

THE TRAILS FILING NO. 10
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT FALCON LATIGO, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35" BELOW GROUND, BEARING N89°25'55"W.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF SAID SECTION 17, N00°03'36"W A DISTANCE OF 1,516.40 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 41, THE TRAILS FILING NO. 2-B RECORDED UNDER RECEPTION NO. 203250448 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID THE TRAILS FILING NO. 2-B, THE FOLLOWING ELEVEN (11) COURSES:

- S85°03'34"E A DISTANCE OF 422.02 FEET;
- S04°58'20"W A DISTANCE OF 99.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 62°25'00" AND AN ARC LENGTH OF 566.48 FEET, TO A POINT OF TANGENT;
- S57°26'40"E A DISTANCE OF 165.00 FEET;
- N32°33'20"E A DISTANCE OF 60.00 FEET;
- N32°34'16"E A DISTANCE OF 399.86 FEET;
- S67°22'54"E A DISTANCE OF 439.92 FEET;
- N76°58'20"E A DISTANCE OF 280.00 FEET;
- S85°01'40"E A DISTANCE OF 1150.00 FEET;
- N88°28'20"E A DISTANCE OF 550.00 FEET;
- N68°58'20"E A DISTANCE OF 150.00 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 1, THE TRAILS FILING NO. 7-C RECORDED UNDER RECEPTION NO. 207712670;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 1, N89°26'47"E A DISTANCE OF 411.36 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BUFFALO RIVER TRAIL AS SHOWN ON THE PLAT OF THE TRAILS FILING NO. 7 RECORDED UNDER RECEPTION NO. 205057689, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°28'37"E, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°01'50" AND AN ARC LENGTH OF 1.08 FEET, TO A POINT OF TANGENT;
- S00°33'13"E A DISTANCE OF 163.45 FEET;
- N89°26'47"E A DISTANCE OF 60.00 FEET;
- N00°33'13"W A DISTANCE OF 163.45 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 00°29'41" AND AN ARC LENGTH OF 17.01 FEET, TO A THE SOUTHWESTERLY CORNER OF LOT 2, THE TRAILS FILING NO. 7-A RECORDED UNDER RECEPTION NO. 207712671, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON SAID SOUTHERLY LINE, N89°26'47"E A DISTANCE OF 202.23 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES;

- S00°33'13"E A DISTANCE OF 603.73 FEET;
- S89°26'47"W A DISTANCE OF 21.08 FEET;
- S00°33'13"E A DISTANCE OF 519.05 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, N89°25'55"W A DISTANCE OF 4,212.88 FEET, TO THE POINT OF BEGINNING.

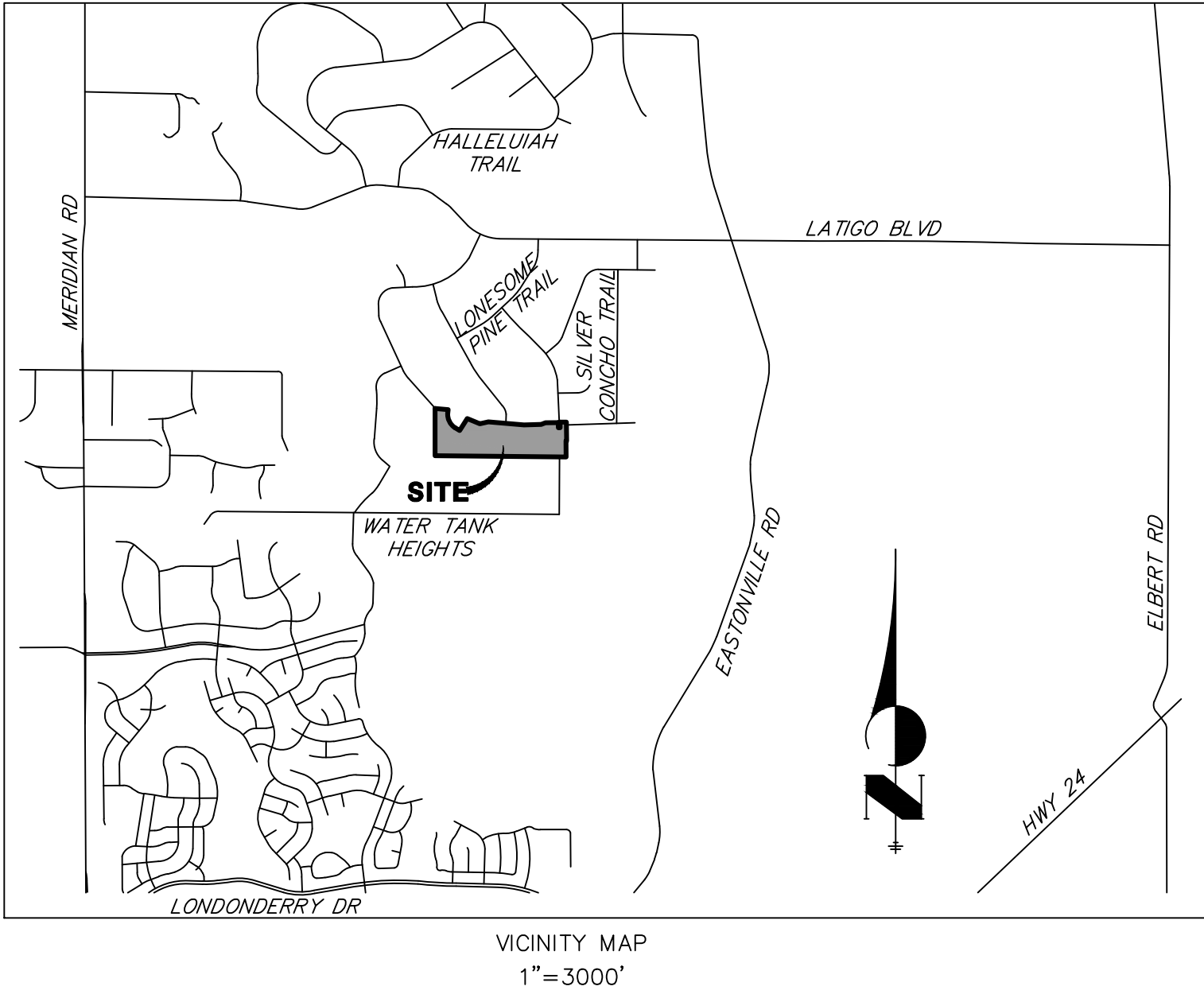
CONTAINING A CALCULATED AREA OF 4,643,639 SQUARE FEET OR 106.6033 ACRES.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 39 LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VEST IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE TRAILS FILING NO. 10" IN EL PASO COUNTY, COLORADO.

