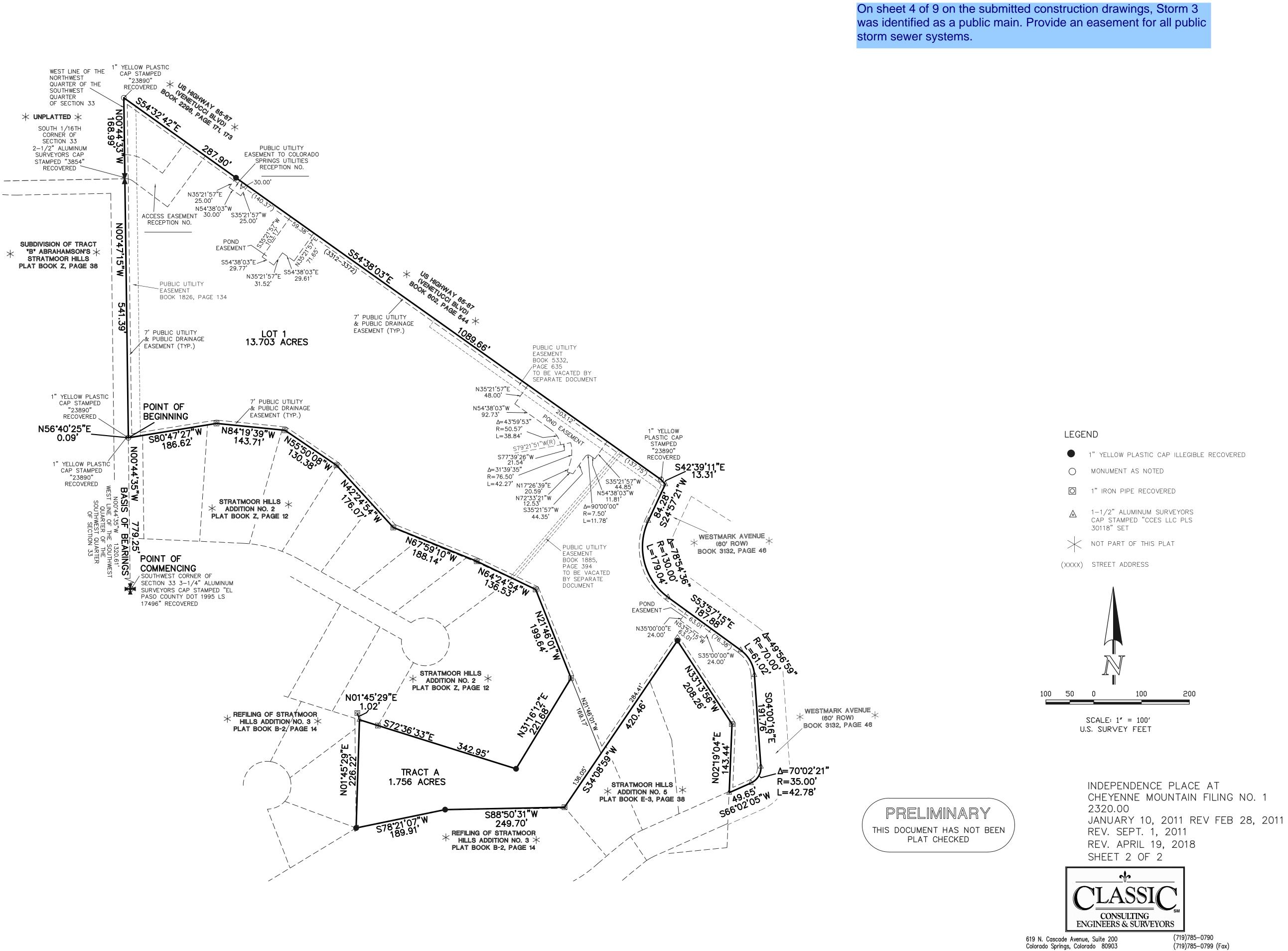
	PORTION OF THE SOUTHWEST QUARTER (YENNE MOUNTAIN FILING OF SECTION 33, TOWNSHIP 14 SOUTH AND	
THE NOR	THWEST QUARTER OF SECTION 4, TOWN SIXTH PRINCIPAL MERIDIAN, EI	ISHIP 15 SOUTH ALL IN RANGE 66 WEST OF L PASO COUNTY, COLORADO	
KNOW ALL MEN BY THESE PRESENTS:	OWNER:		SURVEYOR'S STATEMENT:
THAT MICHAEL E. WINTERFIELD, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:	THE AFOREMENTIONED, MICHAEL E. WINTERFIELD HAS EXECUTED THIS THIS INSTRUMENT THIS DAY OF, 2011, A.D.	HARRISON RD.	THE UNDERSIGNED 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
LEGAL DESCRIPTION:	BY:	EXEC. DRIVE	MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:	STATE OF)) ss COUNTY OF)	LI L	
BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTH END BY A 2–1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS AND AT THE	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2011, A.D. BY MICHAEL E. WINTERFIELD.	NIVERGAS ST.	DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE COLORADO P.L.S. NO. 30118 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
SOUTH END BY A 3-1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR NO0°44'35"W, A DISTANCE OF 1320.61 FEET.	WITNESS MY HAND AND OFFICIAL SEAL.		NOTICE:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE NO0°44'35"W, ON THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 779.25 FEET; THENCE N56°40'25"E, A DISTANCE OF 0.09 FEET TO THE POINT OF BEGINNING;	NOTARY PUBLIC	B STORE VICINITY MAP	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.
THENCE NOO'47'15"W, A DISTANCE OF 541.39 FEET TO THE SOUTH SIXTEENTH (1/16TH) CORNER OF SAID SECTION 33, SAID POINT BEING THE NORTHEAST CORNER OF SUBDIVISION OF TRACT "B" ABRAHAMSON'S STRATMOOR HILLS AS RECORDED IN PLAT BOOK Z AT PAGE 38, RECORDS OF EL PASO COUNTY, COLORADO;	LIEN HOLDER:	N.T.S.	BOARD OF COUNTY COMMISSIONERS CERTIFICATE
THENCE NO0°44'33"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 168.99 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 85-87 AS RECORDED IN BOOK 2296 AT PAGE 171 AND 173; THENCE S54°32'42"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 287.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 85-87 AS RECORDED IN BOOK 602 PAGE 544;	BETTY WINTERFIELD REVOCABLE LIVING TRUST HAS EXECUTED THIS INSTRUMENT THIS DAY OF OF, 20, A.D. BY: AS: OF BETTY WINTERFIELD REVOCABLE LIVING TRUSTK STATE OF COLORADO)	9. 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 NO 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	THIS PLAT FOR INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THISDAY OF, 20, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (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
THENCE S54"38'03"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1089.66 FEET; THENCE S42"39'11"E, A DISTANCE OF 13.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTMARK AVENUE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3132 AT PAGE) ss COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D. BY AS AS	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	DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
46; THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING SEVEN (7) COURSES:	OF BETTY WINTERFIELD REVOCABLE LIVING TRUST. WITNESS MY HAND AND OFFICIAL SEAL.	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	CHAIR, BOARD OF COUNTY COMMISSIONERS DATE
