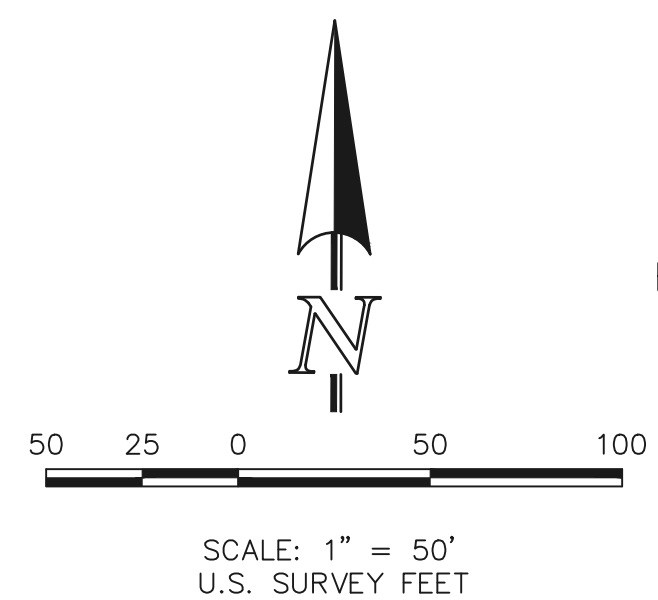
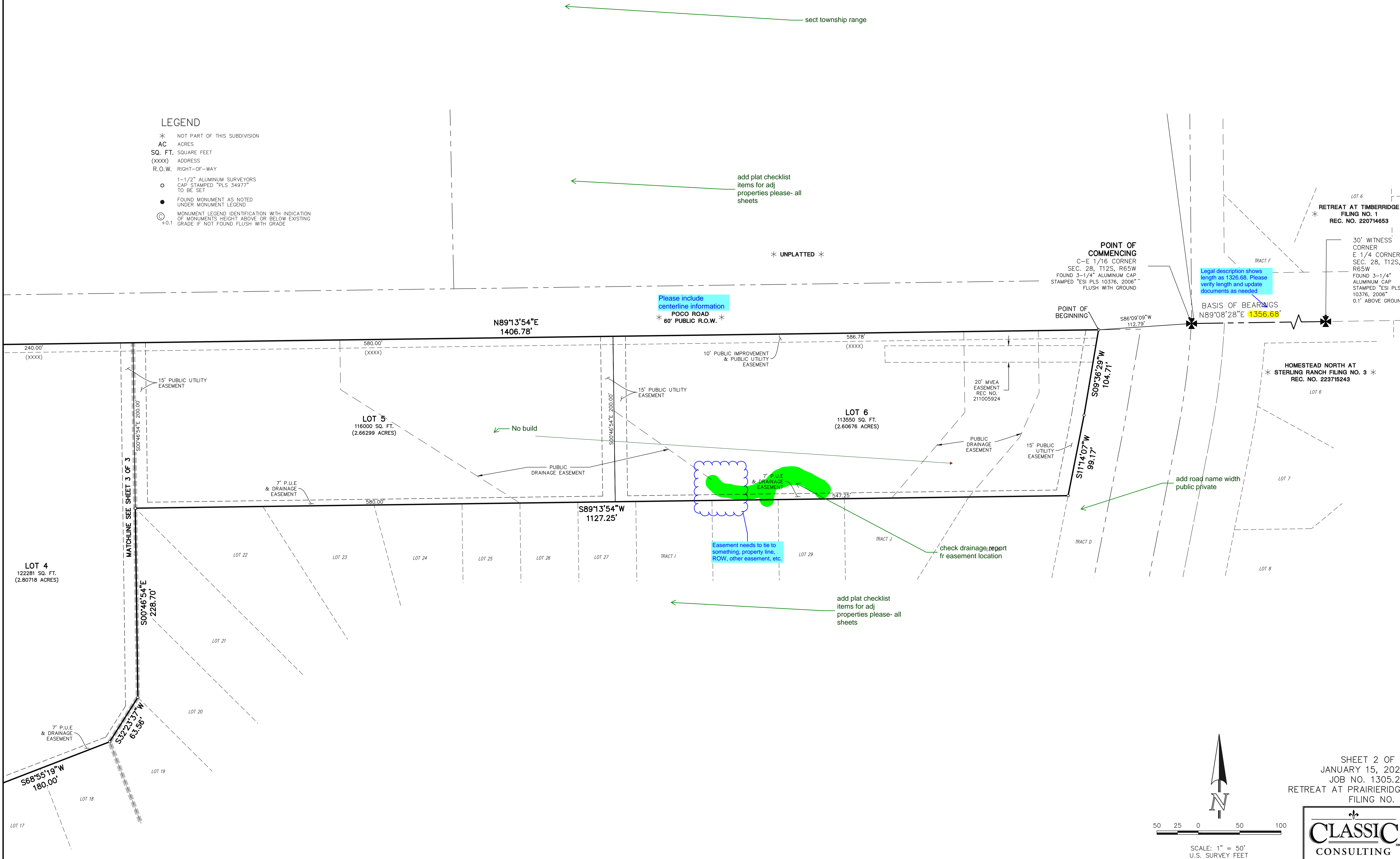


