

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

Please include the followings statements to the Plat Note:

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

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.

The individual purchasers 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.

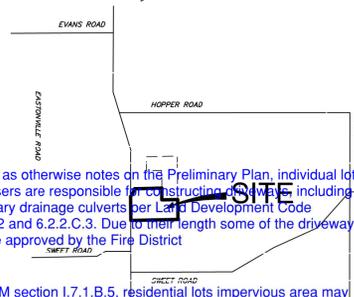
On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusion is presented in the ECM section I.7.1.B.5:

"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 MSA shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the QOCV for a typical site, and the permittee accepts such study as applicable within its MSA 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.

Except as otherwise notes on the Preliminary Plan, individual purchasers are responsible for constructing and maintaining necessary drainage culverts per Land Development Code 6.3.3.C.2 and 6.2.2.C.3. Due to meter length some of the driveway must be approved by the Fire District

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.



VICINITY MAP NOT TO SCALE

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JUNE 5, 2024.
2. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHERLY END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "K"
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC TOW (2) MISDEMEANOR PUNISHABLE TO STATE STATUTE 18-4-508, C.R.S.
5. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES SUBJECT TO CHANGE.
6. LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
7. FLOODPLAIN STATEMENT: THIS PROPERTY LIES WITHIN ZONE "X", A FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY F...
8. UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED DRAINAGE EASEMENT (PUE) AND AN ADJACENT 10-FOOT-WIDE PUBLIC UTILITY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT UTILITY MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL

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; Wildlife Hazard Report; Natural Features Report; (other, modify based upon specific reports)

- POTENTIALLY UNSTABLE SLOPES - LOTS
- POTENTIALLY SEASONALLY HIGH GROUND WATER -

- 1 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.
1 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)
1 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)
1 WILDLAND FIRE PROTECTION WILL BE INDIVIDUAL OWNERS RESPONSIBILITY.
20. THE OVERLOOK AT HOMESTEAD DISTRICT NO. 1, IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER
21. NOTICE: THIS PROPERTY IS WITHIN A SPECIAL TAXING DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

Per CGS comments, include building envelope on final plat

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 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 properties such as density, strength, swell and consolidation potential, and bearing capacity at and below approximate foundation bearing depths, and to determine groundwater levels. This information is needed to determine maximum bearing and minimum dead load pressures (if applicable) and to develop final design criteria for foundations, floor systems, pavements, and subsurface drainage. Groundwater, perched water, and foundation drainage recommendations. The project is in a geologic setting and location known for shallow fluctuating groundwater. Groundwater was encountered in the borings at depths of 3 to 18 feet during drilling. Groundwater was encountered in test holes 2, 7, 8, 17, and 18 at depths of 3 to 8.5 feet below grade within Filing No. 1. CGS recommends these areas be listed as PSW or SW in Entech's report. CGS agrees with Entech (p. 6), "Fluctuations in groundwater conditions may occur due to variations in rainfall and other factors not readily apparent at this time." Shallow groundwater conditions are expected to fluctuate with differing precipitation events and seasons. It does not appear that a groundwater monitoring/observation program was performed for Filing No. 1. Therefore, CGS recommends that no basements be allowed in areas/lots mapped with potentially seasonal shallow groundwater, seasonal shallow groundwater, ponded or flowing water, or springs unless a groundwater and observation program is performed through all four seasons. Entech states (p. 9), "Where shallow groundwater is encountered, under-slab drains or interceptor drains may be necessary." An underdrain system should be allowed ONLY if it can gravity discharge to a daylight outfall or is connected to an existing underdrain system that gravity discharges to a daylight outfall. Additionally, Entech states, "In areas where high subsurface moisture conditions are anticipated periodically, a subsurface perimeter drain will be necessary to help prevent the intrusion of water into areas located below grade." Individual foundation perimeter drains are intended to handle small amounts of intermittent, perched water and may NOT be used to mitigate persistent shallow groundwater conditions. Artificial fill is present in limited areas. CGS agrees that uncontrolled fill will require removal and recompaction beneath foundations. Any trash, waste, etc., should be properly removed from the site. OWTs suitability. According to the El Paso County Soil Survey, the site is very limited in its suitability for conventional on-site wastewater systems (OWTS), described as septic tank absorption fields in the soil survey, due to low-permeability soils and shallow groundwater. CGS agrees with RESPEC's report (p. 5), "It is anticipated that the majority of the lots will require designed systems." Lot-specific testing will be needed to determine the need for and to design conventional or engineered sewage disposal systems.

