

# STERLING RANCH PHASE TWO PRELIMINARY PLAN EL PASO COUNTY, COLORADO

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION FOR PARCEL A:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3254.72 FEET, POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STERLING RANCH ROAD AND THE WEST RIGHT OF WAY LINE OF DINES BOULEVARD, AND THE TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES;

- THENCE S 76°19'20" W, A DISTANCE OF 1284.09 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 20°19'30", (THE CHORD OF WHICH BEARS S 66°09'35" W, A CHORD DISTANCE OF 367.00 FEET), AN ARC DISTANCE OF 368.93 FEET;

THENCE N 16°30'13" W, A DISTANCE OF 200.14 FEET;  
 THENCE S 73°29'47" W, A DISTANCE OF 11.32 FEET;  
 THENCE N 01°56'05" E, A DISTANCE OF 302.71 FEET;  
 THENCE N 06°02'39" E, A DISTANCE OF 124.15 FEET;  
 THENCE N 02°27'45" E, A DISTANCE OF 148.55 FEET;  
 THENCE N 00°42'35" W, A DISTANCE OF 195.00 FEET;  
 THENCE N 89°17'25" E, A DISTANCE OF 1031.42 FEET;  
 THENCE S 04°50'24" E, A DISTANCE OF 20.00 FEET;  
 THENCE N 85°09'36" E, A DISTANCE OF 54.23 FEET;  
 THENCE N 85°31'10" E, A DISTANCE OF 59.92 FEET;  
 THENCE N 80°21'06" E, A DISTANCE OF 59.99 FEET;  
 THENCE N 83°22'30" E, A DISTANCE OF 194.64 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 08°11'54", (THE CHORD OF WHICH BEARS S 27°57'43" E, A CHORD DISTANCE OF 85.07 FEET), AN ARC DISTANCE OF 85.14 FEET;  
 THENCE S 32°03'40" E, A DISTANCE OF 152.06 FEET TO A POINT OF CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 18°23'00", (THE CHORD OF WHICH BEARS S 22°52'10" E, A CHORD DISTANCE OF 134.18 FEET), AN ARC DISTANCE OF 134.76 FEET TO A POINT OF TANGENT;

THENCE S 13°40'40" E, A DISTANCE OF 218.90 FEET TO THE TRUE POINT OF BEGINNING;  
 SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,127,975 SQUARE FEET (25.895 ACRES) MORE OR LESS.

### LEGAL DESCRIPTION FOR PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND IN A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3334.72 FEET, POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STERLING RANCH ROAD AND THE WEST RIGHT OF WAY LINE OF DINES BOULEVARD;  
 THENCE N 76°19'20" E ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

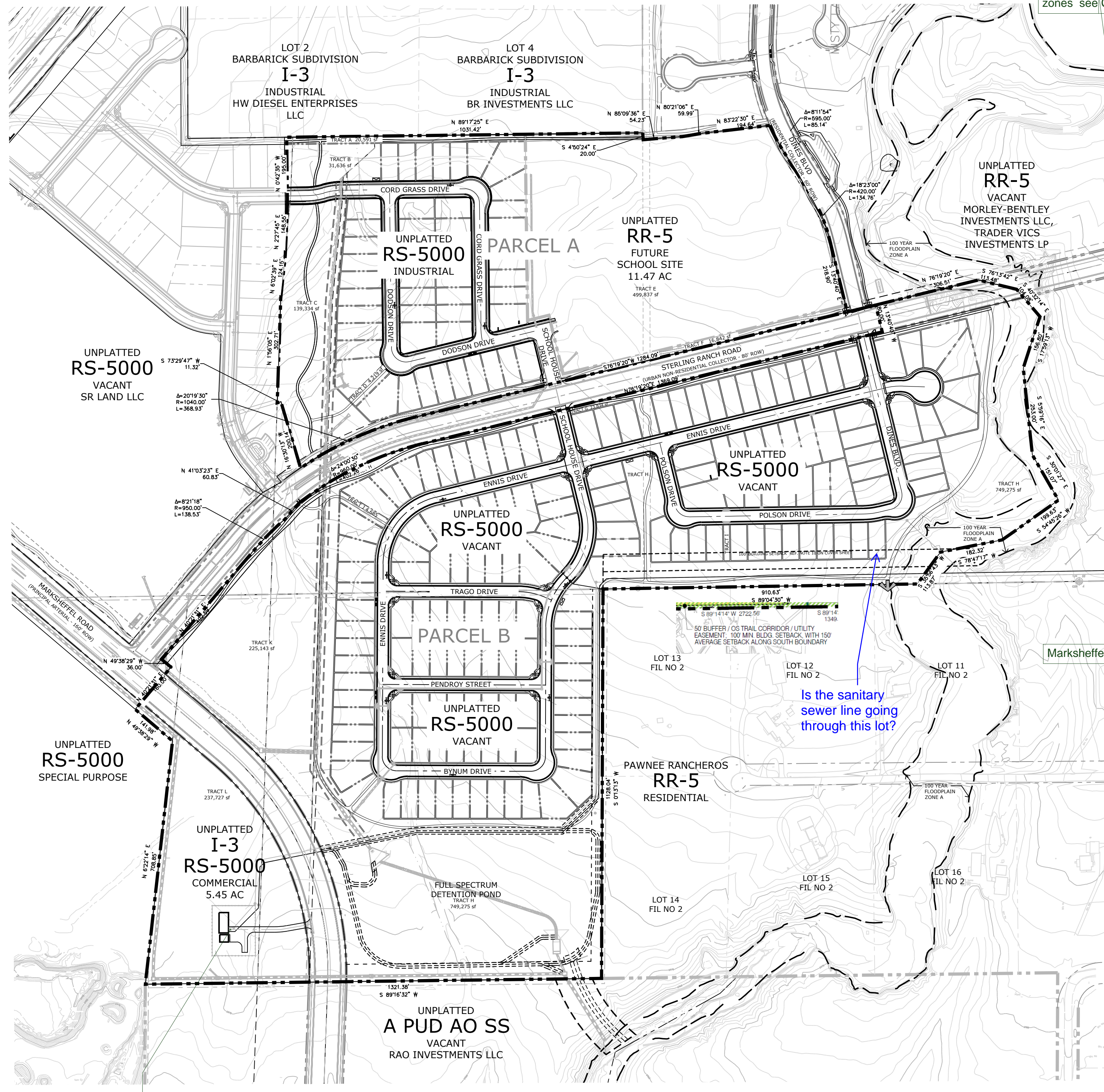
THENCE N 76°19'20" E CONTINUING ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD A DISTANCE OF 306.51 FEET;  
 THENCE S 76°13'42" E, A DISTANCE OF 113.48 FEET;  
 THENCE S 40°32'14" E, A DISTANCE OF 104.08 FEET;  
 THENCE S 17°59'13" W, A DISTANCE OF 156.80 FEET;  
 THENCE S 05°59'16" E, A DISTANCE OF 253.00 FEET;  
 THENCE S 30°01'27" E, A DISTANCE OF 151.07 FEET;  
 THENCE S 54°45'26" W, A DISTANCE OF 199.63 FEET;  
 THENCE S 78°47'17" W, A DISTANCE OF 182.32 FEET;  
 THENCE S 35°56'43" W, A DISTANCE OF 113.87 FEET;  
 THENCE S 89°04'30" W, A DISTANCE OF 910.63 FEET;  
 THENCE S 00°13'13" W, A DISTANCE OF 1128.04 FEET;  
 THENCE S 89°16'32" W, A DISTANCE OF 1321.38 FEET;  
 THENCE N 06°52'14" E, A DISTANCE OF 708.85 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD;

