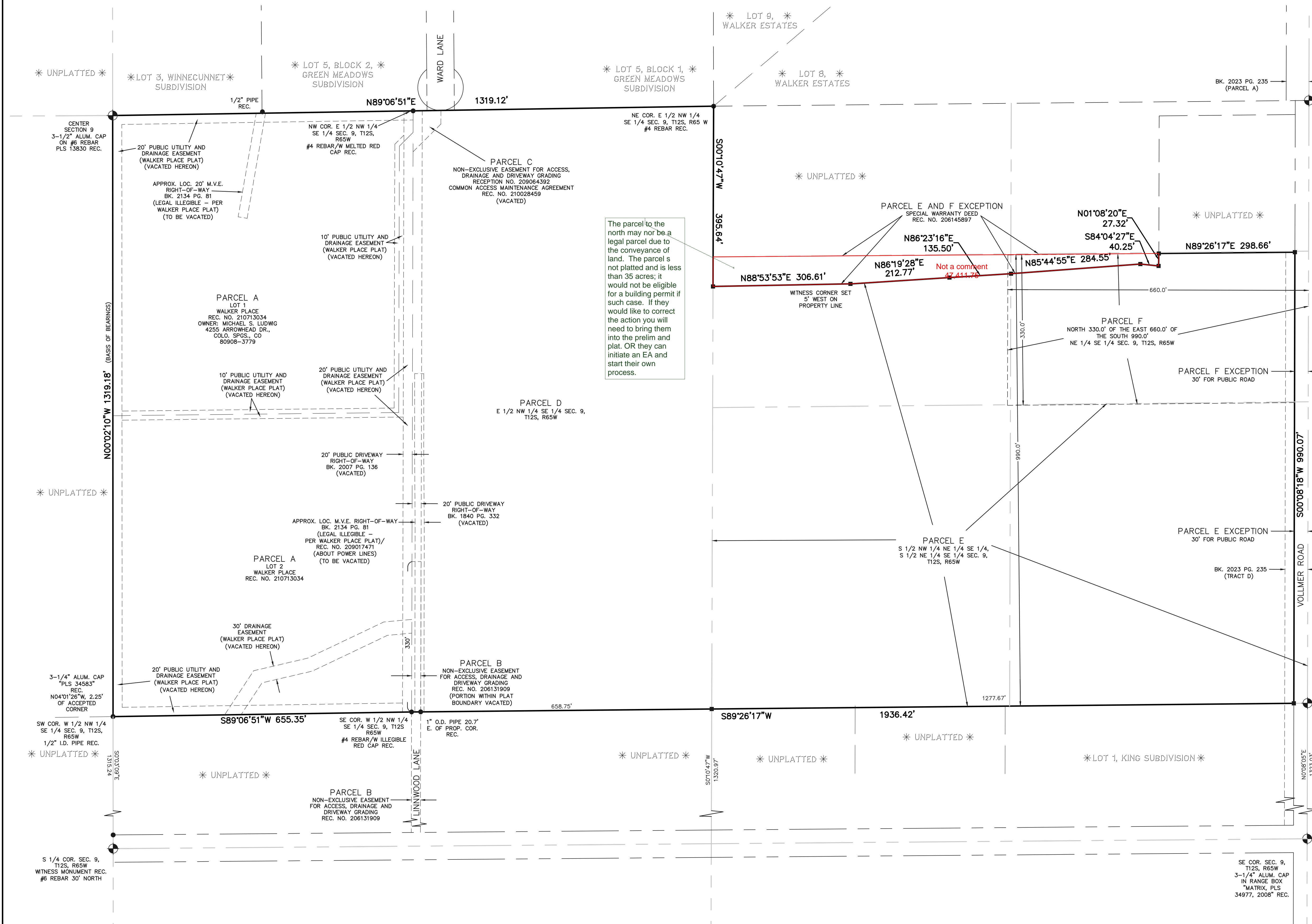
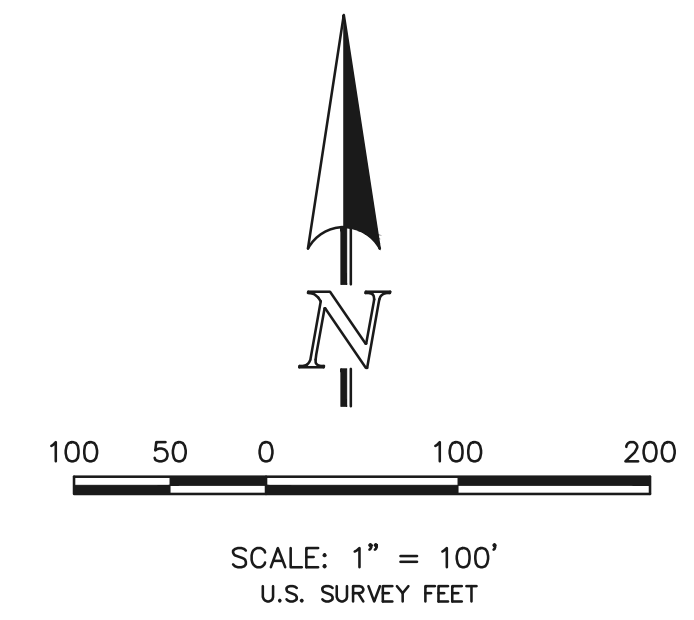


