





THE TRAILS AT ASPEN RIDGE FILING NO.1  
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO  
SHEET 2 OF 6

SW CORNER SEC. 9  
POSITION BASED ON WITNESS  
CORNERS AND REFERENCE MONUMENT

REFERENCE MONUMENT  
2 1/2" ALUM. CAP. PLS 17664

SEC. 8 T15S, R65W  
SEC. 9 T15S, R65W

5279.09'

POWERS BOULEVARD (HWY 21)  
BOOK 5307, PAGE 1472

NW CORNER SEC. 9  
2 1/2" ALUM. CAP PLS 17664

LEGEND

- PLSS CORNER
- NO. 4 REBAR AND CAP  
PLS 34583 (UNLESS SHOWN OTHERWISE)

(1145)  
ADDRESS FROM ENUMERATIONS

(100.00')  
EASEMENT DIMENSION

(NR)  
NON-RADIAL BEARING

SWSD SECURITY WATER & SANITATION DISTRICT

EXISTING EASEMENT

PROPOSED EASEMENT

EXISTING ROW

PROPOSED ROW

any remainder  
area should be  
platted as a  
tract(s) for  
future  
development.

please  
consider  
adding a key to  
indicate  
which sheet  
contains  
which portion

UNPLATTED

LINE	BEARING	LENGTH
L1	S00°29'10"E	20.98'
L2	S00°26'25"E	12.59'
L3	N00°00'00"E	13.82'
L4	N14°55'16"E	66.77'
L5	N32°43'04"E	66.86'
L6	N36°30'56"E	116.64'
L7	N35°26'44"E	49.01'
L8	N29°42'04"E	49.02'
L9	N27°14'20"E	22.28'
L10	N25°12'20"E	44.55'
L11	N22°29'47"E	44.55'
L12	N19°47'14"E	44.56'
L13	N17°04'35"E	44.59'
L14	N13°41'29"E	44.57'
L15	N10°58'49"E	44.56'
L16	N08°16'16"E	44.55'
L17	N05°32'45"E	44.55'
L18	N02°52'08"E	44.56'
L19	N00°08'37"E	44.57'
L20	S01°25'17"E	4.78'
L21	N15°57'58"E	50.00'
L22	N12°47'44"E	80.40'
L23	N30°26'45"W	5.46'

Provide a temporary  
second access for  
emergency to filing  
one. As layed out,  
the lots south of  
Falling Rock/Sunday  
Gulch intersection  
only has a single  
access for >25 lots.

COLA LLC  
5500000412  
167.4 ACRES

CPR ENTITLEMENTS LLC  
5500000413  
UNPLATTED

Δ=35°44'30"  
R=450.00'  
L=280°12'  
CH=N39°54'03"E  
CH D=276.19'  
68.47'  
Δ=43°29'55"  
R=75.00'  
L=56.94'  
CH=N36°01'21"E  
CH D=55.58'  
394.67'  
N15°39'12"W 392.40'  
LEGACY DRIVE  
N74°20'48"W 120.00'

Δ=27°29'45" R=370.00' L=177.56'  
Δ=53°46'43"W CH D=175.86'  
CH=53°46'43"W CH D=141.01'  
Δ=79°43'24" R=110.00' L=153.06'  
Δ=58°23'18"W CH D=131.75'  
CH=58°23'18"W 679.59'  
N15°39'12"W

Δ=59°31'04"  
R=810.00'  
L=841.41'  
CH=N45°24'44"W  
CH D=804.09'  
Δ=74°20'48"  
R=690.00'  
L=895.34'  
CH=S52°49'36"E  
CH D=833.84'  
COLA LLC  
5500000412  
167.4 ACRES

Δ=60°04'25"  
R=75.00'  
L=78.64'  
CH=S75°37'00"E  
CH D=75.08'  
CPR  
ENTITLEMENTS LLC  
5500000413  
UNPLATTED

BRADLEY ROAD  
BOOK 5307, PAGE 1472  
(210' WIDE R.O.W.)

RANKIN HOLDINGS LP  
AND JUDY R. TMM AND  
EUGENIA M. AND  
BASTIE E. BLUME  
5500000414  
UNPLATTED

STATE OF COLORADO  
5500000015  
UNPLATTED

SET W 1/16 CORNER SEC. 9  
3 1/4" ALUM. CAP PLS 34583

SEC. 16 T15S, R65W  
S89°33'35"W 1319.51'

S89°33'35"W 1175.93'

143.54'

222.83'