THENCE N 49°38'29" W ALONG SAID SOUTHWEST RIGHT OF WAY LINE, A DISTANCE OF 141.98 FEET;  
 THENCE N 40°21'31" E, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD;  
 THENCE N 49°38'29" W ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 36.00 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STERLING RANCH ROAD;

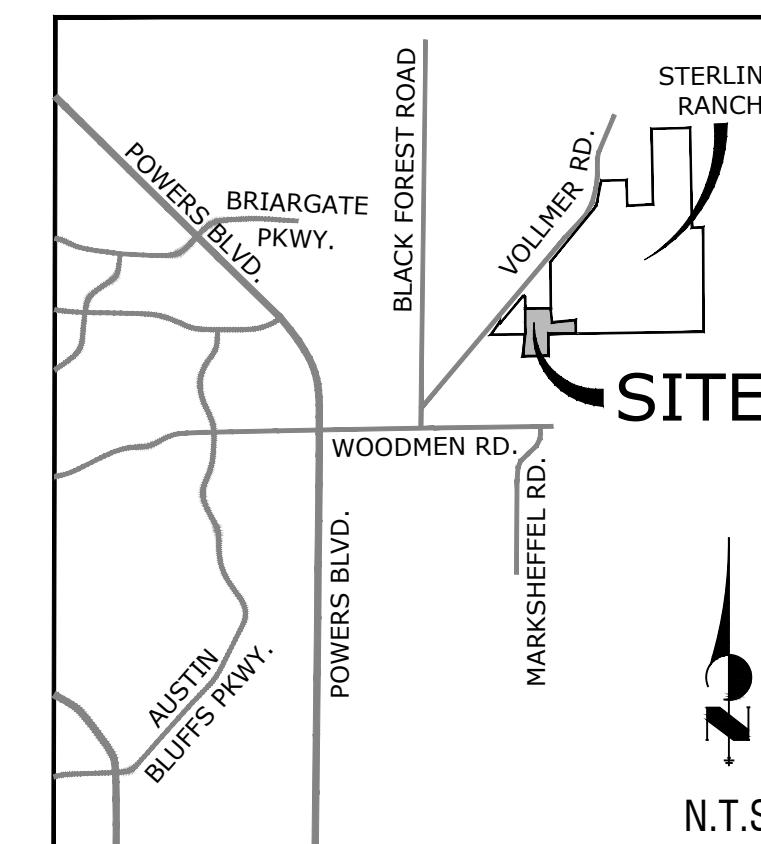
THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF STERLING RANCH ROAD THE FOLLOWING FIVE (5) COURSE;

- THENCE N 40°21'31" E, A DISTANCE OF 402.59 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'18", (THE CHORD OF WHICH BEARS N 44°33'10" E, A CHORD DISTANCE OF 138.41 FEET), AN ARC LENGTH OF 138.53 FEET;
- THENCE N 41°03'23" E, NON-TANGENT TO THE PREVIOUS COURSE, 60.83 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30", (THE CHORD OF WHICH BEARS N 64°19'05" E, A CHORD DISTANCE OF 399.33 FEET), AN ARC DISTANCE OF 402.26 FEET TO A POINT OF TANGENT;
- THENCE N 76°19'20" E, A DISTANCE OF 1369.09 FEET;

THENCE N 13°40'40" W, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING;  
 SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,705,237 SQUARE FEET (62.104 ACRES) MORE OR LESS.



## VICINITY MAP



roadway setbacks are different than buffers from land use or zones see Chapter 6

## SITE DATA

<b>OWNER:</b>	SR LAND LLC 8605 EXPLORER DR. STE 102 COLORADO SPRINGS CO 80903-3300	VOLLMER ROAD LLC, C/O PIONEER SAND CO. 5000 NORTH PARK DR. COLORADO SPRINGS CO 80918-3822
CHALLENGER COMMUNITIES LLC. 8605 EXPLORER DR. STE 250 COLORADO SPRINGS CO 80920-1013	TRADER VICS INVESTMENTS LP PO BOX 217 GALENA KS 66739-0217	is this correct?

Tax ID Numbers: 5233000010, 5200000364, 5233000011, 5233000012, 5300000173, 5200000229

Sketch Plan:	SKP-07-007 (Approved 2008)	correct
Current Zoning:	RS-5000, RR-5, I-3	
Development Schedule:	2019	
Proposed Land Use:	Single Family Residential	there is school shown and future commercial and industrial development tracts shown- if not lotted these will need to be preliminary planned and platted at a later date.
Max Building Height:	35'	
Max Lot Coverage:	40% (45% for single-story ranch style residence)	
Minimum Lot Width:	50' at front setback line	
Land Use:		
Lots:	30.18 ac - 212 Lots (34.3%)	
Open Space/Tracts:	21.72 ac (24.8%)	
Future Dev. (Tracts K&L):	10.62 ac (12.1%)	
R.O.W.:	13.99 ac (15.9%)	
School Site (Tract E):	11.47 ac (13.1%)	
Total Area:	87.99	
Density:	3.22 du/ac (excludes Tracts E, K, &L)	this is only for the RS5000 zoning

Landscape Setbacks/Buffers:	
- Sterling Ranch Road:	20' (30' from back of curb)
- North Boundary:	20'
- South Boundary:	50' Buffer
- East Boundary:	30' adjacent to Pawnee Rancheros
Building Setbacks:	
- Front:	25'
- Side:	5'
- Rear:	25'
Minimum Lot Size:	5,000 sf
Lot Size Range:	5,000 sf - 12,130 sf
Average Lot Size:	6,201 sf

## NOTES

- All trails to be non-motorized trails.
- Trails labeled as "County Trail" will be maintained by El Paso County Parks Department.
- Developing in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Landowner shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- Residential lots shall not have direct access to a street classified as a Residential Collector or higher.
- "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that the search would find the fee obligation before sale of the property."
- Lots followed by "\*" will be used as Temporary Detention Ponds. These ponds shown along the Sand Creek Channel shall be constructed outside the 100-year floodplain. These ponds may be final platted within tracts and owned and maintained by the Sterling Ranch Metropolitan District.
- Per Approved Sketch Plan (SKP-07-007) lots along the southern property boundary (Lots 12-24 and 66) adjacent to the Pawnee Rancheros Subdivision are to have a 100' minimum building setback, with an overall average 150' setback along the entirety of the approved Sketch Plan's south boundary.

depict setbacks- now is the time to identify the average 150' currently your showing 50' buffer and an additional 50' totaling 100'. Building setbacks are measured from lot lines.

