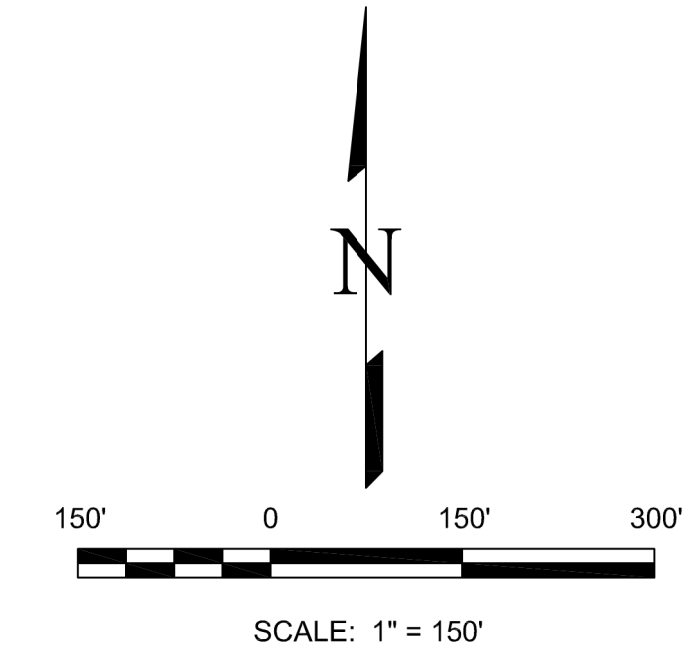
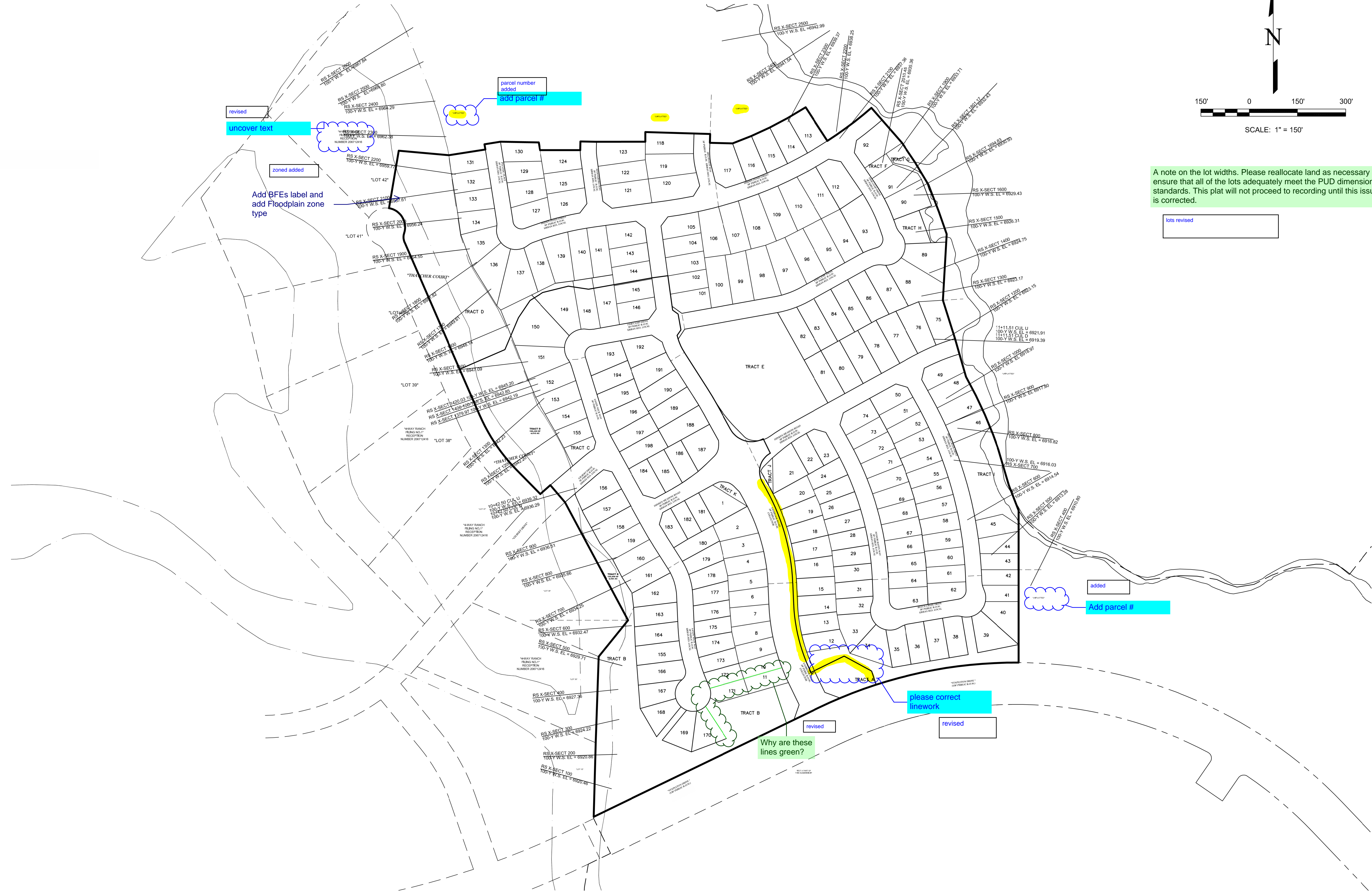


WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



A note on the lot widths. Please reallocate land as necessary to ensure that all of the lots adequately meet the PUD dimensional standards. This plat will not proceed to recording until this issue is corrected.