EASEMENTS:

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND AFFECT.



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS FILING NO. 10. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTER OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF FALCON LATIGO, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY: _____

AS: _____ OF FALCON LATIGO, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERS CERTIFICATE

THE AFOREMENTIONED, BRJM, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF BRJM, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 28, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2022.

JARROD ADAMS,
COLORADO REGISTERED PLS # 38252

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE TRAILS FILING NO. 10" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "THE TRAILS FILING NO. 10" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 202____, A.D.

AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND REORDER

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

39 LOTS	100.3957 ACRES	94.18%
RIGHTS-OF-WAY	6.2076 ACRES	5.82%
TOTAL	106.6033 ACRES	100.00%

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District ____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District ____ and as such is subject to applicable road impact fees and mill levy.

is applicant electing to go into a PID Public Improvement District ? if so add note in addition to standrd note

see park comments for fees and Areas to be completed.

Add "PCD File No. SF-21-036" Unresolved.

JOB NO. 25175.02
APRIL 5, 2022
SHEET 1 OF 5

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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. 16-454), 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.

NOte is required on all Plats & prelims

GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35' BELOW GROUND, BEARING N89°25'55"W.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 08041C0339G, EFFECTIVE DATE DECEMBER 7, 2018.
- WATER SERVICES SHALL BE SUPPLIED BY _____
- SEWER SERVICES SHALL BE SUPPLIED BY _____
- ELECTRIC SERVICES SHALL BE SUPPLIED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- NATURAL GAS SERVICES SHALL BE SUPPLIED BY _____
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 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; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT;
- 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VEST IN THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THE ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY AND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN _____ METROPOLITAN DISTRICT.
- THE _____ METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE TRAILS FILING NO. 9 IN TO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. _____
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO LATIGO BOULEVARD.
- THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT AND REFERENCED IN THE EASEMENT AGREEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON THE COMPLETION OF ROADWAY CONSTRUCTION OF _____ ROAD WITH A FUTURE FINAL PLAT, IN ACCORDANCE WITH THE TERMS OF SAID EASEMENT.
- 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.

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)

Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

USE standards Template note

GENERAL NOTES:

- GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE FILE NO. CS19409-115 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- DRIVEWAY CULVERTS SHALL BE SIZED PER TABLE X IN THE APPROVED ENGINEERED SITE PLANS ARE REQUIRED FOR LOTS WITH _____ OF LARGER DRIVEWAY CULVERTS.

JR Engineering

Unresolved. Update the reference table and include the title of the drainage report and engineering firm who prepared the report.

Add the following plat note:

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.

Unresolved. Coordinate with the drainage engineer. Per the drainage report a pond is constructed within lot 78 and a second pond offsite. Both need a pond maintenance agreement.

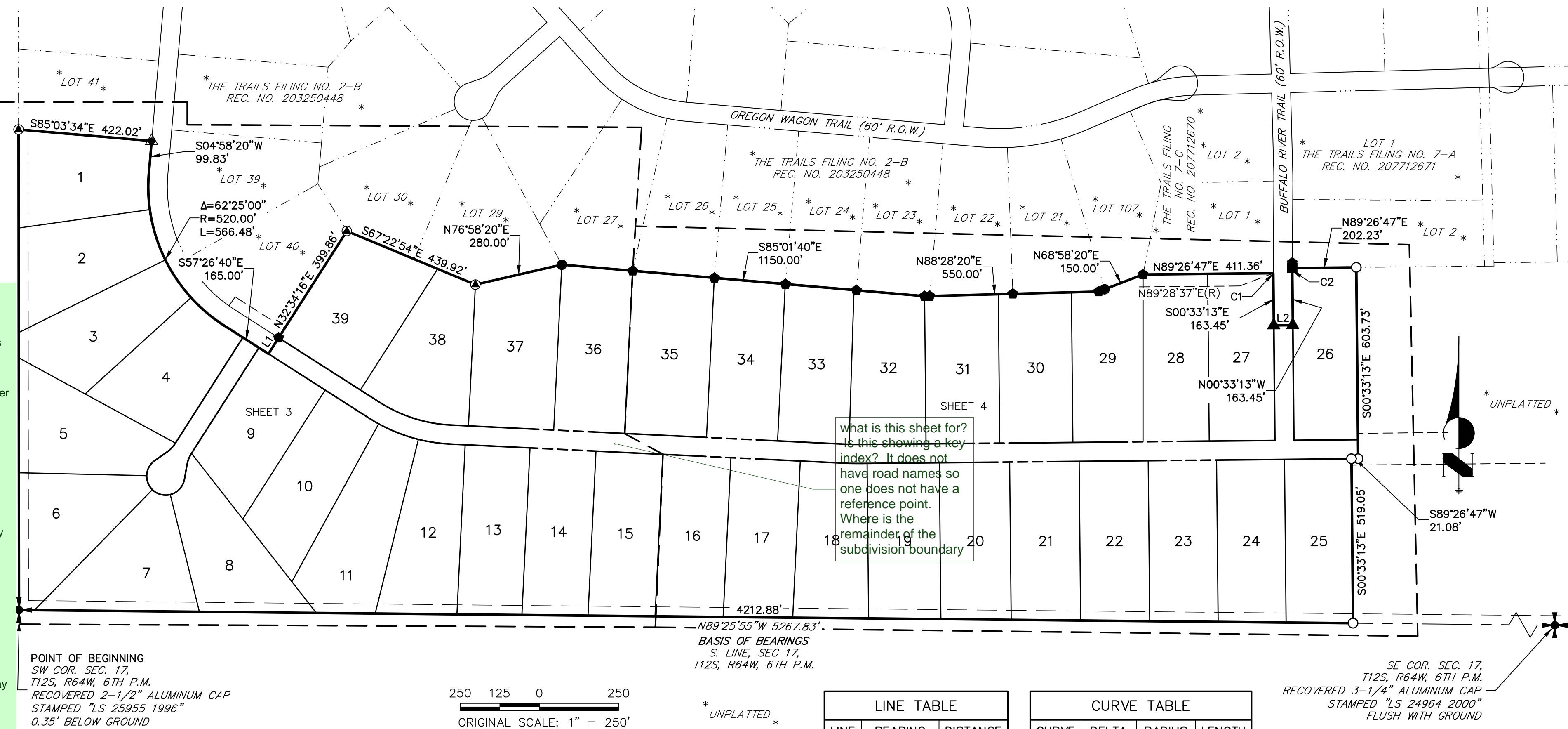
Environmental: Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department: •Downslope Creep: (name lots or location of area) •Rockfall Source: (name lots or location of area) •Rockfall Runout Zone: (name lots or location of area) •Potentially Seasonally High Groundwater: (name lots or location of area) •Other Hazard: In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

