

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

LEGAL DESCRIPTION:

Lot 53, King's Deer Highlands Filing No. 5, filed for record on March 3, 2000 under Reception No. 200022137 in the Office of Clerk and Recorder, County of El Paso, State of Colorado.

GENERAL NOTES:

- 1) Though record bearings and distances are being shown per the recorded subdivision plat, the boundary lines shown hereon are the result of a Land Survey Plat completed by Gould Land Surveying on July 10, 2026. This is a Site Plan, it is not a Land Survey Plat or Improvement Survey Plat.
- 2) No title commitment was provided at time of field work. Easements shown are per the recorded subdivision plat.
- 3) El Paso County Schedule No.: 6104006009
- 4) Address: 19941 Royal Troon Drive, Monument, CO 80132
- 5) The field work was completed on July 6, 2026.
- 6) The contours shown hereon were interpolated from field spot elevations on the site. If any areas are critical to design, further survey information may be necessary. Contour intervals are equal to 1 foot.
- 7) Vertical Datum: NAVD 88, GEOID 12B. Established using Leica Geosystems Smartnet RTK Network. Bench Mark: No. 5 rebar at the northeasterly property corner. Elevation = 7327.60.
- 8) The lineal units used on this document are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- 9) (R) — Record bearing &/or distance.
- 10) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
- 11) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- 12) All proposed data shown hereon was prepared by the property owner and supplied to Gould Land Surveying and is not the product of Gould Land Surveying or any of its employees.
- 13) Entire parcel is subject to disturbance.

Is the site disturbs over an acre an ESQCP is required which is a more intensive stormwater quality permit. Recommend specifying more realistic limits of disturbance associated with the homebuilding specifically.

When I measure the contour/home building I get around 35,000 sqft which would be less than 1 ac. Verify and get a more site specific disturbance area.

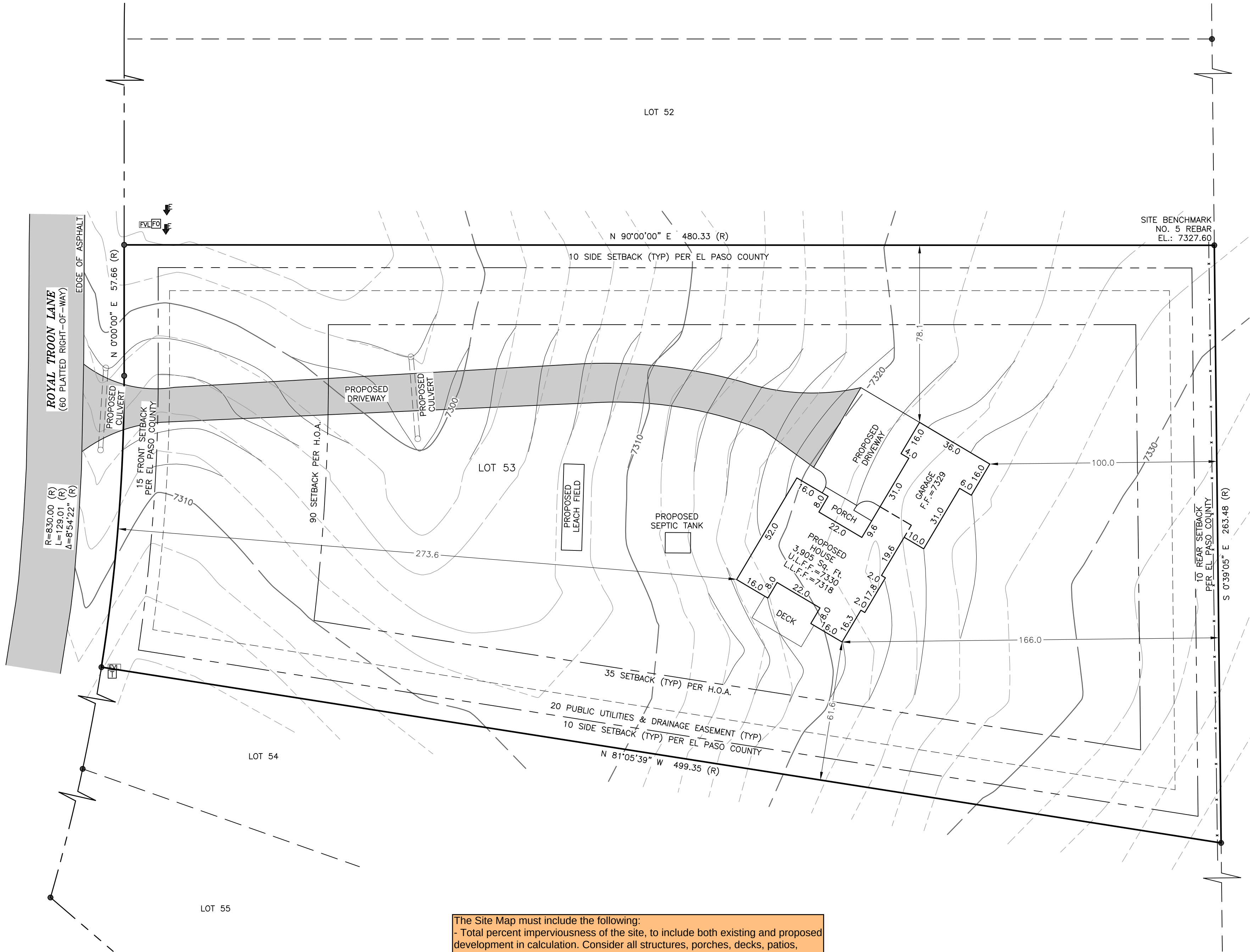
STONELEIGH TRAIL
(60 PLATTED RIGHT-OF-WAY)

LOT 25

LOT 54

LOT 55

LOT 52



The Site Map must include the following:
- Total percent imperviousness of the site, to include both existing and proposed development in calculation. Consider all structures, porches, decks, patios, driveways, etc.
- Proposed limits of disturbance
- Proposed location of construction control measures (e.g., culvert protection, perimeter control, vehicle tracking control, concrete washout area, etc.)

SW 1/4, NE 1/4
SEC. 4

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND:

- Boundary Monument Found
- Fiber-Optic Pedestal
- Fiber-Optic Vault
- Telephone Pedestal
- ⚡ Electric Line Marker
- x — x — x — Barbed Wire Fence



Drafting & Design by:
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LOT 53, KING'S DEER HIGHLANDS FILING NO. 5
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

SITE PLAN

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