TRACT TABLE:

Table with columns: TRACT NO., AREA, USE/ALLOWED STRUCTURES. Rows A, B, and PUBLIC RIGHT-OF-WAY.

NOTES: (CONTINUED)

OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WITHOUT PERMITS BEING ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC UTILITIES ARE CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY, OR IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY. COLLATERAL TO MAKE PROVISION FOR THE COMPLETION OF EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MADE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DURING REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE CLERK AND RECORDER OF EL PASO COUNTY.

PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY IMPROVEMENTS AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. THIS RESPONSIBILITY FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITY SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER. The Subdivider/developer is responsible for extending utilities to each lot, tract or building. 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)

PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY IMPROVEMENTS AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. THIS RESPONSIBILITY FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITY SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER. 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.

AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES 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.

NOTES AGAINST LAND SURVEYORS:

W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, HAS REVIEWED THIS PLAT TRULY AND CORRECTLY REPRESENTS SUPERVISION AND THAT ALL MONUMENTS ARE 1:10,000 AND THAT SAID PLAT HAD BEEN DEALING WITH MONUMENTS, SUBDIVISION, OR LAND DEVELOPMENT CODE.

STATEMENT:

STATEMENT OF ACTIONS AGAINST LAND SURVEYORS: I, TESSIN, PROFESSIONAL LAND SURVEYOR, DATE... I, TESSIN, PROFESSIONAL LAND SURVEYOR, DATE... I, TESSIN, PROFESSIONAL LAND SURVEYOR, DATE...

STATEMENT OF ACTIONS AGAINST LAND SURVEYORS: I, TESSIN, PROFESSIONAL LAND SURVEYOR, DATE... I, TESSIN, PROFESSIONAL LAND SURVEYOR, DATE... I, TESSIN, PROFESSIONAL LAND SURVEYOR, DATE...

COUNTY COMMISSIONERS:

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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 is 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.

Table with columns: DATE, DESCRIPTION, NO.

EDWARD-JAMES SURVEYING, INC. 4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247

926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206



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

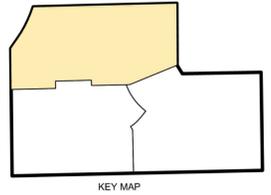
DRAWN BY JWT CHECKED BY ERF

H-SCALE N/A JOB NO. 2422-00 DATE CREATED 06/05/24 DATE ISSUED DRAFT SHEET NO 1 OF 4

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



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) 545-6240
 Fax: (719) 545-6247

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

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

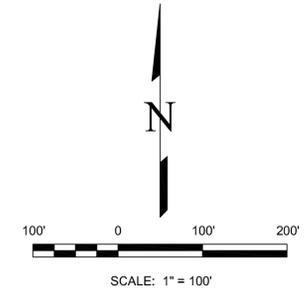
Have not received addresses
 Include addresses from PPRBD

