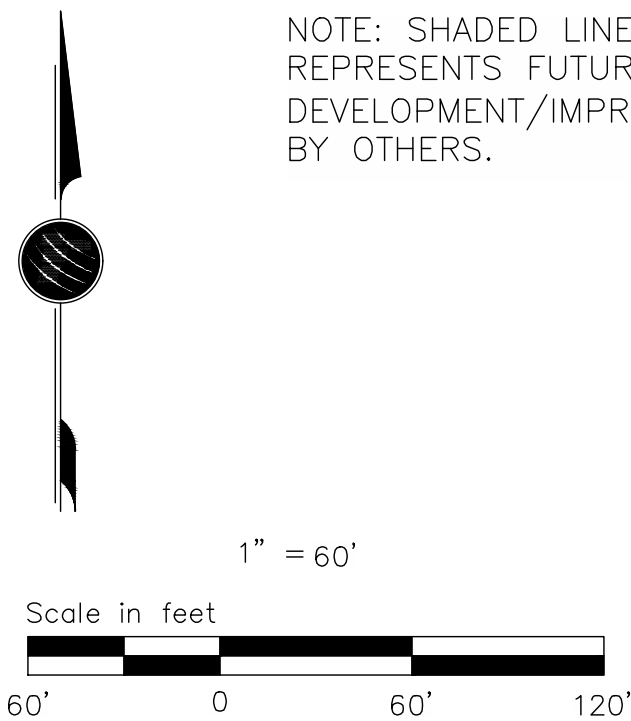




NOTE:

The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or sold 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 submittal. The fee obligation, if not a 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

The Lineal Unit used on this plot is U.S. Survey Feet

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%

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

[illegible]