lots revised

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

4732 Eagleledge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
 Fax: (719) 545-6247



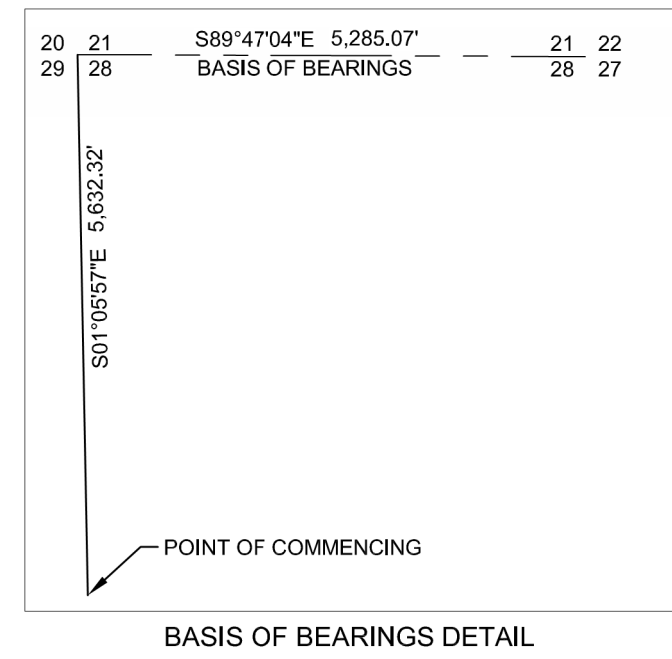
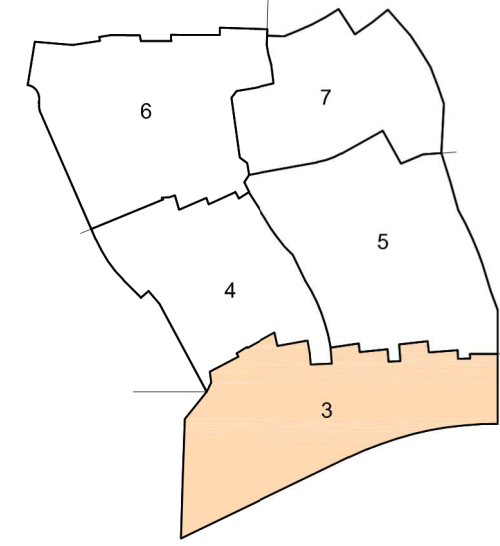
WATERBURY FILING NO. 1
FINAL PLAT
 A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 150'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO	2 OF 7

