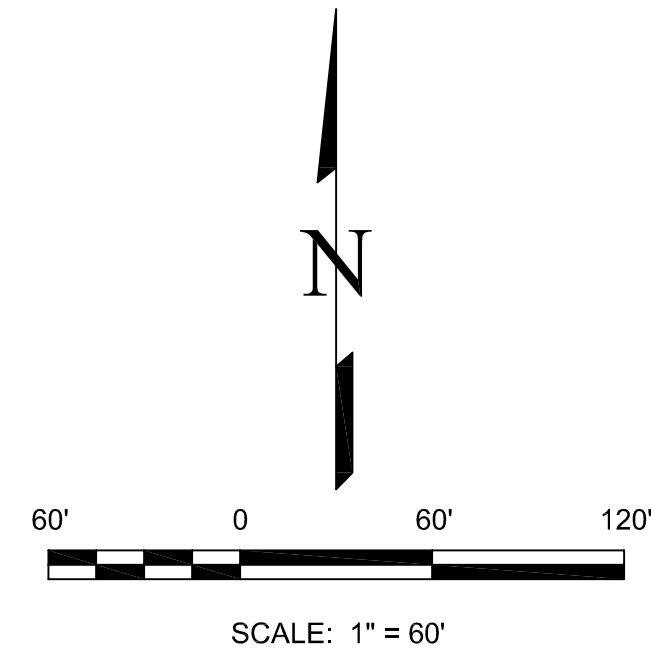


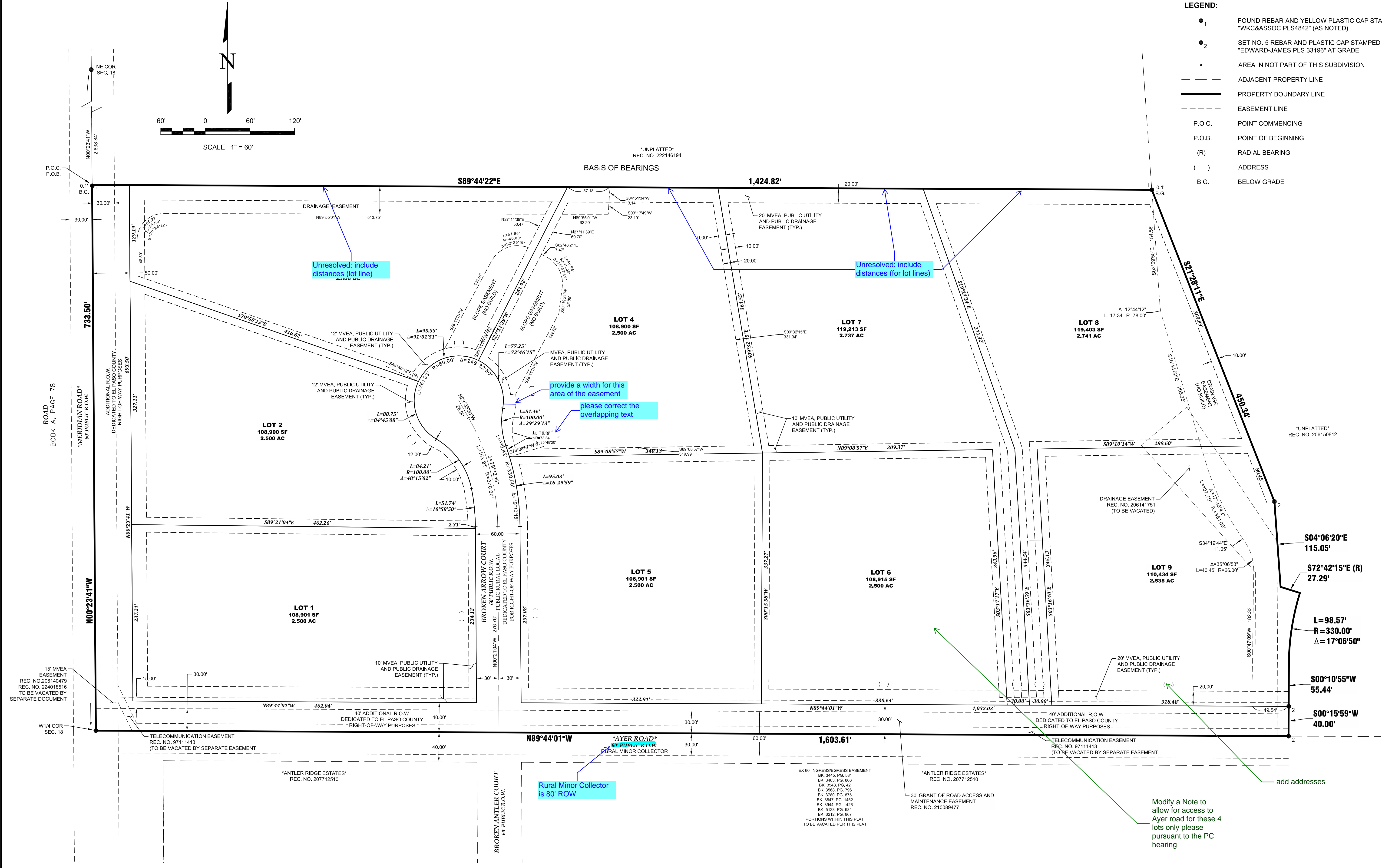


# ANTLER RANGE FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



- LEGEND:**
- 1 FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOC PLS4842" (AS NOTED)
  - 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
  - \*
  - ADJACENT PROPERTY LINE
  - PROPERTY BOUNDARY LINE
  - - - EASEMENT LINE
  - P.O.C. POINT COMMENCING
  - P.O.B. POINT OF BEGINNING
  - (R) RADIAL BEARING
  - ( ) ADDRESS
  - B.G. BELOW GRADE



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

4732 Eagleledge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

ANTLER RANGE FILING NO. 1  
 PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18  
 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 60'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO	2 OF 2

# V2 - Final Plat Drawings.pdf Markup Summary

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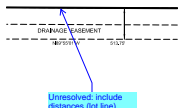
## Bret Dilts - DPW Engineering (7)

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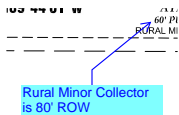
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Unresolved: include distances (for lot lines)



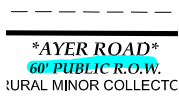
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Unresolved: include distances (lot line)



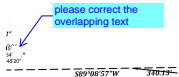
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Rural Minor Collector is 80' ROW



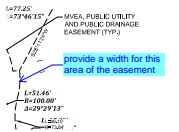
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Rural Minor Collector is 80' ROW



