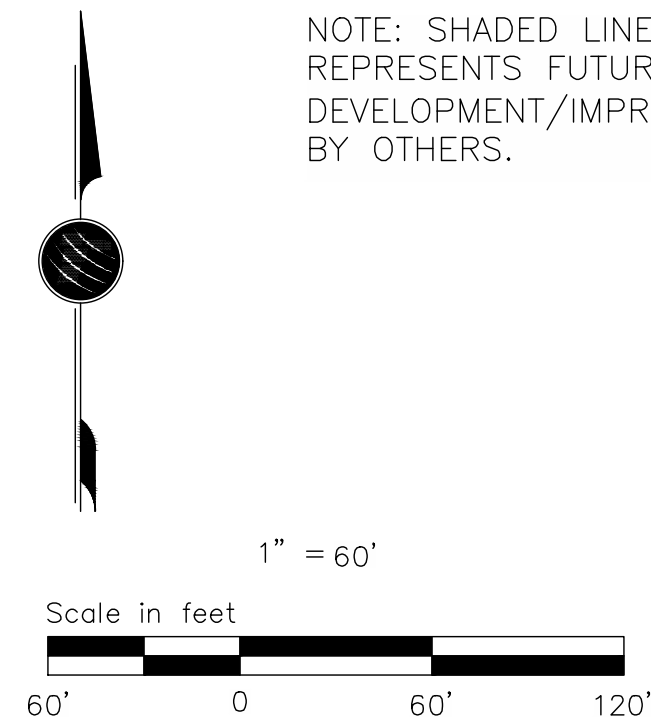
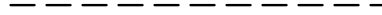
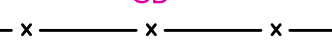




NOTE:

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 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.

Meggan Herington
Planning and Development Director

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

NOTES

1. SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.
2. DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
3. PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
4. ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
5. WHEN SLOPING TOWARDS ROAD, DRIVEWAYS SHALL HAVE A MAXIMUM GRADE OF 4 PERCENT FOR A MINIMUM OF 20 FEET WHERE THE SITE ALLOWS.

[illegible]