 S24°57'21"W, A DISTANCE OF 84.28 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 78°54'36", A RADIUS OF 130.00 FEET AND A DISTANCE OF 179.04 FEET TO A POINT OF TANGENT; S53°57'15"E, A DISTANCE OF 187.88 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49°56'59", A RADIUS OF 70.00 	MY COMMISSION EXPIRES:	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	DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE
 FEET AND A DISTANCE OF 61.02 FEET TO A POINT OF TANGENT; 5. S04'00'16"E, A DISTANCE OF 191.76 FEET TO A POINT OF CURVE; 6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 70'02'21", A RADIUS OF 35.00 FEET AND A DISTANCE OF 42.78 FEET TO A POINT OF TANGENT; 7. S66'02'05"W, A DISTANCE OF 49.65 FEET TO A POINT ON THE EASTERLY BOUNDARY OF 	LIEN HOLDER: SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS THIS DAY OF, 20, A.D.	ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. 10. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE TO BE PROVIDED BY THE STRATMOOR HILLS WATER AND SANITATION DISTRICT SUBJECT TO THE	COUNTY ASSESSOR DATE
STRATMOOR HILLS ADDITION NO. 5 AS RECORDED IN PLAT BOOK E-3 AT PAGE 38; THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO.	BY: AS: OF SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY	DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS. 11. FIRE PROTECTION IS SUPPLIED BY THE STRATMOOR HILLS FIRE PROTECTION	CLERK AND RECORDER:
5, THE FOLLOWING (3) THREE COURSES: 1. N02°19'04"E, A DISTANCE OF 143.44 FEET;	STATE OF COLORADO)) ss	DISTRICT. 12. ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS	STATE OF COLORADO)) ss COUNTY OF EL PASO)
 N33'13'56"W, A DISTANCE OF 208.26 FEET; S34'08'59"W, A DISTANCE OF 420.46 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF REFILING OF STRATMOOR HILLS ADDITION NO. 3 AS RECORDED IN PLAT BOOK B-2 AT PAGE 14; 	COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D. BY AS AS OF SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY.	UTILITIES. 13. THE PUBLIC UTILITY EASEMENT SHALL BE CONVEYED TO THE CITY OF COLORADO SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS UTILITIES BY SEPARATE DOCUMENT.	I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK .M. THIS DAY OF, 20_, A.D., AND DULY RECORDED UNDER RECEPTION NUMBER
THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:	WITNESS MY HAND AND OFFICIAL SEAL.	14. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.	RECORDER: CHUCK BROERMAN BY: DEPUTY
 S88 50 51 W, A DISTANCE OF 249.70 FEET, S78*21'07"W, A DISTANCE OF 189.91 FEET; N01*45'29"E, A DISTANCE OF 226.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF STRATMOOR HILLS ADDITION NO. 2 AS RECORDED IN PLAT BOOK Z AT PAGE 12; 	NOTARY PUBLIC	15. TRACT A IS FOR DRAINAGE AND OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE RECORD OWNER OF LOT 1. TRACT A SHALL BE CONVEYED WITH LOT 1 AT ALL FUTURE CONVEYANCES OF LOT 1.	FEE:
THENCE ON THE BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO. 2, THE FOLLOWING (9) NINE COURSES: 1. S72°36'33"E, A DISTANCE OF 342.95 FEET;	GENERAL NOTES: 1. DATE OF PREPARATION IS JANUARY 10, 2011.	16. POND EASEMENTS, AS SHOWN HEREON, GRANTED TO EL PASO COUNTY ARE FOR ACCESS AND DRAINAGE IN ACCORDANCE WITH THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NOOF THE RECORDS OF EL PASO COUNTY, COLORADO.	SURCHARGE: SCHOOL FEE: BRIDGE FEE:
2. N31°16'12"E, A DISTANCE OF 221.68 FEET 3. N21°46'01"W, A D Update note:	2. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.	17. PORTIONS OF THIS SITE HAVE EXCESSIVE SLOPE AS IDENTIFIED IN THE GEOLOGY AND SOILS REPORT. MITIGATION OF THESE AREAS SHALL BE COMPLETED IN ACCORDANCE WITH SAID REPORT.	PARK FEE:
 4. N64*24'54"W, A [All property owners are responsible for maintaining proper storm water 5. N67*59'10"W, A [drainage in and through their property. Public drainage easements as 6. N42*24'54"W, A [specifically noted on the plat shall be maintained by the individual lot owners 7. N55*50'08"W, A [unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements. 	 UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED: A. A 7.00 FOOT WIDE PUBLIC UTILITY, AND PUBLIC DRAINAGE EASEMENT ALONG ALL LOT LINES. 	18. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND	The following note needs to be included: The Subdivider(s) agrees on behalf of him/herself an any developer or builder successors and assignees that subdivider
9. S80'47'27"W, A DISTAINCE OF 100.02 FEEL TO THE POINT OF BEGININING. CONTAINING A CALCULATED AREA OF 15.459 ACRES.	 B. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER 	SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER SC55065517.1, REV 3 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED APRIL 09, 2018 AT 5:00 P.M	and/or said successors and assigns shall be required to pay Traffic Impact Fees in accordance with the El Paso County Road
	5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND	19. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 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.	Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at o prior to the time of building permit submittal. The fee
OWNERS CERTIFICATE: THE UNDERSIGNED, BEING ALL THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST	GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.	20. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF SIXTH PRINCIPAL MERIDIAN.	THE documents and on plat notes to ensure that INDEPENDENCE PLACE AT
AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO 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 08041C0741	 ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, CRS. FLOODPLAIN STATEMENT: 	 TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 1 TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 1 DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE 	a title search would find the fee obligation before sale of the propertyCHEYENNE MOUNTAIN FILING NO. 1 2320.00 JANUARY 10, 2011 REV FEB 28, 20 REV. SEPT. 1, 2011
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 MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER	7. FLOODFLAIN STATEMENT. NO PORTION OF THIS SITE, INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0761F, DATED MARCH 17, 1997.	AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.	REV. APRIL 19, 2018OWNER:SHEET 1 OF 2MICHAEL E. WINTERFIELD
PURPOSES AS SHOWN HEREON. THE ENTITIES AND COMMONICATION STSTEMS 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.	8. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.	 MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT 	1865 N AIRPORT ROAD FREMONT, NE 68025 PHONE (402)-981-6412
		OF ANY DRIVEWAY. Add a note identifying access to Venetucci Blvd is limited to the access easement	REVISION DATE COUNTY COMMENTS 2/28/11 COUNTY COMMENTS 9/1/11
D FILE NO. MS-11-001	Duplicate. Remove one.	3	619 N. Cascade Avenue, Suite 200 (/19)/85-0/90 NEW OWNER 4/19/18 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

