	TABLE FOR LOTS			TABLE FOR LOTS			BLE FOR LO	
INE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS
_120	N00°13'38"W	76.50	L166	N82°33'30"W	76.50	C40	77.51	225.00
_121	S89°46'22"W	286.00	L167	S07°26'31"W	309.92	C41	46.86	225.00
.122	S00°13'38"E	89.72	L168	S82°33'30"E	76.50	C42	41.59	225.00
123	N89°46'22"E	210.01	L169	N07°26'31"E	309.92	C43	16.70	60.00
124	N29°57'52"E	353.71	L170	N82°33'30"W	76.50	C44	12.18	175.00
125	N60°02'08"W	76.50	L171	S07°26'31"W	111.00	C45	33.65	175.00
126	S29°57'52"W	401.00	L172	S82°33'30"E	76.50	C46	8.64	175.00
.127	S60°02'08"E	64.00	L173	N07°26'31"E	111.00	C47	26.22	225.00
.128	S07°26'31"W	306.65	L174	N82°33'30"W	76.50	NOTE: C	29-C39 NO	OT USED
129	S82°33'30"E	80.33	L175	S82°33'30"E	695.00			
130	N07°26'31"E	348.00	L176	N07°26'31"E	695.00	LO	T AREA TA	BLE
_131	N82°33'30"W	76.50	L177	N82°33'30"W	76.50	LOT	SQ FT	ACRES
.132	N07°26'31"E	76.50	L178	S07°26'31"W	695.00	1	6150.00	0.14
.133	N82°33'30"W	279.00	L179	N07°26'31"E	462.00	2	6150.00	0.14
134	S07°26'31"W	74.19	L180	N82°33'30"W	76.50	3	6150.00	0.14
135	S82°33'30"E	262.52	L181	S07°26'31"W	462.00	4	6150.00	0.14
136	N82°33'30"W	290.40	L182	S82°33'30"E	76.50	5	6150.00	0.14
137	S58°25'02"W	11.60	L183	N07°26'31"E	97.50	6	6150.00	0.14
138	S07°26'31"W	69.22	L184	N82°33'30"W	140.00	7	7743.30	0.18
139	S82°33'30"E	222.80	L185	S07°26'30"W	97.50	8	7743.30	0.18
140	S07°26'31"W	121.50	L186	S82°33'30"E	140.00	9	6150.00	0.14
141	S82°33'30"E	76.08	L187	N07°26'30"E	160.00	10	6150.00	0.14
142	N07°26'131"E	185.83	L188	N82°33'30"W	97.50	11	6150.00	0.14
143	N60°02'09"W	76.29	L189	S07°26'31"W	160.00	12	6150.00	0.14
144	S29°57'52"W	398.00	L190	S82°33'30"E	97.50	13	6150.00	0.14
145	S60°02'108"E	73.28	L191	S07°26'31"W	169.67	14	6150.00	0.14
146	N29°57'52"E	355.93	L192	S82°33'30"E	97.50	15	6150.00	0.14
147	S89°4622"W	76.50	L193	N07°26'31"E	187.10	16	6150.00	0.14
148	S00°13'38"E	359.00	L194	N00°51'05"E	83.90	17	6150.00	0.14
149	N89°46'22"E	76.50	L195	N89°08'55"W	97.46	18	6150.00	0.14
150	N00°13'38"E	359.00	L196	S00°45'58"W	63.82	19	6150.00	0.14
151	N00°13'38"W	229.00	L197	S89°08'55"E	400.00	20	9643.75	0.22
152	S89°46'122"W	76.50	L198	N00°51'05"E	97.50	21	5182.18	0.12
153	S00°13'38"E	229.00	L199	N89°08'55"W	400.00	22	6933.15	0.16
154	N89°46'22"E	76.50	L200	S00°51'05"W	97.50	23	5665.55	0.13
155	N12°36'26"E	73.50	L201	S89°14'03"E	97.50	24	15019.14	0.35
156	N77°23'34"W	172.00	L202	N00°45'58"E	330.00	25	15000.00	0.34
157	S12°36'26"W	73.50	L203	N89°14'03"W	97.50	26	15000.00	0.34
158	S77°23'34"E	172.00	L203	S00°45'58"W	330.00	27	15000.00	0.34
159	S77°23'34"E	165.00	L204	N89°14'03"W	97.50	28	15000.00	0.34
160	N12°36'26"E	73.50	L205	S00°45'57"W	565.11	29	15000.00	0.34
160	N77°23'34"W	165.00	L200	S89°14'03"E	97.50	30	15000.00	0.34
162	S12°36'26"W	73.50	L207	N00°45'58"E	565.11	31	15000.00	0.34
163	S07°26'31"W	860.00	L200	000%				+
	S82°33'30"E	76.50	L209	water oup	oly: (utilized	when the water s	upply is individ	dual wells)
164	N07°26'31"E		L210	S89°((Note: The	exact wordi	ng of plat notes re	egarding well	water supply
165		860.00		N89°C augmentati	on plan and	will be reviewed	and approved	by the
NOTE	: L109-L119 NC) I USED	L212	County Atto	orney's Office	e)	approved	(
				Individual v	vells are the	responsibility of e		
						ells must be obtai		
				Engineer w	ho by law ha	as the authority to	set conditions	s for the
_	L DESCRIPTION			ingrigate	these perm	ito		

