

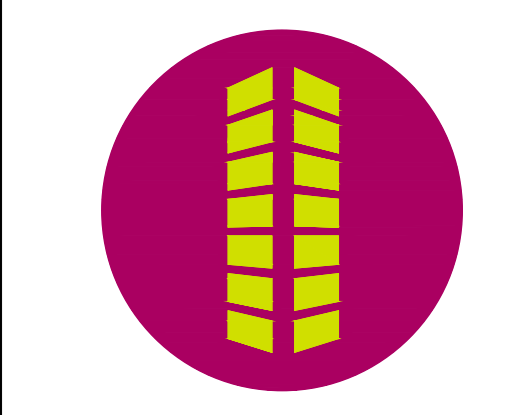
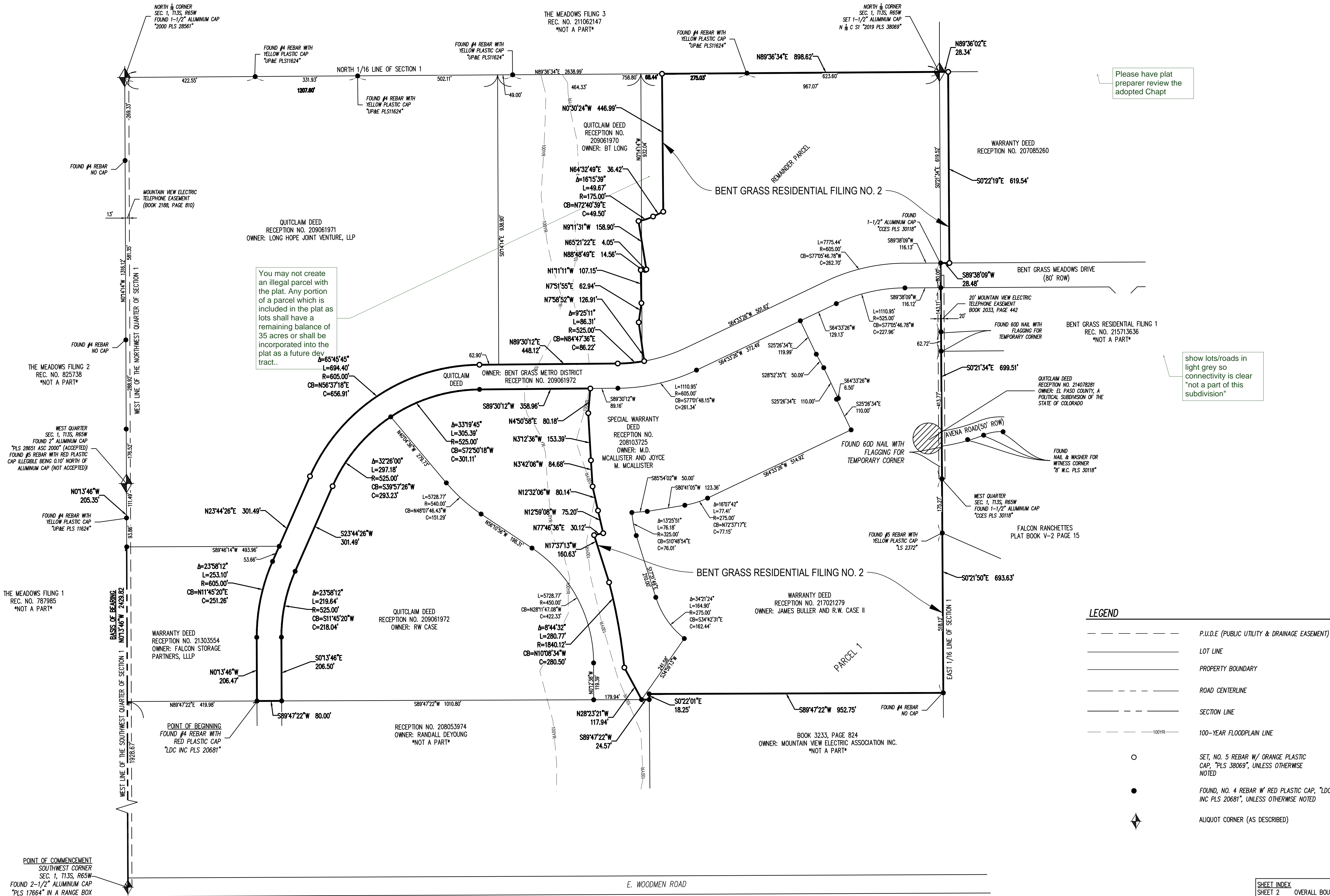




BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

OVERALL BOUNDARY & EASEMENTS MAP



FINAL PLAT  
BENT GRASS RESIDENTIAL FILING NO. 2  
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1			
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Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
	5/14/2019



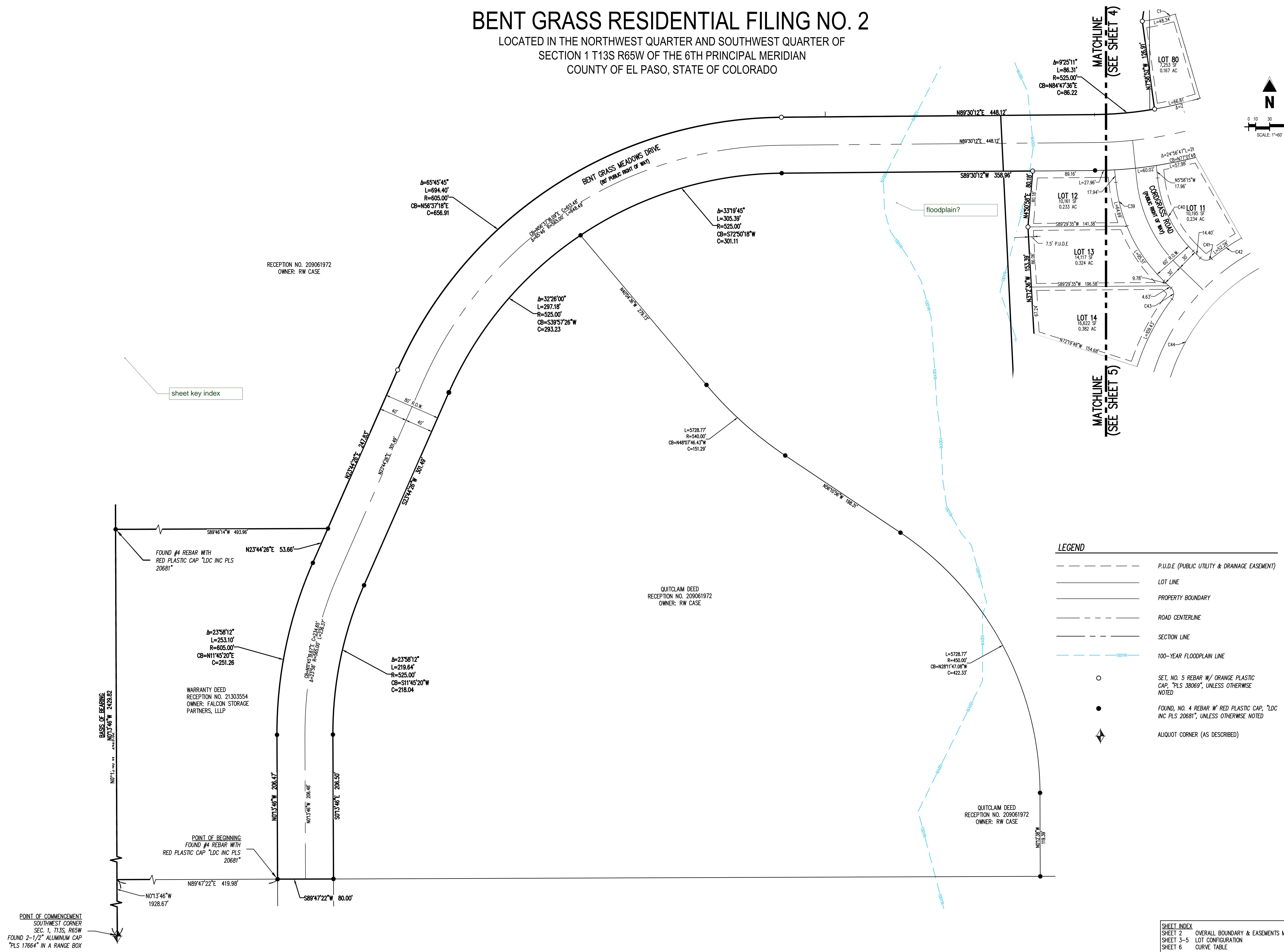
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

