

MONUMENT RIDGE EAST

EL PASO COUNTY, COLORADO

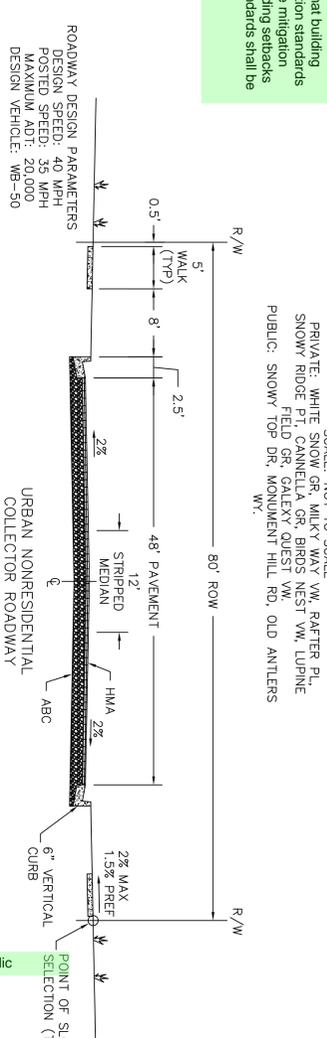
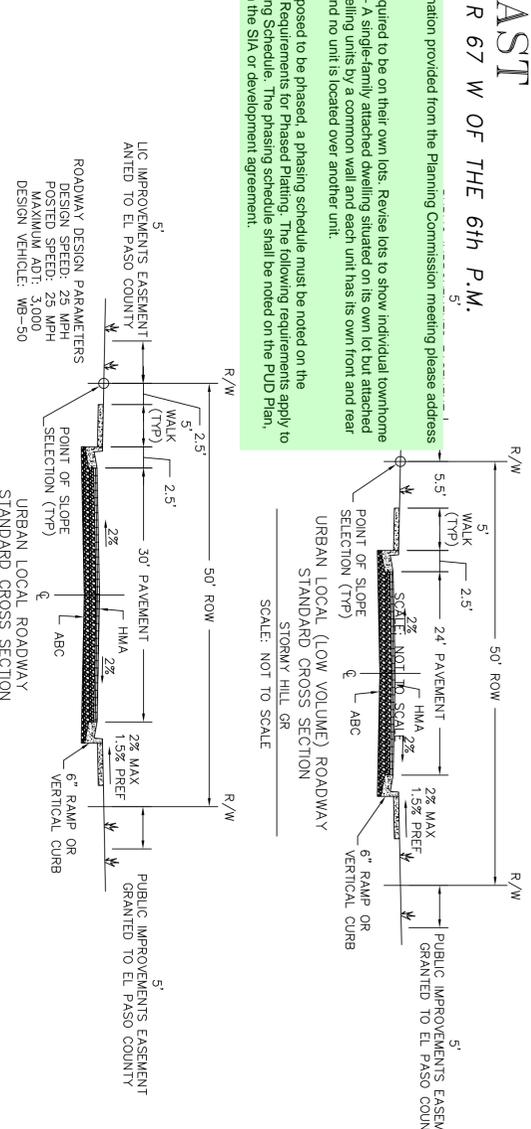
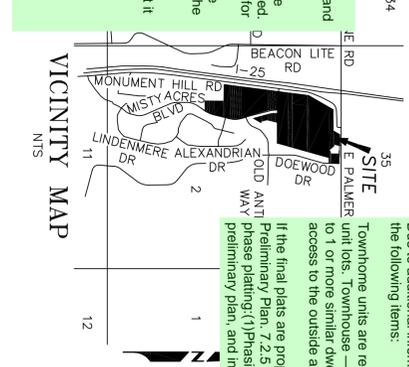
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.

Townhome units are required to be on their own lots. Reverse lots to show individual townhome unit lots. Townhouse — A single-family attached dwelling situated on its own lot but attached to 1 or more similar dwelling units by a common wall and each unit has its own front and rear access to the outside and no unit is located over another unit.

If the final plans are proposed to be phased, a phasing schedule must be noted on the Preliminary Plan, 7.2.5 Requirements for Phased Platting. The following requirements apply to phase platting: (1) Phasing Schedule. The phasing schedule shall be noted on the PUD Plan, preliminary plan, and in the SIA or development agreement.

Due to additional information provided from the Planning Commission meeting please address the following items:

- For assignment of addressing for lots and address placement (XX) where they are intended to be utilized, addressing marker for lots should be from door, and should be placed as close to the edge of the lot as possible, running parallel to the street (it is being addressed from.



