

# MONUMENT RIDGE EAST

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.  
EL PASO COUNTY, COLORADO

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L120	N00°13'38"W	76.50	L166	N82°33'30"W	76.50
L121	S89°46'22"E	286.00	L167	S07°26'31"W	309.92
L122	S00°13'38"E	89.72	L168	S82°33'30"E	76.50
L123	N89°46'22"E	210.01	L169	N07°26'31"E	309.92
L124	N29°57'52"E	353.71	L170	N82°33'30"W	76.50
L125	N60°02'08"W	76.50	L171	S07°26'31"W	111.00
L126	S29°57'52"W	401.00	L172	S82°33'30"E	76.50
L127	S60°02'08"E	64.00	L173	N07°26'31"E	111.00
L128	S07°26'31"W	306.65	L174	N82°33'30"W	76.50
L129	S82°33'30"E	80.33	L175	S82°33'30"E	695.00
L130	N07°26'31"E	348.00	L176	N07°26'31"E	695.00
L131	N82°33'30"W	76.50	L177	N82°33'30"W	76.50
L132	N07°26'31"E	76.50	L178	S07°26'31"W	695.00
L133	N82°33'30"W	279.00	L179	N07°26'31"E	462.00
L134	S07°26'31"W	74.19	L180	N82°33'30"W	76.50
L135	S82°33'30"E	262.52	L181	S07°26'31"W	462.00
L136	N82°33'30"W	290.40	L182	S82°33'30"E	76.50
L137	S58°25'02"W	11.60	L183	N07°26'31"E	97.50
L138	S07°26'31"W	69.22	L184	N82°33'30"W	140.00
L139	S82°33'30"E	222.80	L185	S07°26'31"W	97.50
L140	S07°26'31"W	121.50	L186	S82°33'30"E	140.00
L141	S82°33'30"E	76.08	L187	N07°26'31"E	160.00
L142	N07°26'13"E	185.83	L188	N82°33'30"W	97.50
L143	N60°02'09"W	76.29	L189	S07°26'31"W	160.00
L144	S29°57'52"W	398.00	L190	S82°33'30"E	97.50
L145	S60°02'08"E	73.28	L191	S07°26'31"W	169.67
L146	N29°57'52"E	355.93	L192	S82°33'30"E	97.50
L147	S89°46'22"W	76.50	L193	N07°26'31"E	187.10
L148	S00°13'38"E	359.00	L194	N00°51'05"E	83.90
L149	N89°46'22"E	76.50	L195	N89°08'55"W	97.46
L150	N00°13'38"E	359.00	L196	S00°45'58"W	63.82
L151	N00°13'38"W	229.00	L197	S89°08'55"E	400.00
L152	S89°46'12"W	76.50	L198	N00°51'05"E	97.50
L153	S00°13'38"E	229.00	L199	N89°08'55"W	400.00
L154	N89°46'22"E	76.50	L200	S00°51'05"W	97.50
L155	N12°36'26"E	73.50	L201	S89°14'03"E	97.50
L156	N77°23'34"W	172.00	L202	N00°45'58"E	330.00
L157	S12°36'26"W	73.50	L203	N89°14'03"W	97.50
L158	S77°23'34"E	172.00	L204	S00°45'58"W	330.00
L159	S77°23'34"E	165.00	L205	N89°14'03"W	97.50
L160	N12°36'26"E	73.50	L206	S00°45'57"W	565.11
L161	N77°23'34"W	165.00	L207	S89°14'03"E	97.50
L162	S12°36'26"W	73.50	L208	N00°45'58"E	565.11
L163	S07°26'31"W	860.00	L209	S00°51'05"W	97.50
L164	S82°33'30"E	76.50	L210	S89°08'55"E	250.00
L165	N07°26'31"E	860.00	L211	N00°51'05"E	97.50
			L212	N89°08'55"W	250.00

NOTE: C29-C39 NOT USED

LOT AREA TABLE

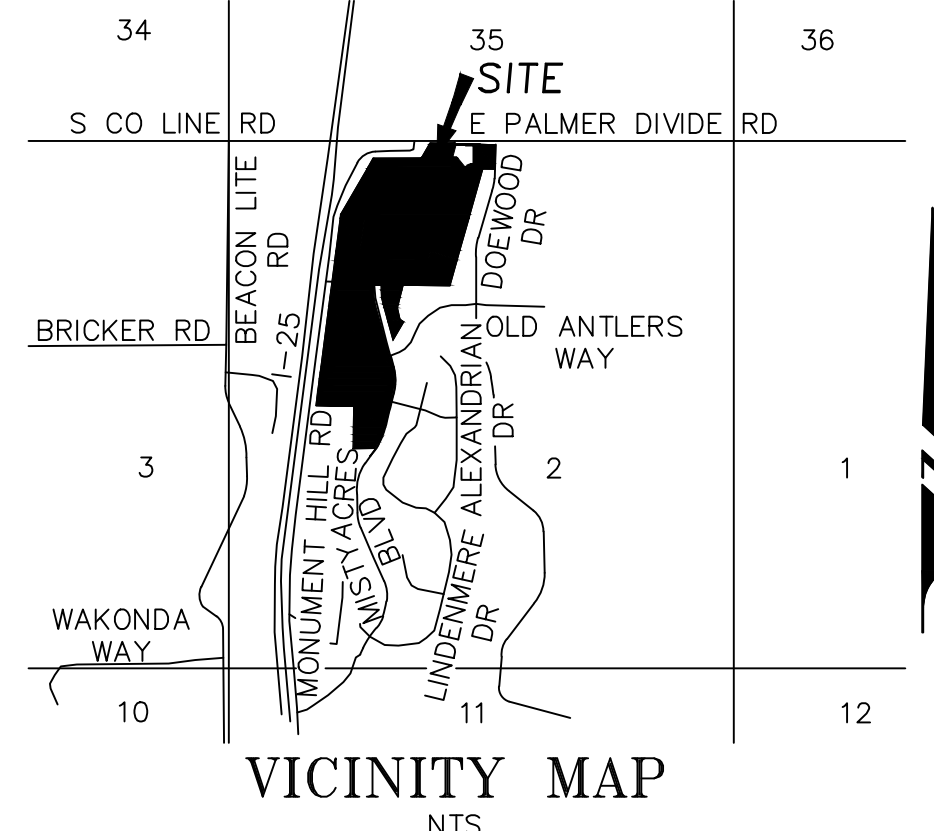
LOT	SQ FT	ACRES
1	6150.00	0.14
2	6150.00	0.14
3	6150.00	0.14
4	6150.00	0.14
5	6150.00	0.14
6	6150.00	0.14
7	7743.30	0.18
8	7743.30	0.18
9	6150.00	0.14
10	6150.00	0.14
11	6150.00	0.14
12	6150.00	0.14
13	6150.00	0.14
14	6150.00	0.14
15	6150.00	0.14
16	6150.00	0.14
17	6150.00	0.14
18	6150.00	0.14
19	6150.00	0.14
20	9643.75	0.22
21	5182.18	0.12
22	6933.15	0.16
23	5665.55	0.13
24	15019.14	0.35
25	15000.00	0.34
26	15000.00	0.34
27	15000.00	0.34
28	15000.00	0.34
29	15000.00	0.34
30	15000.00	0.34
31	15000.00	0.34
32	15000.00	0.34
33	15000.00	0.34
34	15000.00	0.34
35	15047.00	0.35

