

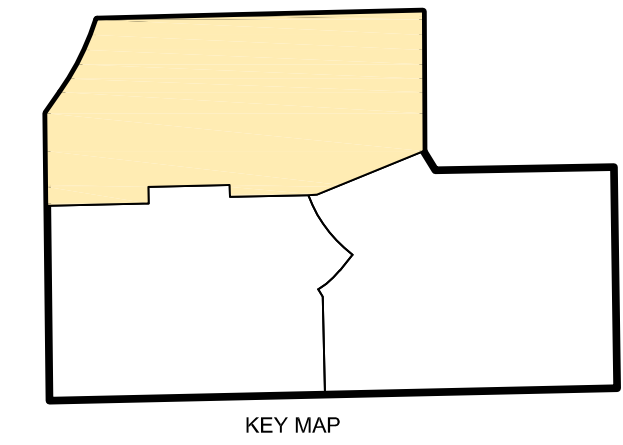




# OVERLOOK AT HOMESTEAD FILING NO. 1

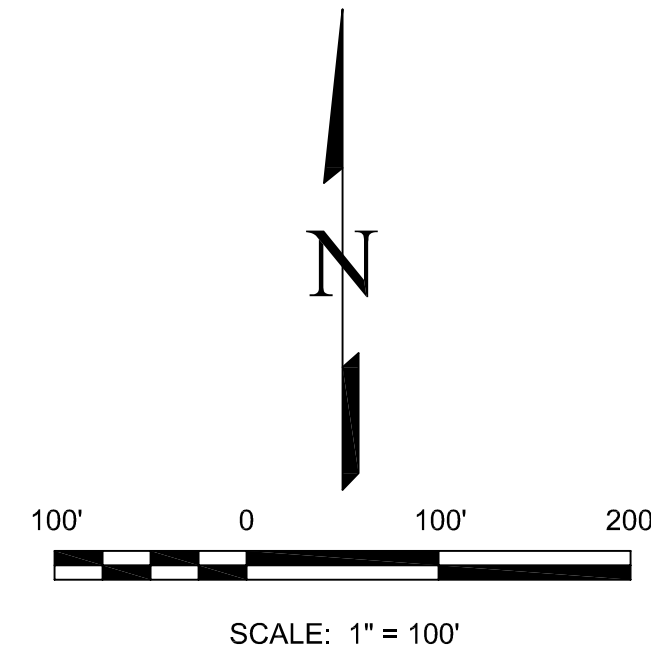
## FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



