

LEGAL

NORTH PARCEL A PARCEL OF SOUTH, RANC THE NORTHERLY RANGE 65 WE BEING MORE

BASIS OF BEI SECTION 34, BOUNTEI AND 2-1/2" A N89°14'14"E.

show or point parcel A and overall map

LEGALS AND PARCELS IDENTIFIED AS NORTH AND SOUTH TO COORELATE.

LEGAL DESCRIPTION PARCEL B

PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF ECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHWEST CORNER ND 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE FARING N89°14'14"E.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE SOUTHERLY LINE OF AT 20.00' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTHERLY EASEMENT LINE, S76°19'20"W A DISTANCE OF 60.00 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, THE FOLLOWING TWO (2) COURSES:

1. S76°19'20"W A DISTANCE OF 381.99 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 19°59'04" AND AN ARC LENGTH OF 369.72 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, THE FOLLOWING SIX (6) COURSES:

1. N16°30'13"W A DISTANCE OF 179.19 FEET;

2. S73°29'47"W A DISTANCE OF 11.27 FEET;

3. N01°55'19"E A DISTANCE OF 307.22 FEET;

4. N05°37'53"E A DISTANCE OF 90.96 FEET;

5. N02°02'55"E A DISTANCE OF 130.48 FEET;

6. N00°42'35"W A DISTANCE OF 241.35 FEET, TO A POINT ON THE SOUTHERLY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S00°42'35"E A DISTANCE OF 539.36 FEET;

2. N76°19'20"E A DISTANCE OF 63.46 FEET;

S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 589,966 SQUARE FEET OR 13.5437 ACRES.

FOR A TOTAL OF PARCEL A AND B CONTAINING A CALCULATED ARE OF 3,250,638 SQUARE FEET OR 74.6243 ACRES MORE OR LESS.

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STERLING RANCH PHASE TWO  
PRELIMINARY PLAN  
EL PASO COUNTY, COLORADO

NOTES

- All trails to be non-motorized trails.
- Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer 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 offsite 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. 18-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."
- Per Approved Sketch Plan (SKP 18-003) 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.
- The following utility providers will serve the Sterling Ranch Phase 2 Preliminary Plan area:  
Water: Sterling Ranch Metropolitan District  
Wastewater: Sterling Ranch Metropolitan District  
Gas: Colorado Springs Utilities  
Electric: Mountain View Electric Association, Inc.

FEMA FLOODPLAIN NOTE

1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

GEOLOGIC HAZARD DISCLOSURE STATEMENT

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 Geologic Hazard/Land Use Study and Preliminary Subsurface Soils Investigation prepared by Entech Engineering Inc., dated October 31, 2006, and the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated January 20, 2009. These reports are held in the Sterling Ranch Phase 2 Preliminary Plan File (SP-19-001) at the El Paso County Planning and Community Development Department.

- Artificial /Undocumented Fill (the majority of lots)
- Expansive Soils and Bedrock (Lots 85-100)
- Potential Shallow Groundwater (Lots 85-100)

These conditions can be mitigated by xxx

Zoning Density & Dimensional Standards

Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback
RS-5000	5,000 SF	30'	40% / 45%	50'	25'	5'
RR-5	5 AC	30'	25%	200'	25'	25'
I-3	1 AC	40'	25%	N/A	30'	30'

the legal seems off; its the same as before and that included a school site- neither match the summary form or state water form...

LEGALS AND BOUNDARIES CORRELATE. WATER SUMMARY FORM UPDATED.

P:\Work\Sterling Ranch Phase 2\Planning\Development\Sterling Ranch\_P10 Prelim Plan.dwg (Cover Sheet -1) 6/16/2020 3:27:23 PM lthen

Add note: Offsite channel improvements downstream of Pond W5 require City of Colorado Springs approvals. ADDED

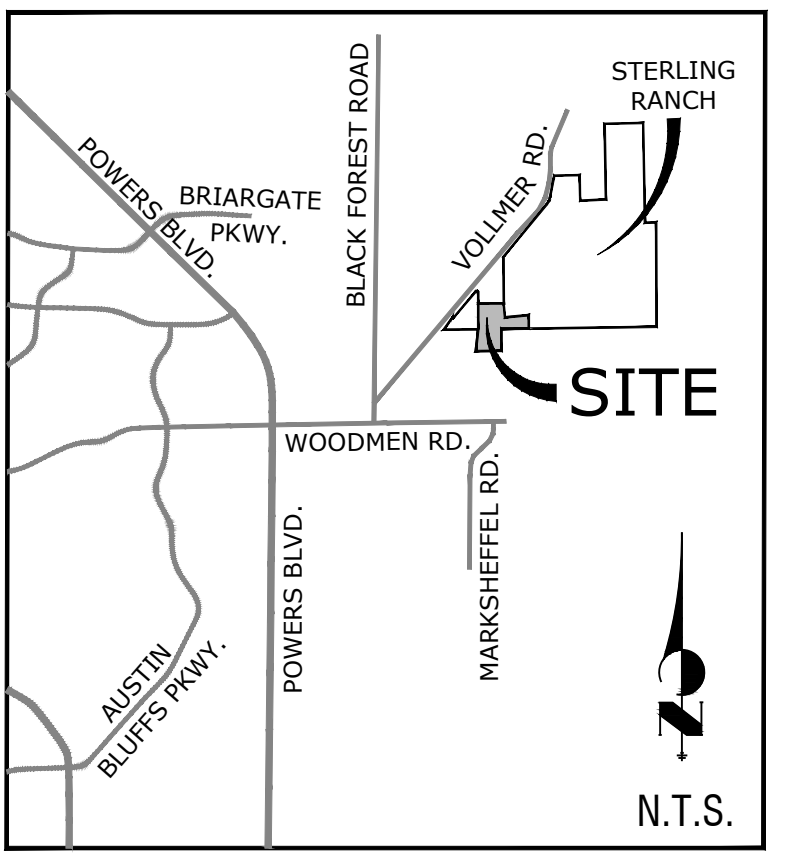
list names; most people have no idea what a classification is

REVISED

THE NOISE STUDY IDENTIFIED THAT NOISE MITIGATION IS NOT REQUIRED.

marksheffel requires noise wall, provide detail, and who will install and maintain, provide location for noisewalls on prelim plan drawing...

VICINITY MAP



SITE DATA

OWNER:  
SR LAND LLC.  
20 BOULDER CRESCENT ST STE 102  
COLORADO SPRINGS CO 80903-3300

VOLLMER 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

they are not listed in LOI, or in application?

INCLUDED IN LOI AND EASEMENTS INCLUDED IN APPLICATION.

LOI AND APPLICATION REVISED AND CONFIRMED.

is this accurate- does that match LOI and application

Tax ID Numbers: 5200000364, 5233000013, 5233000012, 5300000173, 5300000222

Sketch Plan: SKP 18-003 (Approved 2018)

Current Zoning: RS-5000, RR-5, I-3, CAD-O

Development Schedule: 2021

Proposed Land Use: Single Family Residential, Commercial & Multi-Family

Land Use:  
Lots: 29.73 ac - 212 Lots (40%)  
Open Space/Detention: 25.95 ac (86%)  
Future Dev. (Tract F): 3.9 ac (5%)  
Lift Station (Tract G): 1.5 ac (2%)  
R.O.W.: 13.5443 ac (18%)  
Total Area: 74.6243 ac  
Density: 3.06 du/ac (excludes Tracts F & G)

Landscape Buffers:  
-North Boundary: 20'  
-South Boundary: 50' Buffer (see note #10)  
-East Boundary: 30' adjacent to Pawnee Rancheros

tract table please: name tract, acreage, purpose, ownership and maintenance

TRACT TABLE INCLUDED ON PAGE 2. SITE DATA IS ALSO INCLUDED.

REVIS ED.

sub summary sheet and LOI should account for all of this...

LOI REVISED.

**Ownership**  
SR LAND LLC.  
Name of Landowner:  
Landowner's Signature:  
I/we \_\_\_\_\_  
insurance company \_\_\_\_\_  
qualified, insured \_\_\_\_\_  
that I/we have \_\_\_\_\_  
hereon and that \_\_\_\_\_

Notarized signature \_\_\_\_\_

OR Name of Attorney and registration number \_\_\_\_\_

**County Certification**  
This preliminary plan has been reviewed and found to be complete and in accordance with the \_\_\_\_\_ (Board resolution or motion #) \_\_\_\_\_ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners \_\_\_\_\_ date \_\_\_\_\_

Director, Planning & Community Development Department \_\_\_\_\_ date \_\_\_\_\_

delete this is not signed nor recorded... removed.

**Clerk and Recorder Certification**  
I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_.

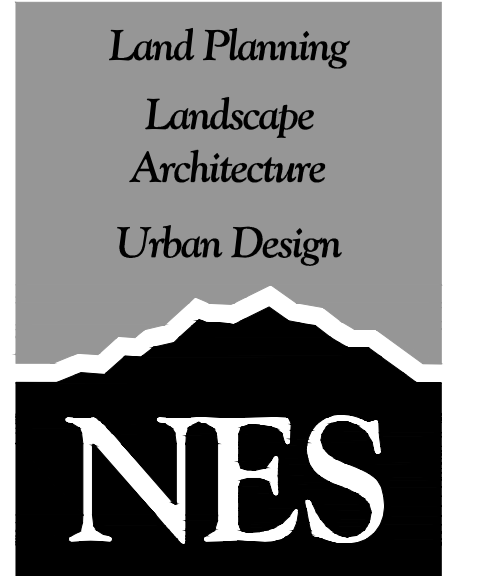
El Paso County Clerk and Recorder \_\_\_\_\_

SHEET INDEX

Sheet 1 of 15:	Cover Sheet	Sheet 8 of 15:	Preliminary Utility Plan
Sheet 2 of 15:	Preliminary Plan	Sheet 9 of 15:	Preliminary Utility Plan
Sheet 3 of 15:	Preliminary Plan	Sheet 10 of 15:	Preliminary Utility Plan
Sheet 4 of 15:	Preliminary Plan	Sheet 11 of 15:	Landscape Notes & Details
Sheet 5 of 15:	Preliminary Grading Plan	Sheet 12 of 15:	Landscape Plan
Sheet 6 of 15:	Preliminary Grading Plan	Sheet 13 of 15:	Landscape Plan
Sheet 7 of 15:	Preliminary Grading Plan	Sheet 14 of 15:	Landscape Plan
		Sheet 15 of 15:	Adjacent Property Owners

Provide an overall site sheet as provided with Sheet 2 of the previous version.

Sheet 2 included.



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 PHASE 2  
PRELIMINARY PLAN

El Paso County, Colorado

DATE: 06.17.2020  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

COVER SHEET



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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AN ADDITIONAL SHEET/GRAPHIC IS  
NOW INCLUDED AS SHEET 16



# STERLING RANCH PHASE TWO

## PRELIMINARY PLAN

### EL PASO COUNTY, COLORADO

line types are so similar maybe you need a legend or distinct line types.

LINE WEIGHTS  
REVISED FOR  
CLARITY

check adj  
subdivisions....

REVISÉD.

UNPLATTED  
**RS-5000**  
VACANT  
SR LAND LLC

UNPLATTED  
**RS-5000**  
SPECIAL PURPOSE

where does the tract stop and start?  
dimension, and boundary lines

TRACT SHEET  
INCLUDED AS SHEET  
2 AND TRACT LINES  
REVISED FOR  
CLARITY.

UNPLATTED  
I-3  
COMMERCIAL  
E 15 AG

TRACT F  
171,020 sf

LIFT STATION

TRACT G  
66.540 sf

to be removed;  
restoration shown in  
hatch area XXXx

NOTED

Clearly show  
tract boundaries

SHOWN ON  
TRACT TABLE

PARCEL B  
UNPLATTED  
**RS-5000**  
VACANT

Show Pond W5 limits (embankment, bottom, outlet and inlet structures)  
SHOWN

TRACT D

TRACT D

topo is this a po

POND ADDED.

# SHEET 2

# SHEET 4

SHEET REFERENCE

N.T.S.

NORTH

Land Planning  
Landscape  
Architecture  
Urban Design

NES

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](http://www.nescolorado.com)

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STERLING  
RANCH  
PHASE 2  
PRELIMINARY PLAN

El Paso County,  
Colorado

PROJECT INFO	DATE:	06.17.2020
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. ITEN

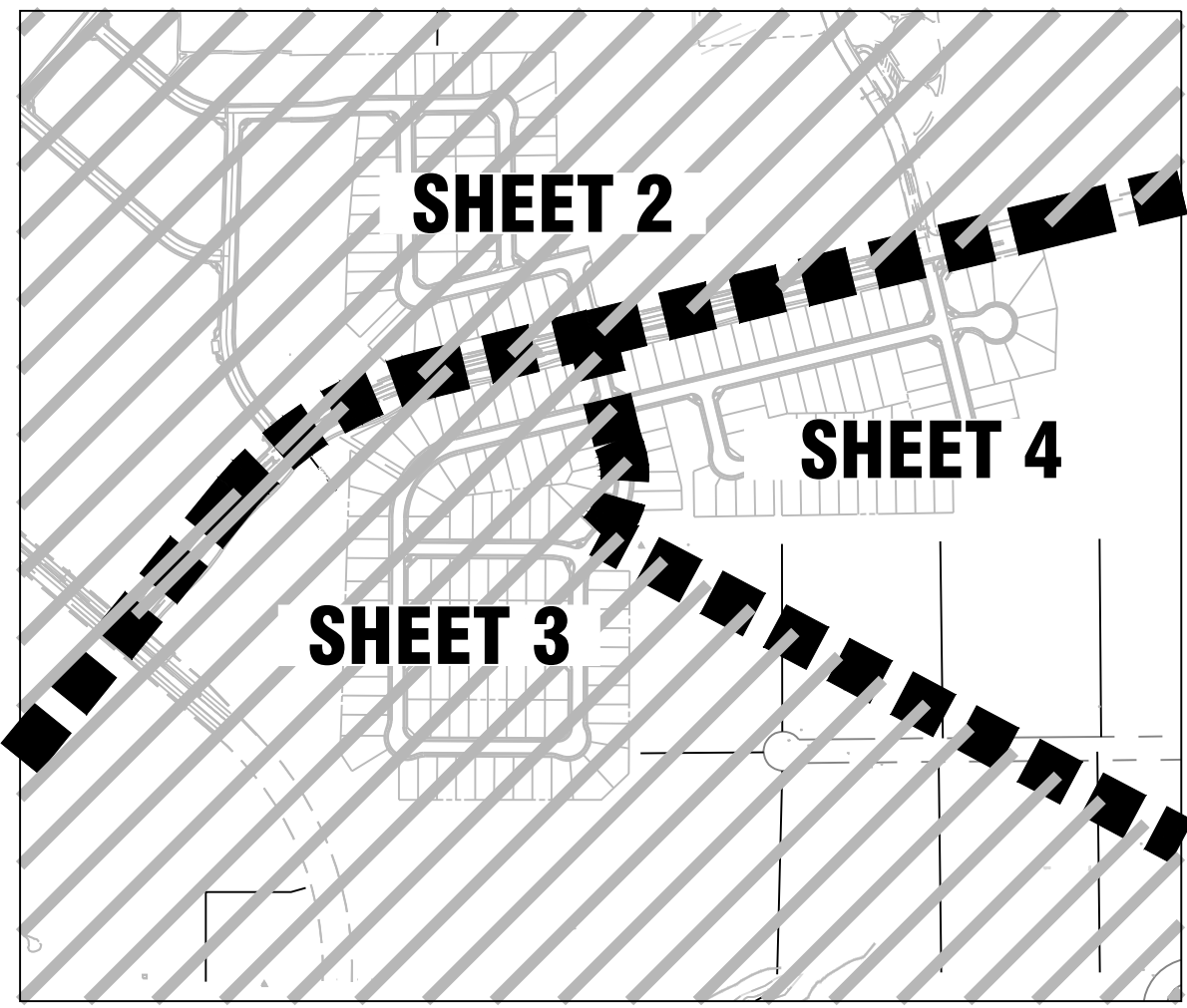
ENTITLEMENT

## PRELIMINARY PLAN

3  
3 OF 15

P:\Morley\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch\_PH2 Prelim-Plan.dwg [Plan Sheet 3] 6/16/2020 3:54:32 PM biten





# STERLING RANCH PHASE TWO

## PRELIMINARY PLAN

EL PASO COUNTY, COLORADO

is this sheet 4?  
YES

OK JUST NOT HAT  
LANDSCAPE AND  
TRACT WILL BE  
COMPLETED WITH  
STERING FIL 2

THE SNIP BELOW DOES NOT  
RELATE TO THIS SHEET?  
LANDSCAPING ALONG  
STERLING RNACH ROAD IS  
NOTED TO BE INCLUDED WITH  
SR FILING 2.