REDTAIL RANCH FILING NO. 1

A REPLAT OF LOTS 1 AND 2, WALKER PLACE, TOGETHER WITH A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



The parcel to the north may not be a legal parcel due to the conveyance of land. The parcel is not platted and is less than 35 acres; it would not be eligible for a building permit if such case. If they would like to correct the action you will need to bring them into the prelim and plat. OR they can initiate an EA and start their own process.



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

REDTAIL RANCH FILING NO. 1
2525.00
MARCH 13, 2018
REV. NOVEMBER 15, 2018
SHEET 2 OF 3

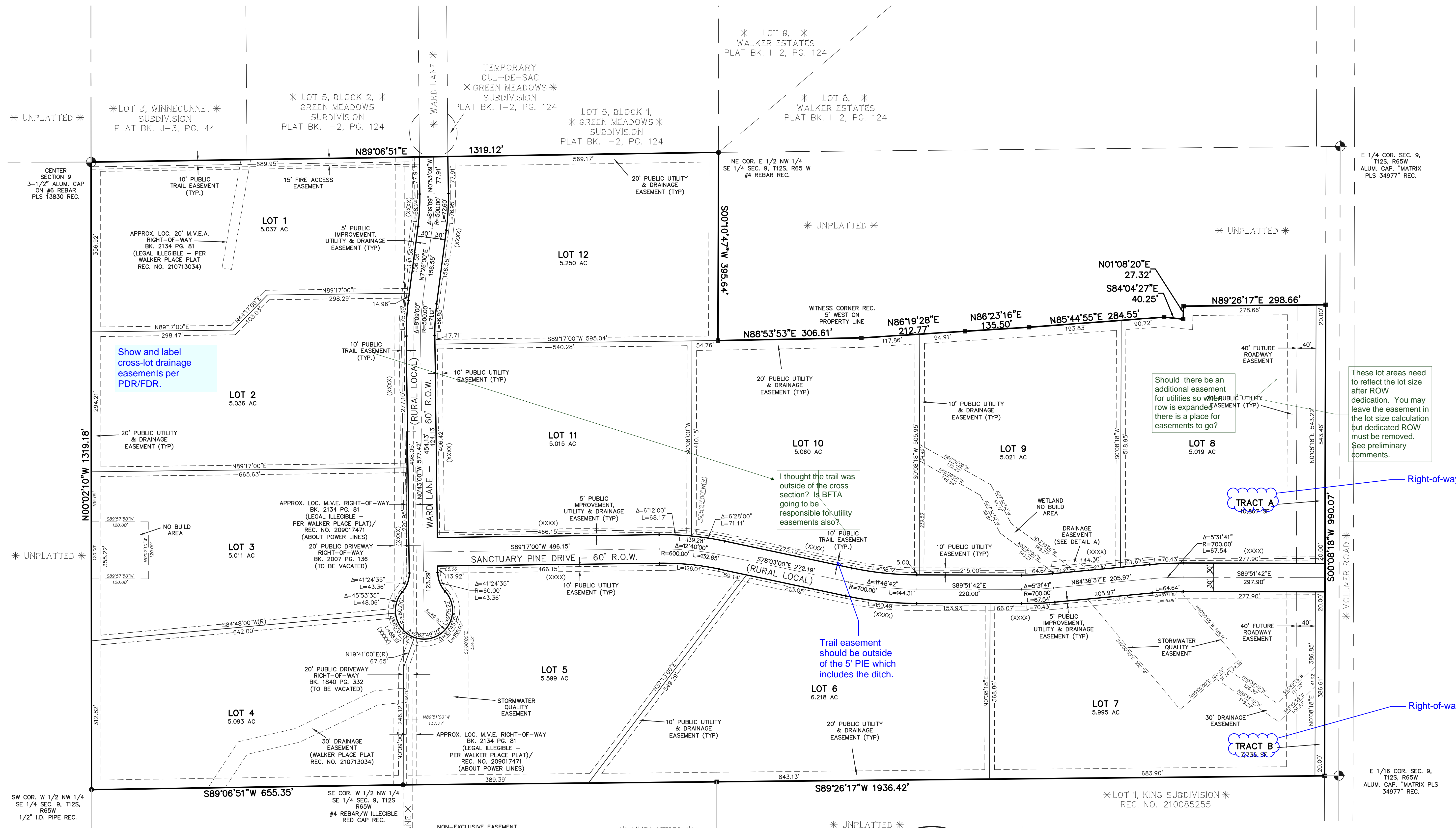


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

N:\252500\DRAWINGS\SURVEY\PLAT\252500_P2.dwg, 11/30/2018 1:10:53 PM, 1:1

REDTAIL RANCH FILING NO. 1

A REPLAT OF LOTS 1 AND 2, WALKER PLACE, TOGETHER WITH A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