755 Telstar Drive, Suite 107  
Colorado Springs, CO 80920  
19.900.7220  
[allowayUS.com](http://allowayUS.com)



SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
Date:	5/14/2019





# BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



**FINAL PLAT**  
**BENT GRASS RESIDENTIAL FILING NO. 2**  
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

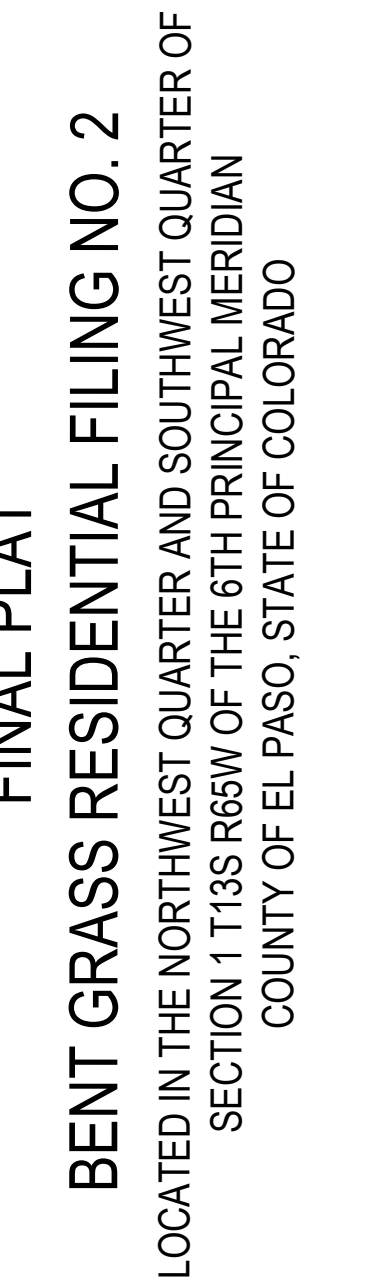
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2			
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Project No: CLH014.20  
Drawn By: AAY  
Checked By: BJD  
Date: 5/14/2019



LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

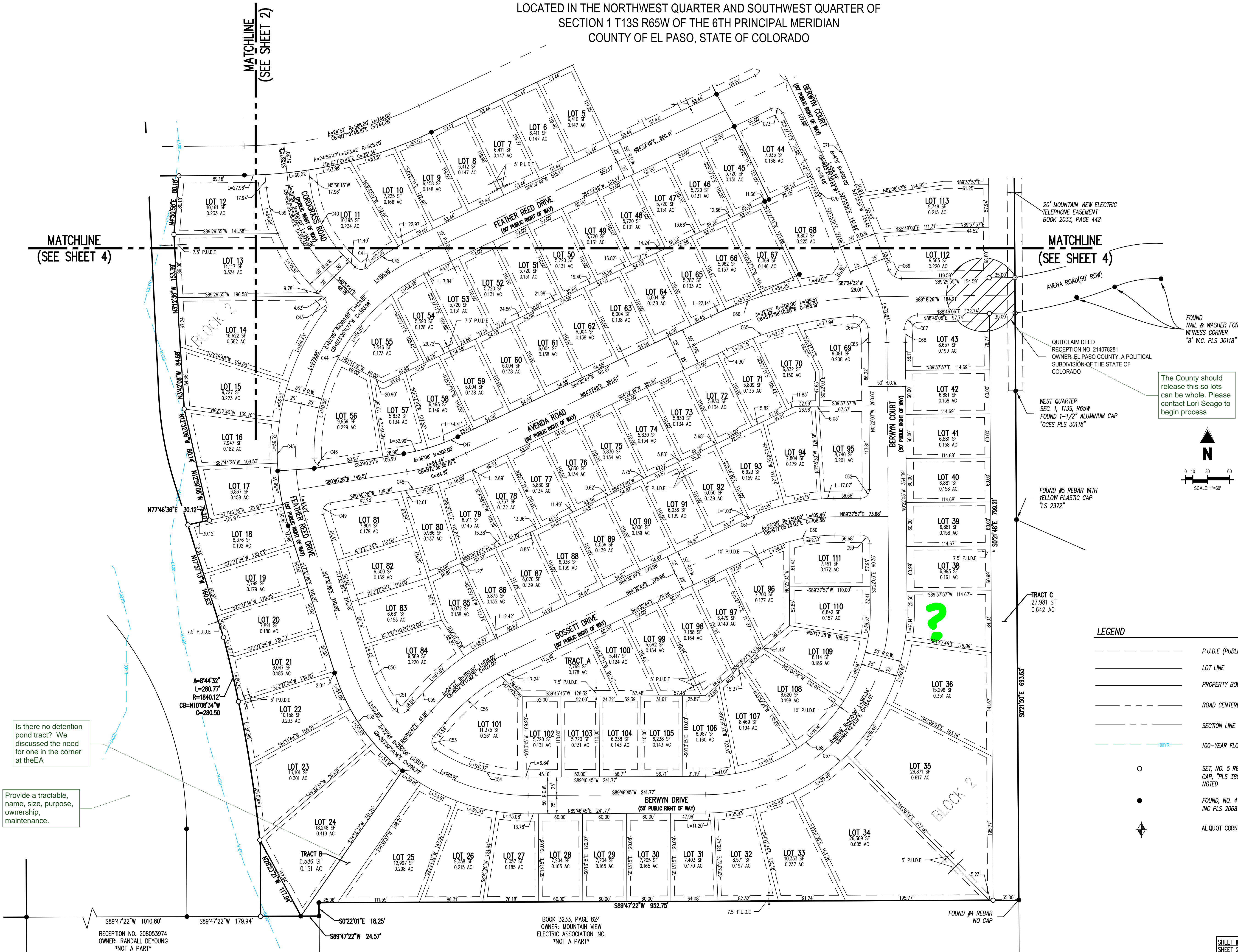
755 Telstar Drive, Suite 107  
Colorado Springs, CO 80920  
19.900.7220  
[allowayUS.com](http://allowayUS.com)