- Scale Adequate to represent the information (1"=200' preferred)
- Size Maximum Size forty-two (42") on one side
- Contours One acre or less lot size two foot contours (2')  
Larger than one acre five foot contours (5')  
Accuracy to be no less than 1/4 contour interval  
Mountainous Topography/High Relief twenty foot contours (20')  
Contours extended no less than 100' onto adjacent property?
- General Information Required on Plan
- Subdivision Name
- General Legal Description by 1/4 Section, Section, Township, Range
- Legal includes approximate survey tie to an accepted survey monument?
- Name & address of person/corporation/organization preparing preliminary plan
- Name & address of subdivider
- Name & address of property owners, within, surrounded by, and adjacent to the subdivision including identification of all platted subdivisions by name
- Date of preparation, north point, written and graphic scale
- Vicinity map to locate tract – map to show relationship to existing major thoroughfares
- Boundary lines of the subdivision showing approximate length of lines
- Approximate location, rights of way, width, surfacing, functional classification, and names of existing and proposed maintained and dedicated public and private streets
- Approximate length of street centerlines, radii of curves, centerline grades, and type of curb, gutter and sidewalk
- Approximate location, length, width and use of all existing and proposed easements, utility rights of way, major utility facilities, intersection, bridges, culverts, and drainageways. Indicate underground facilities
- Approximate location, length, width and type of all non-thoroughfare transportation
- links (e.g. paths, bikeways, trails, PRT, guideways, railroads, etc.)
- Approximate layout, dimensions, angles, land use, and acreage or square footage of each lot
- The approximate location of land to be conveyed or reserved in deeds for the use of all property owners, residents, or the general public and the proposed methods of dedication and maintenance of such lands; to include but not be limited to: parks, open space, public streets and thoroughfares, bikeways, paths; trails, schools and school sites, public utilities, and community and social service facilities
- If fees are to be paid in lieu of land, the approximate amount of such fees and the concurrence of the parties involved are to be shown
- Notes to indicate disposition, maintenance responsibility, and service responsibility (suppliers) for water and sanitation, energy supplies, common areas, and other services and areas which will serve the community must be shown
- Approximate location of existing and proposed structures
- Approximate location of:
- (1) Watercourses, existing bodies of water, and other waterforms
  - (2) Sites of historic or archaeological significance as inventoried in the El Paso County Historic Preservation Plan
  - (3) Identified and inventoried sites of natural or scenic importance

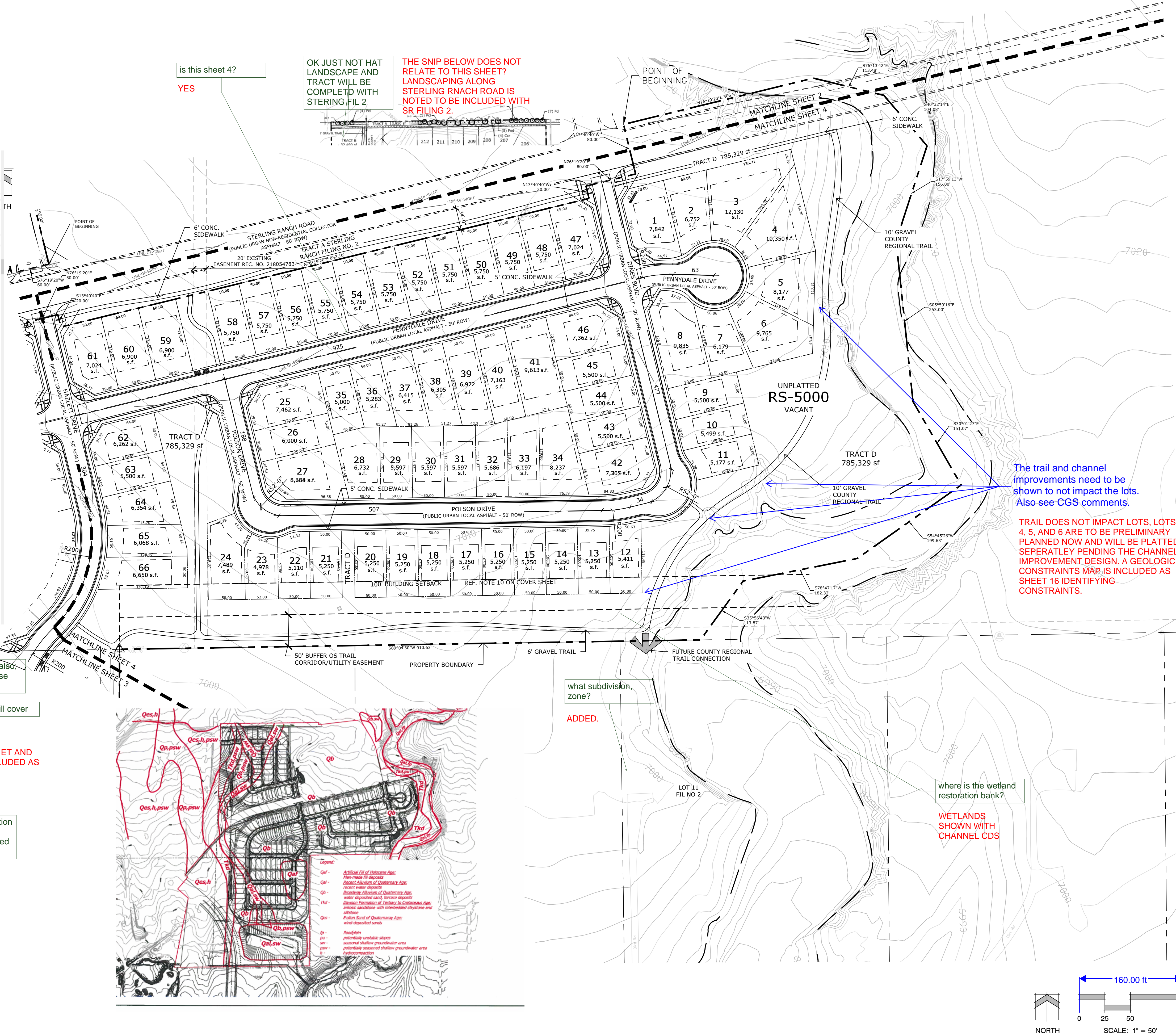
tracts have this also  
they have to close  
their boundary

tract table will cover

TRACT SHEET AND  
TABLE INCLUDED AS  
SHEET 2.

drainage way location  
to be filled in &  
wetlands to be added  
(hatch)

information is  
missing on the plan  
sheets; please review  
and add the missing  
items bearings do not  
have to be shown on  
lots only per CD).

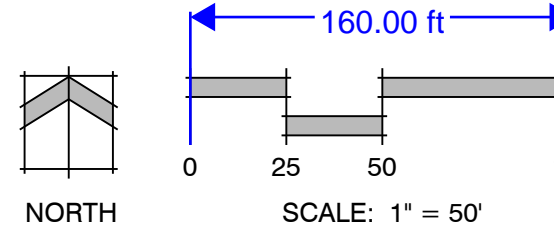


The trail and channel  
improvements need to be  
shown to not impact the lots.  
Also see CGS comments.

TRAIL DOES NOT IMPACT LOTS,  
LOTS 4, 5, AND 6 ARE TO BE PRELIMINARY  
PLANNED NOW AND WILL BE PLATTED  
SEPERATLEY PENDING THE CHANNEL  
IMPROVEMENT DESIGN. A GEOLOGIC  
CONSTRAINTS MAP IS INCLUDED AS  
SHEET 16 IDENTIFYING  
CONSTRAINTS.

where is the wetland  
restoration bank?  
  
WETLANDS  
SHOWN WITH  
CHANNEL CDS

what subdivision,  
zone?  
  
ADDED.



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## STERLING RANCH PHASE 2

### PRELIMINARY PLAN

El Paso County,  
Colorado

DATE: 06.17.2020  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

### PRELIMINARY PLAN









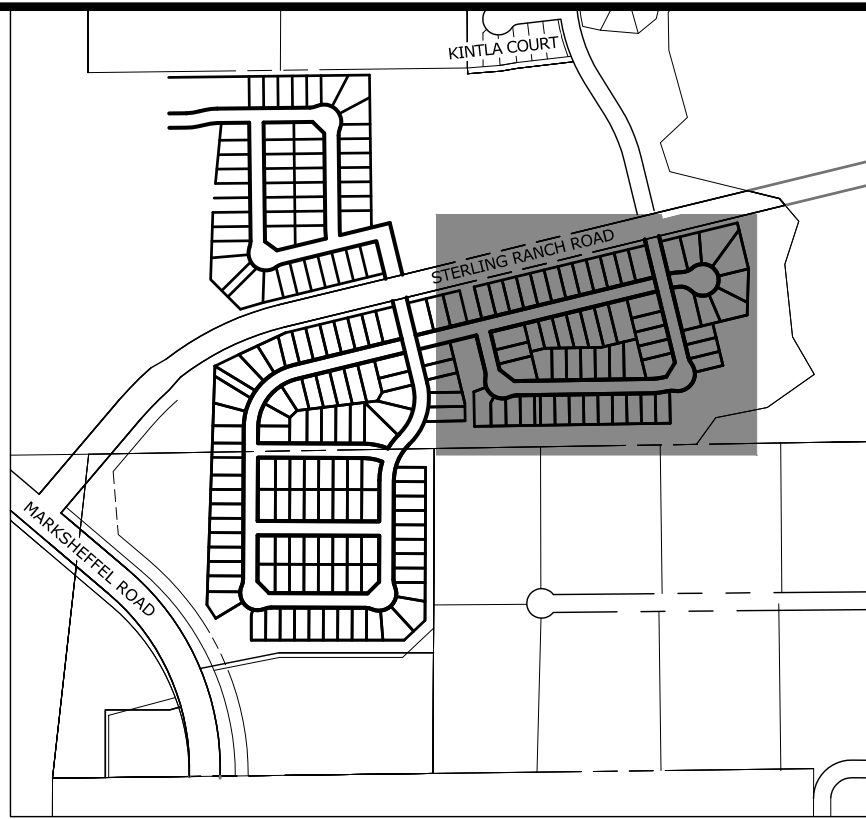
Stabilization / rough  
grading should be provided  
here prior to platting the  
lots to the south.

