

MONUMENT RIDGE EAST

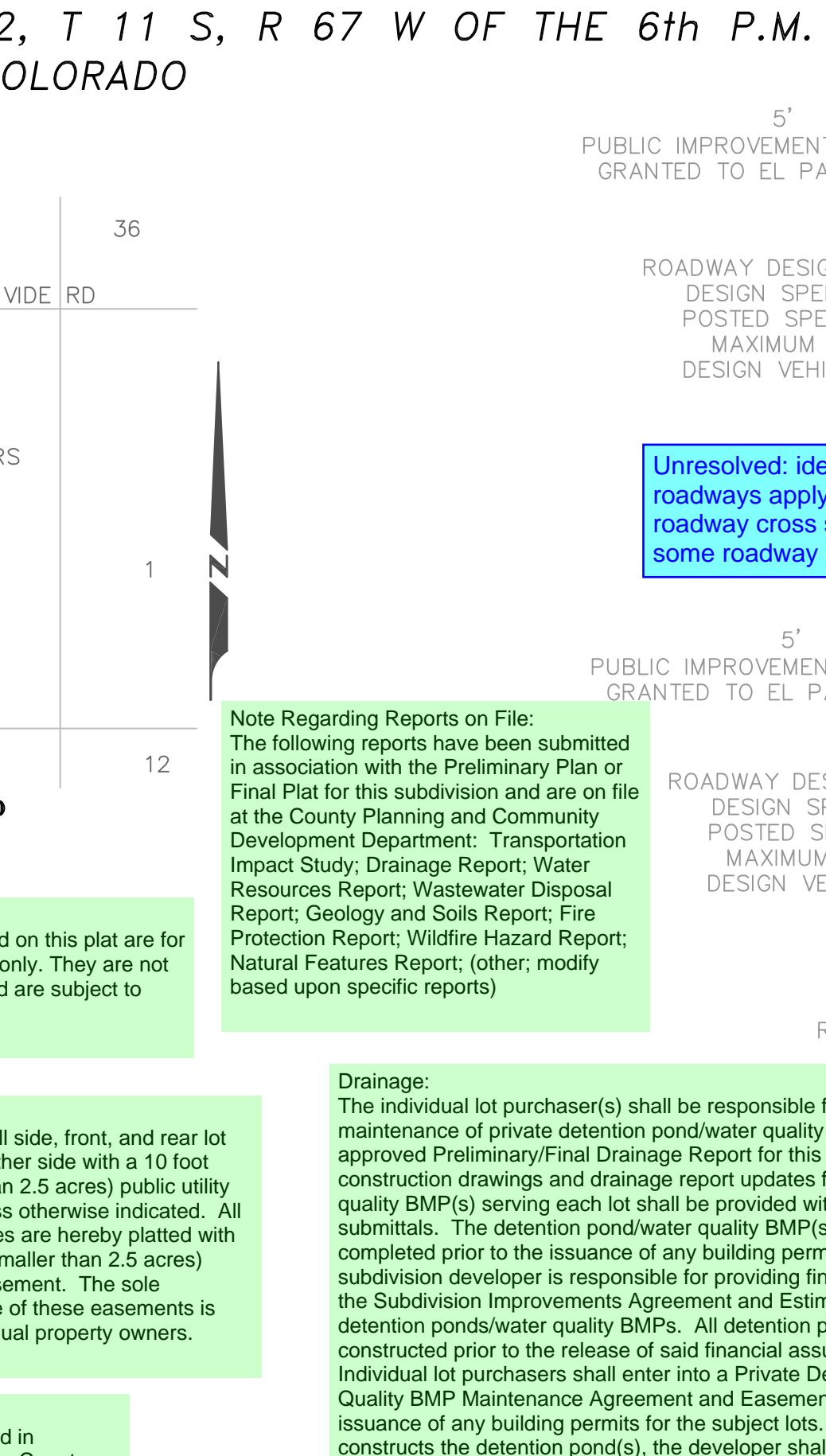
LOCATED IN THE NORTH
2, T 11 S, R 67 W OF THE 6th P.M.
COLORADO

Table with 3 columns: LINE, BEARING, LENGTH. Contains survey data for lots 1-129 and 131-165.