LOT AREA TABLE

LOT	SQ FT	ACRES
36	29258.83	0.67
37	23686.04	0.54
38	22207.79	0.51
39	30748.61	0.71
40	26674.66	0.61
41	21330.92	0.49
42	32163.26	0.71
43	30410.57	0.74
44	27463.50	0.63
45	17514.39	0.40
46	12642.00	0.29
47	12127.50	0.28
48	65790.00	1.51
49	47417.74	1.09
50	8491.50	0.20
51	53167.50	1.22
52	70686.00	1.62
53	13650.03	0.31
54	15600.04	0.36
55	25865.81	0.59
56	39000.00	0.90
57	32175.00	0.74
58	55099.30	1.27
59	24374.91	0.56

TRACT AREA TABLE

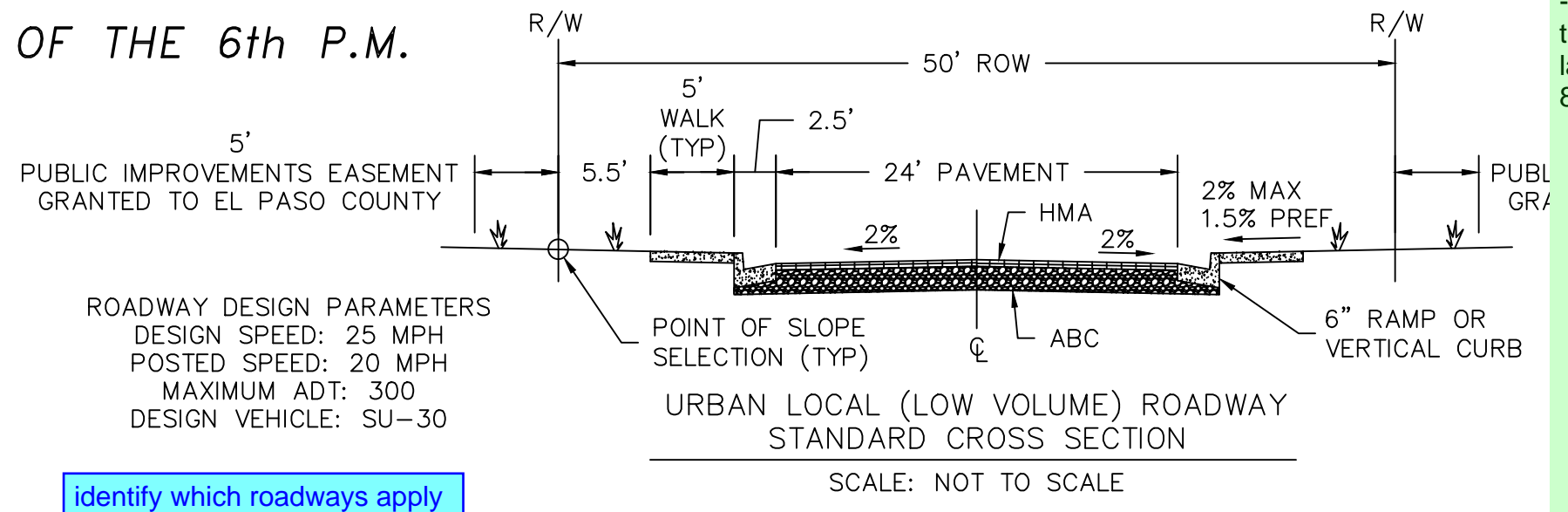
TRACT	SQ FT	ACRES
A	318454.27	7.31
B	62913.61	1.44
C	239816.12	5.51
D	28181.77	0.65
E	67113.55	1.54
F	99703.55	2.29
G	230772.26	5.30
H	3901.50	0.09
I	3901.50	0.09
J	32000.09	0.74



