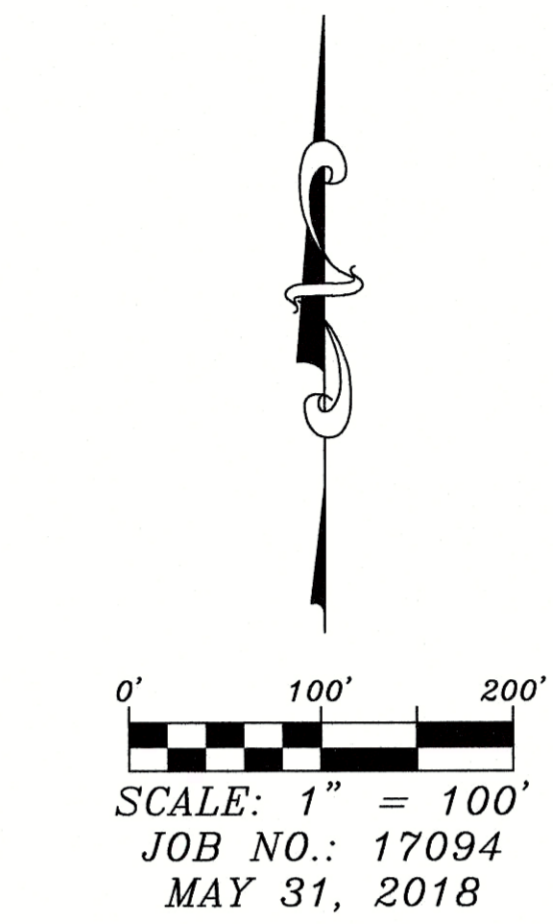


WALDEN PRESERVE 2, FILING NO. 4

LOCATED IN THE SW1/4 OF SEC. 14, THE SE1/4 OF SEC. 15, THE NE1/4 OF SEC. 22 & THE NW1/4 OF SEC. 23,
ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.86'	15.00'	87°19'23"	S84°56'09"E	20.71'
C2	23.65'	15.00'	90°20'36"	S06°13'52"W	21.28'
C3	22.32'	15.00'	85°15'50"	S31°30'01"W	20.32'
C4	85.93'	100.55'	48°57'45"	N43°03'10"W	83.34'
C5	237.08'	60.00'	226°23'10"	N48°14'32"E	110.31'
C6	26.07'	100.55'	14°51'10"	S57°31'04"E	25.99'
C7	30.07'	255.00'	6°45'23"	N73°39'07"W	30.05'
C8	30.07'	255.00'	6°45'23"	N80°24'30"W	30.05'
C9	22.32'	15.00'	85°15'50"	S63°14'09"E	20.32'
C10	30.39'	60.00'	29°00'58"	N39°41'25"W	30.06'
C11	11.25'	60.00'	10°44'44"	N59°34'17"W	11.24'
C12	30.11'	530.00'	3°15'19"	S37°38'58"W	30.11'
C13	30.02'	530.00'	3°14'42"	N40°53'58"E	30.01'
C14	31.35'	60.00'	29°56'16"	N68°33'04"E	31.00'
C15	31.48'	60.00'	30°03'52"	N38°33'00"E	31.12'



Provide a temporary turnaround. See ECM Section 2.3.8.C for the criteria and language that needs to be included in the plat.

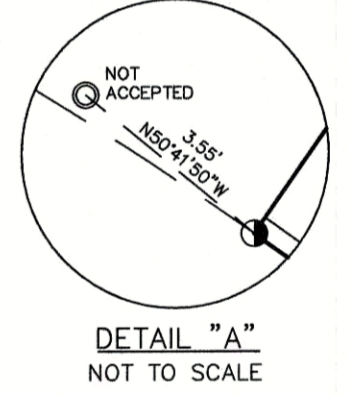
Provide a drainage easement for the drainage ways.

access or more than 3 lots is considered a roadway and not a driveway.

Delineate the 100yr flood plain.

Provide the street name.

An additional setback line has been shown in the PUD and preliminary plan. Please show the setback line on the final plat.



AS PLATTED

This is not necessary.

REVISION DATE: SEPTEMBER 13, 2018 (PER UPDATED TITLE COMMITMENT)
DATE OF PLAT PREPARATION: MAY 31, 2018
WALDEN PRESERVE 2, FIL. NO. 4 - PT. SW1/4 SEC. 14, PT. SE1/4 SEC. 15, PT. NE1/4 SEC. 22 & PT. NW1/4 SEC. 23, T11S, R66W of the 6th P.M., EL PASO COUNTY, CO

RAMPART
SURVEYS, LLC

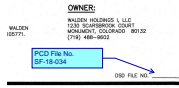
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 17094FP4.DWG PAGE 2 OF 2

R:\DWG\17094\17094FP4.DWG, 5/31/2018 10:47:01 AM, HP Design 1200px

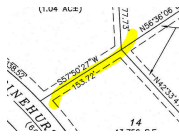
Markup Summary

dsdlaforce (13)