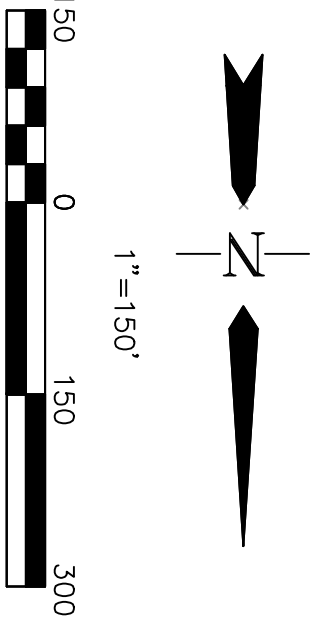
N89°30'50"E 224.98'  
L1  
N89°33'35"E 358.00'  
C1  
N00°26'25"W 55.00'  
C2  
N00°26'25"W 110.00'  
L2  
N89°33'35"E 160.00'  
L1  
N00°00'00"E 159.90'  
L3  
N00°26'25"W 193.86'  
L4  
N00°00'00"E 110.10'  
L5  
N88°42'27"E 110.10'  
L20  
N00°00'00"E 214.74'  
L19  
N88°27'00"E 160.00'  
L18  
N00°00'00"E 110.10'  
L17  
N00°00'00"E 110.10'  
L16  
N00°00'00"E 110.10'  
L15  
N00°00'00"E 110.10'  
L14  
N00°00'00"E 110.10'  
L13  
N00°00'00"E 110.10'  
L12  
N00°00'00"E 110.10'  
L11  
N00°00'00"E 110.10'  
L10  
N00°00'00"E 110.10'  
L9  
N00°00'00"E 110.10'  
L8  
N00°00'00"E 110.10'  
L7  
N00°00'00"E 110.10'  
L6  
N00°00'00"E 110.10'  
L5  
N00°00'00"E 110.10'  
L4  
N00°00'00"E 110.10'  
L3  
N00°00'00"E 110.10'  
L2  
N00°00'00"E 110.10'  
L1  
N00°00'00"E 110.10'

WINDY PASS  
STORM CASTLE  
LOOKOUT CT  
WAGON HAMMER  
SUNDAY GULCH  
FALLING ROCK  
LEGACY DRIVE

Update all street  
name to match  
subsequent sheets.  
Ex: Sunday Gulch  
Drive (on sheet 3)

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD	LENGTH
C1	89°57'15"	27.00'	42.39'	S45°27'48"E	38.17'		
C2	90°00'00"	20.00'	31.42'	N44°33'35"E	28.28'		
C3	06°15'56"	965.00'	105.53'	S70°51'04"E	105.47'		
C4	00°20'29"	915.00'	5.45'	S74°09'06"E	5.45'		
C5	92°53'07"	20.00'	32.42'	N59°14'06"E	28.99'		

Provide a second access  
point from Bradley Road  
with Filing 1 or obtain a  
waiver request.  
Unresolved.



NORTH/SOUTH 1/4 LINE SEC. 9 T15S, R65W

MARKSHEFFEL-WOODMEN INVEST LLC  
5500000392

S 1/4 CORNER  
SECTION 9  
3 1/4" ALUM.  
CAP PLS 10377

MARKSHEFFEL-  
WOODMEN INVEST LLC  
5500000389  
UNPLATTED

S00°19'32"E 5252.21'  
LINDSEY J CASE  
5500000388  
UNPLATTED

UNPLATTED

N 1/4 CORNER  
SEC. 9  
3 1/4" ALUM.  
CAP PLS 10377

RidgeLine  
Land Surveying

31 E. PLATTE AVE., SUITE 206  
COLORADO SPRINGS, CO 80903  
PHONE: 719.268.2917  
DATE: 06/28/19  
SHEET 2 OF 6



THE TRAILS AT ASPEN RIDGE FILING NO.1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

SHEET 5

applicable to all sheets: where there are no dimensions shown please indicate the match sheet where the info can be found

applicable to all sheets: identify as the setback line

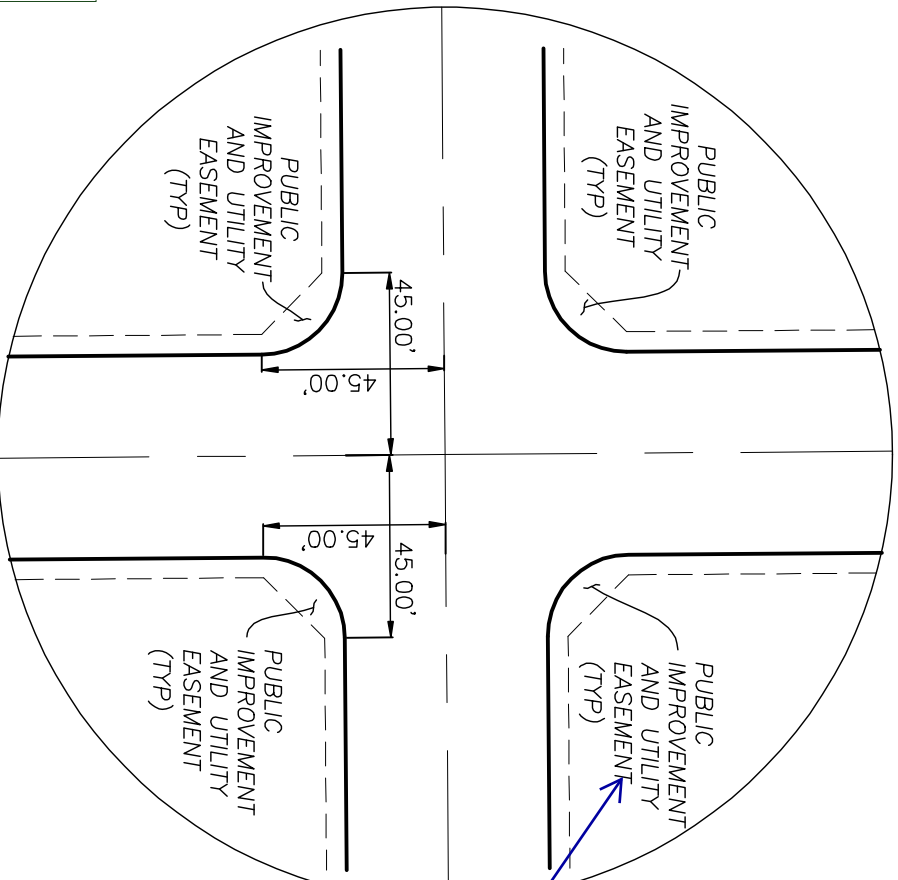
applicable to all sheets: show as the sight triangle