Please provide match lines
 added

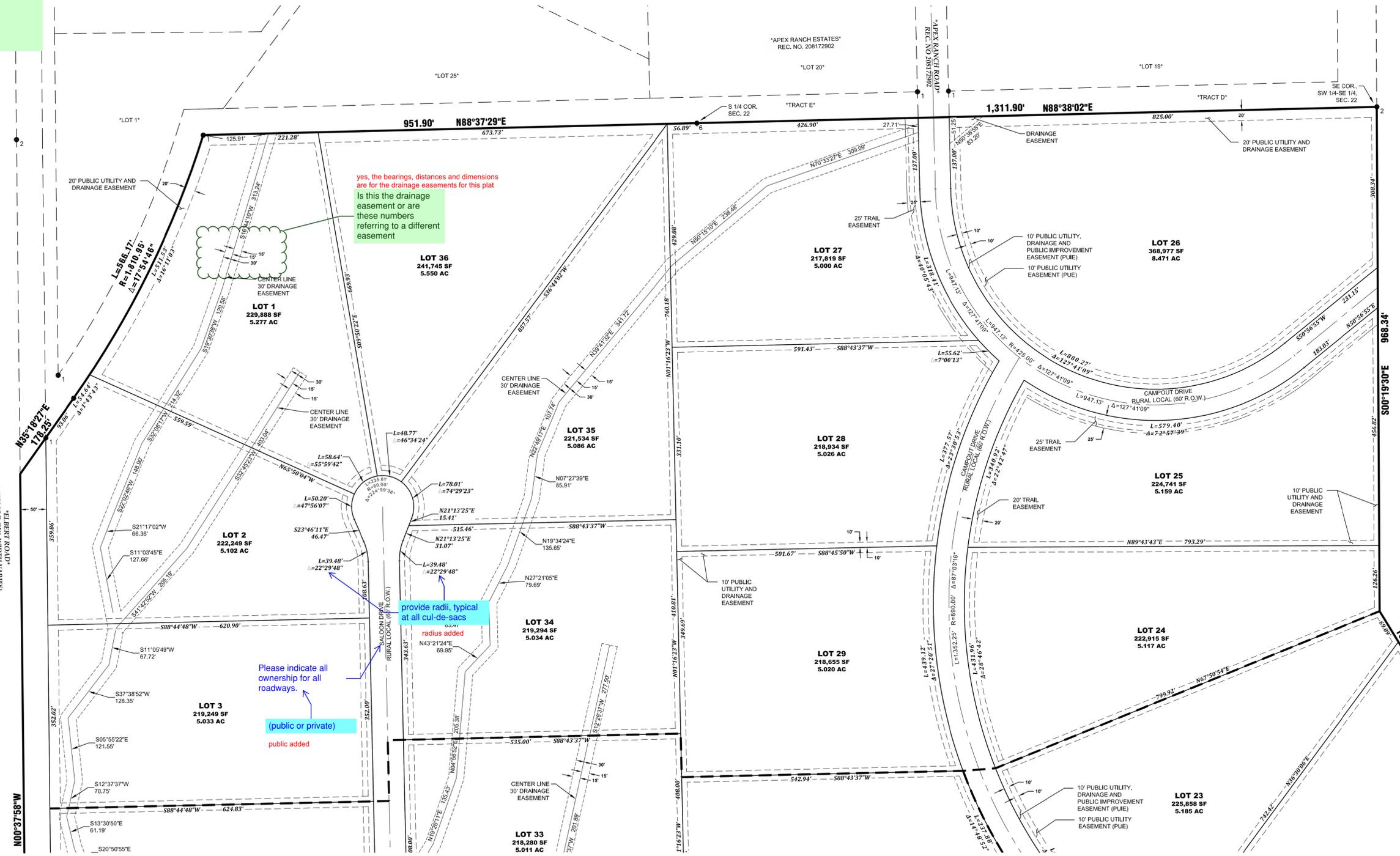
yes, the bearings, distances and dimensions are for the drainage easements for this plat
 Is this the drainage easement or are these numbers referring to a different easement

provide radii, typical at all cul-de-sacs
 radius added

Please indicate all ownership for all roadways.
 (public or private)
 public added



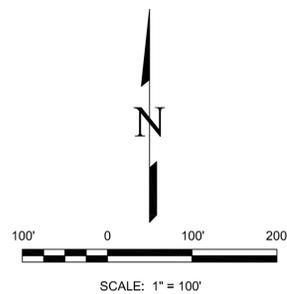
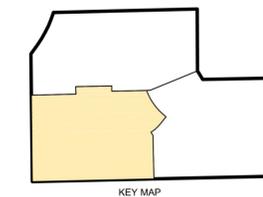
- LEGEND:**
- 1 FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439" AT GROUND LEVEL
 - 2 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 30127"
 - 3 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 30127"
 - 4 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 27605"
 - 5 FOUND 2.5" ALUMINUM CAP STAMPED "PLS 28658"
 - 6 FOUND 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