Table with 3 columns: CURVE, LENGTH, RADIUS. Contains curve data for lots 1-129 and 131-165.

Table with 3 columns: LOT, SQ FT, ACRES. Contains lot area data for lots 1-59.

Table with 3 columns: TRACT, USE. Contains tract usage information for various lots.

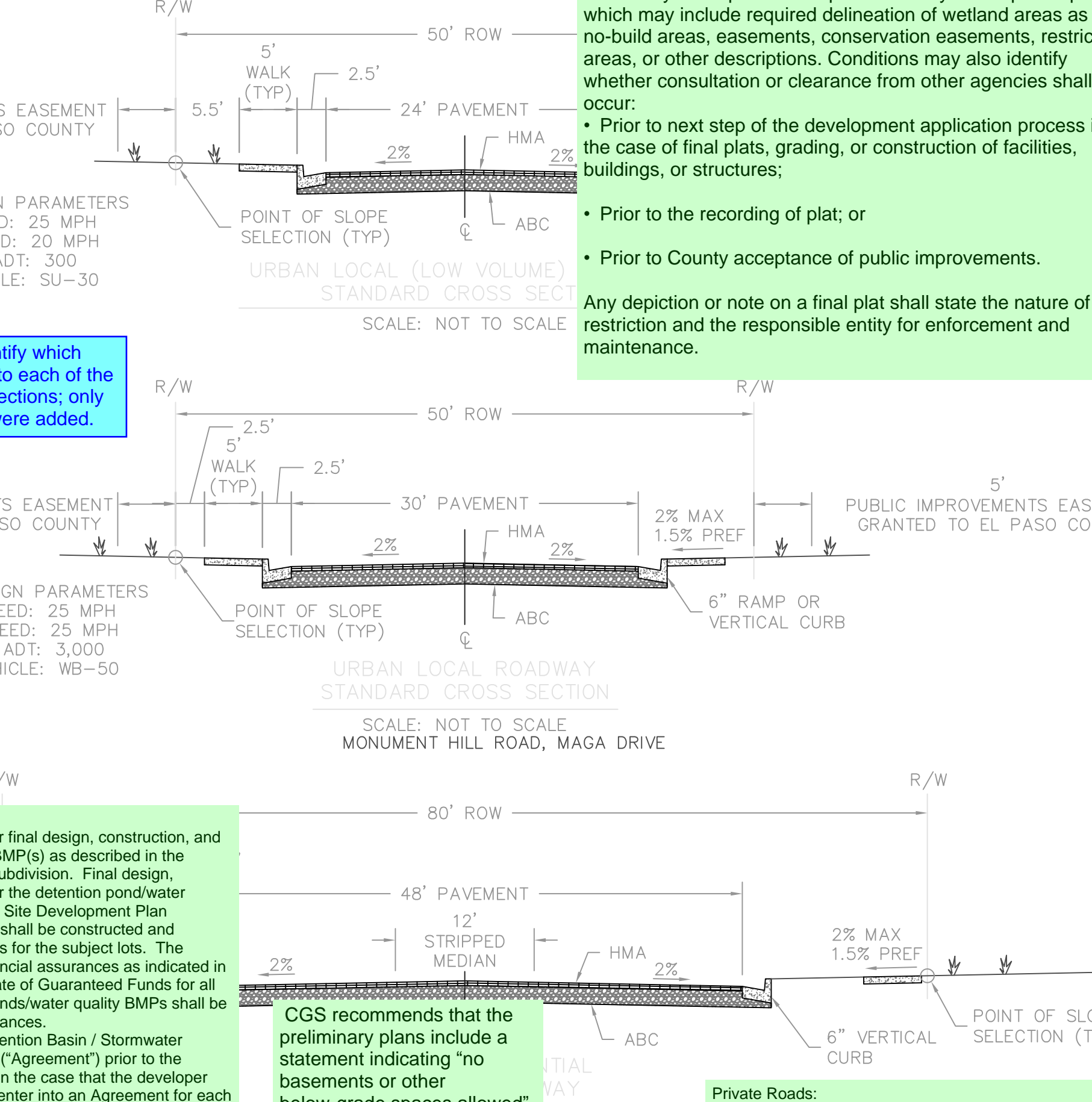


LEGAL DESCRIPTION: A TRACT OF LAND IN THE NORTH ONE-HALF OF RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY...

LEGAL DESCRIPTION CONTINUED: N EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691...

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.

LEGAL DESCRIPTION CONTINUED: PARCEL E--2: N EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691...



LEGAL DESCRIPTION CONTINUED: PARCEL E--3: TRACT OF LAND LOCATED IN THE NORTH OF SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN ARTICULARLY DESCRIBED AS FOLLOWS: COMM...

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: N EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691...

PARCEL E--3: TRACT OF LAND LOCATED IN THE NORTH OF SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN ARTICULARLY DESCRIBED AS FOLLOWS: COMM...

BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 8122 P.O. Box 2016, Bayfield, CO 81222 ph(970)884-5069

Form with fields for Municipality, County, Drafted By, Owner of Record, and Submission Date. Includes a logo for Monument Ridge East LLC.

Unresolved: identify which roadways apply to each of the roadway cross sections; only some roadway were added.

Note Regarding Reports on File: The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department...

Drainage: The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision.

Mailboxes: Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Wildfire Plat Restriction: The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.

EASEMENTS: 1. ALL RIGHTS OF WAYS SHALL HAVE A RIGHT OF WAY.

