1. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT Please add GEOLOGY STATEMENT RECORDED UNDER RECEPTION NO. - 1. A "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION", HAY CREEK OF THE RECORDS OF EL PASO COUNTY. DEVELOPMENT, EL PASO COUNTY, COLORADO" (CTL | THOMPSON, DATED DECEMBER 27, 2022) IS INCLUDED WITH Surveyors Certificate COLORADO. THE SUBMITTAL PACKAGE 2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado CONSTRAINTS INCLUDES EXPANSIVE NEAR SURFACE SOILS AND BEDROCK, SOILS SUSCEPTIBLE TO EROSION SIMILAR INCIDENTAL SENSORY OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED date of survey, by me or under my direct supervision and that all monuments exist as shown ereon: that mathematical closure errors are less than 1:10.000; and that said plat has STATES AIR FORCE ACADEMY'S REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. THESE JGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, been prepared in full compliance with all applicable laws of the State of Colorado dealing AIRMANSHIP PROGRAM. THIS SHALL REMAIN IN EFFECT UNTIL THE GEOLOGICAL CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS with monuments, subdivision, or surveying of land and all applicable provisions of the El)F EL PASO, STATE OF COLORADO. ACADEMY SHALL CEASE TO BE COMMONLY EMPLOYED IN THIS AREA. IF Paso County Land Development Code. ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND. THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS attest the above on this _____ 3. THE FOLLOWING LOTS (1-20) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION SURVE **LEGAL DESCRIPTION:** MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARDS EVALUATION Surveyor's Name, (Signature) AND PRELIMINARY GEOTECHNICAL THE UNDER Colorado registered PLS # OF COLORADO, KNOWN ALL MEN BY THESE PRESE INVESTIGATION HAY CREEK DEVELOPMENT BY CTL | THOMPSON IN FILE SP231 AVAILABLE AT THE EL PASO HEREBY ST YED AND D NTO LOTS, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED MPANYING PLAT. THE **■**DOWNSLOPE CREEP: TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 ITY OF COLORADO **■**ROCKFALL SOURCE: OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: JRTHER RESTRICTS ■ROCKFALL RUNOUT ZONE: A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF OF HIS/HER KNOWLEDGE AND BELIEF. QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 W POTENTIALLY SEASONALLY HIGH GROUNDWATER INGS AND/OR ITS COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PAR OTHER HAZARDS: EXPANSIVE SOILS & BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND TO VACATE, **FLOODING** - Please Remove REMAIN BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST (4. WHERE SIGNIFICANT CUTS AND/ OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH SITE OF SAID SOUTHEAST (4. WHERE SIGNIFICANT CUTS AND/ OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH SITE OF SAID SOUTHEAST (4. WHERE SIGNIFICANT CUTS AND/ OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH SITE OF SAID SOUTHEAST (4. WHERE SIGNIFICANT CUTS AND/ OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH SITE OF SAID SOUTHEAST (4. WHERE SIGNIFICANT CUTS AND/ OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH SITE OF SAID SOUTHEAST (4. 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WHERE SIGNIFICANT CUTS AND/ OR SAID SOUTH CUTS AND/ OR SAID SOUTH C OF LAND AS THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SE EVALUATION OF THE CUT SLOPE, NEW SITE GRADING AND RETAINING WALL/FOUNDATION WALL CONSTRUCTION COUNTY, EAST, A DISTANCE OF 2,684.46 FEET, WITH ALL BEARINGS HEF SHOULD BE PERFORMED THAT INCLUDES STABILITY ANALYSIS. SLOPE EVALUATION WILL NEED TO INCLUDE THE ELEVATION OF TEMPORARY THENCE NORTH 00°25'17" WEST, ALONG THE WEST LINE OF S. CUTS, IF PERFORMED, AND PERMANENT WALL CONDITIONS, INCLUDING SLOPE ANALYSIS MAY IMPACT THE 33, A