THE TRAILS FILING NO. 10

LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO



CLARIFY: who is to maintain the drainage ways on the individual lots- please add note.

LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND (R) RADIAL BEARING
- * NOT PART OF SURVEY
- RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND U.E. UTILITY EASEMENT
- RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED D.E. DRAINAGE EASEMENT
- RECOVERED #5 REBAR FLUSH WITH GROUND U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIAN
- RECOVERED 1-1/4" YELLOW PLASTIC CAP FLUSH WITH GROUND
- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

In some areas, we believe these concerns can be mitigated with proper planning, engineering, design, and construction.

2. Strata found in our borings generally consisted of a relatively thin surficial layer of clayey sand underlain by sandstone and claystone bedrock extending to the maximum depths explored of 20 to 30 feet. Bedrock was encountered at depths between 1 and 3 feet below the ground surface. Testing, and our experience, indicates the near-surface soils are generally non-expansive. The sandstone bedrock is non-expansive or exhibits low swell potential. The claystone bedrock exhibits variable expansion potential.

3. The presence of shallow bedrock widespread throughout the site areas constitutes a limiting layer for construction of on-site sewage disposal systems. We anticipate engineered systems will be necessary at the majority of the lots.

4. Groundwater was encountered in one of our borings at the time of our drilling at a depth of 20 feet. When checked approximately 24 hours after drilling, groundwater was measured in one boring at a depth of 20 feet. Groundwater elevations will vary with seasonal precipitation and landscaping irrigation.

5. The presence of expansive bedrock on the site constitutes a geologic hazard. There is risk that these materials may heave and damage adjacent grade and/or structures, and/or cause foundation failure. Where claystone is encountered within excavations, sub-excavation to a depth of 4 feet, or to sandstone, and/or occurs first, will be appropriate. Some lots may require sub-excavation to depths greater than 4 feet where the claystone is present. Sub-excavation to depths greater than 4 feet shall be sub-excavation and replacement.

6. We believe general findings will be appropriate if foundation by natural sand, sandstone, and/or moisture conditioned and densely compacted fill.

7. The natural sandstone, or new densely compacted fill should provide good support for floor slabs. Performance of slabs will be poor where claystone bedrock is present near floor levels. Sub-excavation of claystone and replacement with moisture conditioned fill can enhance performance of slabs.

8. The near-surface sand and sandstone, and fill constructed using the sand and sandstone should provide good support characteristics for pavements. We estimate minimum pavement sections of at least 3 inches of asphalt over 6 inches of aggregate base. Where clay or claystone is present, a thicker pavement section may be required.

Per your report ; GEO hazards /constraints exist; complete note in detail, and reflect areas of hazard on lots with notes or image. SEE CGS comments also.

JOB NO. 25175.02
APRIL 5, 2022
SHEET 2 OF 5

J-R ENGINEERING
A Westrian Company
Colorado Springs 719-593-2593
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SEASONALLY MOIST / WET AREA. SURFACE WATER / RUNOFF MAY DEVELOP IN RESPONSE TO PRECIPITATION.

show no build areas on lots for these hazards

THE TRAILS FILING NO. 10
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	30°00'00"	60.00'	31.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S57°26'40"E	30.00'
L4	S57°26'40"E	30.00'
L5	N32°33'20"E	30.00'
L6	N32°33'20"E	30.00'
L11	S32°33'20"W	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	22°30'00"	100.00'	39.27'
C4	22°30'00"	100.00'	39.27'

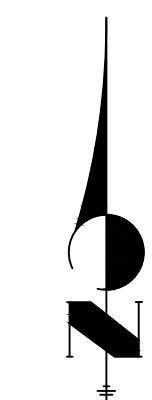
LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND
- RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND
- ▲ RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND
- ◆ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR FLUSH WITH GROUND
- ▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND
- SF SQUARE FEET
- AC ACRES
- (####) ADDRESS
- (R) RADIAL BEARING
- * NOT PART OF SURVEY
- U.E. UTILITY EASEMENT
- P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIAN EASEMENT

- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S53°04'16"E	68.62'
L13	S00°34'17"W	17.27'
L14	S54°38'48"W	30.16'
L15	S04°50'59"W	49.75'
L16	N89°25'55"W	65.07'
L17	N04°50'59"E	20.06'
L18	N04°50'59"E	29.70'

SITE VISIBILITY AND
PUBLIC IMPROVEMENT
EASEMENT (TYP.)
DETAIL A
NOT TO SCALE



80 40 0 80
ORIGINAL SCALE: 1" = 80'

