

# STERLING RANCH FILING NO. 3

## A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ & A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

### BE IT KNOWN BY THESE PRESENTS:

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

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N76°27'59"W, A DISTANCE OF 3,285.79 FEET TO THE NORTHEASTERLY CORNER OF STERLING RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783, N76°19'20"E A DISTANCE OF 306.51 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, SIX (6) COURSES:

- S76°13'42"E A DISTANCE OF 113.48 FEET;
- S40°32'14"E A DISTANCE OF 104.08 FEET;
- S17°59'13"W A DISTANCE OF 156.80 FEET;
- S05°59'16"E A DISTANCE OF 253.00 FEET;
- S30°01'27"E A DISTANCE OF 151.07 FEET;
- S54°45'26"W A DISTANCE OF 199.63 FEET, TO A POINT ON THE SOUTHERLY LINE, AND ITS EXTENSION, OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- S78°47'17"W A DISTANCE OF 182.32 FEET;
- S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE ON SAID SOUTH LINE, S89°04'30"W A DISTANCE OF 1,073.19 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S61°10'09"E, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF TANGENT;
- N13°40'40"W A DISTANCE OF 303.66 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 982.10 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 910,909 SQUARE FEET OR 20.9116 ACRES.

### ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A AND B ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

### OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 3, EL PASO COUNTY, COLORADO.

ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

THE FORGOING 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

### ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT C IS FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

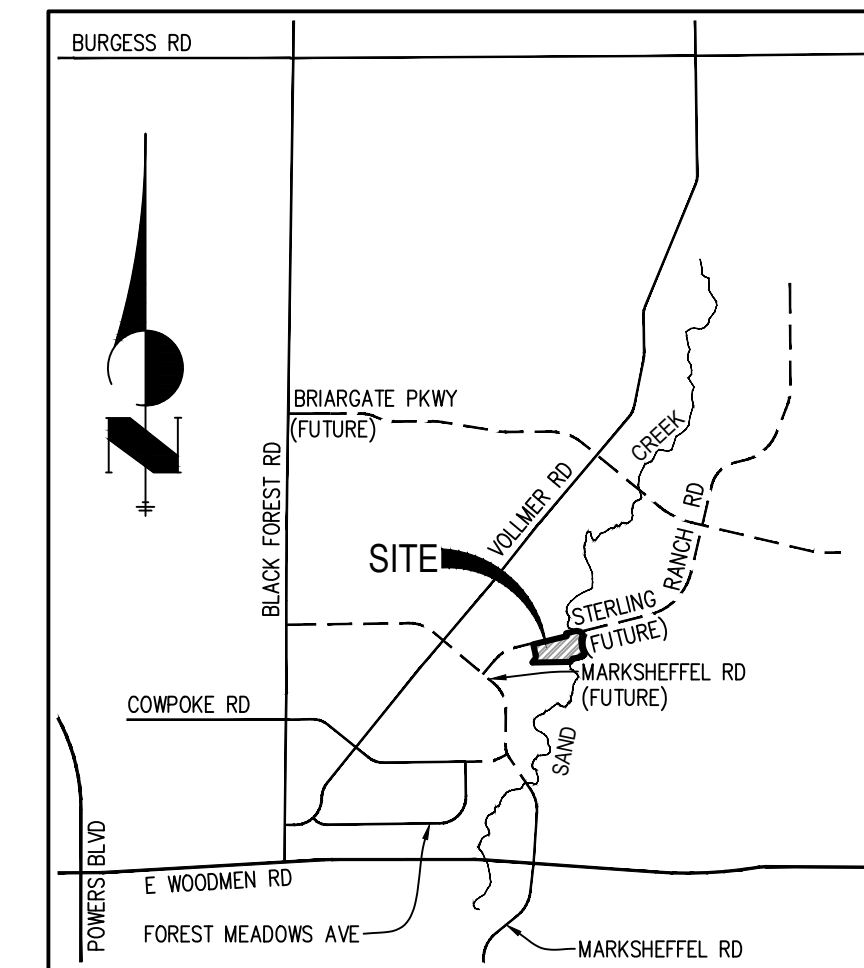
BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_



VICINITY MAP  
N.T.S.

delete BOCC signature Block, add signature line for Assessor if entering the PID

### 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 EFFECT.

### FEES:

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

### SUMMARY:

63 LOTS	9.0622 ACRES	43.33%
3 TRACTS	7.5238 ACRES	35.98%
RIGHTS-OF-WAY	4.3256 ACRES	20.69%
TOTAL	20.9116 ACRES	100.00%

type in basin names, district names please

Please move this (or the Fees section) higher so that there is room to write next to the Fees section.

### SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

### 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 "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ 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 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 )  
 ) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

JOB NO. 25188.02  
JUNE 7, 2021  
SHEET 1 OF 3

FILE NO. SF-21-XXX

032



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



# STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ &  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-03 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; WETLAND STUDY/ 404 PERMIT.
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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. 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 THE LISTED SPECIES.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. 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 CHAIR 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.

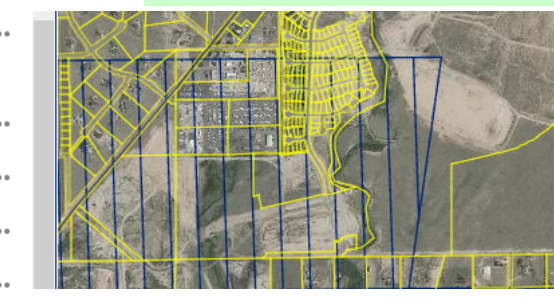
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE 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.

Where the Property is Located in the Airport Overlay Zone  
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)

All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded.)  
All property within this subdivision is subject to an Aviation Easement as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing aviation easement as reflected in the title policy)

- Part 77 Surfaces
- Zoning
- Fire Districts
- Districts
- Geodesic Features

Add note site is within Part 77



## PLAT NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. 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.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 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.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
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 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, 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 STERLING RANCH FILING NO. 2 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. \_\_\_\_\_
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, ROLLER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.
26. 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 GEOLOGIC HAZARD REPORT BY ENTEC DATED MAY 4, 2021 IN SF-20-03 AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:  
FLOODPLAIN: TRACT C
27. NO REPLAT OR RESUBDIVISION OF TRACT C SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STERLING RANCH FILING NO. 3 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.

Addresses:  
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

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.



## GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

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 Geohazard Evaluation Report prepared by Entec Engineering, Inc., dated May 4, 2021. This report is held in the Sterling Ranch Phase 2 Preliminary Plan File (SP02) at the El Paso County Planning and Community Development Department.

- Artificially Undocumented Fill: Areas in south east portion of site
- Hydrocompaction: Areas in south west portion of site in Tract E
- Potentially Expansive Soils: Sporadic
- Potentially Unstable Slopes: Steep slopes along Sand Creek Drainage
- Potential Seasonal Shallow Groundwater: With drainage swales along western portion of site

delete highlighted portion

please identify that the retaining wall will be completed by the developer prior to sale of lots X y z...then state who will maintain it indefinitely

Are you sure? Where is the industrial? remove?

add a note that clearly identifies the purpose of the tracts within the plat area and long term ownership and maintenance (a table s permitted in lieu of a 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.

use the standard language above where highlighted part is (delete highlighted part)

See CGS comments

Provide easement language including metro district responsibility for maintenance of the retaining walls in lots 31,38-46 and Tract B

look at both prelim and final geology soils report and preliminary plan; provide specific lot numbers and constraints, hazards, and mitigation as note requires.

Update per prelim plan note; steep slopes have been placed in tract B- A retaining wall lies will be placed in lots XYZ to mitigate slopes, and the area of lots depicted on preliminary plan in floodplain have been depicted in tract until LOMR is completed.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°19'20"W	49.50'
L2	N58°40'39"W	36.77'
L3	N31°19'21"E	36.76'
L4	N58°40'39"W	36.77'
L5	N31°19'21"E	36.77'
L6	S52°18'05"E	41.65'
L7	N69°40'42"E	45.79'
L8	N28°31'11"E	25.00'
L9	S89°04'30"W	20.00'
L10	S76°19'20"W	24.34'
L11	S76°19'20"W	25.34'
L12	S76°19'20"W	3.38'
L13	S31°19'20"W	36.77'
L14	N89°04'30"E	51.26'
L15	N58°40'39"W	36.78'
L16	N31°19'21"E	35.41'
L17	N56°25'30"W	38.20'
L18	N31°19'21"E	36.78'
L19	N58°40'40"W	49.50'
L20	N31°19'20"E	49.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	71°3'05"	175.00'	22.05'
C2	12°55'39"	200.00'	45.13'
C3	77°14'51"	52.00'	70.11'
C4	23°33'23"	60.00'	24.67'
C5	23°33'23"	60.00'	24.67'
C6	30°12'01"	60.00'	31.63'
C7	41°09'31"	60.00'	43.10'
C8	39°14'51"	60.00'	41.10'
C9	13°45'14"	60.00'	14.40'
C10	12°45'09"	200.00'	44.51'
C11	12°45'09"	175.00'	38.95'
C12	12°45'09"	225.00'	50.08'
C13	2°36'42"	225.00'	10.26'
C14	10°08'27"	225.00'	39.82'
C15	23°33'23"	60.00'	24.67'
C16	7°03'31"	60.00'	7.39'
C17	16°29'52"	60.00'	17.28'
C18	90°00'00"	52.00'	81.68'
C19	23°33'08"	60.00'	24.66'
C20	17°19'01"	60.00'	18.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	6°14'06"	60.00'	6.53'
C22	15°22'55"	200.00'	53.69'
C23	0°57'24"	175.00'	2.92'
C24	48°26'52"	55.00'	46.51'
C25	8°20'43"	55.00'	8.01'
C26	59°13'39"	55.00'	56.85'
C27	121°14'22"	55.00'	116.38'
C28	40°12'40"	55.00'	38.60'
C29	37°26'41"	55.00'	35.94'
C30	17°52'41"	55.00'	17.16'
C31	23°07'25"	55.00'	22.20'
C32	5°41'56"	225.00'	22.38'

