## LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF THE SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS ARE BASED ON THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO.2, MONUMENTED AT ITS WEST END WITH A #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT ITS EAST END WITH A #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141, AND ASSUMED TO BEAR N 89°56'53" E

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILLNG NO.2 AS RECORDED IN RECEPTION NO. 202192387, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF SAID CHATEAU AT ANTELOPE RIDGE FILING NO.2:

1. N 89°56'53" E, A DISTANCE OF 670.94 FEET; 2. S 77°13'21" W, A DISTANCE OF 296.79 FEET;

3. S 14°41'09" E, A DISTANCE OF 81.11 FEET; 4. S 77°39'54" E, A DISTANCE OF 397.87 FEET;

5. N 63°24'07" E, A DISTANCE OF 97.95 FEET;

6. N 47°01'52" E, A DISTANCE OF 173.02 FEET;

7.54.01 FEET ALONG THE ARC OF 50.64 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°06'12" AND A CHORD THAT BEARS S 85°42'14" E 51.48 FEET;

8. S 50°34'05" E, A DISTANCE OF 287.41 FEET; 9. N 03°10'04" W, A DISTANCE OF 254.58 FEET;

10. N 89°56'53" E, A DISTANCE OF 70.30 FEET;

THENCE N 89°42'51" E, A DISTANCE OF 58.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED IN RECEPTION NO. 209071394; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD:

1. S 00°37'08" E, A DISTANCE OF 53.18 FEET; 2. 460.80 FEET ALONG THE ARC OF A 7,920.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°20'01" AND A CHORD THAT BEARS S 01°04'11" W 460.73 FEET;

3. S 02°45'59" W, A DISTANCE OF 207.41 FEET;

4. 446.97 FEET ALONG THE ARC OF A 8,580.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°59'05" AND A CHORD THAT BEARS S 01°15'27" W 446.92 FEET;

5. S 00°14'40" E, A DISTANCE OF 943.51 FEET; 6. S 28°04'07" W, A DISTANCE OF 54.01 FEET;

ANTELOPE RIDGE DRIVE;

7. S 59°11'20" W. A DISTANCE OF 73.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS RECORDED IN RECEPTION NO. 205015091;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH CAREFREE CIRCLE:

1. S 89°49'32" W, A DISTANCE OF 113.86 FEET; 2. 407.83 FEET ALONG THE ARC OF A 1,060.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°02'39" AND A CHORD THAT BEARS S 78°48'13" W 405.32 FEET TO A POINT OF REVERSE CURVATURE: 3. 288.59 FEET ALONG THE ARC OF A 940.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°35'25" AND A CHORD THAT BEARS S 76°34'35" W 287.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE:

1. N 00°00'00" E, A DISTANCE OF 712.81 FEET; 2. 762.65 FEET ALONG THE ARC OF A 1,280.00 FOOT RADIUS TANGENTIAL CIRCULAR

CURVE TO THE LEFT. HAVING A CENTRAL ANGLE OF 34°08'17" AND A CHORD THAT BEARS N 17°04'08" W 751.42 FEET TO A POINT OF REVERSE CURVATURE; 3. 928.37 FEET ALONG THE ARC OF A 1,560.00 FOOT RADIUS TANGENTIAL CIRCULAR

CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°05'50" AND A CHORD THAT BEARS N 17°05'22" W 914.73 FEET;

4. N 00°04'30" W, A DISTANCE OF 35.51 FEET TO THE POINT OF BEGINNING. HAVING A CALCULATED AREA OF 2,268,042 SQUARE FEET (52.07 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH TRACT A, CHATEAU AT ANTELOPE RIDGE FILING NO.2 AS RECORDED IN RECEPTION NO. 202192387, HAVING A CALCULATED AREA OF 3.51 ACRES OF LAND, MORE OR LESS.

### GENERAL NOTES

ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.

2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.

3. THE DETENTION PONDS IN TRACTS A AND B SHALL BE DEDICATED TO AND MAINTAINED BY THE WINDERMERE METROPOLITAN DISTRICT.

4. THE NEIGHBORHOOD PARK IN TRACT C, FILING NO. 1 SHALL BE OWNED BY THE WINDERMERE METROPOLITAN DISTRICT AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.

5. CONTOUR INTERVAL SHOWN ON PLAN 2'.

6. PUBLIC UTILITY/PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:

FRONT: FIVE (5) FEET SIDE: FIVE (5) FEET REAR: FIVE (5) FEET

FOLLOWS:

SEVEN (7) FEET IN WIDTH ADJACENT TO ALL PROPOSED PUBLIC ROW THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

7. ALL OPENSPACE / LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.

8. FLOOD PLAIN: THIS SITE, WINDERMERE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G & 08041C0539G, EFFECTIVE DECEMBER 7, 2018.

9. WINDERMERE FILINGS 1 AND 2 SHALL BE LIMITED TO A TOTAL OF 203 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.

NOT TO SC

10. 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 & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.

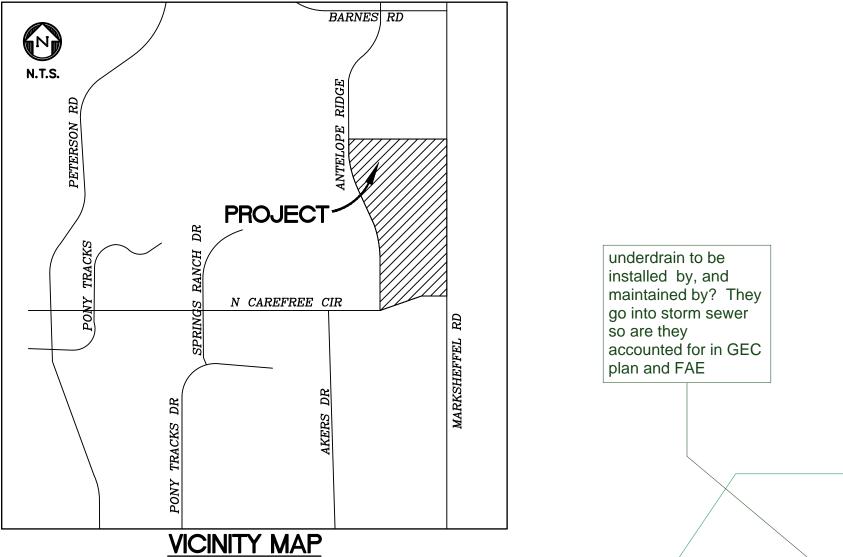
11. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.

13. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.

DRAINAGE SWALES.

# WINDER PRELIMINA

## $E^{\frac{1}{2}}$ OF SECTION 29, T13S, **EL PASO COUNTY**



PUBLIC UTILITY, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENT EASEMENTS SHALL BE PROVIDED AS

12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.

14. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.

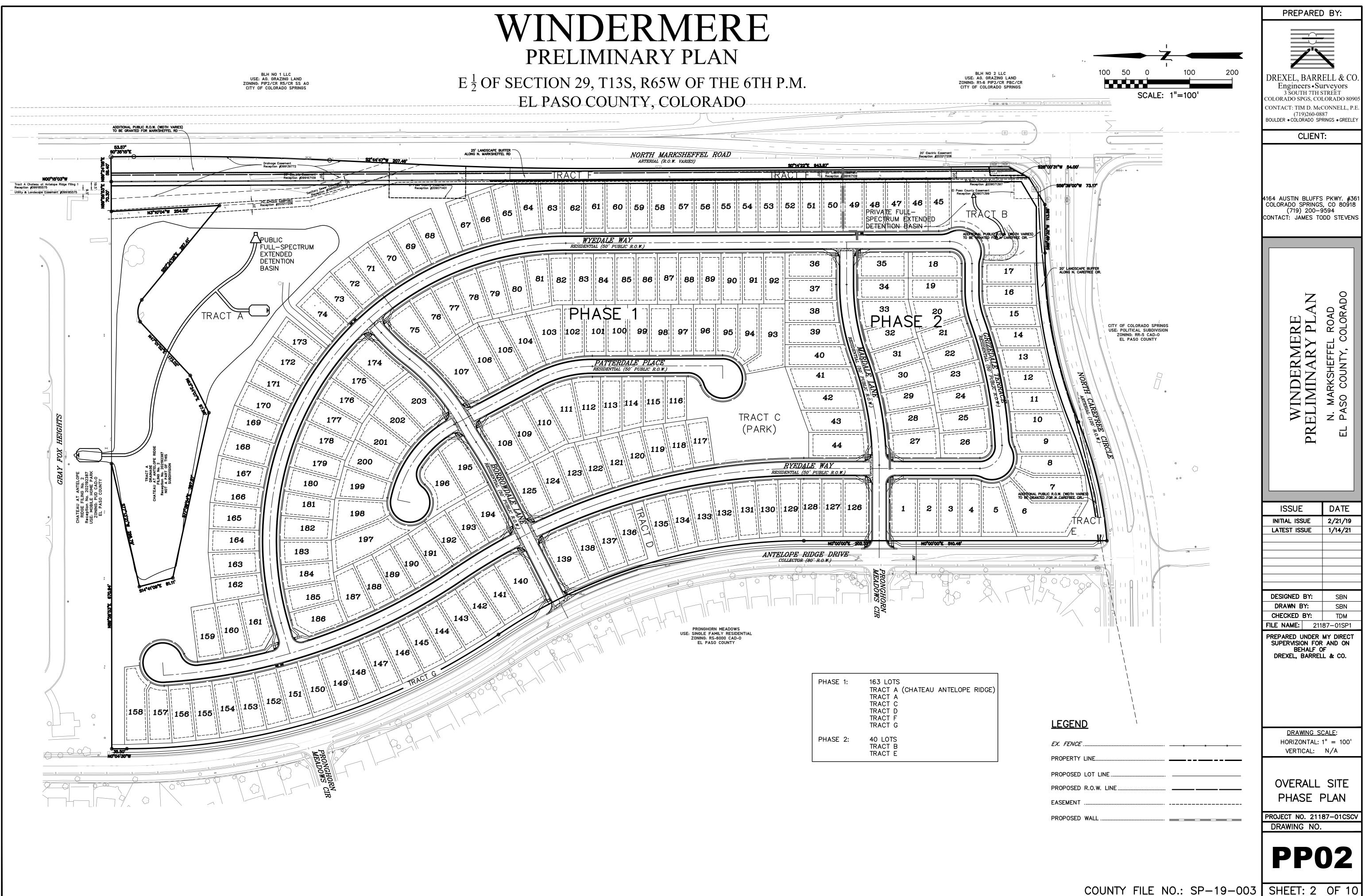
15. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.