aquifer life; however, for El Paso County planning purposes, water in A TRACT OF LAND IN THE NORTH ONE—HALF OF the Denver Basin Aquifers is evaluated based on a 300-year aquifer ARCFL F-2: RANGE 67 WEST OF THE 6TH P.M., EL PASO COLITE. Applicants and all future owners in the subdivision should be PARTICULARLY DESCRIBED AS FOLLOWS: COMMEN aware that the economic life of a water supply based on wells in a N EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEFI INTERSECTION OF THE SOUTHERLY RIGHT OF WAY given Denver Basin Aquifer may be less than either the 100 years or ECORDED DECEMBER 5, 1989 IN BOOK 5691 Public and Common Subdivision Improvements. LINE ROAD AND THE WESTERLY RIGHT OF WAY L 300 years indicated due to anticipated water level declines. DRIVE AS DEDICATED IN "HEIGHTS FILING TWO" A Furthermore, the water supply plan should not rely solely upon PAGE 228 UNDER RECEPTION NO. 2287623 OF T should be againers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply SAID POINT BEING ALSO THE NORTHEAST CORNEL plan that provides future generations with a water supply.

WAY PARCEL FOR COUNTY LINE ROAD GRANTED (Utilized when there is a joint well agreement for common use of RECORDED UNDER RECEPTION NO. 214002145, Of wells

COUNTY, COLORADO; THENCE S 00° 02' 24" W, Permits for individual wells must be obtained from the State FEET TO THE POINT OF BEGINNING; THENCE CON Engineer who by law has the authority to set conditions for the THE WESTERLY RIGHT OF WAY LINE OF SAID DOE issuance of these permits. Two (2) existing well permits Nos. NORTHEAST CORNER OF LOT 10 IN SAID "HEIGHT _____ and ____ will serve two (2) single family dwellings ORNER OF SAID SECTION; THIS 89 DEGREES alternative, other collateral is provided to make provision W, ALONG SAID NORTHERLY LINE, 129.47 FEET T each. Well permit No. _ _ will serve Lots __ and __, Block _ THEREOF; THENCE S 15° 04' 41" W, ALONG THE Subject to a joint Use Water Well Agreement as recorded under FILING TWO", 981.29 FEET TO THE NORTHEAST C _____, Block __ and Lot ___, Block ___, subject to a Joint Use Water Well STANCE OF 1599.97 FEET; THENCE S 14 DE(Engineering Criteria Manual. Any such alternative STANCE OF 887.45 FEET; FOR THE TRUE PC collateral must be approved by the Board of County RECORDED IN PLAT BOOK E-5 AT PAGE 167 UN Agreement as recorded under Reception No. RECORDS OF EL PASO COUNTY, COLORADO; THEI limits production to the NORTHERLY LINE THEREOF, 306.89 FEET TO A P between ___ and ___ feet below ground surface. Lot __ and ___, TRACT OF LAND DESCRIBED IN BOOK 3951 AT P Block and Lots through Block will limit production to the STANCE OF 236.98 FEET; THENCE N 89 DEC the policy and procedure requirements of EI Paso County PASO COUNTY, COLORADO AND AN EASTERLY LIN ___ Aguifer at an interval between and feet DESCRIBED IN PUBLIC TRUSTEES DEED RECORDED below ground surface.

