

FALCON RANCHETTES FILING NO. 2

A REPLAT OF LOTS 1 & 2, FALCON RANCHETTES
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF EL PASO, STATE OF COLORADO

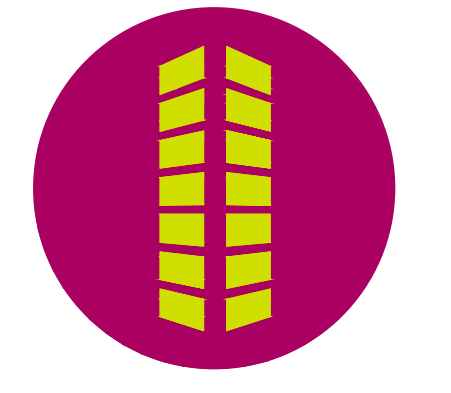
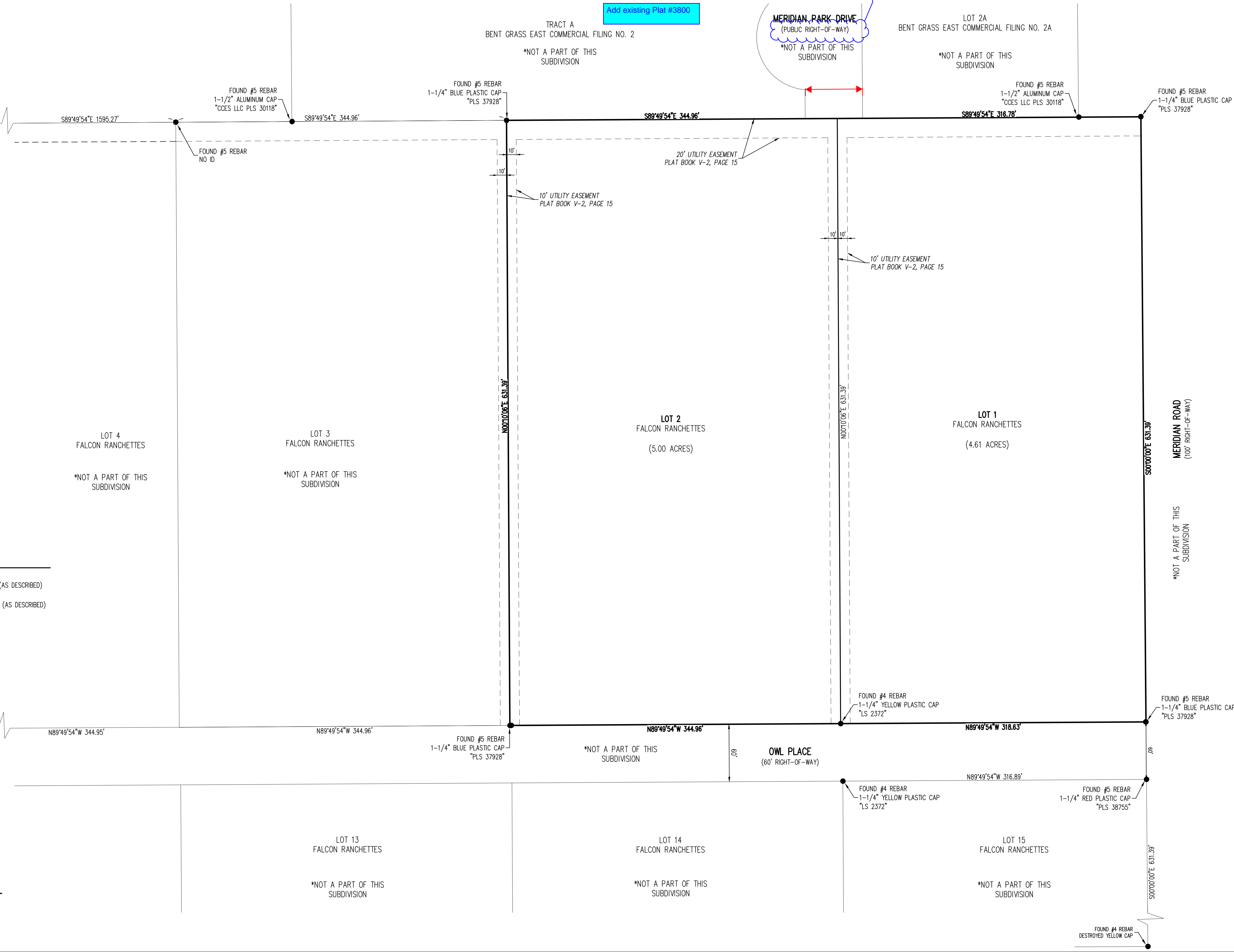
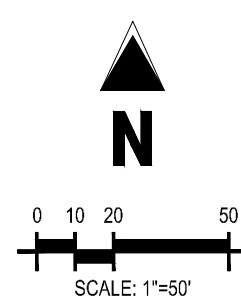
AS-PLATTED
 Add existing Plat #3800

Add 60ft ROW width

NORTH CENTER $\frac{1}{8}$ CORNER
 SECTION 1, T13S, R65W
 FOUND $3\frac{1}{2}$ " ALUMINUM CAP
 STAMPED, "N $\frac{1}{8}$ C-C S1 2019 PLS 38069"

CENTER QUARTER CORNER
 SECTION 1, T13S, R65W
 FOUND $1\frac{1}{2}$ " ALUMINUM CAP
 STAMPED, "CCES PLS 30118"

- LEGEND**
- ALIQUOT CORNER (AS DESCRIBED)
 - FOUND MONUMENT (AS DESCRIBED)



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#	Date	Issue / Description	Init.