Show and label  
channel, floodplain  
and conceptual  
channel  
improvements

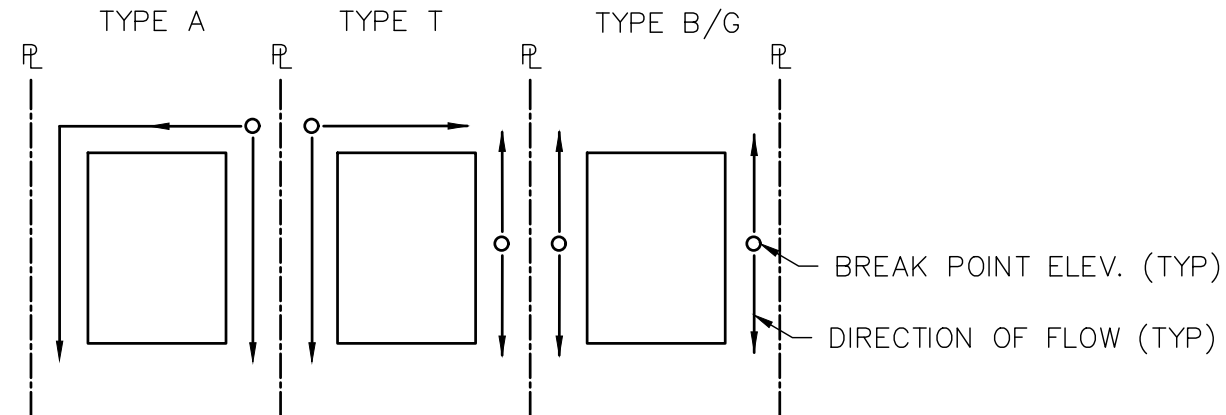
label max  
trail grades

It appears that there should be a swale to a  
BMP and the channel here

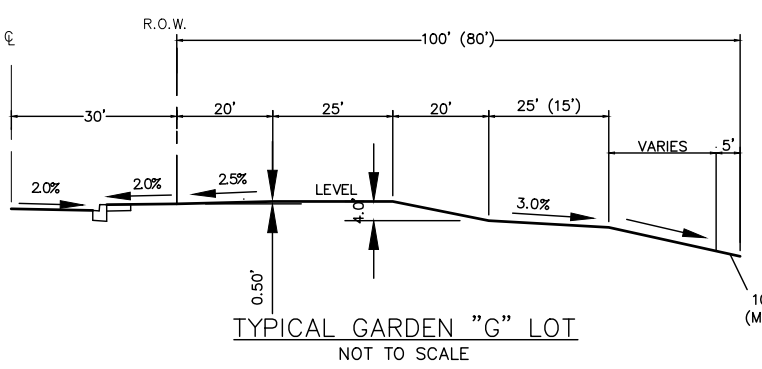
show trail grading



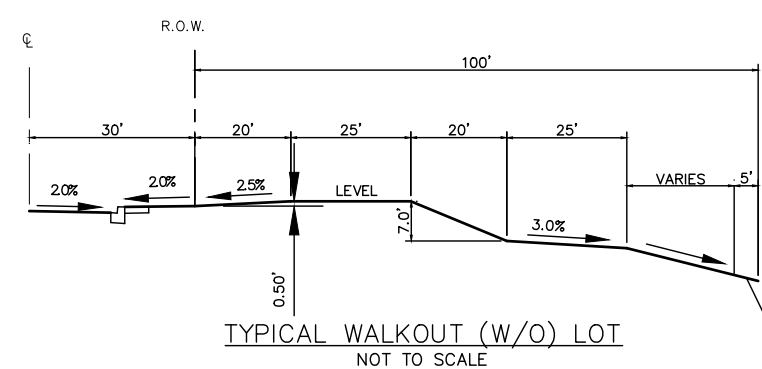
KEY MAP  
SCALE: NTS



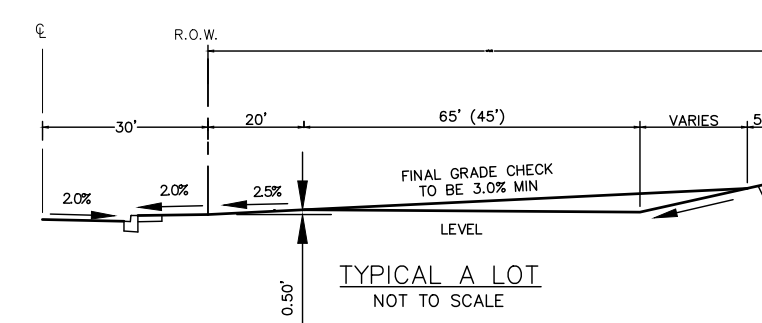
LOT DRAINAGE TYPES AND  
SWALE DIRECTION  
NOT TO SCALE



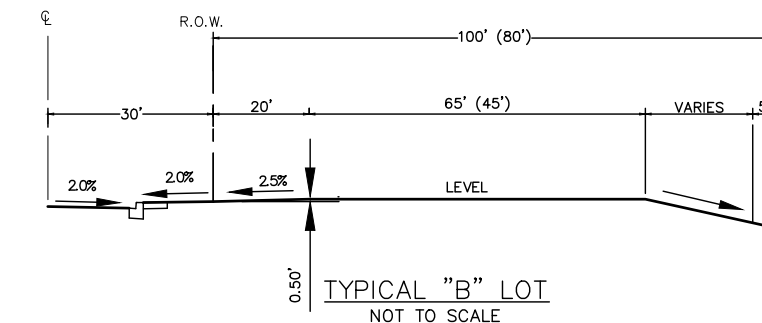
TYPICAL GARDEN "G" LOT  
NOT TO SCALE



TYPICAL WALKOUT (W/O) LOT  
NOT TO SCALE



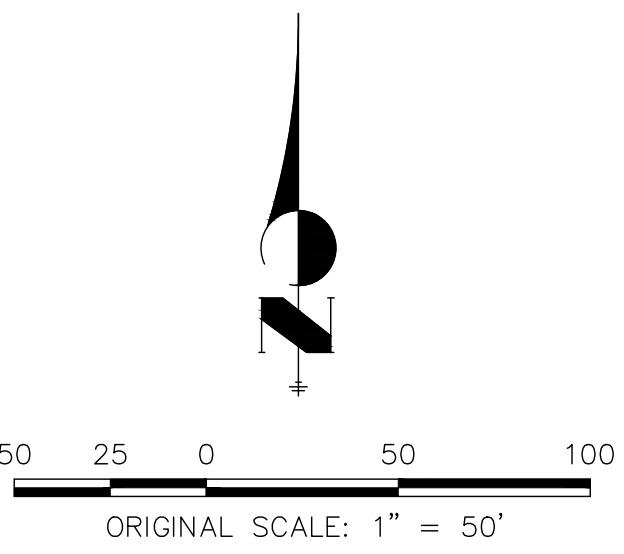
TYPICAL "A" LOT  
NOT TO SCALE



TYPICAL "B" LOT  
NOT TO SCALE

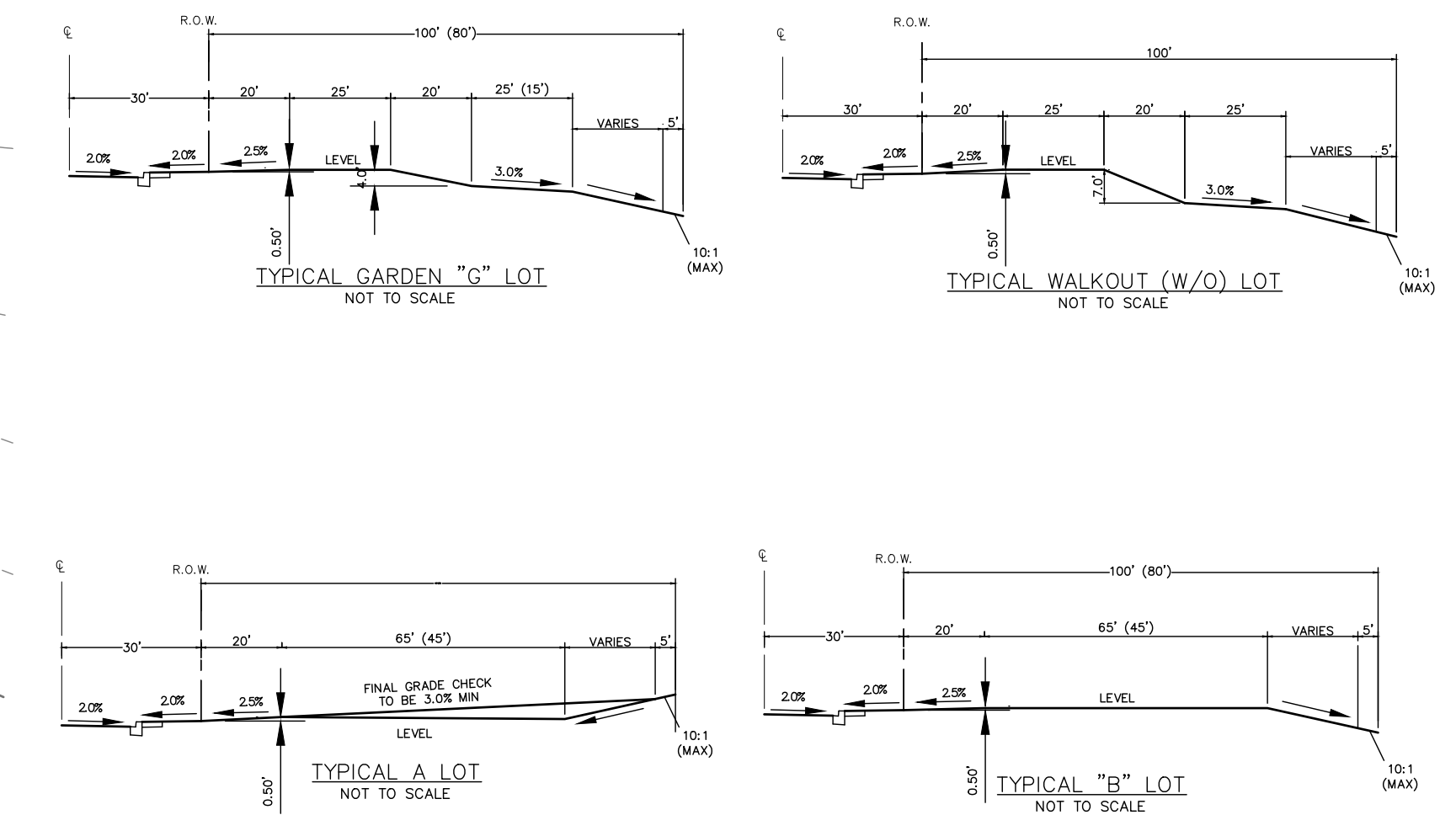
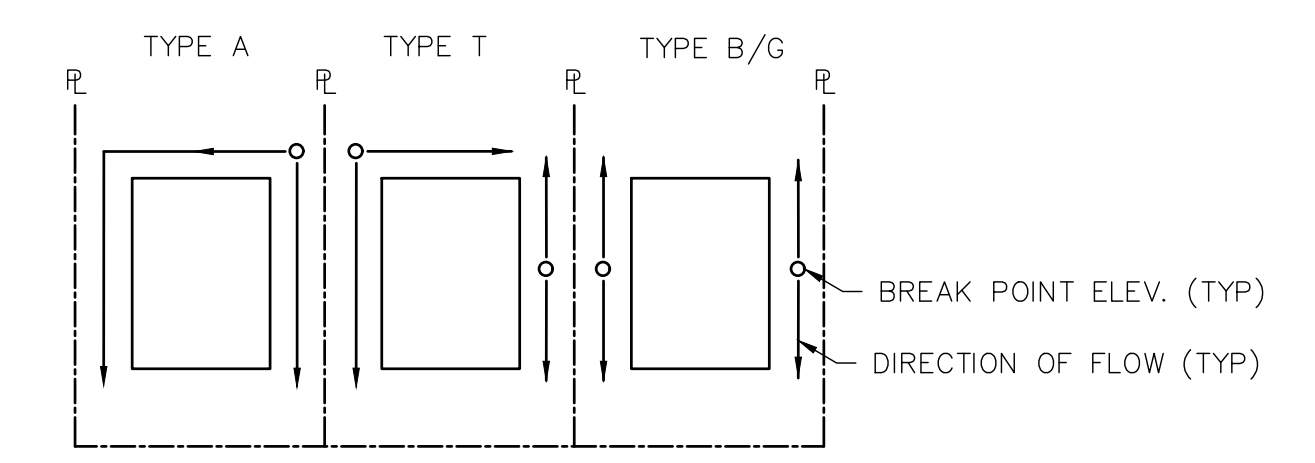
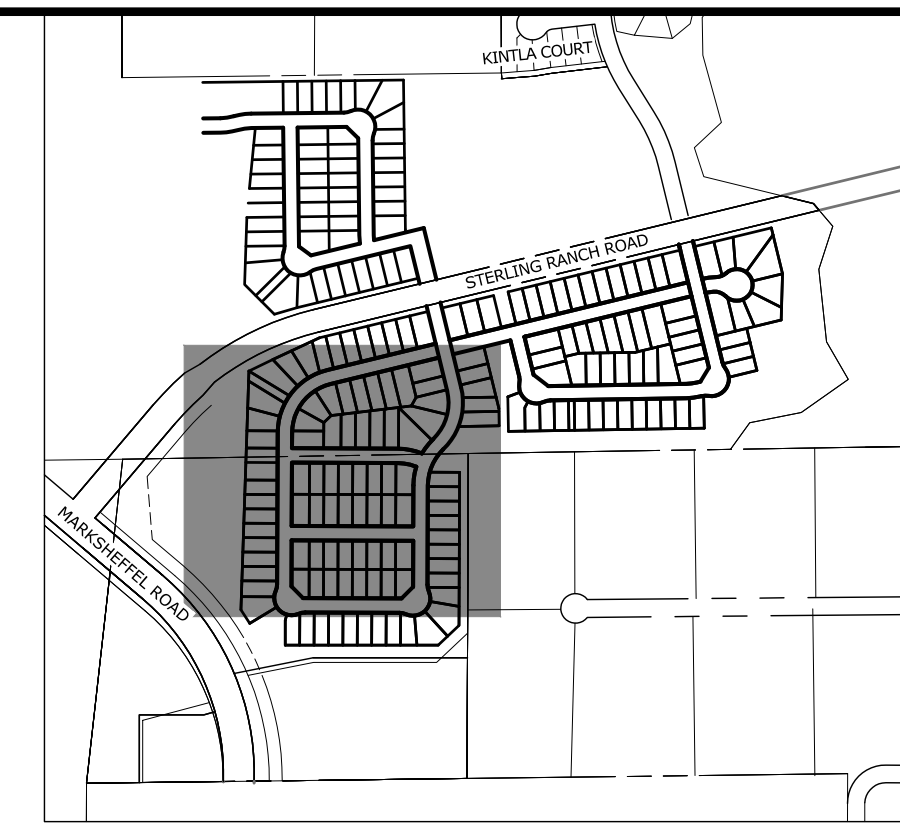
LEGEND

EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		L.P./H.P.	
PROPOSED R.O.W.		(2.0)%	
PROPOSED PROPERTY LINES		FLOW DIRECTION & SLOPE	
PROPOSED SIDEWALK		FLOW DIRECTION ARROW	
EXISTING PROPERTY LINE		EXISTING FLOW DIRECTION ARROW	
ROW EXISTING		EMERGENCY OVERFLOW DIRECTION	
FL EXISTING			
SIDEWALK EXISTING			
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE			
EXISTING			
PROPOSED			



STERLING RANCH PHASE 2										PREPARED FOR										UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.									
PRELIMINARY GRADING PLAN										SR LAND, LLC										20 BOULDER CRESCENT									
										SUITE 201										COLORADO SPRINGS, CO 80903									
																				JAMES F. MORLEY									
																				(719) 471-1742									





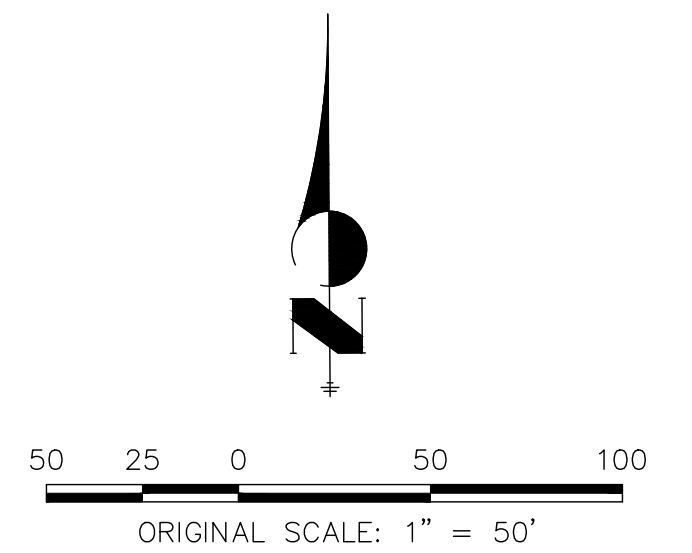
LEGEND			
EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		L.P./H.P.	
PROPOSED R.O.W			
PROPOSED PROPERTY LINES			LOW POINT/HIGH POINT
PROPOSED SIDEWALK			FLOW DIRECTION & SLOPE
EXISTING PROPERTY LINE			FLOW DIRECTION ARROW
ROW EXISTING			EXISTING FLOW DIRECTION ARROW
FL EXISTING			EMERGENCY OVERFLOW DIRECTION
SIDEWALK EXISTING			
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE			


EXISTING

PROPOSED



Know what's **below**.  
**Call** before you dig.

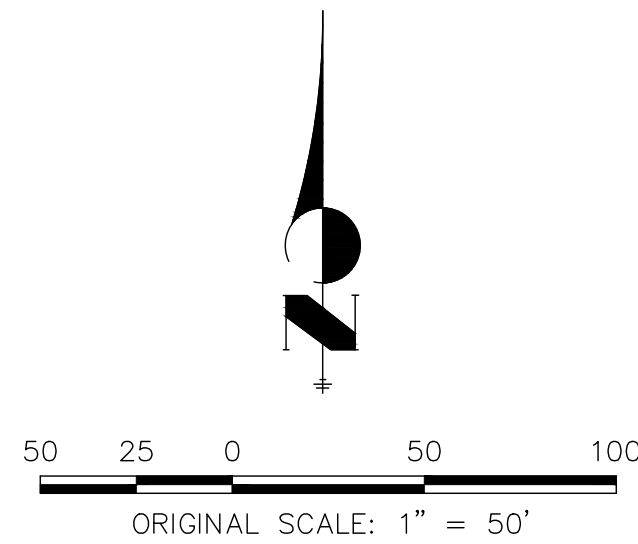


STERLING RANCH PHASE 2		H-SCALE 1"=50'	No.	REVISION	BY	DATE
		V-SCALE N/A				
		DATE 06/01/20				
		DESIGNED BY AAM				
		DRAWN BY CJD				
		CHECKED BY				
PRELIMINARY GRADING PLAN						
<div>  <div> <b>J-R ENGINEERING</b>  A Westrian Company </div> </div> <div> Central 303-740-3333 • Colorado Springs 719-559-2533  Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a> </div>		<div> <b>SR LAND, LLC</b>  20 BOULDER CRESCENT  SUITE 201  COLORADO SPRINGS, CO 80903  <b>JAMES F. MORLEY</b>  (719) 471-1742 </div>				
JOB NO.      25188.00		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.				