## SHEET INDEX

Sheet 1 of 5:	Cover Sheet
Sheet 2 of 5:	Tract Plan
Sheet 3 of 5:	Preliminary Plan
Sheet 4 of 5:	Preliminary Overall Grading Plan
Sheet 5 of 5:	Preliminary Overall Utility Plan

and 118-127?

(to be platted with Sterling Filing #2)

two parcels so why so many schedule nos.? correct table

Is the sanitary sewer line going through this lot?

1.5 acre tract for lift station per 2018 SKP

your missing a couple standard check list items: title block, adj prop owners, etc... I have emailed you the basic list. Review and add all items on list plus cross ref with Code, ECM and DCM text.

Provide all checklist items including approximate road grades, centerline lengths and radii, label all drainage facilities, etc. Additional sheets will be required for legibility.

Provide preliminary grading plan.

geo hazards & constraints notes added and shall be depicted (See retreat timber-ridge prelim plan for example completed by your firm) This is also identified as a req in the Statute

**Soil and Geology Conditions:**  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 •Downslope Creep: (name lots or location of area)  
 •Rockfall Source: (name lots or location of area)  
 •Rockfall Runout Zone: (name lots or location of area)  
 •Potentially Seasonally High Groundwater: (name lots or location of area)  
 •Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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

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## STERLING RANCH

### PRELIMINARY PLAN

El Paso County, Colorado

DATE: 8.27.18  
 PROJECT MGR: A. BARLOW  
 PREPARED BY: B. SWENSON

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:

## COVER SHEET

1 OF 5

CPC #  
 SP-19-001

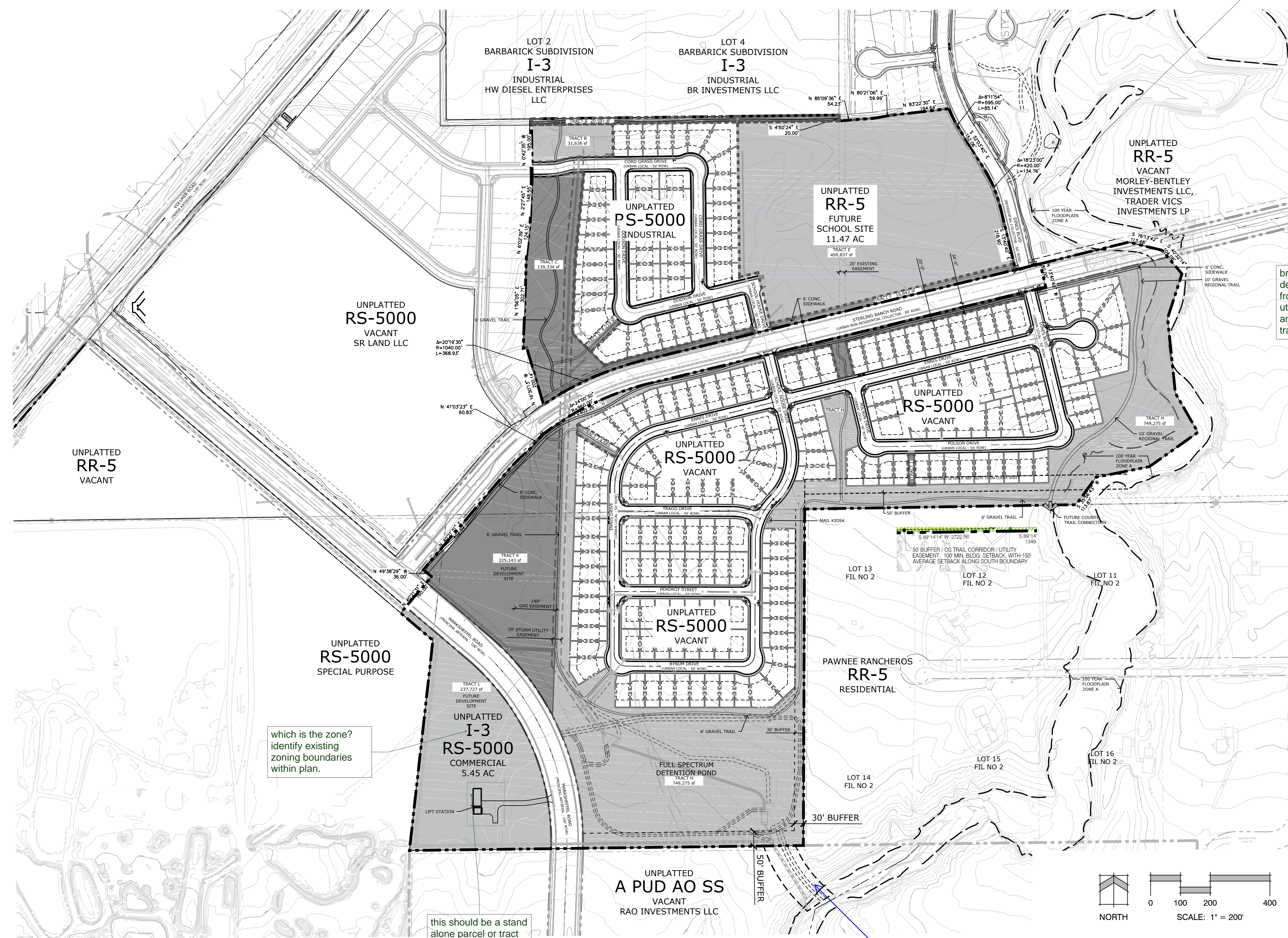
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# STERLING RANCH PHASE TWO PRELIMINARY PLAN EL PASO COUNTY, COLORADO

im not sure that this large graphic adds to the sheet set- the identification o the tracts should be shown on sheet 3 with the lots....its ok to have - please verify all buffers and setbacks on depicted on sheets 2 & 3 in addition to the required info.