NOTES:
 1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO WITH AN ASSUMED BEARING OF NORTH 00°15' 53" EAST.
 2. LINEAR UNITS FEET IN THIS DRAWING ARE US SURVEY FEET.
 3. THERE WILL BE NO VEHICLE ACCESS TO ANY LOT TO COUNTY LINE ROAD, MONUMENT HILL ROAD, INTERSTATE 25, OR HIGHWAY 67 BOULEVARD.
 4. THIS PROPERTY IS SUBJECED TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A SOILS AND GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC., REVISED DATE AUGUST 6, 2024, ENTECH JOB NO. 230248, WHICH IDENTIFIED THE FOLLOWING GEOLOGIC CONSTRAINTS/HAZARDS ON THE PROPERTY: ARTIFICIAL FILL, POTENTIAL EXPANSIVE SOILS, NON-JURISDICTIONAL WETLANDS, PROPOSED ARTIFICIAL FILL, POTENTIAL EXPANSIVE SOILS, NON-JURISDICTIONAL WETLANDS, SHALLOW BEDROCK, AND POTENTIAL FOR ELEVATED RADON.
 THE FOLLOWING MITIGATIONS WILL BE REQUIRED WHERE APPROPRIATE:
 • ARTIFICIAL FILL – REMOVAL AND REPLACEMENT OF UNCONTROLLED FILL WHERE ENCOUNTERED
 • EROSION – PERMANENT EROSION PROTECTION OR CHANNEL ARMORING
 • POTENTIALLY PERMANENT SOILS – OVEREXCAVATION OF EXPANSIVE SOILS WHERE ENCOUNTERED
 • LOOSE SOILS – REMOVAL AND RECOMPACTION
 • PONDING WATER, SEASONAL, AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS – DIVERTAGE OR DRAIN SYSTEMS, STRUCTURES SHOULD BE A MINIMUM 3 FEET ABOVE WATER OR HAVE SITE SPECIFIC DRAINS
 • RAODN – SITE SPECIFIC TESTING AS REQUIRED
 • SHALLOW BEDROCK – MAY REQUIRE TRACK-MOUNTED EQUIPMENT FOR EXCAVATION
 5. SEE SHEET 2 FOR EXISTING AND PROPOSED IMPROVEMENTS
 6. SEE SHEET 3 FOR GEOMETRICS
 7. SEE SHEET 4 FOR EXISTING AND PROPOSED GRADING
 8. MONUMENT HILL ROAD SHALL BE REMOVED AND ROW VACATED AFTER THE NEW ALIGNMENT HAS BEEN CONSTRUCTED.
 9. "NO BASEMENTS OTHER BELOW GRADE SPACES ALLOWED" OR THAT MITIGATION MEASURES, SUCH AS RAISING THE SITE GRADES, BE INCORPORATED
 CERTIFICATION:
 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 36 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief. This statement is neither a warranty nor guarantee, either expressed or implied.

LEGAL DESCRIPTION CONTINUED

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 PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE CORNER OF SAID SECTION. TH S 89 DEGREES 06 MINUTES 54 SECONDS WA DISTANCE OF 1320.00 FEET; THENCE S 00 DEGREES 06 MINUTES 12 SECONDS WA DISTANCE OF 897.45 FEET; FOR THE TRIANGLE POINT OF BEGINNING OF THE PARCEL TO BE A DISTANCE OF 1026.25 FEET; THENCE S 86 DEGREES 45 MINUTES 38 SECONDS WA DISTANCE OF 521.00 FEET; AN ARC LENGTH OF 17 DEGREES 26 MINUTES 58 SECONDS 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; SAID SOUTHERLY LINE, 6°43'39" FEET TO THE POINT OF BEGINNING CONTAINING 21.74 ACRES MORE OR LESS.

