

The owner 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. 24-377), or any amendments thereto, at or before the time the building permit submittals, and the fee obligation, if not satisfied, 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.

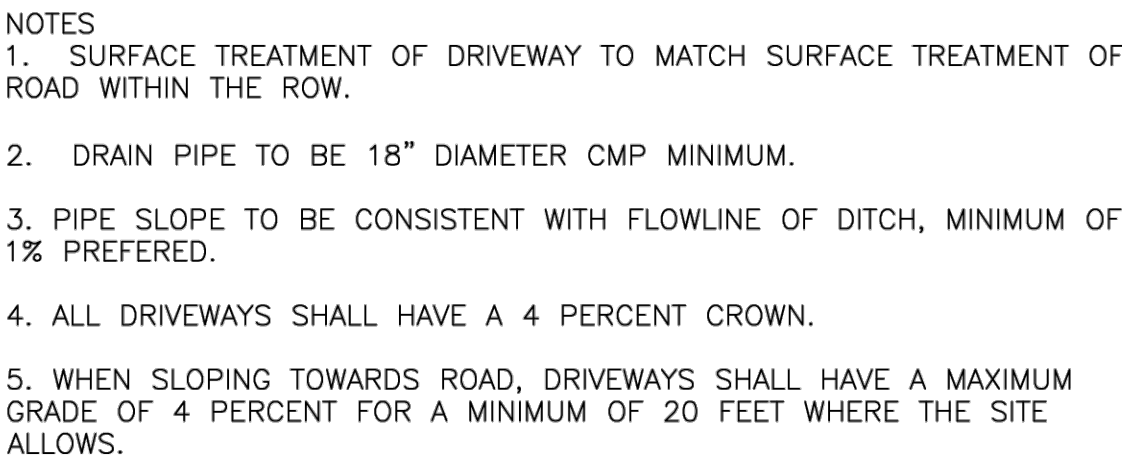
Meggan Herington
Planning and Development Director

TR IN SECS 12 & 13-15=5 DESC AS FOLLS; COM AT NE COR
OF SD SEC 12, TH S 00°-1658' E 179.72 FT FOR POB, TH
CONT S 00°-1658' E ALG E LN OF NE SEC 12 2455.51 FT TO
E4 COR OF SD SEC 12, TH S 00°-1837' E ALG E LN OF SE4 OF
SD SEC 12 2635.48 FT TO SE COR OF SEC 12, TH S 00°-1949'
E 2687.08 FT TO E4 COR OF SEC 13, TH S 89°-2600' W
2662.93 FT TO C4 COR OF SEC 13, TH N 00°-2141' W 2636.75
FT TO N4 COR OF SEC 13, TH S 89°-2509' W 1323.33 FT TO
SW COR OF E2SW4 SEC 12, TH N 00°-0757' W 2644.55 FT TO
NW COR OF THE E2SW4 SEC 12, TH N 00°-0757' W 355.87 FT,
TH ALG ARC OF CUR TO R HAVING A RAD OF 3000.0 FT C/A
OF 35-53/94° A DIST OF 1879.56 FT TO A PT ON THE S RAW
LN OF BRADLEY RD, TH N 76°-1058' E 1154.67 FT, TH ALG
ARC OF CUR TO R HAVING A RAD OF 4895.0 FT C/A OF
13°-39/41° AN ARC DIST OF 1167.15 FT, TH N 89°-50/39' E
1124.39 FT TO POB, EX TRS DESC BY REC #207001690 THRU
207001694

EXPECTED LOT SIZE = 259,303 SF (5.95 AC)
SUBSTATION LIMITS = 70,092 SF (1.61 AC)
LOT COVERAGE = 27.0% (LESS THAN 30% REQUIRED FOR PUD)
OPEN SPACE = 175993 SF (3.67 AC)
LANDSCAPING = 0 SF (0 AC)
IMPERMEABLE AREA = LESS THAN 5000 SF (0.11 AC)
IMPERMEABLE PERCENTAGE = LESS THAN 2%

CURRENT LOT SIZE: 593.51 Acres

	EXISTING OVERHEAD POWER LINE
	EXISTING FENCE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY EASEMENT
	PROPOSED BREAKLINES
	PROPOSED SUBDRAIN
	PROPOSED FENCE
	PROPOSED DRAINAGE FLOWLINE
	PROPOSED RIPRAP
	PROPOSED GRAVEL
	PROPOSED ASPHALT

SDA-1