THE RECORDS OF EL PASO COUNTY, COLORADO; Owner, its successors and assigns shall advise the Property Owners AID RIGHT OF WAY LINE, 696.96 FEET; THEN This plat restriction may be removed or rescinded by the LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 (these lots of all applicable requirements of the decree entered in COUNTY, COLORADO; THENCE N 89° 57′ 36″ W, THEREOF 732 00 FEET TO A POINT ON THE FACE plan for augmentation and recognisities for augmentation and recognishing for augmen THEREOF, 732.00 FEET TO A POINT ON THE EAS Disconsibility for metering and collecting data regarding water withdrawals from wells.

DESCRIBED IN BOOK 6488 AT PAGE 243 OF THE Control of t DESCRIBED IN BOOK 6488 AT PAGE 243 OF THE THE FOLLOWING TWO COURSES ARE ALONG THE TRACT; THENCE (1) N 06° 43′ 00″ E, 337.98 FE

TRACT; TO A DOINT ON THE EAS data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property _____ acre feet total of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. FEET TO A POINT ON THE EASTERLY LINE OF TH (Division) for use in this augmentation plan.

DEED TO THE DEPARTMENT OF HIGHWAYS, STATE Water withdrawal and wells are subject to limitations, restrictions BOOK 1984 AT PAGE 836 OF THE RECORDS OF and augmentation requirements and responsibilities as found within ARCEL BAS DESCRIBED BY DOCUMENT (RECEF release of lots authorized by the Subdivision FOLLOWING FOUR COURSES ARE ALONG SAID EAS the Covenants for this subdivision recorded in Reception No. 00" E, 36.92 FEET; THENCE (2) N 29° 16' 30" E _, of the Office of the El Paso County Clerk and 500.00 FEET; THENCE (4) N 29° 33' 00" E (BAS Recorder and the terms of the water court approved water INTERSECT THE SOUTH LINE OF AFORESAID 60 F augmentation plan.

THENCE N 89° 06' 54" E, ALONG SAID SOUTHERL 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.

PARCEL E-1:

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

Easement and Tract Maintenance: LOCATED IN THE NORTH Tract ____ shall be utilized as ____ (park, tract, etc). Ownership and maintenance of Tract

Include the area of

feet and agres

OVEMBER 8, 1991 IN BOOK 5901 AT PAGE 17 No lot or interest therein, shall be sold, conveyed, or

BOOK 5924 AT PAGE 316 CONTAINING 0.00 transferred whether by deed or by contract, nor shall

TRACT OF LAND LOCATED IN THE NORTH Of and El Paso County as recorded under Reception Number

ARTICULARLY DESCRIBED AS FOLLOWS: COMM Recorder of El Paso County, Colorado or, in the

STANCE OF 1320.00 FEET; THENCE S 00 DE for the completion of said improvements in accordance

STANCE OF 300.01 FEET; THENCE S 89 DEG with the El Paso County Land Development Code and

STANCE OF 350.00 FEET; THENCE S 00 DEG Community Development Department Director and meet

TRACT OF LAND BEING A PORTION OF SECT partial release of lots for sale, conveyance or transfer may

EST OF THE 6TH PRINCIPAL MERIDIAN, ALSO only be granted in accordance with any planned partial

ARCEL A (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A PORTION OF THE

FEET) (THE FOLLOWING SIX (6) COURSES ARE ALONG THE LINES OF SAID PARCEL A

FEET; 2) NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, 370.05 FEET; 3) NORTH

PARCEL B; 6) SOUTH 89 DEGREES 15 MINUTES 42 SECONDS EAST, 437.24 FEET TO THE

48 MINUTES 57 SECONDS WEST, 54.29 FEET; 2)ON A CURVE TO THE LEFT, SAID CURVE

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

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

EAR NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1833.20

OLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CONTILLY OF

ESTERLY LINE OF SAID PARCEL A, MONUMENTED AS SHOWN AND ASSUMED TO

AND PARCEL B); 1) NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, 1833.20

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

NORTHWEST CORNER OF MISTY ACRES SUBDIVISION FILING NO. 1 (RECEPTION NO.