JOB NO. 25175.02
APRIL 5, 2022
SHEET 3 OF 5

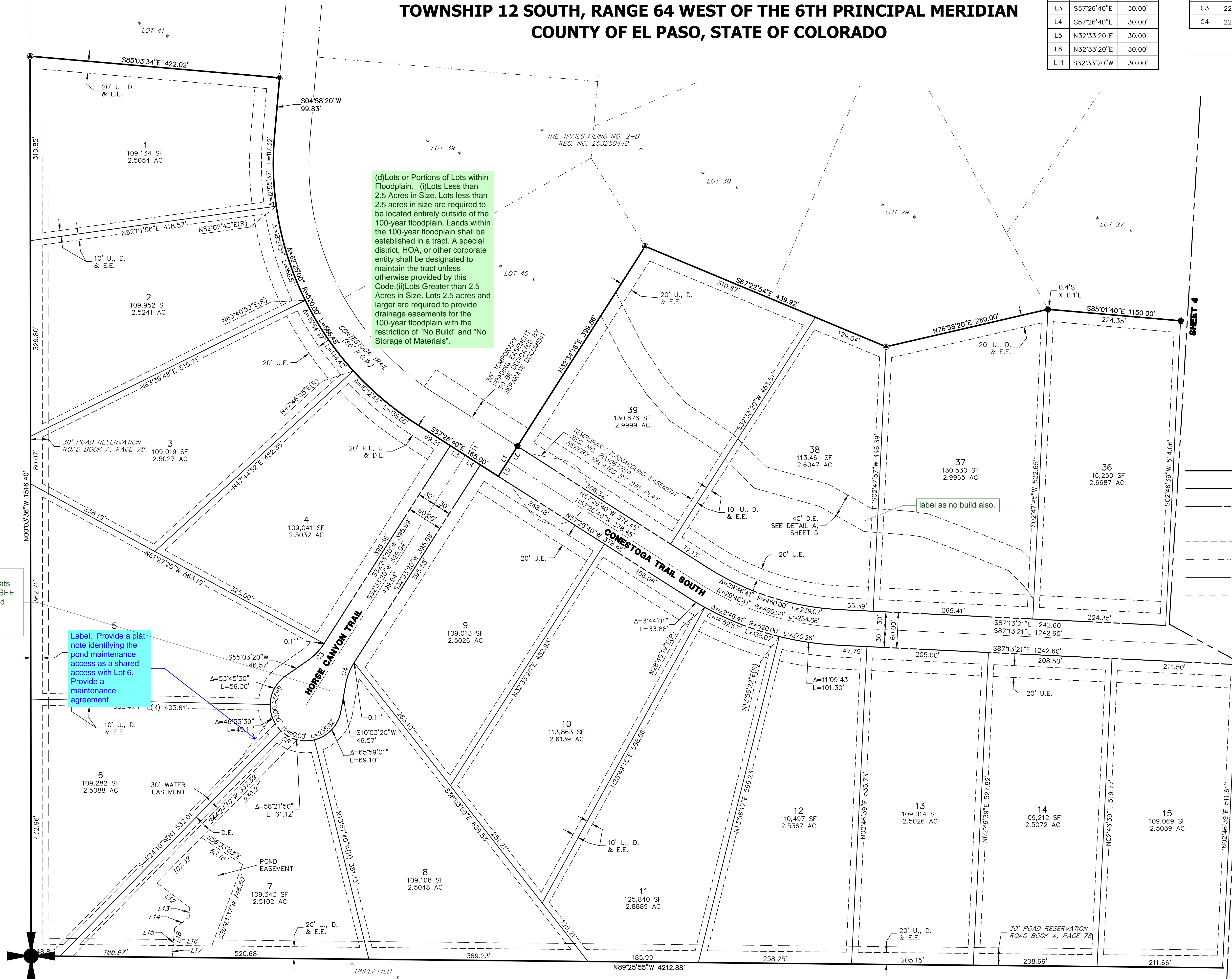
J-R ENGINEERING
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Fort Collins 970-491-9888 • www.jrengineering.com

is this public or
private road, whats
the row width? SEE
Plat checklist and
complete the
checklist w/ re
submittal.

Label. Provide a plat
note identifying the
pond maintenance
access as a shared
access with Lot 6.
Provide a
maintenance
agreement

