

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14,
BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

THAT CALLIE AMMONS AND KRAMER AMMONS, JOINT TENANTS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 6:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PORTION
OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE
65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

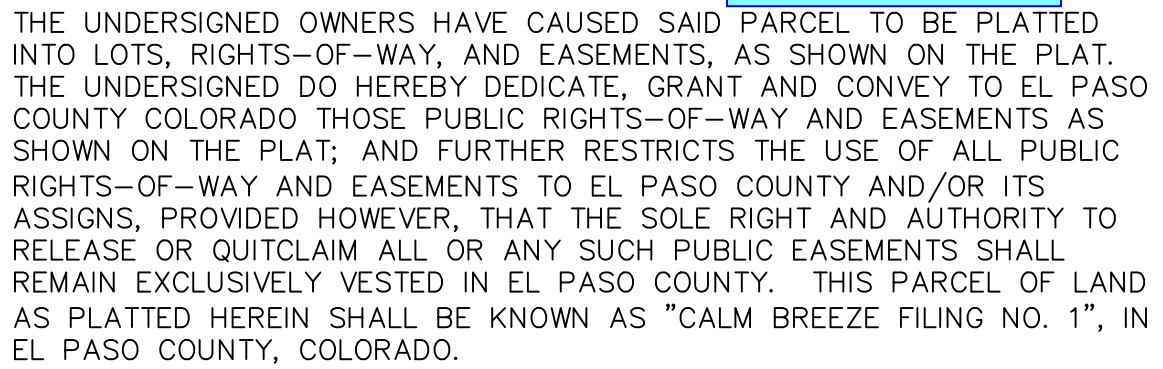
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 56 MINUTES 15 SECONDS WEST, WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11, A DISTANCE OF 119.71 FEET; THENCE NORTH 51 DEGREES 11 MINUTES 45 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1195.71 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 39 MINUTES 44 SECONDS EAST AND A CHORD DISTANCE OF 36.01 FEET, HAVING A CENTRAL ANGLE OF 42 DEGREES 12 MINUTES 58 SECONDS AND AN ARC LENGTH OF 36.84 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT; THENCE WITH SAID TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 17 MINUTES 37 SECONDS EAST AND A CHORD DISTANCE OF 27.13 FEET, HAVING A CENTRAL ANGLE OF 31 DEGREES 28 MINUTES 45 SECONDS AND AN ARC LENGTH OF 27.47 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 1432.91 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, WITH SAID SOUTH LINE, A DISTANCE OF 76.35 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE DEPARTING SAID SOUTH LINE AND SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 768.00 FEET, HAVING A CHORD BEARING OF SOUTH 80 DEGREES 16 MINUTES 39 SECONDS WEST AND A CHORD DISTANCE OF 109.65 FEET, HAVING A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 15 SECONDS AND AN ARC LENGTH OF 109.75 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 160.93 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST WITH SAID WEST LINE, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING.

PARCEL B:
THOSE EASEMENT RIGHTS AS CREATED IN INSTRUMENT RECORDED JUNE 9,
2022 UNDER RECEPTION NO. 222079398, COUNTY OF EL PASO, STATE OF
COLORADO.

A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 11 AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 14, BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE N89°11'21"E A DISTANCE OF 1,195.60 FEET TO A POINT OF CURVE;
2. THENCE 36.87 FEET ON THE ARC OF A NON-RADIAL CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 50.0 FEET, A CENTRAL ANGLE OF 21°54", THE CORD OF 36.04 FEET WHICH BEARS S55°40'51"E TO A POINT OF REVERSE CURVE;
3. THENCE 27.65 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 50.0 FEET, A CENTRAL ANGLE OF 31°40'45", THE CORD OF 27.29 FEET WHICH BEARS S50°15'22"E TO THE NORTHWEST CORNER OF PROPOSED PARCEL 5 AS SHOWN ON THE AFORESAID LAND SURVEY PLAT;
THENCE S00°54'29"E ALONG THE WEST LINE THEREOF, 1,432.74 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SECTION 14, SAID LINE BEING THE NORTHERLY LINE OF PREVIOUS PARCELS 3 AND 4 AS SHOWN ON THE LAND SURVEY PLAT, RECORDED UNDER RECEPTION NO. 222900039 IN THE AFORESAID EL PASO COUNTY RECORDS;
THENCE ON THE NORTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- SAID PARCEL CONTAINS A CALCULATED AREA OF 1,839,050 SQUARE FEET (42.219 ACRES, MORE OR LESS).



10. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:
NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

- 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.6.1.B.5:

Add a note to the plat acknowledging that per ECM Section 1.6.1.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.

ON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY
CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY
24, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL
INTERESTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE
IS LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN
FILED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE
OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF
LANDS, AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND
DEPARTMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, _____

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC

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.

Include standard road impact fee note. Current resolution is 25-337.
If the developer would like to petition to join a PID, the current PIDs are PID 4 (10 mill) and PID 5 (5 mill)

THIS PLAN FOR "CALM BREEZE JILLO NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS DAY OF 2026, SUBJECT TO ANY DEPARTMENTAL NOTICES FROM ANY AGENCIES. ANY CONDITIONS INCLUDED IN THE PERMITS, ADMINISTRATIVE ACTION, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PROJECT IS GRANTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND THE ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
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STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK __.M., THIS _____ DAY OF _____, 2026, AND IS DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER

SURCHARGE: _____ BY: _____
DEPUTY

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

4 LOTS	41.817 ACRES	99.05%
RIGHT-OF-WAY	0.402 ACRES	0.95%
TOTAL	42.219 ACRES	100.00%

List Gross density, net density

Density, Gross Residential — The total number of residential dwelling units divided by the total land area of the subject property including publicly dedicated roads, open space or other public facilities.

Density, Net Residential — The number of residential dwelling units divided by the land area within the subject property excluding publicly dedicated roads, open space or other public facilities.

FINAL PLAT CALM BREEZE FILING NO. 1			
PROJECT NO.: 08-101		DATE OF PREPARATION: JUNE 11, 2026	
REVISIONS:	NO.	DATE:	BY: DESCRIPTION:
DRAWN BY: ELY		CHECKED BY: VPT	PCD FILE No.: SP-26-XXX



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
AND THE NORTHEAST QUARTER OF SECTION 14,
BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO



V1_Final Plat Drawing.pdf Markup Summary

Arrow (2)

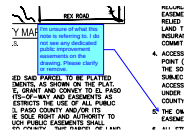
3*
)

Subject: Arrow
Page Label: Sheet 2 - Plat
Author: Juhler
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DFFD

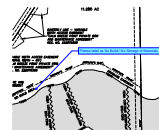
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Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/23/2026 2:53:06 PM
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Callout (12)



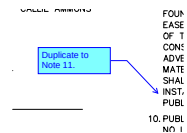
Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Joseph Sandstrom
Date: 7/23/2026 7:43:36 AM
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I'm unsure of what this note is referring to. I do not see any dedicated public improvement easements on the drawing. Please clarify or remove.



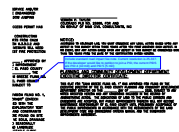
Subject: Callout
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/21/2026 3:58:59 PM
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Please label as No Build / No Storage of Materials.



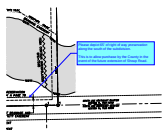
Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Joseph Sandstrom
Date: 7/21/2026 4:09:38 PM
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Duplicate to Note 11.



Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Joseph Sandstrom
Date: 7/21/2026 4:13:38 PM
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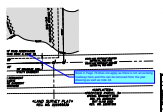
Include standard road impact fee note. Current resolution is 25-337. If the developer would like to petition to join a PID, the current PIDS are PID 4 (10 mill) and PID 5 (5 mill)



Subject: Callout
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/22/2026 4:13:41 PM
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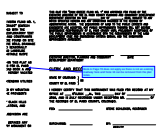
Please depict 65' of right of way preservation along the south of the subdivision.

This is to allow purchase by the County in the event of the future extension of Shoup Road.



Subject: Callout
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/22/2026 7:46:38 AM
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Book A Page 78 does not apply as there is not an existing roadway here and this can be removed from the plat drawing as well as note 18.



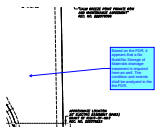
Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Joseph Sandstrom
Date: 7/21/2026 4:22:17 PM
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Book A Page 78 does not apply as there is not an existing roadway here and Note 18 can be removed from the plat notes.



Subject: Callout
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/22/2026 1:53:03 PM
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The FDR shall discuss and analyze the condition and extents of the drainage-way /Floodplain crossing the site and it shall be depicted as a No Build / No Storage of Materials drainage easement on the Final Plat.



Subject: Callout
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
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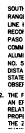
Based on the FDR, it appears that a No Build/No Storage of Materials drainage easement is required here as well. The condition and extents shall be analyzed in the the FDR.



Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Joseph Sandstrom
Date: 7/27/2026 5:07:39 PM
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Please add onto this note with language about the amended access and maintenance agreement and leave a blank for the reception number.

Informational Note: This agreement will be recorded alongside the final plat.



Please update Note 2 per Keith Curtis's comment in EDARP.



I'm not seeing an easement depicted here for the underground gas line as shown on the CDs.
Please depict if there is an easement for this line.

47C, COLORADO. (TO BE AMENDED)

OWNER OF THE LAND WITH DEDICATED PUBLIC IMPROVEMENTS SHALL BE RESPONSIBLE FOR SURFACE MAINTENANCE.

STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY REGISTERED ENGINEER, CURRENTLY REGISTERED IN THE STATE OF IOWA.

FOUNDING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIVISION. PREFLATORY PLAN FILE NUMBER 10-0-XXX, SOILS AT JOY STUDY, DRAINAGE REPORT, AND RESOURCES REPORT, MAINTENANCE REPORT, WILDFIRE MITIGATION REPORT, AND REAL FEATURES REPORT.

STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ARE PERMITTED WITH DEDICATED DRAINAGE EASEMENTS, EXCEPT IN DESIGNATED FLOOD AREAS. FENCES SHALL NOT BE RUNOFF FROM REACHING DRAINAGE SWALES.

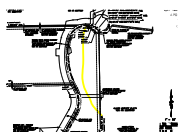
PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER

AD EASEMENTS, AS
ER THAT WOULD CAUSE
S. STRUCTURES, FENCES,
PEDE THE FLOW OF RUNOFF
ENTS. MAILBOXES SHALL BE
SO COUNTY DEPARTMENT OF
SERVICE REGULATIONS.

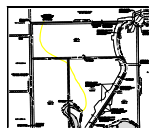
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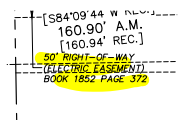
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Author: Joseph Sandstrom
Date: 7/21/2026 4:06:02 PM
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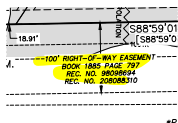
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Author: Joseph Sandstrom
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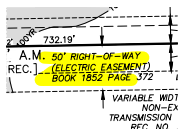
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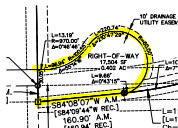
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Author: Joseph Sandstrom
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Subject: Highlight
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/27/2026 4:01:10 PM
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Subject: Highlight
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/27/2026 4:44:53 PM
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Subject: Highlight
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/27/2026 4:02:44 PM
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Line (1)