DISTANCE OF 1,169.26 FEET; JAMES E. LYNCH PROPOSED RESIDENCE FOUNDATION. COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933 **EASEMENTS:** FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. THENCE THE FOLLOWING TWENTY-TWO (22) COURSES; 300 E. MINERAL AVENUE, SUITE 1 LITTLETON, CO. 80122 ALL EASEMENTS AS SHOWN HEREON WITHIN EACH LOT ARE TO BE CONTINUOUSLY 1. SOUTH 71°29'43" EAST, A DISTANCE OF 140.51 FEET; (303) 713-1898 MAINTAINED BY THE OWNER OF THE LOT. NORTH 82°07'46" EAST, A DISTANCE OF 458.69 FEET; NORTH 71°31'45" EAST, A DISTANCE OF 369.66 FEET; odate to County ACCESS AND UTILITY EASEMENT AS DEPICTED HEREIN IS FOR PUBLIC ACCESS SITE NORTH 89°30'59" EAST, A DISTANCE OF 195.64 FEET; OVER THE PRIVATE STREETS TO THE LOTS AS PLATTED HEREIN. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED 5. NORTH 82°27'48" EAST, A DISTANCE OF 300.93 FEET; UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY SOUTH 81°25'26" EAST, A DISTAN **NOTICE IS HEREBY GIVEN:** BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN NORTH 66°51'51" EAST, A DISTAN HEREON. NORTH 70°47'03" EAST, A DISTAN THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN, IS SUBJECT TO THE CODE OF VIC**IMICINIMIXIM**AP 9. NORTH 66°11'16" EAST, A DISTAN<mark>e</mark>: THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, Please Fix SCALESCALE 20€ 2000' 10. NORTH 71°47'12" EAST, A DISTAN foot public utility and drainage easement. The sole PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL consibility for maintenance of these easements is hereby 11. NORTH 84°26'00" EAST, A DISTAN<mark>T</mark> "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS 12. SOUTH 87°26'44" EAST, A DISTAN vested with the individual property owners. DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR SHEET INDEX 13. NORTH 74°51'53" EAST, A DISTAN SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT ALTERNATIVELY UNTIL A This is not a county ... NCES INCLUDING BUT NOT LIMITED TO LETTERS SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED 14. NORTH 86°13'24" EAST, A DISTAN OF CREDIT, CASH, SUBI plat note. This is not a COMBINATIONS THEREOF GUARANTEEING THE SHEET 1 - COVER, SIGNATURE BLOCKS, VICINITY MAP UPON MY KNOWLEDGE, INFORMATION AND BELIEF. 15. NORTH 80°10'48" EAST, A DISTANCE OF 260.90 FEET COMPLETION OF ALL RECITY parcel ROVEMENTS INCLUDING, BUT NOT LIMITED TO, 10 NODTH 70°E0'70" EACT A DICTABLOE OF 140 OF FEET DRAINAGE, STREET AND LKUSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF SHEET 2 - LEGAL DESCRIPTION, TRACT TABLE COLORADÓ SPRINGS. SHEET 3 - MAP SHEET CITY APPROVALS: mmm All public improvements so platted are hereby dedicated to public use and This is a private road ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE said owner does hereby covenant and agree that the public improvements will be constructed to El Paso **GENERAL NOTES: GENERAL NOTES:** .FOR FILING THE ACCOMPANYING PLAT OF "HAY CREEK VALLEY" 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. NORTH LINE OF 9. ANY PERSON WHO KNOWINGLY REMOVES ϕ R KNOWINGLY CAUSES TO BE REMOVED 1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated INC. SURVEY CREW ON JUNE 16, 2022. ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), for public utilities and communication systems and other purposes as shown hereon. The entities CITY ENGINEER DATE C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A 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 2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR replacement of utility lines and related facilities. ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A RTER OF SECTION BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1 ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. /EST QUARTER; C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT Owners/Mortgagee (Signature) CITY PLANNING DIRECTOR 3. <u>BASIS OF BEARINGS</u>: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND JARTER, A GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 JARTER OF SECTION SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTHWEST FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL ATTEST: (if corporation) TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°28'46" CITY CLERK DATE JARTER OF SECTION WEST, A DISTANCE OF 2,654.48 FEET. $\sim\sim\sim\sim\sim\sim$ Secretary/Treasurer 10. ALL PRIVATE STREETS (STREET A) ARE TO BE PRIVATELY OWNED AND MAINTAINED STATE OF COLORADO) 4. THIS PROPERTY IS LOCATED WITHIN OTHER AREAS - ZONE X (AREAS DETERMINED TO BY THE HOMEOWNERS ASSOCIATION. INC. RECORDING: ESS. BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE 500-YEAR COUNTY OF _____) Board of County Commissioners Certificate FLOODPLAIN) AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PER 11. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES FIRM PANEL NO. 08041C0267G WITH AN EFFECTIVE DATE OF DECEMBER 7. 2018. Acknowledged before me this _____ day of _ SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado INSTRUMENT RECORDED AT RECEPTION NO. _____ OF THE Board of County Commissioners on the _____ day of _____, 200__, subject to any notes ORDER NO. _____ WITH AN EFFECTIVE DATE OF ______, 20__ AT __: ___.M. WAS RELIED RECORDS OF EL PASO COUNTY. COLORADO. ALL OTHER EASEMENTS OR INTERESTS specified hereon and any conditions included in the resolution of approval. The dedications of land to My commission expires _____ OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL the public (streets, tracts, easements: list those applicable) are accepted, but public improvements ____, OF thereon will not become the maintenance responsibility of El Paso County until preliminary MY OFFICE AT UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. Witness my hand and official seal_ acceptance of the public improvements in accordance with the requirements of the Land Development _ HAS ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement. 20__, A.D. __, 20___, A.D., Signatures of officers signing for a corporation shall be acknowledged as follows: CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR 12. THE HOMEOWNERS ASSOCIATION, INC. WAS CREATED THROUGH THE SECRETARY OF (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a OTHER MATTERS OF PUBLIC RECORD. STATE BY DOCUMENT NO. ______. THE RECORDS OF Chair, Board of County Commissioners Signatures of managers/members for a LLC shall be acknowledged as follows: APPLICANT MÚST GRANT EASEMENTS AS REQUIRED FOR ANY EXISTING OR PROPOSED 13. THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMEOWNERS ASSOCIATION, EL PASO COUNTY, COLORADO. (print name) as Manager/Member of company, a state limited liability company. LUTUALIX FACILITIES, AND IMPROVEMENTS SHALL NOT ENCROACH UPON ANY UTILITY INC. WAS RECORDED AT RECEPTION NO. ______ IN THE (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not EASEMENT. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado MAN, RECORDER OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF OF THE EARTH ON ANY EASEMENT WITHOUT THE WRITTEN APPROVAL OF COLORADO COLORADO. Planning and Community Development Department Director on the ______ day of _____, 20 , subject to any notes or conditions specified hereon. STATE OF COLORADO 7. IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, THEN SUCH Planning and Community Development Director RELOCATION SHALL BE AT THE APPLICANT'S EXPENSE, AND IF REQUIRED, APPLICANT COUNTY OF EL PASO SHALL GRANT NEW EASEMENTS FOR THE RELOCATED FACILITIES. ADDITIONALLY, ALL This is MVEA service THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS . EXISTING UTILITIES ON THIS PROPERTY THAT DO NOT HAVE RECORDED EASEMENTS area not CSU Clerk and Recorder WILL REQUIRE EASEMENTS TO