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



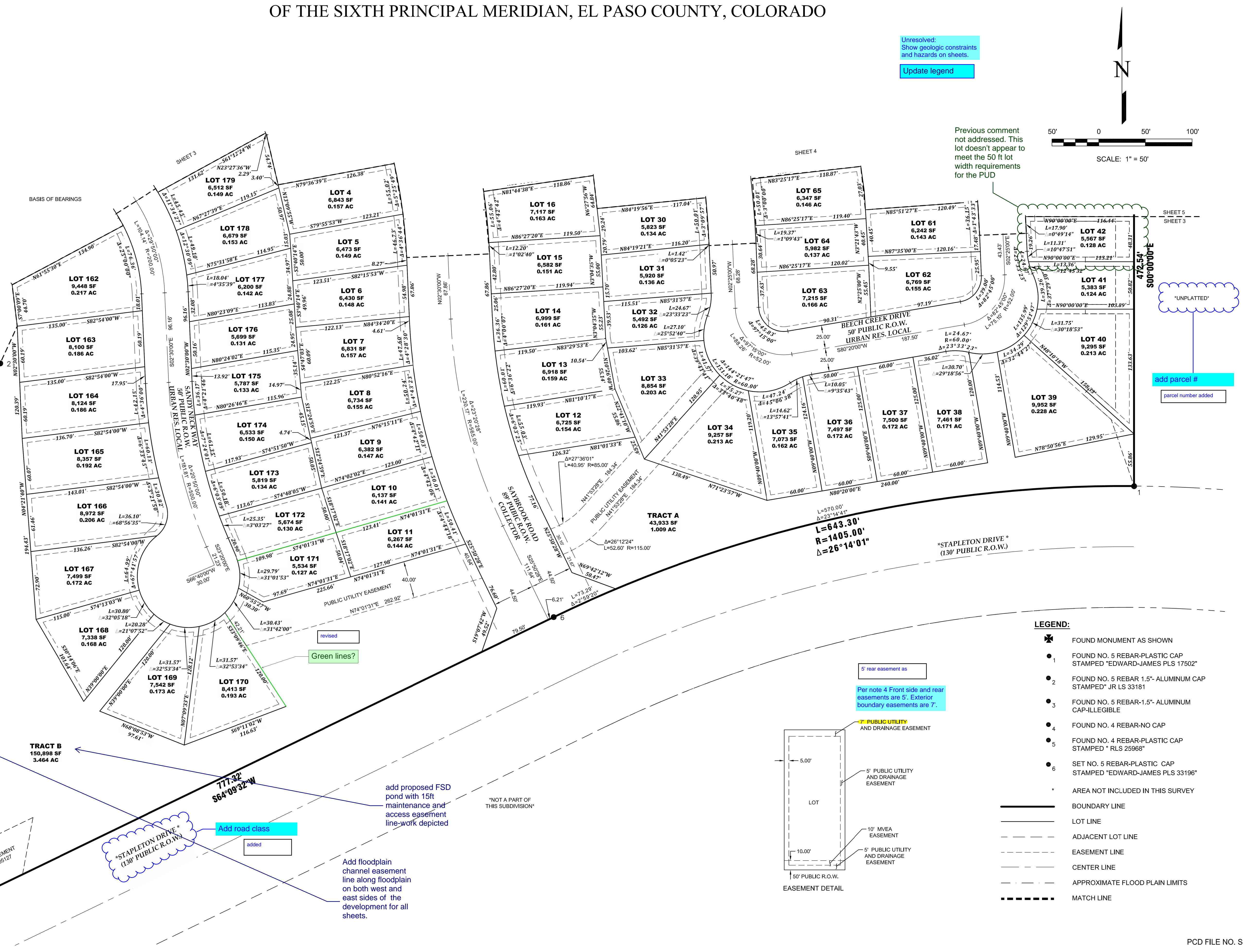
SHEET 4
SHEET 3

APPROXIMATE LIMITS OF FLOODPLAIN

"4-WAY RANCH FILING NO. 1" RECEPTION NUMBER 206712416

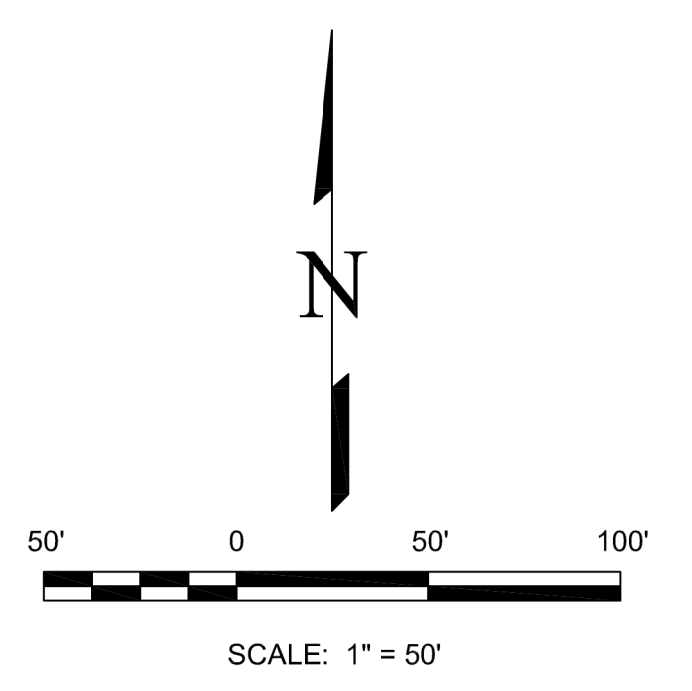
"LOT 15"

POINT OF BEGINNING
POINT OF COMMENCING



Unresolved:
Show geologic constraints and hazards on sheets.
Update legend

Previous comment not addressed. This lot doesn't appear to meet the 50 ft lot width requirements for the PUD



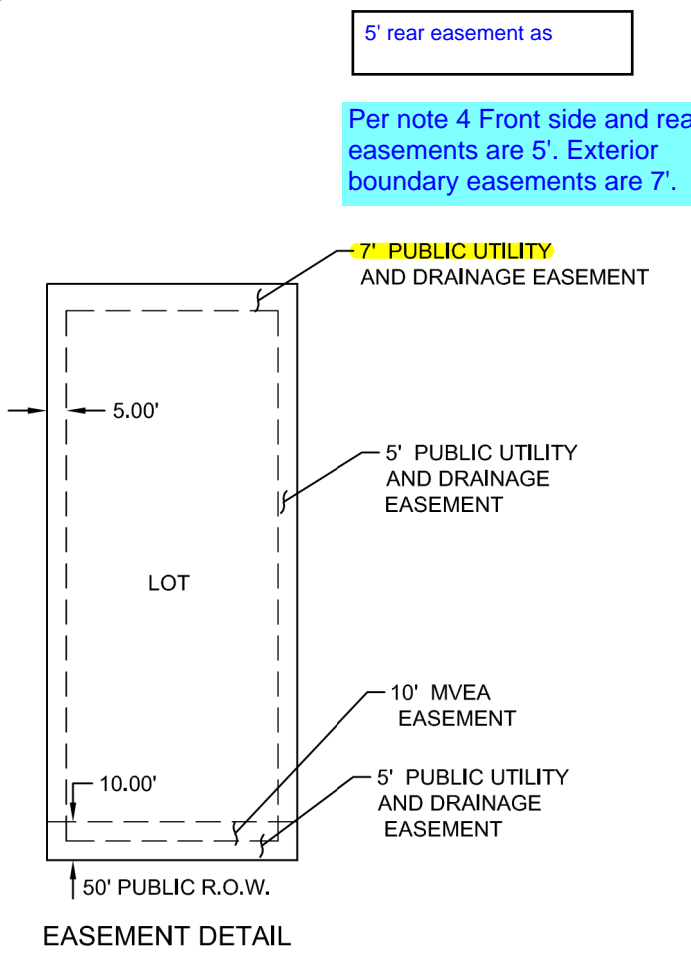
UNPLATTED
add parcel #
parcel number added

revised
Green lines?

add proposed FSD pond with 15ft maintenance and access easement line-work depicted

Add floodplain channel easement line along floodplain on both west and east sides of the development for all sheets.

NOT A PART OF THIS SUBDIVISION



LEGEND:

- ✱ FOUND MONUMENT AS SHOWN
- 1 FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- 2 FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JR LS 33181"
- 3 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- 4 FOUND NO. 4 REBAR-NO CAP
- 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
- 6 SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- - - LOT LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - CENTER LINE
- - - APPROXIMATE FLOOD PLAIN LIMITS
- - - MATCH LINE