TRACT USE CHART:			
TRACT	AREA	USE	OWNERSHIP / MAINTENANCE
A	20,591 SF	Landscape, Drainage, Trails	Sterling Ranch Metro District #2
B	31,636 SF	Landscape, Drainage, Mail Kiosk, Trails	Sterling Ranch Metro District #2
C	139,334 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
D	4,219 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
E	499,837 SF	School	School District 20
F	16,842 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
G	23,034 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
H	749,275 SF	Landscape, Drainage, Utilities, Trails, Mail Kiosk	Sterling Ranch Metro District #2
I	2,100 SF	Trails, Stormwater Detention	Sterling Ranch Metro District #2
J	4,685 SF	Trails, Stormwater Detention	Sterling Ranch Metro District #2
K	225,143 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
L	237,727 SF	Drainage, Utilities	Sterling Ranch Metro District #2



brake out the future development tracts from the open space, utility, & drainage, and then school tracts.

lift station should be in its own tract. you need to plat it to make a legal parcel because it will be under 35 acres

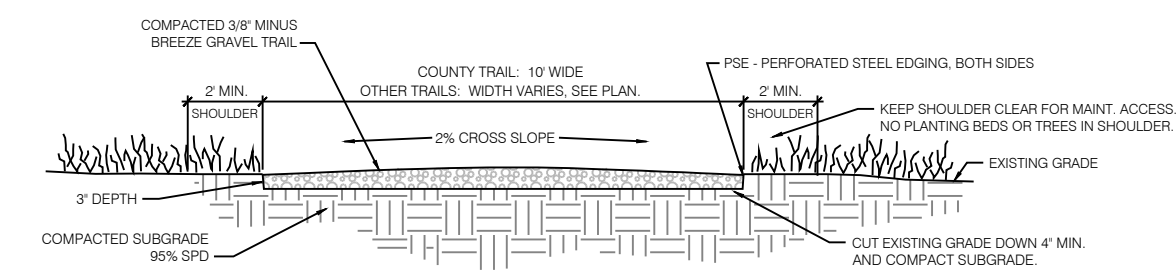
This is to be developed land per the label - its not open space so label as development tracts or identify lots. If lots are not identified a preliminary plan will be required. prior to platting.

which is the zone? identify existing zoning boundaries within plan.

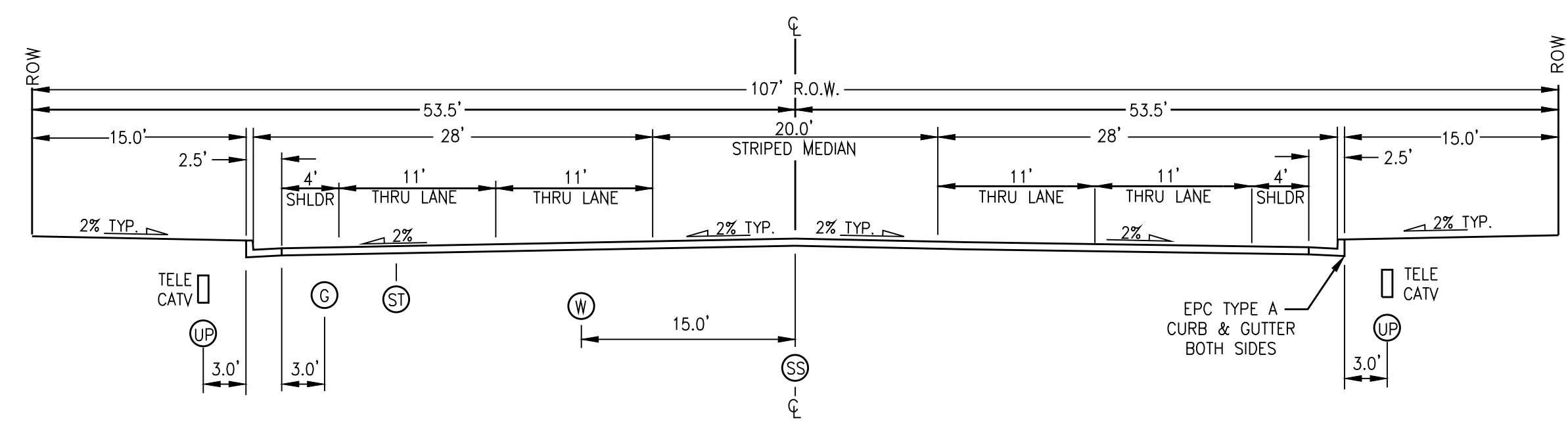
this should be a stand alone parcel or tract

Offsite easements required

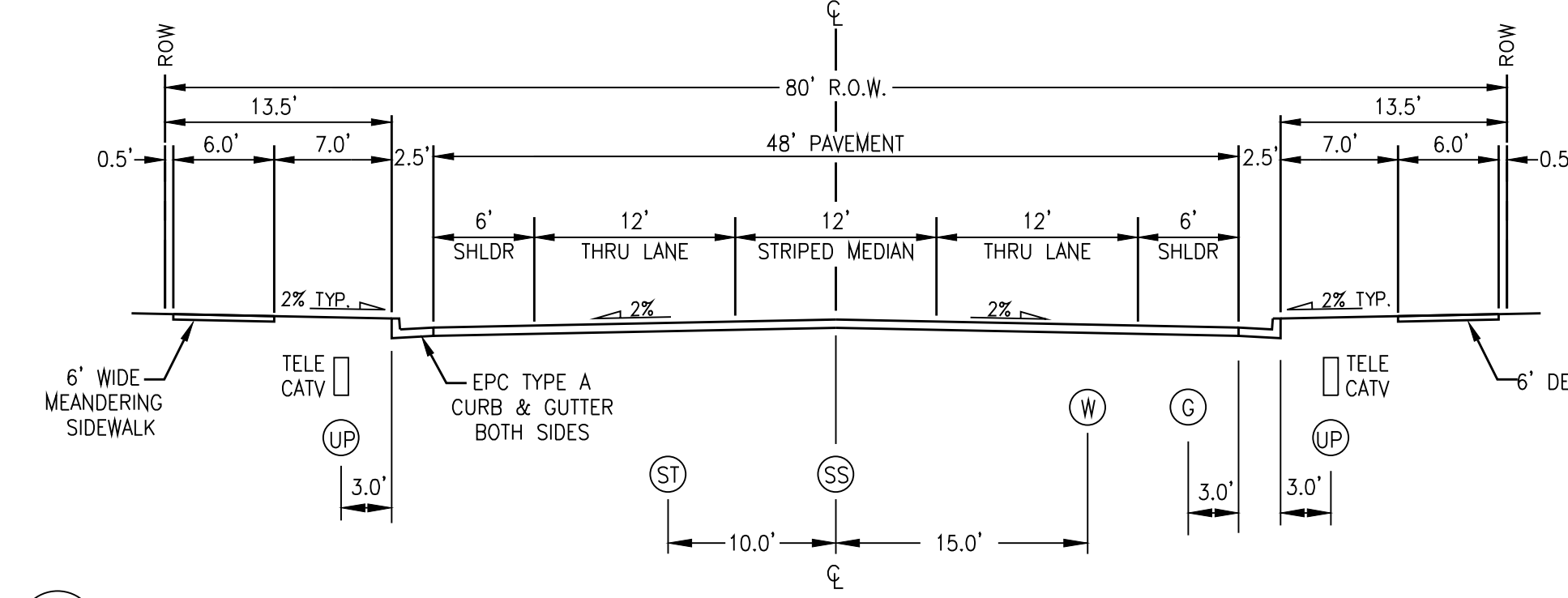
- NOTES:
1. ALL COUNTY TRAILS TO BE A 10' WIDE BREEZE GRAVEL PATH. WHERE COUNTY TRAIL MEETS WITH SIDEWALK, WALK TO BE MIN. 10' WIDE CONCRETE WITH A 4' WIDE BREEZE GRAVEL BRIDGE PATH ADJACENT TO WALK FOR EQUESTRIAN ACCESS.
  2. SEE PLAN FOR WIDTH OF ALL OTHER TRAILS THAT ARE NOT SPECIFIED AS 10' COUNTY TRAILS.
  3. USE 2% CROSS SLOPE FOR PITCHED SLOPED AREAS.
  4. CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.
  5. GRAVEL TO INTERCEPT DRAINAGE FROM SLOPED UPHILL OF TRAIL.