BE GRANTED TO COLORADO SPRINGS UTILITIES. THE DAY OF _____, 20__, BY otes and EASEMENT WIDTHS SHALL MEET CURRENT COLORADO SPRINGS UTILITIES LINE STATE OF COLORADO ecommend all plat notes be reviewed in detail and corrected ICV EXTENSION AND SERVICE STANDARDS. COUNTY OF EL PASO ne approved PRELIM plan notes. County plat notes are missing CHALLENGER COMMUNITIES LLC, A COLORADO LIMITED LIABILITY COMPA I hereby certify that this instrument was filed in my office on nd numerous City of Colorado of Springs notes are being used this ____ day of _____, 20__, and was recorded at TRACTS A, B, C AND D ARE FOR Public access, public improvements, and nat are not applicable. Due extent of comments the next review wil Reception Number of the records of PUBLIC UTILITIES, LANDSCAPING AND DRAINAGE. TRACTS A, B, C AND D WILL BE be treated as a first review and subsequent comments may be El Paso County MY COMMISSION EXPIRES ______ OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF ovided. PRELIM PLAN notes missing. TRACTS A, B, C AND D ARE TO BE CONVEYED BY SEPARATE DOCUMENT El Paso County Clerk and Recorder PCD File # SF2324 LAND USE TABLE NOTARY PUBLIC SCHOOL FEE: ______ date per std note AREA (SQ.FT) AREA (AC ±) USE OWNED BY / MAINTAINED BY TRACT PARK FEE: _______ PUBLIC ACCESS, AMPROVEMENTS, UTILITIES, LANDSCAPING & DRAINAGE TRACT A 506,431 11.626 -CITY FILE NO. Please add all of the approved Plat notes from the Preliminary Plan SP2321. 130,981 PUBLIC ACCESS, IMPROVEMENTS, UTILITIES, LANDSCAPING & DRAINAGE TRACT E 3.007 HOA I have attached a copy U Phate of U DEVELOPER JPUBLIC ACCESS, MPROVEMENTS, UTILITIES, LANDSCAPING & DRAINAGE 9/18/2023 2,771 TRACT (HOA PREPARATION: property owners are responsible for maintaining proper storm 300 East Mineral Ave., Suite 1 COLA, LLC/VIEW HOMES, INC. Littleton, Colorado 80122 ater drainage in and through their property. Public drainage add missing notes below and → Phone: (303) 713-1898 sements as specifically noted on the plat shall be maintained by from PRELIM plan Fax: (303) 713-1897 TOTAL 640,183 14.697 HOA = HOMEOWNERS ASSOCIATION, INC.acts i.e D e individual lot owners unless otherwise indicated. Homebuilder 555 MIDDLE CREEK PKWY., SUITE 500 re responsible to ensure proper drainage around structures, dd note: Except as otherwise noted on the Preliminary Plan, individual lot purchasers COLORADO SPRINGS, CO 80921 SHEET 1 OF 2 luding elevations of foundations and window wells in relation to o driveway shall be established unless an acces Drawn By: BAM e responsible for constructing driveways, including necessary drainage culverts per e-lot drainage easements and swales. Homeowners shall not rmit has been granted by El Paso County. nd Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the nange the grade of the lot or drainage swales within said hese tracts dont provide public access. dd note: If any portion of a building is proposed to encroach into a drainage iveway must be approved by the Fire District. Some lots within this subdivision will structures or fences are permitted within designate asements, as constructed by the builder, in a manner that would elineate usage according to tract. Add equire larger culverts based on the approved final drainage report and shall be sized an sement, an engineered site plan will be required for County review, but no loodplain" or "Park and Open Space" areas. cause adverse drainage impacts to properties. Structures, fences, escription of what each tract actually is. Ex eplat of the drainage easement will be required. esigned by a professional engineer in the state of Colorado. If a driveway is proposed to load, open space, Detention Pond, Cistern et aterials or landscaping that could impede the flow of runoff shall oss a drainage easement, an engineered site plan will be required for a County review

Please Add AVIGATION EASEMENT NOTES

