ft

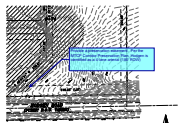


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40 ft

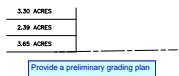


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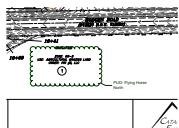
Provide a preservation easement. Per the MTCP Corridor Preservation Plan, Hodgen is identified as a 4-lane arterial (180' ROW)



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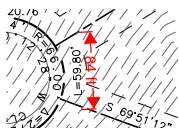
Provide a preliminary grading plan

dsdruiz (8)



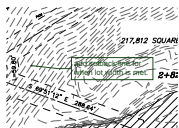
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PUD- Flying Horse North



Subject: Length Measurement
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Author: dsdruiz
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84 ft



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add setback line for when lot width is met.



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Author: dsdruiz
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appears to be fence

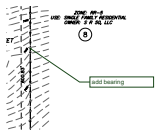


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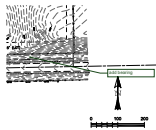
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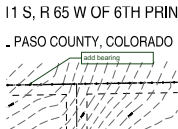
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add bearing



Subject: Callout
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Date: 8/14/2018 1:43:15 PM
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add bearing



Subject: Callout
Page Label: 1
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