RETREAT AT PRAIRIERIDGE FILING NO. 3

LEGEND

- * NOT PART OF THIS SUBDIVISION
- AC ACRES
- SQ. FT. SQUARE FEET
- (XXXX) ADDRESS
- R.O.W. RIGHT-OF-WAY
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
- FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
- ⊙ MONUMENT LEGEND IDENTIFICATION WITH INDICATION OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING GRADE IF NOT FOUND FLUSH WITH GRADE



SHEET 2 OF 3
JANUARY 15, 2025
JOB NO. 1305.20
RETREAT AT PRAIRIERIDGE
FILING NO. 3

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

PCD FILE NO. _____

RETREAT AT PRAIRIERIDGE FILING NO. 3

MONUMENT LEGEND

- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPED "W.K.C. & ASSOCIATES PLS 4842".
B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1 INCH YELLOW DAMAGED PLASTIC CAP ILLEGIBLY STAMPED.
C. INDICATES REFERENCE TO A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 38160".

LEGEND

- * NOT PART OF THIS SUBDIVISION
AC ACRES
SQ. FT. SQUARE FEET
(XXXX) ADDRESS
R.O.W. RIGHT-OF-WAY
○ 1-1/2" ALUMINUM SURVEYORS
CAP STAMPED "PLS. 34977"
TO BE SET
● FOUND MONUMENT AS NOTED
UNDER MONUMENT LEGEND
⊙ MONUMENT LEGEND IDENTIFICATION WITH INDICATION
OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING
GRADE IF NOT FOUND FLUSH WITH GRADE
+0.1

EDGEWOOD SUBDIVISION
FIL. NO. 1
REC. NO. 220714604

J AND S SUBDIVISION
PLAT BK K-3, PG 31

POCO ROAD
60' PUBLIC R.O.W.

N89°13'54"E
717.48'

S89°13'54"W 399.94'

is it possible to
preserve the trees
and high point as no
build?

* UNPLATTED *

what is this? is this a
trail tract?

N00°16'33"W
538.25'

LOT 1
137534 SQ. FT.
(3.15734 ACRES)

LOT 2
132560 SQ. FT.
(3.04315 ACRES)

LOT 3
119569 SQ. FT.
(2.74492 ACRES)

LOT 1
JAYNES SUBDIVISION
PLAT BK X-3,
PG 98

LOT 4
122281 SQ. FT.
(2.80718 ACRES)

N00°46'54"W
544.59'

15' PUBLIC UTILITY
EASEMENT

15' PUBLIC
UTILITY
EASEMENT

15' PUBLIC
UTILITY
EASEMENT

15' PUBLIC UTILITY
EASEMENT

PUBLIC
DRAINAGE EASEMENT

15' PUBLIC UTILITY
EASEMENT

15' PUBLIC
UTILITY
EASEMENT

no build

continue line work for
drainage easement

Legal description shows
length as 400.05. Please
verify length and update
documents as needed

Also label this corner as
"Point A" as used in the
legal description.

