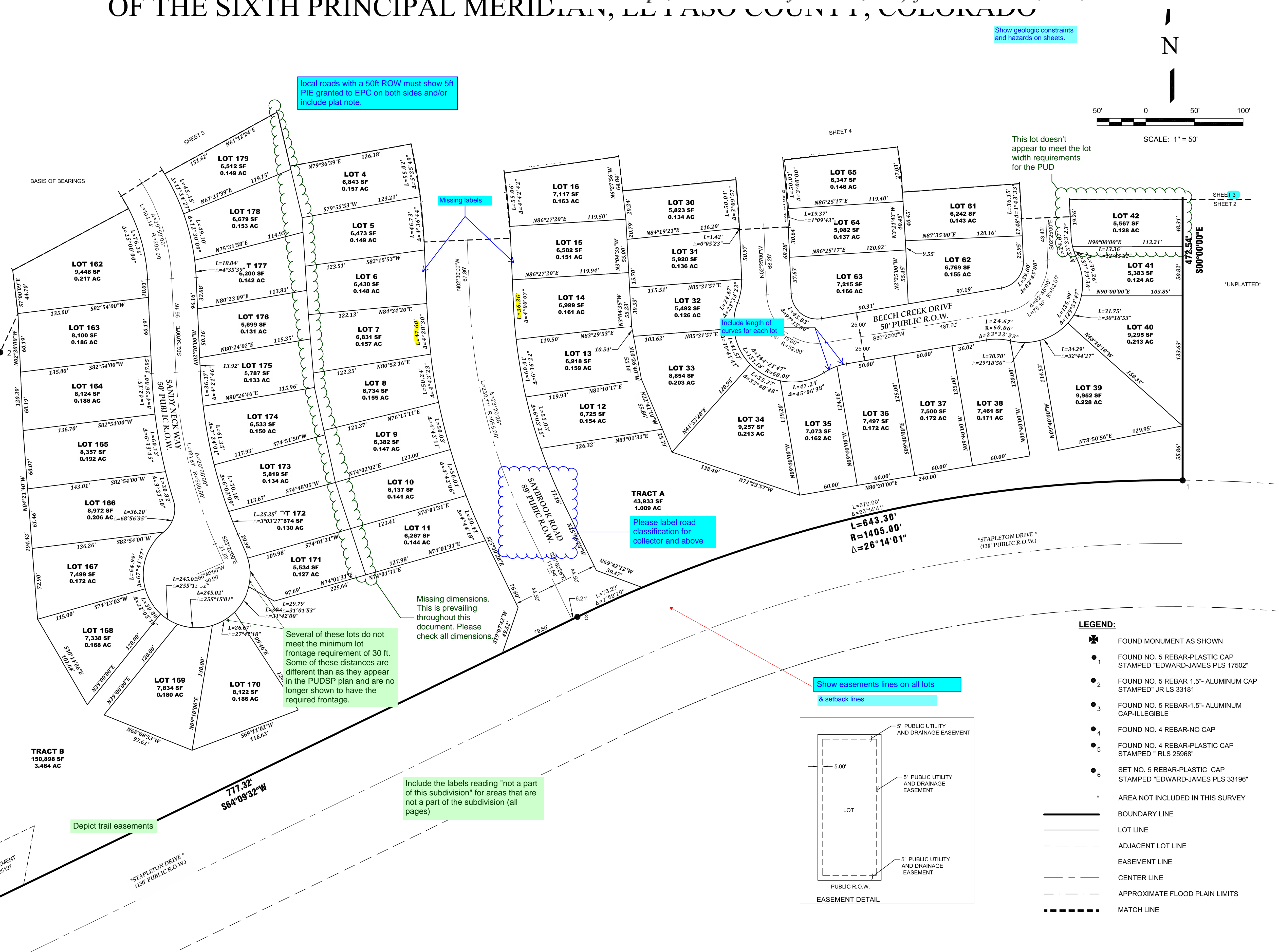
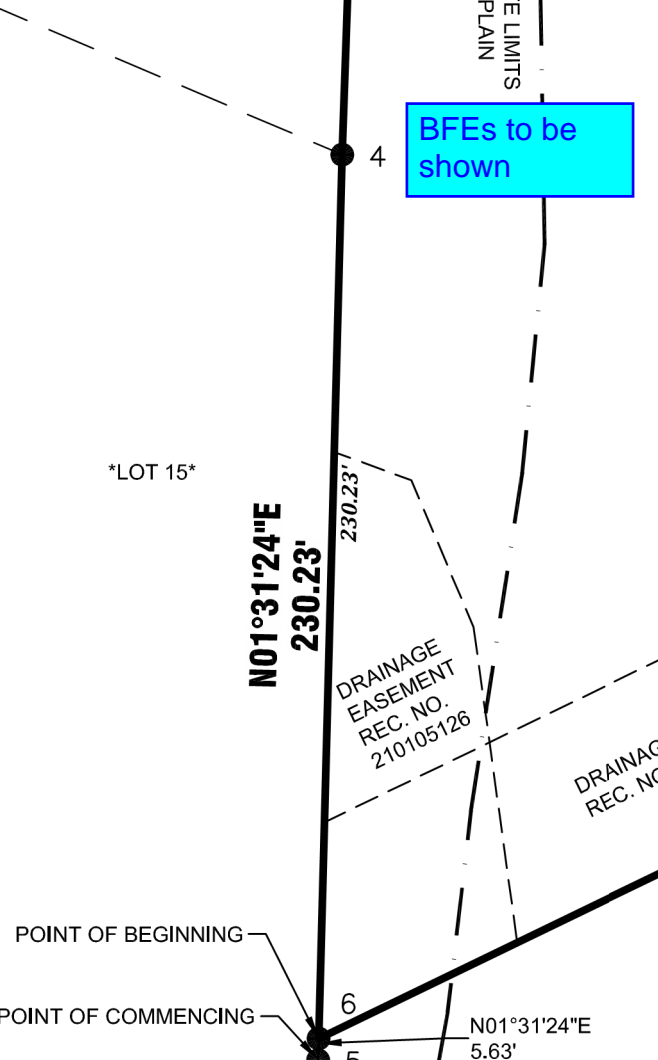
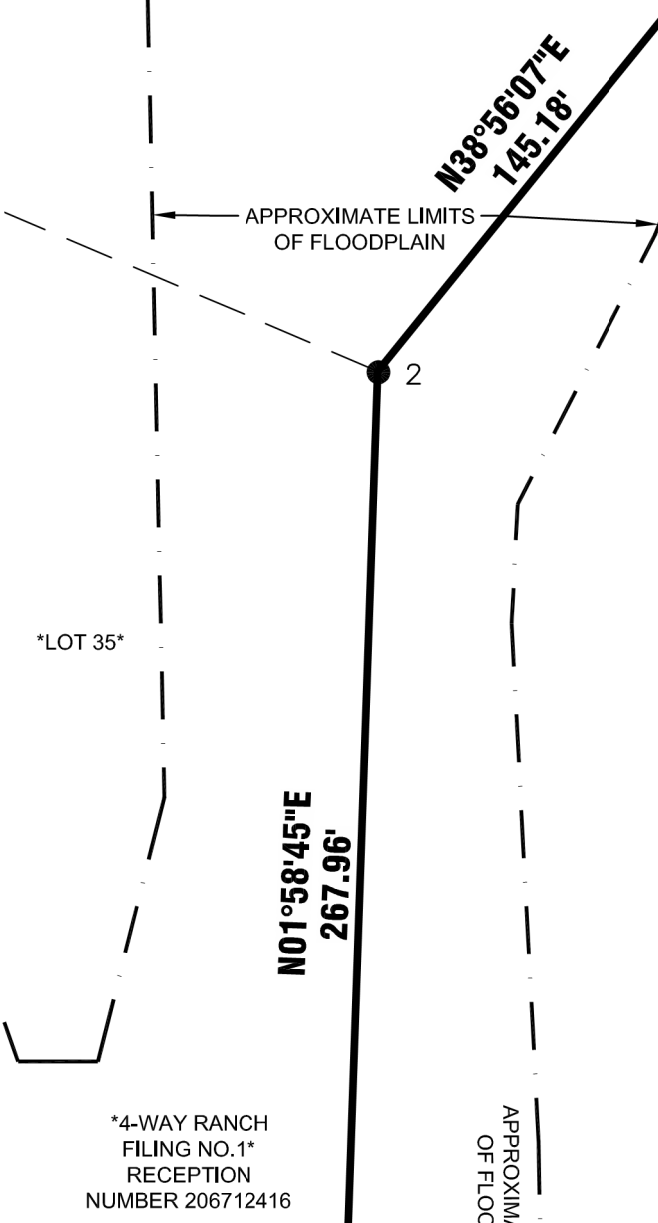