add acreage too

LEGEND

- PLSS CORNER
- NO.4 REBAR AND CAP
- PLS 34583 (UNLESS SHOWN OTHERWISE)
- ADDRESS FROM ENUMERATIONS
- EASEMENT DIMENSION
- (100.00')
- (NR)
- NON-RADIAL BEARING
- SECURITY WATER & SANITATION DISTRI
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW

INTERSECTION DETAIL



Revise to ROW. Per ECM Appendix F Detail SD-2-40 the sidewalk bump out is fully located within public ROW. Unresolved.

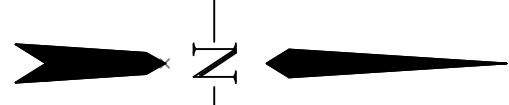
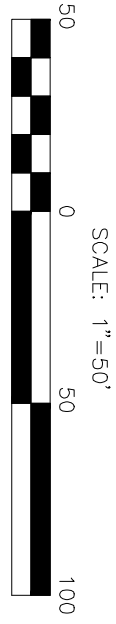
Show the overhead transmission line easement.  
Does the easement encroach into the Trails at Aspen Ridge property? Are there restriction on the easement?  
The title commitment listed electric easements to MVEA and pipeline easement. Where are these on-site. Are they being vacated?

MARKSHEFFEL-  
WOODMEN INVEST LLC  
5500000389  
UNPLATTED

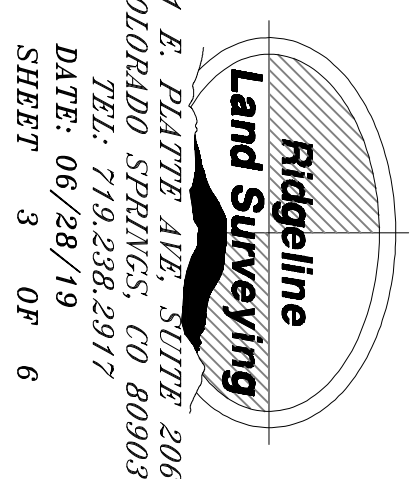
SHEET 4

SHEET 4

SHEET 5



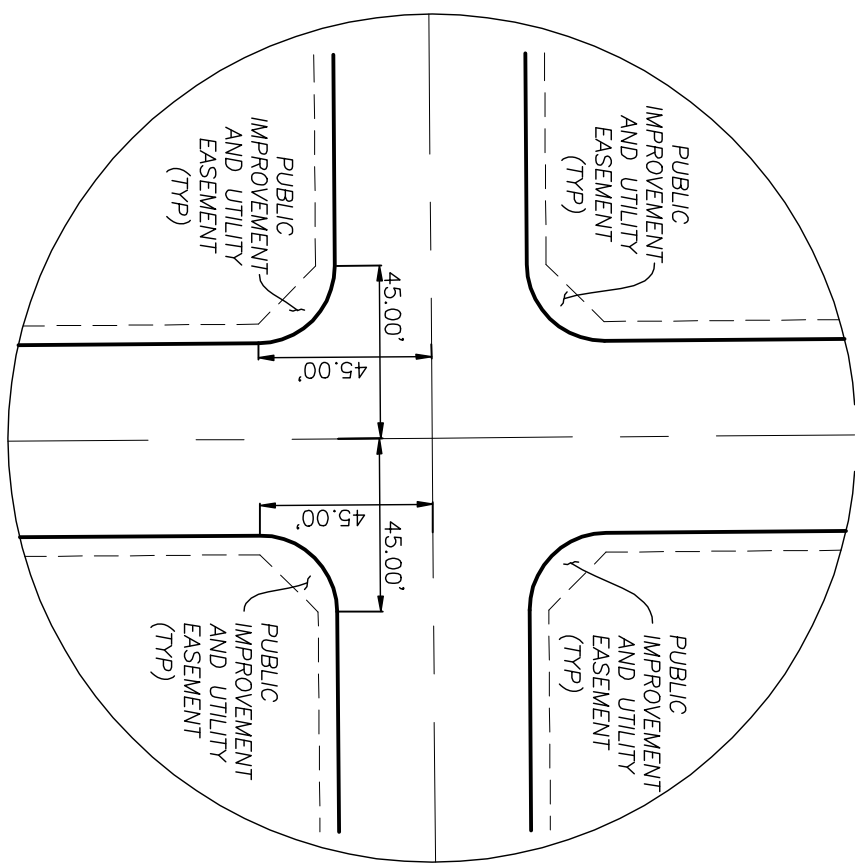
SET W 1/16 CORNER SEC. 9  
3 1/4" ALUM. CAP PLS 34583  
SEC. 16 T15S, R65W  
60' PUBLIC ROW RESERVATION  
ROAD BOOK A, PAGE 78.  
THE NORTH 30' OF RESERVATION  
IS VACATED UPON RECORDING OF THIS PLAT