COURSES ARE ALONG THE WESTERLY LINES OF SAID FILING); 1) SOUTH 00 DEGREES

HAVING A CENTRAL ANGLE OF 16 DEGREES 23 MINUTES 27 SECONDS, A RADIUS OF

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

FEET. AN ARC LENGTH OF 331.92 FEET TO A POINT OF REVERSE CURVE: 7) AN

205190028, SAID EL PASO COUNTY RECORDS) (THE FOLLOWING FOURTEEN (14)

00 DEGREES 47 MINUTES 39 SECONDS EAST, 443.01 FEET; 4) NORTH 89

STANCE OF 649.40 FEET TO A POINT ON TH prior to the release by the County of any lots for sale,

TERSTATE HIGHWAY 25; THENCE N 06 DEGRI conveyance or transfer.

OUNTY, COLORADO RECORDS), SITUATE IN CC Improvements Agreement.

E DESCRIBED HEREBY; THENCE CONTINUE S Commissioners or, if permitted by the Subdivision

A DISTANCE OF 102.63 FEET; THENCE S 8(Improvements Agreement, by the Planning and

building permits be issued, until and unless either the

required public and common development improvements

have been constructed and completed and preliminarily

Improvements Agreement between the applicant/owner

Board of County Commissioners of all improvements

required to be constructed and completed in accordance

in the Office of the Clerk and

accepted in accordance with the Subdivision

each tract in square

LOT AREA TABLE

SQ FT ACRES

29258.83 0.67

23686.04 0.54

22207.79 0.51

30748.61 0.71

21330.92 0.49

40 | 26674.66 | 0.61

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

49 47417.74 1.09

50 8491.50 0.20

53 | 13650.03 | 0.31

54 15600.04 0.36

57 32175.00 0.74

TRACT USE TABLE

A DRAINAGE, UTILITY

B DRAINAGE, UTILITY

D DRAINAGE, UTILITY

J UTILITY, OPEN SPACE

K UTILITY,STREET

-1 ONLY).

ARCEL E-3:

ARCEL E-4:

UTILITY, OPEN SPACE

UTILITY,STREET

DRAINAGE, UTILITY, WETLANDS

OUTH, RANGE 67 WEST OF THE 6TH P.M. IN

PARKING, UTILITY

PARKING, UTILITY

DRAINAGE.UTILITY

DRAINAGE, UTILITY, WETLANDS

65790.00 1.51

53167.50 1.22

70686.00 | 1.62

25865.81 0.59

39000.00 0.90

etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance __ 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,

eighborhood park, school site, fire station, drainage

County, Special District, Homeowners Association

shall be vested to (name the entity: El Paso

Agreement and Easement as recorded at Reception DIVIDE RD

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: The addresses exhibited on this plat are for informational purposes only. They are not Natural Features Report; (other; modify the legal description and are subject to based upon specific reports)

2, T 11 S, R 67 W OF THE 6th P.M.

COLORADO

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 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 SCALE: NOT TO SCALE restriction and the responsible entity for enforcement and maintenance.

— 50'ROW — ome roadway were added. ___ 2.5' / WALK ___ 2.5' PUBLIC IMPROVEMENTS EASEMENT 30' PAVEMENT — PUBLIC IMPROVEMENTS EASEMENT 2% MAX GRANTED TO EL PASO COUNTY GRANTED TO EL PASO COUNTY 1.5% PREF OADWAY DESIGN PARAMETERS 6" RAMP OR DESIGN SPEED: 25 MPH POINT OF SLOPE └ ABC VERTICAL CURB POSTED SPEED: 25 MPH SELECTION (TYP) MAXIMUM ADT: 3,000 DESIGN VEHICLE: WB-50

> SCALE: NOT TO SCALE MONUMENT HILL ROAD, MAGA DRIVE

> > – 80' ROW —

48' PAVEMENT

STRIPPED

MEDIAN

– 50'ROW —

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.