The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice.

Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by (provide name(s)) subject to the District's (Providers) rules, regulations and specifications.

Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County.

Conditions and Notes on Development Permit. Conditions or notes may be required to be placed on any development permit, which may include required delineation of wetland areas as no-build areas, easements, conservation easements, restricted areas, or other descriptions.

- Prior to next step of the development application process in the case of final plats, grading, or construction of facilities, buildings, or structures;
- Prior to the recording of plat; or
- Prior to County acceptance of public improvements.

Any depiction or note on a final plat shall state the nature of the restriction and the responsible entity for enforcement and maintenance.

CGS recommends that the preliminary plans include a statement indicating "no basements or other below-grade spaces allowed" or that mitigation measures, such as raising the site grades, be incorporated.

Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN EL PASO COUNTY COLORADO WITH AN ASSUMED BEARING OF NORTH 00'15" 53" EAST.

LINER UNITS USED IN THIS DRAWING ARE US SURVEY FEET. THERE WILL BE NO VEHICLE ACCESS TO ANY LOT TO COUNTY LINE ROAD, MONUMENT HILL ROAD, INTERSTATE 25, OR MISTY ACRES BOULEVARD.

TRACT A IS FOR THE USE AS OPEN SPACE, UTILITIES AND DRAINAGE. TRACT B IS FOR THE USE OF OPEN SPACE, UTILITIES AND DRAINAGE. TRACT C IS FOR THE USE OF OPEN SPACE, UTILITIES AND DRAINAGE.

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC., REVISED DATE AUGUST 2024, WHICH IDENTIFIED THE FOLLOWING GEOLOGIC CONSTRAINTS/HAZARD areas should be noted on PROPERTY: ARTIFICIAL FILL, POTENTIALLY EXPANSIVE SOILS, NON-JURISDICTIONAL PLANS.