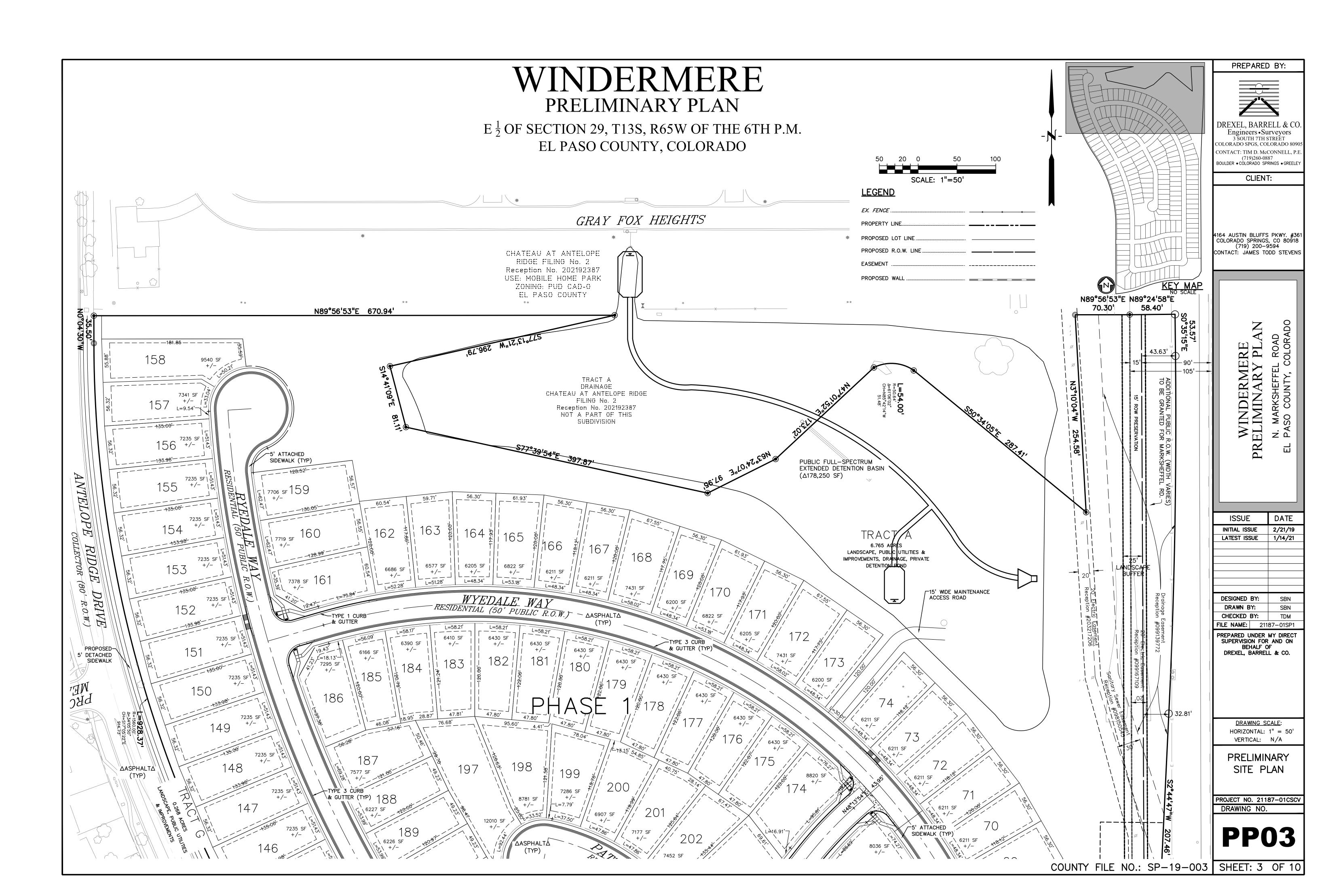
16. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING

