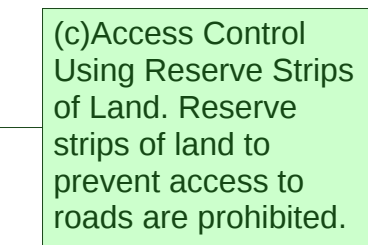


A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
AND THE NORTHEAST QUARTER OF SECTION 14,
BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO



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.

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.

what are these two different labels identifying the property?

Remove the "proposed" parcel label.

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.

(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.

on of Lots by
ies and
de or Natural
. (a)Roads
Lots. Lot
be divided
d, alley, or
ot

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.

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.

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.

*UNPLATTED *
*PROPOSED PARCEL 4 *
WARRANTY DEED
REC. NO. 225040886

LAND SURVEY PLAT
REC. NO. 222900039

UNPLATTED
- *PROPOSED PARCEL 3
SPECIAL WARRANTY DEED
REC. NO. 225061314
QUIT CLAIM DEED
REC. NO. 225061315

SF	SQUARE FEET
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
ⓧ	SCRIBED "X" IN ROCK
○ ¹	FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 38069" FLUSH WITH GRADE UNLESS NOTED OTHERWISE
○	OTHER FOUND MONUMENTS AS NOTED
—————	SUBDIVISION BOUNDARY
—————	RIGHT-OF-WAY LINES
—————	LOT LINES
-----	PROPOSED EASEMENTS
-----	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
-----	EXISTING CENTERLINES
-----	EXISTING EASEMENTS
-----	SECTION/QUARTER SECTION LINES
100YR	LIMITS OF INTERPOLATED 100 YEAR FLOODPLAINS
100YR	INTERPOLATED FLOODPLAIN AREAS IN ZONE AE
66.35	FEMA INTERPOLATED FLOOD ELEVATION (BFE)
~~~~~	FEMA INTERPOLATED BASE FLOOD ELEVATION LINE
*NOT A PART*   PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION	

NOTES 1. ALL LENGTHS, BEARINGS, CENTRAL ANGLES ( $\Delta$ ), CHORD LENGTHS, AND CHORD BEARINGS ARE IDENTICAL TO RECORD MEASUREMENTS UNLESS NOTED OTHERWISE.

2. RECORD MEASUREMENTS ARE FROM THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 222900153 UNLESS NOTED OTHERWISE.

FINAL PLAT  <b>CALM BREEZE FILING NO. 1</b>			
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



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