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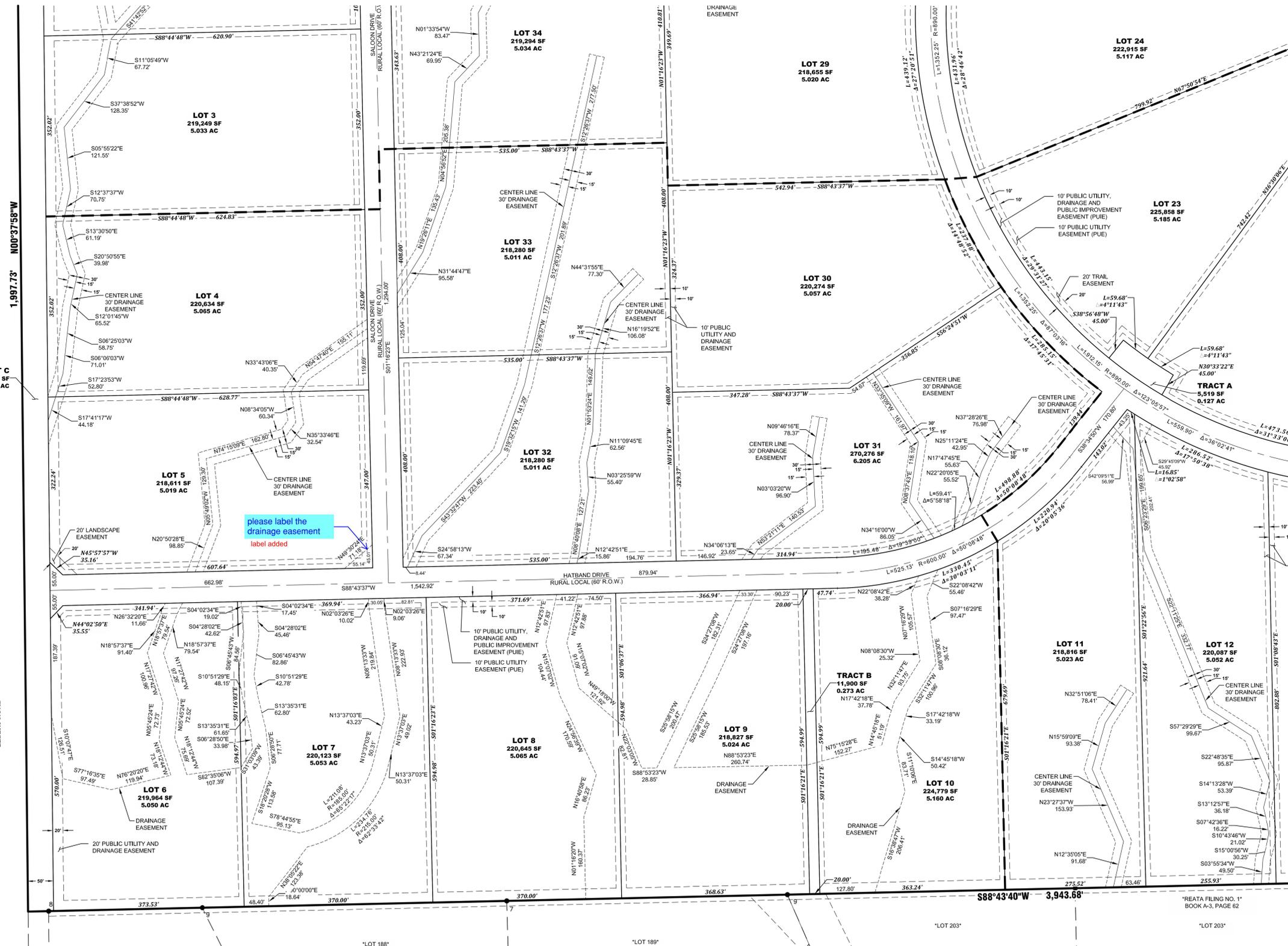
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TRACT C
101,589 SF
2.332 AC



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Pueblo, CO 81008
 Office: (719) 576-1216
 Fax: (719) 576-1206