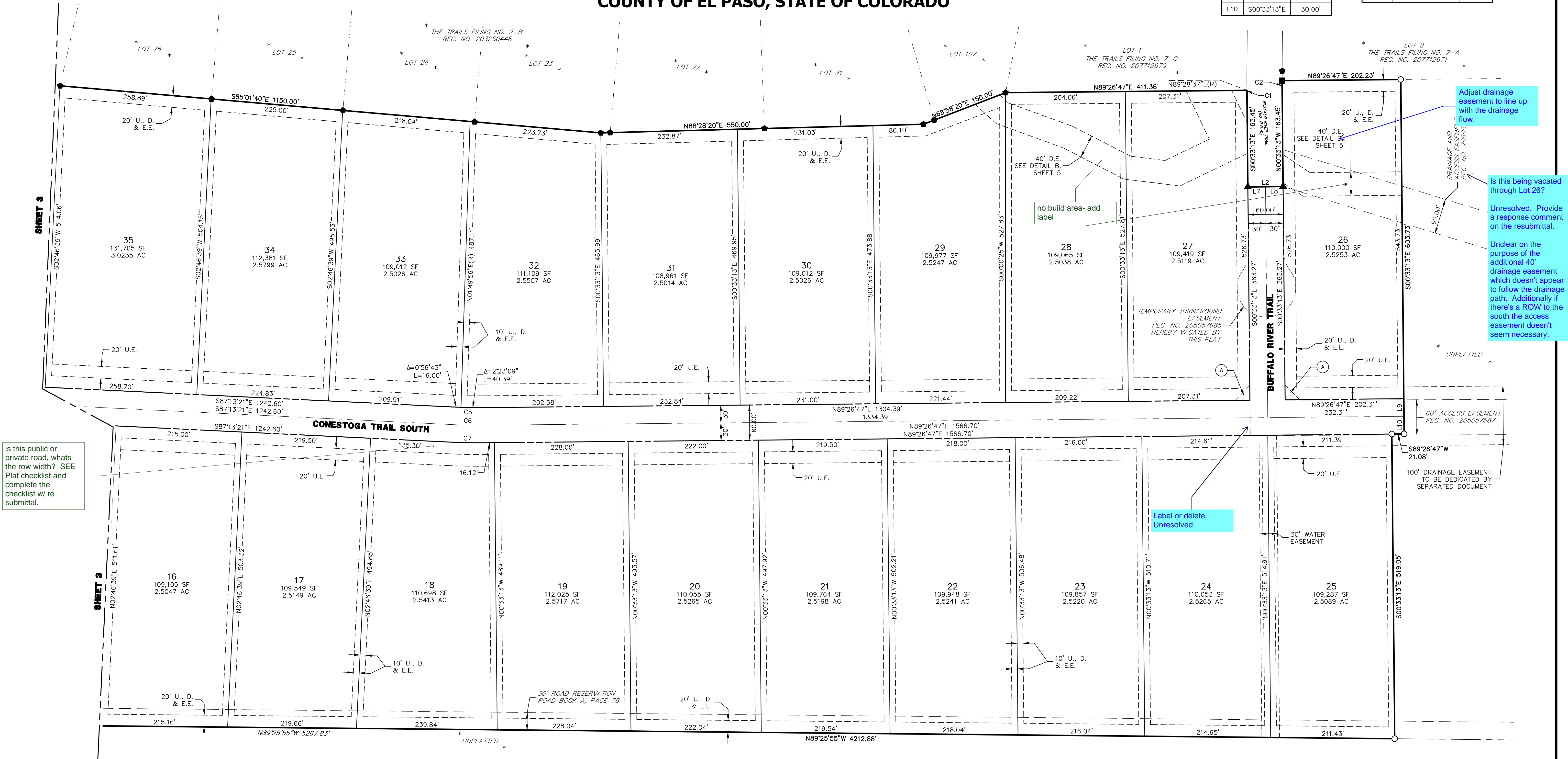
(d)Lots or Portions of Lots within
Floodplain. (i)Lots Less than
2.5 Acres in Size. Lots less than
2.5 acres in size are required to
be located entirely outside of the
100-year floodplain. Lands within
the 100-year floodplain shall be
established in a tract. A special
district, HOA, or other corporate
entity shall be designated to
maintain the tract unless
otherwise provided by this
Code.(ii)Lots Greater than 2.5
Acres in Size. Lots 2.5 acres and
larger are required to provide
drainage easements for the
100-year floodplain with the
restriction of "No Build" and "No
Storage of Materials".



THE TRAILS FILING NO. 10
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

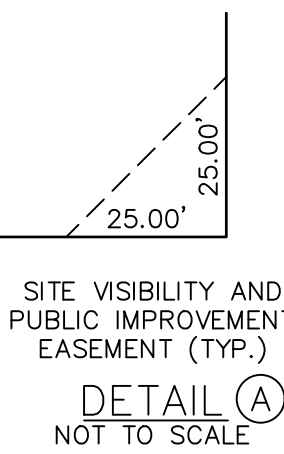
LINE TABLE		
LINE	BEARING	DISTANCE
L7	S89°26'47"W	30.00'
L8	S89°26'47"W	30.00'
L9	S00°33'13"E	30.00'
L10	S00°33'13"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	3°19'52"	970.00'	56.39'
C6	3°19'52"	1000.00'	58.14'
C7	3°19'52"	1030.00'	59.88'



LEGEND

○ SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND	● RECOVERED #5 REBAR FLUSH WITH GROUND	(####) ADDRESS	— PROPOSED SUBDIVISION LINE	— EXISTING EASEMENT
▲ RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND	▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED	(R) RADIAL BEARING	— PROPOSED LOT LINE	
▲ RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND	■ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND	* NOT PART OF SURVEY	— PROPOSED RIGHT-OF-WAY LINE	
● RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED	SF SQUARE FEET	U.E. UTILITY EASEMENT	— PROPOSED CENTERLINE	
AC ACRES		P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT	— PROPOSED EASEMENT	
		D.E. DRAINAGE EASEMENT	— EXISTING PROPERTY LINE	
		U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIA	— EXISTING RIGHT-OF-WAY LINE	
			— EXISTING CENTERLINE	



