Need to update Letter of Intent to include the following waivers from the Land Development Code ualifications for this exclusion is presented in the ECM section I.7.1.B.5: 8.4.3.A Minimum Frontage for Division of Land. A division of land shall have a minimum of 60 feet arge Lot Single Family Sites. A single-family residential lot, or agricultural ned lands, greater than or equal to 2.5 acres in size per dwelling and frontage on a public road. ving a total lot impervious area of less than 10 percent. A total lot perviousness greater than 10 percent is allowed when a study specific to e watershed and/or MS4 shows that expected soil and vegetation evise radius at knuckle to KNOW ALL MEN BY THESE PRESENTS: onditions are suitable for infiltration/filtration of the WQCV for a typical site, tandard detail and include to the paper reveasely a public. and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion THAT THOMAS D KIRK JR, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT: all be 20 percent." Conservation a non revocable public A TRACT OF LAND BEING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF A PORTION OF THE NORTHWEST QUARTER OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBE AS FOLLOWS: easement cannot be provement easement d a note to the plat acknowledging that per ECM Section I.7.1.B.5, the vacated as shown on see ECM 2.3.8.C) for any WNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6th PR BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, residential lots impervious area may not exceed 10 percent unless a study portion of the cul-de-sac THENCE N89°57'46"E, 1488.30 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1: epared in compliance with the requirements laid out in the above ECM EL PASO COUNTY, COLORADO. hat is outside the ROW THENCE S15°11'17"w, 501.97 FEET; ection and the impervious area may not exceed 20 percent. This THENCE \$40°55'52"W, 1114.98 FEET pervious area for each lot must include the proposed driveway. THENCE S89°53'43"W, 627.21 FEET TO A POINT ON THE WEST LINEOF SAID NORTHWEST 1: lso per planners FYI: this does not THENCE N00°02'20"E. 1326.98 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/2 TO THE NORTHWEST CORNER THEREOF, AND THE omment, roadway may ave to be dedicated eed to be extended FILING 1 ROW and can be a irther south to avoid the AREA = 35 ACRES, MORE OR LESS. ELK CREEK RANCHES RANCHES onservation easement. NCHES LOT 26 LUT 25 LOT 24 OWNERS CERTIFICATE: NOT PART OF NOT PART OF NOT PART OF THIS SUBDIVISION THIS SUBDIVISION THIS SUBDIVISION THE UNDERSIGNED OWNER THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED POINT OF BEGINNING AND PLATTED SAID LAND INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF TRACT A NW CORNER SEC. 7, T11S, R65W, 6TH P.M. "MARIAH TRAIL FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID L=23.64,00°02**′**14″ E OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO FND 3¼" ALUMN. CAP FLUSH WITH GND MARKED: - 24,035 SF. R=60.000' L=226.68, 15.00' FOXFIRE SURVEYS COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S Δ022°34'22"- $(0.552 \pm AC.)$ R=530.000' UNPLATTED  $L=23\sqrt{56}$ EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONER OF EL PASO COUNTY, COLORADO. UPON CH=N30°05'10"E R66W S1 S6 R65W <sup>\_</sup>∆024°30'20" NOT PART OF R=15.000' ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL CL = 23.486CH=N77°47'04"W THIS SUBDIVISION -∆090°00'00" (BASIS OF BEARING) PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CL = 224.959CH=S45°02'14"E LS 25361 COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE N 89°57'46" E 1488.30' CL = 21.213MARIAH SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND N 89°57'46" E 426.11 682.09' CONSERVATION EASEMENT/
REC NO 212107364 TRAIL 744.04' FND ORANGE CAP EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND FLUSH W/GND MARKED Easement and Tract Maintenance: RELATED FACILITIES. MARIAH TRAIL Δ=25°04'04"R=500.00° S 00°02'14" E You can only access 3 PLS 30106 Tract shall be utilized as \_\_\_\_ 60.00' N 89°57'46" E lots off a driveway per BY: THOMAS D KIRK, JR neighborhood park, school site, fire station, drainage the LDC. You are 470.06 tract, etc). Ownership and maintenance of Tract L=218.76 L=101.90, N 89°57'46" E 390.68' \_ shall be vested to (name the entity: El Paso currently accessing a R=60.000' <sup>-</sup>348.59'<sup>-</sup> County, Special District, Homeowners Association, Δ097\*18'26" minimum of 4 lots with THOMAS D KIRK, JR D A025'42'11" etc.) (Where multiple tracts are included in a single CH=S07°16'52"E the access easement. A PUD plan or plat, the use of a tract table is CL=90.087 R=60.000' road needs to be STATE OF COLORADO} -∆041°24'35" π encouraged.) CH=N77°11'09"W TRACT B provided or each lot CH=S69°15'29"W LOT 1 COUNTY OF EL PASO} CL = 42.426needs direct access to 60,745 SF. \_\_230,106 SF. Mariah Trail. L=220.02,L=79.08,' $(1.395 \pm AC.)$ **COUNTY NOTES** THE ABOVE AND AFORMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_ , 2024 A.D., BY  $(5.283 \pm AC.)