SEE SHEET 8

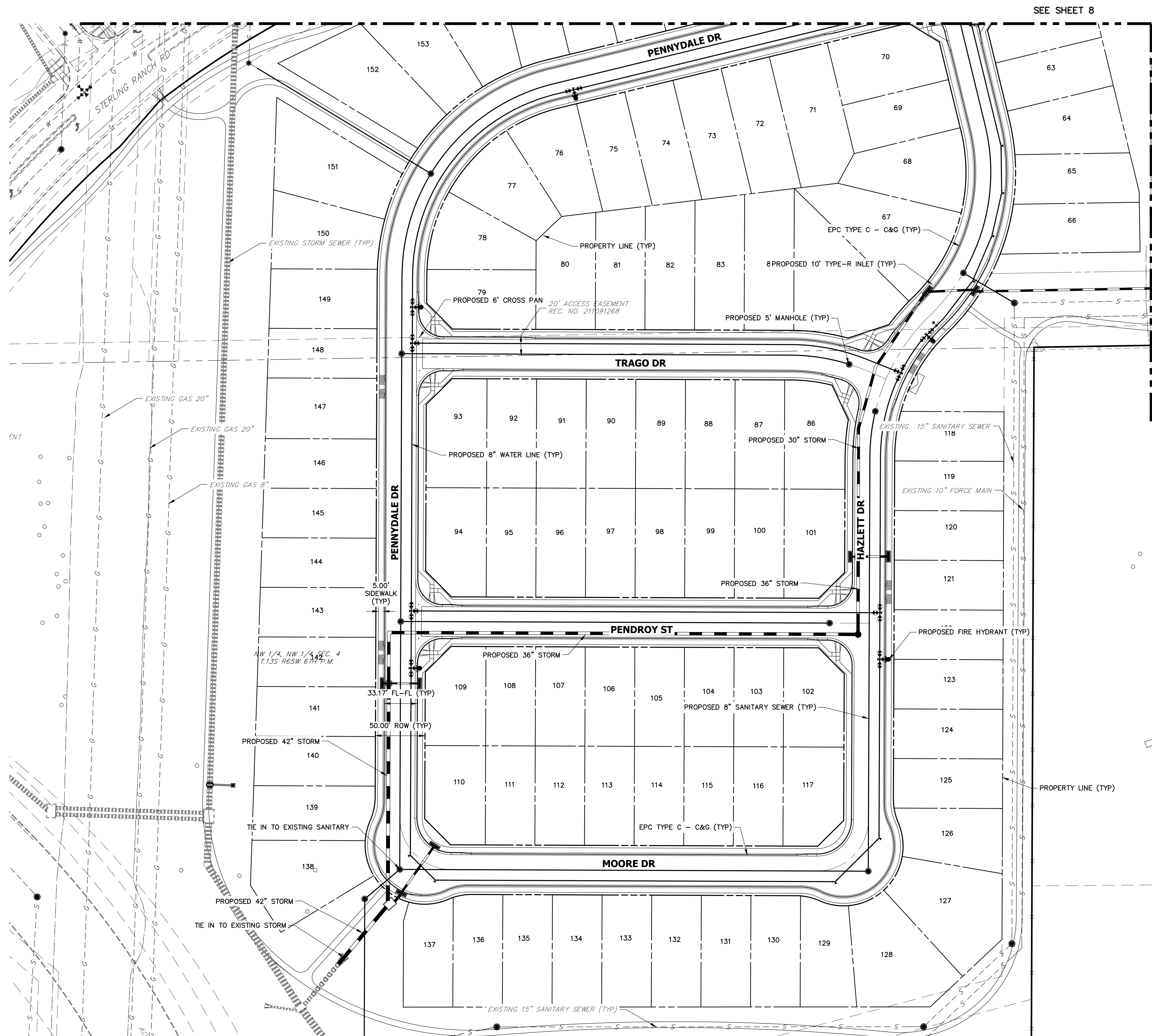
SEE SHEET 10



Know what's below.  
Call before you dig.

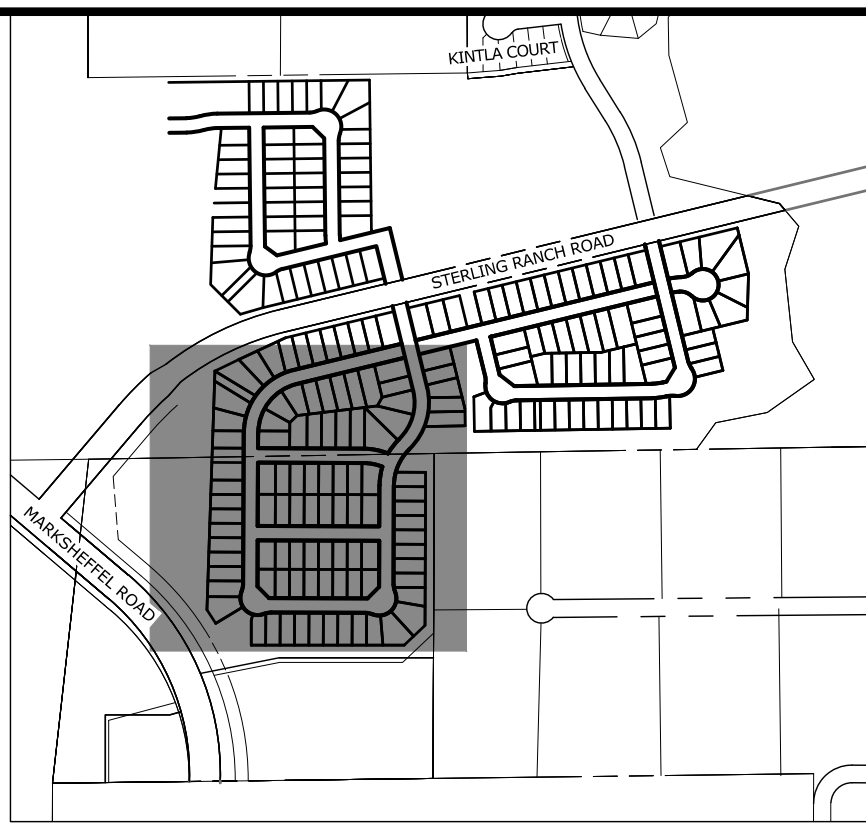
STERLING RANCH PHASE 2		PRELIMINARY UTILITY PLAN		SHEET 9 OF 14	
JOB NO. 25188.00		DESIGNED BY JRM		DRAWN BY JRM	
H-SCALE 1"=50'		V-SCALE N/A		DATE 06/01/20	
No.		REVISION		BY DATE	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		J.R. ENGINEERING A Westrian Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	



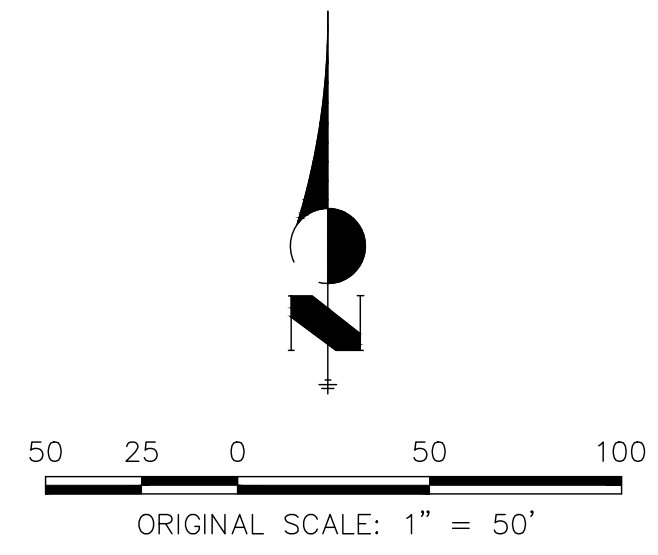


SEE SHEET 8

SEE SHEET 9



KEY MAP  
SCALE: NTS

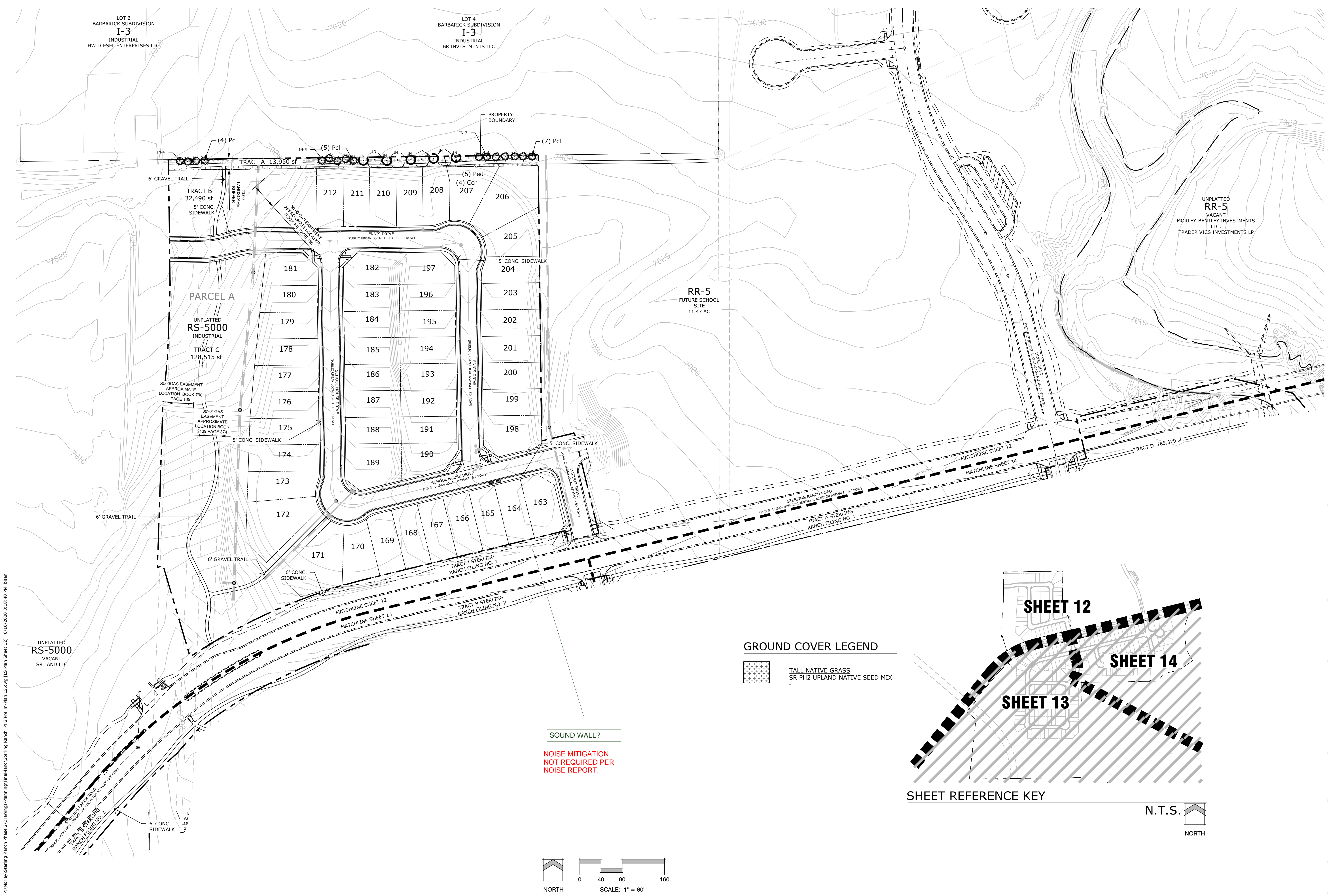


Know what's below.  
Call before you dig.

STERLING RANCH PHASE 2		PRELIMINARY UTILITY PLAN		SHEET 10 OF 14	
JOB NO. 25188.00		DESIGNED BY JRM		DRAWN BY JRM	
CHECKED BY		DATE 06/01/20		REVISION	
H-SCALE 1"=50'		V-SCALE N/A		BY DATE	
J.R. ENGINEERING A Western Company		SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		PREPARED FOR	
Until such time as these drawings are approved by the appropriate reviewing agencies, J.R. Engineering approves their use for the purposes designated by written authorization.					

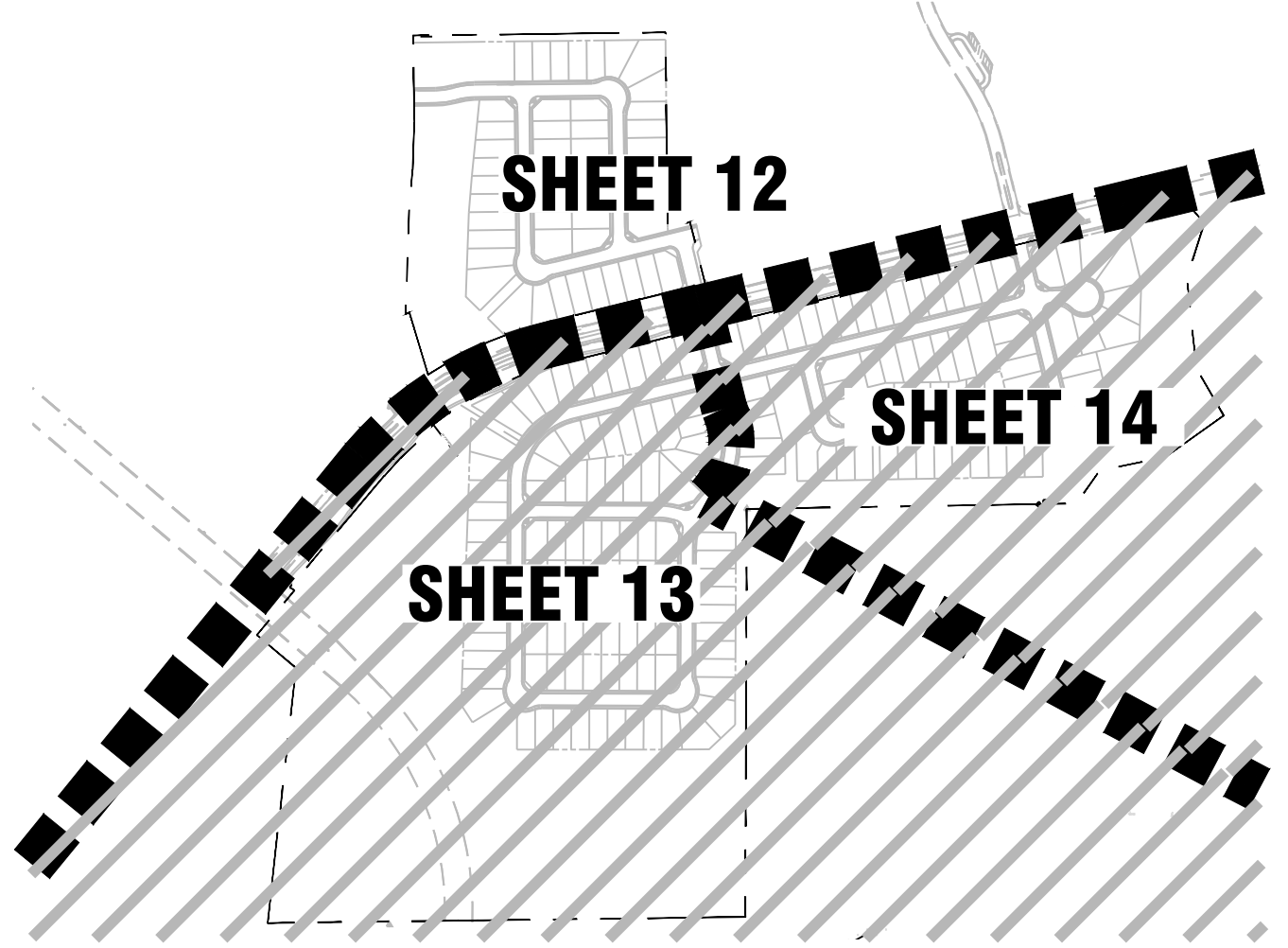


STERLING RANCH PHASE TWO  
PRELIMINARY PLAN  
EL PASO COUNTY, COLORADO



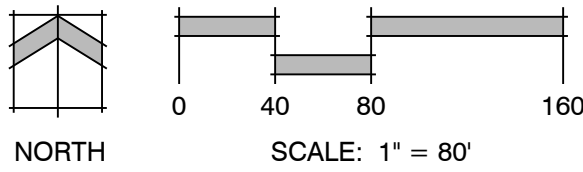
GROUND COVER LEGEND

TALL NATIVE GRASS  
SR PH2 UPLAND NATIVE SEED MIX



SHEET REFERENCE KEY

N.T.S.  
NORTH



Land Planning  
Landscape  
Architecture  
Urban Design

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STERLING  
RANCH  
PHASE 2  
PRELIMINARY PLAN  
El Paso County,  
Colorado

