SUNDANCE WEST SUBDIVISION

REPLAT OF A PORTION OF LOT 1 OF THAL SUBDIVISIO

LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 25, T11S R66W M.

EL PASO COUNTY, COLORADO

UNRESOLVED:
On your comment responses you said you revised this note but I do not see where you put it on this page. Please add these to the plat notes...

Response: note revised

Lots 3, 4, 6, and 7 have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report "Soils and Geology Study Hodgen Road 7-Lot Subdivision" by Entech Engineering Inc, (job no. 250183) in file number SF2527 available at the El Paso County Planning and Community Development Department:
- Seasonally High Groundwater
- Potentially Seasonally High Groundwater

Additional Soil-related plat notes:
When seasonal groundwater levels are within three feet of basement floor elevations, the foundation design must incorporate perimeter drainage systems, waterproofing, sump-pumps, or other lot-specific groundwater mitigation measures.

There shall be a minimum 4-foot vertical separation between OWTS leach fields and seasonal high groundwater levels. If monitoring shows the separation is insufficient, elevated or mounded OWTS designs will be necessary, with leach fields relocated away from drainage swales.

Each lot must undergo a geotechnical assessment that specifically addresses seasonal groundwater, expansive soils, shallow bedrock, uncontrolled fill, and foundation drainage before building permits are issued.

All structures must maintain recommended positive drainage slopes (minimum 5% for at least 10 feet from foundations) and limit concentrated infiltration near structures to avoid exacerbating perched groundwater conditions.

NOTES:

1.) ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD PLAT DIMENSION, THE RECORD PLATTED DIMENSION IS DENOTED WITH A "P=".

2.) BEARINGS USED HEREIN ARE BASED ON THE TRUE MERIDIAN BY GPS OBSERVATIONS, RESULTING IN A BEARING OF S00°01'03"W, A DISTANCE OF 2653.00 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M. AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "PLS 10734" AND THE EAST QUARTER CORNER OF SAID SECTION 25, AS MONUMENTED BY A REBAR AND 1-1/2" ALUMINUM CAP STAMPED "HANNIGAN AND ASSOC PLS 25629".

3.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08410C035G (MAP EFFECTIVE DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4.) 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.

5.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.

FOR LOT 1, THAL SUBDIVISION, RAMPART SURVEYS RELIED UPON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO. 370-F04396-25 (EFFECTIVE DATE: APRIL 4, 2025) AS PROVIDED TO RAMPART SURVEYS, LLC BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B – EXCEPTIONS FROM THE ABOVE REFERENCED COMMITMENT:

1. TAXES AND ASSESSMENTS – RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.

2. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN GRANT OF WAY SHOWN BELOW:

GRANTED TO:	MOUNTAIN VIEW ELECTRIC ASSOCIATION
PURPOSE:	UTILITIES
RECORDING DATE:	AUGUST 8, 1963
RECORDING NO:	BOOK 1969 PAGE 419 SHOWN HEREON
ASSIGNMENT OF EASEMENT AND RIGHTS-OF-WAY	
RECORDING DATE:	JULY 15, 1998
RECORDING NO:	98098694 SHOWN HEREON

3. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS F THE AGREEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT SHOWN BELOW:

GRANTED TO:	COLORADO INTERSTATE CORPORATION
PURPOSE:	UTILITIES
RECORDING DATE:	DECEMBER 19, 1969
RECORDING NO:	BOOK 2323 PAGE 875 SHOWN HEREON

4. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PERMIT AGREEMENT AS SET FORTH BELOW:

RECORDING DATE:	NOVEMBER 19, 1971
RECORDING NO:	BOOK 2450 PAGE 594 SHOWN HEREON
APPLICATION TO OPEN HIGHWAY OR STREET	
RECORDING DATE:	NOVEMBER 19, 1971
RECORDING NO.	BOOK 2450 PAGE 595 NOT PLOTTABLE
ASSIGNMENT OF RIGHT-OF-WAY	
RECORDING DATE:	JUNE 12, 1991
RECORDING NO:	2037350 SHOWN HEREON

5. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE JOINT USE WATER WELL AGREEMENT AS SET FORTH BELOW:

RECORDING DATE:	JANUARY 27, 2000
RECORDING NO:	200009227 NOT PLOTTABLE
QUITCLAIM DEEDS, ASSIGNMENT OF WELL PERMIT AND TERMINATION OF JOINT-USE WATER WELL AGREEMENT	
RECORDING DATE:	MARCH 16, 2005
RECORDING NO:	205037036 SHOWN HEREON

6. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW:

RECORDING DATE:	JANUARY 27, 2000
RECORDING NO:	200009228 SHOWN HEREON

7. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 99-515 AS SET FORTH BELOW:

RECORDING DATE:	MARCH 6, 2001
RECORDING NO:	201027209 NOT PLOTTABLE

8. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND LIEN RIGHTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE,COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND ANY AND ALL AMENDMENTS THERETO, AS SET FORTH IN THE DOCUMENT:

RECORDING DATE:	MAY 9, 2002
RECORDING NO:	202076783 NOT PLOTTABLE

9. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-14 AS SET FORTH BELOW:

RECORDING DATE:	MARCH 31, 2004
RECORDING NO:	204050722 SHOWN HEREON

10. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN THE GRANT OF RIGHT OF WAY SHOWN BELOW:

GRANTED TO:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
PURPOSE:	UTILITIES
RECORDING DATE:	MARCH 2, 2006
RECORDING NO:	206031538 NOT PLOTTABLE

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNULMENT OF RIGHTS UNDER PERMIT AS SET FORTH BELOW:

RECORDING DATE:	JUNE 2, 2008
RECORDING NO:	208062291 NOT PLOTTABLE

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 10-58 AS SET FORTH BELOW:

RECORDING DATE:	FEBRUARY 17, 2010
RECORDING NO:	210014612 SAME PARCELS AS EXCEPTIONS 14 – 17

NOTES CONTINUED:

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS SET FORTH BELOW:

RECORDING DATE:	FEBRUARY 17, 2010
RECODING NO:	210014613 SAME PARCELS AS EXCEPTIONS 14–17

14. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN SPECIAL WARRANTY DEED SHOWN BELOW:

GRANTED TO:	EL PASO COUNTY
RECORDING DATE:	JUNE 16, 2010
RECORDING NO:	210056834 SHOWN HEREON

15. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF:	EL PASO COUNTY
RECORDING DATE:	JUNE 16, 2010
RECORDING NO:	210056835 SHOWN HEREON

16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF:	EL PASO COUNTY
RECORDING DATE:	JUNE 16, 2010
RECORDING NO:	210056836 SHOWN HEREON

17. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF:	EL PASO COUNTY
RECORDING DATE:	JUNE 16, 2010
RECORDING NO:	210056837 SHOWN HEREON

18. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 10-418 AS SET FORTH BELOW:

RECORDING DATE:	OCTOBER 20, 2010
RECORDING NO:	210105118 ILLEGIBLE

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 10-419 AS SET FORTH BELOW:

RECORDING DATE:	OCTOBER 20, 2010
RECORDING NO:	210105120 NOT PLOTTABLE

20. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN GRANT ON RIGHT OF WAY SHOWN BELOW:

GRANTED TO:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
PURPOSE:	UTILITIES
RECORDING DATE:	SEPTEMBER 11, 2019
RECORDING NO:	219109477 SHOWN HEREON

21. THE PROPERTY IS SUBJECT TO EASEMENTS, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AGREEMENT AS SET FORTH BELOW.