**FINAL PLAT**  
**BENT GRASS RESIDENTIAL FILING NO. 2**  
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER  
SECTION 1 T13S R6SW OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
Date:	5/14/2019

5  
Sheet 5 of 6



Is there no detention pond tract? We discussed the need for one in the corner at the EA

Provide a tractable,  
name, size, purpose,  
ownership,  
maintenance.

RECEPTION NO. 208053974  
OWNER: RANDALL DEYOUNG  
\*NOT A PART\*

BOOK 3233, PAGE 824  
OWNER: MOUNTAIN VIEW  
ELECTRIC ASSOCIATION INC.  
\*NOT A PART\*

LEGEND

The diagram shows several horizontal lines representing different boundaries:  
- A top line labeled "P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT)".  
- A line below it labeled "LOT LINE".  
- A dashed line labeled "PROPERTY BOUNDARY".  
- Another dashed line labeled "ROAD CENTERLINE".  
- A solid line labeled "SECTION LINE".  
- A bottom line labeled "100-YEAR FLOODPLAIN LINE".  
Below the floodplain line are two symbols:  
- An open circle with the text "SET, NO. 5 REBAR W/ ORANGE PLASTIC CAP, \"PLS 38069\", UNLESS OTHERWISE NOTED".  
- A solid black dot with the text "FOUND, NO. 4 REBAR W/ RED PLASTIC CAP, \"LDO INC PLS 20681\", UNLESS OTHERWISE NOTED".  
At the bottom left is a north arrow pointing upwards.  
At the bottom right is the text "ALIQUOT CORNER (AS DESCRIBED)".

<b>SHEET INDEX</b>	
SHEET 2	OVERALL BOUNDARY & EASEMENTS MAP
SHEET 3-5	LOT CONFIGURATION
SHEET 6	CURVE TABLE



## COUNTY OF EL PASO, STATE OF COLORADO

## CURVE TABLE

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	17°28'21"	100.63	330.00	S73°17'00"W	100.25
C2	13°49'23"	65.14	270.00	S71°27'31"W	64.98
C3	90°00'00"	18.85	12.00	S19°32'42"W	16.97
C4	86°47'51"	18.18	122.00	S59°06'41"E	16.49
C5	12°36'34"	50.83	125.00	N7°10'10"E	50.72
C6	12°36'34"	62.12	275.00	S71°00'06"W	61.99
C7	85°18'00"	17.87	12.00	N34°50'23"E	16.26
C8	6°28'57"	59.40	525.00	S4°34'09"E	59.37
C9	44°24'55"	38.76	50.00	N22°42'52"W	37.80
C10	268°49'50"	258.06	55.00	S89°29'35"W	78.57
C11	44°24'55"	38.76	50.00	S21°42'03"W	37.80
C12	24°56'46"	206.81	475.00	S12°58'48"E	205.18
C13	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C14	24°56'46"	100.14	230.00	S77°01'12"W	99.35
C15	90°00'00"	18.85	12.00	N44°29'35"E	16.97
C16	44°24'55"	38.76	50.00	N22°42'52"W	37.80
C17	268°49'50"	258.06	55.00	S89°29'35"W	78.57
C18	44°24'55"	38.76	50.00	S21°42'03"W	37.80
C19	88°11'13"	18.47	12.00	S44°36'01"E	16.70
C20	25°24'01"	99.75	225.00	N75°59'37"W	98.93