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 B, AS 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 39 SECONDS EAST, 370.05 FEET; (3) NORTH 00 DEGREES 47 MINUTES 39 SECONDS WEST, 443.01 FEET; (4) NORTH 89 DEGREES 06 MINUTES 35 SECONDS WEST, 395.12 FEET; (5) NORTH 07 DEGREES 27 MINUTES 28 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 WEST ACRES SUBDIVISION PLING NO. 1 (RECEPTION NO. 20519028), SAID EL PASO COUNTY RECORDS). (THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE WESTERLY LINES OF SAID PARCEL 1), SOUTH 00 DEGREES 46 MINUTES 32 SECONDS WEST, 1.6 DEGREE 12 MINUTES 25 SECONDS LEFT CURVE 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 284.52 FEET; (5) SOUTH 13 DEGREES 50 MINUTES 52 SECONDS WEST, 382.56 FEET; (6) AN A 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

LINE	BEARING	LENGTH
L120	N00°13'38"W	76.50
L121	S89°46'22"E	86.00
L122	S00°13'54"E	89.72
L123	N89°46'22"E	210.01
L124	N29°52'E	353.71
L125	N60°02'08"W	76.50
L126	S60°02'08"E	401.00
L127	S07°26'51"W	401.00
L128	S07°26'51"W	306.65
L129	S82°33'50"E	80.33
L130	N07°26'51"E	348.00
L131	N82°33'50"W	76.50
L132	N07°26'51"E	76.50
L133	N82°33'50"W	279.00
L134	S07°26'51"W	74.19
L135	S82°33'50"E	262.52
L136	N82°33'50"W	290.40
L137	S58°25'02"W	11.60
L138	S07°26'51"W	69.22
L139	S82°33'50"E	222.80
L140	S07°26'51"W	121.50
L141	S82°33'50"E	76.08
L142	N07°26'51"E	185.83
L143	N60°02'09"W	76.29
L144	S29°52'52"W	398.00
L145	S60°02'10"E	73.28
L146	N29°52'52"E	355.93
L147	S89°46'22"W	76.50
L148	S00°13'38"E	359.00
L149	N89°46'22"E	76.50
L150	N00°13'38"E	359.00
L151	N00°13'38"W	229.00
L152	S89°46'12"W	76.50
L153	S00°13'38"E	229.00
L154	N89°46'22"E	76.50
L155	N17°23'54"W	73.50
L156	N17°23'54"W	172.00
L157	S17°23'54"W	73.50
L158	S17°23'54"E	172.00
L159	S77°23'54"E	165.00
L160	N17°23'54"W	165.00
L161	S17°23'54"W	73.50
L163	S07°26'51"W	860.00
L164	S82°33'50"E	76.50
L165	N07°26'51"E	860.00

CURVE	LENGTH	RADIUS
C40	46.86	225.00
C41	46.86	225.00
C42	41.59	225.00
C43	16.70	602.00
C44	12.18	173.00
C45	33.65	173.00
C46	8.64	173.00
C47	26.22	225.00

NOTE: C29-C39 NOT USED

LINE	BEARING	LENGTH
L166	N82°33'50"W	76.50
L167	S07°26'51"W	59.92
L168	S82°33'50"E	76.50
L169	N07°26'51"E	309.92
L170	N82°33'50"W	76.50
L171	S07°26'51"W	111.00
L172	S82°33'50"E	76.50
L173	N07°26'51"E	111.00
L174	N82°33'50"W	76.50
L175	S82°33'50"E	695.00
L176	N07°26'51"E	695.00
L177	N82°33'50"W	76.50
L178	S07°26'51"E	695.00
L179	N07°26'51"E	359.60
L180	N82°33'50"W	133.45
L181	S07°26'51"W	462.00
L182	S82°33'50"E	76.50
L183	N07°26'51"E	97.50
L184	N82°33'50"W	140.00
L185	S07°26'51"W	97.50
L186	S82°33'50"E	140.00
L187	N07°26'51"E	160.00
L188	N82°33'50"W	97.50
L189	S07°26'51"W	160.00
L190	S82°33'50"E	97.50
L191	S07°26'51"W	169.67
L192	S82°33'50"E	97.50
L193	N07°26'51"E	187.10
L194	N00°51'05"E	83.90
L195	N89°08'55"W	97.46
L196	S00°45'58"W	63.82
L197	S89°08'55"E	400.80
L198	N00°51'05"E	400.80
L199	N89°08'55"W	400.80
L200	S00°51'05"W	97.50
L201	S89°14'03"E	97.50
L202	N89°14'03"E	330.00
L203	N00°45'58"W	330.00
L204	S00°45'58"W	330.00
L205	N89°14'03"W	97.50
L206	S00°45'58"W	97.50
L207	S89°14'03"E	97.50
L208	N00°45'58"E	97.50
L209	S00°51'05"W	97.50
L210	S89°08'55"E	290.00
L211	N00°51'05"E	97.50
L212	N89°08'55"W	290.00