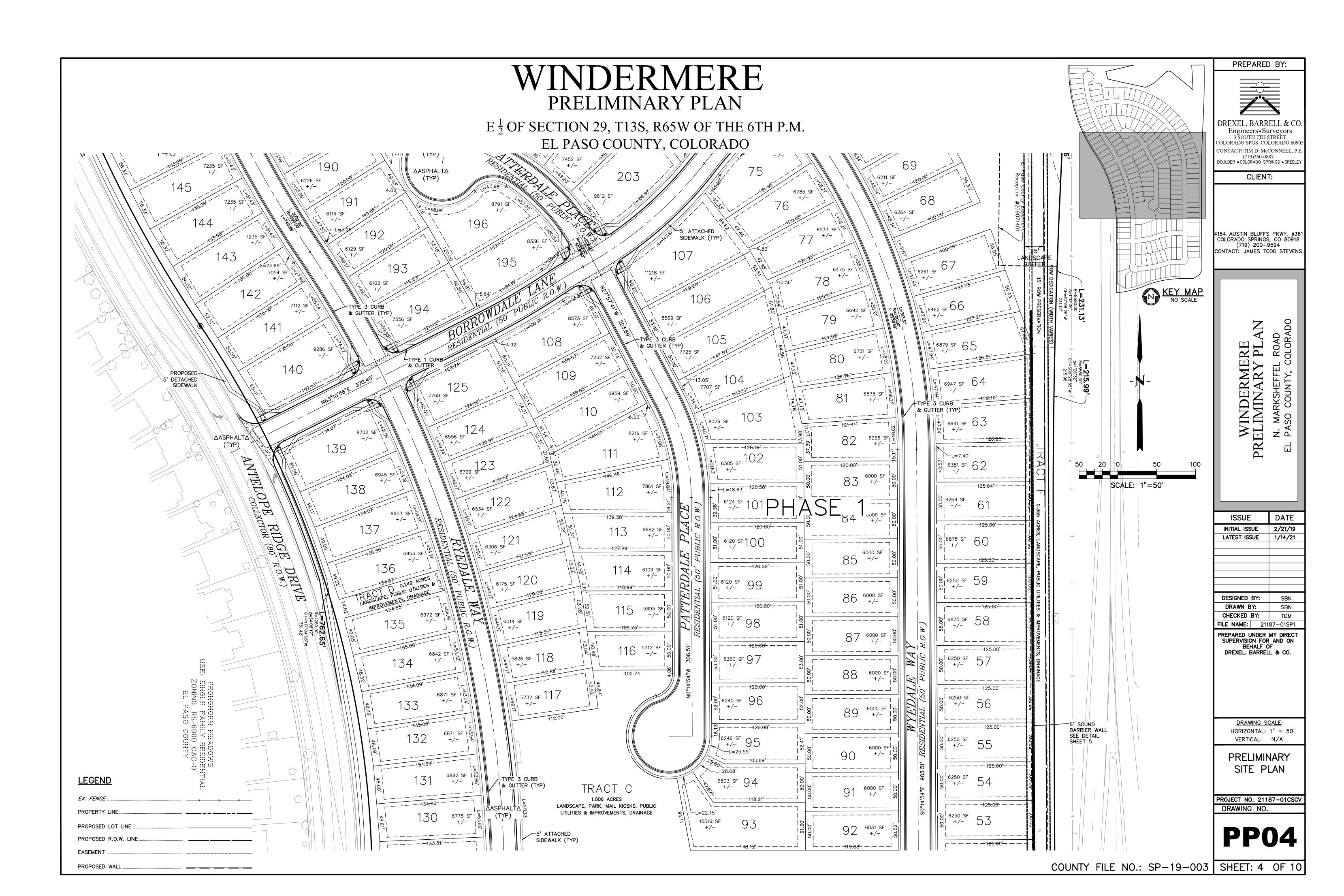
NERE		PREPARED BY:
RY PLAN		DREXEL, BARRELL & CO.
R65W OF THE 6TH P.M.		Engineers • Surveyors 3 SOUTH 7TH STREET COLORADO SPGS, COLORADO 80905
Y, COLORADO		CONTACT: TIM D. McCONNELL, P.E. (719)260-0887 BOULDER • COLORADO SPRINGS • GREELEY
BARNES RD		CLIENT:
OTELNA		4164 AUSTIN BLUFFS PKWY. #361 COLORADO SPRINGS, CO 80918 (719) 200–9594
JECT		CONTACT: JAMES TODD STEVENS
underdrain to be installed by, and	SHEET INDEX PP01 COVER SHEET	
EFREE CIR maintained by? They go into storm sewer so are they	PP02 OVERALL SITE PHASE PLAN	
accounted for in GEC plan and FAE Sound walls are like		7 8
to be installed and maintained by a District as is	PP06 PRELIMINARY UTILITY & PUBLIC FACILITY PLAN	
Perimeter roadway	rk PP07-PP10 PRELIMINART GRADING PLAN	ERE Y PLAN L ROAD COLORADO
since it will likely b the service plan co and needs - Is the	osts	
District not going to do CCR enforceme (no HOA)		NDERM MINAR Arksheffi county,
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE N AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH		
OT TO THE STREET BY THE HOMEBUILDERS. 8. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING &	OWNER: JAMES TODD STEVENS & YES! COMMUNITIES (TRACT A, CHATEAU AT ANTELOPE RIDGE)	PA. R
COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS. 9. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL	DEVELOPER: WINDSOR RIDGE HOMES/JAMES TODD STEVENS	PR
PASO COUNTY ENGINEERING CRITERIA MANUAL. 20. THE 6' HIGH CONCRETE FENCE: ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE	PROPOSED SITE AREA: 55.58 ACRES	
CONSTRUCTED BY THE DEVELOPER, AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 21. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE	ZONING: RS-5000 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL	
22. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT	203 LOTS GROSS DENSITY: 3.6 DU/ACRE	ISSUE DATE
THE TIME OF THE SUBSURFACE SOILS INVESTIGATION. 19-471 23. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER	TAX SCHEDULE #: 53294-00-013 & 53291-11-002	INITIAL ISSUE 2/21/19 LATEST ISSUE 1/14/21
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 MPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THERETO, AT	TOTAL LOT AREA: 32 AC (58%)	
OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT TINAL 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	NET DENSITY:6.3 DU/ACGROSS DENSITY:3.7 DU/AC	
PROPERTY. 24. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT:	PHASING: 1 (163 LOTS) SPRING 2021 2 (40 LOTS) FALL 2021	DESIGNED BY: SBN
THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF	update or remove thesea final plat has	DRAWN BY: SBN CHECKED BY: TMD FILE NAME: 21187-01CV1
ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. 25. IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET OF FINISHED FLOOR ELEVATION, AN	to be processed and this has to goto PC	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON
JNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE. BASEMENTS ARE PROHIBITED ON LOTS 72-74 AND 169-173.	and BOCC	BEHALF OF DREXEL, BARRELL & CO.
<u>SOIL &amp; GEOLOGY CONDITIONS:</u> THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW.	LAND USENET DENSITYUNITSACRES% OF LANDPHASE 1: SINGLE FAMILY6.3 DU/AC163 LOTS2647%PHASE 2: SINGLE FAMILY6.7 DU/AC40 LOTS611%ROAD ROWN/AN/A916%	
NE SHE HAS BEEN FOUND TO BE IMPACTED BT GEOLOGIC HAZARDS AS NOTED BELOW. NITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND EOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMG, OCTOBER 26, 2020 IN FILE NO. SP-19-003 VAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.	TRACTS N/A N/A 14 25%	
POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 72–74, 169–173 XPANSIVE SOILS: THROUGHOUT SITE COMPRESSIBLE SOILS: THROUGHOUT SITE	THE FEES PER SUBDIVISION LT IN LIEU OF PARK LAND DEDICATION ARE \$113 FOR URBAND	DRAWING SCALE:
IARD BEDROCK: THROUGHOUT SITE LOODPLAIN AND DRAINAGE AREAS: NORTHEASTERN CORNER OF SITE AND DETENTION AREA CORROSIVE MINERALS: THROUGHOUT SITE ILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND	PARKS AND \$456 FOR REGIONAL PARKS. THE REQUIRED FEES IN LIEU FOR THIS PROJECTS ARE:	HORIZONTAL: 1"=200' VERTICAL: N/A
ROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE ADON: THROUGHOUT SITE In the absence of groundwater monitoring program and prior to approval of the plat CGS	URBAN NEIGHBORHOOD \$113 \$22,393   URBAN COMMUNITY \$175 \$35,525   REGIONAL \$456 \$92,568	
ecommends it be demonstrated where mitigation of persistent groundwater is taking place from: Raising site grades;	TOTAL \$744 \$151,032	PRELIMINARY PLAN
Garden-level basement construction; and/or, An underdrain system. RACT NAME HASE 1	OWNERSHIP/MAINTENANCE	PROJECT NO. 21187-01CSCV
TRACT A(CHATEAU ANTELOPE RIDGE)3.510 ACDRAINAGETRACT A6.765 ACLANDSCAPE, PUBLIC UTILITIES & IMPROVETRACT D0.249 ACLANDSCAPE, PUBLIC UTILITIES & IMPROVE		DRAWING NO.
TRACT G0.268 ACLANDSCAPE, PUBLIC UTILITIES & IMPROVEDTRACT C1.006 ACLANDSCAPE, PARK, MAIL KIOSKS, PUBLICTRACT F0.355 ACLANDSCAPE, PUBLIC UTILITIES & IMPROVEDHASE 2HASE 2HASE 2	UTILITIES & IMPROVEMENTS, DRAINAGE WINDERMERE METRO DIST./CHEROKEE METRO DIST.	<b>PP01</b>
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	COUNTY FILE NO.: SP-19-003	SHEET: 1 OF 10