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C21	26°22'14"	80.54	175.00	S76°28'44"E	79.84
C22	90°58'30"	19.05	12.00	N44°50'54"E	17.11
C23	4°30'31"	41.47	527.00	S1°36'54"W	41.46
C24	4°30'31"	37.22	473.00	S1°36'54"W	37.21
C25	46°27'28"	28.38	35.00	N19°21'34"W	27.61
C26	27°25'54"6"	261.98	55.00	N86°07'50"W	75.78
C27	46°27'28"	28.38	35.00	S27°05'54"W	27.61
C28	89°49'07"	18.81	12.00	S45°28'33"E	16.94
C29	44°24'55"	38.76	50.00	N67°24'26"E	37.80
C30	268°49'50"	258.06	55.00	N02°30'7"W	78.57
C31	44°24'55"	38.76	50.00	N68°10'36"W	37.80
C32	27°06'12"	106.43	225.00	S76°50'43"E	105.45
C33	24°34'36"	75.07	175.00	N75°45'55"W	74.49
C34	92°38'11"	19.40	12.00	S45°48'41"W	17.36
C35	24°56'46"	76.19	175.00	S12°58'48"E	75.59
C36	24°56'46"	74.02	170.00	S17°10'12"W	73.43
C37	83°06'42"	17.41	12.00	N48°57°03"W	15.92
C38	18°03'29"	70.91	225.00	N16°25'26"W	70.62
C39	39°54'27"	160.20	230.00	S25°55'28"E	156.98
C40	39°54'27"	118.41	170.00	N25°55'28"W	116.03

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C41	82°50'26"	17.35	12.00	N87°17'55"W	15.88
C42	131°55'57"	75.25	325.00	S57°54'51"W	75.08
C43	82°50'26"	17.35	12.00	S42°27'28"E	15.88
C44	64°09'09"	307.91	275.00	S30°50'18"W	292.08
C45	54°30'11"	309.16	325.00	S9°42'40"W	297.63
C46	98°05'15"	20.54	12.00	S50°15'54"E	18.13
C47	16°07'39"	77.41	275.00	S72°36'39"W	77.15
C48	15°39'11"	88.79	325.00	S72°50'52"W	88.51
C49	98°12'54"	20.57	12.00	S31°34'01"W	18.14
C50	18°42'42"	73.48	225.00	S26°53'47"E	73.15
C51	103°39'06"	21.71	12.00	S88°04'41"E	18.87
C52	72°40'49"	348.84	275.00	S33°52'50"E	325.92
C53	96°23'46"	20.19	12.00	N8°06'06"W	17.89
C54	33°55'15"	133.21	225.00	N73°15'37"W	131.27
C55	24°27'03"	138.69	325.00	S52°9'18"W	137.64
C56	20°51'31"	100.11	275.00	N50°31'32"E	99.56
C57	90°08'49"	432.67	275.00	N44°42'21"E	389.41
C58	90°08'49"	354.01	225.00	S44°42'21"W	318.61
C59	90°00'00"	18.85	12.00	S45°22'03"E	16.97
O60	25°05'07"	98.51	225.00	N77°05'23"E	97.73