NO.	REVISIONS	DESCRIPTION	DATE

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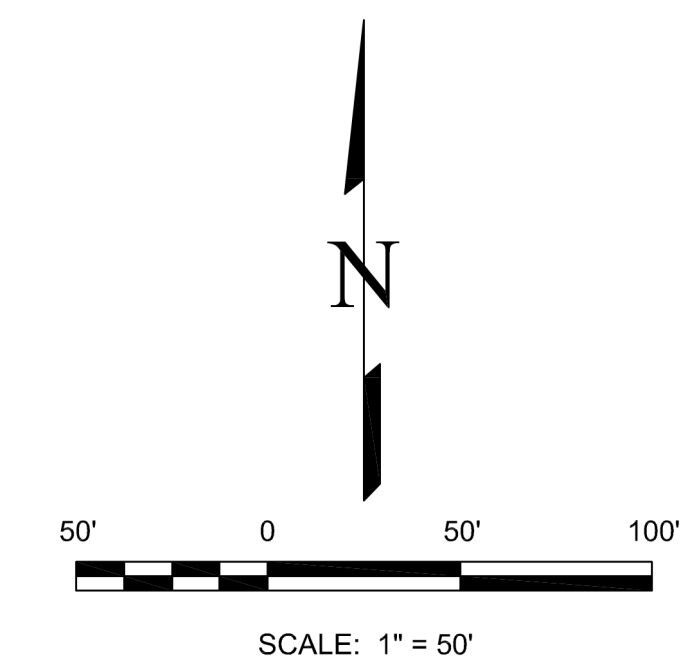
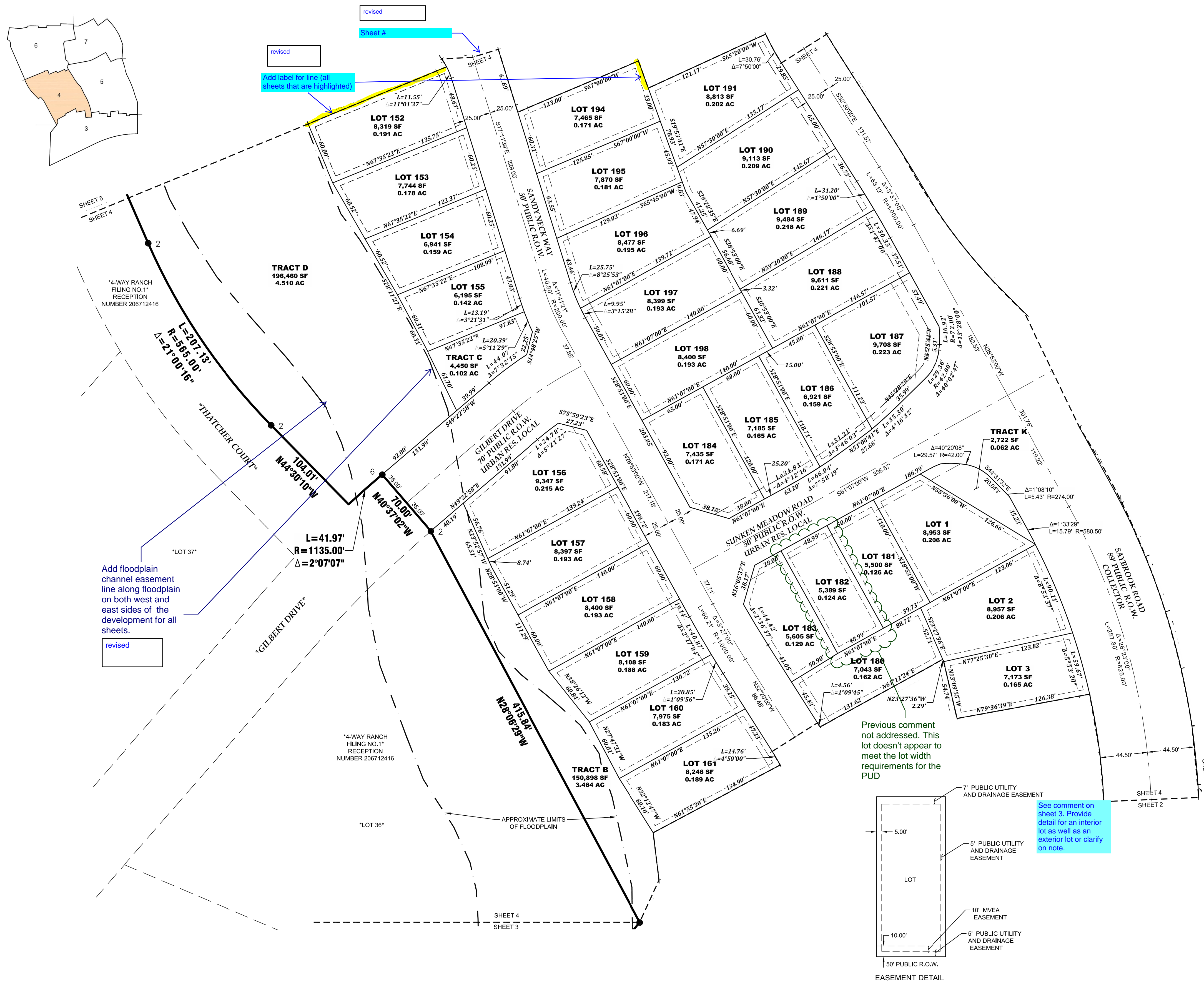
**WATERBURY FILING NO. 1
FINAL PLAT**
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	3 OF 7

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
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 - 3 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
 - 4 FOUND NO. 4 REBAR-NO CAP
 - 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
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 - * AREA NOT INCLUDED IN THIS SURVEY
 - BOUNDARY LINE
 - - - LOT LINE
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 - - - EASEMENT LINE
 - - - CENTER LINE
 - - - APPROXIMATE FLOOD PLAIN LIMITS
 - - - MATCH LINE

NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-6240

4732 Eagleridge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
 Fax: (719) 545-6247

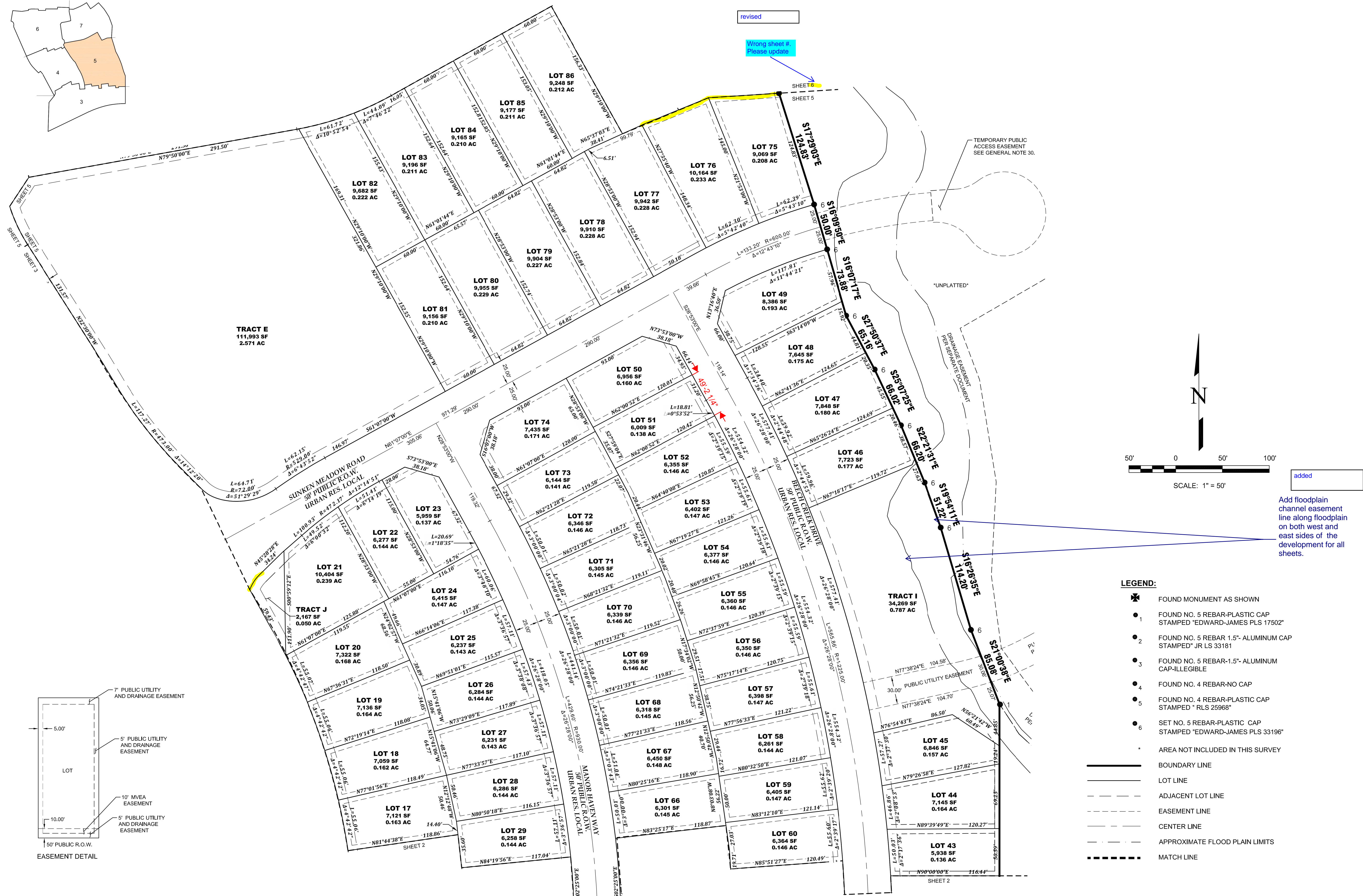
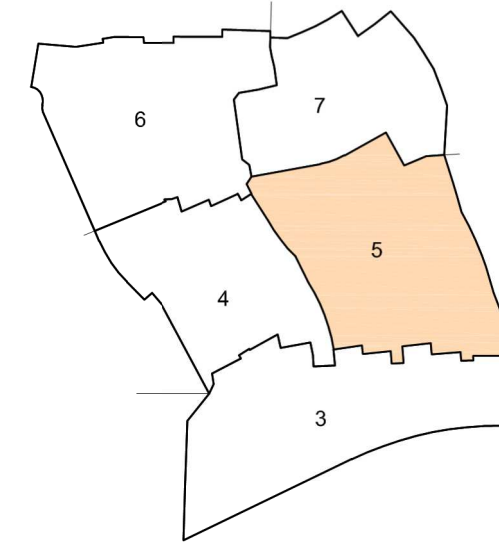
WATERBURY FILING NO. 1
 FINAL PLAT
 A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	4 OF 7

WATERBURY FILING NO. 1

FINAL PLAT

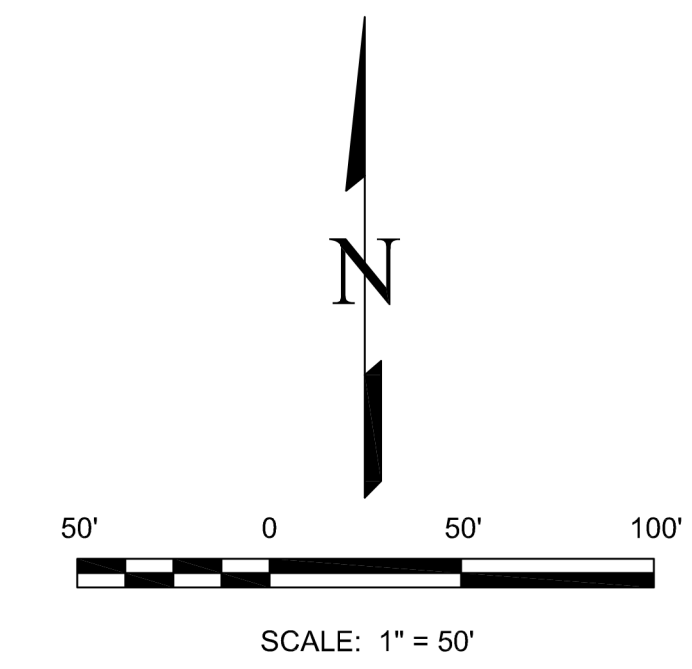
A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