DATE: 06.17.2020  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

12  
12 OF 15



STERLING RANCH PHASE TWO  
PRELIMINARY PLAN  
EL PASO COUNTY, COLORADO







## LANDSCAPE NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 AI ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

## Landscape Buffers & Screens See Code Section 6.2.2 (D)(2)

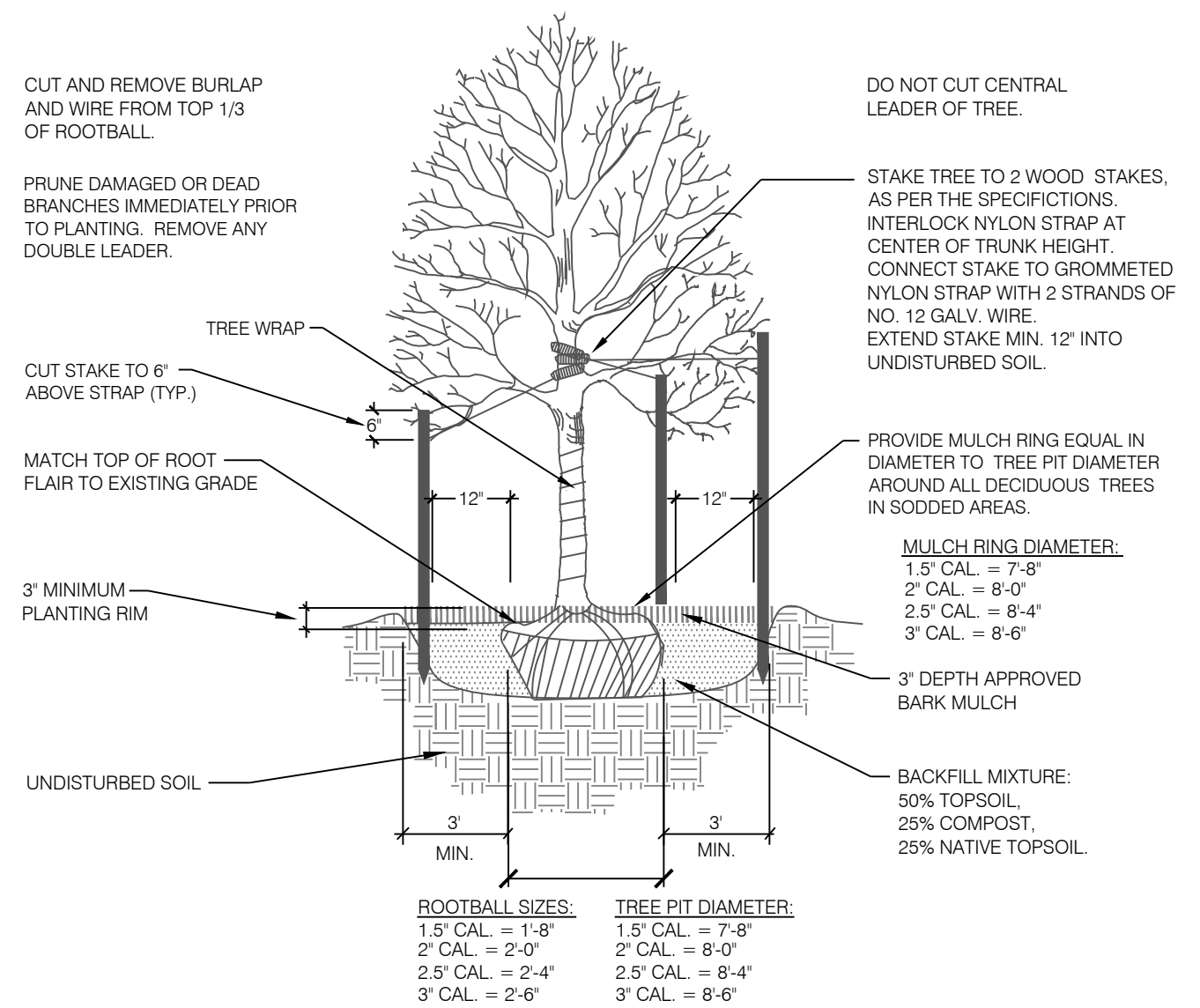
Street Name or Property Line	Buffer Tree Abbr. Denoted on Plan	Width (in Ft.) Req'd / Provided	Linear Footage	Trees/Feet Required	Buffer Trees (1/20') Required / Prov.	Evergreen Trees (50%) Required / Provided
Industrial North	(IN)	15' / 20'	697'	1' / 30'	24 / 24	12 / 20
Residential South	(RS)	15' / 50'	947'	1' / 30'	32 / 32	16 / 28
Residential East	(RE)	15' / 30'	1,178'	1' / 30'	40 / 20	20 / 16
PUD South	(PS)	15' / 50'	752'	1' / 30'	25 / 25	13 / 13

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Coc	12	Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric
	Ccr	4	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric
	Pde	9	Populus deltoides / Eastern Cottonwood	80'	60'	3" Cal.	B&B	NonX
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pcl	16	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B	NonX
	Ped	23	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B	Xeric
	Pfl	40	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B	Xeric

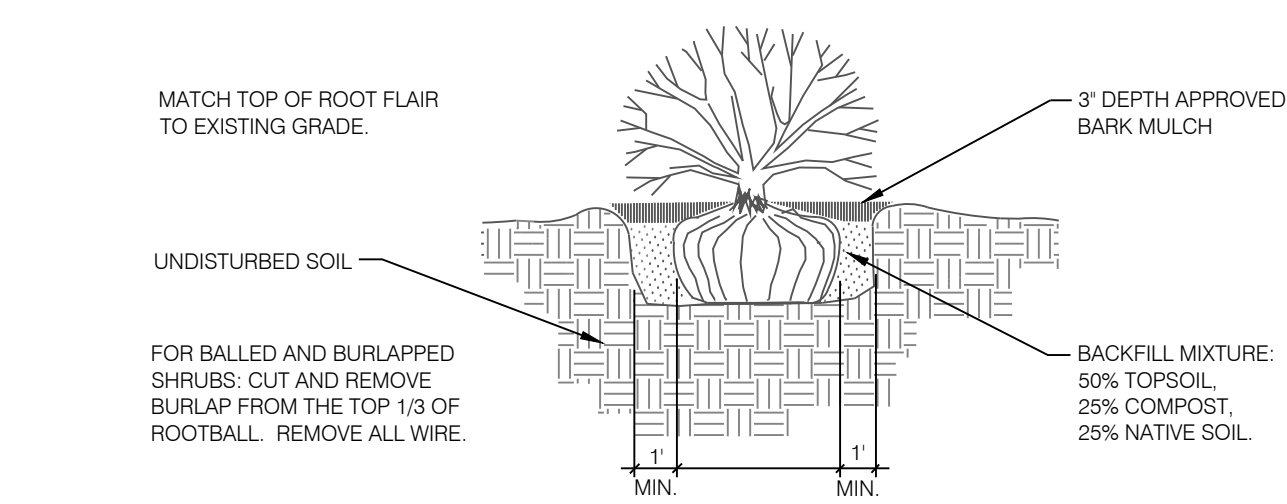
Verify that these trees will be viable on the detention pond embankment and will not cause maintenance issues.

PLANTING PLAN  
REVISED TO TREES  
THAT SHOULD NOT  
INTERFERE WITH  
MAINTENANCE



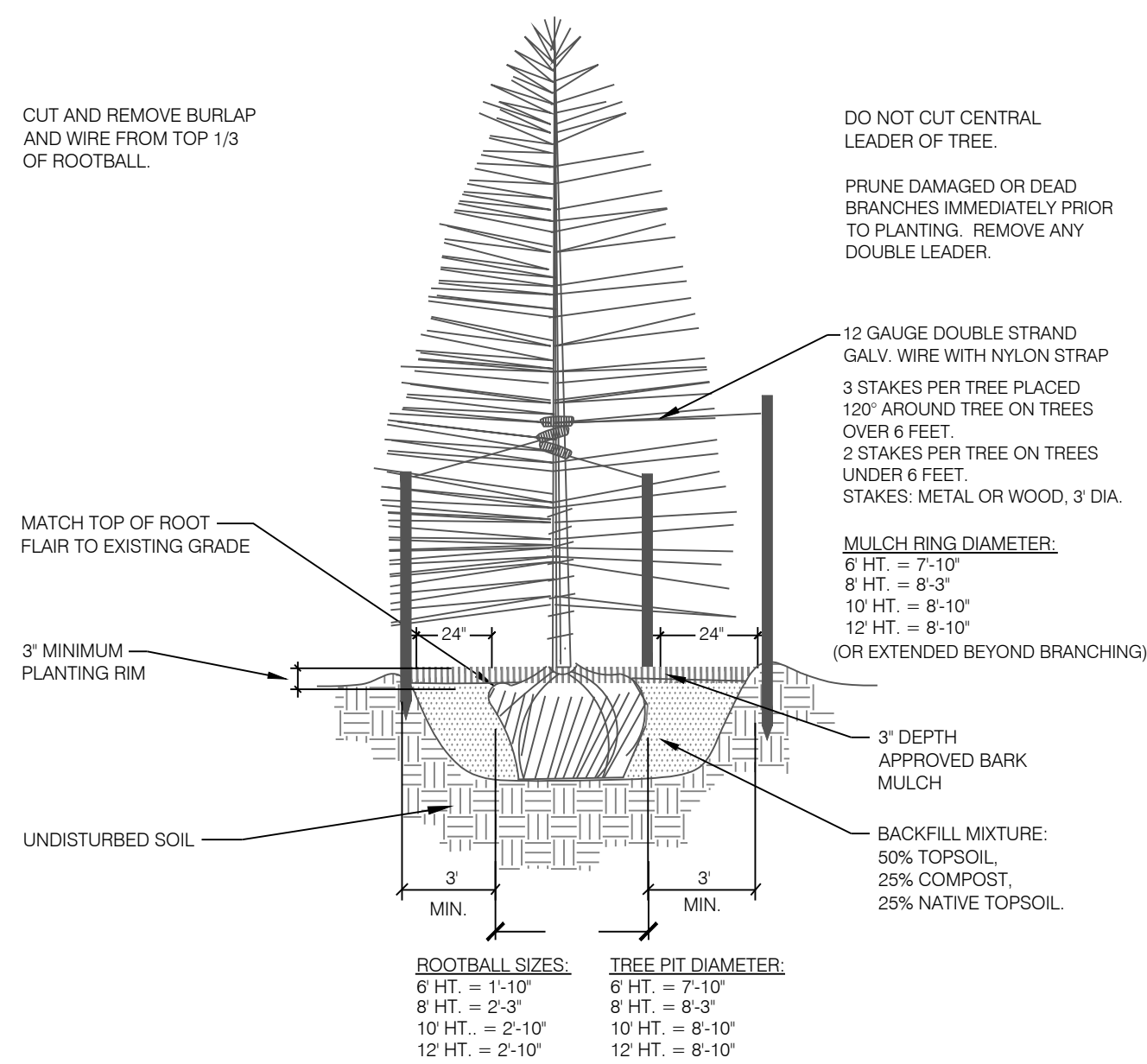
### 1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



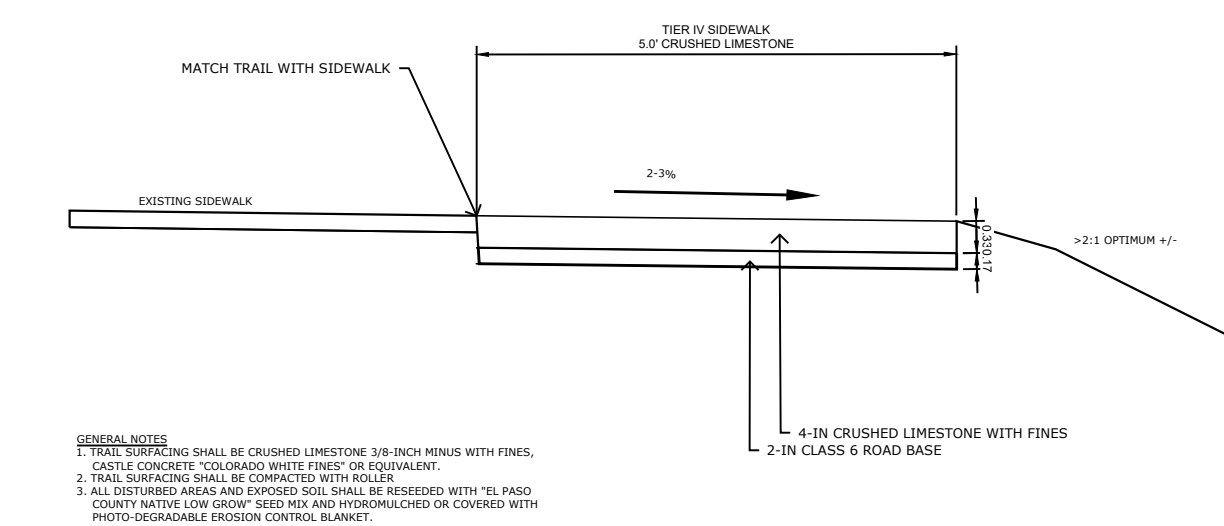
### SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



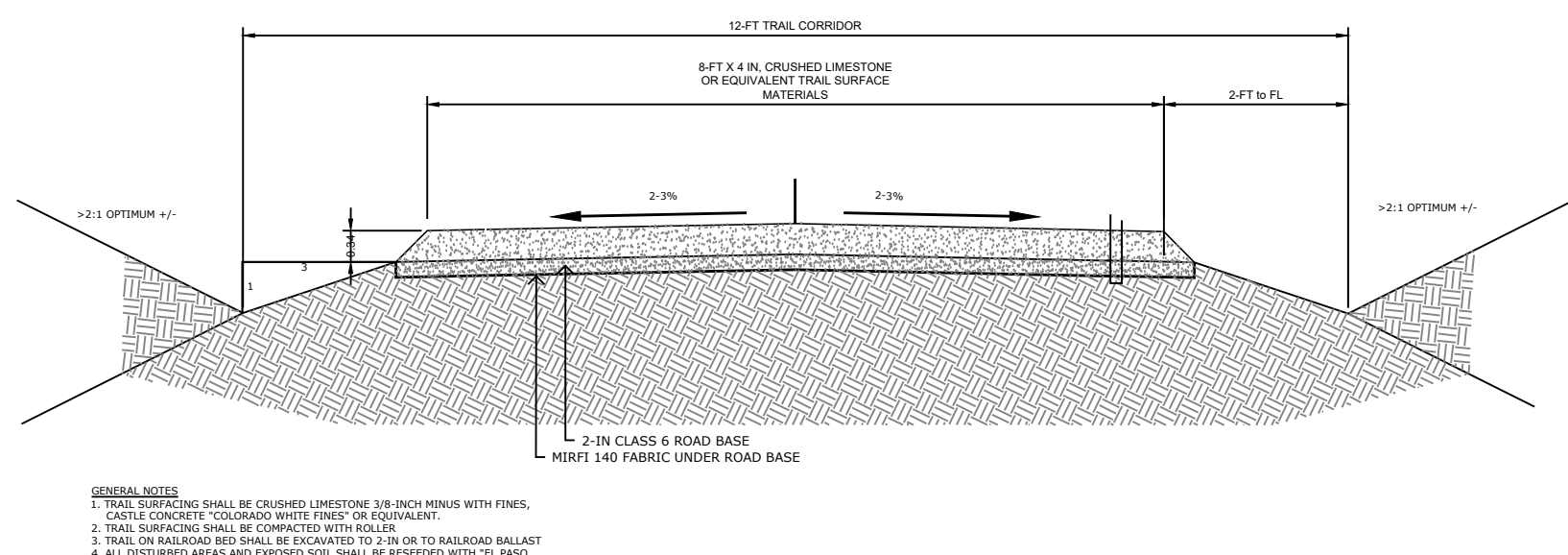
## CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



## # EL PASO COUNTY TIER IV TRAIL DETAIL

SCALE: N.T.S.