THE TRAILS AT ASPEN RIDGE FILING NO.1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO  
SHEET 4 OF 6



INTERSECTION DETAIL

POWERS BOULEVARD (HWY 21)  
BOOK 5307, PAGE 1472

SW CORNER SEC. 9  
POSITION BASED ON WITNESS  
CORNERS AND REFERENCE MONUMENT

REFERENCE MONUMENT  
2 1/2" ALUM. CAP. PLS 17664

143.54'

COLA LLC  
5500000412

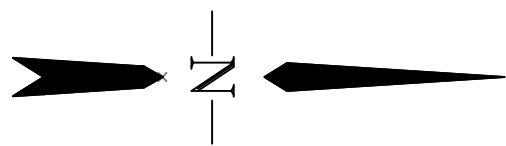
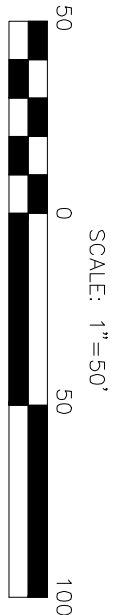
UNPLATTED

remainders  
must be  
platted as  
tracts for  
future  
development

SHEET 5

LEGEND

- PLSS CORNER
- NO. 4 REBAR AND CAP  
PLS 34583 (UNLESS SHOWN OTHERWISE)
- ADDRESS FROM ENUMERATIONS
- EASEMENT DIMENSION (100.00')
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW

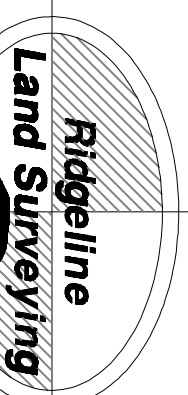


SHEET 3

60' PUBLIC ROW RESERVATION  
ROAD BOOK A, PAGE 78,  
THE NORTH 30' OF RESERVATION  
IS VACATED UPON RECORDING OF THIS PLAT

589.3335'W 1175.93'

SET W 1/16 CORNER SEC. 9  
3 1/4" ALUM. CAP PLS 34583



31 E. PLATTB. AVE., SUITE 206  
COLORADO SPRINGS, CO 80903  
PHONE: 719.268.2917  
DATE: 06/28/19  
SHEET 4 OF 6



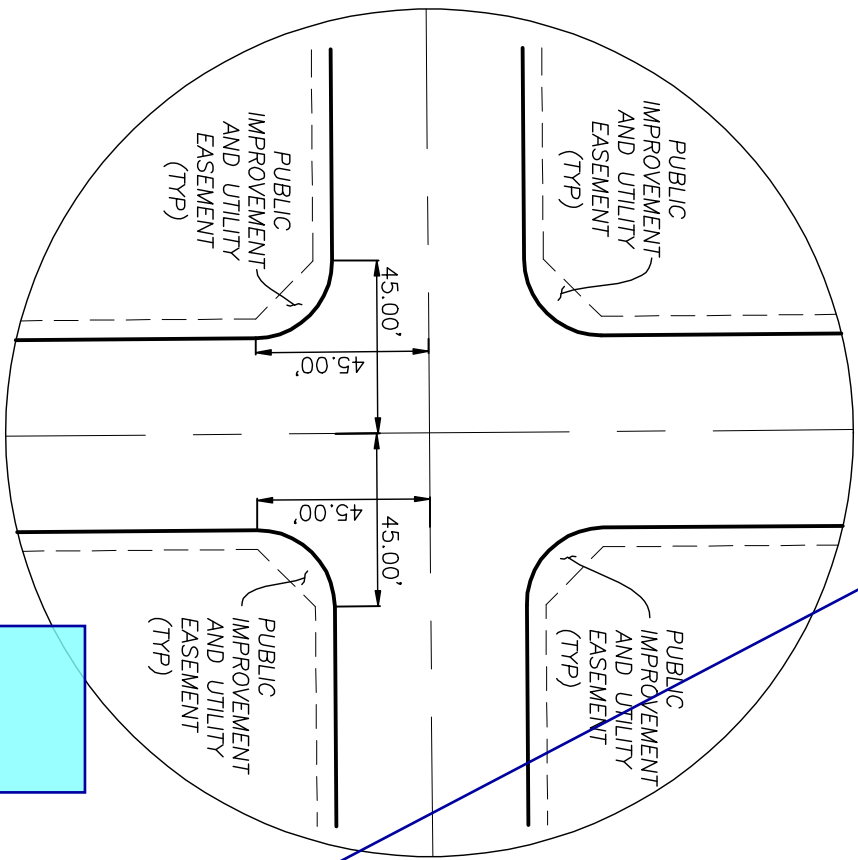
THE TRAILS AT ASPEN RIDGE FILING NO.1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