PCDD FILE NO. MS-11-001



INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



Markup Summary

5/23/2018 1:20:36 PM (1)			
P Add PCD File No. SF-18-012 OWERS DEVICE AND THE SHE NOT THE SHE HAD (100)-100-100 HAD (100)-100-100	Subject: Engineer Page Label: 1 Lock: Locked Author: dsdgrimm Date: 5/23/2018 1:20:36 PM Color:	Add PCD File No. SF-18-012	
5/23/2018 1:20:37 PM (1)			
	Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce Date: 5/23/2018 1:20:37 PM Color:	Update note: 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.	
5/23/2018 1:20:39 PM (1)			
	Subject: Callout Page Label: 1 Lock: Locked Author: dsdsevigny Date: 5/23/2018 1:20:39 PM Color:	The following note needs to be included: The Subdivider(s) agrees on behalf of him/herself an 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 o prior to the time of building permit submittal. 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	
5/23/2018 1:20:40 PM (1)			
HLING NO. 1 Vitage Watter Tet	Subject: Engineer Page Label: 2 Lock: Locked Author: dsdgrimm Date: 5/23/2018 1:20:40 PM Color:	On sheet 4 of 9 on the submitted construction drawings, Storm 3 was identified as a public main. Provide an easement for all public storm sewer systems.	
5/23/2018 1:20:	5/23/2018 1:20:51 PM (1)		
· BENERALMAN	Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce Date: 5/23/2018 1:20:51 PM Color:	Update to 08041C0741F	

5/23/2018 1:20:52 PM (1)



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce Date: 5/23/2018 1:20:52 PM Color:

5/23/2018 1:20:53 PM (1)

Subject: Text Box Page Label: 1 Lock: Locked Author: dsdlaforce Date: 5/23/2018 1:20:53 PM Color: Duplicate. Remove one.

Add a note identifying access to Venetucci Blvd is limited to the access easement shown.