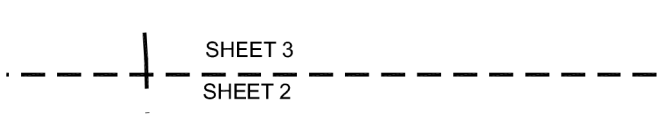
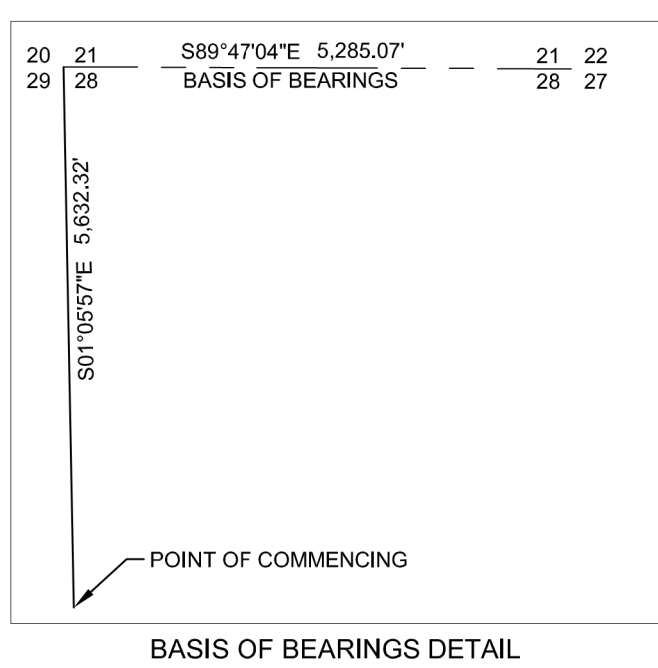
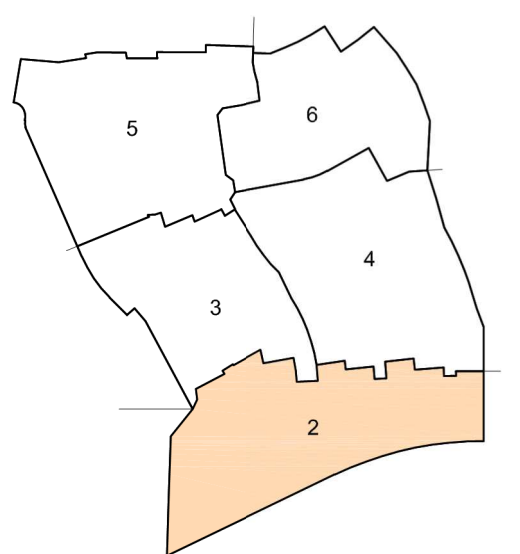