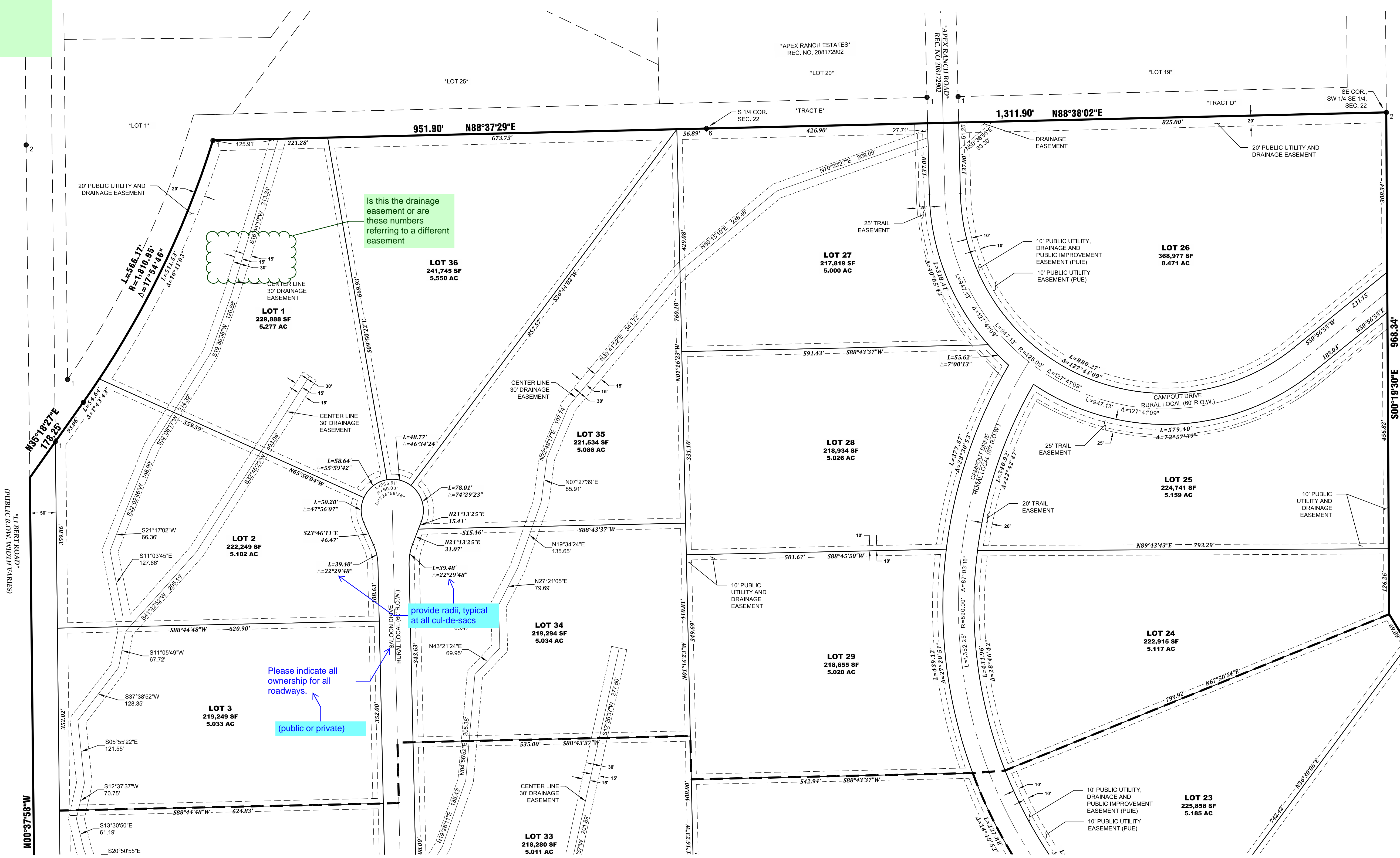
Include addresses from PPRBD

Please provide match lines



### LEGEND:

- 1 FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439" AT GROUND LEVEL
  - 2 FOUND 2.5" ALUMINUM CAP STAMPED CLSI PLS 30127"
  - 3 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 30127"
  - 4 FOUND 2.5" ALUMINUM CAP STAMPED PLS 27605"
  - 5 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 28658"
  - 6 FOUND 3.5" ALUMINUM CAP STAMPED "PLS 14611"
  - 7 FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP STAMPED "K&W 3854"
  - 8 FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
  - 9 FOUND NO. 4 REBAR
  - 10 FOUND NO. 5 REBAR
  - 11 FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
  - 12 FOUND 2.5 ALUMINUM CAP STAMPED "PLS 30127"
- ADJACENT PROPERTY LOT LINE
  - PROPERTY BOUNDARY LINE
  - - - EASEMENT LINE
  - - - DRAINAGE EASEMENT
  - AREA NOT PART OF THIS SURVEY



NO.	REVISIONS	DESCRIPTION	DATE

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

4732 Eagleridge Circle  
 Pueblo, CO 81008  
 Office: (719) 576-1216  
 Fax: (719) 545-6240

**OVERLOOK AT HOMESTEAD FILING NO. 1**  
**FINAL PLAT**

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 TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO

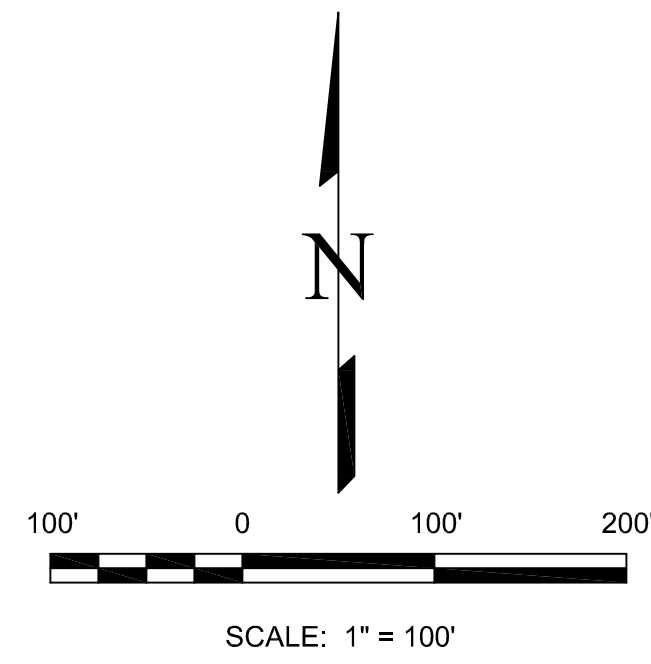
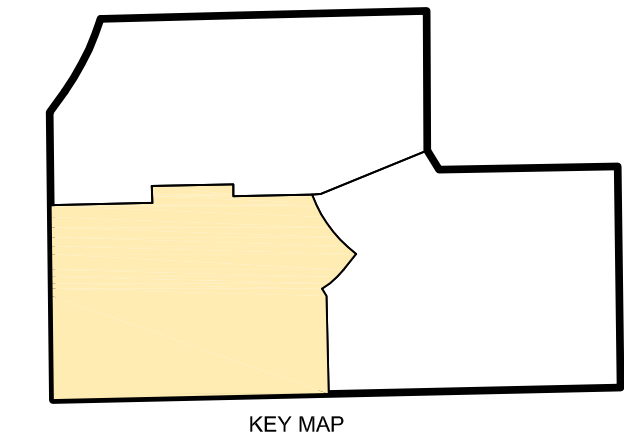
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2422-00
DATE CREATED	06/05/24
DATE ISSUED	DRAFT
SHEET NO	2 OF 4