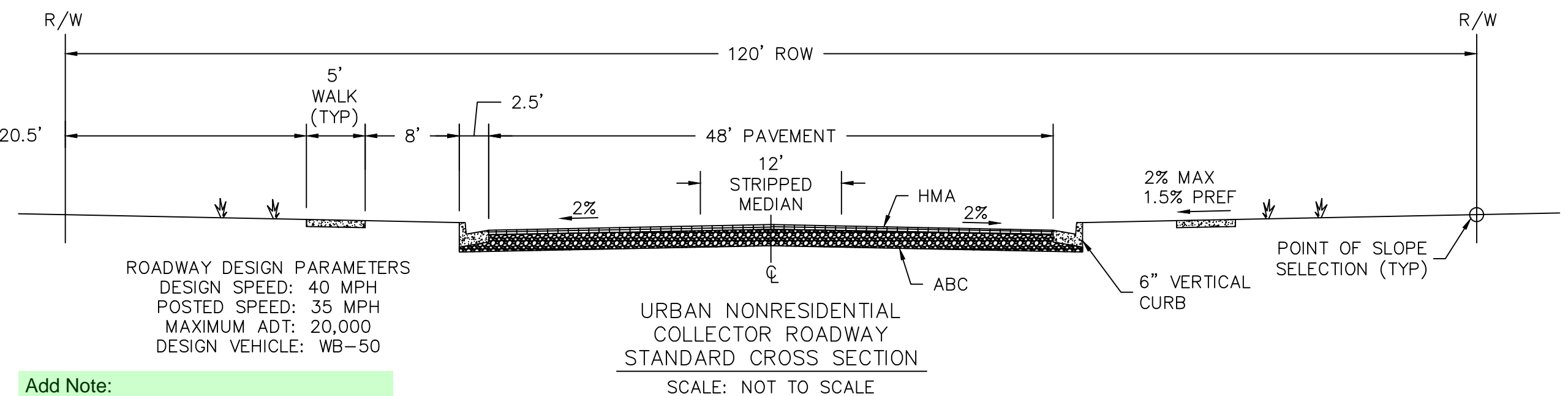
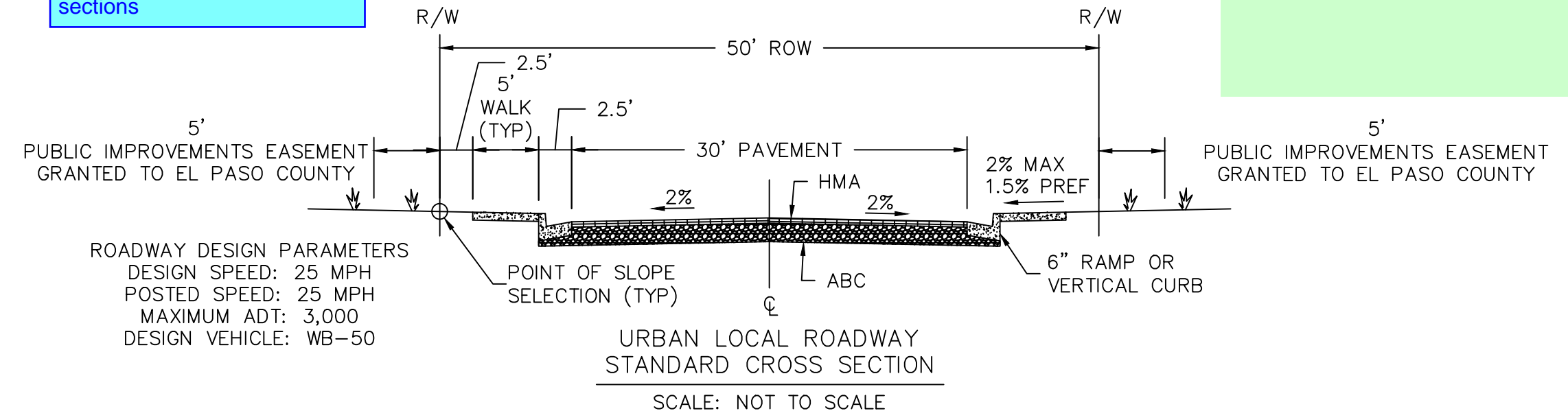
Add note that all wildfire mitigation be completed before or during dwelling construction

CGS recommends updating Figure 7 of Entech's report and adding a note to the preliminary plan/plat listing the geologic hazards and constraints, along with mitigation measures.

Add this as a note:  
Due to the shallow groundwater conditions at this site and the cuts planned, no basements should be allowed.



Identify which roadways apply to each of the roadway cross sections



Add Note:  
"Foundations should maintain a minimum separation of 3 feet between the foundation grade and the maximum anticipated groundwater level."

NOTES:  
Add standard County Notes

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 60 FOOT WIDE COUNTY LINE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF 60 FOOT WIDE DOEWOOD DRIVE AS DEDICATED IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THAT RIGHT OF WAY PARCEL FOR COUNTY LINE ROAD GRANTED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214002145, OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 00° 02' 24" W, ALONG THE EASTERLY LINE THEREOF, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00° 02' 24" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DOEWOOD DRIVE, 250.05 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID "HEIGHTS FILING TWO"; THENCE S 89° 06' 54" W, ALONG SAID NORTHERLY LINE, 129.47 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 15° 04' 41" W, ALONG THE WESTERLY LINE OF SAID "HEIGHTS FILING TWO", 981.29 FEET TO THE NORTHEAST CORNER OF "HEIGHTS FILING ONE" AS RECORDED IN PLAT BOOK E-5 AT PAGE 167 UNDER RECEPTION NO. 2225904 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 88° 45' 14" W, ALONG THE NORTHERLY LINE THEREOF, 306.89 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN PUBLIC TRUSTEES DEED RECORDED IN BOOK 5852 AT PAGE 323 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 14° 12' 38" E, ALONG SAID EASTERLY LINES, 102.54 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 89° 57' 36" W, ALONG THE NORTHERLY LINE THEREOF, 732.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 6488 AT PAGE 243 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY OF SAID TRACT; THENCE (1) N 06° 43' 00" E, 337.98 FEET; THENCE (2) N 89° 57' 36" W, 251.71 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED IN BOOK 1984 AT PAGE 836 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE; THENCE (1) N 06° 43' 00" E, 36.92 FEET; THENCE (2) N 29° 16' 30" E, 675.30 FEET; THENCE (3) N 89° 05' 00" E, 500.00 FEET; THENCE (4) N 29° 33' 00" E (BASIS OF BEARING), 180.19 FEET TO INTERSECT THE SOUTH LINE OF AFORESAID 60 FOOT WIDE COUNTY LINE ROAD; THENCE N 89° 06' 54" E, ALONG SAID SOUTHERLY LINE 258.85 FEET TO THE NORTHWEST CORNER OF THE AFORESAID RIGHT OF WAY PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY LINE ROAD UNDER RECEPTION NO. 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY LINE THEREOF; THENCE (1) S 00° 53' 11" E, 11.00 FEET; THENCE (2) S 89° 57' 43" E, 186.01 FEET; THENCE (3) N 89° 46' 13" E, 87.26 FEET; THENCE (4) S 89° 02' 16" E, 154.69 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO CONTAINING 29.19 ACRES MORE OR LESS.