THESE REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE /
HARRIS COUNTY PLANNING AND COMMUNITY DEVELOPMENT
BENTLEY (PRELIMINARY PLAT) THE FOLLOWING INFORMATION: LOTS
TO: EUTICAL, DRAINAGE REPORT, WETLAND RECOGNITION REPORT,
WATER TREATMENT REPORT, WATERSHED MITIGATION REPORT, AND
N. FEATURES REPORT.
LOCATED WITH PERMANENT FOUNDATIONS OR MATERIAL STOPS
AND ARE PERMITTED WITH DESIGNATED DRAINAGE EXISTING
LAND OF PAIN AND OPEN SPACE AREAS. FENCES SHALL NOT
RESULT FROM DESIGN DRAINAGE DRAINS.
PROPERTY PLANNING AND REPRESENTATION FOR MAINTAINING PROPERTY

Subject: Line
Page Label: Sheet 1 - Cover & Notes
Author: Joseph Sandstrom
Date: 7/21/2026 4:04:37 PM
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Planner (21)



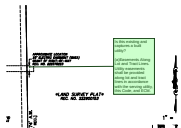
Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/22/2026 1:24:23 PM
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(5)Division of Lots by Boundaries and Man-Made or Natural Features. (a)Roads or Other Lots. Lot shall not be divided by a road, alley, or another lot.



Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/22/2026 1:25:29 PM
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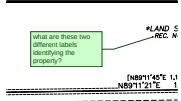
(c)Utility Easements Combined with Drainage Easements. Where easements are combined with a water course, drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.



Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/22/2026 1:31:21 PM
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Is this existing and captures a built utility?

(a)Easements Along Lot and Tract Lines. Utility easements shall be provided along lot and tract lines in accordance with the serving utility, this Code, and ECM.



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Author: Juhler
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what are these two different labels identifying the property?



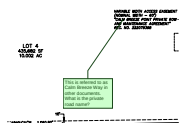
Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/23/2026 2:52:04 PM
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Remove the "proposed" parcel label.

1/2" BULKHEAD OR
PLASTIC CAP
LOT 5 BLOCK 1
label "not a part"

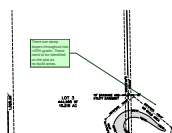
Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/22/2026 1:43:01 PM
Status:
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label "not a part"



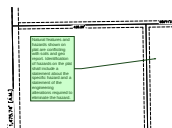
Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/22/2026 1:57:29 PM
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This is referred to as Calm Breeze Way in other documents. What is the private road name?



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There are steep slopes throughout lots >30% grade. These need to be identified on the plat as no-build areas.



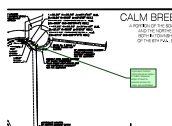
Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/22/2026 2:03:04 PM
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Natural features and hazards shown on plat are conflicting with soils and geo report. Identification of hazards on the plat shall include a statement about the specific hazard and a statement of the engineering alterations required to eliminate the hazard.



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Page Label: Sheet 1 - Cover & Notes
Author: Juhler
Date: 7/22/2026 2:16:31 PM
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Need to add note for high radon potential



Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/22/2026 2:25:59 PM
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(c)Access Control Using Reserve Strips of Land. Reserve strips of land to prevent access to roads are prohibited.

PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT: PRELIMINARY PLAN FILE NUMBER SP-2022-17. STUDY: DRAINAGE REPORT, WATER RESOURCES I WATER TREATMENT REPORT, WILDFIRE MITIGATION R I 4. FEATURES REPORT.

STRUCTURES WITH PERMANENT FOUNDATIONS OR MATES ARE PERMITTED WITHIN DESIGNATED DRAINAGE LAIN, OR BANK AND OPEN SPACE AREAS. FENCE: REPORT FROM REACHING DRAINAGE SWALES.