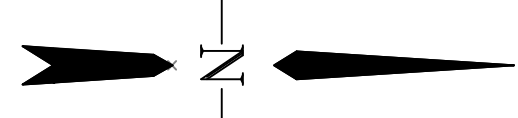
SHEET 5 OF 6

Wagon Hammer exceeds the cul-de-sac length criteria. Two possible options may be considered.  
Option 1: Provide a temporary cul-de-sac at the terminus. Add the paragraph identified in ECM Section 2.3.8.C. Also submit a deviation request for exceeding the maximum cul-de-sac length.  
Unresolved: Submit a deviation request for the cul-de-sac length and add the note (ECM Section 2.3.8.C) in sheet 1



INTERSECTION DE

Label as non-revocable public improvement easement.



COLA LLC  
5500000412  
UNPLATTED

COLA LLC  
5500000412  
UNPLATTED

WAGON HAMMER DRIVE  
(50 FEET WIDE)

SUNDAY GULCH DRIVE  
(50 FEET WIDE)

FALLING ROCK DRIVE  
(50 FEET WIDE)

BIG JOHNSON DRIVE  
(50 FEET WIDE)

LEGACY DRIVE  
(80 FEET WIDE)

COLA LLC  
5500000412  
UNPLATTED

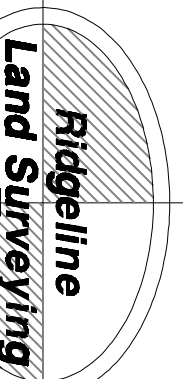
TRACT A  
358,992 SQ.FT.

MARKSHEFFEL-  
WOODMEN INVEST LLC  
5500000392  
UNPLATTED

LINDSEY J CASE  
5500000388  
UNPLATTED

LEGEND

- PLSS CORNER
- NO.4 REBAR AND CAP
- PLS 3/4x3 (UNLESS SHOWN OTHERWISE)
- ADDRESS FROM ENUMERATIONS
- (1145) EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW



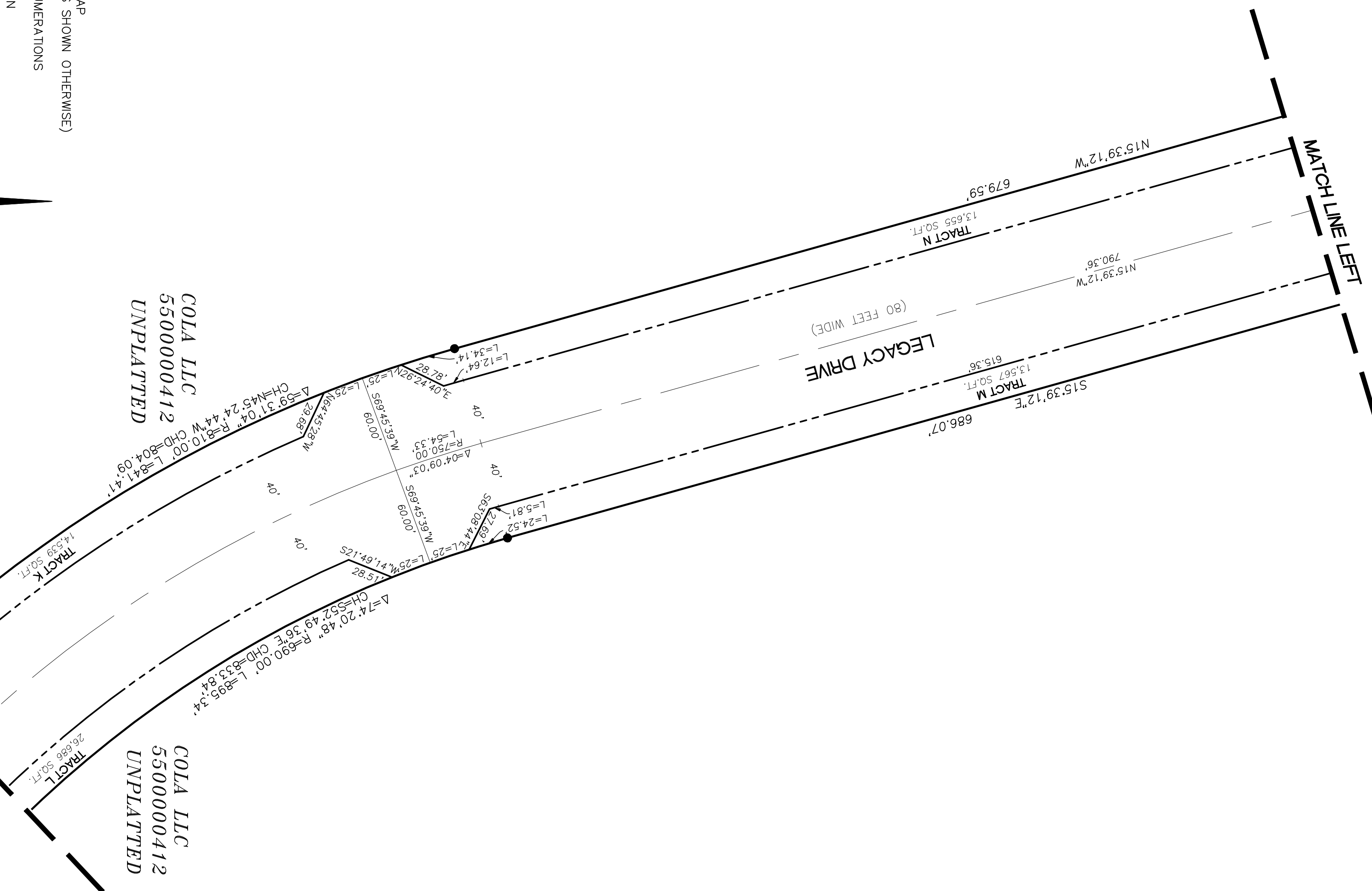
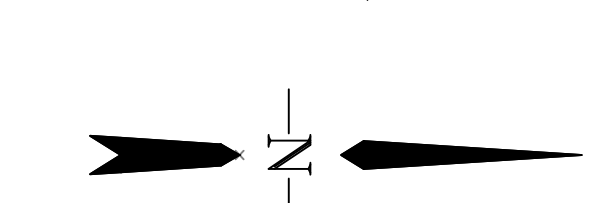
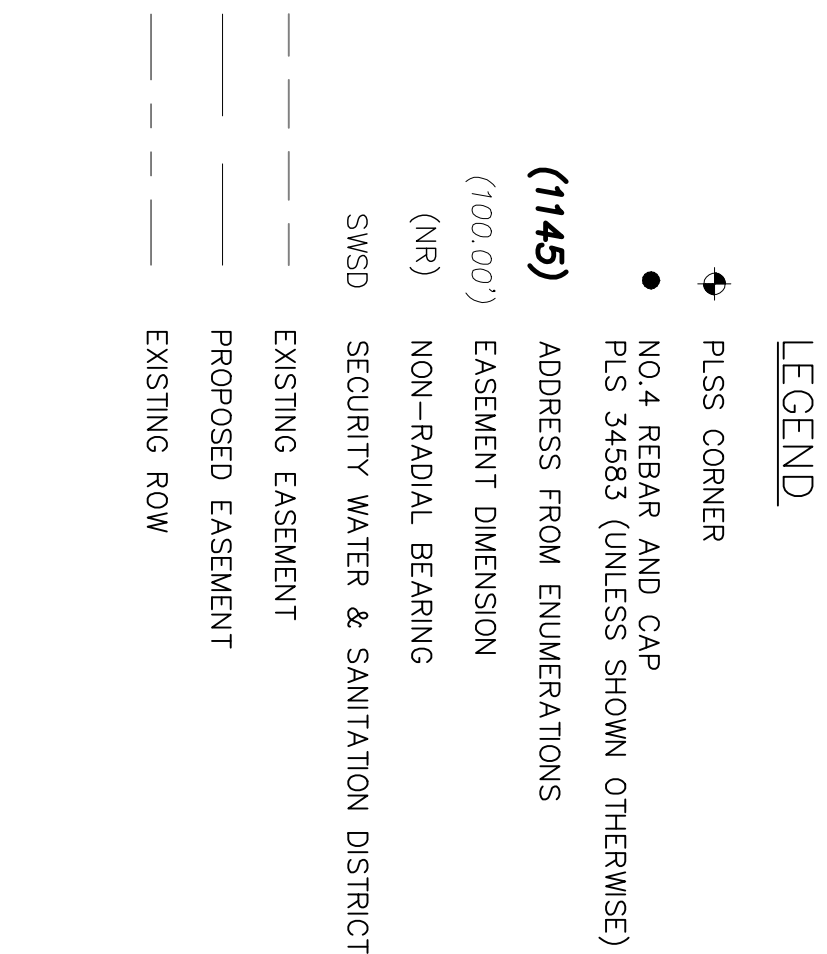