LEGAL DESCRIPTION CONTINUED

PARCEL E-1:  
LOT 1, HEIGHTS FILING ONE, COUNTY OF EL PASO, STATE OF COLORADO CONTAINING 3.62 ACRES MORE OR LESS.

PARCEL E-2:  
AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691 AT PAGE 1415 AND RE-RECORDED NOVEMBER 8, 1991 IN BOOK 5901 AT PAGE 177 AND RE-RECORDED JANUARY 14, 1992 IN BOOK 5924 AT PAGE 316 CONTAINING 0.00 ACRES (EASEMENT BENEFITING PARCEL E-1 ONLY).

PARCEL E-3:  
A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; TH S 89 DEGREES 06 MINUTES 54 SECONDS WA DISTANCE OF 1320.00 FEET; THENCE S 00 DEGREES 53 MINUTES 12 SECONDS WA DISTANCE OF 300.01 FEET; THENCE S 89 DEGREES 06 MINUTES 34 SECONDS WA DISTANCE OF 1599.97 FEET; THENCE S 14 DEGREES 12 MINUTES 38 SECONDS WA DISTANCE OF 887.45 FEET; FOR THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREBY; THENCE CONTINUE S 14 DEGREES 12 MINUTES 38 SECONDS W, A DISTANCE OF 102.63 FEET; THENCE S 86 DEGREES 45 MINUTES 14 SECONDS WA DISTANCE OF 350.00 FEET; THENCE S 00 DEGREES 24 MINUTES 09 SECONDS WA DISTANCE OF 236.98 FEET; THENCE N 89 DEGREES 57 MINUTES 36 SECONDS WA DISTANCE OF 649.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25; THENCE N 06 DEGREES 43 MINUTES 00 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 696.96 FEET; THENCE S 89 DEGREES 57 MINUTES 36 SECONDS EA DISTANCE OF 251.71 FEET; THENCE S 06 DEGREES 43 MINUTES 00 SECONDS WA DISTANCE OF 337.98 FEET; THENCE S 89 DEGREES 57 MINUTES 36 SECONDS EA DISTANCE OF 732.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.00 ACRES MORE OR LESS.

Add Note:  
CGS recommends that if lots are planned within/near the existing drainage (after rerouting and site grading occurs), these areas be further evaluated during sitespecific geotechnical investigations, at the time of final plat, to determine the impact (i.e., groundwater conditions, differential settlement, etc.) on future development.

LEGAL DESCRIPTION CONTINUED

PARCEL E-4:  
A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING A PORTION OF PARCEL A AND PARCEL BAS DESCRIBED BY DOCUMENT (RECEPTION NO. 99035205, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A PORTION OF THE WESTERLY LINE OF SAID PARCEL A, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1833.20 FEET). (THE FOLLOWING SIX (6) COURSES ARE ALONG THE LINES OF SAID PARCEL A AND PARCEL B); 1) NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, 1833.20 FEET; 2) NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, 370.05 FEET; 3) NORTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, 443.01 FEET; 4) NORTH 89 DEGREES 06 MINUTES 35 SECONDS WEST, 395.12 FEET; 5) NORTH 07 DEGREES 27 MINUTES 26 SECONDS EAST, 1273.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B; 6) SOUTH 89 DEGREES 15 MINUTES 42 SECONDS EAST, 437.24 FEET TO THE NORTHWEST CORNER OF MISTY ACRES SUBDIVISION FILING NO. 1 (RECEPTION NO. 205190028, SAID EL PASO COUNTY RECORDS) (THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE WESTERLY LINES OF SAID FILING); 1) SOUTH 00 DEGREES 48 MINUTES 57 SECONDS WEST, 54.29 FEET; 2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16 DEGREES 23 MINUTES 27 SECONDS, A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 171.93 FEET; 3) SOUTH 15 DEGREES 34 MINUTES 30 SECONDS EAST, 647.10 FEET; 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 264.52 FEET; 5) SOUTH 13 DEGREES 30 MINUTES 52 SECONDS WEST, 382.56 FEET; 6) AN CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 13 MINUTES 34 SECONDS, A RADIUS OF 650.71 FEET, AN ARC LENGTH OF 331.92 FEET TO A POINT OF REVERSE CURVE; 7) AN SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 548.00 FEET, AN ARC LENGTH OF 398.96 FEET; 8) SOUTH 01 DEGREES 01 MINUTES 38 SECONDS WEST, 172.86 FEET; 9) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 326.03 FEET; 10) SOUTH 24 DEGREES 12 MINUTES 57 SECONDS EAST, 474.89 FEET; 11) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 63 DEGREES 38 MINUTES 53 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 578.76 FEET; 12) SOUTH 39 DEGREES 25 MINUTES 56 SECONDS WEST, 87.74 FEET; 13) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 26 MINUTES 58 SECONDS, A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 183.08 FEET; 14) SOUTH 21 DEGREES 58 MINUTES 58 SECONDS WEST, 91.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A; THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID PARCEL A'S SOUTHERLY LINE, 64.39 FEET TO THE POINT OF BEGINNING CONTAINING 21.74 ACRES MORE OR LESS.