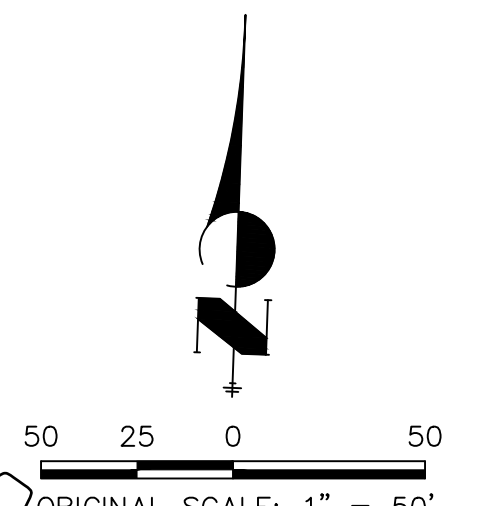
tract table, uses, ownership and maintenance

\*Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_ add



# STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ &  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO



**LEGEND**

- ◼ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- S.F. SQUARE FEET
- ### ADDRESS
- (R) RB RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE

all lots and tracts shall close, distances and bearings, SF, etc...standard checklist item.

ADD plat checklist items to this plat set-checklist was emailed to Mike Bramlet on 11/30/21.

\* UNPLATTED RELEASE PARCEL 1 REC. NO. 217051682

is this tract a also?

add acreage / SF to lots and tracts

please identify that they are public ROW and provide width classification for all streets per checklist.