revised

Wrong sheet #. Please update

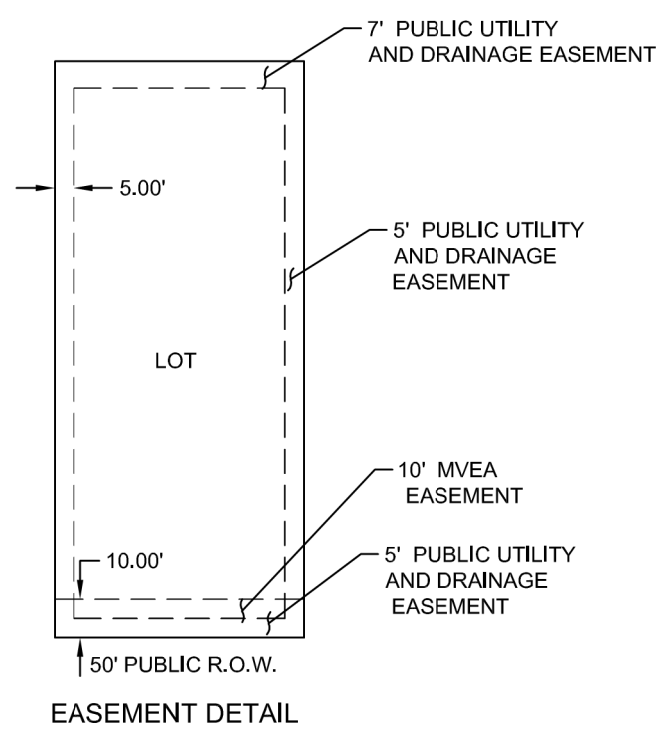
TEMPORARY PUBLIC ACCESS EASEMENT SEE GENERAL NOTE 30.



added

Add floodplain channel easement line along floodplain on both west and east sides of the development for all sheets.

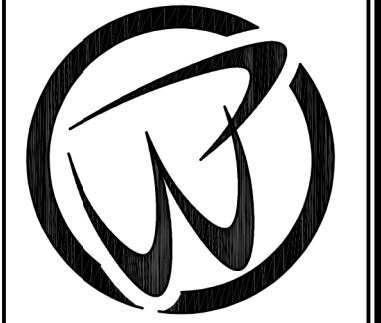
- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
 - 1 FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
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 - 3 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
 - 4 FOUND NO. 4 REBAR-NO CAP
 - 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
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 - BOUNDARY LINE
 - - - LOT LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - - - CENTER LINE
 - - - APPROXIMATE FLOOD PLAIN LIMITS
 - MATCH LINE



NO.	REVISIONS	DESCRIPTION	DATE

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 Fax: (719) 545-6247



WATERBURY FILING NO. 1
FINAL PLAT

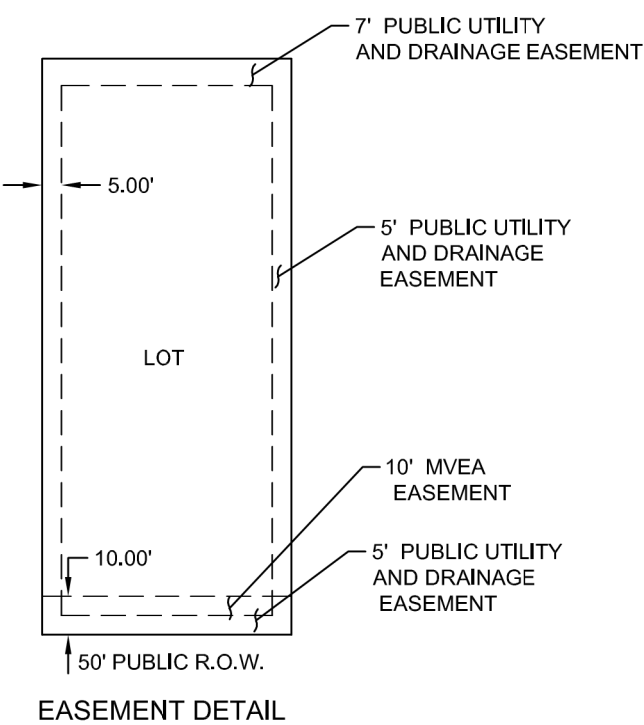
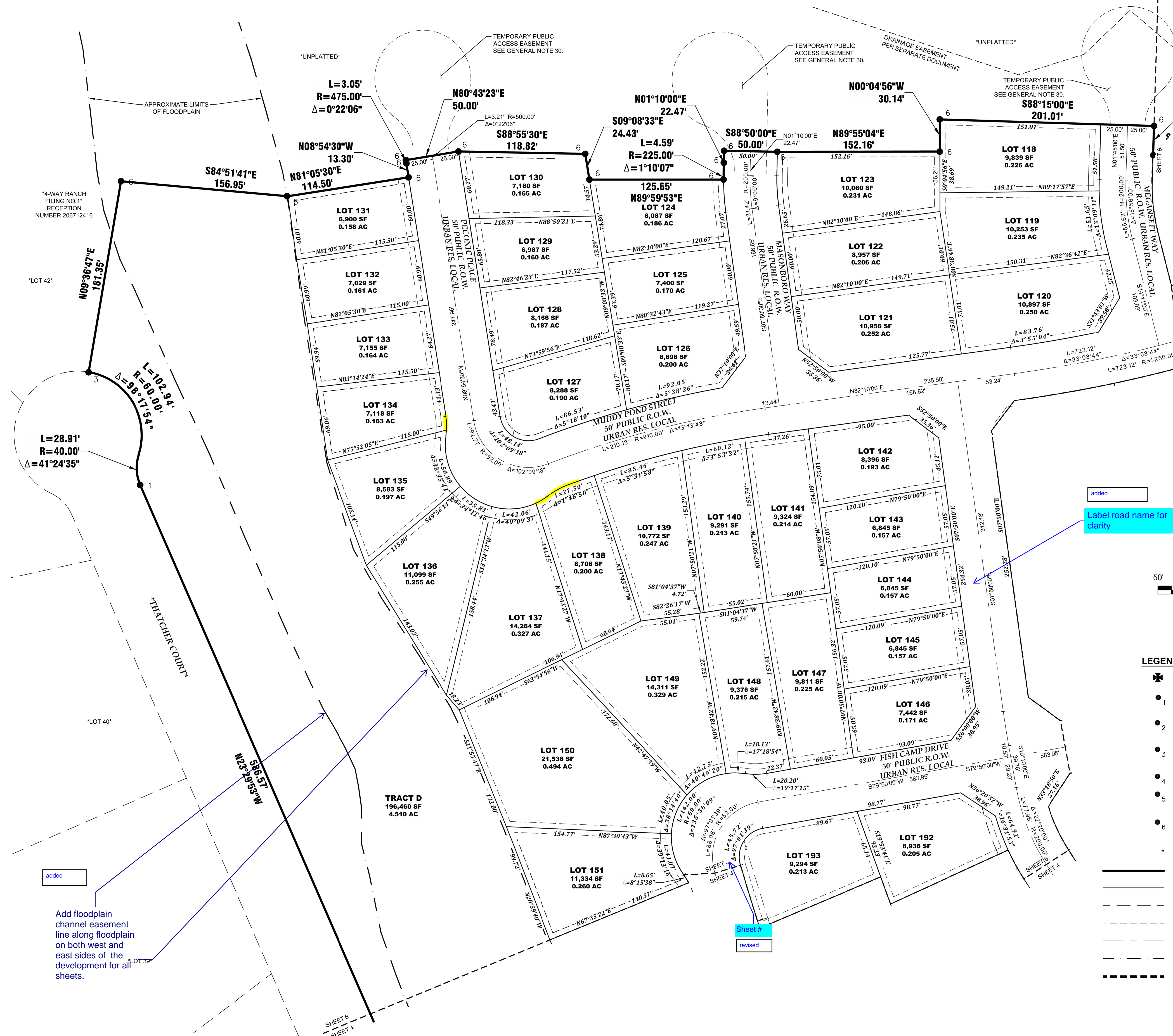
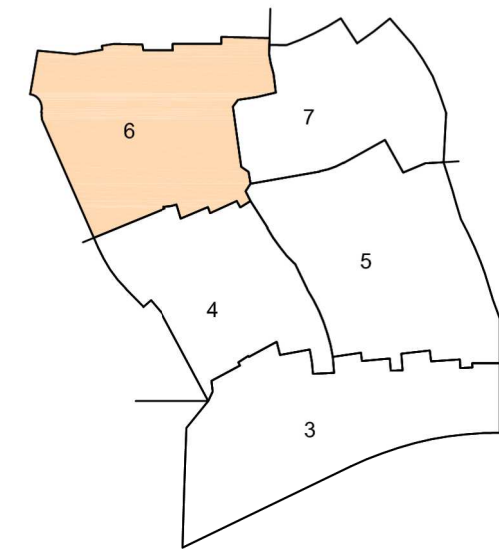
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO.	5 OF 7