# OVERLOOK AT HOMESTEAD FILING NO. 1

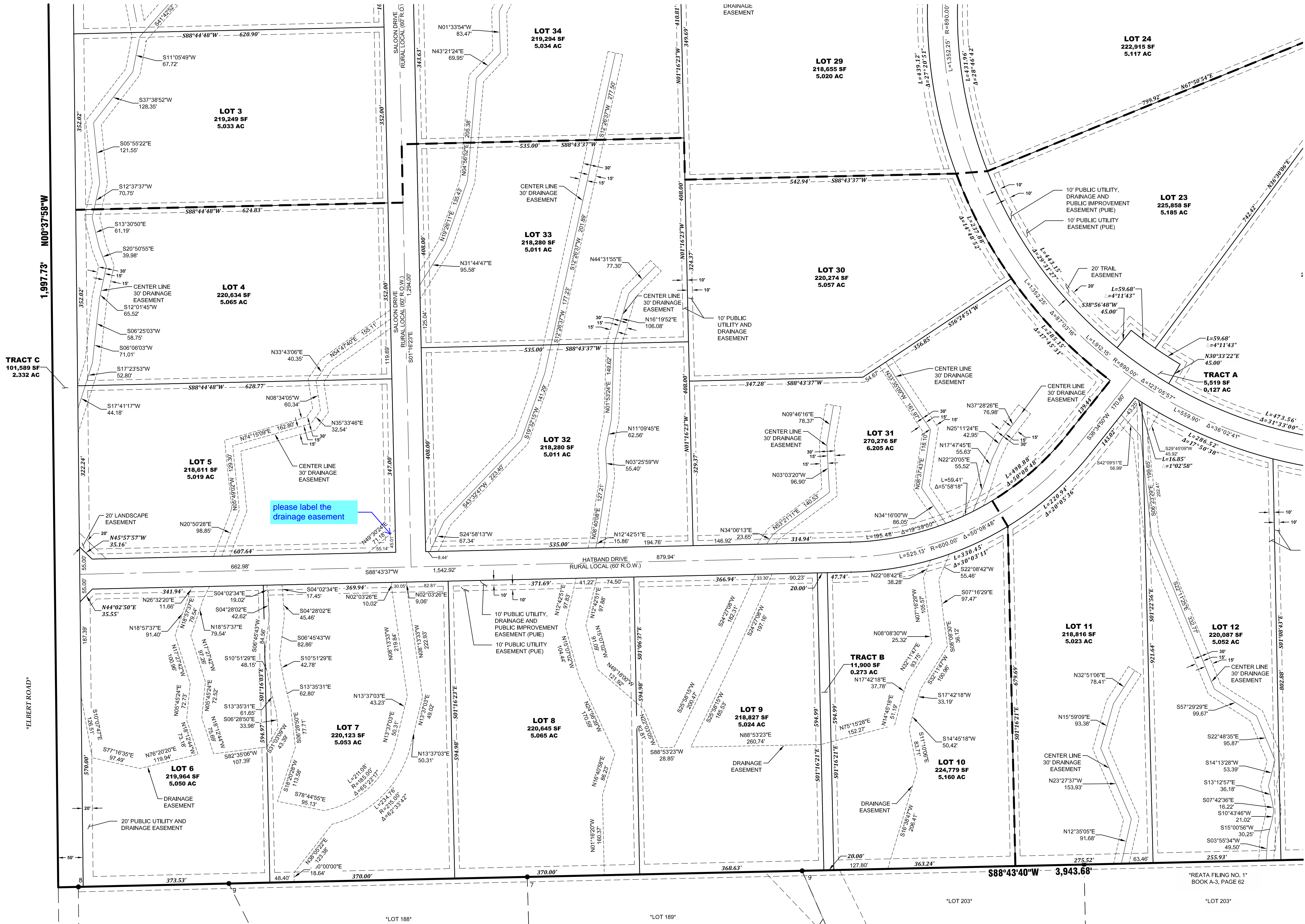
## FINAL PLAT

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RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



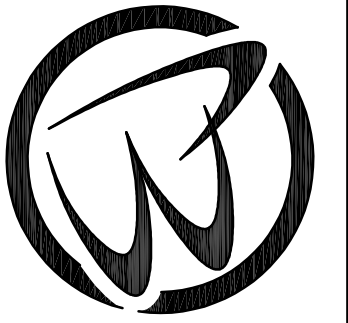
**LEGEND:**

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  - AREA NOT PART OF THIS SURVEY



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 545-6247



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FINAL PLAT**  
 A PORTION OF THE NORTH HALF OF SECTION 27  
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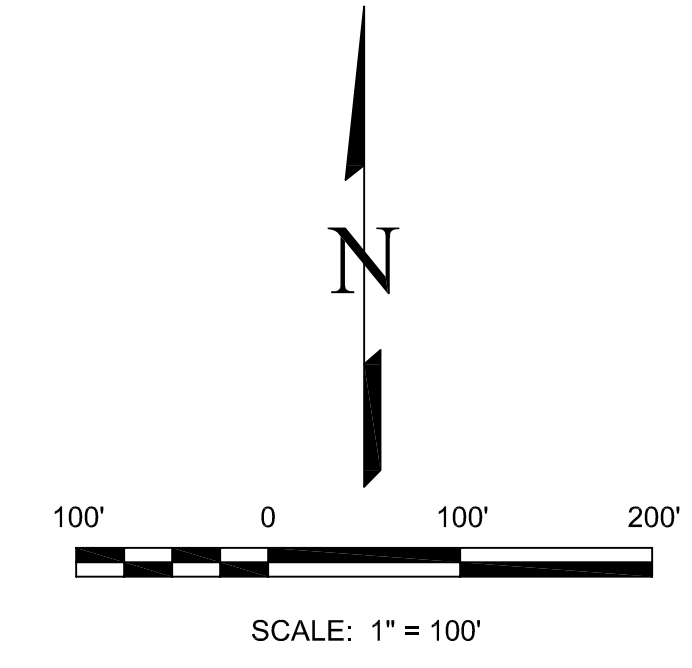
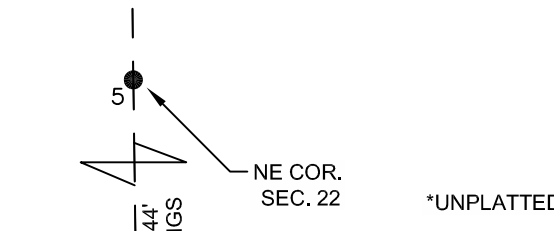
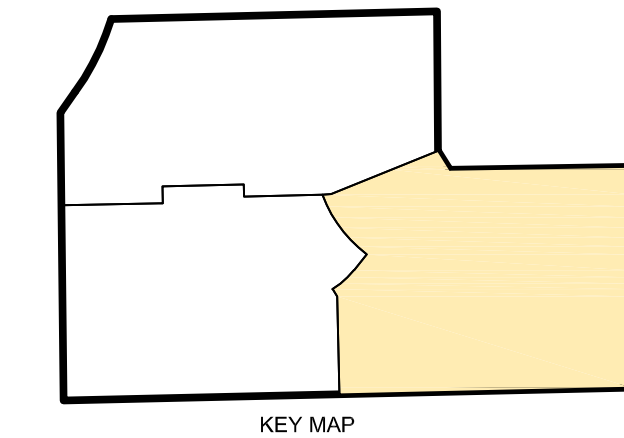
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2422-00
DATE CREATED	06/05/24
DATE ISSUED	DRAFT
SHEET NO	3 OF 4