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

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

CGS recommends that the preliminary plans include a statement indicating "no basements or other constructs the detention pond(s), the developer shall enter into an Agreement for each Private Roads: below-grade spaces allowed" or that mitigation measures, such as raising the site grades, be incorporated.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF , are located within the site.

JOB NO. 230248, WHICH IDENTIFIED THE FOLLOWING GEOLOGIC CONSTRAINTS/HAZ areas should be noted on

GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC., REVISED DATE AUGUS Setbacks and "no build"

THE 6TH PRINCIPLE MERIDIAN EL PASO COUNTY COLORADO WITH AN ASSUMED BEARING OF NORTH

THERE WILL BE NO VEHICLE ACCESS TO ANY LOT TO COUNTY LINE ROAD, MONUMENT HILL ROAD,

PROPERTY: ARTIFICIAL FILL, POTENTIALLY EXPANSIVE SOILS, NON-JURISDICTIONAL the plans.

• ARTIFICIAL FILL - REMOVAL AND REPLACEMENT OF UNCONTROLLED FILL WHERE ENCOUNTERED

SHALLOW GROUNDWATER, SEASONALLY WET, POTENTIALLY SEASONALLY WET, POT

6" VERTICAL SELECTION (TYP) CURB 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.

2% MAX

1.5% PREF

R/W

POINT OF SLOPE

Wetlands (Freshwater

Emergent/Freshwater

Forested/Shrub Wetland)

LEGAL DESCRIPTION CONTINUED

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.)

MINU As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots SOUT (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of THE Loccupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer,

pond constructed.

SECO homeowner, whomever is responsible): DEGRI A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other CURV 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

MINU Fuelbreak thinnings HAVIN Prunings

601.0 Debris disposal SECO (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

A'S SOUTHERLY LINE, 64.39 FEET TO THE POINT OF BEGINNING CONTAINING 21.74

ACRES MORE OR LESS.

EASEMENTS:

RIGHT OF WAY. 2. INDICATES EXISTING EASMENT TO 3. INDICATES PROPOSED EASEMENT

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 1. ALL RIGHTS OF WAYS SHALL HAV 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 4. INDICATES EXISTING EASEMENT TO 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.

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 It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

enacted or promulgated under or with respect to such laws.

• POTENTIALLY EXPANSIVE SOILS - OVEREXCAVATION OF EXPANSIVE SOILS WHERE ENCOUNTERED LOOSE SOILS — REMOVAL AND RECOMPACTION

LINEAR UNITS USED IN THIS DRAWING ARE US SURVEY FFFT.

TRACT B IS FOR THE USE OF OPEN SPACE AND UTILITIES

SHALLOW BEDROCK, AND POTENTIAL FOR ELEVATED RADON.

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

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

THE FOLLOWING MITIGATIONS WILL BE REQUIRED WHERE APPROPRIATE:

• EROSION - PERMANENT EROSION PROTECTION OR CHANNEL ARMORING

INTERSTATE 25, OR MISTY ACRES BOULEVARD.

• 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:

NOTES:

00°15 '53 "EAST.

R/W

R/W

PUBLIC IMPROVEMENTS EASEMENT | 5.5' | 5.5'

GRANTED TO EL PASO COUNTY

ROADWAY DESIGN PARAMETERS

DESIGN SPEED: 25 MPH

POSTED SPEED: 20 MPH

MAXIMUM ADT: 300

DESIGN VEHICLE: SU-30

nresolved: identify which

adways apply to each of the

R/W

padway cross sections; only

WALK ___ 2.5'

POINT OF SLOPE

SELECTION (TYP)