What are these lines?
Please label or turn off

Turned
off

Added

PARCEL 1 RETREAT AT
PRAIRIERIDGE FILING NO. 2
REC. NO. _____

SHEET 2 OF 3
JANUARY 15, 2025
JOB NO. 1305.20
RETREAT AT PRAIRIERIDGE
FILING NO. 3

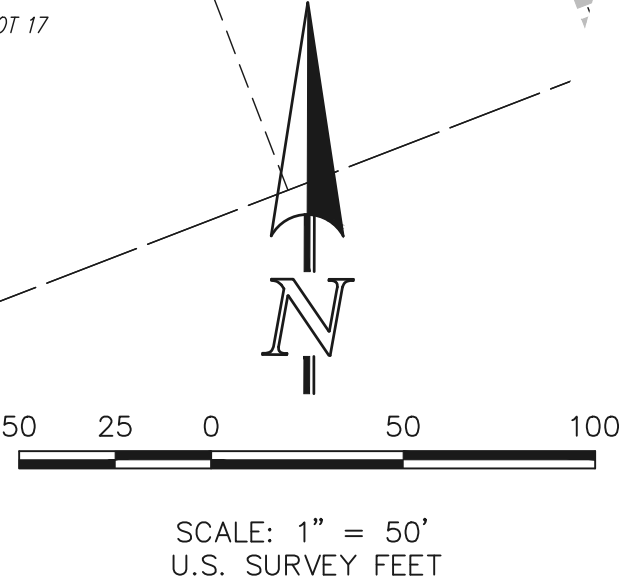
CLASSIC
CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790







PCD FILE NO. _____

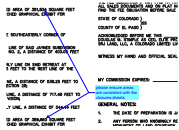
N:\130540\DRAWINGS\SURVEY\PLA


identify constraints,
no build areas please
per plat checklist or
are these lots being
over lot graded?



V1_Final Plat Drawings comments.pdf Markup Summary


Bret (11)	
ACCORDAN D. 19-471) E FEE OBLI ITS AND ON	<div><div>Subject: Engineer</div><div>Page Label: [1] 130540-FIL3-FP-P1</div><div>Author: Bret</div><div>Date: 7/3/2025 2:51:09 PM</div><div>Status:</div><div>Color: </div><div>Layer:</div><div>Space:</div></div>
DANCE WITH THE EL PAS 71), OR ANY AMENDMENTS OBLIGATION IF NOT PAID / ON PLAT NOTES TO ENS PROPERTY.	<div><div>Subject: Engineer</div><div>Page Label: [1] 130540-FIL3-FP-P1</div><div>Author: Bret</div><div>Date: 7/3/2025 2:51:20 PM</div><div>Status:</div><div>Color: </div><div>Layer:</div><div>Space:</div></div> <div>24-377</div>
Colorado Springs, SF2520	<div><div>Subject: Engineer</div><div>Page Label: [1] 130540-FIL3-FP-P1</div><div>Author: Bret</div><div>Date: 7/3/2025 3:02:25 PM</div><div>Status:</div><div>Color: </div><div>Layer:</div><div>Space:</div></div> <div>SF2520</div>
F 351,834 S PHICAL EXHI	<div><div>Subject: Engineer</div><div>Page Label: [1] 130540-FIL3-FP-P1</div><div>Author: Bret</div><div>Date: 7/3/2025 3:08:57 PM</div><div>Status:</div><div>Color: </div><div>Layer:</div><div>Space:</div></div>
F 389,660 S PHICAL EXHI	<div><div>Subject: Engineer</div><div>Page Label: [1] 130540-FIL3-FP-P1</div><div>Author: Bret</div><div>Date: 7/3/2025 3:09:00 PM</div><div>Status:</div><div>Color: </div><div>Layer:</div><div>Space:</div></div>
F 741,494 S	<div><div>Subject: Engineer</div><div>Page Label: [1] 130540-FIL3-FP-P1</div><div>Author: Bret</div><div>Date: 7/3/2025 3:09:05 PM</div><div>Status:</div><div>Color: </div><div>Layer:</div><div>Space:</div></div>




Subject: Engineer
Page Label: [1] 130540-FIL3-FP-P1
Author: Bret
Date: 7/3/2025 3:09:55 PM
Status:
Color: 
Layer:
Space:

please ensure areas are consistent with the closures sheets

RECORDED IN THE RE
3E FILING NO. 3 IS
T DISTRICT NO. 3 A


Subject: Engineer
Page Label: [1] 130540-FIL3-FP-P1
Author: Bret
Date: 7/7/2025 4:45:45 PM
Status:
Color: 
Layer:
Space:

Y THE BOARD OF DIRECTORS, EL PASO
THE RECORDS OF THE EL PASO COUNTY
THE PARCELS WITHIN THE PLAT
3, 3 IS INCLUDED WITHIN THE BOUNDARY
JO. 3 AND AS SUCH ARE SUBJECT TO A
MER ROAD FOR ANY RESIDENTIAL LOTS.

