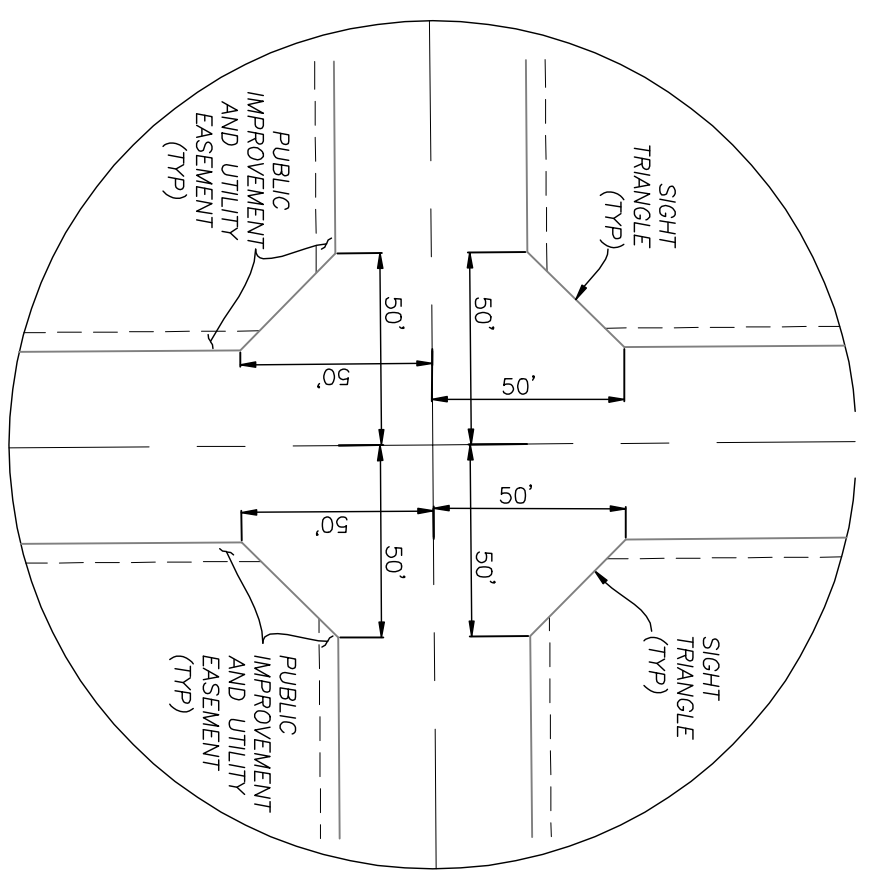


THE TRAILS AT ASPEN RIDGE FILING NO.2

A SUBDIVISION OF A PORTION OF TRACT Q AND TRACT R 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



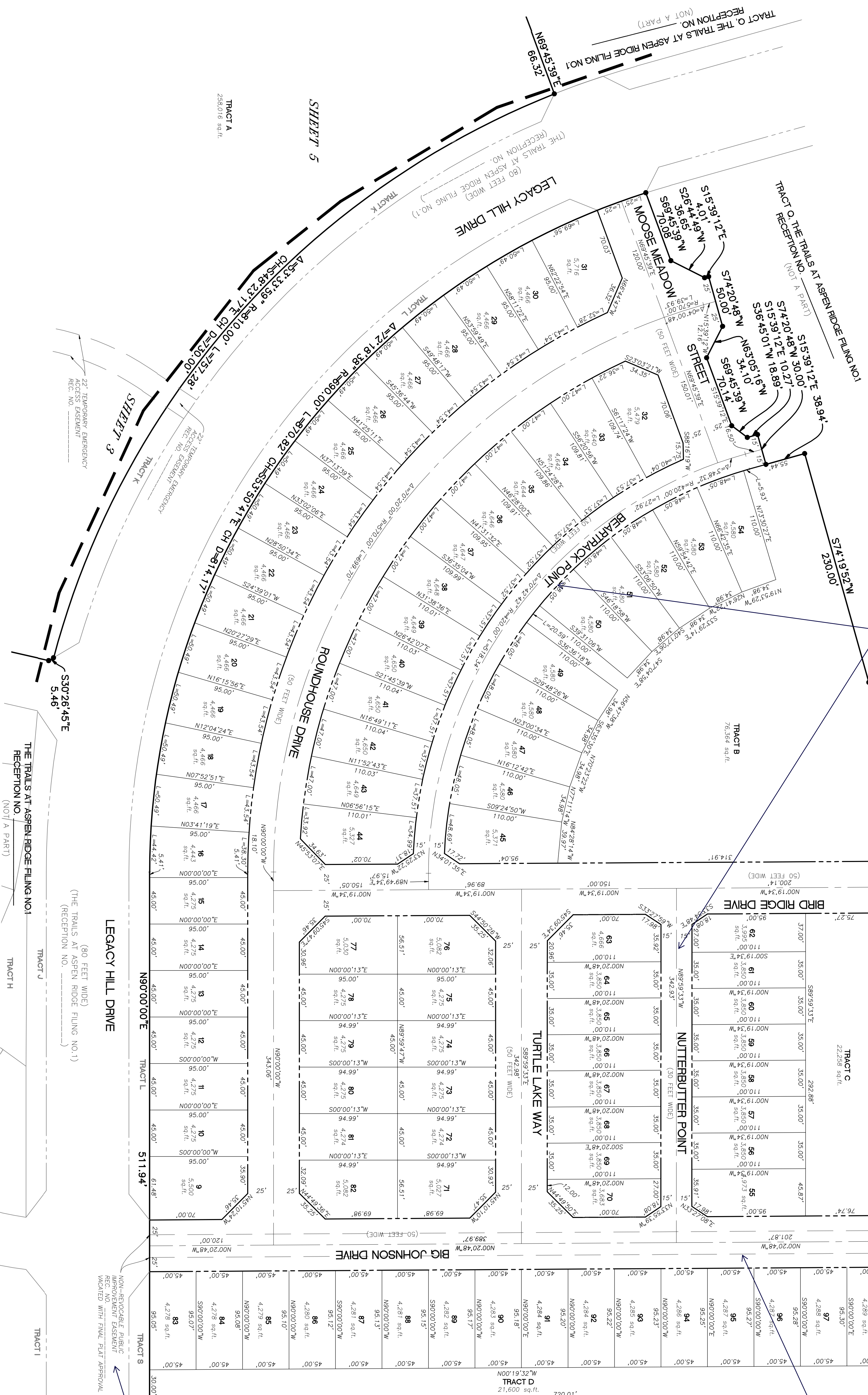
Revise all private roads from ROW to Tract.

Add the following plat note:

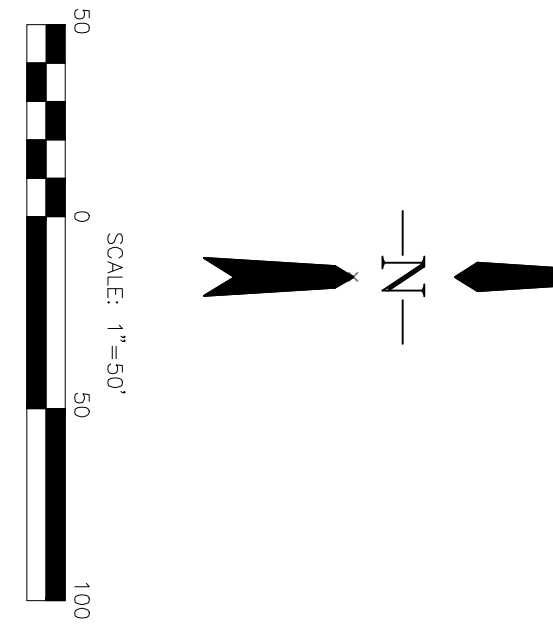
- The private roads as shown on this plat will not be maintained by El Paso County unit and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

TRACT Q, THE TRAILS AT ASPEN RIDGE FILING NO.1
RECEPTION NO. (NOT A PART)

TRACT O, THE TRAILS AT ASPEN RIDGE FILING NO.1
RECEPTION NO. (NOT A PART)



Vacate the temporary emergency access easement within Filing 2.



