KNOW ALL MEN BY THESE PRESENTS:

That Meadowbrook Crossing LLC, being the owner of the following described tract of land to wit:

That portion of the South One—half of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado more particularly described as follows: Commencing at the West one—quarter corner of said Section 8; thence N89°43'13"E, 1249.50 feet along the north line of said South One-half of Section 8 to the northeast corner of that tract of land described in Book 2190 at Page 226 of the records of said El Paso County and being the Point of Beginning of the tract herein described; thence continuing N89°43'13"E along said North line of the South One—half of Section 8, 2006.25 feet to a point on the former westerly right—of—way line of the Denver and New Orleans Railroad Company; thence southwesterly on a curve to the left and along said westerly right—of—way line, said curve having a central angle of 21°21'19", a radius of 1196.00 feet, an arc length of 445.77 feet (the chord to said curve bears S07°02'32"W, a distance of 443.20 feet); thence S89°43'13"W, 252.25 feet; thence S51°20'00"W, 719.23 feet; thence S89°43'13"W, 1199.14 feet to a point on the easterly line of said tract described in Book 2190 at Page 226; thence NO3°56'24"E along said easterly line, 888.62 feet to the Point of Beginning.

Except that portion that is Meadowbrook Parkway, as shown on plat of Claremont Business Park Filing No.2 recorded January 4, 2008 under Reception No. 207712506.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado; thence N89°43'13"E along the North line of the South half of said Section 8, a distance of 1249.12 feet; thence leaving said section line S03°55'24"W, a distance of 8.43 feet to the POINT OF BEGINNING, said point also being a point on the south line of Cimarron Hills Filing No. 4, recorded at Reception No. 703847 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said south line along the following two (2) courses:

1. S89°54'06"E, a distance of 1056.49 feet; 2. N44°24'06"E, a distance of 21.62 feet to a point on the North line of the South half of said Section 8; thence continuing along said North line N89°43'13"E, a distance of 890.44 feet to a point on the northwesterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Claremont Business Park Filing No. 2, recorded at Reception No. 207712506 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said northwesterly right-of-way line along the following three (3) courses:

1. Along a curve of an arc to the right, said curve having a radius of 525.00 feet, an arc length of 329.56 feet and a delta angle of 35°58'01";

2. S51°18'59"W, a distance of 695.64 feet;

3. S41*14'35"E, a distance of 80.05 feet to a point on the southerly line of a tract of land described in Book 2190 at Page 226 of the records of said El Paso County; thence leaving said northwesterly right-of-way line and continuing along said southerly line of Book 2190 at Page 226 S51°18'30"W, a distance of 198.78 feet; thence S89°43'09"W, a distance of 1198.83 feet to a point being the southeast corner of said tract of land described in Book 2190 at Page 226 and also being a point of the east line of Softball West Subdivision No. 2, recorded under Book T—3 at Page 112 of the records of said El Paso County; thence along the West line of said tract of land described in Book 2190 at Page 226 NO3°55'24"E, a distance of 880.26 feet to the POINT OF BEGINNING.

Said tract of land contains 32.273 acres, more or less.

PARCEL B: (To be platted as a tract)(furture development) COMMENCING at the northeasterly corner of the easterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Claremont Business Park Filing No.2, recorded at Reception No. 207712506 of the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along the southerly line of said Medowbrook Parkway right-of-way N51°17'51"E, a distance of 422.99 feet to the POINT OF BEGINNING; thence continuing along said southerly right—of—way line N51°20'09"E, a distance of 171.93 feet; thence along a curve of an arc to the left, said curve having a radius of 605.00 feet, an arc length of 191.98 feet and a delta angle of 18°10'52"; thence leaving said southerly right—of—way line along a curve of and arc to the left, said curve having a radius of 1196.00 feet, an arc length of 248.30 feet, a delta angle of 11°53'42" and a chord bearings and distance of S02°21'55"W, 247.85 feet; thence S89°43'32"W, a distance of 252.64 feet to the POINT OF BEGINNING.