SHALLOW GROUNDWATER, SEASONALLY WET, POTENTIALLY SEASONALLY WET, POT 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 EXPANSIVE SOILS - OVEREXCAVATION OF EXPANSIVE SOILS WHERE ENCOUNTERED

LOOSE SOILS - REMOVAL AND RECOMPACTION

PONDED WATER, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS - AVOIDANCE OR DRAIN SYSTEMS, STRUCTURES SHOULD BE A MINIMUM 3 FEET ABOVE WATER OR HAVE SITE SPECIFIC DRAINS

RADON - SITE SPECIFIC TESTING AS REQUIRED

SHALLOW BEDROCK - MAY REQUIRE TRACK-MOUNTED EQUIPMENT FOR EXCAVATION

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 38 of the Colorado revised statutes, 1973, as amended, have been met to the best of his knowledge and belief.

PROJECT #: SP241 21-014

MUNICIPALITY: COUNTY:

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

CHECKED BY: BUS TELEPHONE NUMBER:

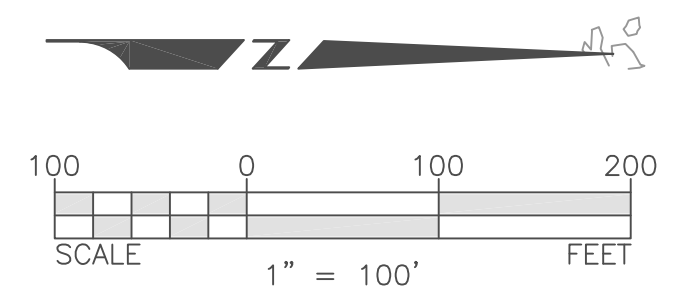
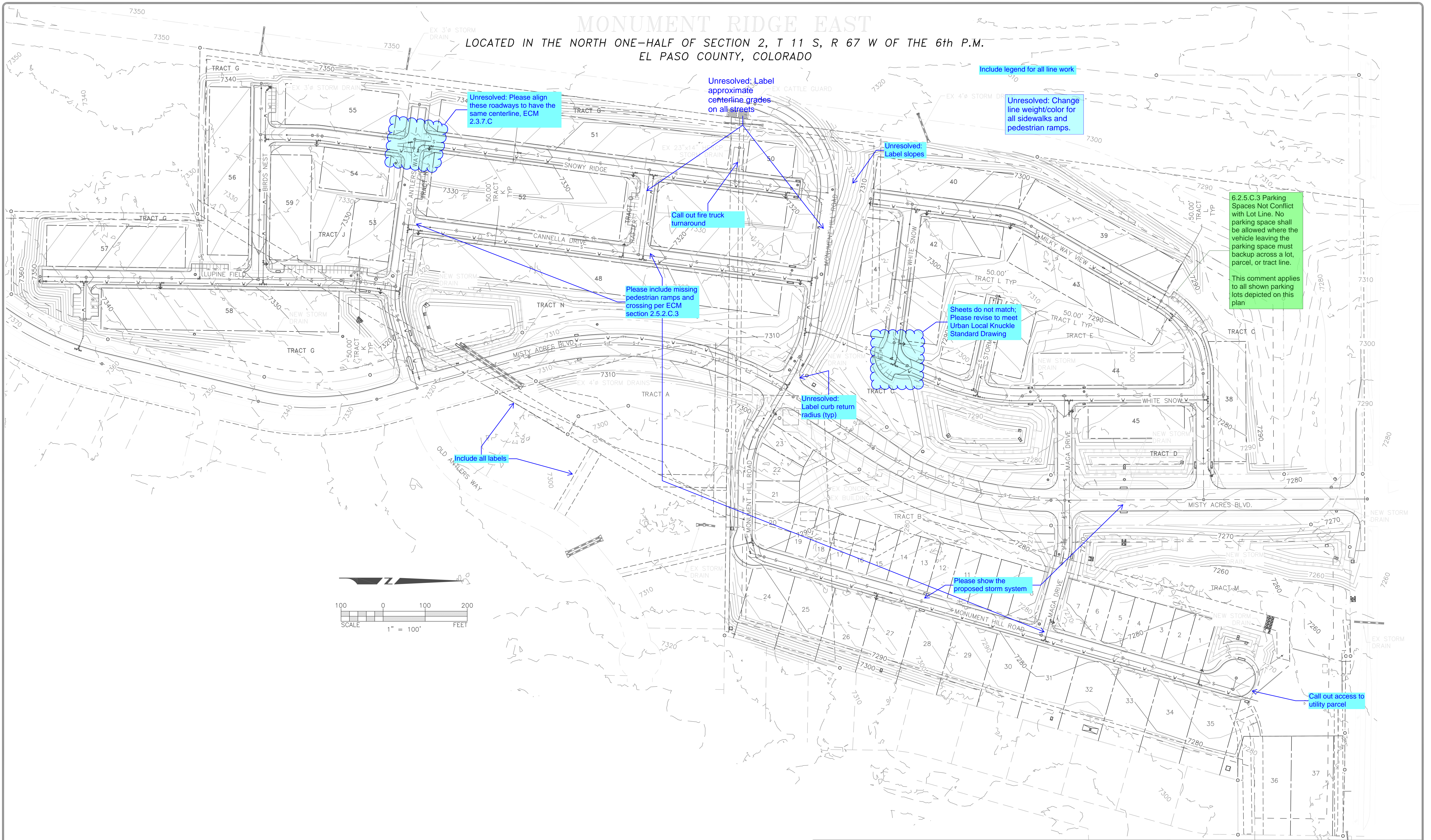
SUBMISSION DATE: 4/12/24 REVISION DATES: 8/12/24


BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 8122 P.O. Box 2016, Bayfield, CO 81222 ph(970)884-5069

PRELIMINARY PLAN

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



 <p>BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2016, Bayfield, CO 81122 ph(970)884-5069</p>	CLIENT: MONUMENT RIDGE EAST, LLC		SUBMISSION DATE: 4/12/24
	MUNICIPALITY: _____ COUNTY: EL PASO		REVISION DATES: 8/12/24
PRELIMINARY PLAN			PROJECT #: 21-014
DRAFTED BY: DBH CHECKED BY: BJS	OWNER OF RECORD: ADDRESS: TELEPHONE NUMBER:		

V2_Preliminary Plan Drawings.pdf Markup Summary

9/11/2024 2:19:51 PM (1)

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby granted under this plat to the lot owner for use, enjoyment and to carry public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby granted with a 20 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Subject: Easements
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:19:51 PM
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Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

9/11/2024 2:20:07 PM (1)

ICINITY MAP
N15

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

Subject: Address
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:20:07 PM
Status:
Color: ■
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Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

9/11/2024 2:20:10 PM (1)

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

LEGAL DESCRIPTION CONTINUE

Subject: Mailboxes
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:20:10 PM
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Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

9/11/2024 2:20:29 PM (1)

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Subject: Reports on File
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:20:29 PM
Status:
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Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Drainage
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:20:47 PM
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Drainage:

The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.

Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.



Subject: Subdivision Improvements
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:21:05 PM
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Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

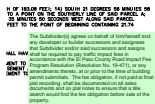
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Subject: Wildfire
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:22:41 PM
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Wildfire Plat Restriction:
(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.)
As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):
A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:
▪Forest-wide thinnings
▪Fuelbreak thinnings
▪Prunings
▪Debris disposal
(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

9/11/2024 2:23:02 PM (1)



Subject: Road Impact
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:23:02 PM
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The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

9/11/2024 2:23:16 PM (1)



Subject: Small Lot Development
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:23:16 PM
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The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

9/11/2024 2:23:23 PM (1)

No knowledge and belief of injured.
Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)
MUNICIPALITY

Subject: Gas and Electric
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:23:23 PM
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Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

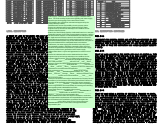
Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

9/11/2024 2:23:36 PM (1)

part of any and all address lines, and that the responsibility for such, shall be assumed, from this time to the date of dedication to either a variety of purposes, other purposes.
Dedication statement for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County, Texas.
MUNICIPALITY

Subject: Dedication Statement
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:23:36 PM
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Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".