RECORDING DATE:	FEBRUARY 24, 2020
RECORDING NO:	220025926
RE-RECORDING DATE:	FEBRUARY 25, 2020
RE-RECORDING NO:	220026595 SHOWN HEREON

22. THE PROPERTY IS SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW: NOT PLOTTABLE

AMOUNT:	$249,000.00
TRUSTOR/GRANTOR:	MATTHEW W. DUNSTON AND GENE W. DUNSTON, JR.
TRUSTEE:	EL PASO COUNTY PUBLIC TRUSTEE
BENEFICIARY:	INTEGRITY BANK & TRUST
RECORDING DATE:	JUNE 2, 2008
RECORDING NO:	208061836
MODIFICATION OF DEED OF TRUST	
RECORDING DATE:	JUNE 15, 2009
RECORDING NO:	209067249
MODIFICATION OF DEED OF TRUST	
RECORDING DATE:	JUNE 15, 2010
RECORDING NO:	210056703
PARTIAL RELEASE OF DEED OF TRUST	
RECORDING DATE:	JUNE 15, 2010
RECORDING NO:	210056703
(RELEASES EXCEPTION PARCEL)	
MODIFICATION OF DEED OF TRUST	
RECORDING DATE:	MAY 12, 2011
RECORDING NO:	211046884

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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SUNDANCE WEST. 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.

_____
OWNERS/MORTGAGEE

BY:
TITLE:

ATTEST:

STATE OF COLORADO
COUNTY OF EL PASO

SIGNED BEFORE ME ON _____, 2026
BY _____

_____
NOTARY'S OFFICIAL SIGNATURE

_____
TITLE OFFICE

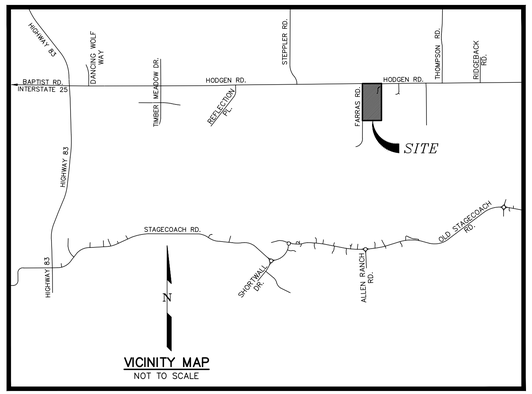
_____
COMMISSION EXPIRATION

25-337

THE SUBDIVIDERS AGREE ON BEHALF OF THEMSELVES AND ANY DEVELOPER PR BUILDER SUCCESSORS AND ASSIGNEES THAT THE SUBDIVIDERS 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. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDINGPERMIT SUBMITTALS. FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

GAS AMD ELECTRIC

THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT. TRACT OR BUILDING SITE. ELECTRIC AND GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION AND BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.



KNOW ALL MEN BY THESE PRESENTS:

THAT MATTHEW W. DUNSTON AND GENE W. DUNSTON JR., BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PORTION OF LOT 1, AS PLATTED IN THAL SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 200009228, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EXCEPT THE NORTH 20 FEET THEREOF, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 19.51 ACRES (849,995 SQUARE FEET) OF LAND, MORE OR LESS.

Unresolved:
Include the following Plat Notes:

- Soils & Geologic Hazard Note
- Standard Road Impact Fee note

CIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR NG AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL CES REPORT, TRAFFIC

A Declaration of Easement and Maintenance Agreement for the 24' Access Easement for Thal Subdivision Lot 2 is recorded under Reception No. _____ of the records of El Paso County, Colorado.

AND THROUGH

A Declaration of Easement and Maintenance Agreement for the 24' Access Easement for Lots 4, 6, and 7 is recorded under Reception No. _____ of the records of El Paso County, Colorado.

HER SIDE WITH A 10

Include easement and maintenance notes for Lot 5 access to Farrar Drive.

Any uncontrolled fill encountered beneath foundations will require removal and recompaction at a minimum of 95% of the Modofied Procter (ASTM D1557) maximum dry density.

Include note as to who will be maintaining the private pond and associated pipes.

5) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

6) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

7) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

8) INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM FARRAR ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

9) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROMT HE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

10) 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.

11) AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED IN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.

12) MAINTENANCE OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

13) NO DIRECT ACCESS FROM ANY LOT SHALL BE PERMITTED ONTO HODGEN ROAD. THE EXISTING ACCESS ONTO ROAD SHALL BE CLOSED.