Said tract contains 0.612 acres, more or less

Together totals 32.885

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements as shown hereon under the name and subdivision of MEADOWBROOK CROSSING. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Meadowbrook C	rossing,	LLC	
Ву:			_
Title:			

STATE OF
STATE OF
The above and aforementioned was acknowledged before me this day of
2017, by
2011, by

SURVEYOR'S CERTIFICATION:

My Commission expires

I Stewart L. Mapes, Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on August 12, 2016, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land

This statement is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this ______ day of ______, 2017.

Stewart L. Mapes, Jr. Colorado Professional Land Surveyor No. 38245 For and on behalf of Clark Land Surveying, Inc.

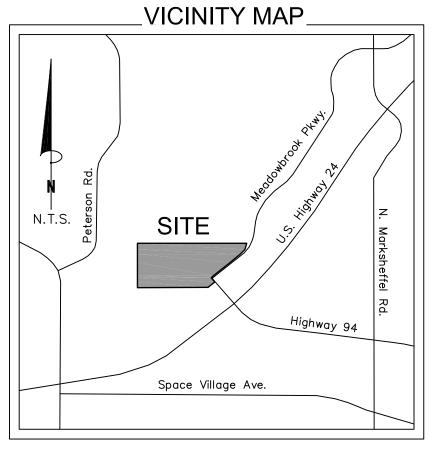
EASEMENTS:

Unless otherwise indicated all side, front, and rear lot lines are hereby platted on either side with a five foot (5') public utility and drainage easement, unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a seven foot (7') public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.

MEADOWBROOK CROSSING

A portion of the South 1/2 of Section 8, Township 14 South, Range 65 West of the 6th P.M.,

El Paso County, State of Colorado



oTract __ __ shall be utilized as __(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.) Tract ____(or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No._____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage

revise notes

accordingly please

ACCEPTANCE CERTIFICATE FOR TRACTS:

The dedication of Tracts A, B, C, D, E, F, & I are hereby accepted for ownership and maintenance by Meadowbrook Crossing Metro District.

<i>- - - - - - - - - -</i>			
Name: _			
Title:			

oThis property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number ___, effective date __(modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated ____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet 14. is a structure)

COUNTY OF	
The above and aforementioned was acknowledged before r	ne
2017, by	
Witness my hand and seal	

My Commission expires _____

oThe 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: Slope Instability: (name lots or location of area) Shallow Groundwater:(name lots or location of area) oDue to high groundwater in the area lot X-XX, all foundations shall incorporate an underground drainage system.

Preliminary Plan identifies Lots

25-31 and 46-52. Update both

Community

plans accordingly to match.

TRACT	Square Feet	Acreage	Tract Usage	Maintained By	Owned By	Deeded To
Α	8,426	0.193	Landscape/Open Space	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
В	10,034	0.230	Landscape/Open Space	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
С	5,195	0.119	Landscape/Open Space/Mail Kiosk	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
D	14,400	0.331	Landscape/Open Space	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
E	118,191	2.713	Detention/Open Space/Utilities	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
F	75,462	1.732	Open Space/Dog park/Landscape	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
G	266,597	6.120	Sand Creek Drainage	Dedicated to El Paso County	Dedicated to El Paso County	Dedicated to El Paso Count
Н	67,191	1.542	R.O.W. Dedication	Dedicated to El Paso County	Dedicated to El Paso County	Dedicated to El Paso Count
I	26,656	0.612	Open Space/ Future Development	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District

TRACT NOTES:

1. Tracts are not eligible for building permits. LDC Section 8.4.3.D.1

Final total gross acerage	Total Number of lots	Net acreage of subdivision	Net acreage land to be dedicated for public streets
32.885	114	26.799	6.086
			Cium'

Does this include tracts? If so please break out tracts from

There is an urban

park fee and a

⊣ regional park fee.

Please remove

one block.