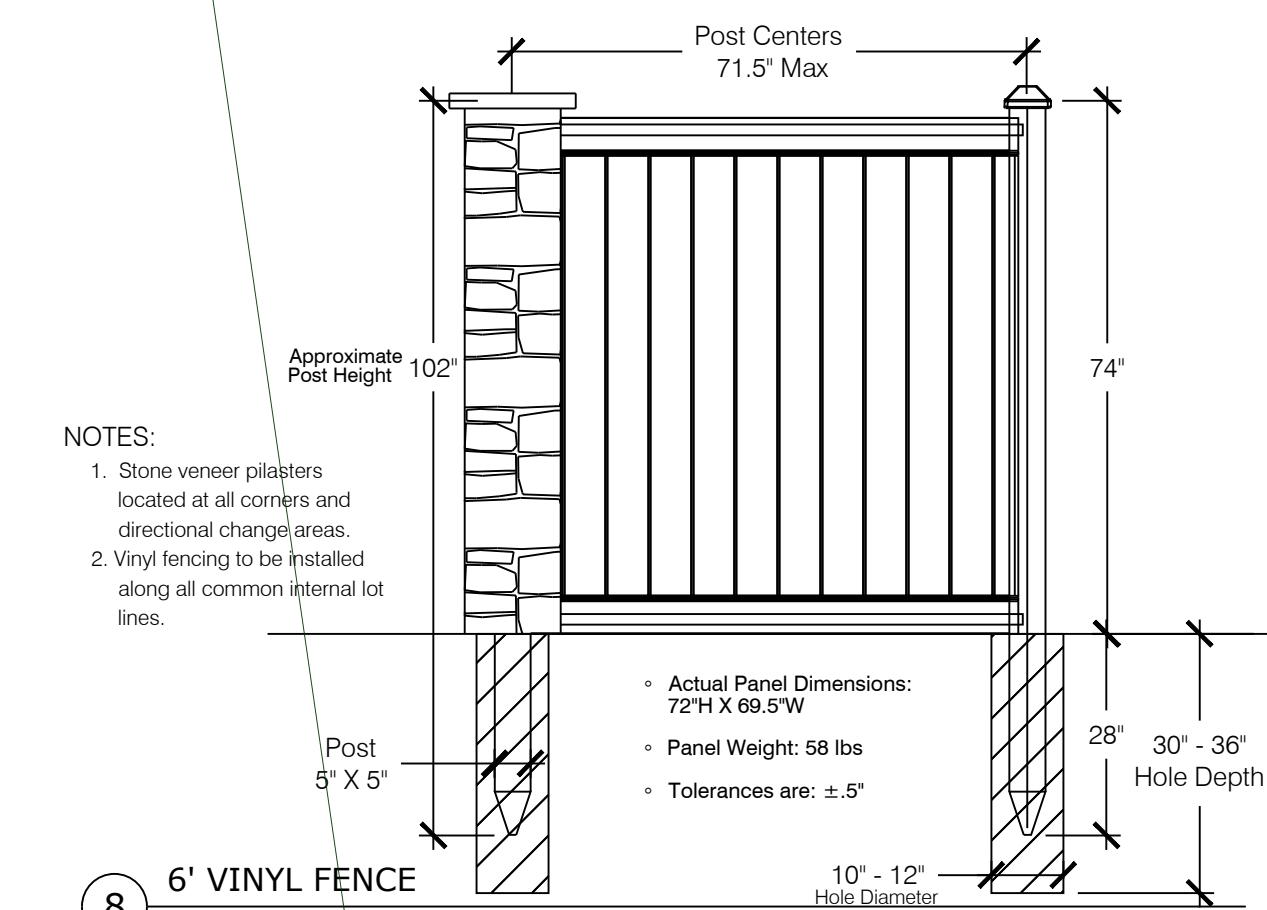


# EL PASO COUNTY TIER I TRAIL DETAIL

SCALE: N.T.S.



REMOVED. NO SOUND WALL  
NEEDED AND NO FENCING  
IDENTIFIED.



8 6' VINYL FENCE

SCALE: NOT TO SCALE

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

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STERLING  
RANCH  
PHASE 2

## PRELIMINARY PLAN

El Paso County,  
Colorado

PROJECT INFO  
DATE: 06.17.2020  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

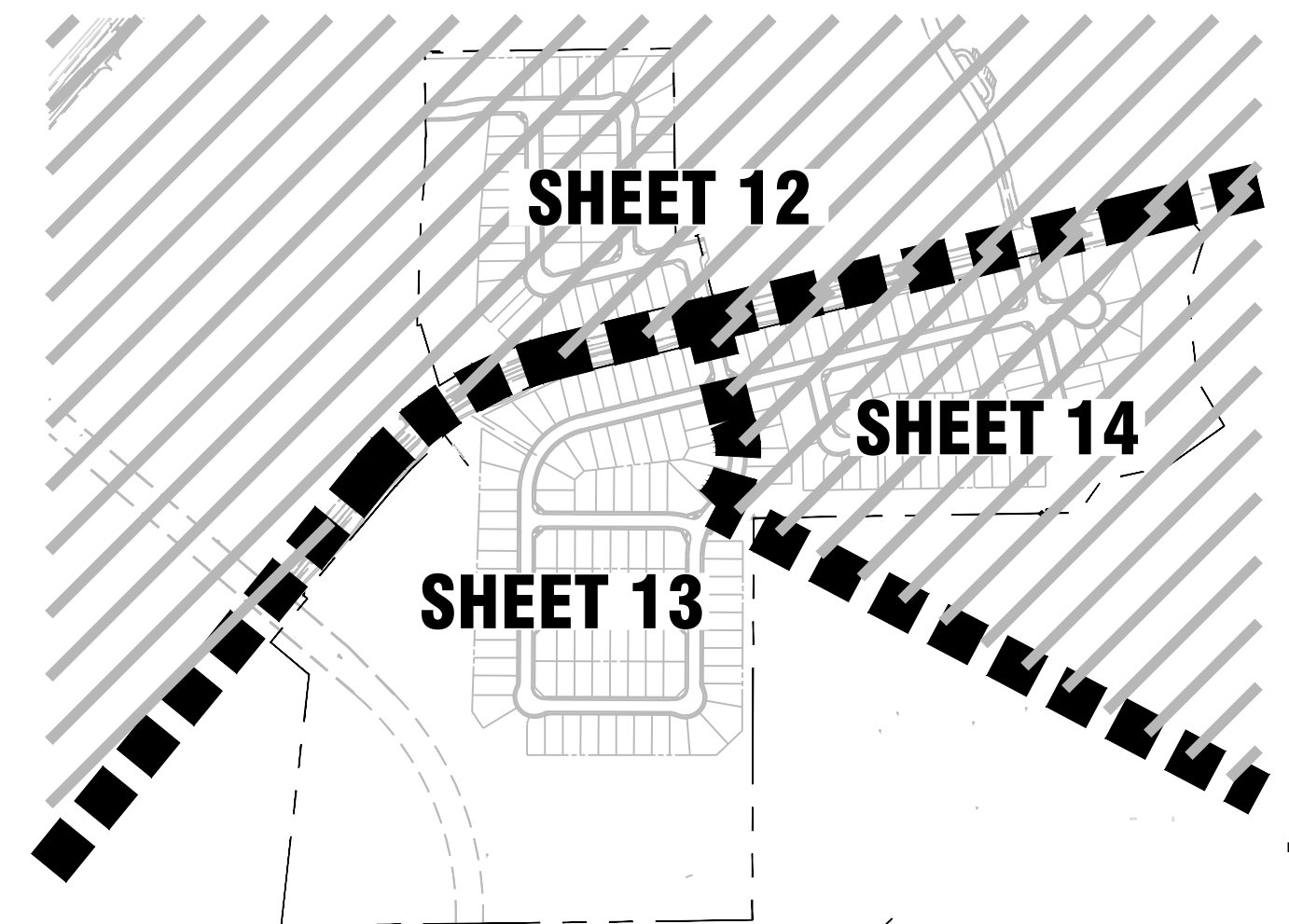
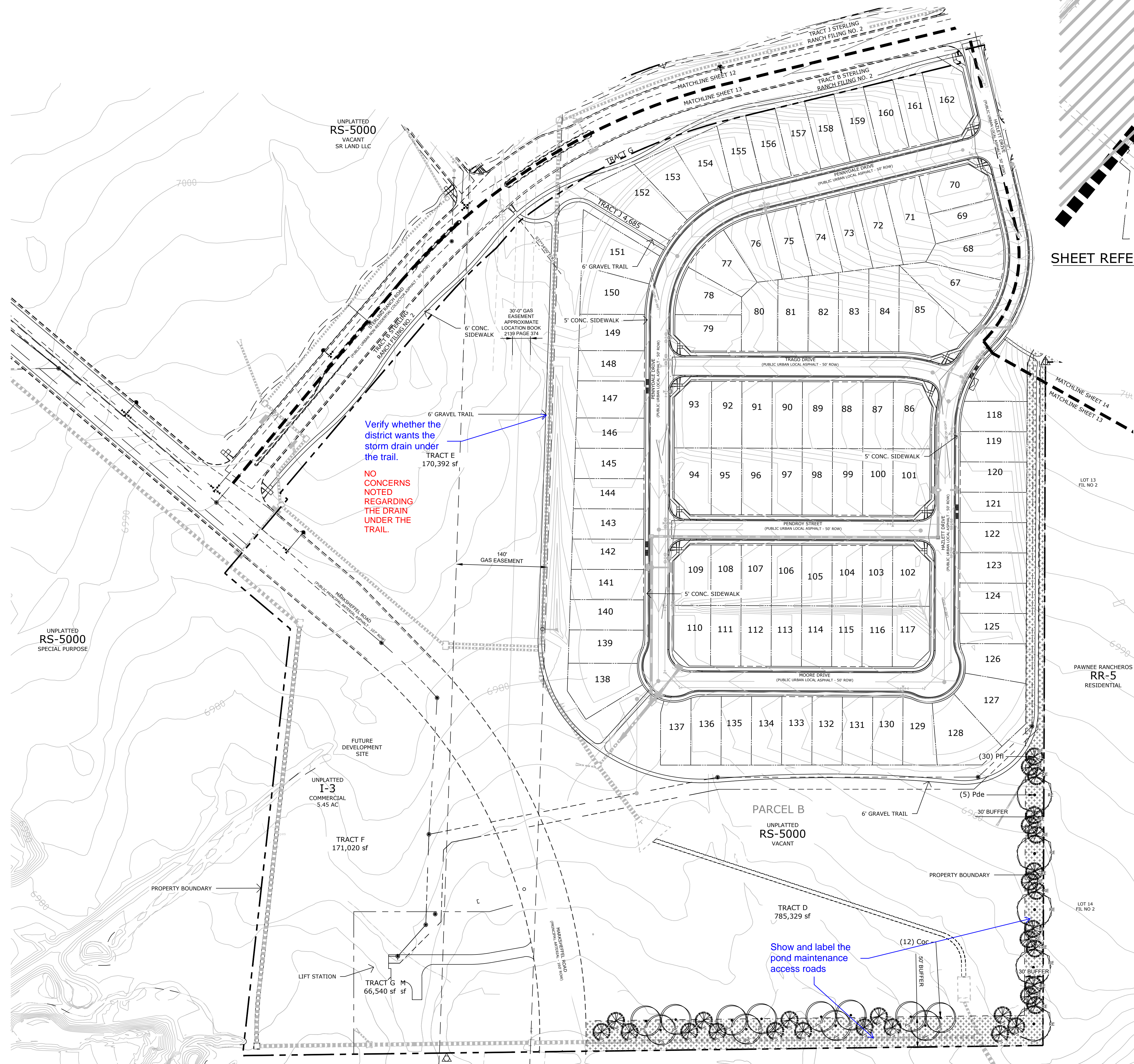
## ENTITLEMENT

DATE:	BY:	DESCRIPTION
-------	-----	-------------

## LANDSCAPE NOTES & DETAILS

11 OF 15





**SHEET REFERENCE**

N.T.S.