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

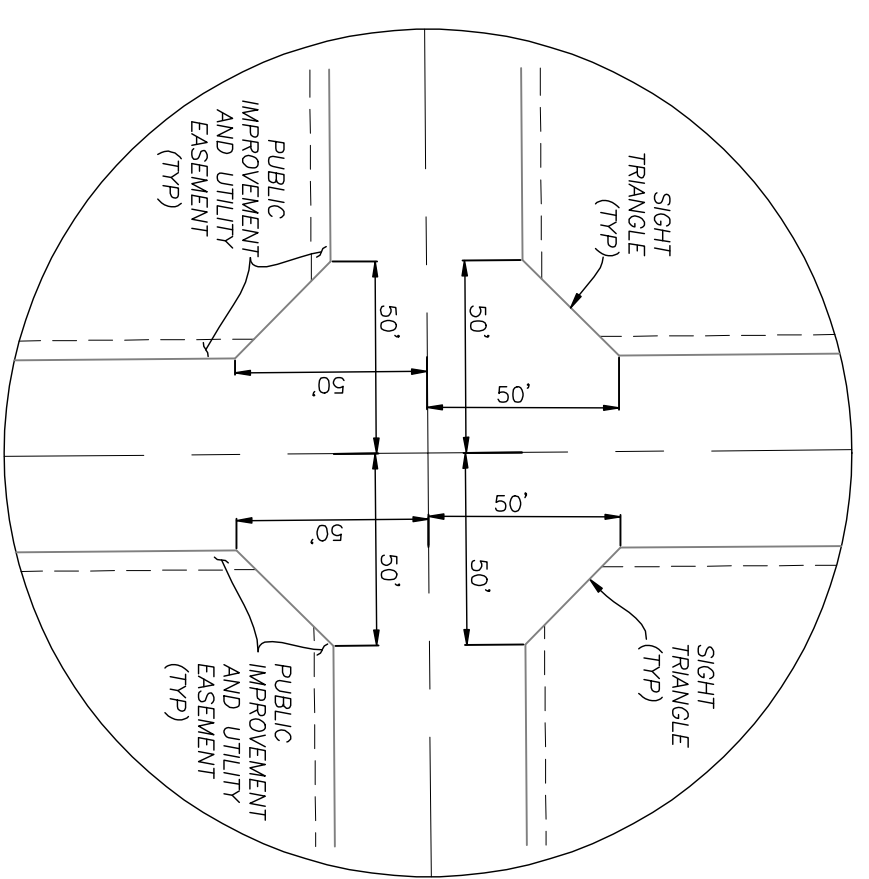
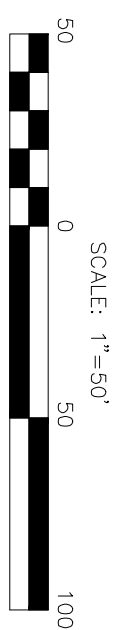
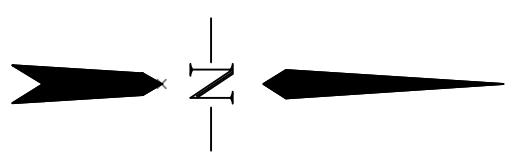
MARKSHEFFEL-
WOODMEN INVEST LLC
5500000392
UNPLATTED

Remove: Filing 1 plat does not indicate a non-reversible public improvement easement for temp turnaround at this location.