NOTE: L109-1119 NOT USED

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

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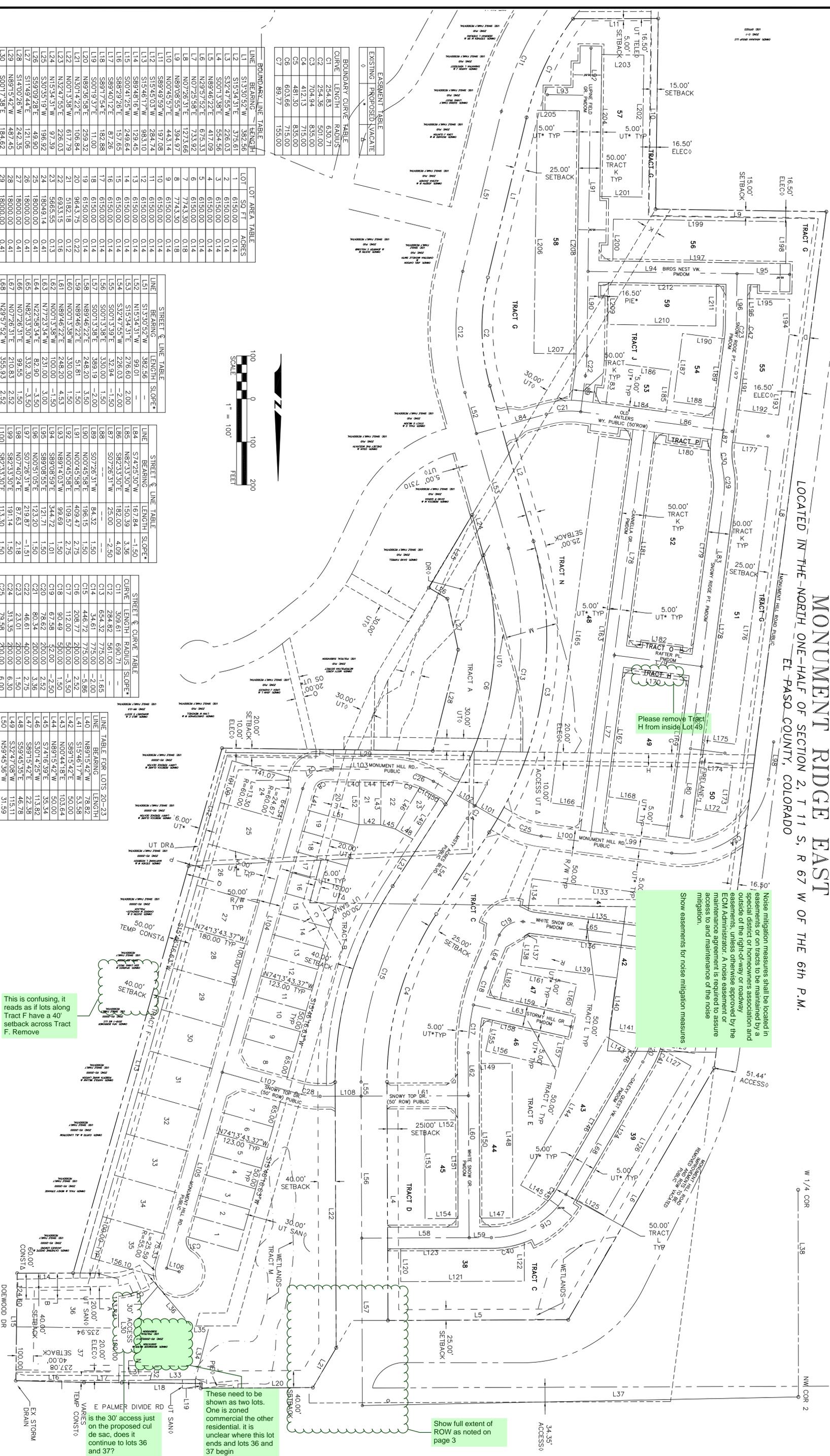
BEAR CREEK SURVEYING INC.
 BRENT SMITH
 96 South Bear Creek Road, Bayfield CO 8122
 P.O. Box 2016, Bayfield CO 8122
 PH(970)884-5089