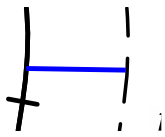
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please correct the overlapping text



**Subject:** Engineer  
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provide a width for this area of the easement



**Subject:** Line  
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**Date:** 5/7/2026 10:51:26 AM  
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dsdparsons (17)

= TRUST AND HOI  
 OTS, TRACTS, ST  
 IMPROVEMENTS  
 : IMPROVEMENTS

**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:39:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please delete word.  
 Repeat comment

Please delete word. Repeat comment

S OF TRUST AND HOLDERS OF OTI  
 O LOTS, TRACTS, STREETS AND E/  
 ILIC IMPROVEMENTS SO PLATTED.

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:40:21 PM  
**Status:**  
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? update?

? update?

S FEBRUARY 12, 2025.  
 JRSE ON THE NORTHERLY BOUNE  
 ) UNDER RECEPTION NO. 2061508  
 EMPLOY A REPER MICHELLE L...

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:40:47 PM  
**Status:**  
**Color:** ■  
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**Space:**

THE ENGINEERED PROJECTS, STRUCTURES, IF DOCUMENTED  
 OR DRAWINGS OF THE STRUCTURES WHICH SHALL HAVE BE  
 OR BE SUBJECT TO ALL THE REGULATIONS AND ORDINANCES  
 SHALL NOT BE VALID UNLESS THEY ARE APPROVED BY THE  
 BE CONSIDERED VALID UNLESS OTHERWISE PROVIDED IN THE  
 BE FOUND IN THE REPORT FILE TO BE AVAILABLE AT THE

Ayer Road access limited to lots \_\_\_ only...

