

NOT TO SCALE

THOMPSON ROAD

WALKER ROAD

BLACK FOREST ROAD

HODGEN ROAD

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Revise access locations to be consistent with the traffic memo recommendations. Driveway locations appear to be in different configurations than what is recommended.

Change to minor arterial.

The Northwest Quarter of the Southeast Quarter of Section 18, Township 11 South, Range 65 West of the 6th Principal Meridian, except any portion lying within Walker Road.

Please specifically note 50' ROW is being dedicated for Walker Road in this plat. Include a note in the general note section as well.

thence along the west line of said Northwest Quarter of the Southeast Quarter North 0 degree 27 minutes 31 seconds East, 1297.61 feet to the south line of Walker Road;
thence along said south line North 89 degrees 25 minute 55 seconds East, 1318.38 feet to the east line of said Northwest Quarter of the Southeast Quarter;
thence along said east line South 0 degree 25 minutes 59 seconds West, 1297.48 feet of the southeast corner of said Northwest Quarter of the Southeast Quarter;
thence along the south line of said Northwest Quarter of the Southeast Quarter South 89 degrees 25 minutes 37 seconds West, 1318.95 feet to the point of beginning.

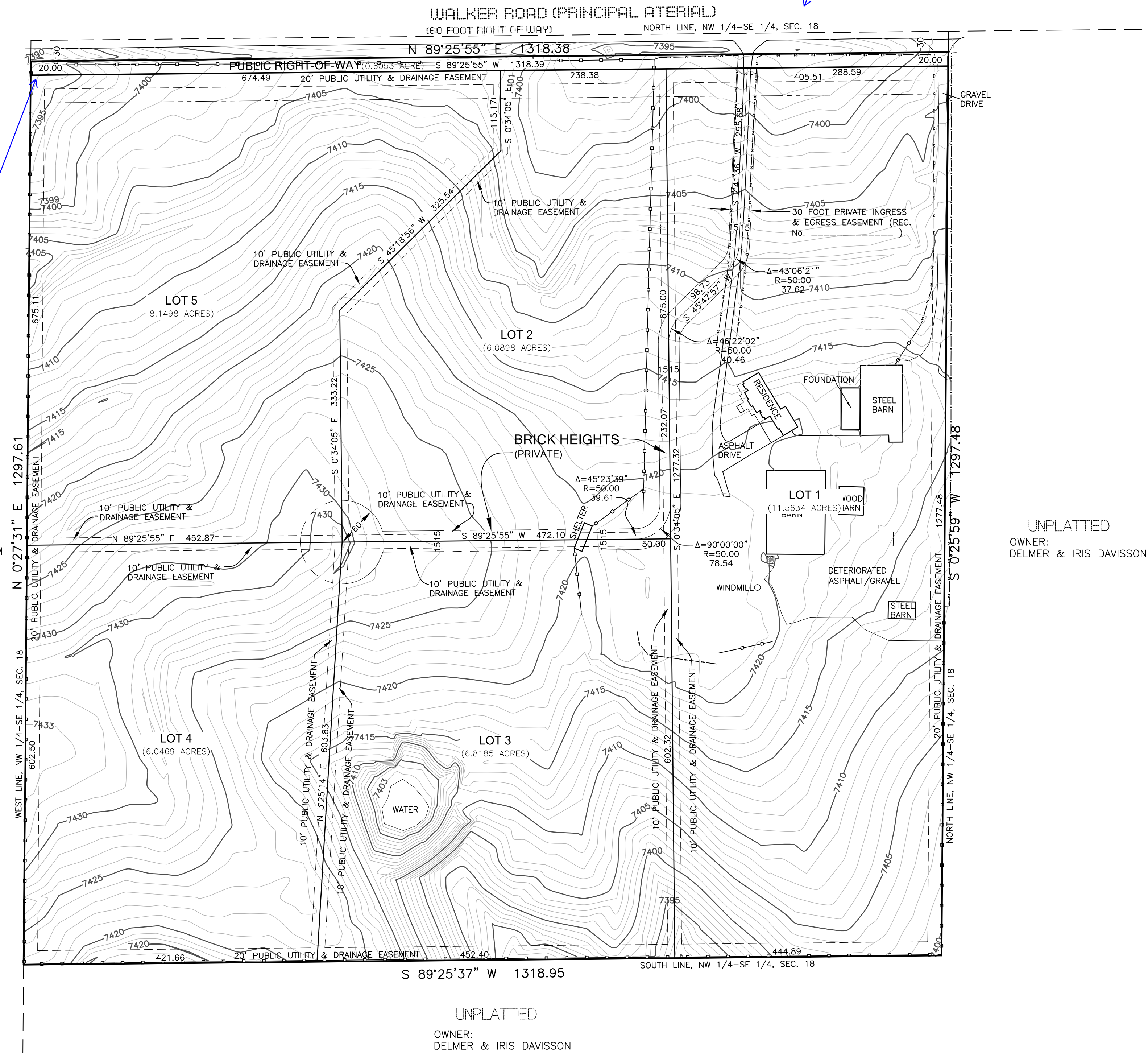
Provide notes for the preliminary plan that will be on the plat drawing

This property is located within Zone X (areas determined to be outside the 500-year flood plain) as established by FEMA per FIRM panel 08041C0305 G, effective date, December 7, 2018.

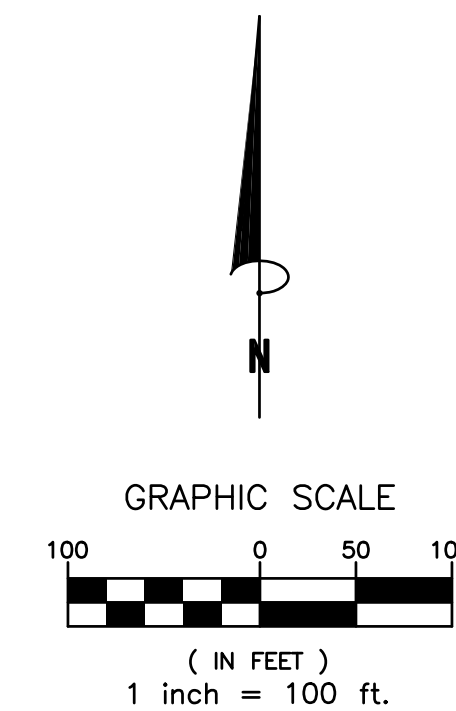
The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Geologic Hazard Study by Entech Engineering, Inc. December 28, 2021 in file PCFD File No. SP-226, available at the El Paso County Planning and Community Development Department.

- Potentially Seasonally High Groundwater
- Seasonally Wet Area
- Potential Expansive Soils
- Drainage Areas
- Artificial Fill

-Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from ____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of the Fire District)."

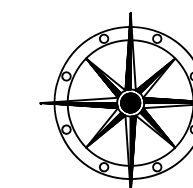


UNPLATTED
OWNER:
DELMER & IRIS DAVISSON



Owner of Record:
Collin G. Brones
Paul A. Smith

6665 Walker Road
Colorado Springs, CO 80908



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
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PCD FILE No. MS222

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