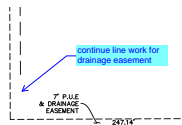
Subject: Engineer
Page Label: [1] 130540-FIL3-FP-P1
Author: Bret
Date: 7/7/2025 4:46:14 PM
Status:
Color: 
Layer:
Space:


This district has closed, active districts are 4 and 5

Please include
centerline information
POCO ROAD
* 60' PUBLIC R.O.W. *

Subject: Engineer
Page Label: [2] 130540-FIL3-FP-P2
Author: Bret
Date: 7/3/2025 2:59:36 PM
Status:
Color: 
Layer:
Space:

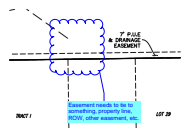
Please include centerline information




Subject: Engineer
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: Bret
Date: 7/3/2025 3:01:16 PM
Status:
Color: 
Layer:
Space:

continue line work for drainage easement

CDurham (6)




Subject: Cloud+
Page Label: [2] 130540-FIL3-FP-P2
Author: CDurham
Date: 7/8/2025 12:46:10 PM
Status:
Color: 
Layer:
Space:


Easement needs to tie to something, property line, ROW, other easement, etc.

BEARINGS

1356.68'


Subject: Highlight
Page Label: [2] 130540-FIL3-FP-P2
Author: CDurham
Date: 7/8/2025 12:46:20 PM
Status:
Color: 
Layer:
Space:

TRACT F
Legal description shows length as 1326.68. Please verify length and update documents as needed.
BASIS OF BEARINGS
N89°08'28"E 1356.68'


Subject: Callout
Page Label: [2] 130540-FIL3-FP-P2
Author: CDurham
Date: 7/8/2025 12:46:57 PM
Status:
Color: 
Layer:
Space:

Legal description shows length as 1326.68. Please verify length and update documents as needed

E 436.45'


Subject: Highlight
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: CDurham
Date: 7/8/2025 12:48:52 PM
Status:
Color: 
Layer:
Space:

Legal description shows length as 400.05. Please verify length and update documents as needed.
N10°00'00"E 400.05'

Subject: Callout
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: CDurham
Date: 7/8/2025 12:49:22 PM
Status:
Color: 
Layer:
Space:

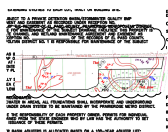
Legal description shows length as 400.05. Please verify length and update documents as needed


Also label this corner as "Point 'A'" as used in the legal description.
LOT 14

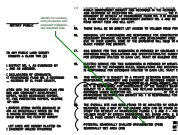
Subject: Callout
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: CDurham
Date: 7/8/2025 12:50:12 PM
Status:
Color: 
Layer:
Space:

Also label this corner as "Point 'A'" as used in the legal description.

dsdparsons (32)



Subject: Image
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 3:53:42 PM
Status:
Color: 
Layer:
Space:



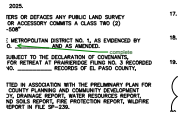
Subject: Callout
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 3:54:15 PM
Status:
Color:
Layer:
Space:

identify lot numbers and constraints with proposed mitigation- see standard note



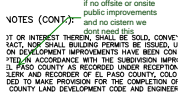
Subject: Soils & Geology
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 3:54:53 PM
Status:
Color:
Layer:
Space:

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.



Subject: Callout
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 3:56:26 PM
Status:
Color:
Layer:
Space:

complete



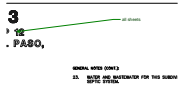
Subject: Callout
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 3:57:38 PM
Status:
Color:
Layer:
Space:


if no offsite or onsite public improvements and no cistern we dont need this

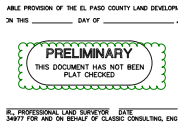



Subject: Callout
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 3:58:43 PM
Status:
Color:
Layer:
Space:

comment by RP




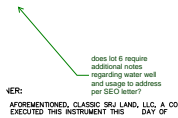
Subject: Callout
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 4:00:16 PM
Status:
Color: 
Layer:
Space:




Subject: Cloud
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 4:00:24 PM
Status:
Color: 
Layer:
Space:




Subject: Highlight
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 4:00:34 PM
Status:
Color: 
Layer:
Space:




Subject: Callout
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 4:06:30 PM
Status:
Color: 
Layer:
Space:

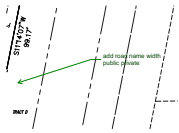
does lot 6 require additional notes regarding water well and usage to address per SEO letter?



Subject: Image
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 4:06:29 PM
Status:
Color: 
Layer:
Space:

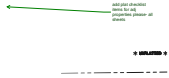


Subject: Image
Page Label: [1] 130540-FIL3-FP-P1
Author: dsdparsons
Date: 7/7/2025 4:08:00 PM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/7/2025 3:59:24 PM
Status:
Color: ■
Layer:
Space:

add road name width public private



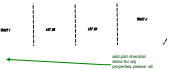
Subject: Callout
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/7/2025 3:59:54 PM
Status:
Color: ■
Layer:
Space:

add plat checklist items for adj properties please-all sheets



Subject: Callout
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/7/2025 4:00:06 PM
Status:
Color: ■
Layer:
Space:

sect township range



Subject: Callout
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/7/2025 4:01:34 PM
Status:
Color: ■
Layer:
Space:

add plat checklist items for adj properties please-all sheets

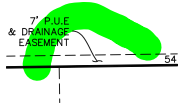


Subject: Callout
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/7/2025 4:09:51 PM
Status:
Color: ■
Layer:
Space:

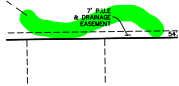
No build



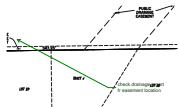
Subject: Arrow
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/7/2025 4:09:58 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/8/2025 1:00:24 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/8/2025 1:00:31 PM
Status:
Color: ■
Layer:
Space:

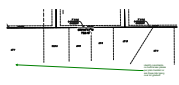


Subject: Callout
Page Label: [2] 130540-FIL3-FP-P2
Author: dsdparsons
Date: 7/8/2025 1:00:56 PM
Status:
Color: ■
Layer:
Space:

check drainage report fr easement location

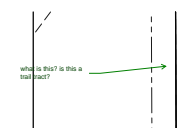


Subject: Image
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 10:30:59 AM
Status:
Color: ■
Layer:
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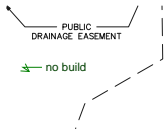
Subject: Callout
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 1:00:04 PM
Status:
Color: ■
Layer:
Space:

identify constraints, no build areas please per plat checklist or are these lots being over lot graded?



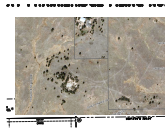
Subject: Callout
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/7/2025 4:03:45 PM
Status:
Color: ■
Layer:
Space:

what is this? is this a trail tract?

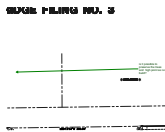


Subject: Callout
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/7/2025 4:10:18 PM
Status:
Color: ■
Layer:
Space:

no build

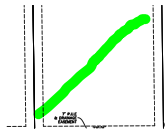


Subject: Image
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 10:25:31 AM
Status:
Color: ■
Layer:
Space:

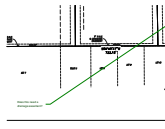


Subject: Callout
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 1:01:15 PM
Status:
Color: ■
Layer:
Space:

is it possible to preserve the trees and high point as no build?

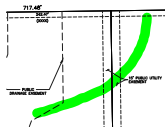


Subject: Highlight
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 10:31:12 AM
Status:
Color: ■
Layer:
Space:

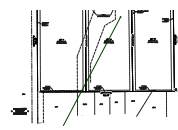


Subject: Callout
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 10:31:26 AM
Status:
Color: ■
Layer:
Space:

Does this need a drainage easement?



Subject: Highlight
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 10:31:41 AM
Status:
Color: ■
Layer:
Space:

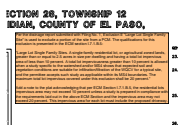


Subject: Arrow
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 10:31:49 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [3] 130540-FIL3-FP-P2 (2)
Author: dsdparsons
Date: 7/8/2025 1:01:42 PM
Status:
Color: ■
Layer:
Space:

EPC Stormwater- Zachary (1)



Subject: SW - Textbox
Page Label: [1] 130540-FIL3-FP-P1
Author: EPC Stormwater- Zachary
Date: 7/7/2025 2:11:40 PM
Status:
Color: ■
Layer:
Space:

Per the drainage report submitted with Filing No. 1, Exclusion E "Large Lot Single Family Site" is used to exclude a portion of the site from a PCM. The qualifications for this exclusion is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

RPeterson (1)



Subject: Text Box
Page Label: [1] 130540-FIL3-FP-P1
Author: RPeterson
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Provide the following notes on the Final Plat:
The subdivision is in a low fire intensity scale area per the Colorado State Forest Service area.
Defensible space meeting the NFPA Home Ignition Zone of up to 30' required. Hardened structure of Class A roofing, metal gutters and down spouts required.