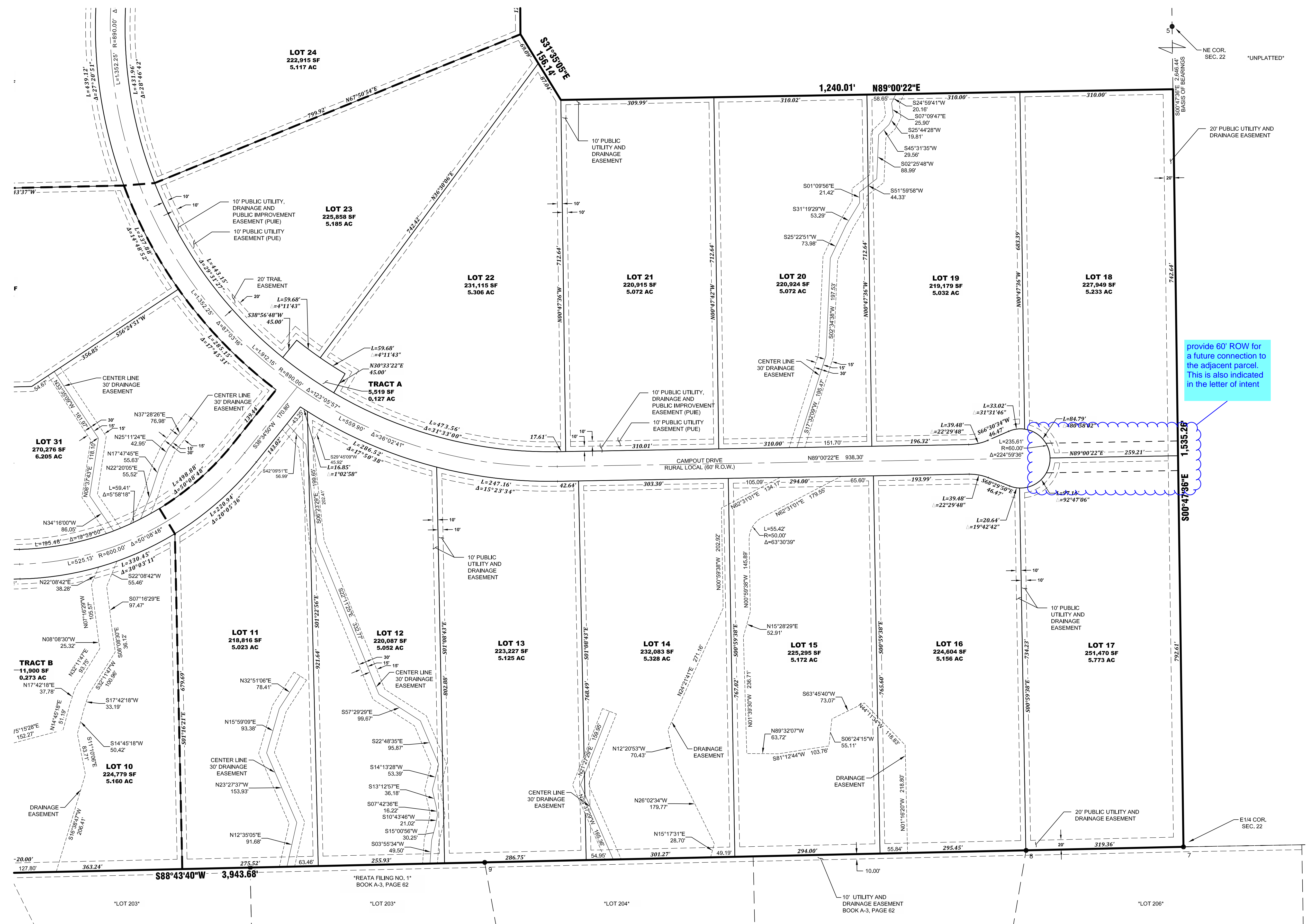
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## FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