$ R=300.000' R=60.000' THOMAS D KIRK, JR, AS OWNER <sup>\_</sup>∆075°30'44" 1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS ∆042°01'14" R=300.000' Driveway — A facility for S 69°15'11" SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; CH=S43°52'07"W CH=N86°18'33"E -∆029°28'09" CH=N50°08'40"E CL=73.476 WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL the passage of vehicles CL=215.121 WITNESS MY HAND AND SEAL \_\_\_\_\_ that provides access CL=152.605 LOT 6 S 72°14'22" | 2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. MY COMMISSION EXPIRES from a public or private PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS 219,182 SF. 16' ACCESS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF road to no more than 3 20' ACCESS EASEMENT EASEMENT  $(5.032 \pm AC.)$ SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. (10' EACH SIDE) ACCESS EASEMENT VACATION S 74°48'43" — — S 89°55'00" E 477.68'− — — — — 3. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT 42.58 PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY THAT PORTION OF THE 16' ACCESS EASEMENT LYING WITHIN MARIAH TRAIL IS HEREBY VACATED PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. Please add: L=128.85. DINANCES, REVIEW AND PERMIT REQUIREMENTS. N 89°54'00" V NG. BUT NOT LIMITED TO, THE COLORADO DIVISION BY: ARVINA LEE DONAHUE, OWNER R=300.000106.01 OF ENGINEERS AND THE U.S. FISH AND WILDLIFE Acceptance Certificate for Tracts (accepting entity in existence) ∆024°36'31" CH=S10°33'15"W S 01°45'01" CL=127.862 The dedication of Tracts (list tracts and use) are hereby accepted for ownership and NLY. THEY ARE NOT THE LEGAL DESCRIPTION AND STATE OF COLORADO 50.00 maintenance by the (Name) District/Homeowner's Association. (Name district or S 74°52'15" E COUNTY OF EL PASO S 72°36'31" W homeowner's association) NTED BY EL PASO COUNTY 50.00 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_ , 2024 BY ARVINA LEE DONAHUE AS OWNER. D UNITED STATES POSTAL SERVICE REGULATIONS. BY: (notarized signature) HETHER BY DEED OR BY CONTRACT, NOR SHALL (50.00')-AND COMMON DEVELOPMENT IMPROVEMENTS LOT 5 LOT 2 MY COMMISSION EXPIRES CCORDANCE WITH THE SUBDIVISION 234,365 SF. OUNTY AS RECORDED UNDER RECEPTION NUMBER 218,930 SF. State of Colorado WITNESS MY HAND AND OFFICIAL SEAL ASO COUNTY, COLORADO OR, IN THE ALTERNATIVE.  $(5.380 \pm AC.)$  $(5.026 \pm AC.)$ NOTARY PUBLIC IE SUBDIVISION IMPROVEMENTS AGREEMENT, BY SURVEYOR'S CERTIFICATE Signed before me on MEET THE POLICY AND PROCEDURE REQUIREMENTS ALE, CONVEYANCE OR TRANSFER. (name(s) of individual(s) making I Randall D. Hency, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat JNTY COMMISSIONERS OR, IF PERMITTED BY THE correctly represents the results of a survey made on date of survey, by me or under under my direct supervision and Y DEVELOPMENT DEPARTMENT DIRECTOR UPON AND PRELIMINARY ACCEPTANCE BY THE EL PASC accurately shows subdivision thereof, and that all monuments exist as shown hereon; that mathematical closure errors are ONSTRUCTED AND COMPLETED IN ACCORDANCE less than 1: 10,000; and that said plat has been prepared in full compliance with all applicable provisions of the El Paso LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ITS AUTHORIZED BY THE SUBDIVISION (Notary's official signature) County Land Development Code, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as —;;; <del>|----</del>+ -(134.20′)z amended, have been met to the best of my professional knowledge, belief and opinion and that it is in accordance with YS. INCLUDING NECESSARY DRAINAGE CULVERTS applicable standards of practice and this is not a guaranty or warranty, either expressed or implied. .3.C.3. DUE TO THEIR LENGTH, SOME OF THE OTECTION DISTRICT. Title of office) 1ITS FOR INDIVIDUAL WELLS MUST BE OBTAINED UNPLATTED LOT 4 INS FOR THE ISSUANCE OF THESE PERMITS. UNPLATTED NOT PART OF 260,073 SF. AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY Colorado Professional Land Surveyor No. 27605 THIS SUBDIVISION (Commission Expiration) SED ON A 300-YEAR AQUIFER LIFE, APPLICANTS AND  $(5.970 \pm AC.)$ NOT PART OF MIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A THIS SUBDIVISION PU & DE  $(3.54 \pm AC. NET)$ DRAINAGE EASEMENT LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON- RENEWABLE AQUIFERS. AITFRNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY. N 89°54'00" W 290.57'— This plat for Mariah Trail Filing No. 1 was approved by the El Paso County Planning and Community 13. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND Development Department Director on the , 2024, subject to any notes or conditions 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 specified hereon. SCALE : 1" = 100"CONSERVATION EASEMENT REC NO 212107364 14. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT O HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER 10' PU & DE Planning and Community Development Director "THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT LOT 3 SLIP Unless otherwise indicated, all side, front, and rear lot SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE Board of County Commissioners' Certificate EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR lines are hereby platted on either side with a 10 foot 227,948 SF. PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE This plat for Mariah Trail Filing No. 1 was approved for filing by the El Paso County, Colorado Board of County (use 5 feet for lots smaller than 2.5 acres) public utility DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION  $(5.233 \pm AC.)