MONUMENT RIDGE EAST, LLC
 COUNTY: EL PASO
PRELIMINARY PLAN

PROJECT # 21-014
 SHEET 1 OF 4

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



EXISTING PROPOSED/VACATE

BOUNDARY CURVE 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°26'31"E	733.92
L8	N07°26'31"E	1273.62
L9	N89°08'55"W	354.97
L10	N07°26'31"E	443.14
L11	S89°49'59"W	197.05
L12	S13°30'52"W	284.74
L13	S13°30'52"W	983.10
L14	S89°46'18"W	129.45
L15	S07°41'25"W	249.64
L16	S89°29'26"E	157.65
L17	S89°40'12"E	87.26
L18	S89°17'54"E	182.88
L19	S07°19'37"E	11.00
L20	N89°56'58"E	259.32
L21	N20°14'22"E	106.84
L22	N00°13'58"W	617.79
L23	N24°47'55"E	226.03
L24	N15°34'31"W	97.39
L25	S30°35'19"W	196.92
L26	S59°09'28"E	421.96
L27	S11°49'44"E	19.90
L28	N14°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	S1°23'32"W	10.26
L33	N89°42'21"E	104.86
L34	N1°32'38"E	128.71
L35	S89°33'16"W	41.27
L36	N40°01'32"W	135.79
L37	S89°33'16"W	41.27
L38	N40°01'32"W	135.79

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	6150.00	0.14
8	6150.00	0.14
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	18049.14	0.41
25	18000.00	0.41
26	18000.00	0.41
27	18000.00	0.41
28	18000.00	0.41
29	18000.00	0.41
30	18000.00	0.41
31	18000.00	0.41
32	18000.00	0.41
33	18000.00	0.41
34	18000.00	0.41
35	18047.00	0.41
36	29258.83	0.67
37	23696.04	0.54

STREET & LINE TABLE			
LINE	BEARING	LENGTH	SLOPE*
L51	S13°30'52"W	382.56	-
L52	N13°34'31"E	392.01	2.00
L53	S13°34'31"E	276.60	-2.00
L54	S32°47'55"W	226.03	-2.50
L55	S07°19'37"E	32.94	-1.50
L56	S00°13'38"E	350.00	1.50
L57	S07°19'37"E	359.19	-2.00
L58	N89°46'22"E	248.20	3.50
L59	N89°46'22"E	51.81	1.50
L60	N00°13'58"W	330.00	1.50
L61	N00°13'58"W	248.20	4.53
L62	N00°13'58"W	100.00	-1.50
L63	N72°53'34"W	231.00	3.00
L64	N22°58'34"E	332.90	-3.50
L65	N82°33'30"E	99.55	1.50
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	- L66 NOT USED	-	-
L70	N29°57'52"W	90.00	1.50
L71	S89°45'58"E	200.00	-4.25
L72	N89°45'58"E	112.03	1.50
L73	N89°45'58"E	142.64	-4.25
L74	S15°46'17"W	665.14	-1.07
L75	S15°46'17"W	473.34	-1.50
L76	N24°13'43"E	178.07	4.08
L77	N07°26'31"E	398.10	-2.50
L78	N07°26'31"E	94.77	1.50

STREET & CURVE TABLE				
LINE	BEARING	LENGTH	RADIUS	SLOPE*
C1	S13°30'52"W	382.56	100.00	-
C2	S15°34'31"E	375.61	100.00	2.00
C3	S32°47'55"W	226.03	100.00	-2.00
C4	S00°13'38"E	554.56	100.00	-2.50
C5	N89°46'22"E	417.09	100.00	1.50
C6	N29°57'52"E	675.33	100.00	-1.50
C7	N07°26'31"E	733.92	100.00	1.50
C8	N07°26'31"E	1273.62	100.00	-1.50
C9	N89°08'55"W	354.97	100.00	1.50
C10	N07°26'31"E	443.14	100.00	-2.00
C11	S89°49'59"W	197.05	100.00	2.52
C12	S13°30'52"W	284.74	100.00	3.50
C13	S13°30'52"W	983.10	100.00	4.53
C14	S89°46'18"W	129.45	100.00	5.00
C15	S07°41'25"W	249.64	100.00	5.50
C16	S89°29'26"E	157.65	100.00	6.00
C17	S89°40'12"E	87.26	100.00	6.50
C18	S89°17'54"E	182.88	100.00	7.00
C19	S07°19'37"E	11.00	100.00	7.50
C20	N89°56'58"E	259.32	100.00	8.00
C21	N20°14'22"E	106.84	100.00	8.50
C22	N00°13'58"W	617.79	100.00	9.00
C23	N24°47'55"E	226.03	100.00	9.50
C24	N15°34'31"W	97.39	100.00	10.00
C25	S30°35'19"W	196.92	100.00	10.50
C26	S59°09'28"E	421.96	100.00	11.00
C27	S11°49'44"E	19.90	100.00	11.50
C28	N14°00'26"W	242.35	100.00	12.00
C29	N89°15'42"W	487.45	100.00	12.50
C30	S00°17'38"E	184.62	100.00	13.00
C31	S89°42'21"W	74.90	100.00	13.50
C32	S1°23'32"W	10.26	100.00	14.00
C33	N89°42'21"E	104.86	100.00	14.50
C34	N1°32'38"E	128.71	100.00	15.00
C35	S89°33'16"W	41.27	100.00	15.50
C36	N40°01'32"W	135.79	100.00	16.00
C37	S89°33'16"W	41.27	100.00	16.50
C38	N40°01'32"W	135.79	100.00	17.00