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DRAWN BY	JWT
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JOB NO.	2422-00
DATE CREATED	06/05/24
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SHEET NO	4 OF 4



# V1\_Final Plat Drawings.pdf Markup Summary

10/16/2024 2:18:53 PM (1)

Info Only: Comments from Service Engineer are in blue text.

**Subject:** Callout  
**Page Label:** 1  
**Author:** HaoVo  
**Date:** 10/16/2024 2:18:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Info Only: Comments from Service Engineer are in blue text.

10/16/2024 2:22:20 PM (1)

Please include the following comments in the Plat Note:

**Subject:** Callout  
**Page Label:** 1  
**Author:** HaoVo  
**Date:** 10/16/2024 2:22:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please include the followings statements to the Plat Note:

10/16/2024 2:22:24 PM (1)

All property owners are responsible for maintaining proper storm 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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or 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.

A  
RANC

**Subject:** Text Box  
**Page Label:** 1  
**Author:** HaoVo  
**Date:** 10/16/2024 2:22:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or 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.

10/16/2024 2:24:16 PM (1)



**Subject:** Text Box  
**Page Label:** 1  
**Author:** HaoVo  
**Date:** 10/16/2024 2:24:16 PM  
**Status:**  
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**Space:**

Except as otherwise notes on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District

10/16/2024 2:25:55 PM (1)

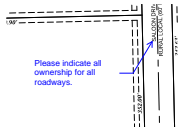


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**Status:**  
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Per ECM section I.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.



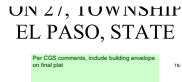
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**Date:** 10/16/2024 2:27:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please indicate all ownership for all roadways.

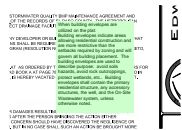
10/21/2024 1:58:59 PM (1)



**Subject:** Planner  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 1:58:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per CGS comments, include building envelope on final plat

10/21/2024 2:14:24 PM (1)



**Subject:** Building Envelope  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 2:14:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

When building envelopes are utilized on the plat: Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

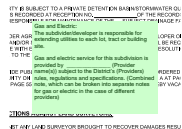
10/21/2024 2:14:36 PM (1)



**Subject:** Road Impact  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 2:14:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

10/21/2024 2:14:42 PM (1)



**Subject:** Gas and Electric  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 2:14:42 PM  
**Status:**  
**Color:** ■  
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**Space:**

**Gas and Electric:**  
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

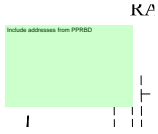
Gas and electric service for this subdivision is provided by \_\_\_\_\_ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)



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10/21/2024 2:23:54 PM (1)

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**Subject:** Planner  
**Page Label:** 2  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 2:23:54 PM  
**Status:**  
**Color:** ■  
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Include addresses from PPRBD

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10/21/2024 2:25:07 PM (1)

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**Subject:** PCD Director  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 2:25:07 PM  
**Status:**  
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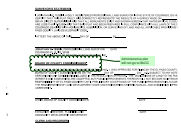
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, subject to any notes or conditions specified hereon.