Ayer Road access  
 IMMEDIATELY  
 BE REPEATED BY.

**Subject:** Planner  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:41:57 PM  
**Status:**  
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OR TRANSFER MAY ONL  
 BDIVISION IMPROVEMENT

**Subject:** Pen  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:42:25 PM  
**Status:**  
**Color:** ■  
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**Space:**

; TRACT OR BUILDING SIT


ric:

...PRIMARY ACCEPTANCE BY THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT. ANY CHANGES OR TRANSFER MAY ONLY BE GRANTED UPON THE APPROVAL OF THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT.

1 LOT, TRACT OR BUILDING SITE.

ELECTRIC

REVISIONS AND SPECIFICATIONS.


**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:42:37 PM  
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...THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT. ANY CHANGES OR TRANSFER MAY ONLY BE GRANTED UPON THE APPROVAL OF THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT.

1 LOT, TRACT OR BUILDING SITE.

ELECTRIC

REVISIONS AND SPECIFICATIONS.


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:42:50 PM  
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Lot only- there are no tracts...

...TO THE DISTRICT'S (PROVIDER'S) RULES, REGULATIONS AND ORDINANCES.

Wastewater:

Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.


**Subject:** Wastewater  
**Page Label:** 1  
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**Date:** 5/11/2026 12:43:35 PM  
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**Wastewater:**  
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

...BY THE GEOLOGIC HAZARDS AND CONSTRAINTS (SITE).

Add note regarding underdrain requirements as mentioned in comments from the Upper Black Squirrel Creek GWMD.

...ING APPROPRIATE PLANNING, ENGINEERING, AND CONSTRUCTION OF A STAFF UNDERDRAIN SYSTEM.


**Subject:** Text Box  
**Page Label:** 1  
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Add note regarding underdrain requirements as mentioned in comments from the Upper Black Squirrel Creek GWMD.

...ANGE 64 WEST

Please note how that water is to be provided for THIS filing, without a cistern. Cistern to be located on X in Filing No. 2 and maintained by HOA.

...ING APPROPRIATE PLANNING, ENGINEERING, AND CONSTRUCTION OF A STAFF UNDERDRAIN SYSTEM.


**Subject:** Text Box  
**Page Label:** 1  
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**Date:** 5/11/2026 12:47:00 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Please note how that water is to be provided for THIS filing, without a cistern.. Cistern to be located on X in Filing No. 2 and maintained by HOA

...ING APPROPRIATE PLANNING, ENGINEERING, AND CONSTRUCTION OF A STAFF UNDERDRAIN SYSTEM.

...ING APPROPRIATE PLANNING, ENGINEERING, AND CONSTRUCTION OF A STAFF UNDERDRAIN SYSTEM.

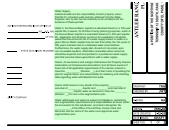
...ING APPROPRIATE PLANNING, ENGINEERING, AND CONSTRUCTION OF A STAFF UNDERDRAIN SYSTEM.

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**Subject:** Callout  
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Add



**Subject:** Water Supply  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:53:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Water Supply:**  
Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. \_\_\_\_\_ (Division \_\_), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property \_\_\_\_\_ acre-feet of \_\_\_\_\_ Aquifer and \_\_\_\_\_ acre feet total of \_\_\_\_\_ Aquifer water as decreed in Case No. \_\_\_\_\_ (Division \_\_) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.



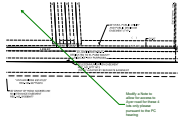
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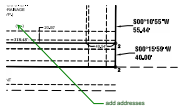
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Add



**Subject:** Callout  
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Modify a Note to allow for access to Ayer road for these 4 lots only please pursuant to the PC hearing



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/11/2026 12:37:47 PM  
**Status:**  
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add addresses