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING WATER DRAINAGE IN AND THROUGH THEIR PROPERTY AS EXEMPTIONS AS SPECIFICALLY NOTED ON THE PLAN BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERS. HOMEOWNERS ARE RESPONSIBLE TO ENSURE

Subject: Planner
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41 REPORT, WILDFIRE MITIGATION REPORT.

PERMANENT FOUNDATIONS OR MATES WITHIN DESIGNATED DRAINAGE AND OPEN SPACE AREAS. FENCE: REACHING DRAINAGE SWALES.

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING WATER DRAINAGE IN AND THROUGH THEIR PROPERTY AS SPECIFICALLY NOTED ON THE

Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Juhler
Date: 7/22/2026 2:29:56 PM
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8.

Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Juhler
Date: 7/22/2026 2:30:01 PM
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Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Juhler
Date: 7/22/2026 2:30:02 PM
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PROVIDER'S RULES, REGULATIONS, AND SERVICES FOR THIS SUBDIVISION ARE TO BE REMOVED, ALTERED OR DEFACES ANY EXISTING OR LAND BOUNDARY MONUMENT OR US TWO (2) WITNESSES PURSUANT TO

include hazard recommendations from wastewater report

ALL SIDE, FRONT, AND REAR LOT LINES ARE TO BE WITH A TEN (10) FEET WIDE PUBLIC RIGHT-OF-WAY

Subject: Planner
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Author: Juhler
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include hazard recommendations from wastewater report

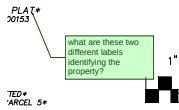
PROPOSED LOTS, PLATS, AND PARCELS ARE TO BE REMOVED, ALTERED OR DEFACES ANY EXISTING OR LAND BOUNDARY MONUMENT OR US TWO (2) WITNESSES PURSUANT TO

include hazard recommendations from wastewater report

ALL SIDE, FRONT, AND REAR LOT LINES ARE TO BE WITH A TEN (10) FEET WIDE PUBLIC RIGHT-OF-WAY

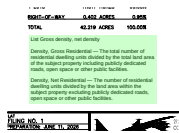
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Page Label: Sheet 2 - Plat
Author: Juhler
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Remove the "proposed" parcel label.



Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/23/2026 2:53:02 PM
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what are these two different labels identifying the property?



Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Juhler
Date: 7/23/2026 3:17:11 PM
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List Gross density, net density

Density, Gross Residential — The total number of residential dwelling units divided by the total land area of the subject property including publicly dedicated roads, open space or other public facilities.

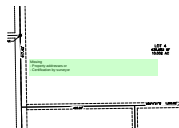
Density, Net Residential — The number of residential dwelling units divided by the land area within the subject property excluding publicly dedicated roads, open space or other public facilities.



Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Juhler
Date: 7/23/2026 3:22:03 PM
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The following lots have been found to be impacted by geological constraints and hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department (including lot numbers, or location of area, and mitigation measures for all):

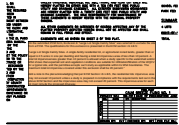
- o Downslope Creep
- o Rockfall Source
- o Rockfall Runout Zone
- o Ponded Water
- o Potentially Seasonally High Groundwater
- o Other Constraints and Hazards



Subject: Planner
Page Label: Sheet 2 - Plat
Author: Juhler
Date: 7/23/2026 3:41:06 PM
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Missing
- Property addresses or
- Certification by surveyor

SW - Textbox (1)



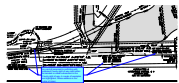
Subject: SW - Textbox
Page Label: Sheet 1 - Cover & Notes
Author: EPC Stormwater- Zachary
Date: 7/22/2026 1:43:59 PM
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On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM section I.6.1.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.6.1.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.

Text Box (1)



Subject: Text Box
Page Label: Sheet 2 - Plat
Author: Joseph Sandstrom
Date: 7/27/2026 4:49:00 PM
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Any and all easements conflicting with proposed County right of way must either be vacated or made subservient to the County right of way. A couple of examples are highlighted. Please address in the Letter of Intent.