\_\_\_\_\_  
Planning and Community Development Director

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10/21/2024 2:27:59 PM (1)

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**Subject:** Planner  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 2:27:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Administrative plat will not go to BoCC





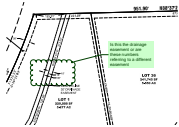
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**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 2:51:15 PM  
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**Space:**

Include the following mitigation measures to note 11

Rockfall and potentially unstable slopes. Entech identified potentially unstable slopes along the mesa with rockfall hazards associated with the rock outcrops. The lots listed on Entech's site plan and the final plat (Edward-James Surveying, Inc., June 5, 2024) are different; Entech must update their site plan with the correct lot layout for Filing No. 1. Based on the final plat, Lots 18-26 include rockfall and potentially unstable slope hazards. Entech recommends (p. 10) "A minimum setback of 30 feet from the crest of the cliff/steep slopes." CGS agrees with Entech that these areas can likely be avoided or mitigated due to the size of the lots (~3 to 5 acres). CGS recommends that the lots that contain these hazards be listed and that the setback from potentially unstable slopes and "no build easements" associated with rockfall hazards be noted on the plat. Site improvements must not be located within areas mapped with hazards/constraints. Debris fans/debris flow susceptibility. Based on debris flow susceptibility mapping, drainages originating from the steep mesa are areas of debris flow hazards. Although the site is not within a defined floodplain, the drainages with the site may be affected by erosion, flooding, sedimentladen flows, and erosion following heavy precipitation. CGS agrees with Entech (p. 9): "Due to the material type and steepness of the slopes, the potential for significant erosion and sedimentladen flows originating along the heads of these drainages in the southeastern portion of the site following significant precipitation events exists." Also, "Drainage culverts and other drainage infrastructure should be adequately sized for the potential sediment-laden flows." Erosional setbacks from any drainage/channel within the site should be established along with site grading that provides positive surface drainage and BMPs for stormwater. The lots affected by debris flow hazards include Lots 11-23 (based on the updated final plat lot layout). CGS recommends that the county require the lots that include debris flow hazards to be noted in the final plat. CGS reviewed the final drainage report for Filing No. 1. We recommend that the bulked flow dynamics associated with hyperconcentrated flooding emanating from the drainages for 25- and 100-year storm events and the potential flow velocities are analyzed and mitigation measures provided. Expansive soils and bedrock. The site is underlain by alluvium and colluvium (silty sands and clays) and soils derived from in situ weathering of the underlying Dawson Formation bedrock. The Dawson consists of sandstones interbedded with lenses of siltstone and claystone. The claystone and clayey soils are typically expansive. Entech provides appropriate mitigation strategies (overexcavation and replacement with non-expansive fill placed using specified water content and compaction criteria, p. 7) for use if expansive soils or bedrock are encountered beneath proposed foundations. Site-specific, design-level geotechnical investigations, including drilling, sampling, lab testing, and analysis, will be needed once building locations are finalized to characterize soil and bedrock engineering



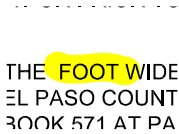
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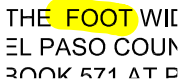
Is this the drainage easement or are these numbers referring to a different easement

10/21/2024 3:46:54 PM (1)



**Subject:** Highlight  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 10/21/2024 3:46:54 PM  
**Status:**  
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10/21/2024 3:46:58 PM (1)



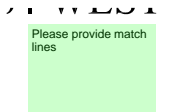
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**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 10/21/2024 3:46:58 PM  
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10/21/2024 3:47:17 PM (1)



**Subject:** Highlight  
**Page Label:** 1  
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**Date:** 10/21/2024 3:47:17 PM  
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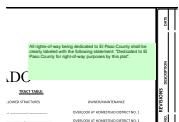
10/21/2024 3:54:42 PM (1)



**Subject:** Planner  
**Page Label:** 2  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 3:54:42 PM  
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**Layer:**  
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Please provide match lines

10/21/2024 3:56:08 PM (1)



**Subject:** Planner  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 3:56:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".



SUBDIVISION REPORTS ARE HEREBY  
 MAINTAINED OF THESE CATEGORIES:  
 New Reporting Reports on File: 2 (2024)  
 The following reports have been submitted  
 in association with the Preliminary Plan or  
 Final Plan for the subdivision and are on file  
 at the County Planning and Community  
 Development Department: 1 (2024)  
 Impact Study, Drainage Report, Water  
 Resources Report, Wetland/Delineation  
 Report, Geology and Soils Report, Fire  
 Protection Report, Wildfire Hazard Report,  
 Natural Features Report, (other: modify  
 based upon specific reports) 7 (2024)  
 POTENTIALLY SEASONALLY HIGH-GROUND

**Subject:** Reports on File  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 3:56:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Note Regarding Reports on File:**  
 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: Transportation Impact Study;  
 Drainage Report; Water Resources Report;  
 Wastewater Disposal Report; Geology and Soils  
 Report; Fire Protection Report; Wildfire Hazard  
 Report; Natural Features Report; (other; modify  
 based upon specific reports)





**Subject:** Water Supply  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 3:57:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of wells)

Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Two (2) existing well permits Nos. \_\_\_\_\_ and \_\_\_\_\_ will serve two (2) single family dwellings each. Well permit No. \_\_\_\_\_ will serve Lots \_\_\_ and \_\_, Block \_\_\_ subject to a joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_.