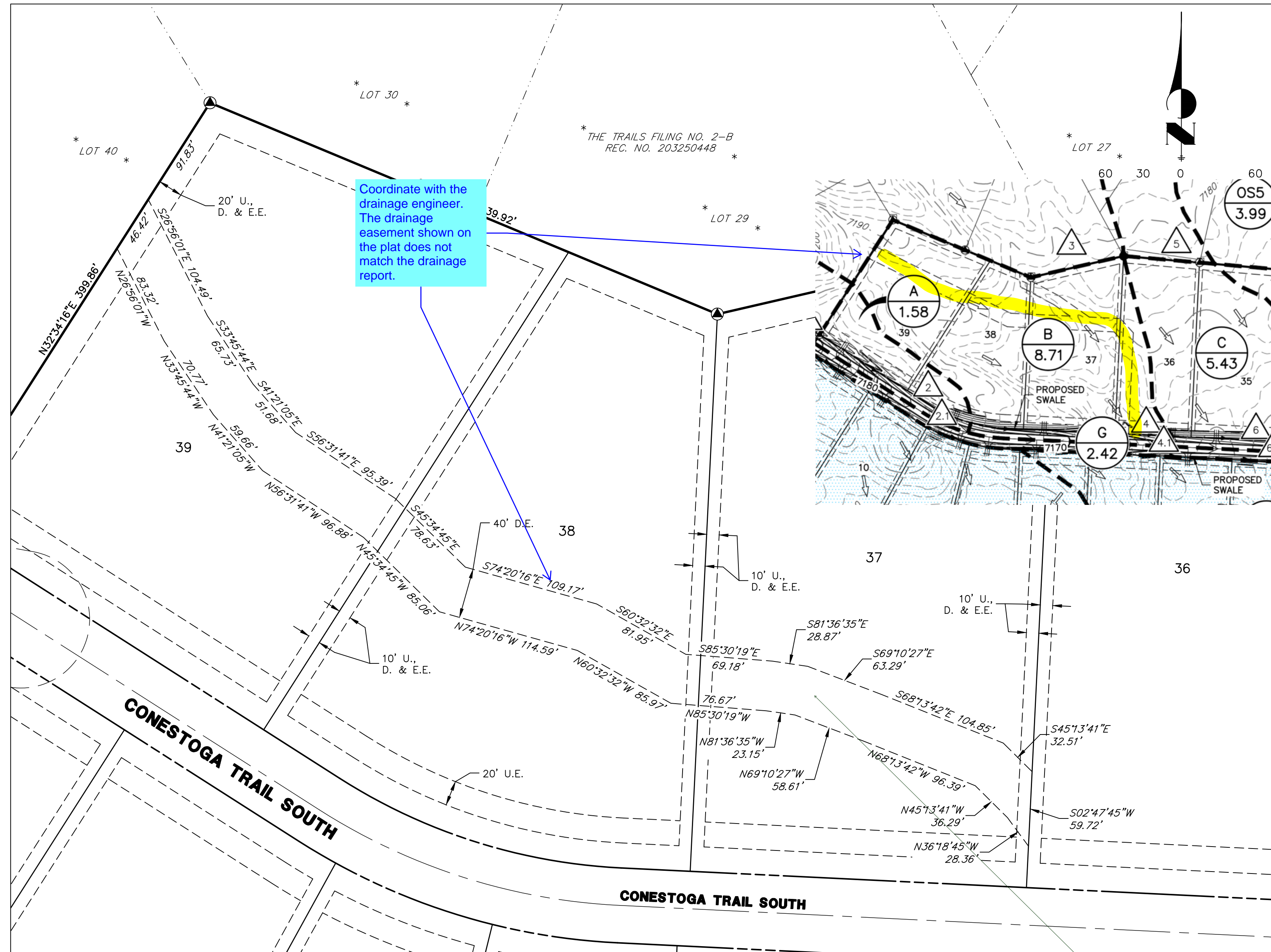
80 40 0 80
ORIGINAL SCALE: 1" = 80'
JOB NO. 25175.02
APRIL 5, 2022
SHEET 4 OF 5