WATERBURY FILING NO. 1

FINAL PLAT A PORTION OF SECTIONS 28, 29 AND 30 OF THE SIXTH PRINCIPAL MERIDIAN,

built. A Drainage Easement will need to be placed over these areas on the Final Plat with the note "No lots shall have any impervious improvements constructed within the rear setback (i.e. patios, hardscape, recreational facilities, etc.) for Lots 40-42, 156, & Tract C". The area will be vegetated

Add plat note per FDR page 15 and add drainage easement



Local roads with a 50ft ROW must show 5ft PIE granted to EPC on both sides and/or include plat note.

Missing labels

Include length of curves for each lot

Please label road classification for collector and above

Missing dimensions. This is prevailing throughout this document. Please check all dimensions.

Several of these lots do not meet the minimum lot frontage requirement of 30 ft. Some of these distances are different than as they appear in the PUDSP plan and are no longer shown to have the required frontage.

Include the labels reading "not a part of this subdivision" for areas that are not a part of the subdivision (all pages)

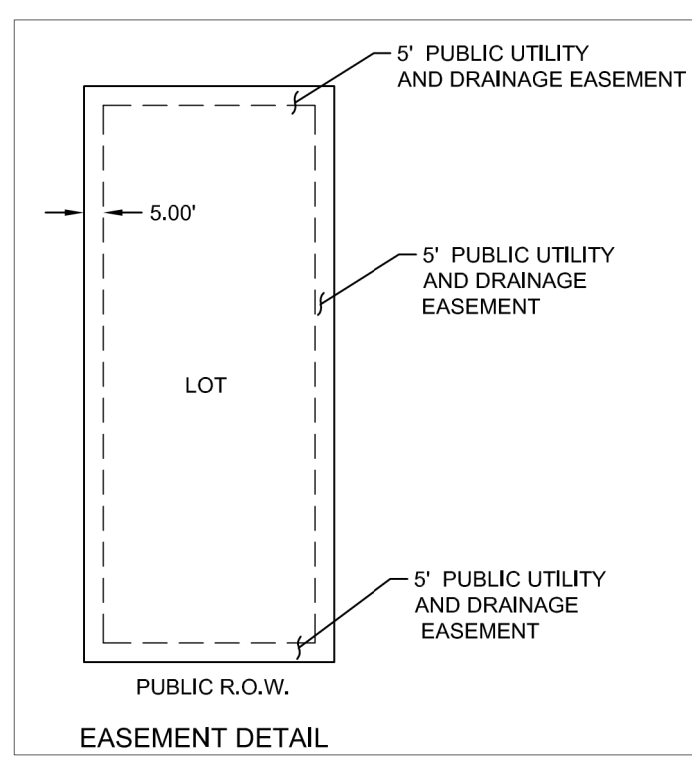
Show geologic constraints and hazards on sheets.



SCALE: 1" = 50'

This lot doesn't appear to meet the lot width requirements for the PUD

Show easements lines on all lots & setback lines



LEGEND:

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- LOT LINE
- - - ADJACENT LOT LINE
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- - - APPROXIMATE FLOOD PLAIN LIMITS
- - - MATCH LINE

NO.	DES.

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



**WATERBURY FILING NO. 1
FINAL PLAT**
A PORTION OF SECTIONS 28, 29 AND 30, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

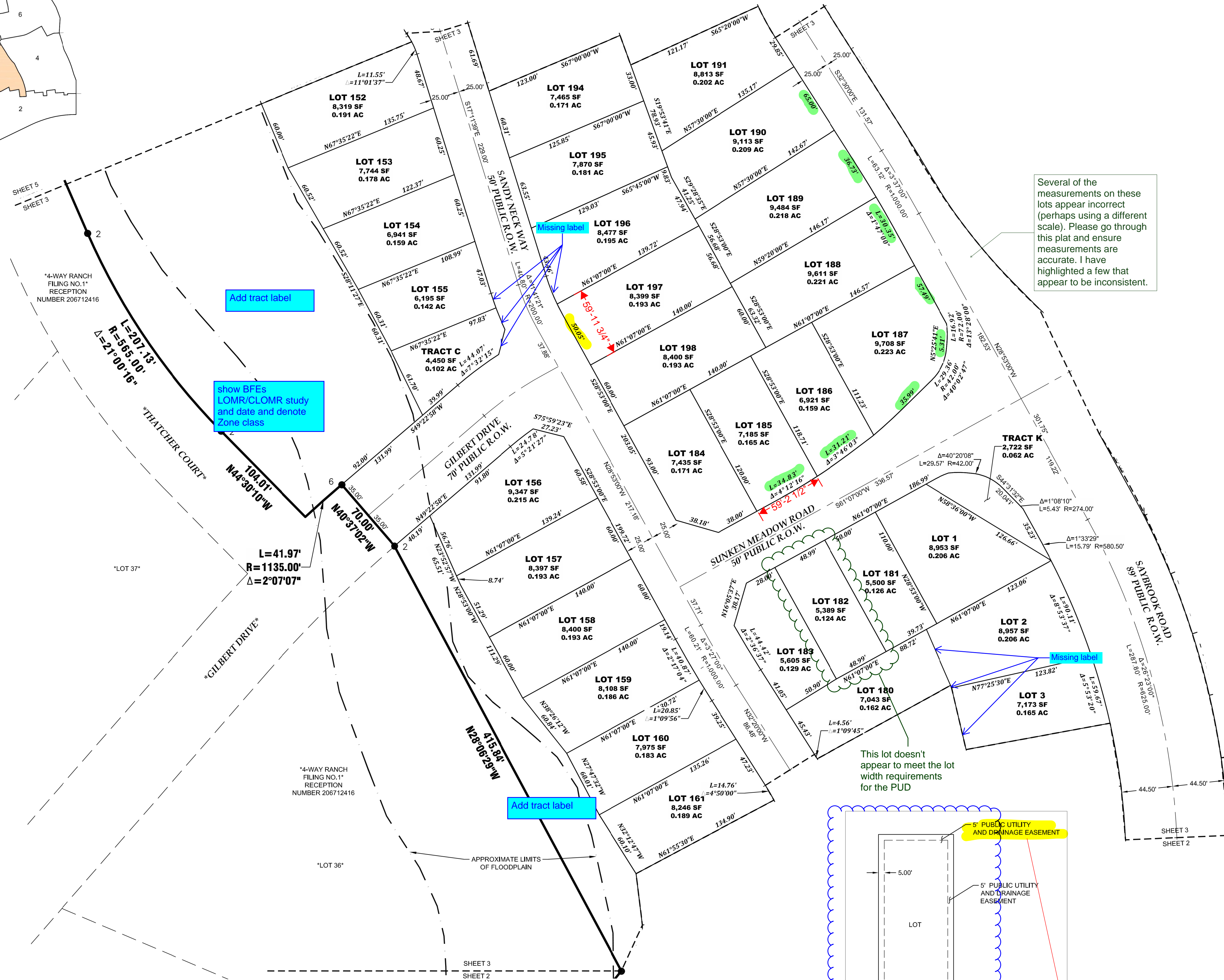
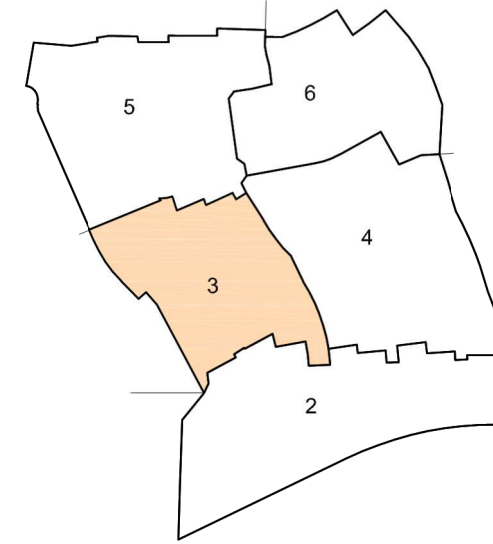
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO.	2 OF 6