31 E. PLATTE AVE., SUITE 206
 COLORADO SPRINGS, CO 80905
 DATE: 11/09/19
 SHEET 2 OF 3

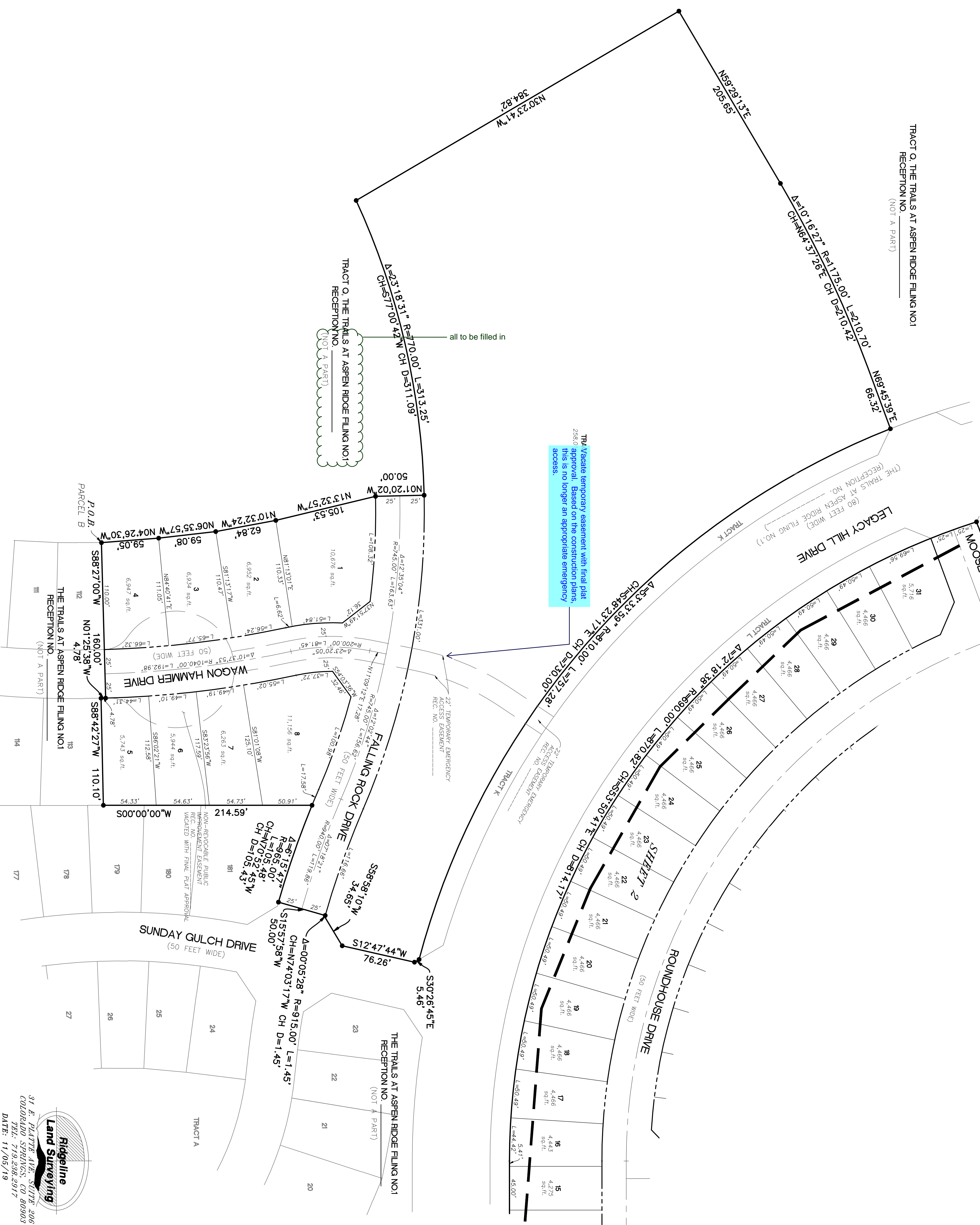
THE TRAILS AT ASPEN RIDGE FILING NO.2
 A SUBDIVISION OF A PORTION TRACT Q AND TRACT R OF THE TRAILS AT ASPEN RIDGE FILING NO.1
 LOCATED IN THE WEST 1/2 OF SECTION 9,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 SHEET 3 OF 3



INTERSECTION DETAIL FOR
 STANDARD 50'X50' ROW INTERSECTION

LEGEND

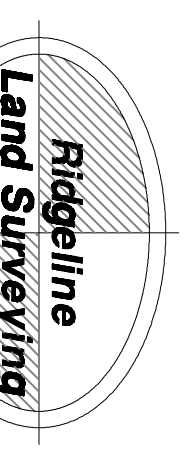
- ✚ PLSS CORNER
- FND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION (NR)
- NON-RADIAL BEARING
- SECURITY WATER & SANITATION DISTRICT (SWS)
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



TR4 Vacate temporary easement with final plat approval. Based on the construction plans, this is no longer an appropriate emergency access.

22' TEMPORARY EMERGENCY ACCESS EASEMENT

22' TEMPORARY EMERGENCY ACCESS EASEMENT



31 E. PLATTE AVE., SUITE 206
 COLORADO, SPRINGFIELD, CO 80905
 DATE: 11/03/19
 SHEET 3 OF 3

Plat_v1.pdf Markup Summary

Admin Final Plat (1)



Subject: Admin Final Plat
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:50:30 AM
Status:
Color: ■
Layer:
Space:

THIS PLAT FOR _____ 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 (name of document to be determined). 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 WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

Callout (10)



Subject: Callout
Page Label: 3
Author: dsdlaforce
Date: 1/29/2020 10:01:30 AM
Status:
Color: ■
Layer:
Space:

Vacate temporary easement with final plat approval. Based on the construction plans, this is no longer an appropriate emergency access.