BEAR CREEK SURVEYING INC.
BRENT SMITH
95 South Bear Creek Road, Bayfield CO 81222
P.O. Box 2005, Bayfield CO 81222
PH(970)884-5089

MONUMENT RIDGE EAST, LLC
MUNICIPALITY: EL PASO
COUNTY: EL PASO
SUBMISSION DATE: 4/12/24
REVISION DATES: 8/12/24
REVISION DATES: 11/08/24
PROJECT # 21-014
SHEET 3 OF 4

This is confusing, it reads as if lots along Tract F have a 40' setback across Tract F. Remove

These need to be shown as two lots. One is zoned commercial the other residential. It is unclear where this lot ends and lots 36 and 37 begin

Show full extent of ROW as noted on page 3

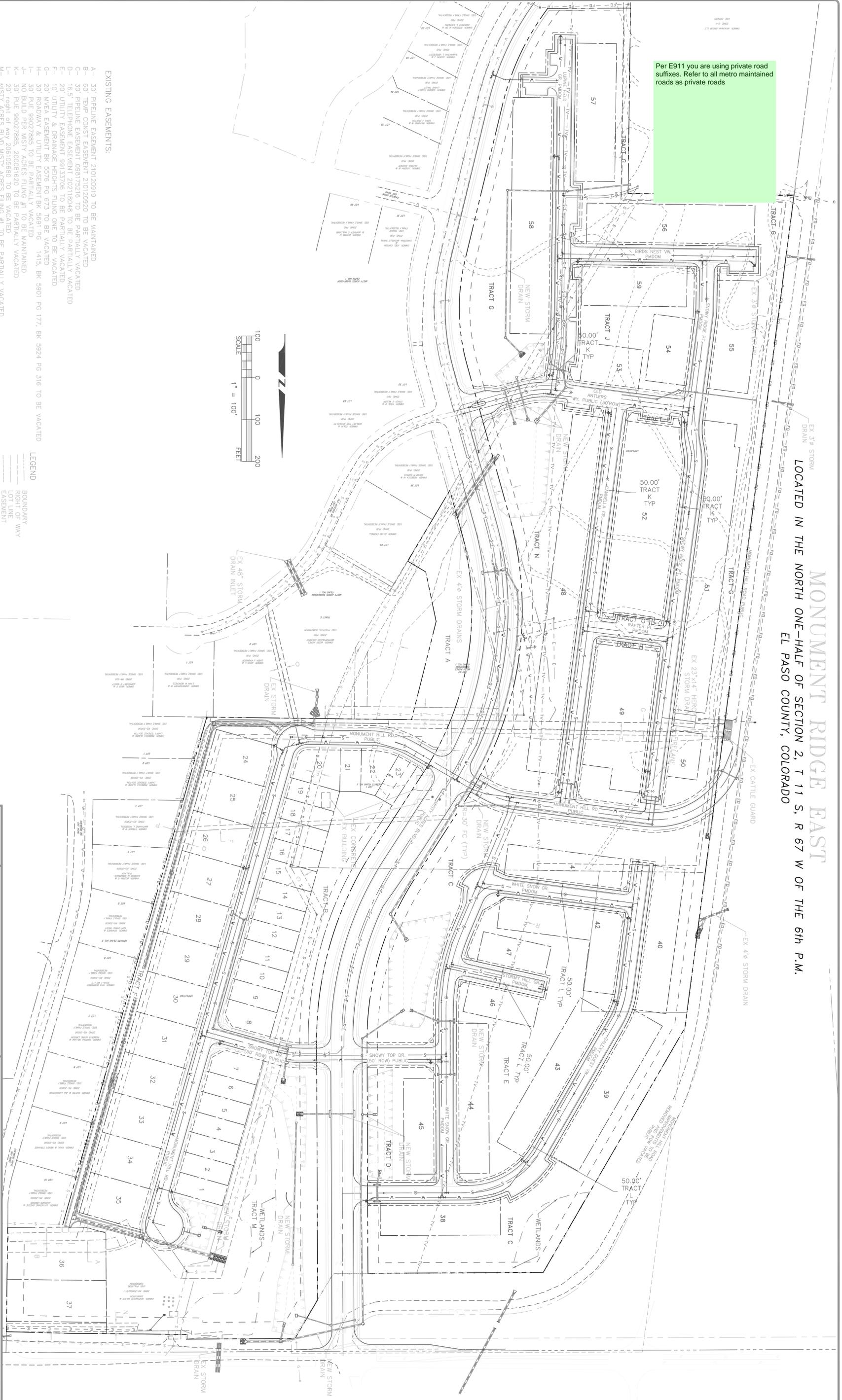
Noise mitigation measures shall be located in easements or on tracts to be maintained by a special district or homeowners association and outside of the right-of-way or roadway easements, unless otherwise approved by the ECM Administrator. A noise assessment or maintenance agreement is required to assure access to and maintenance of the noise mitigation.