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C61	25'05'07"	120.40	275.00	S77'05'23"W	119.44
C62	90'00'00"	18.85	12.00	N44'37'57"E	16.97
C63	6'34'03"	20.06	175.00	N3'39'05"W	20.05
C64	86'52'34"	27.29	18.00	N50'02'23"W	24.75
C65	21'38'31"	179.42	475.00	S75'02'05"W	178.35
C66	19'28'54"	178.51	525.00	S74'17'17"W	177.65
C67	93'39'51"	29.43	18.00	N41'56'11"E	26.26
C68	4'31'42"	17.78	225.00	N23'7'54"W	17.78
C69	69'14'34"	21.75	18.00	N55'53'08"W	20.45
C70	41'1'20"	56.66	775.00	N23'21'31"W	56.65
C71	41'1'20"	60.32	825.00	N23'21'31"W	60.30
C72	90'00'00"	18.85	12.00	N19'32'49"E	16.97
C73	90'00'00"	18.85	12.00	N70'27'11"W	16.97
C74	90'00'00"	18.85	12.00	S19'32'49"W	16.97
C75	90'00'00"	18.85	12.00	N70'27'11"W	16.97
C76	40'37'48"	24.82	35.00	S44'13'55"W	24.30
C77	33'00'44"	31.68	55.00	N37'02'11"W	31.24
C78	51'46'05"	31.62	35.00	S89'34'08"E	30.56

<u>SHEET INDEX</u>	
SHEET 2	OVERALL BOUNDARY & EASEMENTS MAP
SHEET 3-5	LOT CONFIGURATION
SHEET 6	CURVE TABLE



FINAL PLAT  
BENT GRASS RESIDENTIAL FILING NO. 2

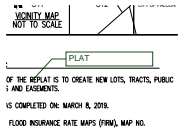
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SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
Date:	5/14/2019

# Markup Summary

dsdparsons (39)



**Subject:** Callout  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:20:57 AM  
**Color:** ■

PLAT



**Subject:** Callout  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:21:58 AM  
**Color:** ■

Use the standard notes and cert blocks they will be uploaded under additional docs.



**Subject:** Callout  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:22:20 AM  
**Color:** ■

how many lots? how many tracts? how much ROW?



**Subject:** Callout  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:22:28 AM  
**Color:** ■

List utility providers



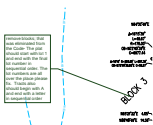
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**Author:** dsdparsons  
**Date:** 9/17/2019 10:23:46 AM  
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Please look at a SF file 2019 in EDARP to see standards- Lorson may be a good plat to review for an example



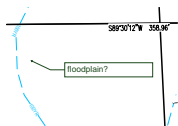
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Executive Director, Planning and Community Development



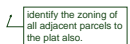
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**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:26:21 AM  
**Color:** ■

remove blocks; that was eliminated from the Code- The plat should start with lot 1 and end with the final lot number in sequential order. The lot numbers are all over the place please fix. Tracts also should begin with A and end with a letter in sequential order



**Subject:** Callout  
**Page Label:** [1] SHEET 3  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:30:51 AM  
**Color:** ■

floodplain?



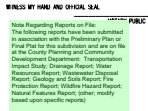
**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:31:42 AM  
**Color:** ■

Identify the zoning of all adjacent parcels to the plat also.



**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:40:36 AM  
**Color:** ■

is there a drainage way through here? Show drainage easements and no build areas



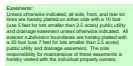
**Subject:** Reports on File  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:41:32 AM  
**Color:** ■

Note Regarding Reports on File:  
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 and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



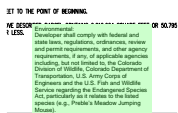
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**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:41:35 AM  
**Color:** ■

Note Regarding Stormwater Drainage:  
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



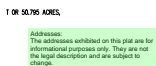
**Subject:** Easements  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:41:38 AM  
**Color:** ■

Easements:  
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



**Subject:** Environmental  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:41:42 AM  
**Color:** ■

Environmental:  
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



**Subject:** Address  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:41:44 AM  
**Color:** ■

Addresses:  
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



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

**Subject:** Access  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:41:48 AM  
**Color:** ■

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

Soils and Geology  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
▪Downslope Creep: (name lots or location of area)  
▪Rockfall Source:(name lots or location of area)  
▪Rockfall Runout Zone:(name lots or location of area)  
▪Potentially Seasonally High Groundwater:(name lots or location of area)  
▪Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

**Subject:** Soils & Geology  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:42:13 AM  
**Color:** ■

Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
▪Downslope Creep: (name lots or location of area)  
▪Rockfall Source:(name lots or location of area)  
▪Rockfall Runout Zone:(name lots or location of area)  
▪Potentially Seasonally High Groundwater:(name lots or location of area)  
▪Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Floodplain  
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

**Subject:** Floodplain  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:42:33 AM  
**Color:** ■

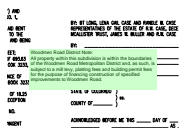
Floodplain:  
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Covenants  
When the Property is Subject to Existing or Proposed Covenants:  
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder.