SURVEYOR'S CERTIFICATION:

I, JULIA S. KEILMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TRUELY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____; BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AT THAT TIME; THAT MATHMATICAL CLOSUREE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEENPREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL ALLPICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

_____
FOR AND ON BEHALF OF:
RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DEDICATION:

THE UNDERSIGNED OWNER HAVE CAUSED SAID TRACT TO BE REPLATTED INTO LOTS PASO THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORI OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS COUNTY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND COLORADO.

EL
COUNTY
UPON

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MATTHEW M. DUNSTON, MANAGER, WALDEN CORPORATION

STATE OF COLORADO }
ss
COUNTY OF EL PASO }

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY MARK McWILLIAMS.

WITNESS MY HAND AND OFFICIAL SEAL:

Remove: Include both owners under one dedication statement

MY COMMISSION EXPIRES: NOTARY PUBLIC

(SEAL)

DEDICATION:

THE UNDERSIGNED OWNER HAVE CAUSED SAID TRACT TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE COUNTY OF EL PASO THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE COUNTY OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON COUNTY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT BE LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SUNDANCE WEST SUBDIVISION IN THE COUNTY OF EL PASO, COLORADO.

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

GENE W. DUNSTON JR., VICE PRESIDENT, WALDEN CORPORATION

STATE OF COLORADO }
ss
COUNTY OF EL PASO }

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

(SEAL)

LIEN HOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS "SUNDANCE WES SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE AFOREMENTIONED, AIPA COLORADO INVESTMENTS II, LLC, BY MONTE C. McKEEHEN, SENIOR ASSISTANT MANAGER, HAS _____, 2026, A.D.

_____
MONTE C. McKEEHEN, SENIOR ASSISTANT MANAGER,
AIPA COLORADO INVESTMENTS II, LLC.

STATE OF)
) SS
COUNTY OF)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____
MANAGER, AIPA COLORADO INVESTMENTS II, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

BOARD OF COUNTY COMMISSIONERS AND PLANNING, AND COMMUN

THAT THIS PLAT FOR SUNDANCE WEST SUBDIVISION WAS APPROVED FOR FILING BY EL PASO COU DAY OF _____, 2026, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY COND DEDICATIONS OF LAND TO THE PUBLIC (UTILITY EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEME DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREE THAL SUBDIVISION, LOT 1 IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLA RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE 2000096728.

BY: _____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

BY: _____ _____
EXECUTIVE DIRECTOR, PLANNING AND DATE
COMMUNITY DEVELOPMENT DEPARTMENT

On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____ 20__, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

Please include a blank signature line for Clerk and Recorder to sign on

UNRESOLVED: Your comment responses showed that you added this and revised it per Water attorney (see red text below) but I do not see it on this page. Please at it to the notes.

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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.
(Utilized when there is a joint well agreement for common use of wells)
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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot __, Block __ and Lot __ Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between ____ and ____ feet below ground surface.
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.

Response: note added and revised per the water attorney

ACREAGE:

GROSS ACREAGE:	19.51 ACRES
NUMBER OF LOTS:	7
GROSS DENSITY:	0.36 DWELLINGS PER ACRE
NET DENSITY:	0.36 DWELLINGS PER ACRE
NET ACREAGE:	19.51 ACRES

FEES:

DRAINAGE FEE:	
BRIDGE FEE:	
SCHOOL FEE:	
PARK FEE:	

OWNERS:
MATTHEW W. DUNSTON AND GENE WILLIAM DUNSTON JR.