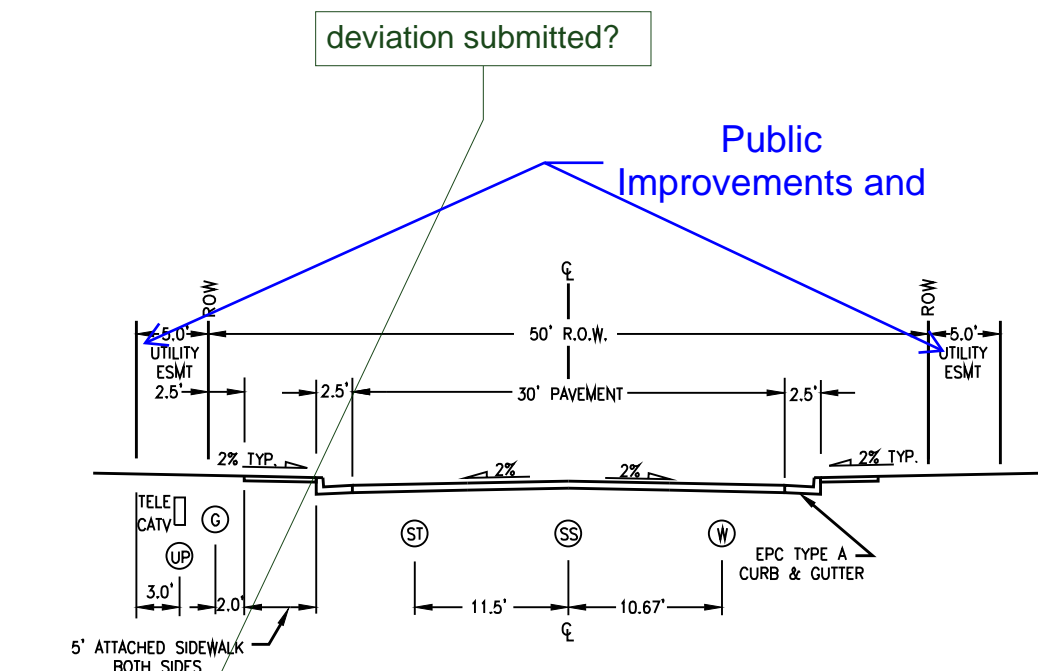
(D) GRAVEL TRAIL SCALE: 1/2" = 1'-0"



(A) ULTIMATE MARKSHEFFEL ROAD (MODIFIED) 4 LAND URBAN PRINCIPAL ARTERIAL CROSS SECTION SCALE: NTS



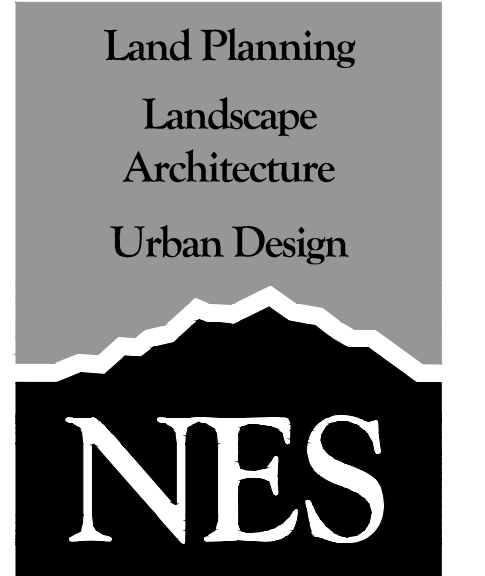
(B) STERLING RANCH ROAD URBAN NON-RESIDENTIAL COLLECTOR SCALE: NTS



(C) (MODIFIED) URBAN LOCAL CROSS SECTION SCALE: NTS

(Deviation requested, proposed to be City-owned and maintained.)

where are the other 2 sheets?



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

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## STERLING RANCH PRELIMINARY PLAN El Paso County, Colorado