Subject: Water Supply
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:23:42 PM
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Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of wells)
Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots ___ and __, Block ___ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

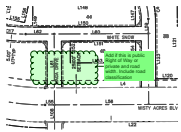
9/11/2024 2:25:50 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:25:50 PM
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Add public Right of Way and road width. Include road classification

9/11/2024 2:26:55 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:26:55 PM
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Add if this is public Right of Way or private and road width. Include road classification

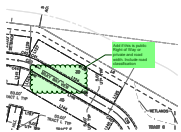
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Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:08 PM
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Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 2:27:10 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:10 PM
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Add if this is public Right of Way or private and road width. Include road classification

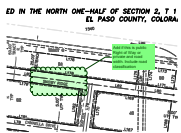
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Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:20 PM
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Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 2:27:23 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:23 PM
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Add if this is public Right of Way or private and road width. Include road classification

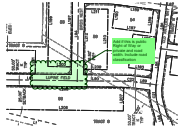
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Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:32 PM
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Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 2:27:36 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:36 PM
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Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 2:27:43 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:43 PM
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Add if this is public Right of Way or private and road width. Include road classification

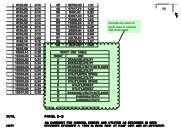
9/11/2024 2:27:57 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:27:57 PM
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Add if this is public Right of Way or private and road width. Include road classification

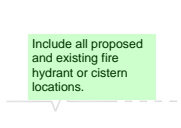
9/11/2024 2:30:46 PM (1)



Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:30:46 PM
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Include the area of each tract in square feet and acres

9/11/2024 2:34:20 PM (1)



Include all proposed and existing fire hydrant or cistern locations.

Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:34:20 PM
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Include all proposed and existing fire hydrant or cistern locations.

9/11/2024 2:34:58 PM (1)

Show existing County Road Line and frontage road

Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:34:58 PM
Status:
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Show existing County Road Line and frontage road

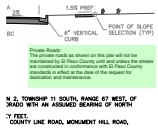
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Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:36:37 PM
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Show existing easements that were platted with Heights Filing One specifically the access easement that runs east west from monument hill road. state if it is to be vacated with this plat

9/11/2024 2:38:36 PM (1)



Subject: Private Road
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 2:38:36 PM
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Color: ■
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Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

9/11/2024 2:40:28 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/11/2024 2:40:28 PM
Status:
Color: ■
Layer:
Space:

Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 3:11:10 PM (1)



Subject: Easement&Tract Maintenance
Page Label: 1
Author: Kylie Bagley
Date: 9/11/2024 3:11:10 PM
Status:
Color: ■
Layer:
Space:

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,

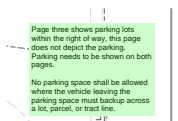
9/12/2024 2:09:02 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/12/2024 2:09:02 PM
Status:
Color: ■
Layer:
Space:

curve does not match what is shown on page 3

9/12/2024 2:39:25 PM (1)

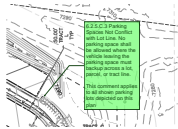


Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/12/2024 2:39:25 PM
Status:
Color: ■
Layer:
Space:

Page three shows parking lots within the right of way, this page does not depict the parking. Parking needs to be shown on both pages.

No parking space shall be allowed where the vehicle leaving the parking space must backup across a lot, parcel, or tract line.