Control of the Contro

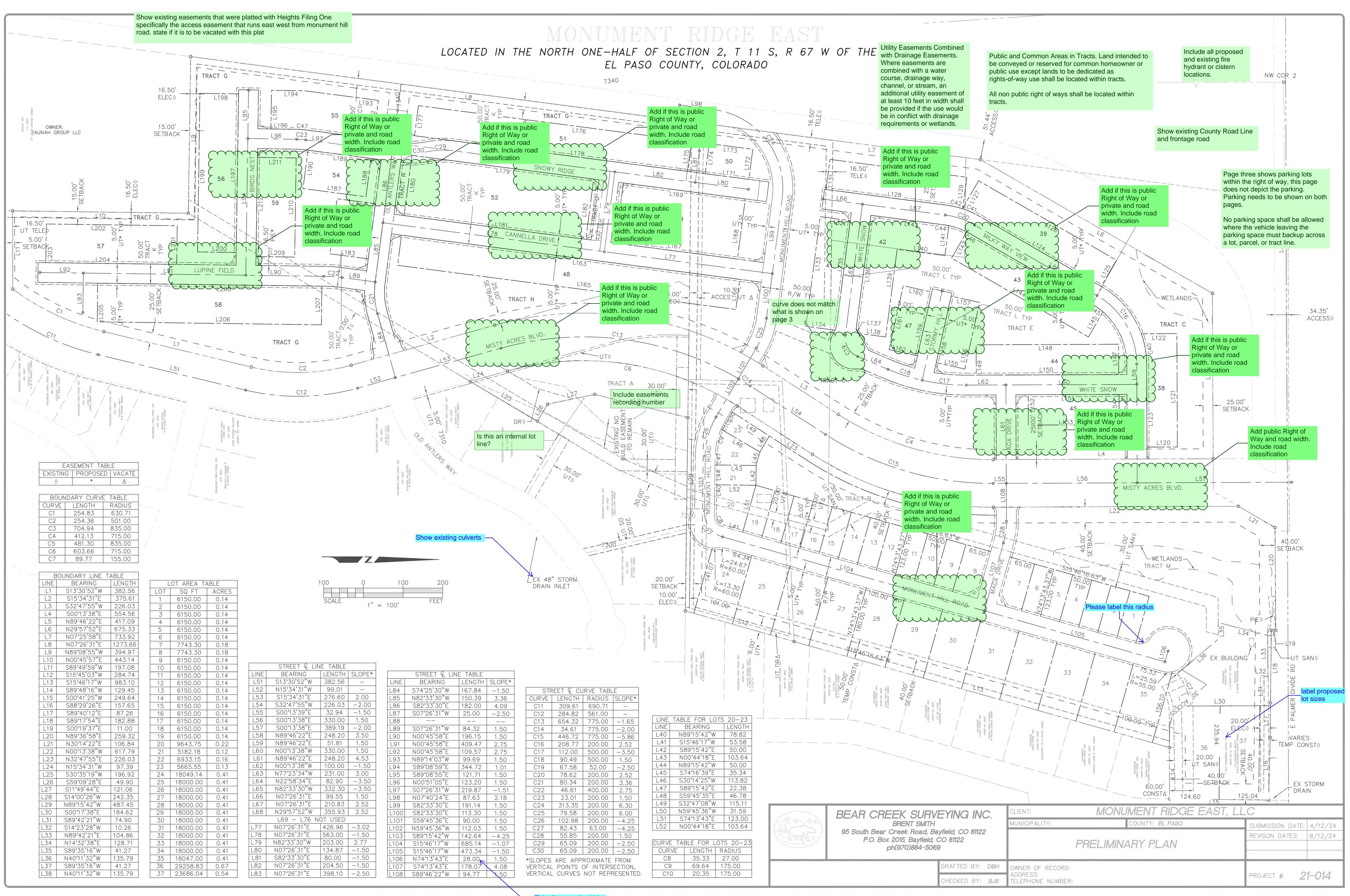
The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado revised statutes, 1973, as amended, have been met to the best of his knowledge and belief. This statement is neither a warranty nor quarantee, either expressed