FILE NO. _____

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



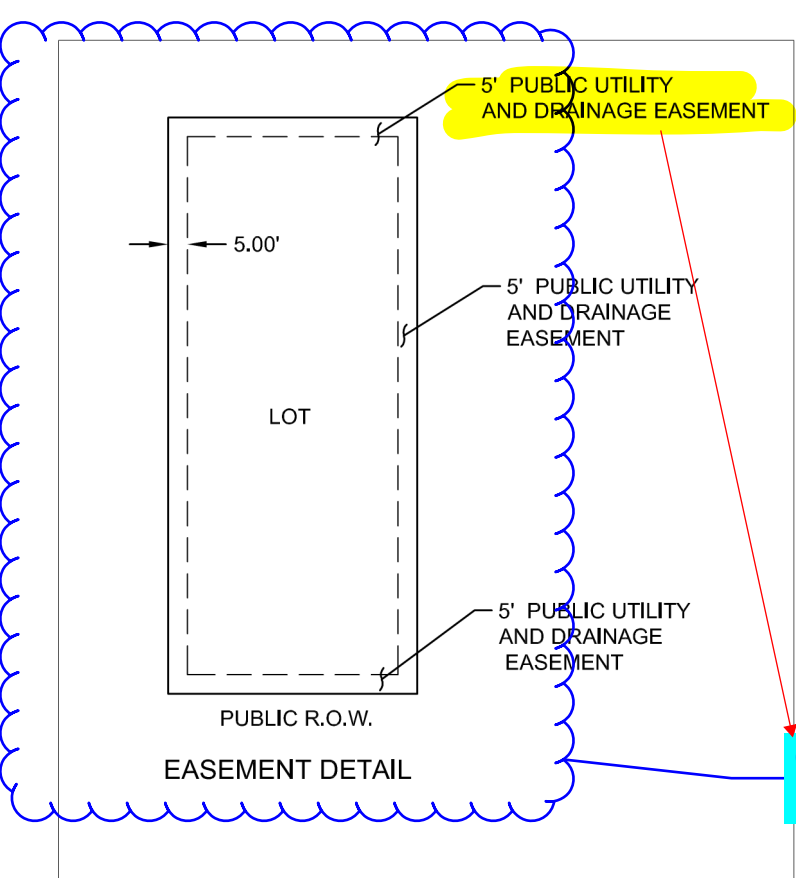
Several of the measurements on these lots appear incorrect (perhaps using a different scale). Please go through this plat and ensure measurements are accurate. I have highlighted a few that appear to be inconsistent.

Add tract label

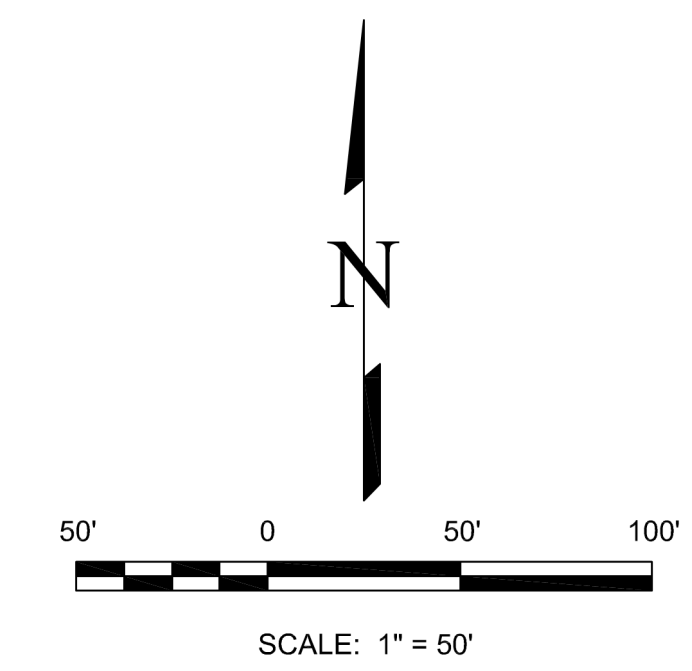
show BFEs LOMR/CLOMR study and date and denote Zone class