9/12/2024 2:52:41 PM (1)

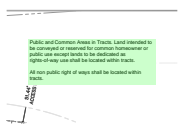


Subject: Planner
Page Label: 3
Author: Kylie Bagley
Date: 9/12/2024 2:52:41 PM
Status:
Color: ■
Layer:
Space:

6.2.5.C.3 Parking Spaces Not Conflict with Lot Line. No parking space shall be allowed where the vehicle leaving the parking space must backup across a lot, parcel, or tract line.

This comment applies to all shown parking lots depicted on this plan

9/12/2024 3:17:01 PM (1)

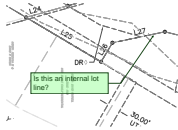


Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/12/2024 3:17:01 PM
Status:
Color: ■
Layer:
Space:

Public and Common Areas in Tracts. 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 within tracts.

All non public right of ways shall be located within tracts.

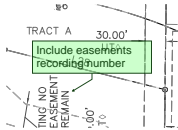
9/12/2024 3:26:16 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/12/2024 3:26:16 PM
Status:
Color: ■
Layer:
Space:

Is this an internal lot line?

9/12/2024 3:30:39 PM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/12/2024 3:30:39 PM
Status:
Color: ■
Layer:
Space:

Include easements recording number

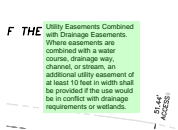
9/16/2024 10:00:26 AM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/16/2024 10:00:26 AM
Status:
Color: ■
Layer:
Space:

Add if this is public Right of Way or private and road width. Include road classification

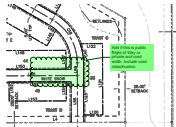
9/16/2024 10:13:15 AM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/16/2024 10:13:15 AM
Status:
Color: ■
Layer:
Space:

Utility Easements Combined with Drainage Easements. Where easements are combined with a water course, drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.

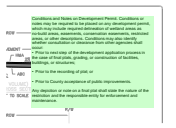
9/16/2024 10:13:25 AM (1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 9/16/2024 10:13:25 AM
Status:
Color: ■
Layer:
Space:

Add if this is public Right of Way or private and road width. Include road classification

9/16/2024 10:14:02 AM (1)



Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 9/16/2024 10:14:02 AM
Status:
Color: ■
Layer:
Space:

Conditions and Notes on Development Permit. Conditions or notes may be required to be placed on any development permit, which may include required delineation of wetland areas as no-build areas, easements, conservation easements, restricted areas, or other descriptions. Conditions may also identify whether consultation or clearance from other agencies shall occur:

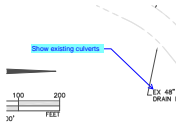
- Prior to next step of the development application process in the case of final plats, grading, or construction of facilities, buildings, or structures;

- Prior to the recording of plat; or

- Prior to County acceptance of public improvements.

Any depiction or note on a final plat shall state the nature of the restriction and the responsible entity for enforcement and maintenance.

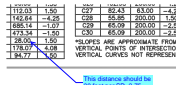
9/17/2024 12:06:54 PM (1)



Subject: Engineer
Page Label: 2
Author: Bret
Date: 9/17/2024 12:06:54 PM
Status:
Color: ■
Layer:
Space:

Show existing culverts

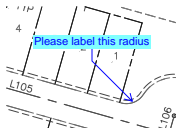
9/17/2024 12:43:29 PM (1)



Subject: Engineer
Page Label: 2
Author: Bret
Date: 9/17/2024 12:43:29 PM
Status:
Color: ■
Layer:
Space:

This distance should be 30 feet per SD_2-75

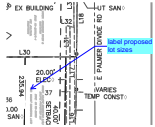
9/17/2024 1:47:05 PM (1)



Subject: Engineer
Page Label: 2
Author: Bret
Date: 9/17/2024 1:47:05 PM
Status:
Color: ■
Layer:
Space:

Please label this radius

9/18/2024 9:11:03 AM (1)