DATE: 8.27.18  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

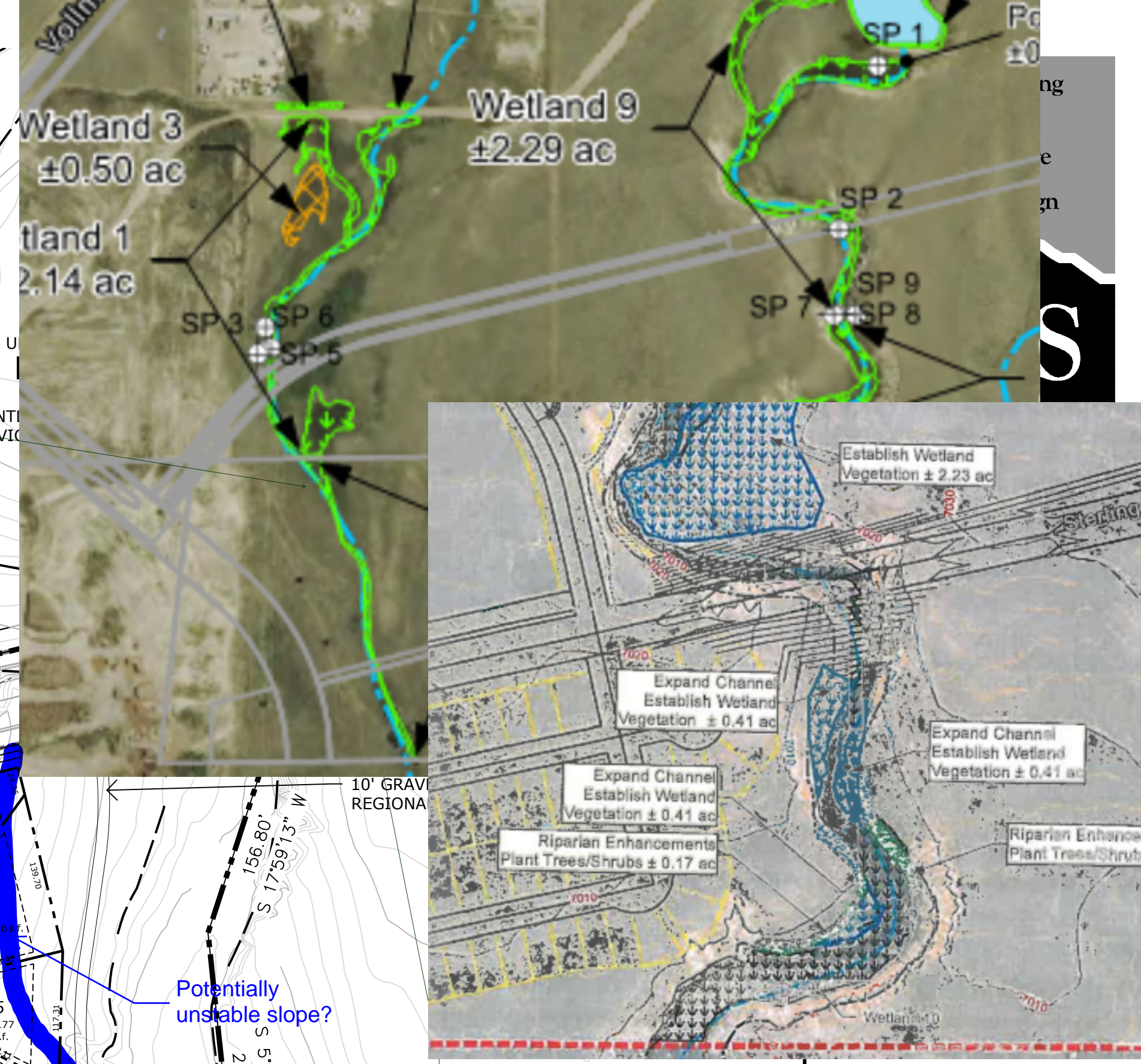
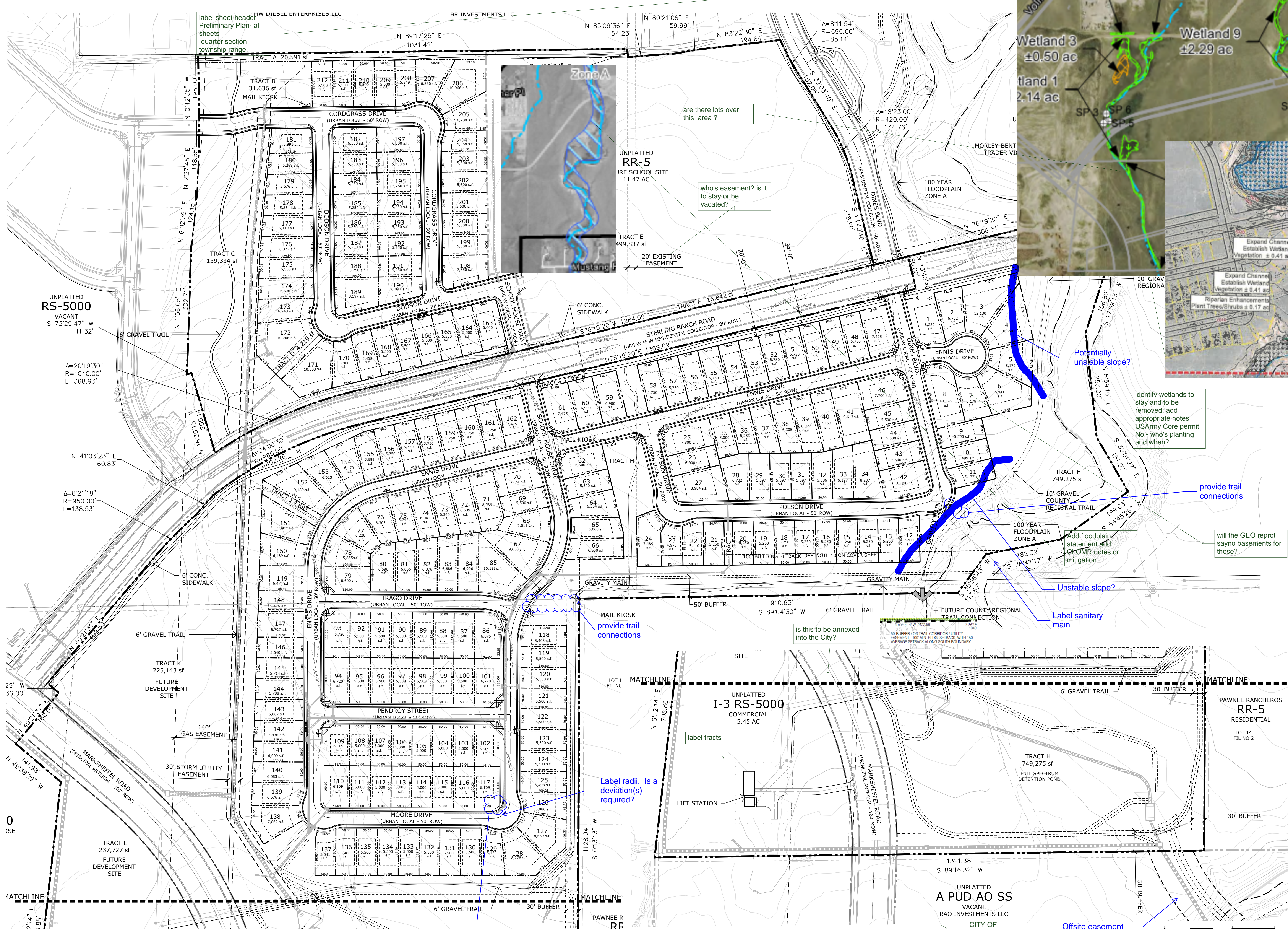
### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

### TRACT MAP

2 OF 5  
CPC # SP-19-001





**STERLING RANCH**  
PRELIMINARY PLAN

El Paso County, Colorado

DATE: 8.27.18  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

**ENTITLEMENT**

PAWNEE RANCHEROS  
**RR-5**  
RESIDENTIAL

DATE:	BY:	DESCRIPTION:

**PRELIMINARY PLAN**

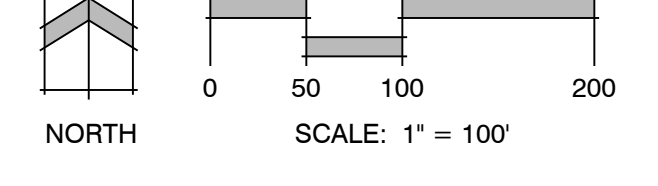
**3**  
3 OF 5

CPC #  
SP-19-001

1 PRELIMINARY PLAN

2 PRELIMINARY PLAN

Adjust all lot corners throughout the plan to be outside of sidewalks and sight distance triangles.