**GROUND COVER LEGEND**

- TALL NATIVE GRASS
- SR PH2 UPLAND NATIVE SEED MIX

NORTH

Land Planning  
Landscape Architecture  
Urban Design

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**STERLING RANCH PHASE 2**

PRELIMINARY PLAN

El Paso County, Colorado

PROJECT INFO	DATE:	06.17.2020
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

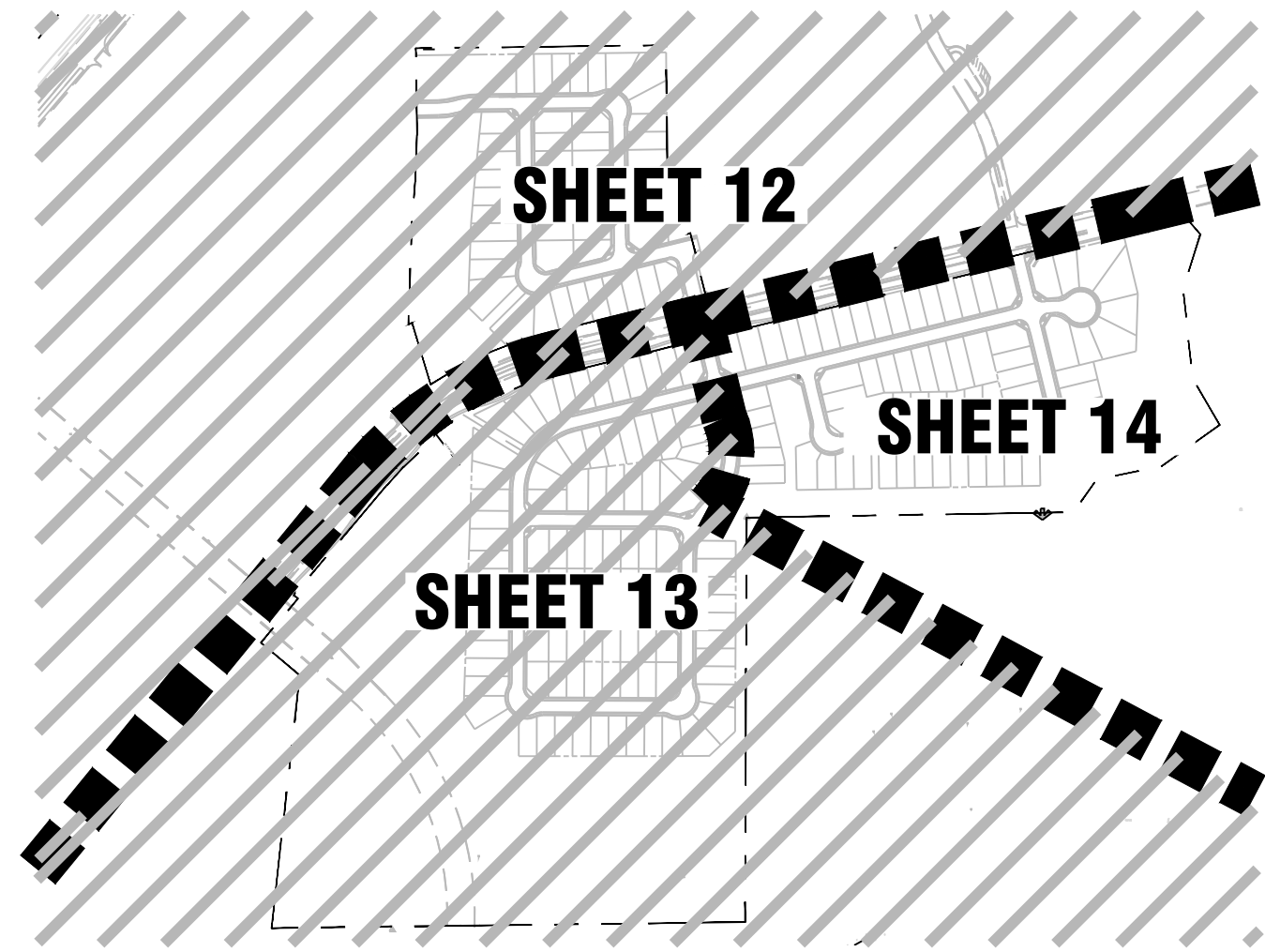
**13**

13 OF 15

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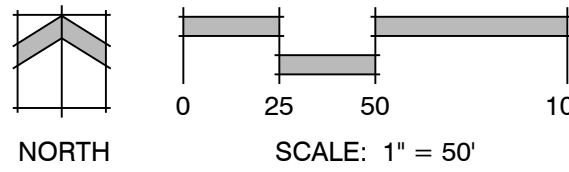
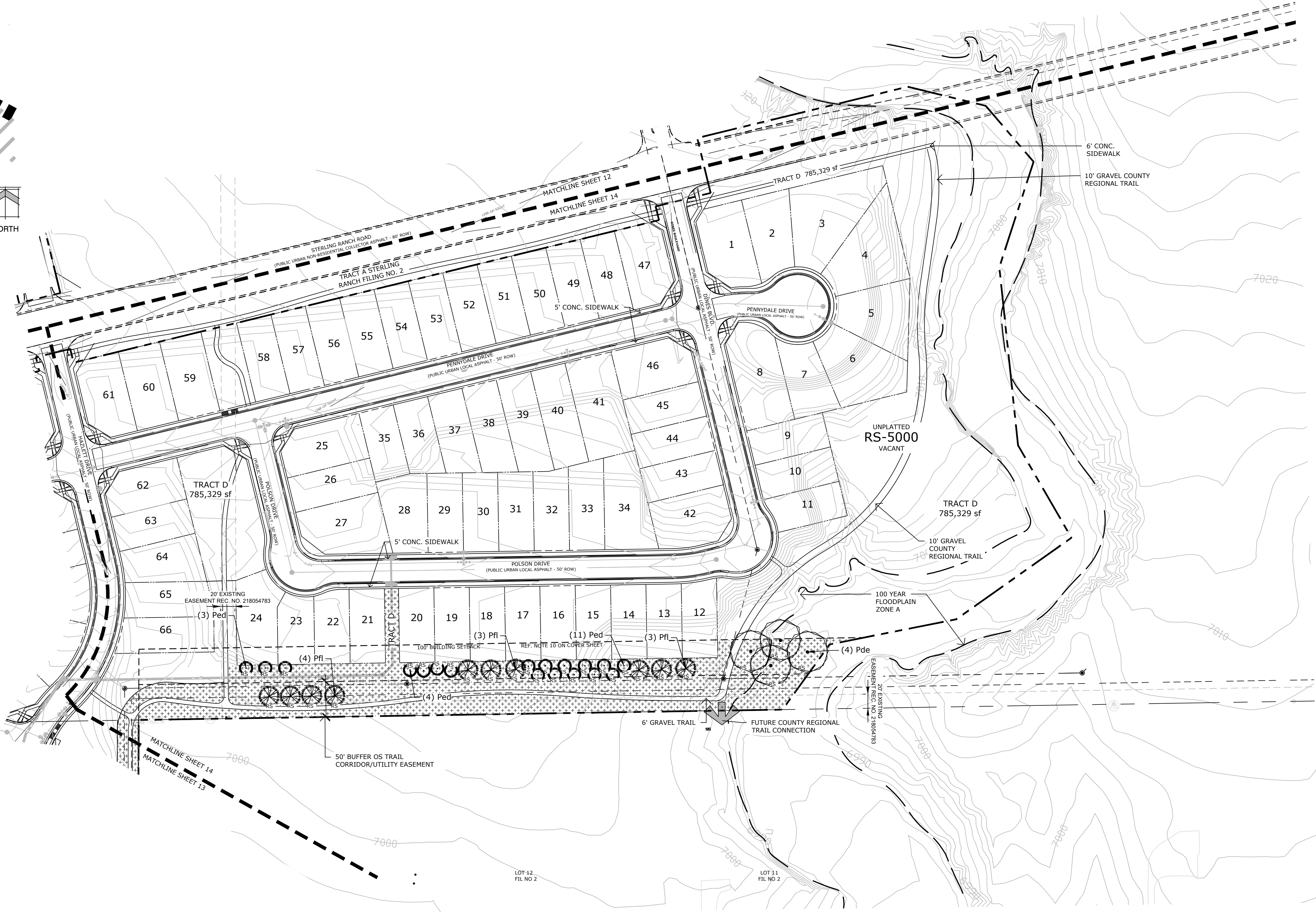
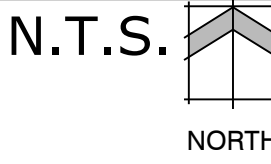
STERLING RANCH PHASE TWO  
PRELIMINARY PLAN  
EL PASO COUNTY, COLORADO



SHEET REFERENCE

GROUND COVER LEGEND

- TALL NATIVE GRASS
- SR PH2 UPLAND NATIVE SEED MIX



Land Planning  
Landscape  
Architecture  
Urban Design

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STERLING  
RANCH  
PHASE 2  
PRELIMINARY PLAN

El Paso County,  
Colorado

DATE: 06.17.2020  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

ENTITLEMENT

LANDSCAPE PLAN

14  
14 OF 15



STERLING RANCH PHASE TWO  
PRELIMINARY PLAN  
EL PASO COUNTY, COLORADO

ADJACENT OWNERS TABLE:

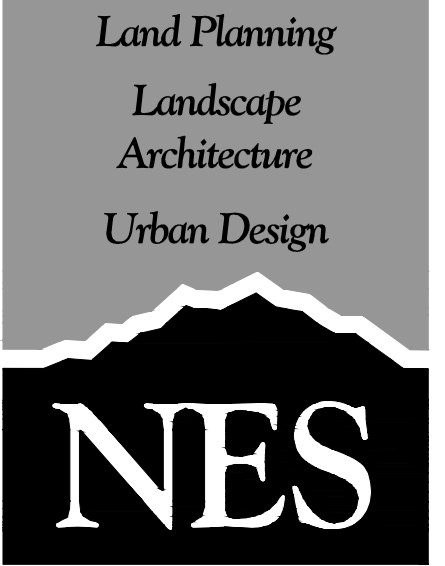
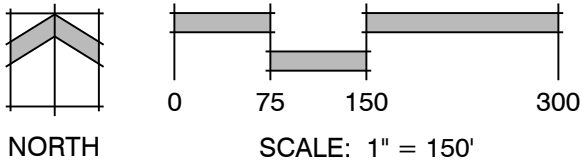
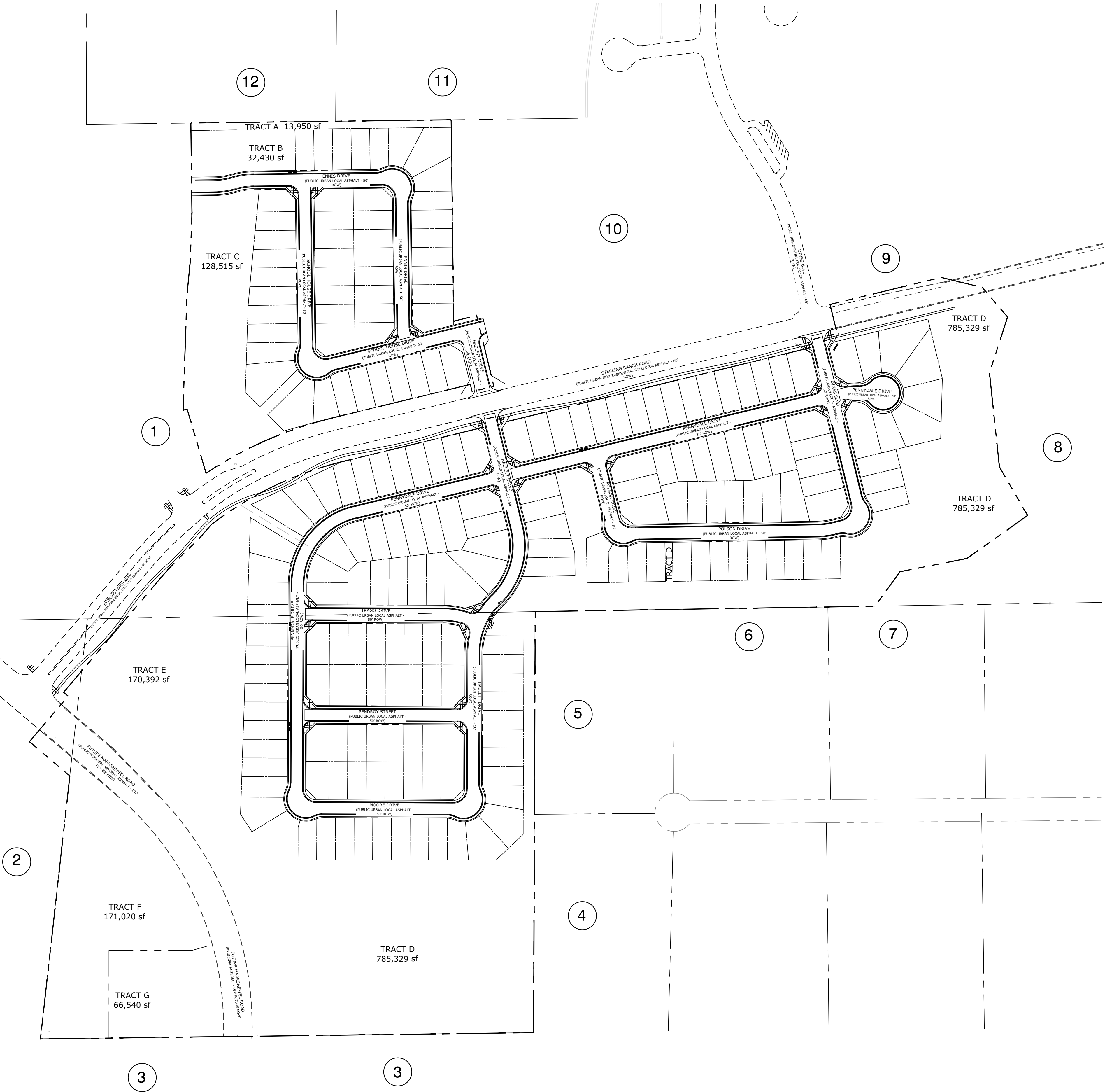
	Name	Mailing Address	City, State, Zip
1	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2	8335 VOLLMER ROAD LLC, C/O PIONEER SAND CO	5000 NORTHPARK DR	COLORADO SPRINGS CO, 80918
3	RAO INVESTMENTS LLC	7910 GATEWAY E STE 102	EL PASO TX, 79915
4	BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
5	BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
6	PETE A & GRACE TRUJILLO	8170 MUSTANG PL	COLORADO SPRINGS CO, 80908
7	MARY J HOEPNER	8250 MUSTANG PL	COLORADO SPRINGS CO, 80908
8	MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
9	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
10	MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
11	BR INVESTMENTS LLC	PO BOX 88120	COLORADO SPRINGS CO, 80908
12	HW DIESEL ENTERPRISES LLC	125 S CHESTNUT ST	COLORADO SPRINGS CO, 80905

TRACT USE CHART:

Tract	Area (SF)	Use	Ownership/Maintenance
A	13950	Landscape, Drainage, Trails	Sterling Ranch Metro District #2
B	32430	Landscape, Drainage, Trails, Mail Kiosk	Sterling Ranch Metro District #2
C	128515	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District #2
D	785329	Landscape, Drainage, Trails, Utilities, Stormwater	Sterling Ranch Metro District #2
E	170392	Landscape, Drainage, Trails, Utilities, Park	Sterling Ranch Metro District #2
F	171020	Future Development, Drainage, Utilities	Sterling Ranch Metro District #2
G	66540	Lift Station	Sterling Ranch Metro District #2

ADD MISSING  
CHECKLIST ITEMS  
AND BRING THIS  
SHEET TOFRONT IT  
SHOWS THE  
WHOLE PLAN IN  
CONTEXT OF  
ENTIRE PRELIM  
PLAN OR COMBINE  
IT WITH SHHET  
ONE

OVERALL PLAN PROVIDED AS SHEET 2



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  
PHASE 2  
PRELIMINARY PLAN

El Paso County,  
Colorado

DATE: 06.17.2020  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

ADJACENT OWNERS  
& TRACT PLAN

15  
15 OF 15



# prelim plan V\_1 2020 redlines.pdf Markup Summary 9-2-2020

dsdrice (41)



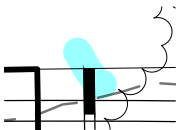
**Subject:** Callout  
**Page Label:** [1] Preliminary Grading Plan - preliminary grading plan (2)  
**Author:** dsdrice  
**Date:** 9/1/2020 4:38:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show easements for the storm drains



**Subject:** Text Box  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdrice  
**Date:** 9/1/2020 4:38:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

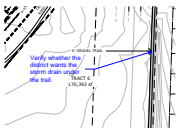
Show and label all proposed drainage easements



**Subject:**  
**Page Label:** [1] Preliminary Grading Plan - preliminary grading plan (2)  
**Author:** dsdrice  
**Date:** 9/1/2020 4:40:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:**  
**Page Label:** [1] Preliminary Grading Plan - preliminary grading plan (2)  
**Author:** dsdrice  
**Date:** 9/1/2020 4:40:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] LS PPlan Sheet 13  
**Author:** dsdrice  
**Date:** 9/1/2020 4:41:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

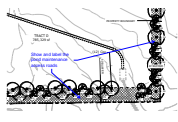
Verify whether the district wants the storm drain under the trail.



**Subject:** Callout  
**Page Label:** [1] LS Notes & Details Sheet 11  
**Author:** dsdrice  
**Date:** 9/1/2020 4:45:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Verify that these trees will be viable on the detention pond embankment and will not cause maintenance issues.