Subject: Callout
Page Label: 2
Author: Bret
Date: 9/18/2024 9:11:03 AM
Status:
Color: ■
Layer:
Space:

label proposed lot sizes

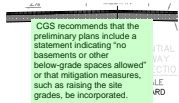
9/18/2024 9:20:59 AM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/18/2024 9:20:59 AM
Status:
Color: ■
Layer:
Space:

Please show the proposed storm system

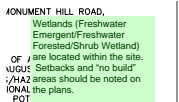
9/19/2024 2:21:06 PM (1)



Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 9/19/2024 2:21:06 PM
Status:
Color: ■
Layer:
Space:

CGS recommends that the preliminary plans include a statement indicating "no basements or other below-grade spaces allowed" or that mitigation measures, such as raising the site grades, be incorporated.

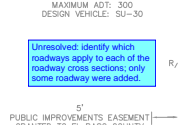
9/19/2024 2:21:35 PM (1)



Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 9/19/2024 2:21:35 PM
Status:
Color: ■
Layer:
Space:

Wetlands (Freshwater Emergent/Freshwater Forested/Shrub Wetland) are located within the site. Setbacks and "no build" areas should be noted on the plans.

9/19/2024 2:40:51 PM (1)



Subject: Text Box
Page Label: 1
Author: Bret
Date: 9/19/2024 2:40:51 PM
Status:
Color: ■
Layer:
Space:

Unresolved: identify which roadways apply to each of the roadway cross sections; only some roadway were added.

9/19/2024 2:43:42 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 2:43:42 PM
Status:
Color: ■
Layer:
Space:

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

9/19/2024 2:43:53 PM (1)



Subject: Callout
Page Label: 3
Author: Bret
Date: 9/19/2024 2:43:53 PM
Status:
Color: ■
Layer:
Space:

Unresolved: Label approximate centerline grades on all streets

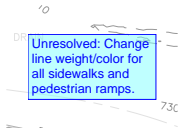
9/19/2024 2:44:02 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 2:44:02 PM
Status:
Color: ■
Layer:
Space:

Unresolved: Label slopes

9/19/2024 2:44:12 PM (1)



Subject: Text Box
Page Label: 3
Author: Bret
Date: 9/19/2024 2:44:12 PM
Status:
Color: ■
Layer:
Space:

Unresolved: Change line weight/color for all sidewalks and pedestrian ramps.

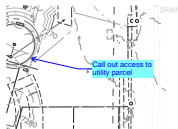
9/19/2024 2:45:24 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 2:45:24 PM
Status:
Color: ■
Layer:
Space:

Include all labels

9/19/2024 2:46:21 PM (1)



Subject: Callout
Page Label: 3
Author: Bret
Date: 9/19/2024 2:46:21 PM
Status:
Color: ■
Layer:
Space:

Call out access to utility parcel

9/19/2024 2:46:46 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 2:46:46 PM
Status:
Color: ■
Layer:
Space:

Unresolved: Label curb return radius (typ)

9/19/2024 2:47:08 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 2:47:08 PM
Status:
Color: ■
Layer:
Space:

Sheets do not match; Please revise to meet Urban Local Knuckle Standard Drawing

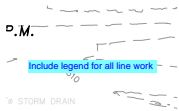
9/19/2024 2:47:39 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 2:47:39 PM
Status:
Color: ■
Layer:
Space:

Call out fire truck turnaround

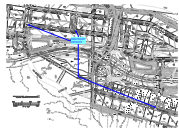
9/19/2024 2:55:05 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 2:55:05 PM
Status:
Color: ■
Layer:
Space:

Include legend for all line work

9/19/2024 3:11:31 PM (1)



Subject: Engineer
Page Label: 3
Author: Bret
Date: 9/19/2024 3:11:31 PM
Status:
Color: ■
Layer:
Space:

Please include missing pedestrian ramps and crossing per ECM section 2.5.2.C.3