<p><b>BEAR CREEK SURVEYING INC.</b> BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2015, Bayfield, CO 81122 ph(970)884-5069</p>	<p>CLIENT: <b>MONUMENT RIDGE EAST, LLC</b></p> <p>MUNICIPALITY: <b>COLORADO SPRINGS</b> COUNTY: <b>EL PASO</b></p>		<p>SUBMISSION DATE: 1/18/24</p> <p>REVISION DATES: 4/12/24</p>
	<p><b>PRELIMINARY PLAN</b></p>		<p>SP241</p> <p>PROJECT #: <b>21-041</b></p>
<p>DRAFTED BY: <b>DBH</b></p> <p>CHECKED BY: <b>DBS</b></p>	<p>DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919</p>		<p>SHEET 1 of 3</p>

Include the Following:

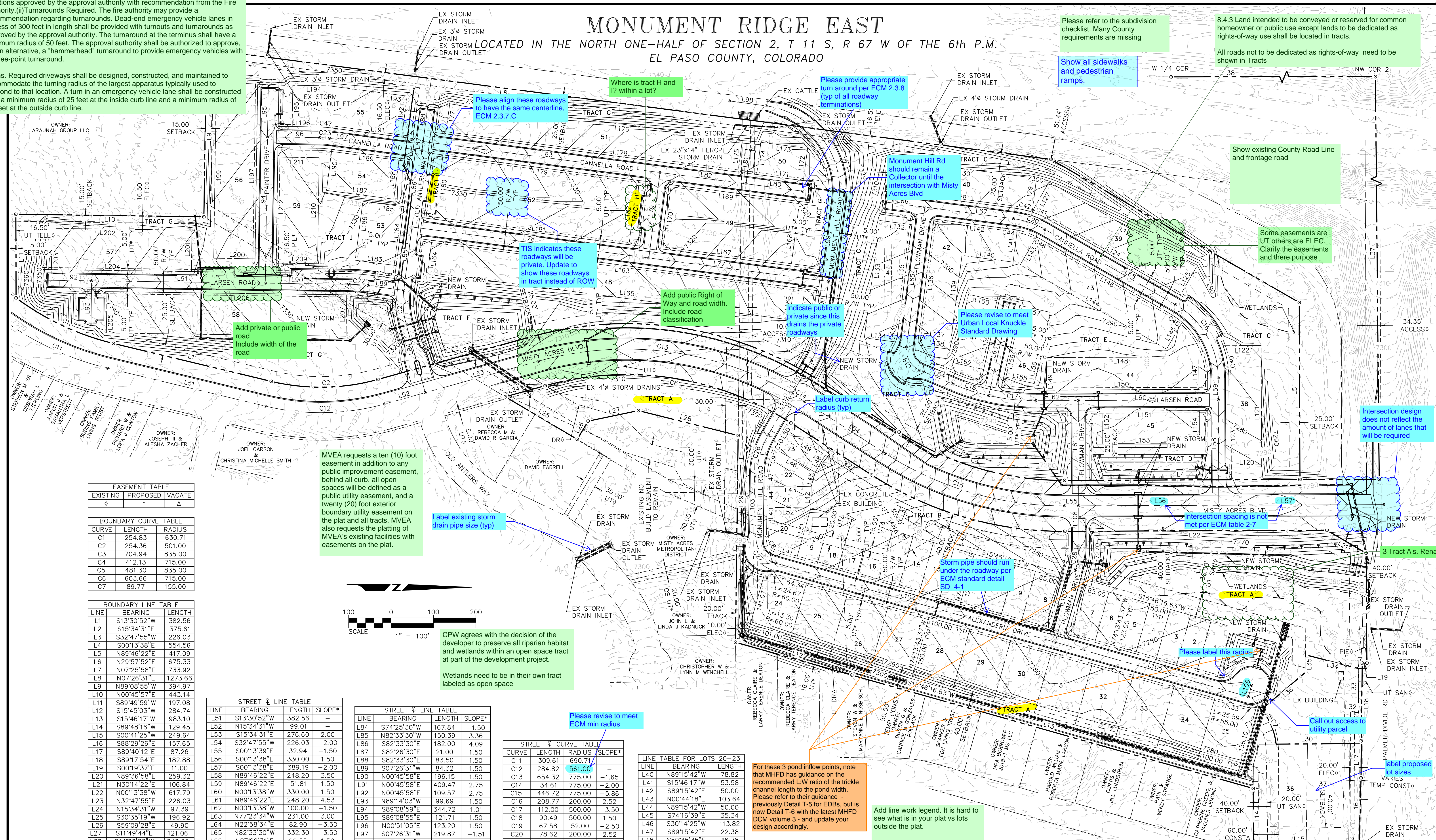
- Tract table that shows what tracts will be used for
- Include a landscaping plan showing how the project complies with Ch. 6 and 8 of the land development code, specifically 8.4.2.A.1.a Buffers

Turnouts and Turnarounds Required. (i) Driveways. Where the required driveway is greater than 300 feet, it shall be provided with turnouts or turnarounds at locations approved by the approval authority with recommendation from the Fire Authority. (ii) Turnarounds Required. The fire authority may provide a recommendation regarding turnarounds. Dead-end emergency vehicle lanes in excess of 300 feet in length shall be provided with turnouts and turnarounds as approved by the approval authority. The turnaround at the terminus shall have a minimum radius of 50 feet. The approval authority shall be authorized to approve, as an alternative, a "hammerhead" turnaround to provide emergency vehicles with a three-point turnaround.