Add tract label

This lot doesn't appear to meet the lot width requirements for the PUD



Correct easement per not on SH1



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NO.	REVISIONS	DESCRIPTION	DATE

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Fax: (719) 576-1206

4732 Eagleledge Circle
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

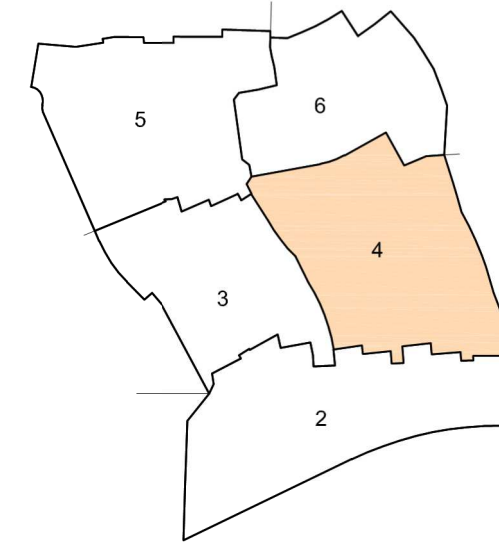
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO	3 OF 6

FILE NO. _____

WATERBURY FILING NO. 1

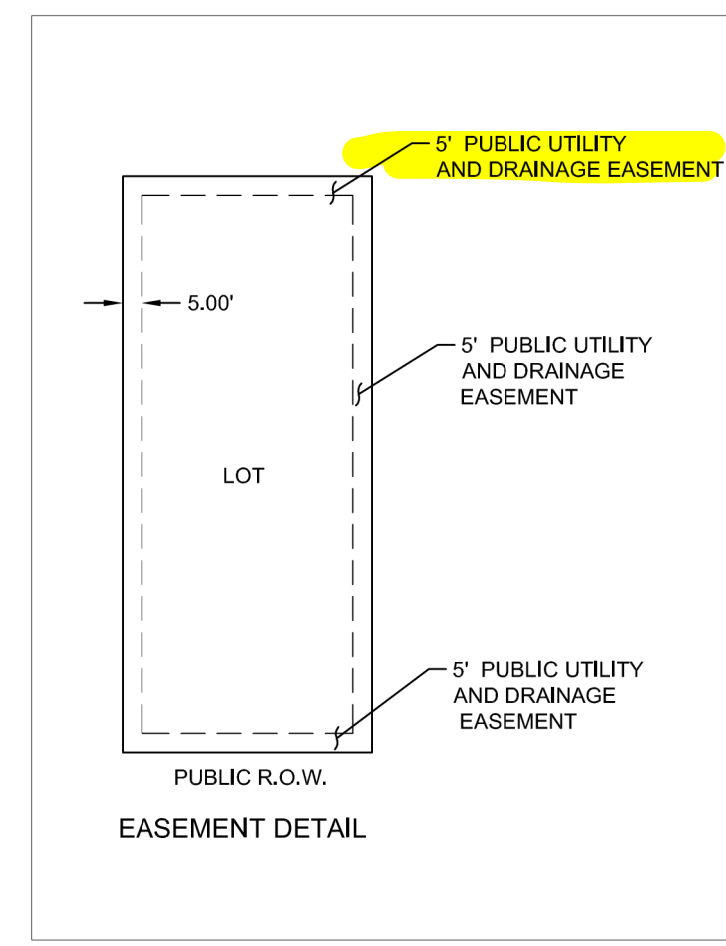
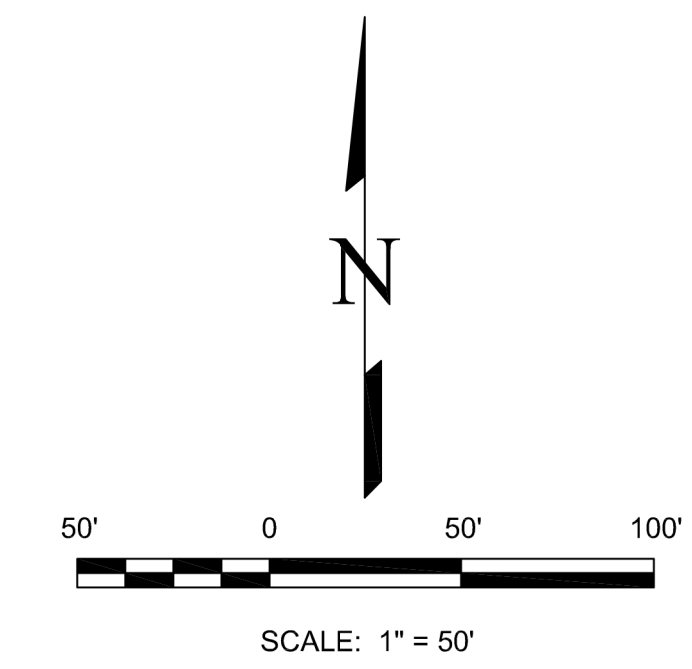
FINAL PLAT