Work with enumerations on addresses

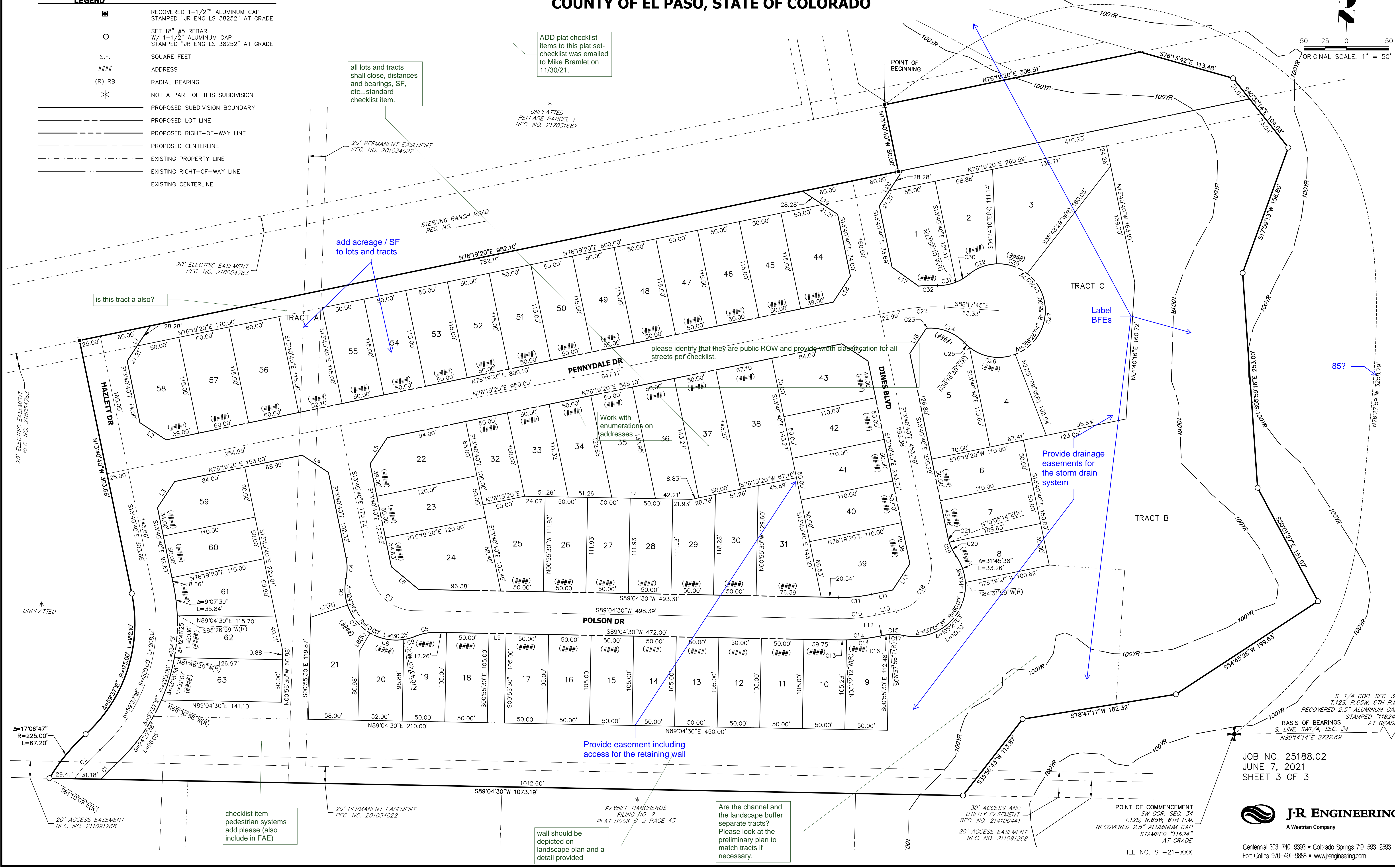
Provide drainage easements for the storm drain system

Provide easement including access for the retaining wall

checklist item pedestrian systems add please (also include in FAE)

wall should be depicted on landscape plan and a detail provided

Are the channel and the landscape buffer separate tracts? Please look at the preliminary plan to match tracts if necessary.



S 1/4 COR. SEC. 34 T.12S, R.65W, 6TH P.M. RECOVERED 2.5" ALUMINUM CAP STAMPED "11624" AT GRADE  
 BASIS OF BEARINGS S. LINE, SW 1/4, SEC. 34 N89°14'14"E 2722.69'

JOB NO. 25188.02  
 JUNE 7, 2021  
 SHEET 3 OF 3



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

FILE NO. SF-21-XXX



# Final Plat Drawings\_V1 combined redlines.pdf Markup Summary

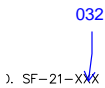
## 11-30-2021

dsdrice (16)



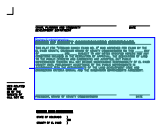
**Subject:** Cloud+  
**Page Label:** [1] 1 SHEET 1  
**Author:** dsdrice  
**Date:** 11/22/2021 10:25:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please move this (or the Fees section) higher so that there is room to write next to the Fees section.



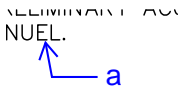
**Subject:** Callout  
**Page Label:** [1] 1 SHEET 1  
**Author:** dsdrice  
**Date:** 11/22/2021 10:25:52 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

032



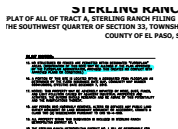
**Subject:** Callout  
**Page Label:** [1] 1 SHEET 1  
**Author:** dsdrice  
**Date:** 11/22/2021 10:27:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete if administrative

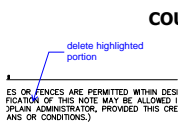


**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 10:28:01 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

a



**Subject:**  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 10:29:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 10:29:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete highlighted portion

ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP.

11/22/2021 11:03:13 AM

**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 11:03:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add: There shall be no direct lot access to Sterling Ranch Road.

ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP.

11/22/2021 10:51:01 AM

**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 10:51:01 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See CGS comments

ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP.

11/22/2021 11:02:57 AM

**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 11:02:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide easement language including metro district responsibility for maintenance of the retaining walls in lots 31,38-46 and Tract B

ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP. ALL LOT ACCESS TO DAVIS BOULEVARD, IN STERLING RANCH ROAD, IS TO BE IMPACTED BY GEOTECH HAZARDS. THE HAZARD AREA CAN BE FOUND IN THE ATTACHED MAP.