ADDRESS:
1230 SCARSBROOK COURT
MONUMENT, CO 80132

PHONE NUMBER:
(719) 339-2410

EMAIL:
MATTDUNSTON@HOTMAIL.COM

DATE OF PLAT PREPARATION: APRIL 25, 2025

REPLAT OF A PORTION OF LOT 1, THAL SUB. NE1/4 NE1/4, SECTION 25, T11S, R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO

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

DRAWING: 23146 REPLAT.DWG

PAGE 1 OF 2

C:\Users\Julia\Rampart Surveys Dropbox\DWG\23146 Lot1Thal\SubMaps\23146-SundanceWestREV1.dwg, 5/7/2026 4:35:

SUNDANCE WEST SUBDIVISION

REPLAT OF A PORTION OF LOT 1 OF THAL SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 25, T11S R66W OF THE 6th P.M. EL PASO COUNTY, COLORADO

Unresolved:
Identify that this 20' of ROW is dedicated as a part of this subdivision. Outline this with Bold and provide the dimension and are of dedication. See previously recorded plat as a reference.

Unresolved:
This was a temporary easement granted for 18 months and is no longer in effect. Please remove.

Unresolved:
What is this dimension for? Please label

Unresolved:
Provide road classifications

Unresolved:
Label as Drainage Easement / No Build.

Unresolved:
This was a temporary easement granted for 18 months and is no longer in effect. Please remove.

Unresolved:
Boundary labels do not match with information show on closure sheets. Please revise documents as necessary and show same information across all documents

Unresolved:
Please include that this is for Lot 2 **Thal Subdivision** (include reception number or reference note). Either include access for Lot 5 here as well or provide a separate easement for access. GEC Plans says this access is for Lot 6 also. Please verify and update documents to show same information.

Unresolved:
Per LDC 6.3.3 the minimum width for a non-road access is 24'. The easement should be larger than the required access width. A 30' access easement width would be acceptable.

Unresolved:
Does this easement remain or vacated?

Unresolved:
Show other side of Farrar Road and adjacent property owner information

Drainage easement needs to be labeled as a "No Build" area

Is there a reason Lot 4 can't directly access off Farrar Road, so it doesn't have to traverse across an 80' drainage easement?

Per comment on drainage report, include additional drainage easement here if needed from the stock pond spillway.

The stock pond extents should be included in the no build drainage easement. Please revise.

Add this turnaround as mentioned in your comment responses

Provide easement for code required turn around. A fire code compliant "hammer" may be used in lieu of a cul-de- sac as it will take up less space.

UNRESOLVED: Delineate the wetland areas identified in the Soils and Geology Report. 1) Mark as No Build Area, or 2) Edit the Soils and Geology Report, Page 10 with anticipated mitigation measures.

Please address Enumerations comments regarding street names and access...

NOTE:

1. On the letter of intent, replat criteria #5 says that lot 5 will have access to Hodgen via existing access easement, but, plat note 13 states that there will be no access to Hodgen and that the current access will be closed. Which is correct? If the existing address to Hodgen on what will be Lot 5 is to be closed, how will that lot be accessed? If the address to lot 5 will change from what is currently is, than an address change for the existing home will need to be done.
2. Per comments from the 911 authority regarding an existing street name for the access of lots 4, 6 & 7 of Sundance Ridge View , this street name needs to be shown on the plat. Further, Enumerations would want Lot 3 to also be accessed and addressed from this street.
3. Enumerations comments regarding mylar review prior to plat approval still apply.

SCALE: 1" = 100'
JOB NO.: 23146
APRIL 25, 2025

AS REPLATED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

LEGEND:

- SET 5/8" REBAR AND PINK CAP STAMPED "RAMPART PLS 38315"
- FOUND AS SHOWN (1/16 CORNER)
- FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED AS SHOWN (SECTION CORNER)
- FOUND AS SHOWN (1/4 CORNER)
- UTILITY POLE
- OVERHEAD UTILITY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT WITH PERMANENT DRAINAGE AND SLOPE CONDITIONS

DETAIL "A"
SCALE: 1"=100'

SUNDANCE WEST SUBDIVISION – REPLAT OF A PORTION OF LOT 1, THAL SUB. NE1/4 NE1/4, SECTION 25, T11S, R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO

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

DRAWING: 23146 REPLAT.DWG | PAGE 2 OF 2

C:\Users\Julia\Rampart Surveys Dropbox\DWG\23\23146-Lot1ThalSub\dwgs\23146-SundanceWest-REV1.dwg, 5/7/2024 4:37:28 PM

V2_Final Plat Drawings.pdf Markup Summary

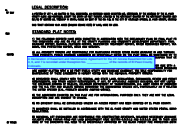
CDurham (27)



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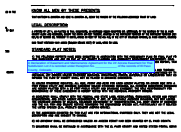
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Include the following Plat Notes:

- Soils & Geologic Hazard Note
- Standard Road Impact Fee note



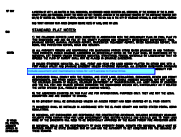
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A Declaration of Easement and Maintenance Agreement for the 24' Access Easement for Lots 4, 6, and 7 is recorded under Reception No. _____ of the records of El Paso County, Colorado.



Subject: Callout
Page Label: [1] 23146-Subdivision PG-1
Author: CDurham
Date: 11/3/2026 2:25:56 PM
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A Declaration of Easement and Maintenance Agreement for the 24' Access Easement for Thal Subdivision Lot 2 is recorded under Reception No. _____ of the records of El Paso County, Colorado.



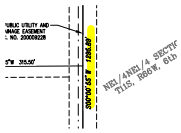
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Author: CDurham
Date: 11/3/2026 2:26:09 PM
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Include easement and maintenance notes for Lot 5 access to Farrar Drive.

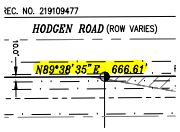


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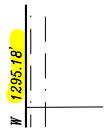
Any uncontrolled fill encountered beneath foundations will require removal and recompaction at a minimum of 95% of the Modofied Procter (ASTM D1557) maximum dry density.



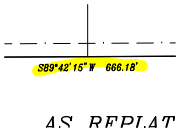
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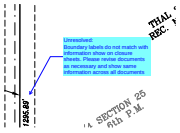
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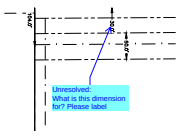
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Boundary labels do not match with information show on closure sheets. Please revise documents as necessary and show same information across all documents

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Provide road classifications



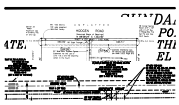
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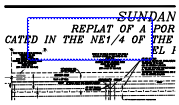


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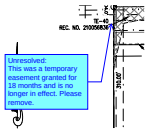
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Identify that this 20' of ROW is dedicated as a part of this subdivision. Outline this with Bold and provide the dimension and are of dedication. See previously recorded plat as a reference.



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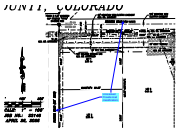


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Unresolved:
This was a temporary easement granted for 18 months and is no longer in effect. Please remove.



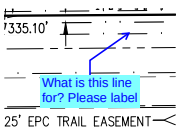
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Unresolved:
Provide road classifications



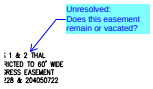
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Unresolved:
This was a temporary easement granted for 18 months and is no longer in effect. Please remove.



Subject: Callout
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Date: 11/3/2026 2:39:08 PM
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What is this line for? Please label



Subject: Callout
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Author: CDurham
Date: 11/3/2026 2:40:36 PM
Status:
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Unresolved:
Does this easement remain or vacated?



Subject: Cloud+
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Author: CDurham
Date: 11/3/2026 2:42:25 PM
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Color:
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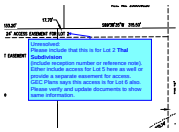
Unresolved:
Show other side of Farrar Road and adjacent property owner information

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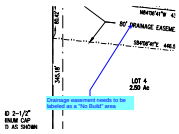
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Unresolved:
Per LDC 6.3.3 the minimum width for a non-road access is 24'. The easement should be larger than the required access width. A 30' access easement width would be acceptable.