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



Add temp Cul de sac per note

Missing label



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EL PASO COUNTY, COLORADO

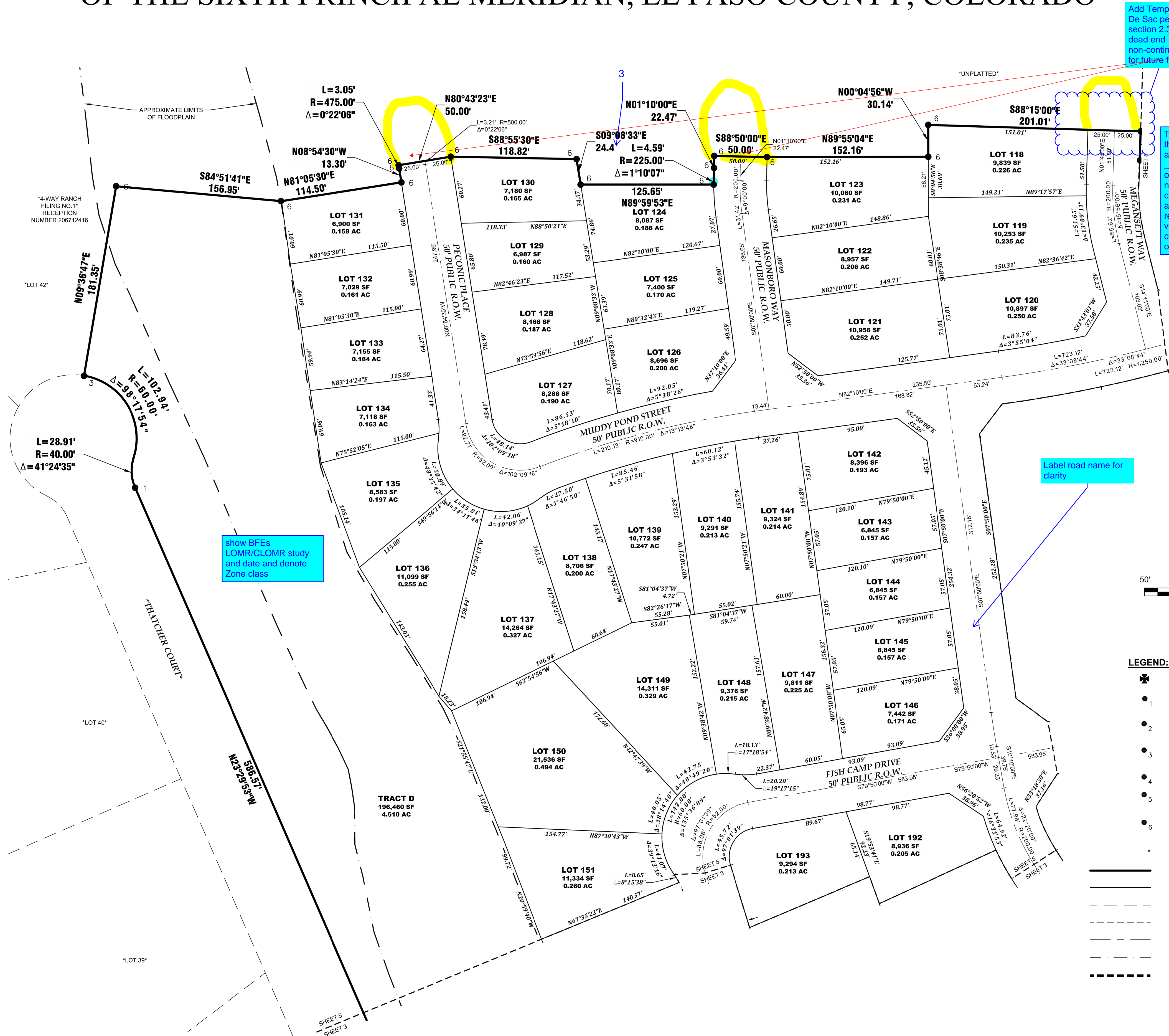
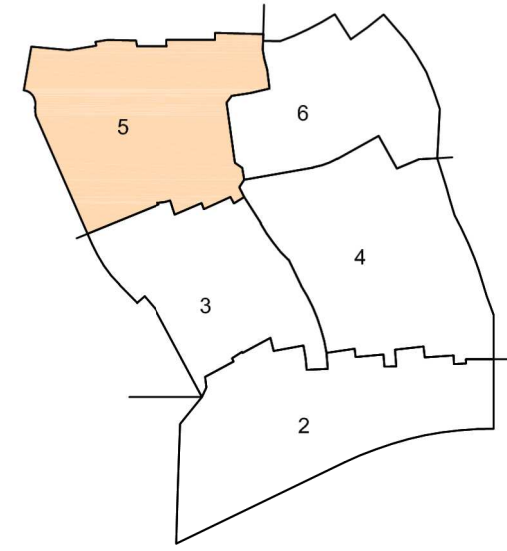
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO	4 OF 6

FILE NO. _____

WATERBURY FILING NO. 1

FINAL PLAT

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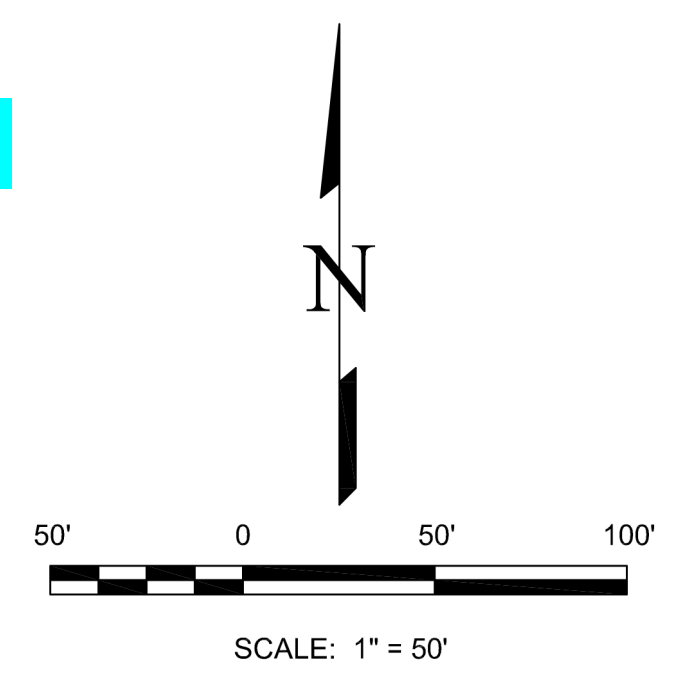
Add Temporary cul De Sac per ECM section 2.3.8 for all dead end non-continued roads for future filings.