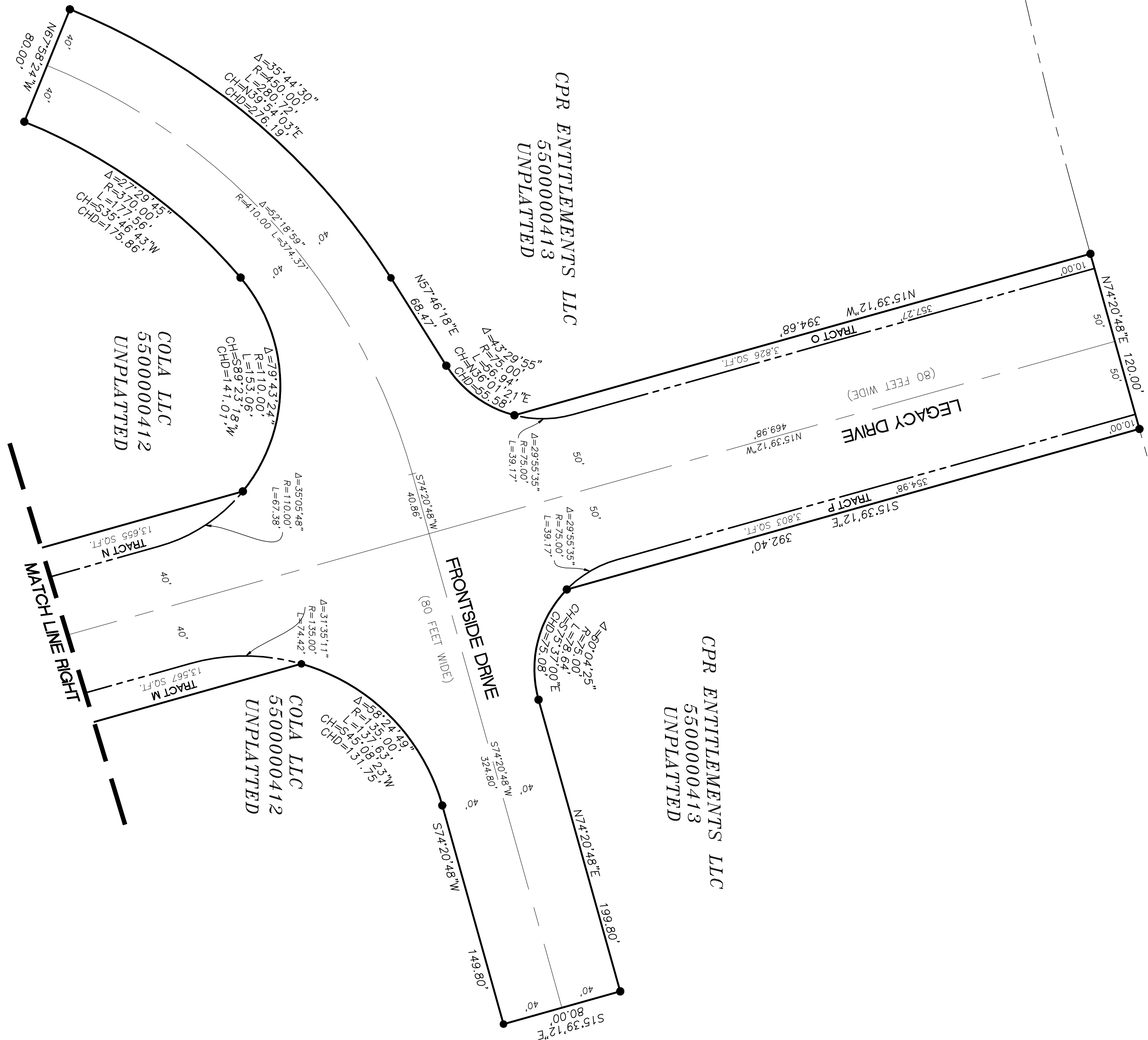
31 E. PLATTE AVE., SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: 719.260.2917  
DATE: 06/28/19  
SHEET 5 OF 6