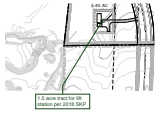


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# Markup Summary

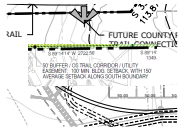
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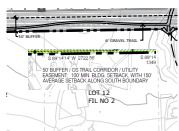
1.5 acre tract for lift station per 2018 SKP

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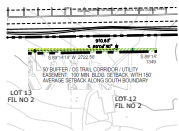
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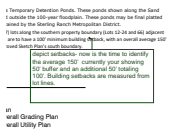
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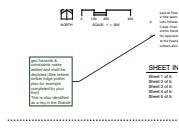
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depict setbacks- now is the time to identify the average 150' currently your showing 50' buffer and an additional 50' totaling 100'. Building setbacks are measured from lot lines.

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geo hazards & constraints notes added and shall be depicted (See retreat timber-ridge prelim plan for example completed by your firm)  
This is also identified as a req in the Statute



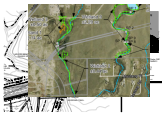
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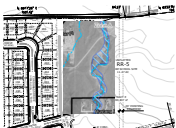
Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
▪Downslope Creep: (name lots or location of area)  
▪Rockfall Source:(name lots or location of area)  
▪Rockfall Runout Zone:(name lots or location of area)  
▪Potentially Seasonally High Groundwater:(name lots or location of area)  
▪Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

2/26/2019 1:34:45 PM (1)



**Subject:** Image  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 1:34:45 PM  
**Color:** ■

2/26/2019 1:47:06 PM (1)



**Subject:** Image  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 1:47:06 PM  
**Color:** ■

2/26/2019 1:49:19 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 1:49:19 PM  
**Color:** ■

Add floodplain statement add CLOMR notes or mitigation

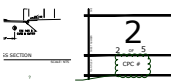
2/26/2019 1:50:22 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 1:50:22 PM  
**Color:** ■

18-471

2/26/2019 11:48:05 AM (1)

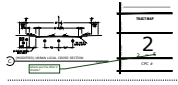


**Subject:** Cloud+  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:48:05 AM  
**Color:** ■

?



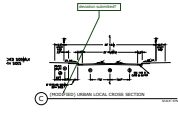
2/26/2019 11:48:32 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:48:32 AM  
**Color:** ■

where are the other 2 sheets?

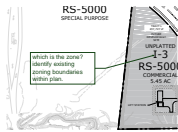
2/26/2019 11:49:12 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:49:12 AM  
**Color:** ■

deviation submitted?

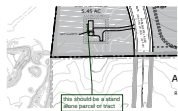
2/26/2019 11:50:21 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:50:21 AM  
**Color:** ■

which is the zone? identify existing zoning boundaries within plan.

2/26/2019 11:50:55 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:50:55 AM  
**Color:** ■

this should be a stand alone parcel or tract

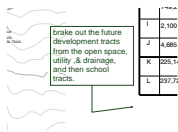
2/26/2019 11:55:36 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:55:36 AM  
**Color:** ■

This is to be developed land per the label - its not open space so label as development tracts or identify lots. If lots are not identified a preliminary plan will be required to develop. prior to platting.

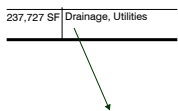
2/26/2019 11:56:12 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:56:12 AM  
**Color:** ■

brake out the future development tracts from the open space, utility ,& drainage, and then school tracts.

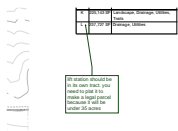
2/26/2019 11:56:38 AM (1)



**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:56:38 AM  
**Color:** ■

Arrow

2/26/2019 11:57:31 AM (1)

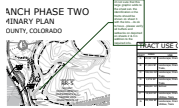


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 11:57:31 AM  
**Color:** ■

lift station should be in its own tract. you need to plat it to make a legal parcel because it will be under 35 acres



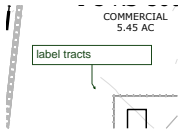
2/26/2019 12:07:31 PM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:07:31 PM  
**Color:** ■

im not sure that this large graphic adds to the sheet set- the identification o the tracts should be shown on sheet 3 with the lots....its ok to have - please verify all buffers and setbacks on depicted on sheets 2 & 3 in addition to the required info.

2/26/2019 12:08:18 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:08:18 PM  
**Color:** ■

label tracts

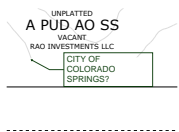
2/26/2019 12:08:38 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:08:38 PM  
**Color:** ■

is this to be annexed into the City?

2/26/2019 12:09:43 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:09:43 PM  
**Color:** ■

CITY OF COLORADO SPRINGS?

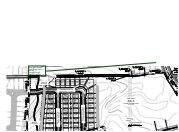
2/26/2019 12:10:37 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:10:37 PM  
**Color:** ■

who's easement? is it to stay or be vacated?

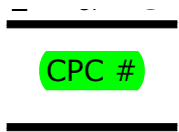
2/26/2019 12:12:15 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:12:15 PM  
**Color:** ■

label sheet header Preliminary Plan- all sheets quarter section township range.

2/26/2019 12:12:40 PM (1)



**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:12:40 PM  
**Color:** ■

CPC #

2/26/2019 12:17:24 PM (1)

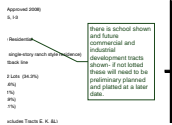


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:17:24 PM  
**Color:** ■

correct



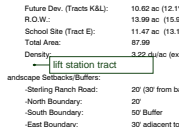
2/26/2019 12:18:11 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:18:11 PM  
**Color:** ■

there is school shown and future commercial and industrial development tracts shown- if not lotted these will need to be preliminary planned and platted at a later date.

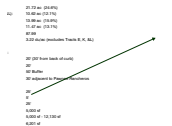
2/26/2019 12:19:15 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:19:15 PM  
**Color:** ■

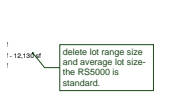
lift station tract

2/26/2019 12:19:43 PM (1)



**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:19:43 PM  
**Color:** ■

2/26/2019 12:20:35 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:20:35 PM  
**Color:** ■

delete lot range size and average lot size- the RS5000 is standard.

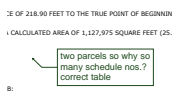
2/26/2019 12:27:25 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:27:25 PM  
**Color:** ■

your missing a couple standard check list items: title block, adj prop owners, etc... I have emailed you the basic list. Review and add all items on list plus cross ref with Code, ECM and DCM text.

2/26/2019 12:28:37 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:28:37 PM  
**Color:** ■

two parcels so why so many schedule nos.? correct table

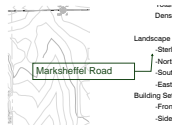
2/26/2019 12:29:32 PM (1)



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:29:32 PM  
**Color:** ■

is this correct?

2/26/2019 12:30:31 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:30:31 PM  
**Color:** ■

Marksheffel Road



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2/26/2019 12:31:17 PM (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:31:17 PM  
**Color:** ■

this does not work with the non-residential zoning.