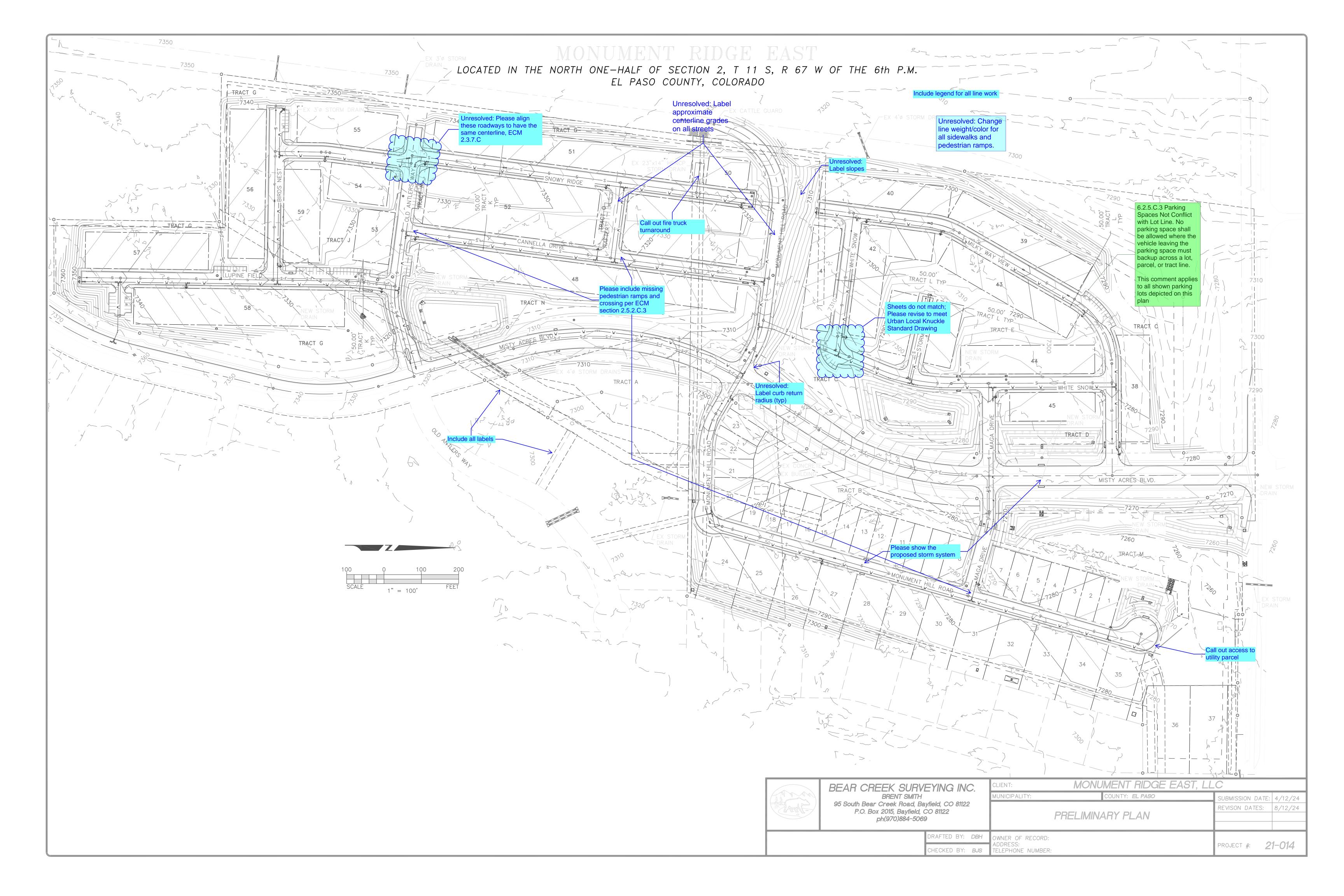
or inquired. Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building Gas and electric service for this subdivision is _ (Provider provided by _ name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different

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 Colorado Professional Land Surveyor clearly labeled with the Paso County shall be

Dedication statements

following statement: MONUMEN "Dedicated to El Paso BEAR CREEK SUNVETING INC. COUNTY County for right-of-way **BRENT SMITH** JNICIPALITY: UBMISSION DATE: 4/12/24 purposes by this plat". 95 South Bear Creek Road, Bayfield, CO 81122 EVISON DATES: 8/12/24 P.O. Box 2015, Bayfield, CO 81122 PRELIMINARY PLAN ph(970)884-5069 SP241 MONUMENT RIDGE EAST LLC RAFTED BY: DBH WNER OF RECORD: 5055 LIST DRIVE 21-014 PROJECT #: COLORADO SPRINGS, CO 80919 HECKED BY: BJS ELEPHONE NUMBER:





V2_Preliminary Plan Drawings.pdf Markup Summary

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



Subject: Easements Page Label: 1 Author: Kylie Bagley Date: 9/11/2024 2:19:51 PM

Status: Color: Layer: Space:

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

Subject: Address Page Label: 1 Author: Kylie Bagley Date: 9/11/2024 2:20:07 PM

Status: Color: Layer: Space:

Addresses:

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

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



Subject: Mailboxes Page Label: 1 Author: Kylie Bagley Date: 9/11/2024 2:20:10 PM

Status: Color: Layer: Space:

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)



Subject: Reports on File

Page Label: 1 Author: Kylie Bagley Date: 9/11/2024 2:20:29 PM

Status: Color: Layer: Space:

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)

9/11/2024 2:20:47 PM (1)



Subject: Drainage Page Label: 1 Author: Kylie Bagley

Date: 9/11/2024 2:20:47 PM

Status: Color: Layer: Space:

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.

9/11/2024 2:21:05 PM (1)



Subject: Subdivision Improvements

Page Label: 1
Author: Kylie Bagley

Date: 9/11/2024 2:21:05 PM

Status: Color: Layer: Space: 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 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.

9/11/2024 2:22:41 PM (1)



Subject: Wildfire Page Label: 1 Author: Kylie Bagley

Date: 9/11/2024 2:22:41 PM

Status: Color: Layer: Space:

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

Status: Color: Layer: Space: 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)



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Subject: Small Lot Development

Page Label: 1 Author: Kylie Bagley Date: 9/11/2024 2:23:16 PM

Status: Color: ■ Layer: Space: 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 EI 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)



Subject: Gas and Electric

Page Label: 1 Author: Kylie Bagley

Date: 9/11/2024 2:23:23 PM

Status: Color: Layer: Space:

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)



Subject: Dedication Statement

Page Label: 1 Author: Kylie Bagley Date: 9/11/2024 2:23:36 PM

Status: Color: Layer: Space:

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".

9/11/2024 2:23:42 PM (1)



Subject: Water Suppy Page Label: 1 Author: Kylie Bagley

Date: 9/11/2024 2:23:42 PM

Status: Color: Layer: Space: 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 Aguifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aguifers 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. 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. 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 (Division ___), and their in Case No. 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 Aguifer and acre feet total of Aguifer 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

Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Reception No.

____, of the Office of the EI

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



Subject: Planner Page Label: 2 Author: Kylie Bagley

Date: 9/11/2024 2:25:50 PM

Status: Color: Layer: Space: 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

Status: Color: ■ Layer: Space: Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 2:27:08 PM (1)



Subject: Planner Page Label: 2 Author: Kylie Bagley Date: 9/11/2024 2:27:08 PM

Status: Color: Layer: Space: 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

Status: Color: Layer: Space: Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 2:27:20 PM (1)



Subject: Planner Page Label: 2 Author: Kylie Bagley Date: 9/11/2024 2:27:20 PM

Status: Color: Layer: Space: 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

Status: Color: Layer: Space: Add if this is public Right of Way or private and road width. Include road classification

9/11/2024 2:27:32 PM (1)



Subject: Planner Page Label: 2 Author: Kylie Bagley Date: 9/11/2024 2:27:32 PM

Status: Color: Layer: Space: 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

Status: Color: ■ Layer: Space: 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

Status: Color: ■ Layer: Space: 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

Status: Color: Layer: Space: 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

Status: Color: Layer: Space: Include the area of each tract in square feet and acres

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



Subject: Planner Page Label: 2 Author: Kylie Bagley Date: 9/11/2024 2:34:20 PM

Status: Color: Layer: Space: Include all proposed and existing fire hydrant or cistern locations.

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



Subject: Planner Page Label: 2

Author: Kylie Bagley Date: 9/11/2024 2:34:58 PM

Status: Color: Layer: Space: Show existing County Road Line and frontage road

9/11/2024 2:36:37 PM (1)



Subject: Planner Page Label: 2 Author: Kylie Bagley Date: 9/11/2024 2:36:37 PM

Status: Color: Layer: Space: 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

Status: Color: ■ Layer: Space:

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)
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

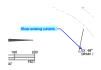
Date: 9/16/2024 10:14:02 AM

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)



PUBLIC IMPROVEMENTS EASEMENT -

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