Turns. Required driveways shall be designed, constructed, and maintained to accommodate the turning radius of the largest apparatus typically used to respond to that location. A turn in an emergency vehicle lane shall be constructed with a minimum radius of 25 feet at the inside curb line and a minimum radius of 50 feet at the outside curb line.

# MONUMENT RIDGE EAST

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.  
EL PASO COUNTY, COLORADO



Please refer to the subdivision checklist. Many County requirements are missing

8.4.3 Land intended to be conveyed or reserved for common homeowner or public use except lands to be dedicated as rights-of-way use shall be located in tracts.

All roads not to be dedicated as rights-of-way need to be shown in Tracts

Show all sidewalks and pedestrian ramps.

Show existing County Road Line and frontage road

Some easements are UT others are ELEC. Clarify the easements and their purpose

Where is tract H and I? within a lot?

Please align these roadways to have the same centerline, ECM 2.3.7.C

Please provide appropriate turn around per ECM 2.3.8 (typ of all roadway terminations)

Monument Hill Rd should remain a Collector until the intersection with Misty Acres Blvd

TIS indicates these roadways will be private. Update to show these roadways in tract instead of ROW

Add public Right of Way and road width. Include road classification

Indicate public or private since this drains the private roadways

Please revise to meet Urban Local Knuckle Standard Drawing

Add private or public road Include width of the road

Add public Right of Way and road width. Include road classification

Label curb return radius (typ)

Storm pipe should run under the roadway per ECM standard detail SD 4-1

MVEA requests a ten (10) foot easement in addition to any public improvement easement, behind all curb, all open spaces will be defined as a public utility easement, and a twenty (20) foot exterior boundary utility easement on the plat and all tracts. MVEA also requests the platting of MVEA's existing facilities with easements on the plat.

Label existing storm drain pipe size (typ)

Intersection design does not reflect the amount of lanes that will be required

3 Tract A's. Rename

CPW agrees with the decision of the developer to preserve all riparian habitat and wetlands within an open space tract at part of the development project.

Wetlands need to be in their own tract labeled as open space

Please label this radius

Call out access to utility parcel

Label proposed lot sizes

For these 3 pond inflow points, note that MHFD has guidance on the recommended L:W ratio of the trickle channel length to the pond width. Please refer to their guidance - previously Detail T-5 for EDBs, but is now Detail T-6 with the latest MHFD DCM volume 3 - and update your design accordingly.

Add new work legend. It is hard to see what is in your plat vs lots outside the plat.

Not within the City of Colorado Springs. Remove

EASEMENT TABLE		
EXISTING	PROPOSED	VACATE
0	0	0

BOUNDARY CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	254.83	630.71
C2	254.36	501.00
C3	704.94	835.00
C4	412.13	715.00
C5	481.30	835.00
C6	603.66	715.00
C7	89.77	155.00

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°30'52"W	382.56
L2	S15°34'31"E	375.61
L3	S32°47'55"W	226.03
L4	S00°13'38"E	554.56
L5	N89°46'22"E	417.09
L6	N29°57'52"E	675.33
L7	N07°25'58"E	733.92
L8	N07°26'31"E	1273.66
L9	N89°08'55"W	394.97
L10	N00°45'57"E	443.14
L11	S89°49'59"W	197.08
L12	S15°45'03"W	284.74
L13	S15°46'17"W	983.10
L14	S89°48'16"W	129.45
L15	S00°41'25"W	249.64
L16	S88°29'26"E	157.65
L17	S89°40'12"E	87.26
L18	S89°17'54"E	182.88
L19	S00°19'37"E	11.00
L20	N89°36'58"E	259.32
L21	N30°14'22"E	106.84
L22	N00°13'38"W	617.79
L23	N32°47'55"E	226.03
L24	N15°34'31"W	97.39
L25	S30°35'19"W	196.92
L26	S59°09'28"E	49.90
L27	S11°49'44"E	121.06
L28	S14°00'26"W	242.35
L29	N89°15'42"W	487.45
L30	S00°17'38"E	184.62
L31	S89°42'21"W	74.90
L32	S14°23'28"W	10.26
L33	N89°42'21"E	104.86
L34	N14°32'38"E	128.71
L35	S89°35'16"W	41.27
L36	N40°11'32"W	135.79
L37	S89°35'16"W	41.27
L38	N40°11'32"W	135.79

STREET & LINE TABLE			
LINE	BEARING	LENGTH	SLOPE*
L51	S13°30'52"W	382.56	-
L52	N15°34'31"E	99.01	-
L53	S15°34'31"E	276.60	2.00
L54	S32°47'55"W	226.03	-2.00
L55	S00°13'39"E	32.94	-1.50
L56	S00°13'38"E	330.00	1.50
L57	S00°13'38"E	389.19	-2.00
L58	N89°46'22"E	248.20	3.50
L59	N89°46'22"E	51.81	1.50
L60	N00°13'38"W	330.00	1.50
L61	N89°46'22"E	248.20	4.53
L62	N00°13'38"W	100.00	-1.50
L63	N77°23'34"W	231.00	3.00
L64	N22°58'34"E	82.90	-3.50
L65	N82°33'30"W	332.30	-3.50
L66	N07°26'31"E	99.55	1.50
L67	N07°26'31"E	210.83	2.52
L68	N29°57'52"W	355.93	2.52
L69 - L76 NOT USED			
L77	N07°26'31"E	426.96	-3.02
L78	N07°26'31"E	563.00	-1.50
L79	N82°33'30"W	203.00	2.77
L80	N07°26'31"E	134.87	-1.50
L81	S82°33'30"E	80.00	-1.50
L82	N07°26'31"E	204.50	-1.50
L83	N07°26'31"E	563.00	-2.50

