DEDICATION:

 THE UNDERSINED, BEING ALL THE OWNER SUBJOYDED, AND PERTED SUBJUEST.

 SUBJUEST.

SUBDIVISION OF TOW

L

DATE: 9/15/21 SHEET 1 OF 3 PCD# SF-21-02-	CURRENT PLAT CONFIGURATION SHOWN	UT A PLATTING AUTION AND THAT ALL IMPACT FEES E PAID AT THE TIME OF REPLATTING.
E. PLATTE AVE, S LORADO SPRINCS, TEL: 719.238.2:	Unresolved: Did not add note referencing geotech report and list any of the lots/areas UNARLE TO ACCURATE TRANSPORT	LAT BY EL PASO
not directly discharge Land Surveying	nps shall	VED BY THE WATERVIEW II METROPOLITAN DISTRICT AND IS FOR POSSIBLE CONNECTION TO THE EAST. TRACT SHALL THE TIME THE CONNECTION IS REQUIRED IN FOR USE AS A
DATE OF PREPARATION JUNE 2021	20. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT. 21. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION	TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY EMENT AS RECORDED AT RECEPTION NOOF TERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR FACILITIES.
2018	친디 듣귀꾼!	SES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, ,TERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED JNTY PLANNING AND COMMUNITY DEVELOPMENT PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE
<u>ENGINEEK</u> MATRIX 2435 RESEARCH PARKWAY COLORADO SPRINGS, CO 80920	THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTA METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND NING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDERTEDNESS THAT IS PAIR	E WATERVIEW
AY BLVD EA: 79915–180	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 TO EXTENDING BIG JOHNSON DRIVE.	APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH DR NAVIGATIONAL AIDS ARE ALLOWED.
σζητνειοσε	17. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BIG JOHNSON DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BIG JOHNSON DRIVE IS EXTENDED BY THE ADJACENT	RATE THE 40:1 APPROACH SURFACE
EL PASO COUNTY CLERK AND RECORDER BY:FEE:	WELLS IN KELATION TO STOE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR THE DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.	EMENT AND A FIVE FEET PUBLIC IMPROVEMENT EASEMENT OAD RIGHT OF WAY. SIDE LOT LINES ARE HEREBY PLATTED ND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE ) PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF 2021, AT O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY.	16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOME BUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW	OT LINES ARE HEREBY PLATTED WITH A TEN FOOT
CLERK AND RECORDER CERTIFICATION:		Previous comment unresolved. 124 lots not shown on sheet three. Please update or provide comment
RECTOR, PLANNING AND COMMUNITY DEVELOPMENT	TERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS O	DOES SHOW 124 LOTS SEE BEFORE ME THIS DAY OF, 20 BY CLOUDED AREA
WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT	14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 19–471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT	SHEET THREE
<b>COUNTY CERTIFICATION:</b> THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.4" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF, 20, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS). 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 PUBLIC IMPROVEMENTS IN ACCORDANCE	<ol> <li>THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.</li> <li>THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.</li> </ol>	TS LLC. A LIMITED LIABILITY COMPANY, HAS EXECUTED -, 20, A.D. BY: 
	11. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.	
JAMES F. LENZ PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, NO 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.	<ol> <li>ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.</li> <li>THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.</li> <li>REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.</li> </ol>	BEFORE ME THIS DAY OF, 20 BY
ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.	7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.	, 20, A.D. ΒΥ
JAMES F. LENZ, A DULY REGISTERED PRO DLORADO, DO HEREBY CERTIFY THAT THIS SULTS OF A SURVEY MADE ON DATE OF ID THAT ALL MONUMENTS EXIST AS SHOW	. ALL STRUCTORAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A FROTESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO. . WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.	MITED LIABILITY COMPANY, HAS EXECUTED THIS
TIFIC	DATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMEN DARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION ( MPROVEMENTS.	TILITY L
POUNTAIN PREM PARK	4. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OF TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE	ALL IO IT D WILL BEC (SEMENTS ICATION SIBLE FOR
FORT CARSON MUTARY BASE REALIZED OF TOTAL OF TOT	<ol> <li>NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.</li> <li>THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.</li> </ol>	VEFICIARIES OF SRIBED HEREIN, REETS, AND EAS TRAILS AT ASPE DEDICATED TO F DEDICATED TO F THAT PROPER D
GRINNELL BLVD	1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. ABN55074355.5, PREPARED BY LAND TITLE GUARANTEE, DATED 5/29/2021.	
UN 9,	" RIDGE FILING NO.4 " FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTI IE 6TH P.M. EL PASO COUNTY, COLORADO OF 3	THE TRAILS AT ASPEN TRACT F OF THE TRAILS AT ASPEN WNSHIP 15 SOUTH, RANGE 65 WEST SHI