Add plat note for temp cul de sacs per ECM 2.3.8

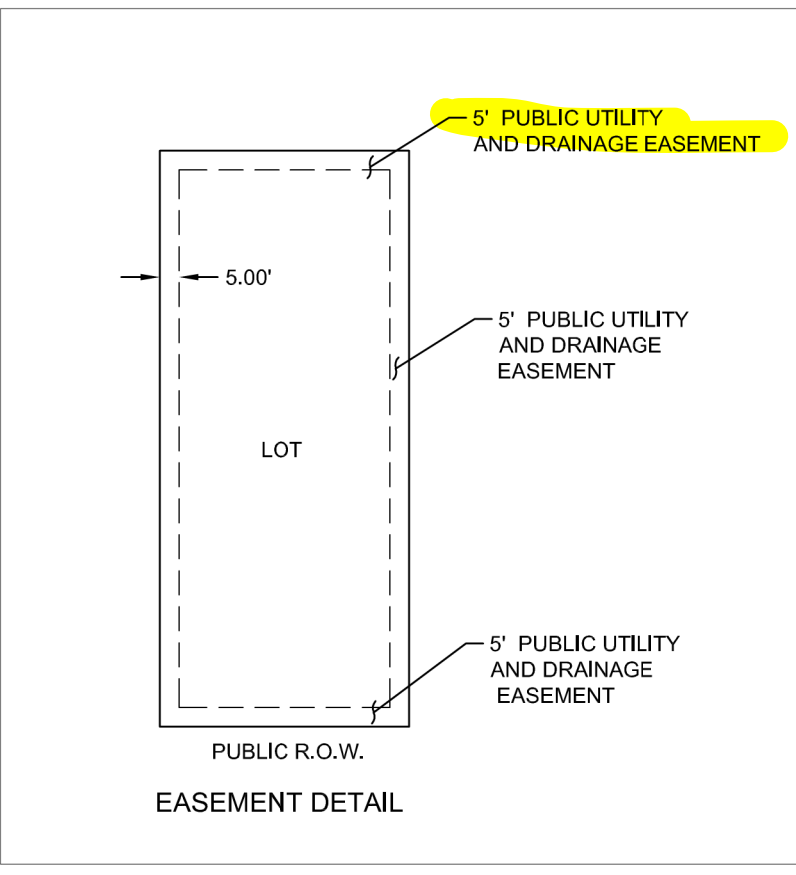
The non-revocable public improvement easement shown at the end of _____ Street cul-de-sac is intended for turn around and emergency response purposes. At such a time that _____ Street is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending _____ Street.

show BFEs LOMR/CLOMR study and date and denote Zone class

Label road name for clarity



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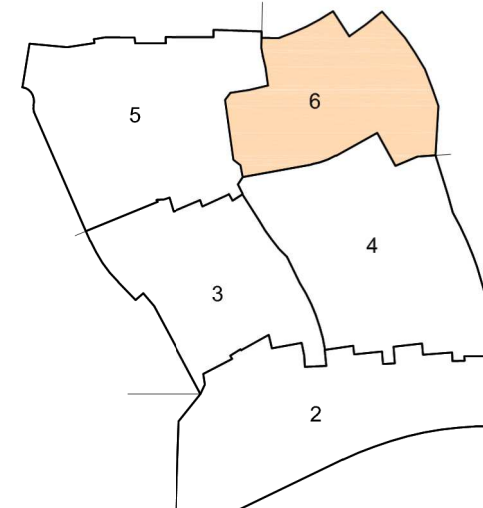
<p>EDWARD-JAMES SURVEYING, INC.</p> <p>926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206</p> <p>4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DESCRIPTION	DATE				
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<p>WATERBURY FILING NO. 1 FINAL PLAT</p>									
<p>A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO</p>									
<p>DRAWN BY JWT CHECKED BY ERF</p>									
<p>H-SCALE N/A</p>									
<p>JOB NO. 2117-00 DATE CREATED 12/29/22 DATE ISSUED SHEET NO 5 OF 6</p>									