$ Commissioners on the \_\_\_\_day of \_\_\_\_\_\_, 2024, subject to any notes specified hereon and any conditions BEARINGS ARE BASED ON THE NC and drainage easement unless otherwise indicated. All BEFORE SALE OF THE PROPERTY. included in the resolution of approval. The dedications of land to the public (streets and easements) are accepted, but TOWNSHIP 11S, RANGE 65W, OF exterior subdivision boundaries are hereby platted with THE SUBDIVIDER AGREES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSOR AND public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary MONUMENTED AS SHOWN. a 20 foot (use 7 feet for lots smaller than 2.5 acres) ASSIGNS SHALL BE REQUIRED TO MAINTAIN DRAINAGE CHANNEL THAT FLOWS THROUGH THE SITE. THE COUNTY IS NOT RESPONSIBLE + + DRAINAGE+ acceptance of the public improvements in accordance with the requirements of the land Development Code and public utility and drainage easement. The sole 2. LAND SURVEY PLAT RECORDED U responsibility for maintenance of these easements is Engineering Criteria Manual and the Subdivision Improvements Agreement. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT REFERENCE FOR THIS SURVEY. hereby vested with the individual property owners. SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE (N 67°50'36" E)+ EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471). OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTS ON 3. THIS PROPERTY LIES WITHIN ZONE A, AREA OF WHITIMAL FLOOR HAZARD, HIS ORIVINATION ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF Chair, Board of County Commissioners OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08041C0305G DATED 12/7/2018. 18. FOR HOA: OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE PROPERTY OWNERS ASSOCIATION (OR HOMEOWNERS CLERK AND RECORDER'S CERTIFICATE 4. SET #5 REBAR WITH A 2" AL Mailboxes shall be installed in ASSOCIATION) AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DECREE ENTERED IN CASE NO. 5", FLUSH WITH \_\_\_\_\_), AND THEIR COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY THE GROUND AT ALL EXTER accordance with all El Paso County FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS. STATE OF COLORADO 5. LINEAL UNITS SHOWN HERE 19. FOR COVENANTS: WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION FND ORANGE CAP FLUSH S 89°53'43" W 627.21 NI CORNER SEC. 7 COLINITY OF FL DACOL REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. W/GND MARKED T11S, R65W, 6TH P.M. , OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT

Soil and Geology Conditions PLS 30106 4 A.D., AND FND 2" ALUMN. CAP 0.1 6. ANY PERSON WHO KNOWI BLIC LAND Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) BELOW GND MARKED: SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A UNPLATTED The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map CLASS TWO(2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508. NOT PART OF S12/S7 of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by SCHOOL FEE 1994 THIS SUBDIVISION 7. FIELD WORK COMPLETED ON APRIL 10, 2023. (author of the report) (date of report) in file (name of file and file number) available at the El Paso County LS 13830 BRIDGE FEE: Planning and Community Development Department: Downslope Creep: (name lots or location of area) DRAINAGE FEE: \$0 Gas and Electric: FILE NO. SF2315 Rockfall Source:(name lots or location of area) The subdivider/developer is responsible for •Rockfall Runout Zone:(name lots or location of area) MARIAH TRAIL FILING NO. 7 extending utilities to each lot, tract or building REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO JAL PLAT Potentially Seasonally High Groundwater:(name lots or location of area) DRAWN BY: 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ZONE REV APPROVED Other Hazard: OMAS D KIRK JR ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL In Areas of High Groundwater: ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, COUNTY REVIEW COMM Gas and electric service for this subdivision is )/23 TRAIL, CO.SPR. 80908 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, RDHCHECKED BY: TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6th PRINCIPAL MERIDIAN COUNTY REVIEW COMV name(s)) subject to the District's (Providers) 2/23 MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF (/19)440-UO44 FAX (/19)440-9223 SCALE 1" = 100"MARIAH TRAIL CHANGE rules, regulations and specifications. (Combined 3/24 EL PASO COUNTY, COLORADO. CERTIFICATION SHOWN HEREON. 230109 SHEET: note, which can be broken into separate notes SHEET 1 OF or gas or electric in the case of different

n the submitted PBMP Applicability Form, Exclusion E "Large Lot Single"

amily Sites" was selected to exclude the site from a PBMP. The