**Subject:** Callout  
**Page Label:** [1] LS PPlan Sheet 13  
**Author:** dsdrice  
**Date:** 9/1/2020 4:48:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label the pond maintenance access roads

any and preliminary documents and the Geohazard Evaluation Report parts are held in the Sterling Ranch Community Development Department.  
) [See CGS comments.](#)

**Subject:** Text Box  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/1/2020 5:24:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See CGS comments.

(Lots 85-100)  
ed by xxx

**Subject:**  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/1/2020 5:24:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

by xxx

all fees i  
No. 18-47  
ication i

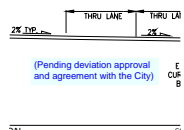
**Subject:**  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/1/2020 5:33:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

18

diaper or toddler successors and assignees used to pay traffic impact fees in accordance (Resolution No. 18-071), or any amendments. This fee obligation is not paid at and no lot notes to ensure fees are paid by boundary (lots 12-24 and 60) adjacent to existing setback, with an overall average 10' +/-  
# 2 Preliminary Plan area:  
19

**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/1/2020 5:33:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

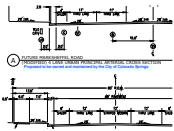
19



**Subject:** Text Box  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/1/2020 5:35:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

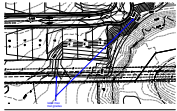
(Pending deviation approval and agreement with the City)





**Subject:** Text Box  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/1/2020 5:36:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Proposed to be owned and maintained by the City of Colorado Springs



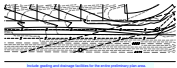
**Subject:** Callout  
**Page Label:** [2] Preliminary Grading Plan - preliminary grading plan (3)  
**Author:** dsdrice  
**Date:** 9/1/2020 5:40:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label max trail grades



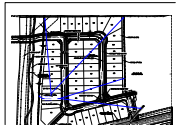
**Subject:** Callout  
**Page Label:** [3] Preliminary Grading Plan - preliminary grading plan  
**Author:** dsdrice  
**Date:** 9/1/2020 5:41:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label max trail grade



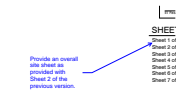
**Subject:** Text Box  
**Page Label:** [3] Preliminary Grading Plan - preliminary grading plan  
**Author:** dsdrice  
**Date:** 9/1/2020 5:43:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include grading and drainage facilities for the entire preliminary plan area.



**Subject:** Callout  
**Page Label:** [1] 8 UT01  
**Author:** dsdrice  
**Date:** 9/1/2020 5:44:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show all necessary easements



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/1/2020 5:48:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

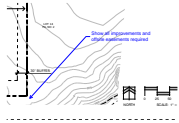
Provide an overall site sheet as provided with Sheet 2 of the previous version.





**Subject:** Text Box  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdrice  
**Date:** 9/1/2020 5:51:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show Pond W5 limits (embankment, bottom, outlet and inlet structures)



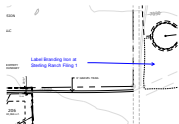
**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdrice  
**Date:** 9/1/2020 5:51:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show all improvements and offsite easements required



**Subject:** Text Box  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdrice  
**Date:** 9/2/2020 12:09:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Shouldn't the school site be included?



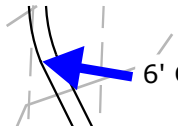
**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdrice  
**Date:** 9/2/2020 12:11:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label Branding Iron at Sterling Ranch Filing 1



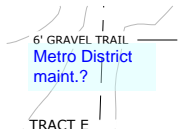
**Subject:** Text Box  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdrice  
**Date:** 9/2/2020 12:12:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Metro District maint.?



**Subject:** Arrow  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdrice  
**Date:** 9/2/2020 12:13:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





---

**Subject:** Text Box  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdrice  
**Date:** 9/2/2020 12:14:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Metro District maint.?

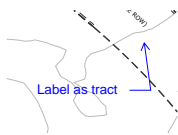
7

Provide tract table

---

**Subject:** Text Box  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/2/2020 12:15:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide tract table



---

**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdrice  
**Date:** 9/2/2020 12:17:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

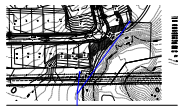
Label as tract



---

**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdrice  
**Date:** 9/2/2020 12:19:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

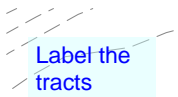
Clearly show tract boundaries



---

**Subject:** Callout  
**Page Label:** [2] Preliminary Grading Plan - preliminary grading plan (3)  
**Author:** dsdrice  
**Date:** 9/2/2020 12:24:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

It appears that there should be a swale to a BMP and the channel here



---

**Subject:** Text Box  
**Page Label:** [2] Preliminary Grading Plan - preliminary grading plan (3)  
**Author:** dsdrice  
**Date:** 9/2/2020 12:26:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label the tracts





**Subject:** Text Box  
**Page Label:** [1] Preliminary Grading Plan - preliminary grading plan (2)  
**Author:** dsdrice  
**Date:** 9/2/2020 12:26:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label the tracts



**Subject:** Text Box  
**Page Label:** [3] Preliminary Grading Plan - preliminary grading plan  
**Author:** dsdrice  
**Date:** 9/2/2020 12:29:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label the adjacent lots

label matchlines

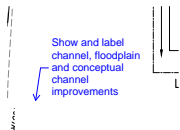
**Subject:** Text Box  
**Page Label:** [3] Preliminary Grading Plan - preliminary grading plan  
**Author:** dsdrice  
**Date:** 9/2/2020 12:30:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label matchlines



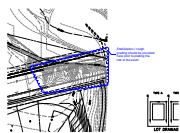
**Subject:** Text Box  
**Page Label:** [1] Preliminary Grading Plan - preliminary grading plan (2)  
**Author:** dsdrice  
**Date:** 9/2/2020 12:31:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show the adjacent lots



**Subject:** Callout  
**Page Label:** [2] Preliminary Grading Plan - preliminary grading plan (3)  
**Author:** dsdrice  
**Date:** 9/2/2020 3:53:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

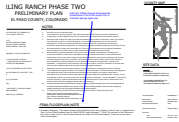
Show and label channel, floodplain and conceptual channel improvements



**Subject:** Cloud+  
**Page Label:** [2] Preliminary Grading Plan - preliminary grading plan (3)  
**Author:** dsdrice  
**Date:** 9/2/2020 3:54:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

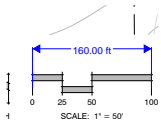
Stabilization / rough grading should be provided here prior to platting the lots to the south.





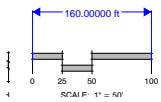
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdrice  
**Date:** 9/2/2020 4:40:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add note: Offsite channel improvements downstream of Pond W5 require City of Colorado Springs approvals.



**Subject:** Length Measurement  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdrice  
**Date:** 9/2/2020 9:20:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

160.00 ft



**Subject:** Length Measurement  
**Page Label:** [1] Plan Sheet 3  
**Author:** dsdrice  
**Date:** 9/2/2020 9:20:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

160.00000 ft



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdrice  
**Date:** 9/2/2020 9:30:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The trail and channel improvements need to be shown to not impact the lots. Also see CGS comments.

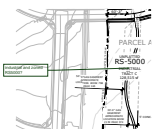


**Subject:** Callout  
**Page Label:** [2] Preliminary Grading Plan - preliminary grading plan (3)  
**Author:** dsdrice  
**Date:** 9/2/2020 9:33:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show trail grading

---

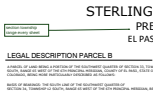
dsdparsons (84)



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/1/2020 3:42:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

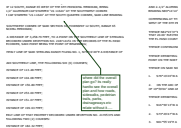
industrial and zoned RS5000?





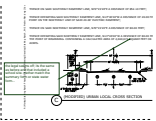
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:22:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

section township range every sheet



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:24:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where did the overall plan go? its really hard to see the overall plan and how roads, sidewalks, pedestrian trails, parks, drainageways etc relate without it....



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:27:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the legal seems off; its the same as before and that included a school site- neither match the summary form or state water form...



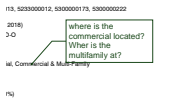
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:28:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

update this note isnt there amore recent study that meets criteria 2019?



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:30:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tract table please: name tract, acreage, purpose, ownership and maintenance



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:31:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

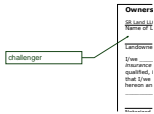
where is the commercial located? Wher is the multifamily at?





**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:33:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

sub summary sheet and LOI should account for all of this...



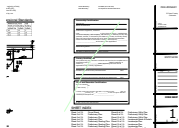
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:33:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

challenger



**Subject:** Owner Certification  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:34:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

\



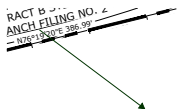
**Subject:** Owner Certification  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:34:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

,



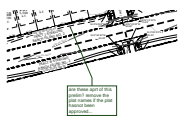
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:35:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this is not signed nor recorded...



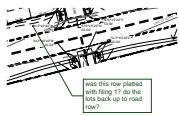
**Subject:** Arrow  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:39:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:39:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

are these apt of this prelim? remove the plat names if the plat hasnot been approved...



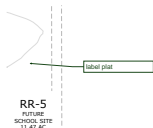
**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:40:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

was this row platted with filing 1? do the lots back up to road row?



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:40:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

i cent tell where tract a, b, etc stop and starts; please make sure each closes, and has dimensions



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:41:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label plat



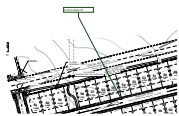
**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:46:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

information is ,missing on the plan sheets; please review and add the missing items bearings do not have to be shown on lots only per CD).



**Subject:** Image  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:46:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





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**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:49:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this sheet 4?



---

**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:50:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:50:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:50:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:50:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**






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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:04 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:08 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:10 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:14 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:37 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:40 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**






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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:51:41 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




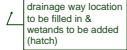
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**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:52:18 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




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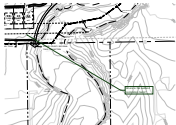
**Subject:** Highlight  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:52:56 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




---

**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:53:38 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

drainage way location to be filled in & wetlands to be added (hatch)




---

**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:54:06 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

where is the wetland restoration bank?



---

**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:55:46 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

show or point to parcel A and B on the overall map





**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:57:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

list names; most people have no idea what a classification is



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 2:58:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

comments on individual sheets apply to nearly all sheets



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:00:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tract table will cover



**Subject:** Image  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:01:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add note as to install and maintenance of noise walls



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:09:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

they are not listed in LOI, or in application?



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:09:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:10:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this accurate- does that match LOI and application



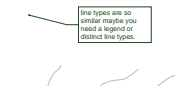
**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:11:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

grey back what is not a part of this prelim plan....



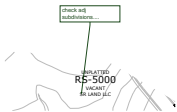
**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:11:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where does the tract stop and start? dimension, and boundary lines



**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:12:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

line types are so similar maybe you need a legend or distinct line types.



**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:13:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

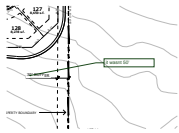
check adj subdivisions....



**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:16:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

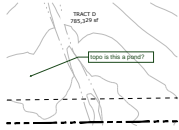
to be removed; restoration shown in hatch area XXXx





**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:16:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

it wasnt 50'



**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:17:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

topo is this a pond?



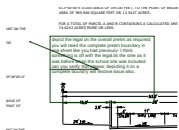
**Subject:** Image  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:17:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:20:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



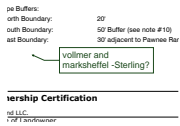
**Subject:** Image  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:20:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:22:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

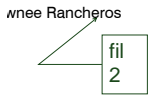
depict the legal on the overall prelim as required;  
you will need the complete prelim boundary in one  
sheet like you had previoully- I think something is  
off with the legal.its the sme as it was before when  
the school site was included- can you verify that  
please; depicting it on a complete boundry will  
resolve issue also.





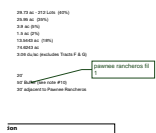
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:24:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

vollmer and marksheffel -Sterling?



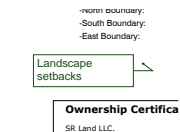
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:29:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

fil 2



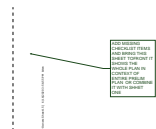
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:29:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

pawnee rancheros fil 1



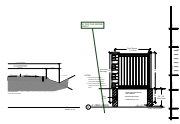
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:30:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Landscape setbacks



**Subject:** Callout  
**Page Label:** [1] Adjacent Property Owners Sheet 15  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:31:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADD MISSING CHECKLIST ITEMS AND BRING THIS SHEET TOFRONT IT SHOWS THE WHOLE PLAN IN CONTEXT OF ENTIRE PRELIM PLAN OR COMBINE IT WITH SHHET ONE



**Subject:** Callout  
**Page Label:** [1] LS Notes & Details Sheet 11  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:33:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

IS THIS THE SOUND WALL?





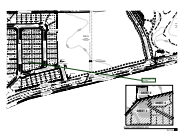
**Subject:** Callout  
**Page Label:** [1] LS Plan Sheet 12  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:33:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SOUND WALL?



**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:34:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

marksheffel requires noise wall, provid detail, and who will install and maintain, provide location for noisewalls on prelim plan drawing...



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:35:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

IS THIS SHHET 2 ON KEY MAP



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:35:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

IF THIS IS ZONED rs5000 HOW IS IT INDUSTRIAL?



**Subject:** Image  
**Page Label:** [1] 8 UT01  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:37:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:38:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



OK JUST NOT HAT  
LANDSCAPE AND  
TRACT WILL BE  
COMPLETD WITH  
STERING FIL 2

**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:39:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

OK JUST NOT HAT LANDSCAPE AND TRACT  
WILL BE COMPLETD WITH STERING FIL 2

IT, A CENTRAL ANGLE  
INT;  
UNDERDRAINS  
SHOULD BE  
INCLUDED IN  
NOTES AND GEC  
PLANS  
FEMA  
1 Floodplain

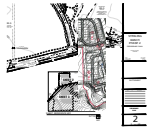
**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:46:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

UNDERDRAINS SHOULD BE INCLUDED IN  
NOTES AND GEC PLANS

FEMA FLOODPLAIN!  
GEOLOGIC HAZARD  
Zoning Density & Dim

**Subject:** Callout  
**Page Label:** [1] Cover Sheet 1  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:51:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

GROUNDWATER AT 7-9 FEET?



**Subject:** Image  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:51:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:52:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

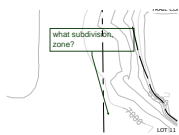
GROUNDWATER AT 9 FEET



**Subject:** Callout  
**Page Label:** [1] PPlan Sheet 3  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:52:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

GROUNDWATER AT 7.5 FEET





**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:54:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what subdivision, zone?

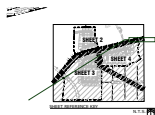


**Subject:** Callout  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:54:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tracts have this also; they have to close their boundary



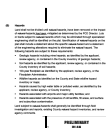
**Subject:** Image  
**Page Label:** [1] Plan Sheet 4  
**Author:** dsdparsons  
**Date:** 9/2/2020 3:54:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 4:21:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

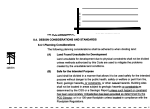


**Subject:** Image  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 5:47:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

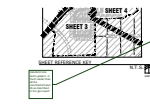


**Subject:** Image  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 5:49:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Image  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 5:51:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 5:51:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

standard note and a graphic is much easier than all the constraints/hazards as described in the geo report

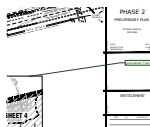


**Subject:** Image  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 5:52:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 5:53:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

groundwater 9.5 feet



**Subject:** Callout  
**Page Label:** [1] Plan Sheet 2  
**Author:** dsdparsons  
**Date:** 9/2/2020 5:53:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

groundwater 7 feet