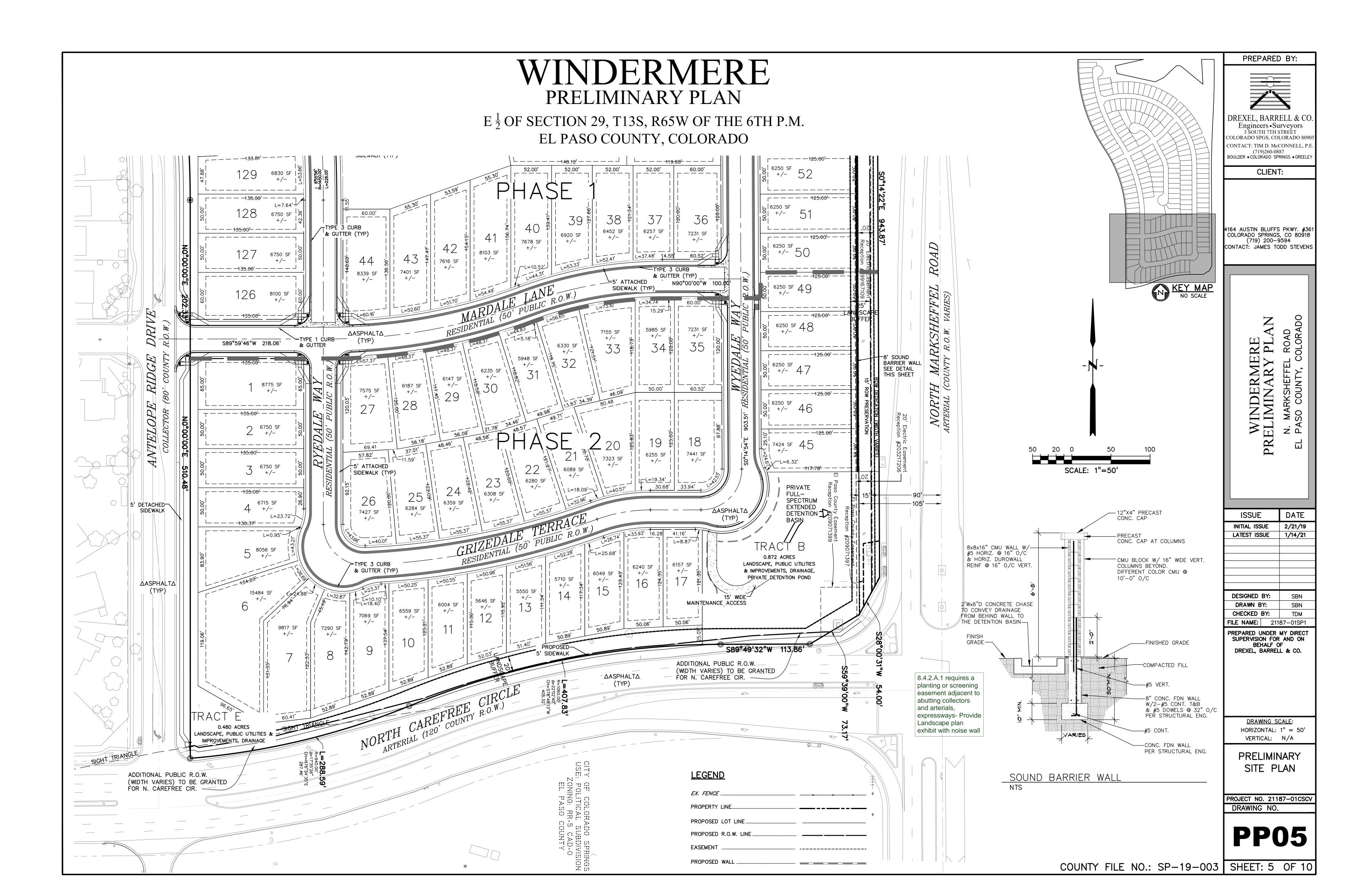
Add this note please as summarized from the 12/20 CGS comments