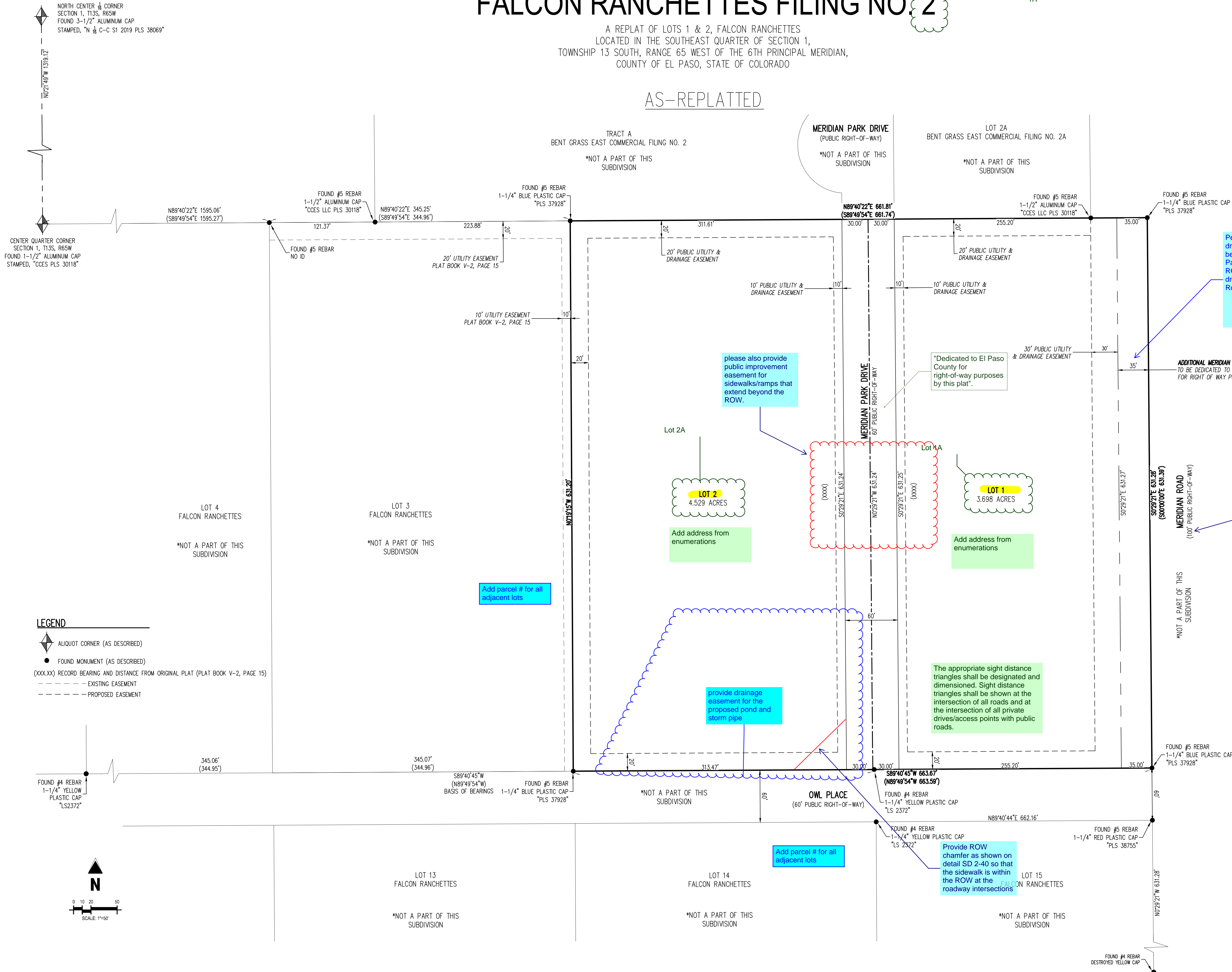
Project No: MRS000002.10
 Drawn By: MNB
 Checked By: BB
 Date: 02.10.2023

FALCON RANCHETTES FILING NO. 2

1A

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AS-REPLATTED



Per the drainage plan the drainage channel is intended to be owned and maintained by El Paso County. Please extend the ROW to encompass the proposed drainage channel along Meridian Road.

please also provide public improvement easement for sidewalks/ramps that extend beyond the ROW.

"Dedicated to El Paso County for right-of-way purposes by this plat".

Add address from enumerations

Add address from enumerations

Add parcel # for all adjacent lots

The current ROW per County GIS is approx. 145' revise accordingly

provide drainage easement for the proposed pond and storm pipe

The appropriate sight distance triangles shall be designated and dimensioned. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads.

Add parcel # for all adjacent lots

Provide ROW chamfer as shown on detail SD 2-40 so that the sidewalk is within the ROW at the roadway intersections

- LEGEND**
- ◊ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND MONUMENT (AS DESCRIBED)
 - (XXX.XX) RECORD BEARING AND DISTANCE FROM ORIGINAL PLAT (PLAT BOOK V-2, PAGE 15)
 - EXISTING EASEMENT
 - - - PROPOSED EASEMENT



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