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



added
Add floodplain channel easement line along floodplain on both west and east sides of the development for all sheets.

added
Label road name for clarity

revised
Sheet #

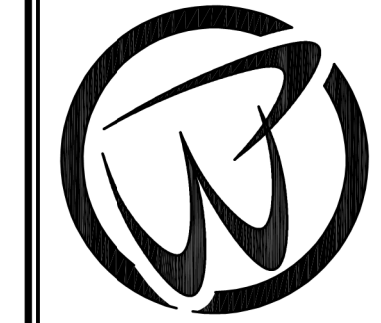
LEGEND:

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- 3 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- 4 FOUND NO. 4 REBAR-NO CAP
- 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
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- BOUNDARY LINE
- LOT LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - CENTER LINE
- - - APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE

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 Pueblo, CO 81008
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WATERBURY FILING NO. 1
FINAL PLAT

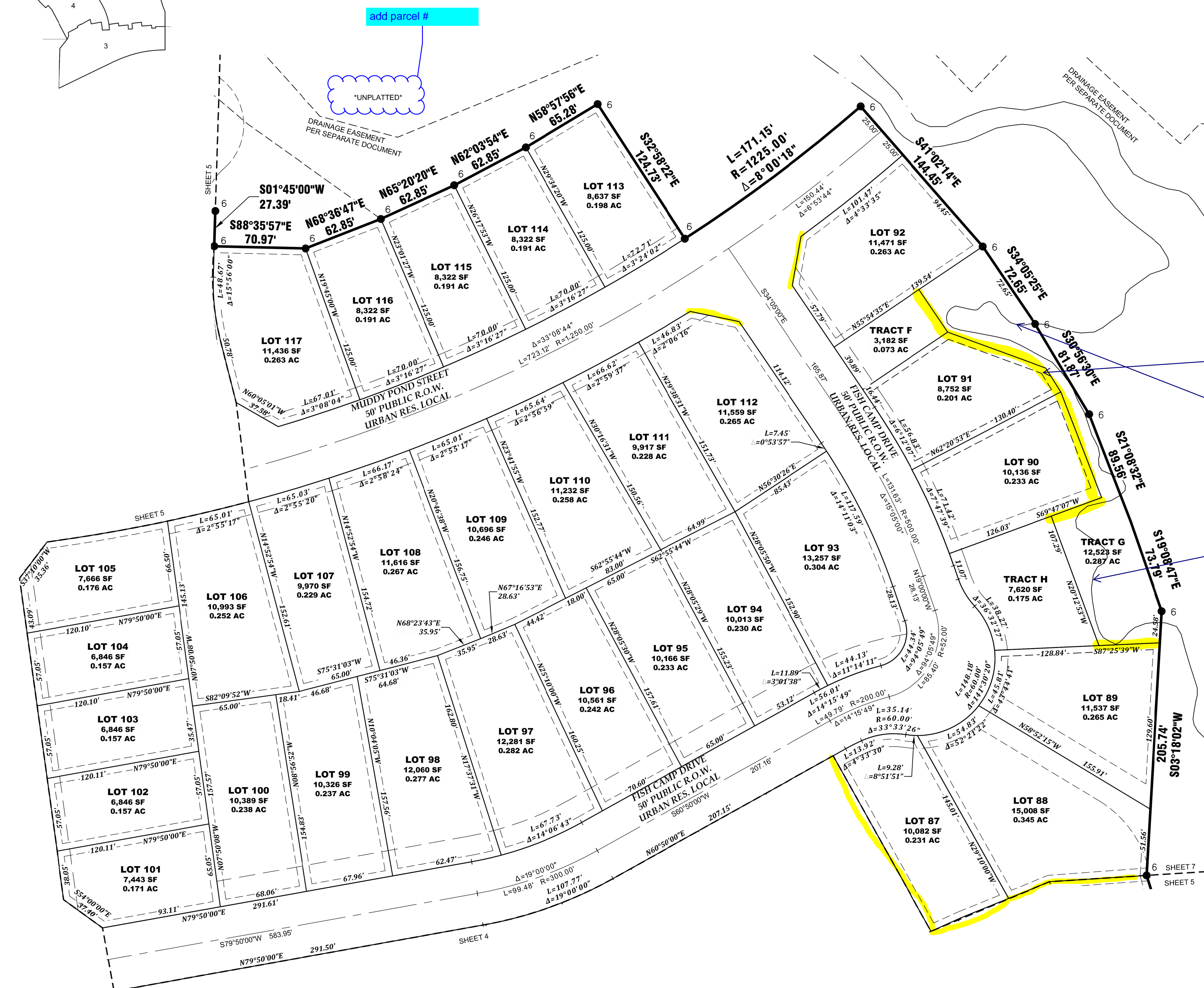
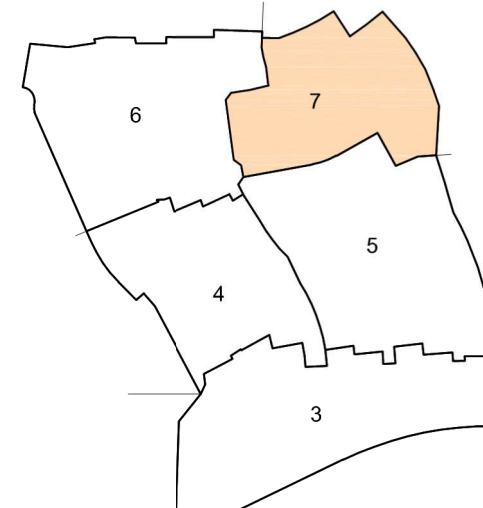
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	6 OF 7