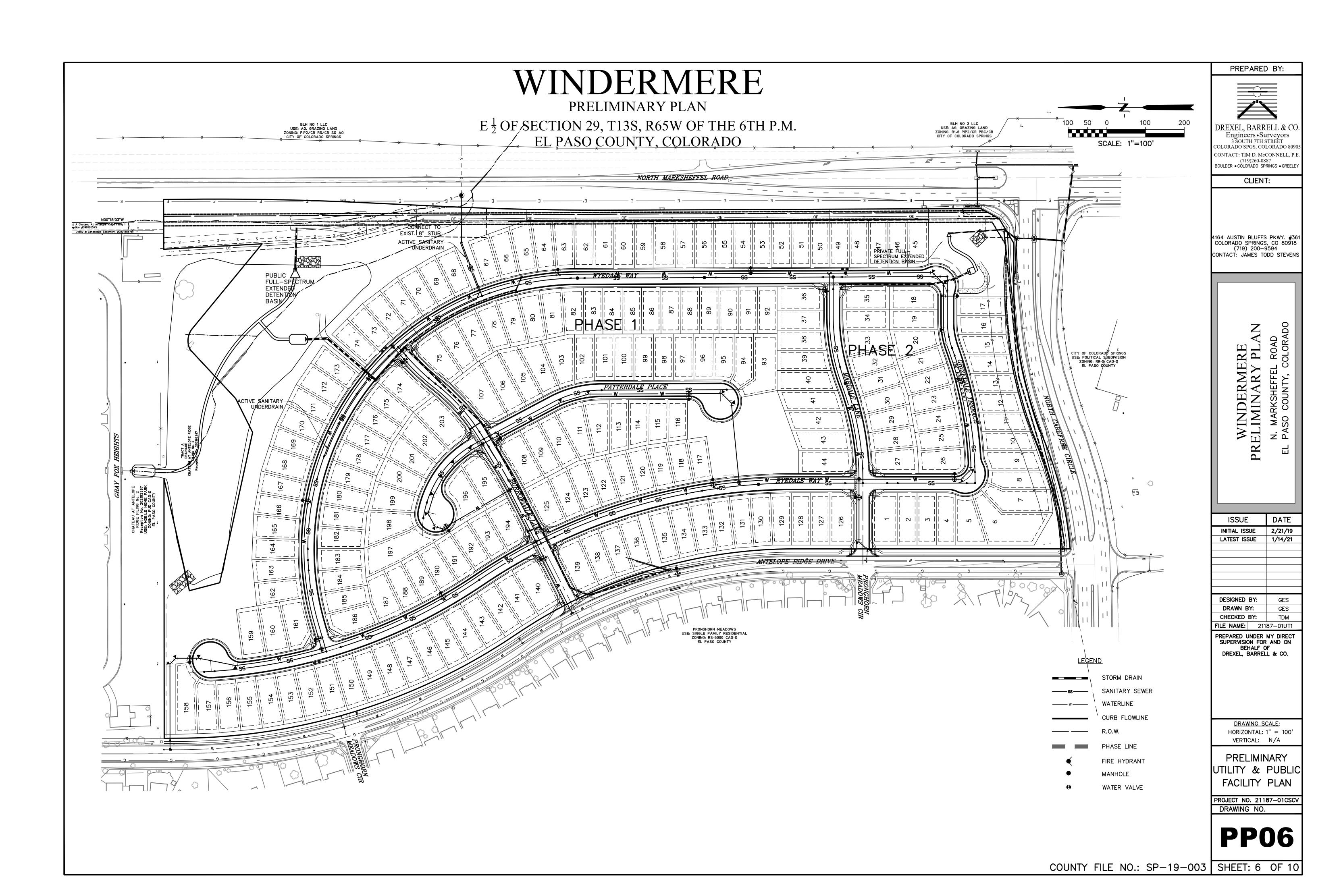
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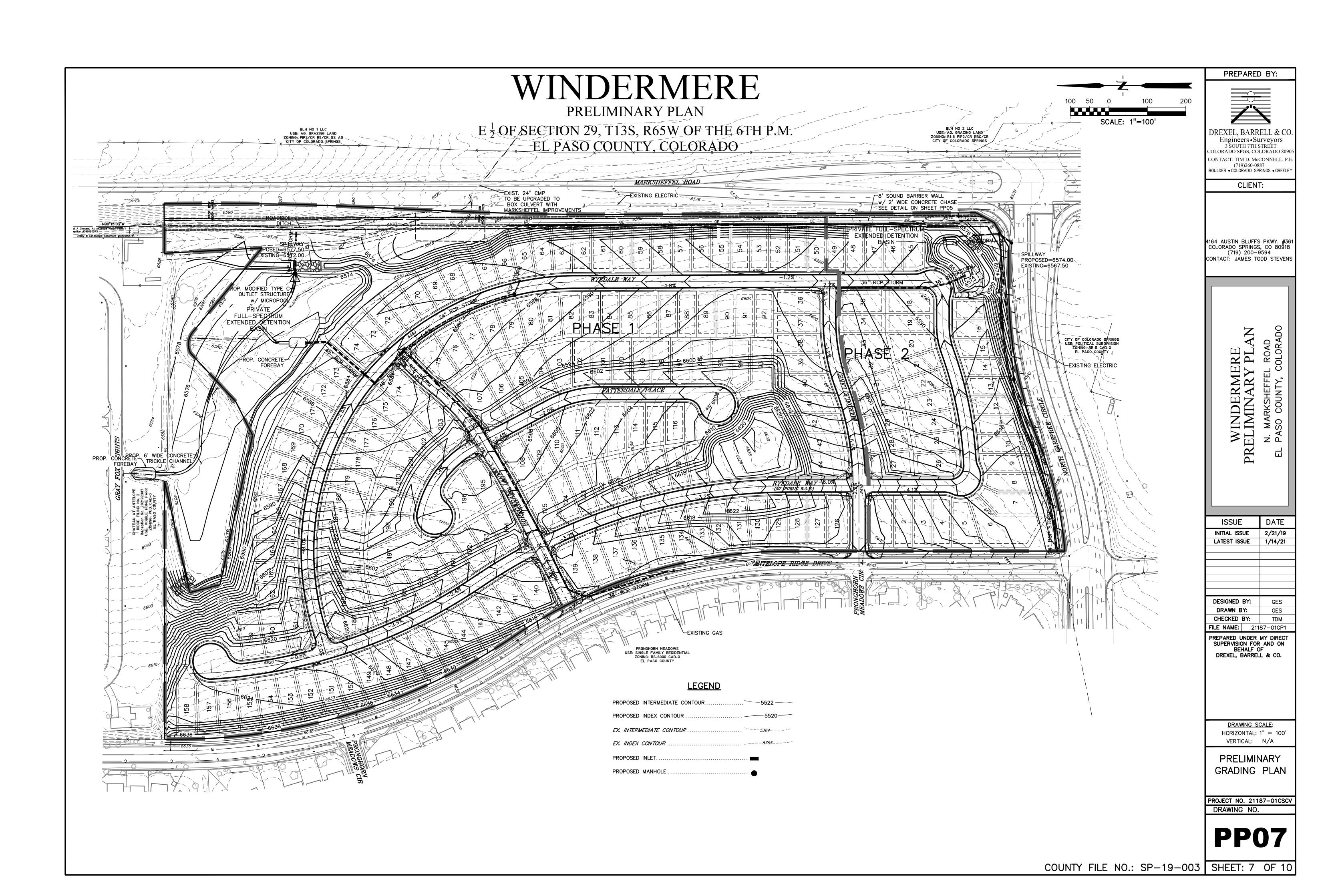