STREET & CURVE TABLE			
CURVE	LENGTH	RADIUS	SLOPE*
C11	309.61	690.71	-
C12	284.82	561.00	-
C13	654.32	775.00	-1.65
C14	34.61	775.00	-2.00
C15	446.72	775.00	-5.86
C16	208.77	200.00	2.52
C17	112.00	500.00	-3.50
C18	90.49	500.00	1.50
C19	67.58	52.00	-2.50
C20	78.62	200.00	2.52
C21	80.34	200.00	3.36
C22	46.61	400.00	2.75
C23	23.01	200.00	1.50
C24	313.35	200.00	6.30
C25	79.58	200.00	6.00
C26	102.98	200.00	-4.25
C27	82.43	63.00	-4.25
C28	55.85	200.00	1.50

LINE TABLE FOR LOTS 20-23		
LINE	BEARING	LENGTH
L40	N89°15'42"W	78.82
L41	S15°46'17"W	53.58
L42	S89°15'42"E	50.00
L43	N00°44'18"E	103.64
L44	N89°15'42"W	50.00
L45	S74°16'39"E	35.34
L46	S30°14'25"W	113.82
L47	S89°15'42"E	22.38
L48	S59°45'35"E	46.78
L49	S32°47'08"W	115.11
L50	N59°45'36"W	31.59
L51	S74°13'43"E	123.00
L52	N00°44'18"E	103.64

CURVE TABLE FOR LOTS 20-23		
CURVE	LENGTH	RADIUS
C8	35.33	275.00
C9	69.64	175.00
C10	20.35	175.00

\*SLOPES ARE APPROXIMATE FROM VERTICAL POINTS OF INTERSECTION, VERTICAL CURVES NOT REPRESENTED.

**BEAR CREEK SURVEYING INC.**  
BRENT SMITH  
95 South Bear Creek Road, Bayfield, CO 8122  
P.O. Box 2016, Bayfield, CO 8122  
ph(970)884-5069