Show easements for noise mitigation measures

Please remove Tract H from inside Lot 49

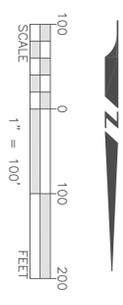
MONUMENT RIDGE EAST
 LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
 EL PASO COUNTY, COLORADO

Per E911 you are using private road suffixes. Refer to all metro maintained roads as private roads



EXISTING EASEMENTS:

- A- 30' PIPELINE EASEMENT 210120919 TO BE MAINTAINED
- B- 60' TEMP CONST EASEMENT 210120920 TO BE VACATED
- C- 30' PIPELINE EASEMENT 09817216 TO BE PARTIALLY VACATED
- D- 16.5' TELEPHONE EASEMENT 202118048 TO BE PARTIALLY VACATED
- E- 20' UTILITY EASEMENT 99133706 TO BE PARTIALLY VACATED
- F- 10' UTILITY & DRAINAGE HEIGHTS FILING ONE TO BE VACATED
- G- 20' WEA EASEMENT BK 5576 PG 673 TO BE VACATED
- H- 30' ROADWAY & UTILITY EASEMENT BK 5691 PG 1415, BK 5901 PG 177, BK 5924 PG 316 TO BE VACATED
- I- 30' PUE 99027885 TO BE PARTIALLY VACATED
- J- NO BUILD PER MISTY AGRES FILING #1 TO BE MAINTAINED
- K- 30' PUE 99027885, 200091620 TO BE PARTIALLY VACATED
- L- 20' right of way 206105680 TO BE VACATED
- M- MISTY AGRES BLVD MISTY AGRES FILING #1 TO BE PARTIALLY VACATED
- N- 20' WEA EASEMENT 200090983 TO BE MAINTAINED
- O- 16' WOODMORE UTILITY EASEMENT TO BE MAINTAINED
- P- 16' WOODMORE UTILITY EASEMENT TO BE MAINTAINED
- Q- 50' WOODMORE TEMP CONST EASEMENT TO BE VACATED
- R- CABLE LINE APPROXIMATE LOCATION TO BE VACATED



LEGEND

- BOUNDARY
- RIGHT OF WAY
- ROAD
- WATER
- SEWER
- FORCE MAIN
- TELEPHONE
- FIBER
- EX ROADS
- STORM DRAIN
- PROPOSED FIRE HYDRANT
- PMDOM
- Public Metropolitan District Owned and Maintained



BEAR CREEK SURVEYING INC.
 BRENT SMITH
 95 South Bear Creek Road, Bayfield CO 81222
 P.O. Box 206, Bayfield CO 81222
 PH(970)884-5089