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

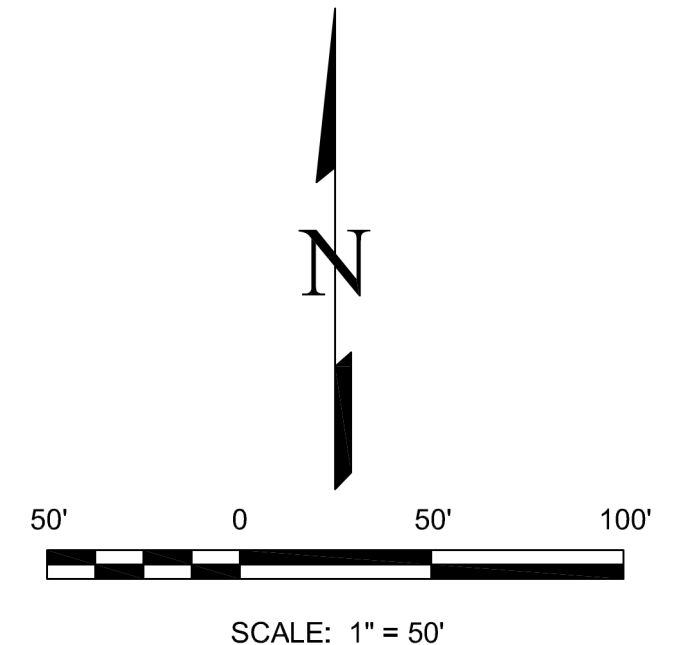


add parcel #

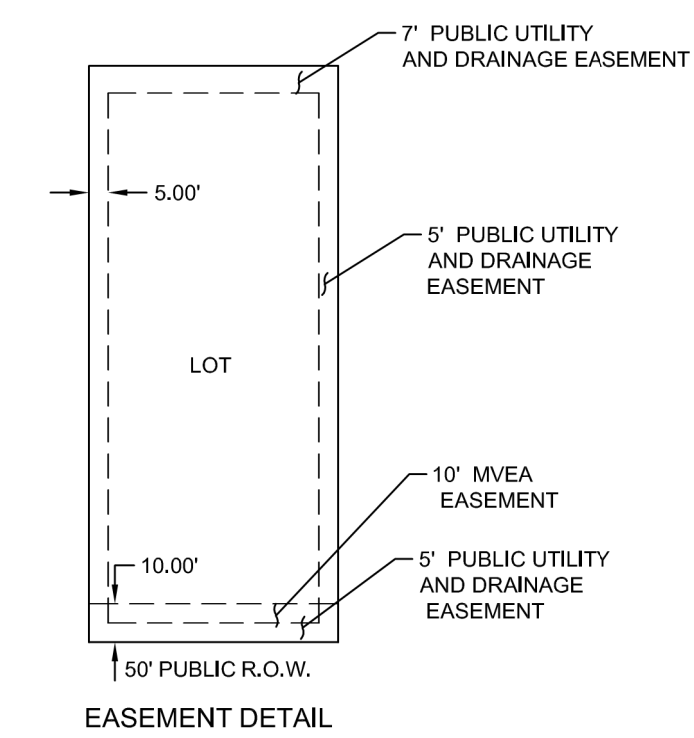
UNPLATTED

missing labels

Add floodplain channel easement line along floodplain on both west and east sides of the development for all sheets.



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
 - ₁ FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
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 - ₄ FOUND NO. 4 REBAR-NO CAP
 - ₅ FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
 - ₆ SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
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 - LOT LINE
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WATERBURY FILING NO. 1
 FINAL PLAT
 A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
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 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	7 OF 7