Show and label cross-lot drainage easements per PDR/FDR.

I thought the trail was outside of the cross section? Is BFTA going to be responsible for utility easements also?

Trail easement should be outside of the 5' PIE which includes the ditch.

Should there be an additional easement for utilities so when the public utility row is expanded there is a place for easements to go?

These lot areas need to reflect the lot size after ROW dedication. You may leave the easement in the lot size calculation but dedicated ROW must be removed. See preliminary comments.

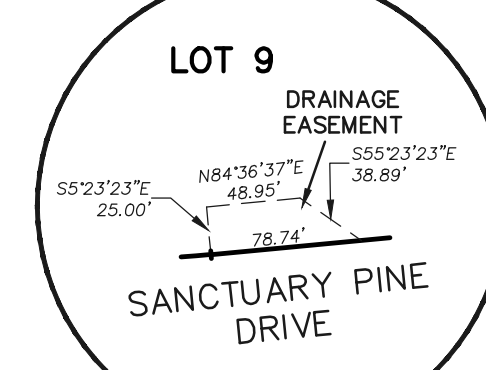
Right-of-way

Right-of-way

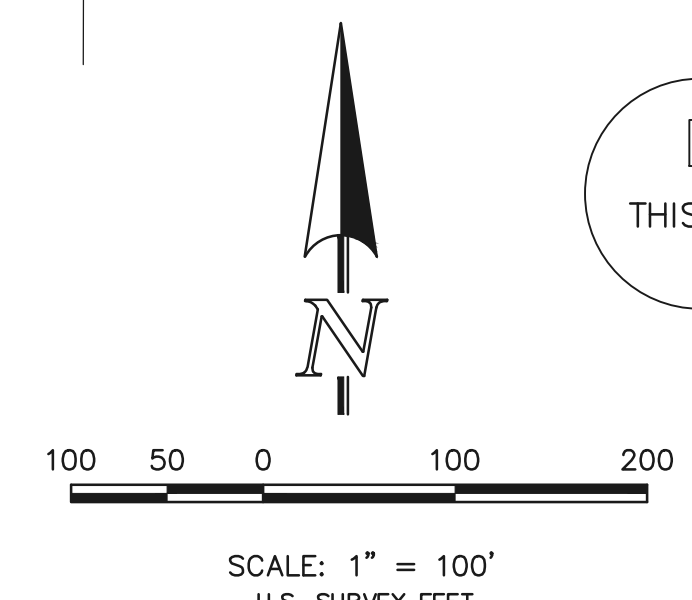
- LEGEND**
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
 - RECOVERED MONUMENT AS NOTED
 - ALIQUOT CORNER RECOVERED AS NOTED
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING

AS REPLATTED

Detail B (Trail easement and utility easement overlap)



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

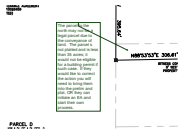


REDTAIL RANCH FILING NO. 1
2525.00
MARCH 13, 2018
REV. NOVEMBER 15, 2018
SHEET 3 OF 3

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

Markup Summary

dsdparsons (8)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/3/2019 7:33:42 AM
Color: ■

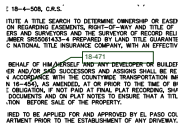
The parcel to the north may nor be a legal parcel due to the conveyance of land. The parcel s not platted and is less than 35 acres; it would not be eligible for a building permit if such case. If they would like to correct the action you will need to bring them into the prelim and plat. OR they can initiate an EA and start their own process.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 12/31/2018 10:47:18 AM
Color: ■

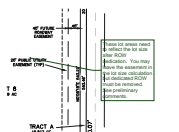
Add acceptance certification block for the maintenance of the trail easements by the BF Trails Association.

Also what is the BFTA financial mechanism to maintain trails? Can you add to the LOI ?



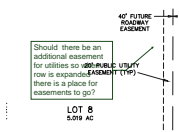
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18-471



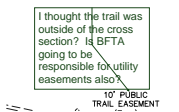
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 12/31/2018 10:53:02 AM
Color: ■

These lot areas need to reflect the lot size after ROW dedication. You may leave the easement in the lot size calculation but dedicated ROW must be removed. See preliminary comments.



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 12/31/2018 10:54:06 AM
Color: ■

Should there be an additional easement for utilities so when row is expanded there is a place for easements to go?



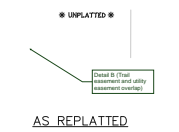
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Page Label: 3
Author: dsdparsons
Date: 12/31/2018 10:58:25 AM
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I thought the trail was outside of the cross section? Is BFTA going to be responsible for utility easements also?



Subject: Arrow
Page Label: 3
Author: dsdparsons
Date: 12/31/2018 10:58:38 AM
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Detail B (Trail easement and utility easement overlap)

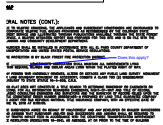


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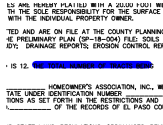
Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 1/2/2019 1:15:41 PM
Color: ■

Delete. Show as "hereby dedicated" right-of-way on plat.



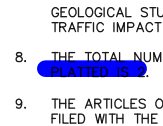
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Does this apply?



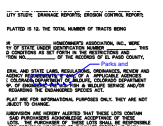
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Date: 1/2/2019 1:17:52 PM
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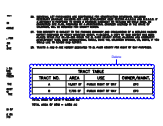
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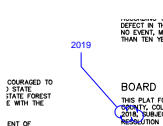
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Author: dsdrice
Date: 1/2/2019 1:18:22 PM
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Parks and



Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 1/2/2019 1:20:38 PM
Color: ■

Delete



Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 1/2/2019 1:21:12 PM
Color: ■

2019



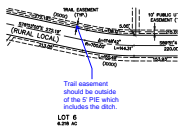
Subject: Cloud+
Page Label: 3
Author: dsdrice
Date: 1/2/2019 1:25:10 PM
Color: ■

Right-of-way



Subject: Cloud+
Page Label: 3
Author: dsdrice
Date: 1/2/2019 1:25:24 PM
Color: ■

Right-of-way



Subject: Callout
Page Label: 3
Author: dsdrice
Date: 1/2/2019 12:34:39 PM
Color: ■

Trail easement should be outside of the 5' PIE which includes the ditch.

See comment letter.

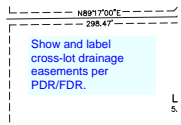
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Page Label: 1
Author: dsdrice
Date: 1/2/2019 2:34:06 PM
Color: ■

See comment letter.



Subject: Area Measurement
Page Label: 2
Author: dsdrice
Date: 1/2/2019 2:37:01 PM
Color: ■

47,411.75



Subject: Text Box
Page Label: 3
Author: dsdrice
Date: 12/31/2018 1:42:52 PM
Color: ■

Show and label cross-lot drainage easements per PDR/FDR.