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 1/29/2020 10:28:26 AM
Status:
Color: ■
Layer:
Space:

update the referenced streets to Big Johnson Drive.

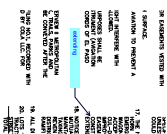


Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 1/29/2020 10:30:01 AM
Status:
Color: ■
Layer:
Space:

Revise all private roads from ROW to Tract.

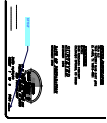
Add the following plat note:

- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



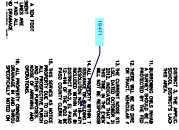
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 1/29/2020 10:31:30 AM
Status:
Color: ■
Layer:
Space:

extending



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 1/29/2020 10:31:47 AM
Status:
Color: ■
Layer:
Space:

SF1927



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 1/29/2020 10:33:25 AM
Status:
Color: ■
Layer:
Space:

19-471



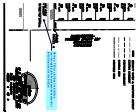
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 1/29/2020 10:37:25 AM
Status:
Color: ■
Layer:
Space:

Revise first sentence to "No driveway shall be established unless an access permit has been granted by El Paso County."



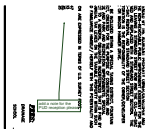
Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 1/29/2020 10:45:23 AM
Status:
Color: ■
Layer:
Space:

Vacate the temporary emergency access easement within Filing 2.



Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 1/29/2020 10:46:54 AM
Status:
Color: ■
Layer:
Space:

Remove. Filing 1 plat does not indicate a non-revocable public improvement easement for temp turnaround at this location.



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:52:59 AM
Status:
Color: ■
Layer:
Space:

add a note for the PUD reception please



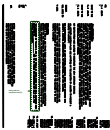
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:28:22 AM
Status:
Color: ■
Layer:
Space:

must be complete prior to recording/close of project



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:30:42 AM
Status:
Color: ■
Layer:
Space:

must be? shall be?



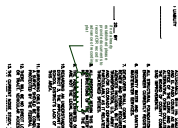
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:32:09 AM
Status:
Color: ■
Layer:
Space:

designate as separate tract(s)



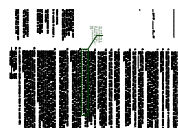
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:32:46 AM
Status:
Color: ■
Layer:
Space:

fill prior to recording



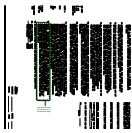
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:47:06 AM
Status:
Color: ■
Layer:
Space:

if not already established please provide documents to record OR record in advance of recording plat



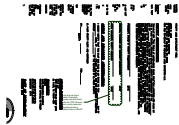
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:49:01 AM
Status:
Color: ■
Layer:
Space:

I do not think this is the correct reception no or reso number. Please work with Lori Segó to enter into a PID



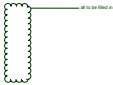
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:50:18 AM
Status:
Color: ■
Layer:
Space:

note that this does not yet show up on the assessor page



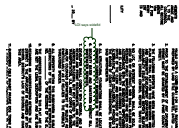
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 11:51:21 AM
Status:
Color: ■
Layer:
Space:

now that we have admin final plats please use this block with the PCD Director and county assessor signatures being required but no BoCC



Subject: Cloud+
Page Label: 3
Author: dsdruiz
Date: 2/3/2020 11:54:00 AM
Status:
Color: ■
Layer:
Space:

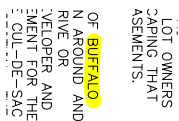
all to be filled in



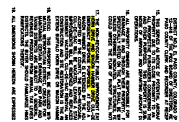
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 2/3/2020 12:28:08 PM
Status:
Color: ■
Layer:
Space:

LOI says widefld

Highlight (5)



Subject: Highlight
Page Label: 1
Author: dsdlaforce
Date: 1/29/2020 10:25:29 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 1
Author: dsdlaforce
Date: 1/29/2020 10:25:34 AM
Status:
Color: ■
Layer:
Space:

