

TABLE ROCK HOMESTEADS

A PORTION OF THE SE1/4 OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 65 WEST, EL PASO COUNTY, COLORADO

COUNTY GOVERNMENT NOTES

- NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY & SOILS REPORT; AND **FIRE PROTECTION REPORT**.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICABLE AND ALL FUTURE OWNERS OF THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- THE SUBDIVIDER(S) 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 EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL AND GEOLOGY STUDY FOR TABLE ROCK HOMESTEADS PREPARED BY ENTECH ENGINEERING, INC. AND DATED DECEMBER 23, 2024. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVLPLANREVIEW.COM) UNDER FILE NUMBER _____. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 4 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINES OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
ALL LOTS: AREAS OF POTENTIALLY EXPANSIVE SOILS AND POTENTIAL FOR ELEVATED RADON LEVELS
LOTS 5, 6 AND 9: SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY UNSTABLE SLOPES
- PER ECM SECTION 1.7.1.B.3, RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND 6.2.2.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAY MUST BE APPROVED BY THE FIRE DISTRICT.
- OWNERS OF ALL LOTS SHALL SUBMIT AN ENGINEERED SITE PLAN AT TIME OF BUILDING PERMIT. ENGINEERED SITE PLAN SHALL DEPICT LOCATION OF PROPOSED HOUSE, INDIVIDUAL DRIVEWAY FROM PRIVATE DRIVEWAY TO HOUSE, AND ANY CULVERTS NECESSARY BASED ON HOUSE AND DRIVEWAY LOCATIONS.
- LOT AND DENSITY DATA:
 - GROSS ACREAGE: 106.36 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 10
 - GROSS DENSITY: 0.094 LOTS PER ACRE
 - ACREAGE DEDICATED TO PUBLIC STREETS: 4.56 ACRES
 - NET ACREAGE: 101.80 ACRES
 - NET DENSITY: 0.098 LOTS PER ACRE

NOTES

- BASIS OF BEARING: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER SECTION 6, BEARING N00°05'26"E, MONUMENTED AS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY STEWART TITLE GUARANTEE COMPANY, Policy No.: O-9131-000030342 WITH EFFECTIVE DATE OF JULY 23, 2024.
- FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0305G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
- THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE RULES NO. 02-394 RECORDED NOVEMBER 7, 2002 AT RECEPTION NO. 202195447 CONCERNING PET ANIMAL CONTROL / DOG LICENSING RULES AND REGULATIONS.
- THIS PROPERTY IS SUBJECT TO TERMS GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED UNDER RECEPTION NO. _____ IN THE RECORD OF EL PASO COUNTY, COLORADO
- THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF THE TABLE ROCK HOMESTEADS PROPERTY OWNERS ASSOCIATION DECLARATIONS, BYLAWS AND COVENANTS RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY, COLORADO.

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Agricultural Impact Plat Note Text
This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to Article 9.5, Title 35, C.R.S., it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. Colorado is a "Right-to-Farm" State pursuant to C.R.S. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary impact of living in a county with a strong rural character and a healthy agricultural sector. State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides, and one or more of which may naturally occur as a part of legal and non-negligent agricultural operations.

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.

4 lots or more being created require a cistern.
please include cistern locations, easement for cisterns, and a note

Please locate the cistern in a easement or tract and specify who will be responsible for maintaining the cistern

Please add this note and include the soils and geo report from file number SF254 specific to pages 4-9.

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 Development Services Department:
Hazards: (include lots with these hazards)
-potentially unstable slopes - seasonal ground water issues and concerns
-expansive soil
-radon

Potentially Seasonally High Groundwater: (name lots or location of area)

Prior to construction of proposed residences, lot specific subsurface soil investigations will be preformed to determine whether or not shallow groundwater, hydro-compacted soils, and or expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl space suitability, and or lot specific recommendation are necessary to mitigate these conditions:
-engineered foundations
-no basements

No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

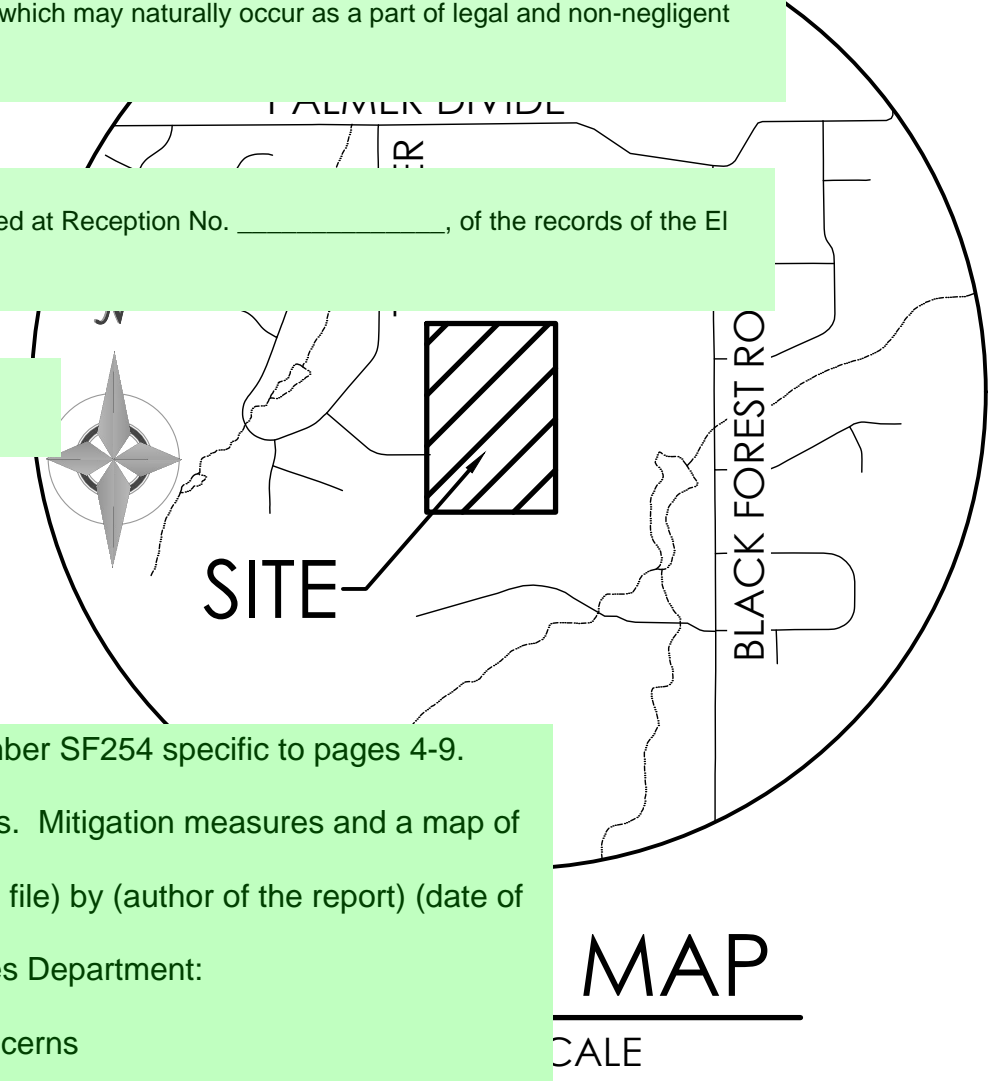
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL RIGHTS-OF-WAY ARE HEREBY PLATTED WITH A 5' PUBLIC IMPROVEMENT EASEMENT.

DRAINAGE EASEMENTS: PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, WELLS OR COMPONENTS OF ONSITE WASTEWATER TREATMENT SYSTEMS SHALL NOT BE PLACED WITHIN THE EASEMENT, FENCES, WALLS, MATERIALS OR LANDSCAPING THAT COULD BLOCK OR DIVERT STORMWATER RUNOFF FLOWS SHALL NOT BE PLACED WITHIN THE DRAINAGE EASEMENT. FENCES THAT DO NOT BLOCK OR DIVERT STORMWATER FLOWS MAY BE PLACED WITHIN THE DRAINAGE EASEMENT.

Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



BE IT KNOWN BY THESE PRESENTS

THAT THADDEUS J. JAROSZ IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE WEST TWO THIRDS OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6 THENCE N 00°05'26" E, A DISTANCE OF 2639.86 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER THEREOF;

THENCE N 89°52'50" E, A DISTANCE OF 1757.42 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S 00°11'18" W, A DISTANCE OF 2639.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S 89°52'30" W, A DISTANCE OF 1752.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF AND THE **POINT OF BEGINNING**. SAID TRACT CONTAINS 4.633,214 SF (106.364 ACRES), MORE OR LESS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO STREETS, LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF TABLE ROCK HOMESTEADS, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

JAROSZ, THADDEUS J. _____
STATE OF COLORADO)
COUNTY OF EL PASO) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY THADDEUS J. JAROSZ AS OWNER.
MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR TABLE ROCK HOMESTEADS WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2025. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M.
THIS ____ DAY OF _____, 2025, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER
BY: _____ DEPUTY
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

PCD FILE NO.: **SF254**

SUBMITTED: 1/07/2025	CONSULTANT MVE, INC. 1903 LELARAY ST., STE 200 COLORADO SPRINGS CO 80909 PH (719) 635-5736 DAVID GORMAN, P.E. dgoveg@mvecivil.com	OWNER OF RECORD AT TIME OF PLATTING: NAME: THADDEUS J. JAROSZ ADDRESS: 8550 KENOSHA DR COLORADO SPRINGS, CO 80908-5004	MINOR SUBDIVISION PLAT TABLE ROCK HOMESTEADS MVE, INC. ENGINEERS SURVEYORS 1903 Lelaray Street, Suite 200 Colorado Springs CO 80909 719.635.5736 www.mvecivil.com
REVISIONS:	SURVEYOR RANDALL D. HENCY CO PLS NO. 27465 POLARIS SURVEYING, INC. 1903 LELARAY ST., STE 102 COLORADO SPRINGS, CO 80909 PH (719) 448-0844 DATE OF PREPARATION: 1/07/2025 DATE OF SURVEY: 8/01/2024	MVE PROJECT: 61223 MVE DRAWING: 61223-PLAT-CS DATE: JANUARY 7, 2025 SHEET: 1 OF 3	

C 1/4 COR SECTION 6
FND 2.5" ALUMN CAP
ALESS, PLS 30130"
FLUSH W/ GROUND

UNPLATTED
TSN 510000009
NAP

FND #5 REBAR W/
ILLEG YELLOW CAP
FLUSH W/ GROUND

N 89°52'50" E, 1757.42'

LOT 9
ELK CREEK RANCHES
FILING No.1
TSN 5106001009
NAP

10' POWERLINE ESMNT
(BOOK 6763, PAGE 586)

LOT 4
438.206 ± SF
10.06 ± AC

LOT 10
ELK CREEK RANCHES
FILING No.1
TSN 5106001010
NAP

20' PUDE
(TYP)

10' PUDE
(TYP)

LOT 5
881.679 ± SF
20.24 ± AC

LOT 3
437.457 ± SF
10.04 ± AC

20' PUDE
(TYP)

10' POWERLINE ESMNT
(BOOK 6763, PAGE 586)

LOT 11
EPC ASSESSOR
INFORMATION
UNAVAILABLE
NAP

20' PUDE
(TYP)

10' PUDE
(TYP)

LOT 2
218.956 ± SF
5.03 ± AC

20' PUDE
(TYP)

10' PUDE
(TYP)

LOT 16
ELK CREEK RANCHES
FILING No.1
TSN 5106001016
NAP

20' PUDE
(TYP)

10' PUDE
(TYP)





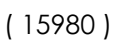

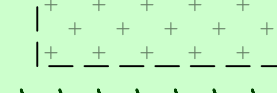

LOT 6
912.050 ± SF
20.94 ± AC

BEARING)
E, 2639.86'