FEES:		
Drainage Fee	 School Fee:	
Bridge Fee:	 ^Park Fee:	

ban ree:		Kegior
RECORDING:		
TATE OF COLORADO	} ss	
COUNTY OF EL PASO	5 33	

I hereby certify that this instrument was filed for record in my office at ____ o'clock ___.M., this ____ day of ______ecreated under , 2017, A.D., and is duly recorded under Reception No._____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

NOTES:

- 1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights—of—way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by Old Republic National Title Insurance Company, Commitment No. SC55057698-2, effective date May 31, 2016 at 5:00 P.M..
- Basis of bearings is north line of the south half of Sec. 8, T14S, R65W of the 6th P.M., monumented at both ends by a 3¼" Brass Cap in range box and assumed to bear N89°43'13"E.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C752F with effective dates March 17, 1997, indicates this parcel of land is located in Zone X (area determined to be out of the 500 year flood plain) & in Zone AE (special flood hazard area inundated by 100 year flood). A CLOMR will be reviewed and approved by FEMA as part of the development process prior to recordation of the final plat. Portions of the channel and floodplain to the northeast of this site have been mitigated per an existing LOMR, Case No. 06-08-B137p, effective December 13, 2006.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 5. The lineal units used in this drawing are U.S. Survey Feet.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Any person who knowingly removes, alters, or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. §18-4-508.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- 11. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number __ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the Él Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

- Meadowbrook Crossing, LLC shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development. Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.
- Meadowbrook Crossing, LLC shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.
- 15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. An easement will be provided at the final plat stage. All property with this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. ______, of the records of the El Paso County Clerk and Recorder. All property within this subdivision is subject to a Avigation Easement as recorded at Reception No. 217030936 of the records of the El Paso County Clerk and Recorder.
- 16. There shall be no direct lot access to Meadowbrook Parkway and U.S. Highway 24.
- 17. The Subdivider(s) agrees on behalf of him/herslef 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 of the property.
- 18. Pursuant to Resolution 12—416, approved by the Board of Directors, El Paso County Public Improvements District 2 and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _______, the parcels within the platted boundaries of MEADOWBROOK CROSSING are included with the boundaries of the El Paso County Public Improvements District 2 and as such is subject to
- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
- 20. The following lots have been found to be impacted by geologic hazards: Lots 25—30 and Lots 43—48 have been found to potentially be impacted by shallow groundwater. Mitigation measures and a map of the hazard area can be found in the report Geological Hazards Evaluation & Preliminary Geotechnical Investigation by CTL Thompson, Inc.,≻Project No. CS18620—105 dated December 9, 2016 in File No. SP—17—002 available at the El Paso County Planning and Community Development Department.
- 21. Due to the potential for shallow groundwater in the area of Lots 25—30 and Lots 43—48, basements for these lots should not be considered feasible unless site grades are raised sufficiently to provide a minimum 3 foot separation distance between lowest floor elevation and the
- shallowest anticipated seasonal groundwater level.
- records of the El Paso County Clerk and Recorder. Landscape plan exhibit for buffer note? 23. The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the
- 24. No structures or fences are permitted within designated "Floodplain" areas.

There are X single-family residential lots platted within this subdivision served by (Utility providers). ASSESSOR'S CERTIFICATE:

22. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No.

The attached plat of MEADOWBROOK CROSSING is approved by the Assessor's Office of El Paso County, Colorado the ____ day of ___

THE SCHEILERY Assessot Representative

DSD DIRECTOR CERTIFICATE: Planning and

Approval is granted for this plat of MEADOWBROOK CROSSING on this _____ day of _____ Development

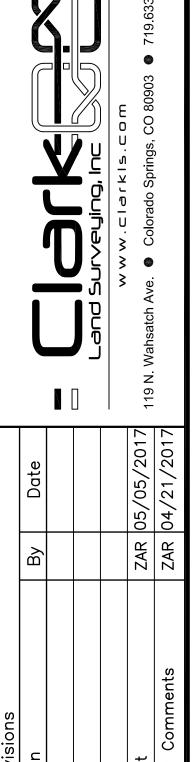
 \bigcirc El Paso County Director of Development Services

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING is approved by the Board of County Commissioners of El Paso County, Colorado the _____ day of ______, 2017.