11/22/2021 12:18:22 PM

**Subject:**  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 12:18:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

TO, 25. THERE  
IT TOLLM  
LY. delete 26. THE F  
MITIGA  
GEOLO  
AVAIL  
DEPAR

11/22/2021 12:18:40 PM

**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdrice  
**Date:** 11/22/2021 12:18:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete



11/24/2021 12:13:54 PM

**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdrice  
**Date:** 11/24/2021 12:13:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

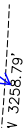
Provide drainage easements for the storm drain system



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdrice  
**Date:** 11/22/2021 11:00:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide easement including access for the retaining wall

85?



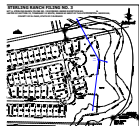
**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdrice  
**Date:** 11/22/2021 11:40:44 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

85?



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdrice  
**Date:** 11/22/2021 12:20:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add acreage / SF to lots and tracts



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdrice  
**Date:** 11/24/2021 12:13:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label BFEs

dsdparsons (28)



**Subject:** Callout  
**Page Label:** [1] 1 SHEET 1  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:33:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete BOCC signature Block, add signature line for Assessor if entering the PID



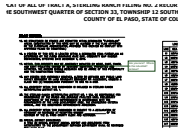
**Subject:** Callout  
**Page Label:** [1] 1 SHEET 1  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:34:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

type in basin names, district names please



**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:36:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add a note that clearly identifies the purpose of the tracts within the plat area and longterm ownership and maintenance (a table s permitted in lieu of a note)



**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:36:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are you sure? Where is the industrial? remove?



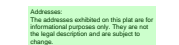
**Subject:** PID  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:41:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.



**Subject:** Airport Overlay  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:37:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Where the Property is Located in the Airport Overlay Zone  
**NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT:** This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)  
 All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)  
 All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)



**Subject:** Address  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:42:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Addresses:**  
 The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

**Subject:** Soils & Geology  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:42:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



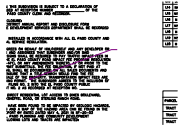
Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from 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:** Text Box  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:39:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

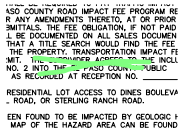


"Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_"

**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:41:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Pen  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:41:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



X

**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:42:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



use the standard language above where highlighted part is (delete highlighted part)





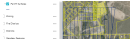
**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:44:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

look at both prelim and final geology soils report and preliminary plan; provide specific lot numbers and constraints, hazards, and mitigation as note requires.



**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:44:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add



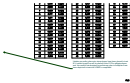
**Subject:** Image  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:47:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add note site is within Part 77



**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:48:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update per prelim plan note; steep slopes have been placed in tract B- A retaining wall lies will be placed in lots XYZ to mitigate slopes, and the area of lots depicted on preliminary plan in floodplain have been depicted in tract until LOMR is completed.



**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 3:06:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

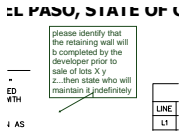


**Subject:** Image  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 3:06:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 3:06:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tract table, uses, ownership and maintenance



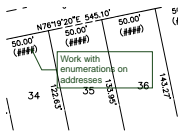
**Subject:** Callout  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
**Date:** 11/30/2021 3:07:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please identify that the retaining wall will be completed by the developer prior to sale of lots X y z...then state who will maintain it indefinitely



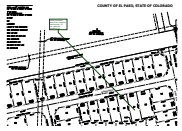
**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:24:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please identify that they are public ROW and provide width classification for all streets per checklist.



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:24:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Work with enumerations on addresses



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:25:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

all lots and tracts shall close, distances and bearings, SF, etc...standard checklist item.



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:25:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this tract a also?



COUNTY OF

ADD plat checklist items to this plat set- checklist was emailed to Mike Bramlet on 11/30/21.

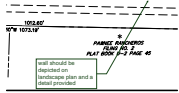
**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:30:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADD plat checklist items to this plat set- checklist was emailed to Mike Bramlet on 11/30/21.



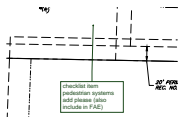
**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:27:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are the channel and the landscape buffer separate tracts? Please look at the preliminary plan to match tracts if necessary.



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:28:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

wall should be depicted on landscape plan and a detail provided



**Subject:** Callout  
**Page Label:** [3] 3 SHEET 3  
**Author:** dsdparsons  
**Date:** 11/30/2021 2:32:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

checklist item pedestrian systems add please (also include in FAE)