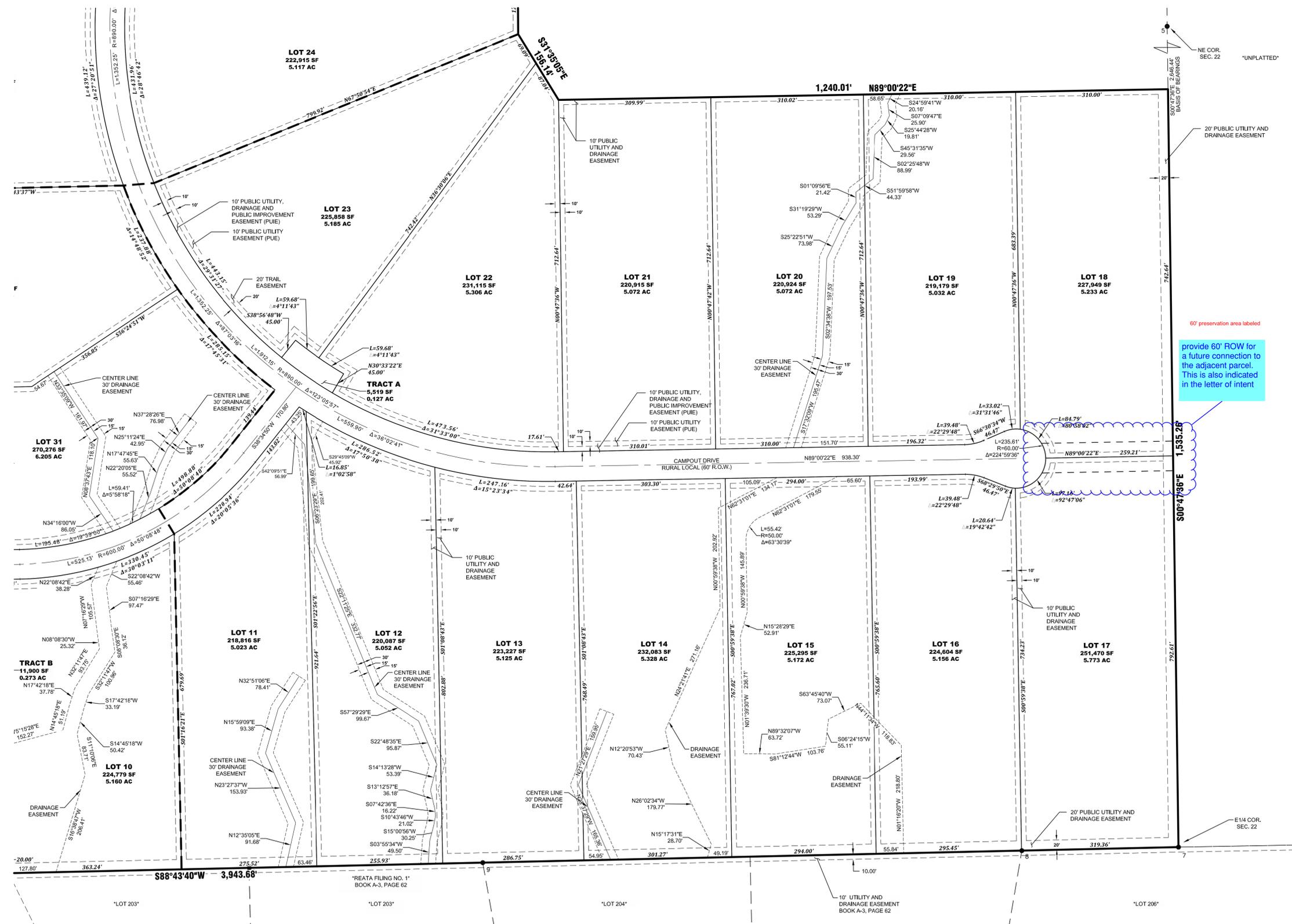
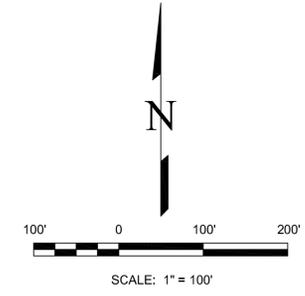
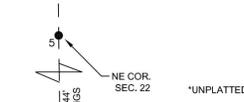
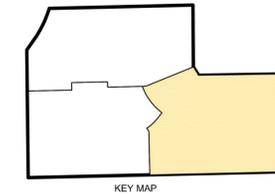
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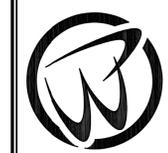


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 - * AREA NOT PART OF THIS SURVEY

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

NO.	REVISIONS	DESCRIPTION	DATE

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



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

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2422-00
DATE CREATED	06/05/24
DATE ISSUED	DRAFT
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:
Thanks, deleted.

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

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

Please include the following statements to the Plat Note:

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

~~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 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.

A
RANC

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

see previous note 8 & 9

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.

Revised note 9.
Builder and homeowner instructions not necessary for large lot development.

see previous note 14

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:
Color: ■
Layer:
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

Final Plat should stand alone. Revised note 18.

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



Subject: Text Box
Page Label: 1
Author: HaoVo
Date: 10/16/2024 2:25:55 PM
Status:
Color: ■
Layer:
Space:

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.

Revised note 21.
Should be in Final Drainage Report, not final plat.

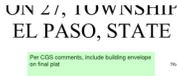
10/16/2024 2:27:22 PM (1)



Subject: Callout
Page Label: 2
Author: HaoVo
Date: 10/16/2024 2:27:22 PM
Status:
Color: ■
Layer:
Space:
Will do.