DRAFTED BY: DSH
 CHECKED BY: BJS

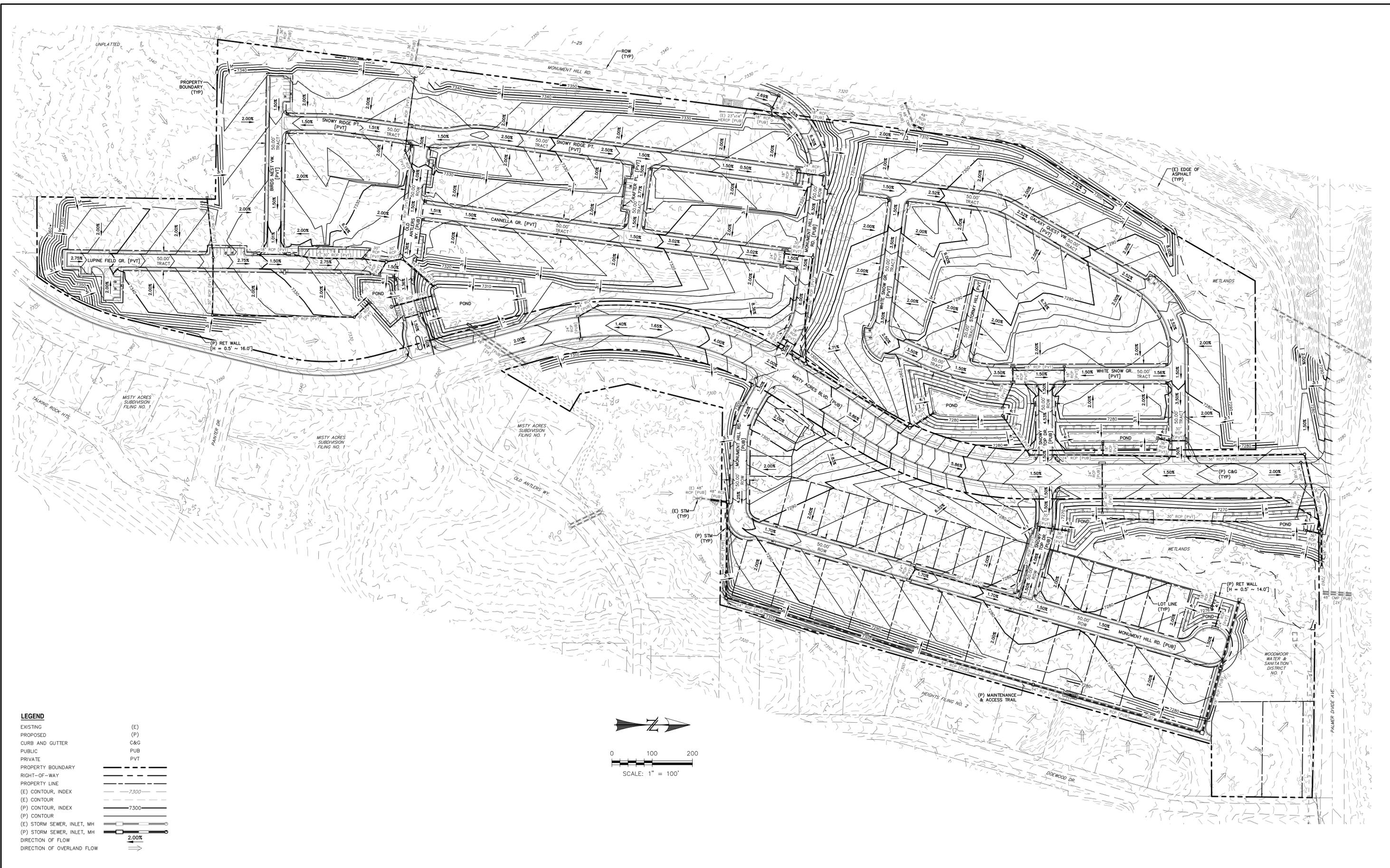
OWNER OF RECORD:
 MONUMENT RIDGE EAST LLC
 5055 LIST DRIVE
 COLORADO SPRINGS, CO 80919

PRELIMINARY PLAN

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

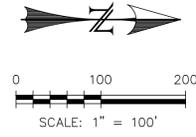
SUBMISSION DATE: 4/12/24
 REVISION DATES: 8/12/24
 REVISION DATES: 11/08/24

PROJECT #:
 21-014
 SHEET 2 OF 4



LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PUBLIC	PUB
PRIVATE	PVT
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
(E) CONTOUR, INDEX	--- 7300 ---
(E) CONTOUR	---
(P) CONTOUR, INDEX	--- 7300 ---
(P) CONTOUR	---
(E) STORM SEWER, INLET, MH	— —
(P) STORM SEWER, INLET, MH	— —
DIRECTION OF FLOW	→
DIRECTION OF OVERLAND FLOW	→



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/08/24



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



DESIGNED BY: MGP
 DRAWN BY: MGP
 SCALE: 1" = 100'
 DATE: 11/08/24
 JOB NUMBER: 21-003
 SHEET: 4 OF 4

MONUMENT RIDGE EAST
PRELIMINARY GRADING