---

2/26/2019 12:32:08 PM (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:32:08 PM  
**Color:** ■

roadway setbacks are different than buffers from land use or zones see Chapter 6

---

2/26/2019 12:59:14 PM (1)

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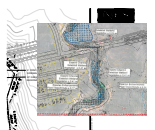
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/26/2019 12:59:14 PM  
**Color:** ■

this is only for the RS5000 zoning

---

2/26/2019 2:00:13 PM (1)

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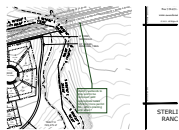


**Subject:** Image  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 2:00:13 PM  
**Color:** ■

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2/26/2019 2:00:44 PM (1)

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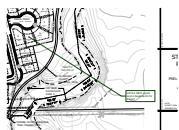
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 2:00:44 PM  
**Color:** ■

identify wetlands to stay and to be removed; add appropriate notes ; USArmy Core permit No.- who's planting and when?

---

2/26/2019 2:01:16 PM (1)

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**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/26/2019 2:01:16 PM  
**Color:** ■

will the GEO reprot sayno basements for these?

---

3/4/2019 11:11:44 AM (1)

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**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 3/4/2019 11:11:44 AM  
**Color:** ■

are there lots over this area ?

---

3/5/2019 3:09:51 PM (1)

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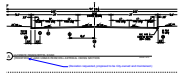


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/5/2019 3:09:51 PM  
**Color:** ■

Is the sanitary sewer line going through this lot?



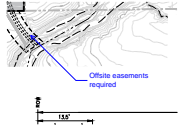
3/5/2019 3:14:16 PM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 3/5/2019 3:14:16 PM  
**Color:** ■

(Deviation requested, proposed to be City-owned and maintained.)

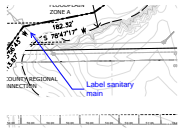
3/5/2019 3:16:55 PM (1)



**Subject:** Callout  
**Page Label:** 2  
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**Date:** 3/5/2019 3:16:55 PM  
**Color:** ■

Offsite easements required

3/5/2019 3:18:40 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/5/2019 3:18:40 PM  
**Color:** ■

Label sanitary main

3/5/2019 3:20:51 PM (1)



**Subject:** Cloud+  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/5/2019 3:20:51 PM  
**Color:** ■

provide trail connections

3/5/2019 3:23:34 PM (1)

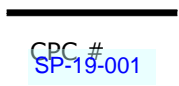


**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/5/2019 3:23:34 PM  
**Color:** ■

Provide all checklist items including approximate road grades, centerline lengths and radii, label all drainage facilities, etc. Additional sheets will be required for legibility.

Provide preliminary grading plan.

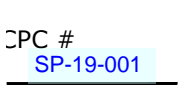
3/6/2019 9:18:38 AM (1)



**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 3/6/2019 9:18:38 AM  
**Color:** ■

SP-19-001

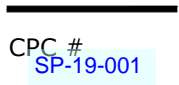
3/6/2019 9:18:51 AM (1)



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/6/2019 9:18:51 AM  
**Color:** ■

SP-19-001

3/6/2019 9:18:59 AM (1)



**Subject:** Text Box  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/6/2019 9:18:59 AM  
**Color:** ■

SP-19-001



3/6/2019 9:20:17 AM (1)

CTES offsite

All trails to be non-motorized trails.  
Trails labeled as "Utility Trail" will be maintained.  
Landscaping in public rights-of-way will be maintained.  
Developer shall analyze the need to provide all or  
improvements of the City of Colorado Springs, to  
development. If road improvements are necessary  
Improvements Agreement or Development Agree

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/6/2019 9:20:17 AM  
**Color:** ■

offsite

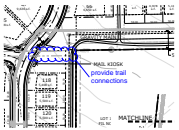
3/6/2019 9:21:58 AM (1)



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/6/2019 9:21:58 AM  
**Color:** ■

Not found. Provide lot numbers if any.

3/6/2019 9:23:23 AM (1)



**Subject:** Cloud+  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/6/2019 9:23:23 AM  
**Color:** ■

provide trail connections

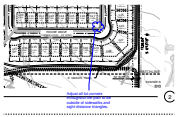
3/6/2019 9:24:17 AM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/6/2019 9:24:17 AM  
**Color:** ■

and 118-127?

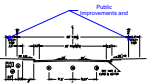
3/7/2019 1:21:01 PM (1)



**Subject:** Cloud+  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/7/2019 1:21:01 PM  
**Color:** ■

Adjust all lot corners throughout the plan to be outside of sidewalks and sight distance triangles.

3/7/2019 11:52:38 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 3/7/2019 11:52:38 AM  
**Color:** ■

Public Improvements and

3/7/2019 12:05:47 PM (1)



**Subject:** Highlight  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/7/2019 12:05:47 PM  
**Color:** ■

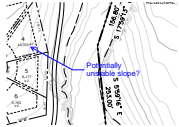
3/7/2019 12:11:41 PM (1)



**Subject:** Highlight  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/7/2019 12:11:41 PM  
**Color:** ■



3/7/2019 12:12:12 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/7/2019 12:12:12 PM  
**Color:** ■

Potentially unstable slope?

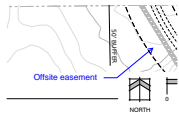
3/7/2019 12:12:43 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/7/2019 12:12:43 PM  
**Color:** ■

Unstable slope?

3/7/2019 12:13:17 PM (1)



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 3/7/2019 12:13:17 PM  
**Color:** ■

Offsite easement

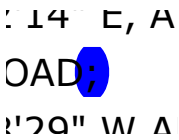
3/7/2019 12:20:43 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:20:43 PM  
**Color:** ■

(to be platted with Sterling Ranch Filing #2)

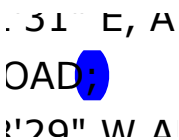
3/7/2019 12:28:42 PM (1)



**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:28:42 PM  
**Color:** ■

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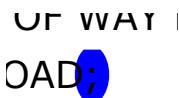
3/7/2019 12:28:48 PM (1)



**Subject:** Highlight  
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**Date:** 3/7/2019 12:28:48 PM  
**Color:** ■

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3/7/2019 12:28:58 PM (1)



**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:28:58 PM  
**Color:** ■

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3/7/2019 12:29:05 PM (1)



**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:29:05 PM  
**Color:** ■



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3/7/2019 12:30:09 PM (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:30:09 PM  
**Color:** ■

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3/7/2019 12:30:27 PM (1)

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**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:30:27 PM  
**Color:** ■

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3/7/2019 12:30:30 PM (1)

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OAD A D

**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:30:30 PM  
**Color:** ■

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3/7/2019 12:30:32 PM (1)

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**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:30:32 PM  
**Color:** ■

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3/7/2019 12:30:38 PM (1)

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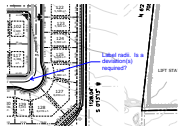
OAD A

**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 3/7/2019 12:30:38 PM  
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3/7/2019 12:36:13 PM (1)

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**Subject:** Callout  
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Label radii. Is a deviation(s) required?