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Page Label: 1
Author: dsdlaforce
Date: 10/10/2018 10:33:30 AM
Color: ■

PCD File No. SF-18-034



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Page Label: 2
Author: dsdlaforce
Date: 10/10/2018 10:35:48 AM
Color: ■



Subject: Highlight
Page Label: 2
Author: dsdlaforce
Date: 10/10/2018 10:37:08 AM
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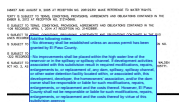


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Date: 10/10/2018 10:37:11 AM
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Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 10/10/2018 10:37:17 AM
Color: ■

Provide a drainage easement for the drainage ways.



Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 10/10/2018 10:40:43 AM
Color: ■

Add the following notes:

- No driveway shall be established unless an access permit has been granted by El Paso County.

- No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.



Subject: Cloud+
Page Label: 1
Author: dsdlaforce
Date: 10/10/2018 7:52:10 AM
Color: ■

1. Driveway access is limited to 3 lots or less. Private roads serving 4 lots or more shall be built to public road standards. Is the intent to construct a private road?
 - a. If so, then update the construction plans and drainage report to include P&P, details, and analysis regarding the private road. Additionally access spacing for a private road at lots 11,12,13,14 would not meet intersection spacing.
 - b. If not, then revise the notes and easement width accordingly. The previous PUD only provided a 30' common easement for the benefit of the two flag lots at each location.

2. The developer shall provide a maintenance agreement for these shared private access. Update the notes to reference the reception number for the maintenance agreement.



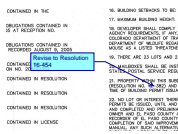
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Date: 10/10/2018 7:58:25 AM
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Delineate the 100yr flood plain.



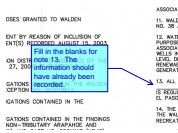
Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 10/15/2018 1:16:30 PM
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Provide the street name.



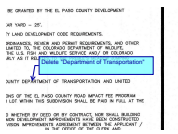
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Page Label: 1
Author: dsdlaforce
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Revise to Resolution 16-454



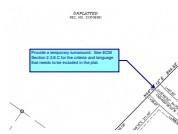
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Author: dsdlaforce
Date: 10/9/2018 1:53:35 PM
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Fill in the blanks for note 13. The information should have already been recorded.



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 10/9/2018 1:56:15 PM
Color: ■

Delete "Department of Transportation"



Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 10/9/2018 5:04:11 PM
Color: ■

Provide a temporary turnaround. See ECM Section 2.3.8.C for the criteria and language that needs to be included in the plat.



Subject: BoCC Certification
Page Label: 1
Author: dsdruiz
Date: 10/16/2018 3:31:57 PM
Color: ■

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners
Date



Subject: PCD Director
Page Label: 1
Author: dsdruiz
Date: 10/16/2018 3:32:15 PM
Color: ■

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Planning and Community Development Director



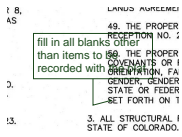
Subject: Surveyor Certification
Page Label: 1
Author: dsdruiz
Date: 10/16/2018 3:32:29 PM
Color: ■

Surveyors Certificate

I surveyor's name, 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 date of survey, 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 Development Code.

I attest the above on this _____ day of _____, 20__.

Surveyor's Name, (Signature)
Date
Colorado registered PLS # _____



Subject: Callout
Page Label: 1
Author: dsdruiuz
Date: 10/16/2018 4:46:21 PM
Color: ■

fill in all blanks other than items to be recorded with the plat



Subject: Cloud+
Page Label: 1
Author: dsdruiuz
Date: 10/16/2018 4:53:19 PM
Color: ■

we anticipate recording an amendment concurrently.



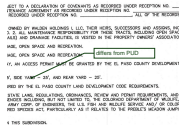
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Author: dsdruiuz
Date: 10/16/2018 4:53:39 PM
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Access:
No driveway shall be established unless an access permit has been granted by El Paso County.



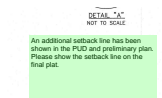
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Page Label: 1
Author: dsdruiuz
Date: 10/16/2018 4:55:08 PM
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differs from PUD



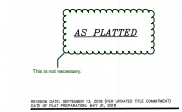
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An additional setback line has been shown in the PUD and preliminary plan. Please show the setback line on the final plat.



Subject: Text Box
Page Label: 2
Author: dsdruiuz
Date: 10/16/2018 5:04:14 PM
Color: ■

This is not necessary.



Subject: Cloud+
Page Label: 2
Author: dsdruiuz
Date: 10/16/2018 5:06:40 PM
Color: ■

access or more than 3 lots is considered a roadway and not a driveway.



Subject: Callout
Page Label: 2
Author: dsdruiuz
Date: 10/16/2018 5:07:31 PM
Color: ■