FILE NO. _____

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

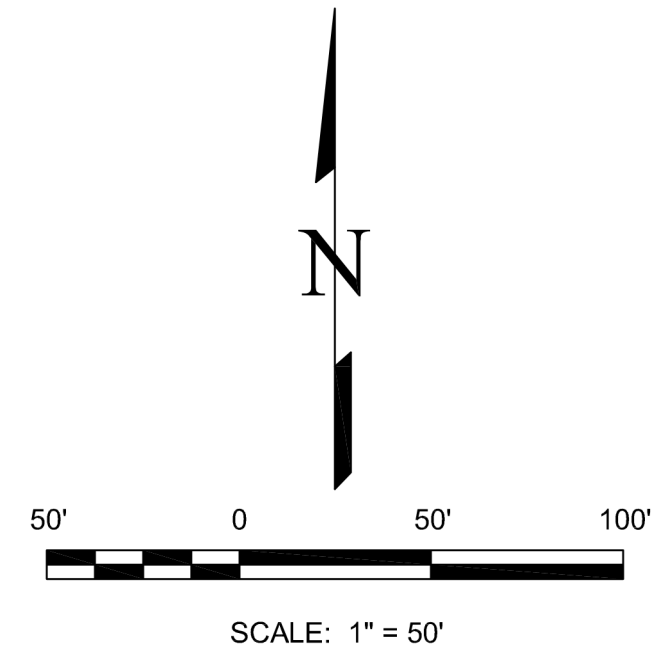
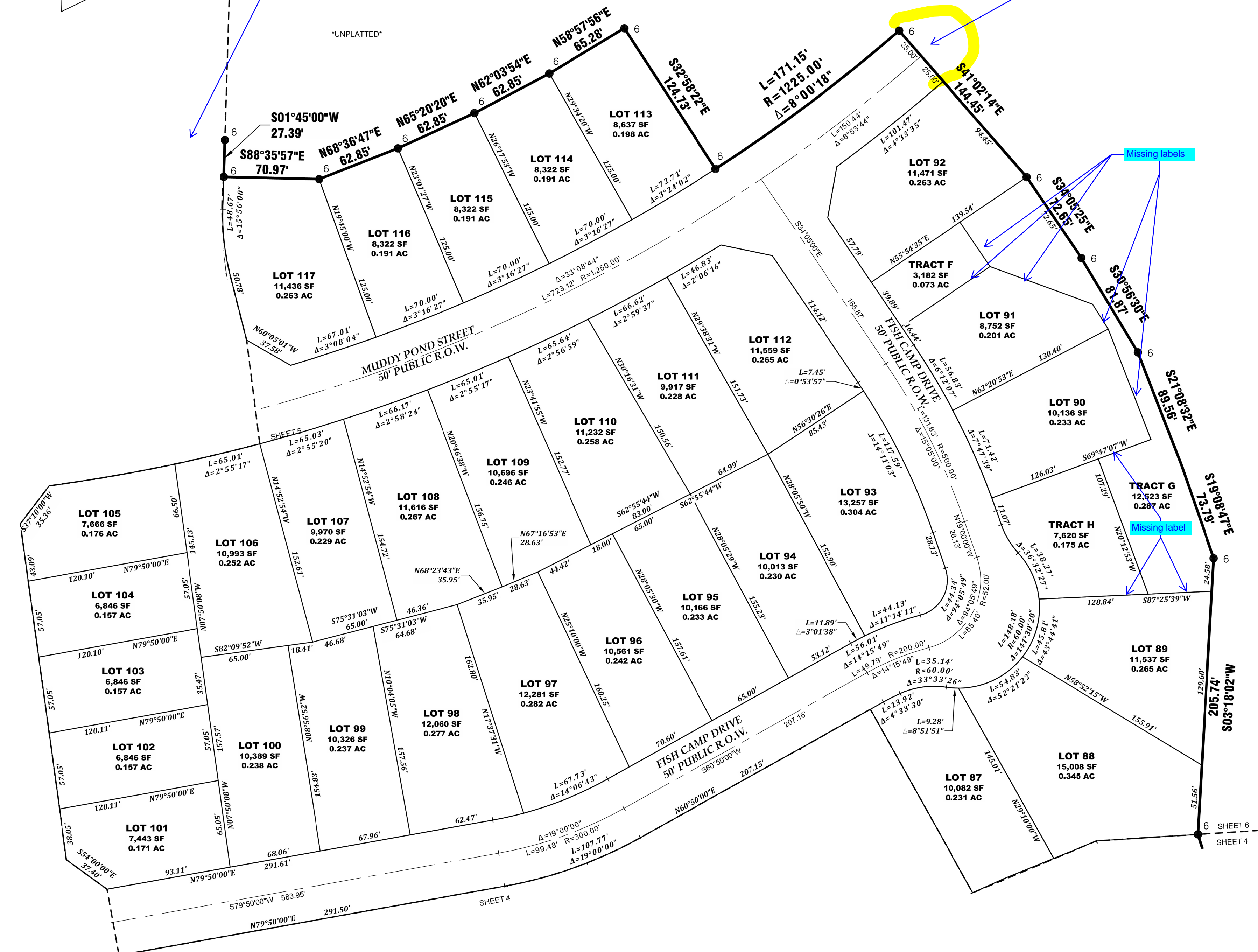


Label matchline sheet

Add temp Cul de sac per previous note

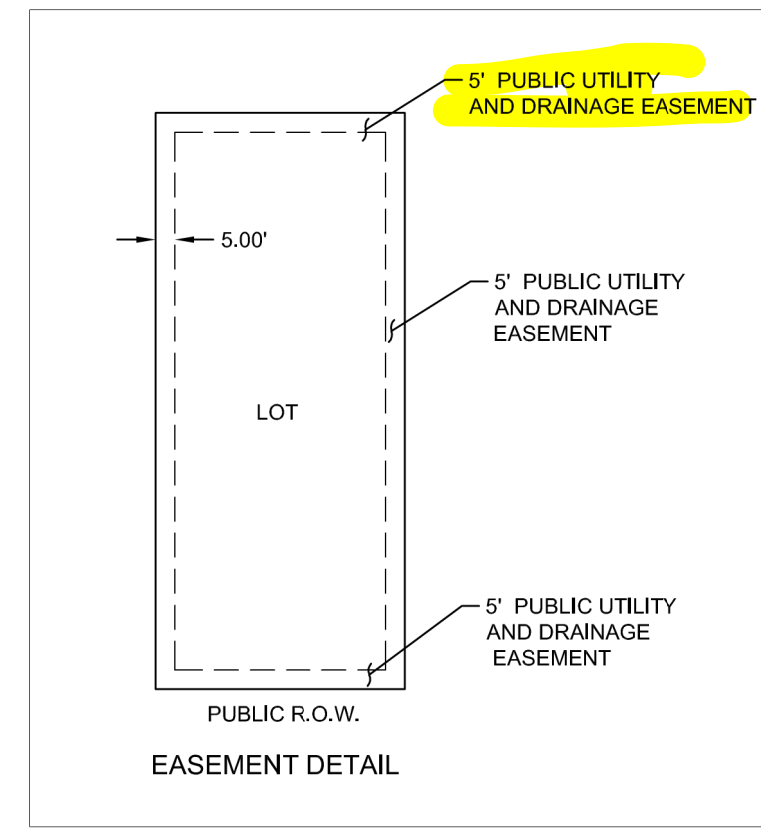
Missing labels

Missing label



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FINAL PLAT

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FILE NO. _____