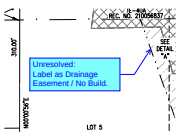
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Unresolved:
Please include that this is for Lot 2 Thal Subdivision
(include reception number or reference note).
Either include access for Lot 5 here as well or provide a separate easement for access.
GEC Plans says this access is for Lot 6 also.
Please verify and update documents to show same information.



Subject: Callout
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Drainage easement needs to be labeled as a "No Build" area



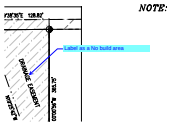
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Unresolved:
Label as Drainage Easement / No Build.



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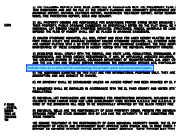
Is there a reason Lot 4 can't directly access off Farrar Road, so it doesn't have to traverse across an 80' drainage easement?



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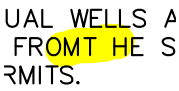
Label as a No build area

Joseph Sandstrom (4)

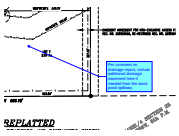


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Include note as to who will be maintaining the private pond and associated pipes.

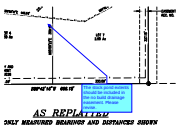


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Subject: Callout
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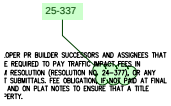
Per comment on drainage report, include additional drainage easement here if needed from the stock pond spillway.



Subject: Callout
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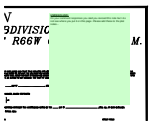
The stock pond extents should be included in the no build drainage easement. Please revise.

Lacey Dean (12)



Subject: Planner
Page Label: [1] 23146-Subdivision PG-1
Author: Lacey Dean
Date: 11/5/2026 3:37:41 PM
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Color:
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25-337



Subject: Planner
Page Label: [1] 23146-Subdivision PG-1
Author: Lacey Dean
Date: 11/5/2026 4:54:07 PM
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UNRESOLVED:
On your comment responses you said you revised this note but I do not see where you put it on this page. Please add these to the plat notes...



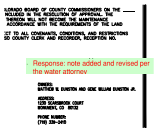
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Subject: Water Suppy
Page Label: [1] 23146-Subdivision PG-1
Author: Lacey Dean
Date: 11/5/2026 4:54:15 PM
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UNRESOLVED: Your comment responses showed that you added this and revised it per Water attorney (see red text below) but I do not see it on this page. Please at it to the notes.

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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.
(Utilized when there is a joint well agreement for common use of wells)
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.
Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between ____ and ____ feet below ground surface.
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



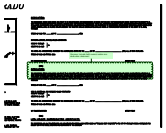
Subject: Image
Page Label: [1] 23146-Subdivision PG-1
Author: Lacey Dean
Date: 11/5/2026 4:54:15 PM
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Subject: Planner
Page Label: [1] 23146-Subdivision PG-1
Author: Lacey Dean
Date: 11/5/2026 4:08:21 PM
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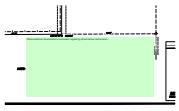
Please include a blank signature line for Clerk and Recorder to sign on

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Remove: Include both owners under one dedication statement

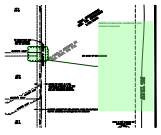


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Author: Lacey Dean
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Please address Enumerations comments regarding street names and access...



Subject: Image
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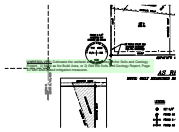


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Author: Lacey Dean
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Add this turnaround as mentioned in your comment responses



Subject: Image
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Author: Lacey Dean
Date: 11/5/2026 4:39:19 PM
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Subject: Text Box
Page Label: [1] 23146-Subdivision PG-2
Author: Lacey Dean
Date: 11/5/2026 5:17:40 PM
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UNRESOLVED: Delineate the wetland areas identified in the Soils and Geology Report. 1) Mark as No Build Area, or 2) Edit the Soils and Geology Report, Page 10 with anticipated mitigation measures.

Mikayla Hartford (1)



Subject: SW - Textbox
Page Label: [1] 23146-Subdivision PG-1
Author: Mikayla Hartford
Date: 11/3/2026 1:27:34 PM
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On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.