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THE TRAILS FILING NO. 10

LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

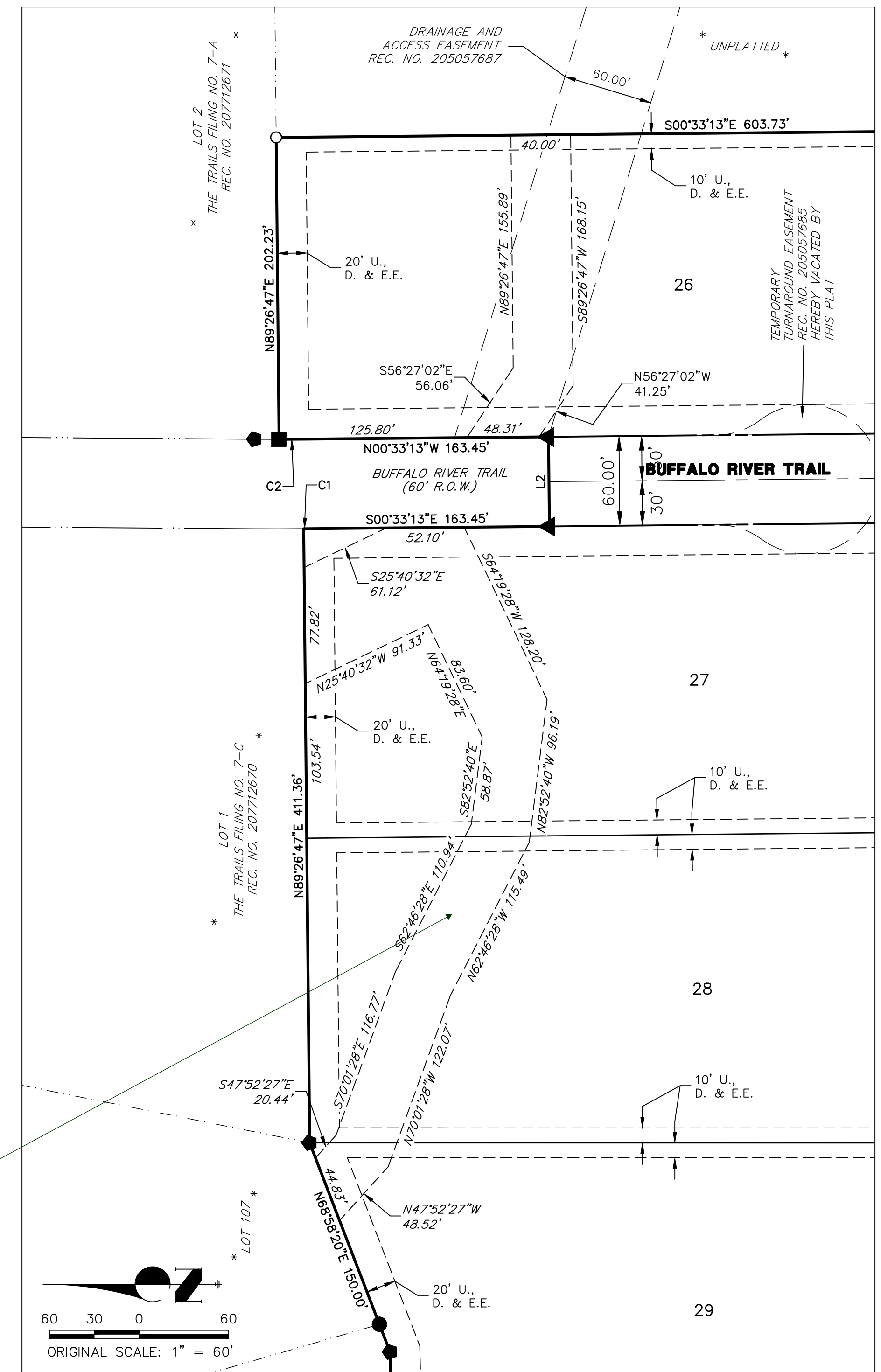


DETAIL A

LEGEND

○	SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND	(R)	RADIAL BEARING
●	RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND	*	NOT PART OF SURVEY
▲	RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND	U.E.	UTILITY EASEMENT
◆	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED	P.I., U. & D.E.	PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
●	RECOVERED #5 REBAR FLUSH WITH GROUND	D.E.	DRAINAGE EASEMENT
▲	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED	U., D. & E.E.	UTILITY, DRAINAGE AND EQUESTRIAN EASEMENT
■	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND	—————	PROPOSED SUBDIVISION LINE
SF	SQUARE FEET	—————	PROPOSED LOT LINE
AC	ACRES	—————	PROPOSED RIGHT-OF-WAY LINE
(####)	ADDRESS	—————	PROPOSED CENTERLINE
		—————	PROPOSED EASEMENT
		—————	EXISTING PROPERTY LINE
		—————	EXISTING RIGHT-OF-WAY LINE
		—————	EXISTING CENTERLINE
		—————	EXISTING EASEMENT

these drainage easements need to also be labeled as no build



DETAIL B

JOB NO. 25175.02
APRIL 5, 2022
SHEET 5 OF 5



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Final Plat Drawings_v2.pdf Markup Summary 5-9-2022

dsdlaforce (17)

Add "PCD File No. SF-21-036"
Unresolved.

Subject: Text Box
Page Label: [1] 1 SHEET 1
Author: dsdlaforce
Date: 5/3/2022 10:48:13 AM
Status:
Color: ■
Layer:
Space:

Add "PCD File No. SF-21-036"
Unresolved.



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:37:17 AM
Status:
Color: ■
Layer:
Space:

Unresolved. Update the reference table and include the title of the drainage report and engineering firm who prepared the report.

Subject: Text Box
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/3/2022 10:56:16 AM
Status:
Color: ■
Layer:
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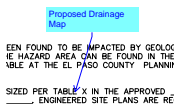


Subject: Text Box
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:34:59 AM
Status:
Color: ■
Layer:
Space:

Add the following plat note:

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.


Unresolved. Coordinate with the drainage engineer. Per the drainage report a pond is constructed within lot 78 and a second pond offsite. Both need a pond maintenance agreement.



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:36:11 AM
Status:
Color: ■
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Proposed Drainage Map


TABLE X IN
ENGINEERED SITE

Subject: Line
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:36:15 AM
Status:
Color: 
Layer:
Space:

Final Drainage Report for Latigo Trails
Filing No. 10 and Addendum to Master
Development/Preliminary Drainage Plan for
Latigo Trails

BY GEOLOGIC MAP OF THE HAZARDOUS AREA CAN BE FOUND IN THE RE-
115 AVAILABLE AT THE EL PASO COUNTY PLANNING C
SHALL BE SIZED PER TABLE X IN THE APPROVED
VERTICALS


IS REQUIRED FOR LOTS WITH 36" OF

Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:36:56 AM
Status:
Color: 
Layer:
Space:

Final Drainage Report for Latigo Trails Filing No.
10 and Addendum to Master
Development/Preliminary Drainage Plan for Latigo
Trails


IS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC
MAP OF THE HAZARDOUS AREA CAN BE FOUND IN THE RE-
115 AVAILABLE AT THE EL PASO COUNTY PLANNING C
SHALL BE SIZED PER TABLE X IN THE APPROVED
VERTICALS

JR Engineering

Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:37:26 AM
Status:
Color: 
Layer:
Space:


JR Engineering

DEPARTMENT:
WITH 36" OF
24" OF


Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:38:38 AM
Status:
Color: 
Layer:
Space:

24" or

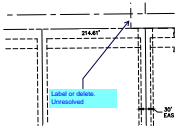
36" OF

Subject: Line
Page Label: [2] 2 SHEET 2
Author: dsdlaforce
Date: 5/4/2022 10:38:42 AM
Status:
Color: 
Layer:
Space:

Label. Provide a plat note identifying the pond
maintenance access as a shared access with Lot
6. Provide a maintenance agreement

Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdlaforce
Date: 5/4/2022 12:39:53 PM
Status:
Color: 
Layer:
Space:

Label. Provide a plat note identifying the pond
maintenance access as a shared access with Lot
6. Provide a maintenance agreement



Subject: Callout
Page Label: [4] 4 SHEET 4
Author: dsdlaforce
Date: 5/3/2022 11:00:52 AM
Status:
Color: ■
Layer:
Space:

Label or delete.
Unresolved



Subject: Callout
Page Label: [4] 4 SHEET 4
Author: dsdlaforce
Date: 5/3/2022 11:23:00 AM
Status:
Color: ■
Layer:
Space:

Is this being vacated through Lot 26?

Unresolved. Provide a response comment on the resubmittal.

Unclear on the purpose of the additional 40' drainage easement which doesn't appear to follow the drainage path. Additionally if there's a ROW to the south the access easement doesn't seem necessary.



Subject: Callout
Page Label: [4] 4 SHEET 4
Author: dsdlaforce
Date: 5/3/2022 11:28:46 AM
Status:
Color: ■
Layer:
Space:

Adjust drainage easement to line up with the drainage flow.

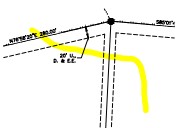


Subject: Image
Page Label: [5] 5 SHEET 5
Author: dsdlaforce
Date: 5/3/2022 11:24:27 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [5] 5 SHEET 5
Author: dsdlaforce
Date: 5/3/2022 11:25:15 AM
Status:
Color: ■
Layer:
Space:

Coordinate with the drainage engineer. The drainage easement shown on the plat does not match the drainage report.