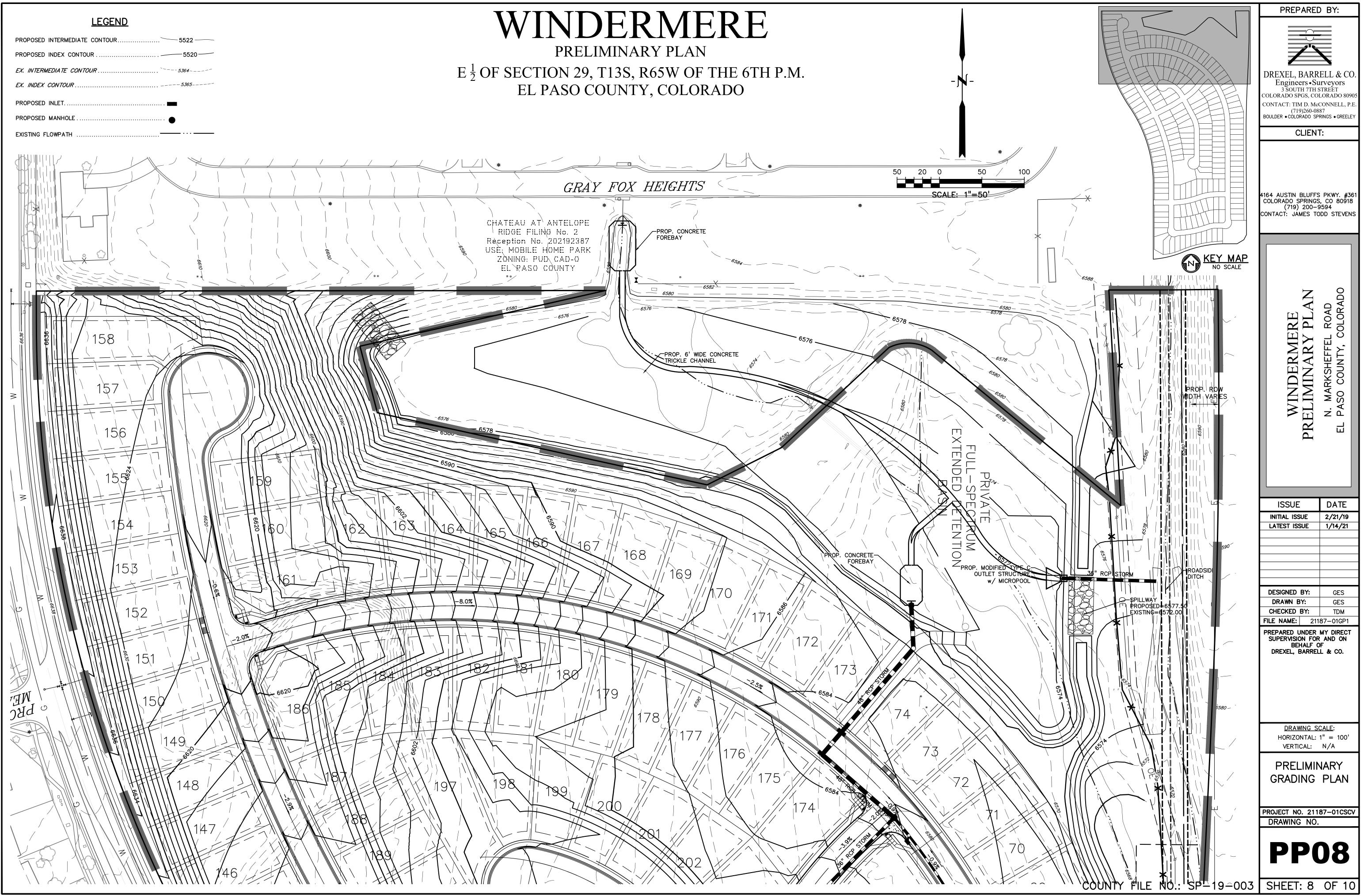


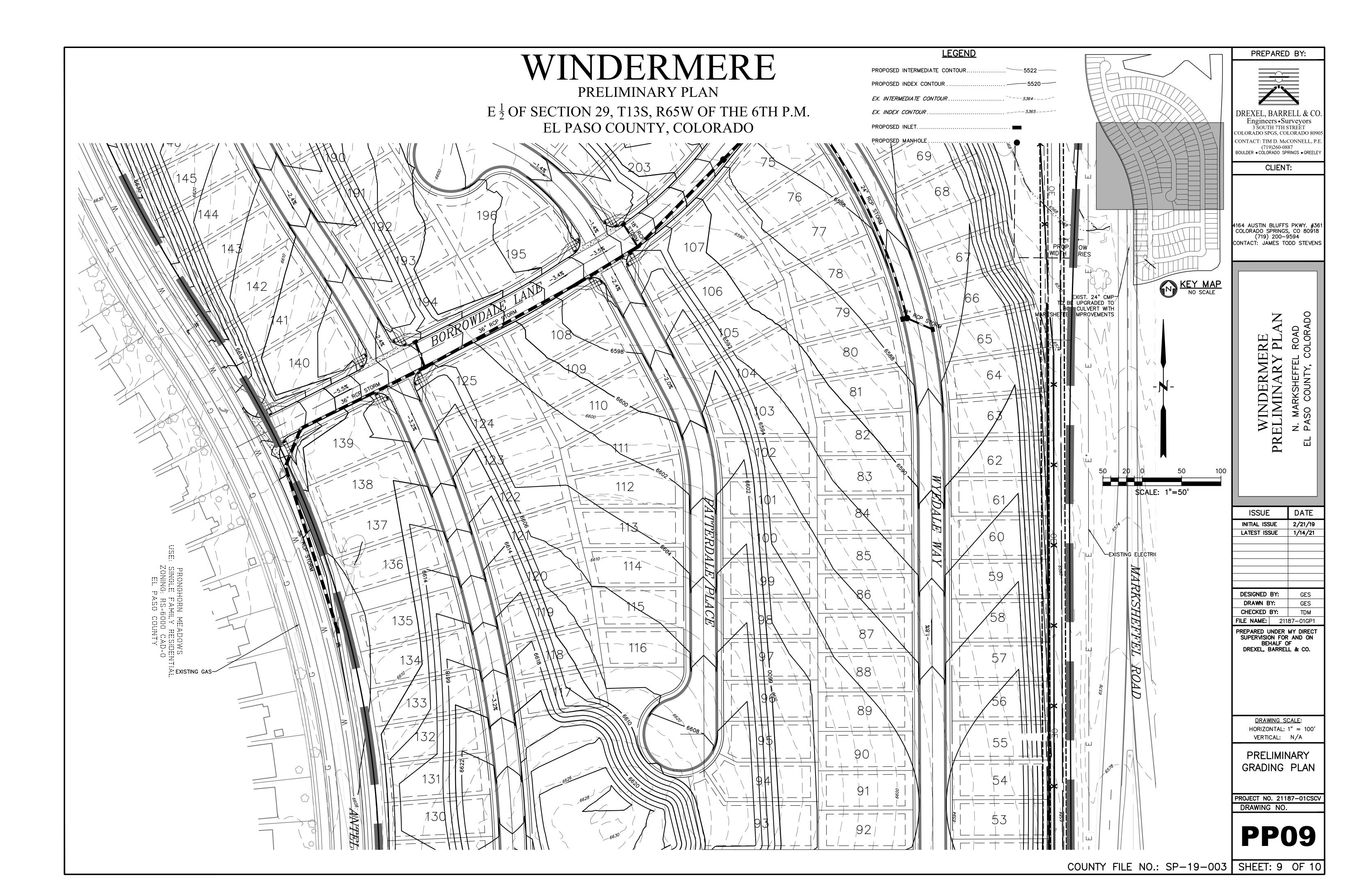


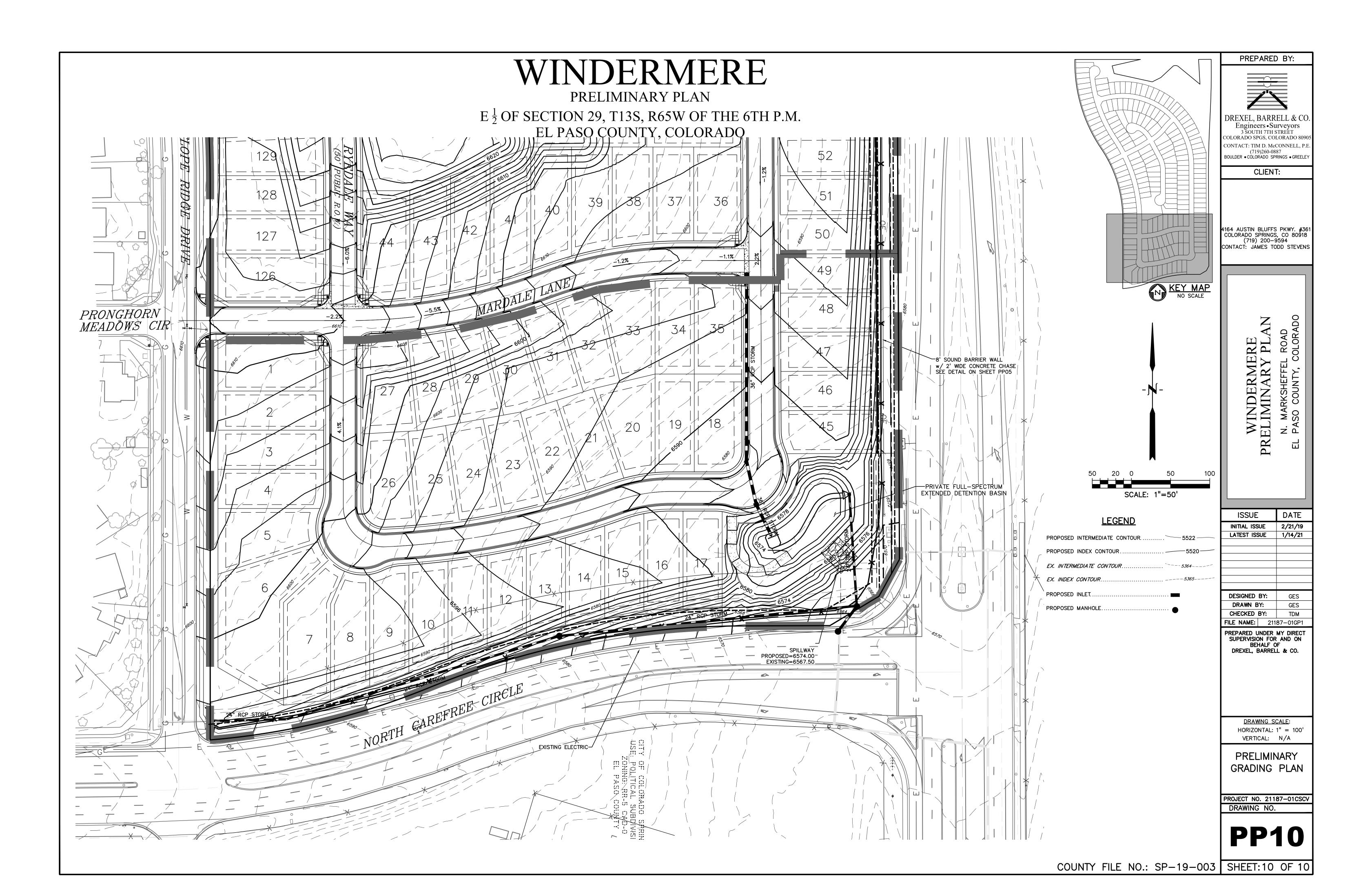












## Prelim plan V\_4 redlines planning.pdf Markup Summary 2-4-2021

dsdparsons (11	)	
THE TO BREAT THAT Y THAT'S THAT WITCH THAT AND A THAT A START	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:14:34 PM Status: Color: Layer: Space:	19-471
	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:17:12 PM Status: Color: Layer: Space:	underdrain to be installed by, and maintained by? They go into storm sewer so are they accounted for in GEC plan and FAE
	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:20:29 PM Status: Color: Layer: Space:	Sound walls are likley to be installed and maintained by a District as is perimeter roadway landscape and park since it will likely be in the service plan costs and needs - Is the District not going to do CCR enforcement (no HOA)
TS) SPRING 2021 FAL 2021 update or remove these as final plat has to be propagad and the pr	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:22:06 PM Status: Color: Layer: Space:	update or remove thesea final plat has to be processed and this has to goto PC and BOCC
0.269 AC 0.368 AC 0.355 AC 0.857 AC 0.857 AC 0.872 AC TOTAL= 13.509 AC	Subject: Owner Certification Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:23:03 PM Status: Color: Layer: Space:	