OWNER:

Meadowbrook Crossing LLC 90 S. Cascade Ave. Suite 1500 Colorado Springs, CO 80903

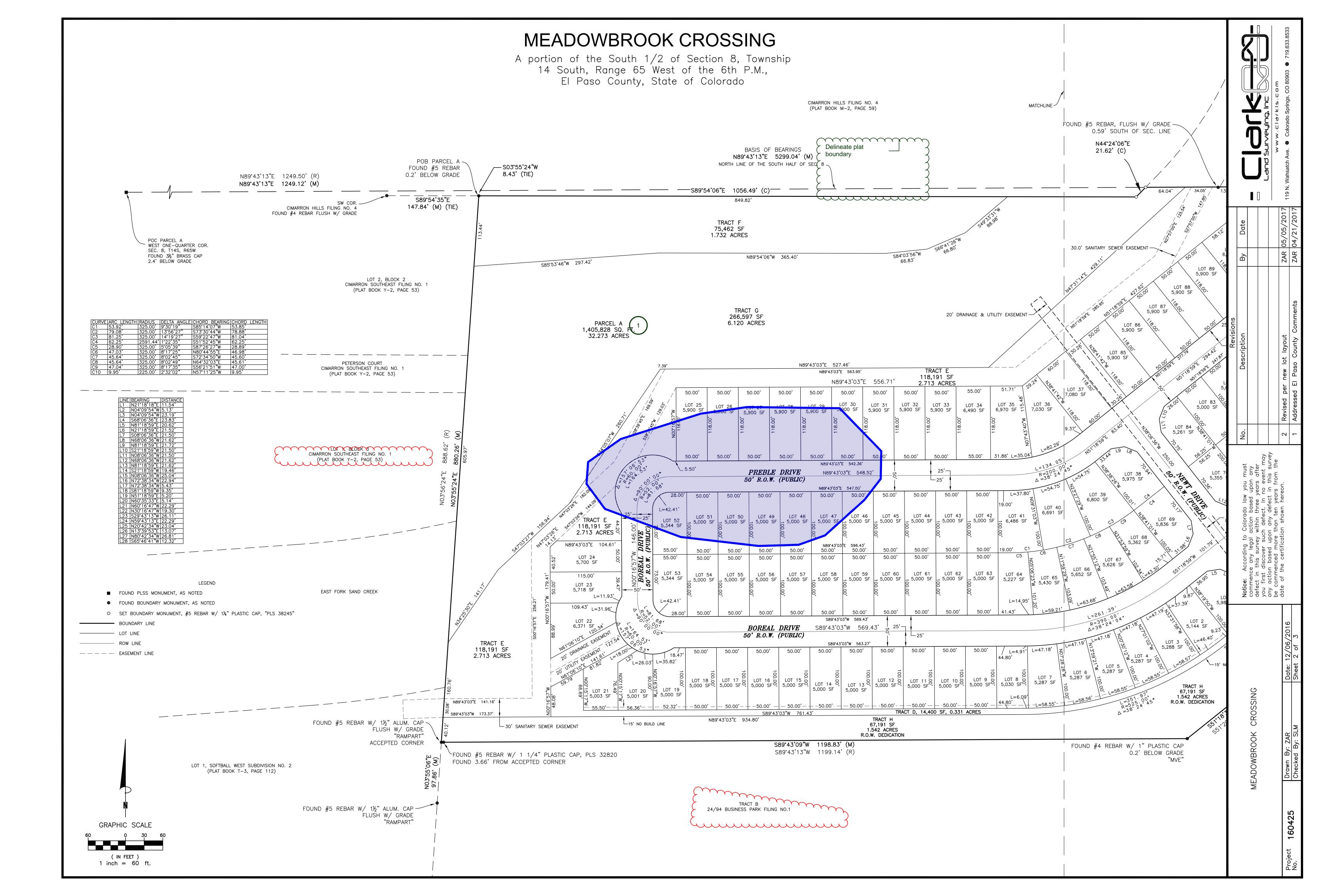


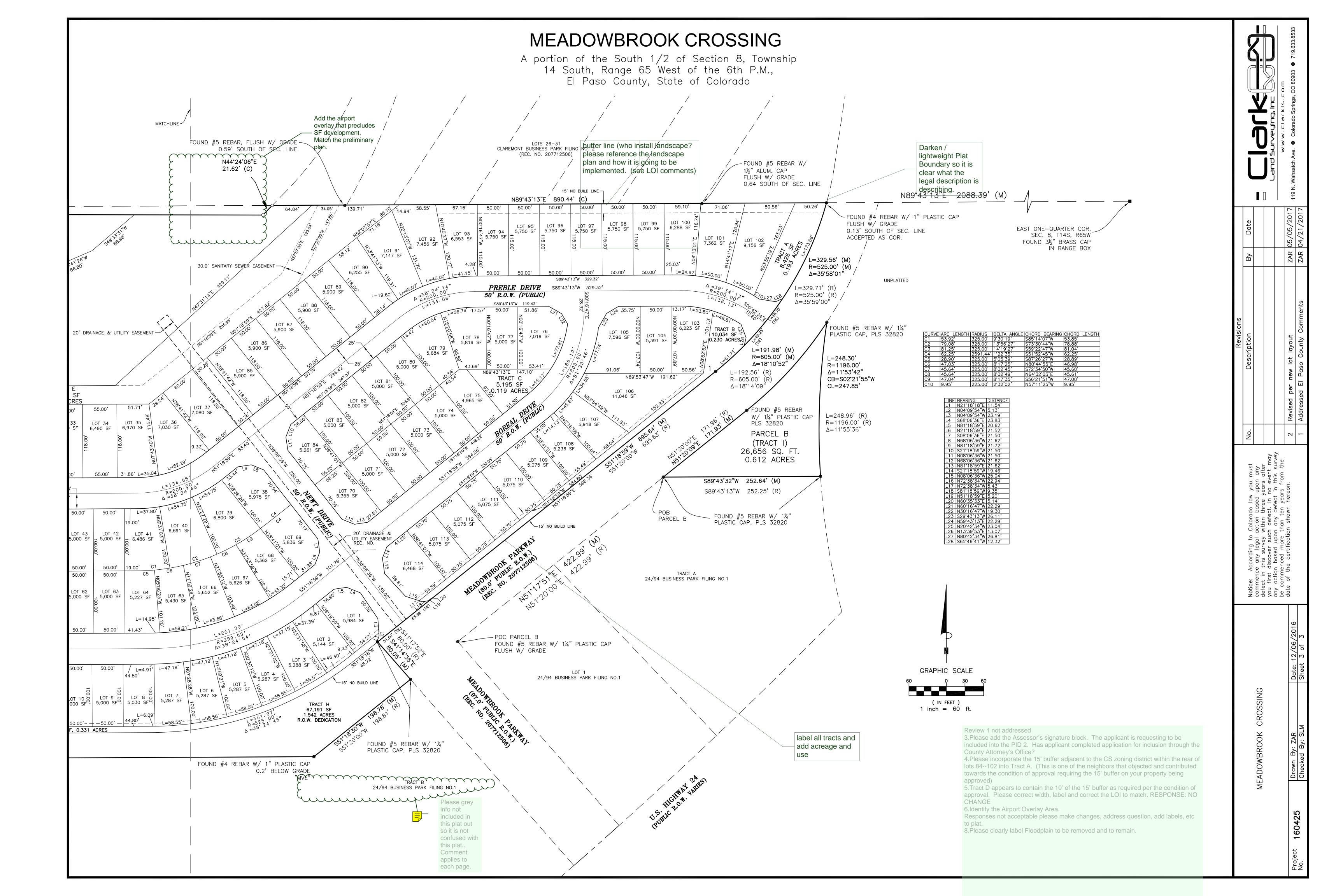
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dsdlaforce (2)



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Checkmark: Unchecked Author: dsdlaforce Date: 5/17/2017 5:02:12 PM

Color:

Preliminary Plan identifies Lots 25-31 and 46-52. Update both plans accordingly to match.



Subject: Polygon Page Label: 2 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdlaforce Date: 5/17/2017 3:29:07 PM

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Delineate the geologic hazard area

dsdparsons (32)

iintenance of private design, construction lite <u>Development</u>. Plai Jing permits for the ion Improvements Ac WPs shall be constru Subject: Pen Page Label: 1 Lock: Unlocked

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Subject: Callout Page Label: 1 Lock: Unlocked

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Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:12:22 PM

Color:

There is an urban park fee and a regional park fee. Please remove one block.

Planning and Community Development Subject: Text Box Page Label: 1 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 1:50:51 PM

Color:

Planning and Community Development

his serves as notice of potent sclosed to all prospective purch ht and associated noise of arm he final plat stage. All property 1 No.