Subject: Highlight
Page Label: [5] 5 SHEET 5
Author: dsdlaforce
Date: 5/3/2022 11:25:11 AM
Status:
Color: ■
Layer:
Space:

is applicant electing to go into a PID Public Improvement District ? if so add note in addition to standrd note

Subject: Callout
Page Label: [1] 1 SHEET 1
Author: dsdparsons
Date: 5/9/2022 8:30:45 AM
Status:
Color: ■
Layer:
Space:

is applicant electing to go into a PID Public Improvement District ? if so add note in addition to standrd note

Pursuant to Resolution _____ approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

Subject: PID
Page Label: [1] 1 SHEET 1
Author: dsdparsons
Date: 5/9/2022 8:30:40 AM
Status:
Color: ■
Layer:
Space:

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

THE LAND SHOWN WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF (SUBDIVISION) ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT _____ AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

IF ENTERING A PID- ADD ASSESSORS SIGNATURE LINE ITEM

Subject: Callout
Page Label: [1] 1 SHEET 1
Author: dsdparsons
Date: 5/9/2022 8:34:56 AM
Status:
Color: ■
Layer:
Space:

IF entering a PID- Add ASSESSORS signature Line item

complete, basin name ,school name & fee amount

FEES:

RAINAGE FEE: _____

RIDGE FEE: _____

Subject: Callout
Page Label: [1] 1 SHEET 1
Author: dsdparsons
Date: 5/9/2022 8:35:27 AM
Status:
Color: ■
Layer:
Space:

complete, basin name ,school name & fee amount

SUMMARY

ITEM	AMOUNT	TOTAL
RAINAGE FEE	100.0000	
RIDGE FEE	2.0000	
TOTAL	102.0000	

see park comments for fees and Areas to be completed

Subject: Callout
Page Label: [1] 1 SHEET 1
Author: dsdparsons
Date: 5/9/2022 8:36:10 AM
Status:
Color: ■
Layer:
Space:

see park comments for fees and Areas to be completed.

RESIDENTIAL LOT ACCESS TO LATIGO BOULEVARD.
NO EASEMENT AS SHOWN ON THIS PLAN AND REFERENCED TO THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF (SUBDIVISION) ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT _____ AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

7 complete this note

Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:15:20 AM
Status:
Color: ■
Layer:
Space:

? complete this note

complete notes 19 & 20

complete this note

complete these notes.

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



Subject: Subdivision Improvements
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:17:03 AM
Status:
Color: ■
Layer:
Space:

Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:17:25 AM
Status:
Color: ■
Layer:
Space:

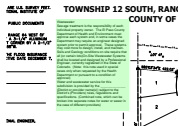
USE standsrds TEmplate note



11.11.2022

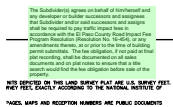
Subject: Soils & Geology
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:17:44 AM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
■Downslope Creep: (name lots or location of area)
■Rockfall Source:(name lots or location of area)
■Rockfall Runout Zone:(name lots or location of area)
■Potentially Seasonally High Groundwater:(name lots or location of area)
■Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Wastewater
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:18:01 AM
Status:
Color: ■
Layer:
Space:

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)



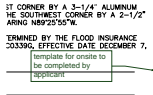
Subject: Road Impact
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:18:32 AM
Status:
Color: ■
Layer:
Space:

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. 16-454), 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.



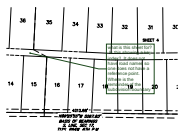
Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:18:58 AM
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NOte is required on all Plats & prelims



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:19:25 AM
Status:
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template for onsite to be completed by applicant



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:21:19 AM
Status:
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what is this sheet for? Is this showing a key index? It does not have road names so one does not have a reference point. Where is the remainder of the subdivision boundary



Subject: Image
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:26:41 AM
Status:
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Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:31:04 AM
Status:
Color: ■
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Per your reprot ; GEO hazards /constraints exist; complete note in detail, and reflect areas of hazard on lots with notes or image. SEE CGS comments also.

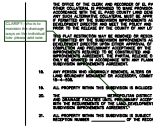


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Author: dsdparsons
Date: 5/9/2022 8:28:47 AM
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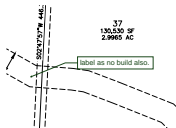
Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:29:06 AM
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show no build areas on lots for these hazards



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 5/9/2022 8:34:07 AM
Status:
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CLARIFY; who is to maintain the drainage ways on the individual lots- please add note.



Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 5/9/2022 8:22:21 AM
Status:
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label as no build also.



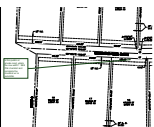
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Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 5/9/2022 8:23:29 AM
Status:
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is this public or private road, whats the row width?
SEE Plat checklist and complete the checklist w/ re submittal.



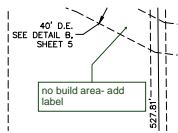
Subject: Text Box
Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 5/9/2022 8:38:21 AM
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Color: ■
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(d)Lots or Portions of Lots within Floodplain.
(i)Lots Less than 2.5 Acres in Size. Lots less than 2.5 acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract. A special district, HOA, or other corporate entity shall be designated to maintain the tract unless otherwise provided by this Code.(ii)Lots Greater than 2.5 Acres in Size. Lots 2.5 acres and larger are required to provide drainage easements for the 100-year floodplain with the restriction of "No Build" and "No Storage of Materials".



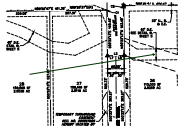
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Page Label: [4] 4 SHEET 4
Author: dsdparsons
Date: 5/9/2022 8:23:54 AM
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is this public or private road, whats the row width?
SEE Plat checklist and complete the checklist w/ re submittal.

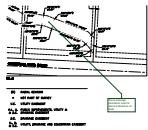


Subject: Callout
Page Label: [4] 4 SHEET 4
Author: dsdparsons
Date: 5/9/2022 8:24:43 AM
Status:
Color: ■
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no build area- add label

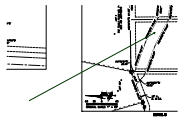


Subject: Arrow
Page Label: [4] 4 SHEET 4
Author: dsdparsons
Date: 5/9/2022 8:24:54 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [5] 5 SHEET 5
Author: dsdparsons
Date: 5/9/2022 8:25:25 AM
Status:
Color: ■
Layer:
Space:

these drainage easments need to also be labeld as
no build



Subject: Arrow
Page Label: [5] 5 SHEET 5
Author: dsdparsons
Date: 5/9/2022 8:25:32 AM
Status:
Color: ■
Layer:
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