	Subject: Owner Certification Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:23:09 PM Status: Color: Layer: Space:	r

14 13.506	Subject: Text Box Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:23:42 PM Status: Color: Layer: Space:	13.506
NUMBER TOTAL EXPLOSION UNIT   NUMBER TOTAL TOTAL TOTAL TOTAL   NUMBER TOTAL T	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/3/2021 4:24:43 PM Status: Color: Layer: Space:	total 55.58 Acres
ALL ALL TRANSPORT	Subject: Callout Page Label: [5] 5 21187-01SP1 - SP4 Author: dsdparsons Date: 2/3/2021 4:29:53 PM Status: Color: Layer: Space:	8.4.2.A.1 requires a planting or screening easement adjacent to abutting collectors and arterials, expressways- Provide Landscape plan exhibit with noise wall
	Subject: Text Box Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/4/2021 6:59:16 AM Status: Color: Layer: Space:	In the absence of groundwater monitoring program and prior to approval of the plat CGS recommends it be demonstrated where mitigation of persistent groundwater is taking place from: • Raising site grades; • Garden-level basement construction; and/or, • An underdrain system.
	Subject: Callout Page Label: [1] 1 21187-01CV1 - DP01 Author: dsdparsons Date: 2/4/2021 7:00:26 AM Status: Color: Layer: Space:	Add this note please as summarized from the 12/20 CGS comments