**Subject:** Covenants  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:42:57 AM  
**Color:** ■

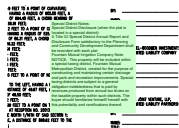
When the Property is Subject to Existing or Proposed Covenants:  
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder.





**Subject:** Woodmen Road  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:43:07 AM  
**Color:** ■

Woodmen Road District Note:  
All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.



**Subject:** Special Districts  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:43:14 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.

Please have plat preparer review the adopted Chapt.

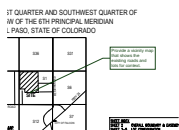
**Subject:** Callout  
**Page Label:** [1] SHEET 2  
**Author:** dsdparsons  
**Date:** 9/17/2019 10:45:30 AM  
**Color:** ■

Please have plat preparer review the adopted Chapt

SIA note

**Subject:** Callout  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:02:52 AM  
**Color:** ■

SIA note



**Subject:** Callout  
**Page Label:** [1] SHEET 1  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:13:59 AM  
**Color:** ■

Provide a vicinity map that shows the existing roads and lots for context.

show lots/roads in light grey so connectivity is clear "not a part of this subdivision"

**Subject:** Callout  
**Page Label:** [1] SHEET 2  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:17:25 AM  
**Color:** ■

show lots/roads in light grey so connectivity is clear "not a part of this subdivision"



**Subject:** Callout  
**Page Label:** [1] SHEET 2  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:17:45 AM  
**Color:** ■

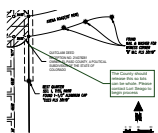
You may not create an illegal parcel with the plat. Any portion of a parcel which is included in the plat as lots shall have a remaining balance of 35 acres or shall be incorporated into the plat as a future dev tract..





**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:18:15 AM  
**Color:** ■

show lots/roads in light grey so connectivity is clear  
"not a part of this subdivision"

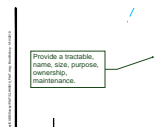


**Subject:** Callout  
**Page Label:** [1] SHEET 5  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:19:41 AM  
**Color:** ■

The County should release this so lots can be whole. Please contact Lori Seago to begin process



**Subject:** Highlight  
**Page Label:** [1] SHEET 5  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:19:52 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** [1] SHEET 5  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:20:39 AM  
**Color:** ■

Provide a tractable, name, size, purpose, ownership, maintenance.



**Subject:** Callout  
**Page Label:** [1] SHEET 5  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:21:25 AM  
**Color:** ■

Is there no detention pond tract? We discussed the need for one in the corner at the EA

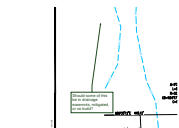


**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:25:33 AM  
**Color:** ■

is a 10-foot buffer suggested in the riparian analysis? Should you place a no build 10 feet from channel in areas to protect ?

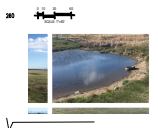


**Subject:** Image  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:28:10 AM  
**Color:** ■



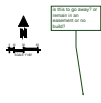
**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:28:37 AM  
**Color:** ■

Should some of this be in drainage easements, mitigated, or no build?



**Subject:** Image  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:31:06 AM  
**Color:** ■





**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:31:31 AM  
**Color:** ■

is this to go away? or remain in an easement or no build?



**Subject:** Image  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:34:33 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdparsons  
**Date:** 9/17/2019 11:37:14 AM  
**Color:** ■

This is squishy in the areial map; should this have drainage easements in these lots



**Subject:** Callout  
**Page Label:** [1] SHEET 3  
**Author:** dsdparsons  
**Date:** 9/18/2019 11:21:59 AM  
**Color:** ■

sheet key index

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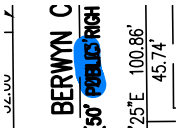
dsdrice (4)

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**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdrice  
**Date:** 9/20/2019 3:11:31 PM  
**Color:** ■

Provide drainage easements as needed



**Subject:**  
**Page Label:** [1] SHEET 4  
**Author:** dsdrice  
**Date:** 9/22/2019 8:57:35 PM  
**Color:** ■



**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdrice  
**Date:** 9/22/2019 9:03:26 PM  
**Color:** ■

Would a knuckle work here?



**Subject:** Callout  
**Page Label:** [1] SHEET 4  
**Author:** dsdrice  
**Date:** 9/22/2019 9:04:31 PM  
**Color:** ■

provide temporary cul-de-sacs