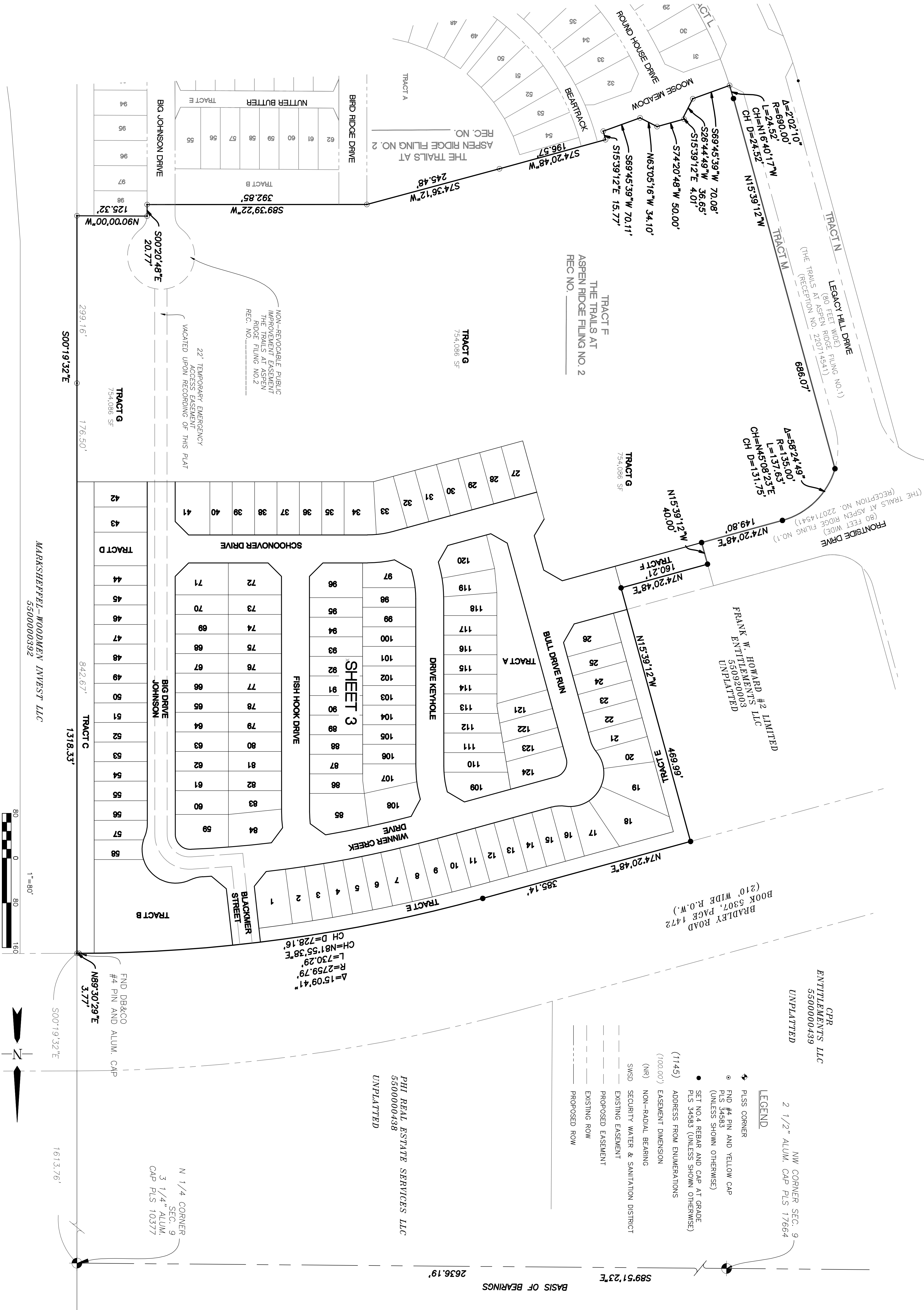


THE TRAILS AT ASPEN RIDGE FILING NO.4

A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 2 OF 3



THE TRAILS AT ASPEN RIDGE FILING NO.4
A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 3 OF 3

Filing 4 has been identified throughout this application as having 124 lots. 58 lots are all that is shown. The legal descriptions range from 17 to 35 acres in various reports, and it states on the plat title sheet that this filing is for 124 lots and approximately 35 acres. Please provide clarity on what this filing includes and revise throughout application.

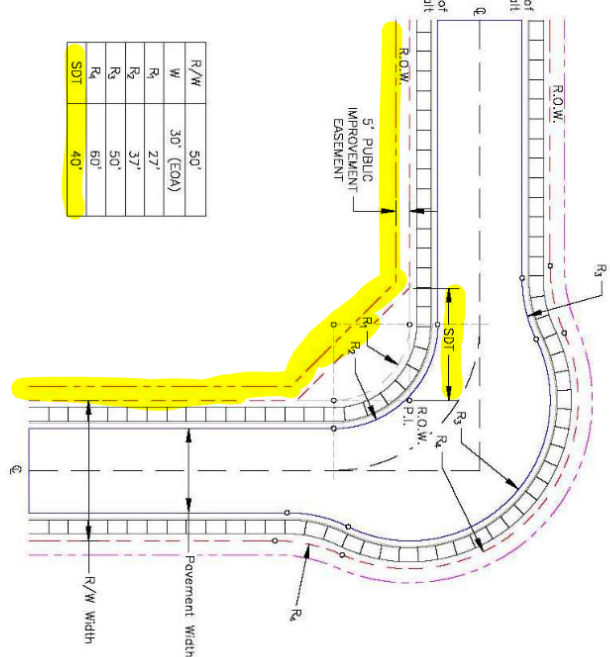
If areas of seasonally shallow groundwater are present in this filing, per the spots and geology report, they must be dedicated as no-build areas and a corresponding note must be added.

All easements, including utility and drainage easements, must be shown on plat

Show easements on plat as noted in title comment

A=1509.41'
R=2739.79'
L=720.538'E
CH=NB15528.16'

Include tract ownership, use, and maintenance on all tracts



Update the ROW to a chamfer for sight distance triangle per detail SD-2-77

Update the ROW to a chamfer for sight distance triangle per detail SD-2-77

Indicate ROW to be dedicated and classification of street throughout document

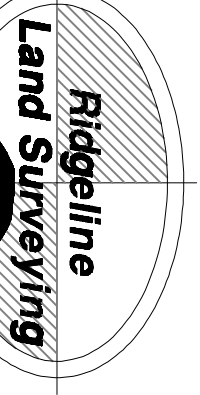
SHEET 2

SHEET 2



LEGEND

- 4 PLS CORNER
- o FND #4 PIN AND YELLOW CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS (100.00)
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
PHONE: 719.268.2917
DATE: 6/01/21
SHEET 3 OF 3