Well permit No. \_\_\_\_\_ will serve Lot \_\_, Block \_\_ and Lot \_\_, Block \_\_, subject to a Joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_, which limits production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_ and \_\_\_ feet below ground surface. Lot \_\_ and \_\_, Block \_\_ and Lots \_\_ through \_\_, Block \_\_ will limit production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_ and \_\_\_ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. \_\_\_\_\_ (Division \_\_), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property \_\_\_\_\_ acre-feet of \_\_\_\_\_ Aquifer and \_\_\_\_\_ acre feet total of \_\_\_\_\_

Aquifer water as decreed in Case No. \_\_\_\_\_ (Division \_\_) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.





**Subject:** Wastewater  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 3:57:22 PM  
**Status:**  
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**Wastewater:**  
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)  
Water and wastewater service for this subdivision is provided by the \_\_\_\_\_ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)



**Subject:** Easement&Tract Maintenance  
**Page Label:** 1  
**Author:** Kylie Bagley  
**Date:** 10/21/2024 3:57:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
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**Easement and Tract Maintenance:**  
Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_\_ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)  
Lot \_\_\_\_ (or Tract \_\_\_\_ ) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.  
**Watershed Dam Note** (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)  
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,



10/21/2024 4:09:13 PM (1)

10/21/2024 4:09:13 PM (1)

**Subject:** Text Box  
**Page Label:** 1  
**Author:** HaoVo  
**Date:** 10/21/2024 4:09:13 PM  
**Status:**  
**Color:** ■  
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**Space:**

Lot \_\_\_\_ (or Tract \_\_\_\_) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

10/21/2024 4:09:20 PM (1)

A PORTION OF THE NORTH RANGELANGE 64 WEST OF THE 6TH

**Subject:** Text Box  
**Page Label:** 1  
**Author:** HaoVo  
**Date:** 10/21/2024 4:09:20 PM  
**Status:**  
**Color:** ■  
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The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.

10/21/2024 4:12:21 PM (1)

E 6TH P.M., COUNTY



**Subject:** Text Box  
**Page Label:** 1  
**Author:** HaoVo  
**Date:** 10/21/2024 4:12:21 PM  
**Status:**  
**Color:** ■  
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10/21/2024 4:19:48 PM (1)



**Subject:** SW - Textbox  
**Page Label:** 1  
**Author:** Mikayla Hartford  
**Date:** 10/21/2024 4:19:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusion is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

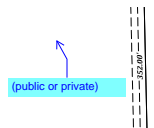
10/21/2024 4:26:58 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 10/21/2024 4:26:58 PM  
**Status:**  
**Color:** ■  
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**Space:**

Add the foot measurement of the public highway being vacated

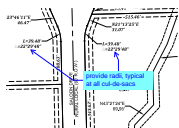
10/21/2024 4:29:16 PM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 10/21/2024 4:29:16 PM  
**Status:**  
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**Space:**

(public or private)

10/21/2024 4:40:41 PM (1)



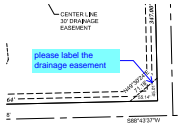
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**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 10/21/2024 4:40:41 PM  
**Status:**  
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provide radii, typical at all cul-de-sacs

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10/21/2024 4:48:02 PM (1)

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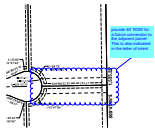
**Subject:** Callout  
**Page Label:** 3  
**Author:** Daniel Torres  
**Date:** 10/21/2024 4:48:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please label the drainage easement

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10/21/2024 5:09:36 PM (1)

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**Subject:** Cloud+  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 10/21/2024 5:09:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide 60' ROW for a future connection to the adjacent parcel. This is also indicated in the letter of intent