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~~

Not required for large lot development, setbacks should be on Preliminary Plat, never 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.~~

Building, well, OWTS will be shown on plot plans.

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



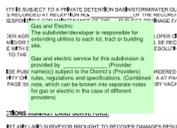
Subject: Road Impact
Page Label: 1
Author: Kylie Bagley
Date: 10/21/2024 2:14:36 PM
Status:
Color: ■
Layer:
Space:

See previous note 24.

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.~~

Revised note 15, not instructions

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



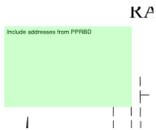
Subject: Gas and Electric
Page Label: 1
Author: Kylie Bagley
Date: 10/21/2024 2:14:42 PM
Status:
Color: ■
Layer:
Space:

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)

Revised note 27.

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



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 10/21/2024 2:23:54 PM
Status:
Color: ■
Layer:
Space:

Include addresses from PPRBD

Will do when we get closer to approval. will add when addresses are available

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



Subject: PCD Director
Page Label: 1
Author: Kylie Bagley
Date: 10/21/2024 2:25:07 PM
Status:
Color: ■
Layer:
Space:

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.

Will do. revised

Planning and Community Development Director

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



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

Thanks.



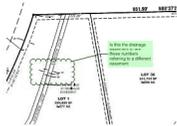
Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 10/21/2024 2:51:15 PM
Status:
Color: ■
Layer:
Space:

Hazards and Constraints are included in the Soil Report. Will summarize the lots affected on plat. Builder needs to refer to soil report for best discussion of mitigation alternatives. Geotechnical Engineer will determine final recommendation during Open Hole Inspection. Revised note 28.

~~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~~

10/21/2024 2:54:33 PM (1)

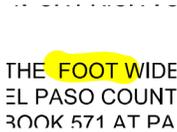


Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 10/21/2024 2:54:33 PM
Status:
Color: ■
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Space:

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

Yes, labeled as drainage easement?

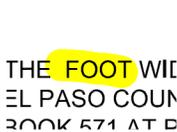
10/21/2024 3:46:54 PM (1)



Subject: Highlight
Page Label: 1
Author: Daniel Torres
Date: 10/21/2024 3:46:54 PM
Status:
Color: ■
Layer:
Space:

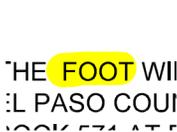
Missing number added

10/21/2024 3:46:58 PM (1)



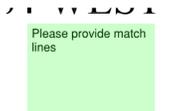
Subject: Highlight
Page Label: 1
Author: Daniel Torres
Date: 10/21/2024 3:46:58 PM
Status:
Color: ■
Layer:
Space: revised

10/21/2024 3:47:17 PM (1)



Subject: Highlight
Page Label: 1
Author: Daniel Torres
Date: 10/21/2024 3:47:17 PM
Status:
Color: ■
Layer:
Space: revised

10/21/2024 3:54:42 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 10/21/2024 3:54:42 PM
Status:
Color: ■
Layer:
Space:

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".

roadways are mentioned in dedication statement



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

Will add the applicable portions.
Revised note 22, 23, 24.

~~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:
Color: ■
Layer:
Space:
 Will add the applicable portion.
 Revised note 26.

~~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:
Space:
 Revised note 33 & 34.

~~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)



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

[See previous Note 19](#)

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)



Subject: Text Box
Page Label: 1
Author: HaoVo
Date: 10/21/2024 4:09:20 PM
Status:
Color: ■
Layer:
Space:

[What is this?](#)

~~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)



Subject: Text Box
Page Label: 1
Author: HaoVo
Date: 10/21/2024 4:12:21 PM
Status:
Color: ■
Layer:
Space:

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."~~

Revised note 21.

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.

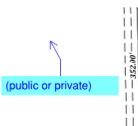
10/21/2024 4:26:58 PM (1)



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

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:
Color: ■
Layer:
Space: public row added

(public or private)

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



Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 10/21/2024 4:40:41 PM
Status:
Color: ■
Layer:
Space: added

provide radii, typical at all cul-de-sacs

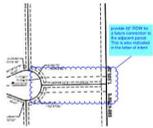
10/21/2024 4:48:02 PM (1)



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

please label the drainage easement

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



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

Adjacent owner objected during public hearings multiple times.

preservation easement shown and note added