Subject: Highlight Page Label: 1 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons

Date: 6/5/2017 2:47:48 PM **Color:**

of the silversing this has been bound to be opposed by principal beautions, the special beaution of the silversing the silvers

Subject: Text Box Page Label: 1 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:49:53 PM

Color:

oThe 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:

Slope Instability: (name lots or location of area)
 Shallow Groundwater:(name lots or location of

area)

oDue to high groundwater in the area lot X-XX, all foundations shall incorporate an underground

drainage system.

P.M. revise notes accordingly please

Subject: Callout Page Label: 1 Lock: Unlocked

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Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:51:18 PM

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revise notes accordingly please

LC shall enter into any building permit ement for each ponSubject: Pen Page Label: 1 Lock: Unlocked

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Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:56:22 PM

Color:

Together totals 32.885



Subject: Callout Page Label: 1 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:54:27 PM

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There are X single-family residential lots platted within this subdivision served by (Utility providers).

Subject: Cloud Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 1:50:18 PM Color: detention ponds/water quality BMF Subject: Pen Page Label: 1 Crossing, ELC shall enter into a F ssuance of any building permits to to an Agreement for each pond c Lock: Unlocked Status: TENTIAL AIRCRAFT OVERFLIGHT AND on this property due to its close Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:44:17 PM Color: Subject: Insert 42 Insert Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:11:23 PM Color: Subject: Cloud Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 1:51:15 PM Color: Subject: Cloud Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 1:50:14 PM Color: Subject: Highlight maintenance of private c nal design, construction c n Site Development Plan Page Label: 1 Site Development Plan suilding permits for the sivision Improvements Agra BMPs shall be construct Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons

Date: 6/5/2017 2:43:55 PM

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Section of the Control of the Contro	Subject: Callout Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:53:00 PM Color:	Landscape plan exhibit for buffer note?
The second secon	Subject: Text Box Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:55:19 PM Color:	oTract shall be utilized as (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.) Tract (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No of the records of El Paso County. The HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.
Steve Schleiker	Subject: Text Box Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 1:52:08 PM Color:	Steve Schleiker
Use has a table to the state of	Subject: Cloud+ Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 1:53:48 PM Color:	Does this include tracts? If so please break out tracts from row
The state of the s	Subject: Text Box Page Label: 1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:49:44 PM Color:	oThis property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number, effective date(modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number dated No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)



Subject: Circle Page Label: 2 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:39:25 PM

This is not being platted as parcel A or B please remove both.

Color:

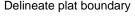


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Color:

This is not being platted with this. identify not a part of this plat. Comment pertains to all labels not included in this filing.



Subject: Text Box Page Label: 3 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:35:20 PM

Color:

Review 1 not addressed

3. Please add the Assessor's signature block. The applicant is requesting to be included into the PID 2. Has applicant completed application for inclusion through the County Attorney's Office? 4. Please incorporate the 15' buffer adjacent to the CS zoning district within the rear of lots 84--102 into Tract A. (This is one of the neighbors that objected and contributed towards the condition of approval requiring the 15' buffer on your property being approved)

5. Tract D appears to contain the 10' of the 15' buffer as required per the condition of approval. Please correct width, label and correct the LOI to match. RESPONSE: NO CHANGE

6.Identify the Airport Overlay Area.

Responses not acceptable please make changes, address question, add labels, etc to plat. 8. Please clearly label Floodplain to be removed

and to remain.



Subject: Cloud+ Page Label: 3 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:35:59 PM

Color:



Subject: Re: Cloud+ Page Label: 3 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:36:08 PM

Color:



Subject: Callout Page Label: 3

Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:23:04 PM

Color:



Subject: Text Box Page Label: 3 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:37:43 PM

Color:



Subject: Callout

Page Label: 3 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:39:06 PM

Color:

Darken / lightweight Plat Boundary so it is clear

what the legal description is describing.

Please grey info not included in this plat out so it is

not confused with this plat.. Comment applies to

each page.

label all tracts and add acreage and use



Subject: Cloud+ Page Label: 3 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:22:07 PM

Color:

Add the airport overlay that precludes SF development. Match the preliminary plan.



Subject: Callout Page Label: 3 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 6/5/2017 2:34:21 PM

Color:

buffer line (who install landscape? please reference the landscape plan and how it is going to be implemented. (see LOI comments)