A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

SHEET 6 OF 6

(210)



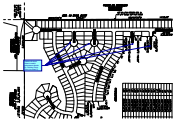
# Markup Summary

dsdlaforce (11)



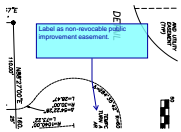
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**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 7/30/2019 2:43:57 PM  
**Color:** ■

Update to Waterview II Metropolitan District.



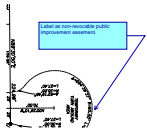
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 7/30/2019 2:47:29 PM  
**Color:** ■

Update all street name to match subsequent sheets. Ex: Sunday Gulch Drive (on sheet 3)



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdlaforce  
**Date:** 7/30/2019 3:02:00 PM  
**Color:** ■

Label as non-revocable public improvement easement.



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdlaforce  
**Date:** 7/30/2019 3:02:29 PM  
**Color:** ■

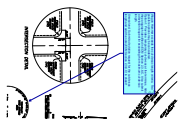
Label as non-revocable public improvement easement.



**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 7/30/2019 3:11:14 PM  
**Color:** ■

Provide a second access point from Bradley Road with Filing 1 or obtain a waiver request.

Unresolved.



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdlaforce  
**Date:** 7/30/2019 3:24:23 PM  
**Color:** ■

Wagon Hammer exceeds the cul-de-sac length criteria. Two possible options may be considered. Option 1: Provide a temporary cul-de-sac at the terminus. Add the paragraph identified in ECM Section 2.3.8.C. Also submit a deviation request for exceeding the maximum cul-de-sac length.

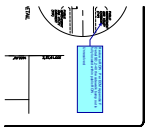
Unresolved. Submit a deviation request for the cul-de-sac length and add the note (ECM Section 2.3.8.C) in sheet 1



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 7/30/2019 3:24:48 PM  
**Color:** ■

Unresolved. Add the following note per ECM Section 2.3.8.C;

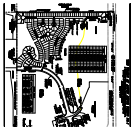
The non-revocable public improvement easement shown at the end of Buffalo Horn Drive and Wagon Hammer Drive cul-de-sac is intended for turn around and emergency response purposes. At such a time that Buffalo Horn Drive or Wagon Hammer Drive is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extend Buffalo Horn Drive or Wagon Hammer Drive.



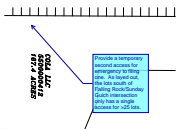
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**Color:** ■

Revise to ROW. Per ECM Appendix F Detail SD\_2-40 the sidewalk bump out is fully located within public ROW.

Unresolved.

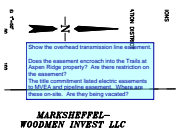


**Subject:** Highlight  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 7/30/2019 3:56:22 PM  
**Color:** ■



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 7/30/2019 3:58:29 PM  
**Color:** ■

Provide a temporary second access for emergency to filing one. As layed out, the lots south of Falling Rock/Sunday Gulch intersection only has a single access for >25 lots.



**Subject:** Text Box  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 8/6/2019 10:40:36 AM  
**Color:** ■

Show the overhead transmission line easement. Does the easement encroach into the Trails at Aspen Ridge property? Are there restriction on the easement?

The title commitment listed electric easements to MVEA and pipeline easement. Where are these on-site. Are they being vacated?

dsdruiz (15)



**Subject:** PCD File #  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:18:59 AM  
**Color:** ■

Add PCD File #





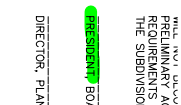
**Subject:** Special Districts  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:22:39 AM  
**Color:** ■

Special District Notes:  
Special District Disclosure (when the plat is located in a special district):  
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat  
Fountain Mutual Irrigation Company Note:  
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.

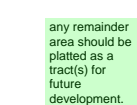


**Subject:** Access  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:23:55 AM  
**Color:** ■

Access:  
No driveway shall be established unless an access permit has been granted by El Paso County.



**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:24:47 AM  
**Color:** ■



**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:26:53 AM  
**Color:** ■

any remainder area should be platted as a tract(s) for future development.



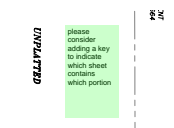
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:27:42 AM  
**Color:** ■

applicable to all sheets: identify as the setback line



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:28:07 AM  
**Color:** ■

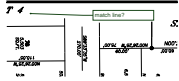
applicable to all sheets: show as the sight triangle



**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:30:38 AM  
**Color:** ■

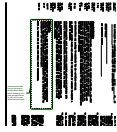
please consider adding a key to indicate which sheet contains which portion





**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:32:07 AM  
**Color:** ■

match line?



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:33:22 AM  
**Color:** ■

please confirm that you do not wish to further define these tracts. Based on this note we would allow for ALL of the uses within the tract areas.



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:35:04 AM  
**Color:** ■

please add dimension to indicate the width of tract B



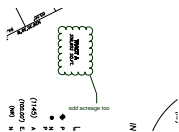
**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:35:51 AM  
**Color:** ■

please graphically depict all easements. Only certain easements are shown on the plat. This will help to better inform future owners



**Subject:** Cloud+  
**Page Label:** 3  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:38:02 AM  
**Color:** ■

applicable to all sheets: where there are no dimensions shown please indicate the match sheet where the info can be found



**Subject:** Cloud+  
**Page Label:** 3  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:38:47 AM  
**Color:** ■

add acreage too



**Subject:** Text Box  
**Page Label:** 4  
**Author:** dsdruiz  
**Date:** 8/1/2019 8:39:16 AM  
**Color:** ■

remainders must be platted as tracts for future development.