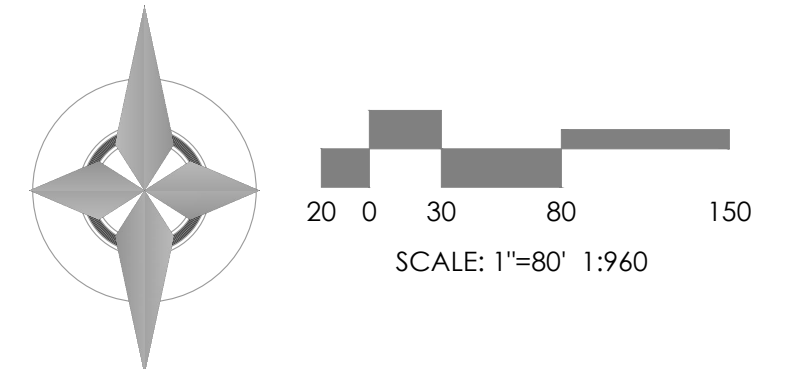
MATCHLINE SEE SHEET 3 OF 3 FOR CONTINUATION

UNPLATTED
TSN 5100000266
NAP

LEGEND

-  PROPOSED SUBDIVISION BOUNDARY LINE
-  PROPOSED LOT LINE
-  FOUND CORNER AS SHOWN
-  SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
-  ADDRESS NUMBER
-  PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
-  DRAINAGE EASEMENT
-  NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)

Potentially unstable slopes were mapped within the site associated with existing drainage easements. Entech states (page 5), "These areas will be located in no-build/drainage easements and will be avoided by development." CGS agrees with Entech that "the lots are large enough that these slopes can be avoided" and "Buildings should be located a minimum of 25 feet away from the crest of these slopes." CGS recommends that "no-build areas" should be noted along with the drainage easements on the plat/plans and that the drainages also include erosional setbacks if these have not been established in the determination of the drainage easement.



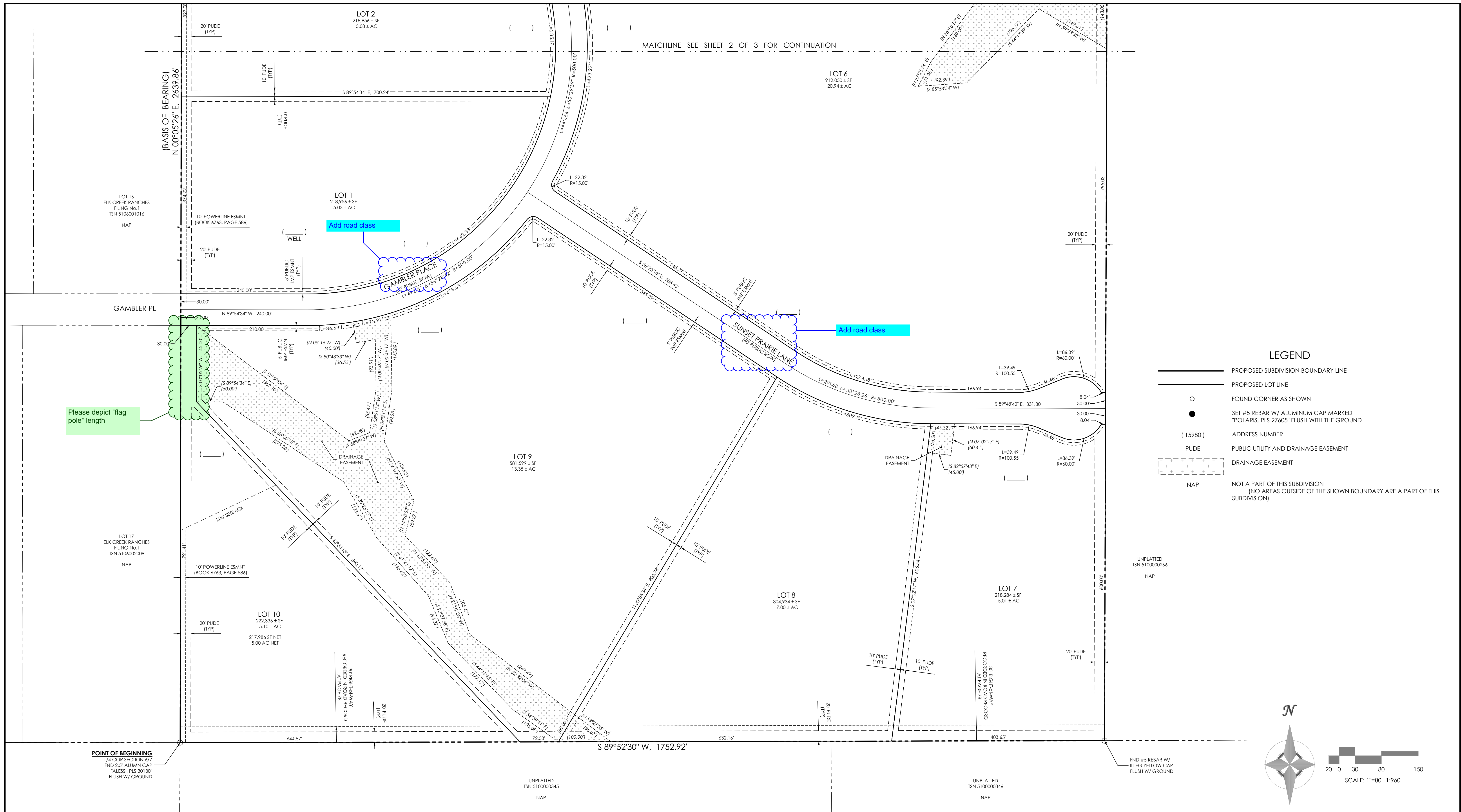
PCD FILE NO:

MINOR SUBDIVISION PLAT
TABLE ROCK HOMESTEDS



1903 Lelaay Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT:
61223
MVE DRAWING:
61223-PLAT-CS
DATE:
JANUARY 7, 2025
SHEET:
2 OF 3

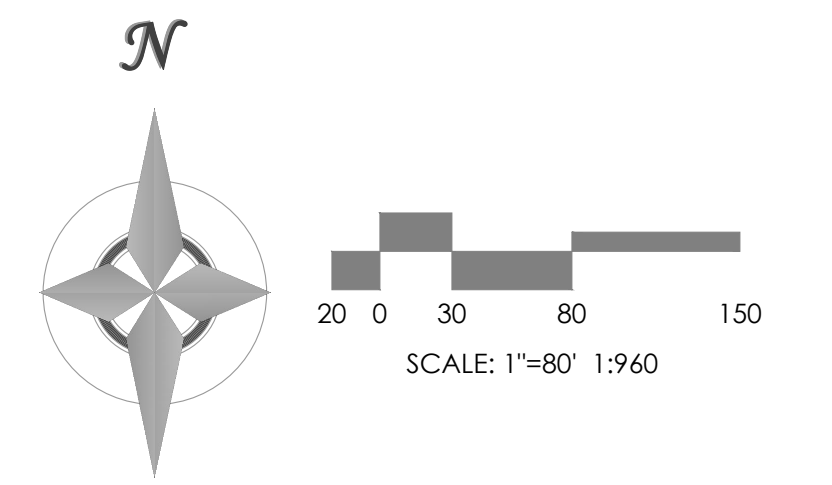


Please depict "flag pole" length

Add road class

Add road class

- LEGEND**
- PROPOSED SUBDIVISION BOUNDARY LINE
 - PROPOSED LOT LINE
 - FOUND CORNER AS SHOWN
 - SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 2760S" FLUSH WITH THE GROUND
 - ADDRESS NUMBER
 - PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
 - DRAINAGE EASEMENT
 - NAP NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)



PCD FILE NO:

MINOR SUBDIVISION PLAT
TABLE ROCK HOMESTEDS

MVE, INC.
ENGINEERS SURVEYORS

MVE PROJECT: 61223
MVE DRAWING: 61223-PLAT-CS
DATE: JANUARY 7, 2025
SHEET: 3 OF 3

1903 LeMay Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com