CLIENT: **MONUMENT RIDGE EAST, LLC**  
MUNICIPALITY: **COLORADO SPRINGS** COUNTY: **EL PASO**

**PRELIMINARY PLAN**

DRAFTED BY: **DBH**  
CHECKED BY: **DBS**

DEVELOPER: **MONUMENT RIDGE EAST LLC**  
5055 1ST DRIVE  
COLORADO SPRINGS, CO 80919

SUBMISSION DATE: 1/18/24  
REVISION DATES: 4/12/24

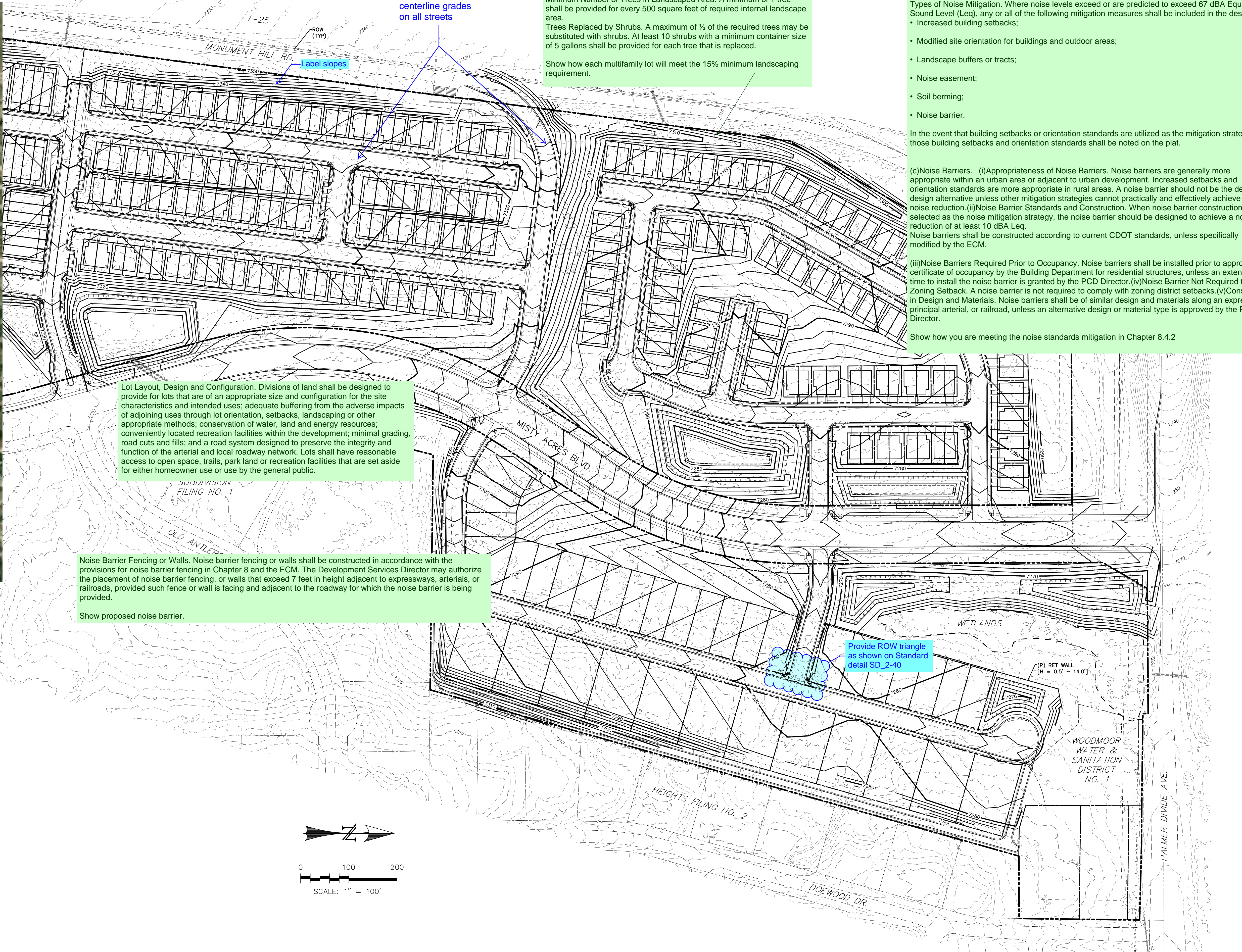
PROJECT #: **21-041**



SITE

Wetlands need to be depicted in its entirety

Wetlands (Freshwater Emergent/Freshwater Forested/Shrub Wetland) are located within the site. However, these areas do not appear to be portrayed correctly in Figure 7 of Entech's report. These areas are associated with standing water; lots should not be located within these areas, a setback should be established, and these areas should be designated as "No Build Areas". Setbacks and no build areas should be noted on the plans.



Show dimensions

Label approximate centerline grades on all streets

Label slopes

Lot Layout, Design and Configuration. Divisions of land shall be designed to provide for lots that are of an appropriate size and configuration for the site characteristics and intended uses; adequate buffering from the adverse impacts of adjoining uses through lot orientation, setbacks, landscaping or other appropriate methods; conservation of water, land and energy resources; conveniently located recreation facilities within the development; minimal grading, road cuts and fills, and a road system designed to preserve the integrity and function of the arterial and local roadway network. Lots shall have reasonable access to open space, trails, park land or recreation facilities that are set aside for either homeowner use or use by the general public.

Noise Barrier Fencing or Walls. Noise barrier fencing or walls shall be constructed in accordance with the provisions for noise barrier fencing in Chapter 8 and the ECM. The Development Services Director may authorize the placement of noise barrier fencing, or walls that exceed 7 feet in height adjacent to expressways, arterials, or railroads, provided such fence or wall is facing and adjacent to the roadway for which the noise barrier is being provided.  
Show proposed noise barrier.

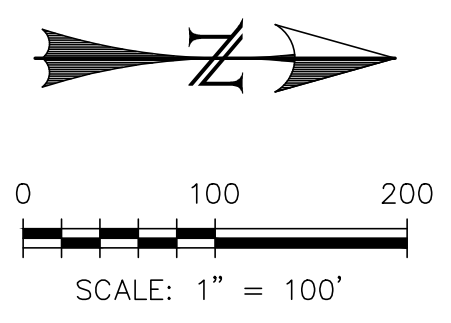
Requirements for Multifamily Uses. The following internal landscaping is required for multifamily uses:  
Minimum Required Internal Landscaped Area. A minimum of 15% of the lot or parcel shall be landscaped.  
Minimum Number of Trees in Landscaped Area. A minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area.  
Trees Replaced by Shrubs. A maximum of 1/2 of the required trees may be substituted with shrubs. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced.  
Show how each multifamily lot will meet the 15% minimum landscaping requirement.

Mitigation in Residential Subdivisions. Noise mitigation **shall** be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads  
Types of Noise Mitigation. Where noise levels exceed or are predicted to exceed 67 dBA Equivalent Sound Level (Leq), any or all of the following mitigation measures shall be included in the design:  
• Increased building setbacks;  
• Modified site orientation for buildings and outdoor areas;  
• Landscape buffers or tracts;  
• Noise easement;  
• Soil berming;  
• Noise barrier.  
In the event that building setbacks or orientation standards are utilized as the mitigation strategy, those building setbacks and orientation standards shall be noted on the plat.

(c) Noise Barriers. (i) Appropriateness of Noise Barriers. Noise barriers are generally more appropriate within an urban area or adjacent to urban development. Increased setbacks and orientation standards are more appropriate in rural areas. A noise barrier should not be the default design alternative unless other mitigation strategies cannot practically and effectively achieve the noise reduction. (ii) Noise Barrier Standards and Construction. When noise barrier construction is selected as the noise mitigation strategy, the noise barrier should be designed to achieve a noise reduction of at least 10 dBA Leq. Noise barriers shall be constructed according to current CDOT standards, unless specifically modified by the ECM.  
(iii) Noise Barriers Required Prior to Occupancy. Noise barriers shall be installed prior to approval of a certificate of occupancy by the Building Department for residential structures, unless an extension of time to install the noise barrier is granted by the PCD Director. (iv) Noise Barrier Not Required to Meet Zoning Setback. A noise barrier is not required to comply with zoning district setbacks. (v) Consistency in Design and Materials. Noise barriers shall be of similar design and materials along an expressway, principal arterial, or railroad, unless an alternative design or material type is approved by the PCD Director.  
Show how you are meeting the noise standards mitigation in Chapter 8.4.2

**LEGEND**

EXISTING	(E)
PROPOSED	(P)
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
(E) CONTOUR, INDEX	---7300---
(E) CONTOUR	---
(P) CONTOUR, INDEX	---7300---
(P) CONTOUR	---
(E) STORM SEWER	---



REV.	DESCRIPTION	DATE

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PREPARED FOR:  
MONUMENT RIDGE EAST, LLC  
5055 LIST DRIVE  
COLORADO SPRINGS, CO 80919

**NOT FOR CONSTRUCTION**

**PRC**  
ENGINEERING  
4465 NORTH PARK DRIVE, SUITE 400A  
COLORADO SPRINGS, CO 80907  
(719) 291-2744

MONUMENT RIDGE EAST  
EAST & WEST PARCEL  
GRADING EXHIBIT

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 100'	DATE: 03/07/24
JOB NUMBER: 21-003	SHEET: 1 OF 1