

FOUNDATION LUTHERAN CHURCH SUBDIVISION FILING NO. 1

A REPLAT OF TRACT C in PAINT BRUSH HILLS FILING NO. 13A, El Paso County, Colorado being a portion of the West One-Half of Section 25, Township 12 South, Range 65 West of the 6th P.M.

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.

LEGAL DESCRIPTION:

Situate in the West One-Half of Section 25, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, described as follows:

Lot 1 in Foundation Lutheran Church Subdivision Filing No. 1 (Reception No. 213145992 El Paso County records, El Paso County, Colorado) in El Paso County, Colorado.

Containing a computed area of 259869 square feet or 5.968 acres.

COUNTY APPROVAL:

For Replats requiring BoCC action:
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, 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: list those applicable) are accepted, but the 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.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Chair, Board of County Commissioners _____ Date _____
Recorder, Reception # _____ Date _____

County _____ Date _____
Mark _____ This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____, A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.
SURCHARGE: _____
FEE: _____
El Paso County Clerk and Recorder _____ Steve Schleiker, Recorder

BY: _____ Deputy

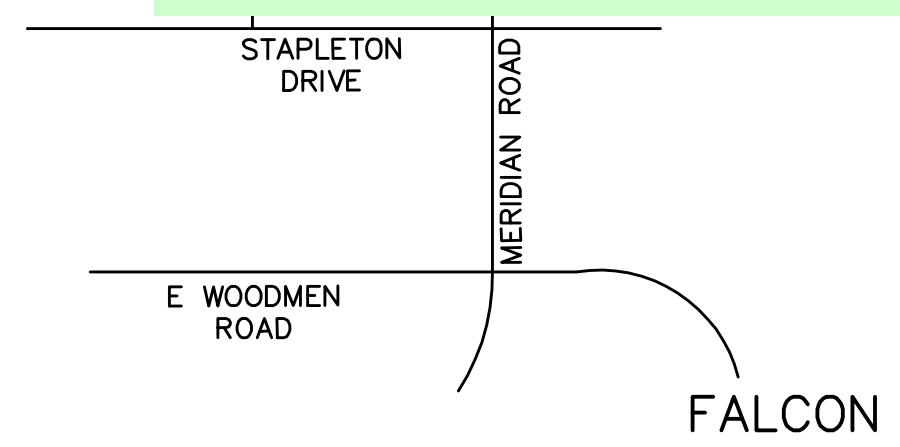
FEES:

Drainage Fee: _____
Bridge Fee: _____

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)

LONDONDERRY DRIVE

Public and Common Subdivision Improvements:
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.



PCD File #SF2321

3.	08/22	County Comments	JPB
2.	07/18	Plat Name Change	JAS
1.	06/07	County Comments, Title Notes	JPB
no.	date	revisions	by
dwg. file:	March 31, 2023	scale: 1" = 60'	
project no.	1401300R.02	drawn by: JAS	
		sheet 1 of 2	

SUBDIVISION PLAT
FOUNDATION LUTHERAN CHURCH
SUBDIVISION FILING NO. 1

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
COLORADO SPRINGS, CO 80949-9742
PHONE: 719-661-2349
EMAIL: jimpls@cpsthinc.com

NOTES:

- - Indicates a set #4 rebar with Surveyor's Cap, P.L.S. #37631, set Flush to Grade, unless otherwise noted.
● - Indicates recovered survey monument as noted, Flush to Grade, unless otherwise noted.
b.g. - Indicates below Grade.
a.g. - Indicates above Grade.
- Crossed Paths Surveying Services relied on a commitment for title insurance, file NO. 80012UTC, Amendment No. 1, issued by Stewart Title Guaranty Company as an agent for Unified Title Company, LLC with an effective date of November 23, 2020 at 7:30 A.M. as provided by the client. Additional real estate record research was not conducted by Crossed Paths Surveying Services.
Item 9 - Inclusion of property within FALCON FIRE PROTECTION DISTRICT (Book 3880 at Page 670, Book 3380 at Page 675, Book 3904 at Page 582, Book 3404 at Page 587)...blanket condition
Item 10 - MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC Notice concerning underground utilities (Book 3718 at Page 812)...blanket condition
Item 11 - Terms, agreements, provisions, conditions, obligations and easements as contained in Potable Water Supply and Sanitary Sewer Service Agreement (Book 5421 at Page 132)
Item 12 - Inclusion of property within PAINT BRUSH HILLS METROPOLITAN DISTRICT (Book 5423 at Page 2, Reception no. 205008854)...blanket condition
Item 14 - The effect Resolution No. 04-490, by and before the Board of County Commissioners, County of El Paso County, State of Colorado (Reception no. 205011637)...blanket condition
Item 15 - The effect Resolution No. 04-491, by and before the Board of County Commissioners, County of El Paso County, State of Colorado (Reception no. 205015059)...blanket condition
Item 16 - The effect Resolution No. 04-489, by and before the Board of County Commissioners, County of El Paso County, State of Colorado (Reception no. 205017889)...blanket condition
Item 17 - The effect Resolution No. 04-547, by and before the Board of County Commissioners, County of El Paso County, State of Colorado (Reception no. 205033555)...blanket condition
Item 18 - The effect of the Colorado Ground Water Commission Findings and Order, regarding the Paint Brush Hills Metropolitan District (Reception no. 205157500)...blanket condition
Item 20 - The effect Resolution No. 13-296, by and before the Board of County Commissioners, County of El Paso County, State of Colorado (Reception no. 213083051)...blanket condition
Item 21 - The effect of the MASTER PLAT OF PAINT BRUSH HILLS FILING NO. 13 (Reception no. 213145991)...blanket condition
Item 22 - Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement (Reception no. 213145992)...blanket condition
Item 23 - Easements, notes and notices as set forth on the Plat of Paint Brush Hills Filing No. 13A (Reception no. 2137134132)...as shown hereon
Item 24 - The effect Resolution No. 2015-06-01, by and before the Board of County Commissioners, County of El Paso County, State of Colorado (Reception no. 215130828)...blanket condition
Item 26 - MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC, a Colorado Corporation RIGHT OF WAY (Reception no. 217103176)...as shown hereon
- Federal Emergency Management Agency, flood insurance rate map number 08041C 0551G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a zone X (area determined to be minimal flood hazard).
- The approval of this replat vacates all prior plats for the area described by this replat.
- Basis of Bearings: All bearings shown are relative to the Line from the Northeasterly Corner of Lot 1 in said PAINT BRUSH HILLS FILING NO. 14A, to the Southwest corner of the intersection of Londonberry Street and Beckham Street, and a common corner of Tract B in said PAINT BRUSH HILLS FILING NO. 13A, monumented as shown and assumed to bear N89°53'30"W, a distance of 817.23 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.
- ~~All linear units of measure shown hereon are in U.S. Survey Foot.~~
- For informational purposes: 9960 Towner Avenue, El Paso County, CO 80831.
- Apparent wetlands shown hereon reflect field conditions, The method of creation is unknown for the apparent wetlands identified in the AS PLATTED drawing.
- ALTA Survey performed by M&S Civil Consultants (Vernon P. Taylor PLS 25966) prepared on 12/18/2020 is not known to be recorded. ALTA survey notes multiple assumed easements that do not appear on Paint Brush Hills Filing No. 13A. or any other known filings.
- Reference is made to Subdivision Plat PAINT BRUSH HILLS FILING NO. 13A, recording No. 213145992, El Paso County records, El Paso County, Colorado.
- Date of Survey: March 23, 2023
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY, NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN DRAINAGE WAYS THAT WOULD IMPEDE THE FLOW OF SURFACE DRAINAGE.
- 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 unless otherwise indicated. 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.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- ~~The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.~~
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; FIRE PROJECTION REPORT; SEWER REPORT. [Add TIS Report](#)
- FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
- The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS EL PASO COUNTY, COLORADO
- RECORDATION OF THIS PLAT HEREBY VACATES ALL EASEMENTS NOT SHOWN HEREON
- TOTAL NUMBER OF LOTS PLATTED WITHIN THIS SUBDIVISION: 1
- ~~All PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382), AS AMENDED, AT THE TIME OF BUILDING PERMITS.~~ [outdated superseded note](#)
- All PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PAINT BRUSH HILLS METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 205008854
- WATER AND WASTEWATER SERVICES TO BE SUPPLIED BY PAINT BRUSH HILLS METROPOLITAN DISTRICT. All FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE DISTRICT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS
- 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER. CURRENTLY LICENSED IN THE STATE OF COLORADO.
- ~~THIS SUBDIVISION IS LOCATED WITHIN THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO ALL OF THE RULES AND REGULATIONS FOR SAID DISTRICT.~~
- PURSUANT TO RESOLUTION 13-29 APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDER IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 213083051 THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOUNDATION LUTHERAN CHURCH SUBDIVISION FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- ALL STORM SEWER FACILITIES LYING OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT

Owners 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 lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____

All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

Owners/Mortgagee (Signature) _____
By: _____
Title: _____
ATTEST: (if corporation)
Secretary/Treasurer _____
STATE OF COLORADO)
) ss.
COUNTY OF _____)
Acknowledged before me this _____ day of _____, 200__ by _____ as _____
My commission expires _____
Witness my hand and official seal _____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

FOUNDATION LUTHERAN CHURCH

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }
The above and aforementioned was acknowledged before me

this _____ day of _____, 20____
A.D., by FOUNDATION LUTHERAN CHURCH

Surveyors Certificate
I, a surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

PRELIMINARY
subject to review

James P. Brinkman
Colorado Professional Land Surveyor No. 37631

Note 16 and 19 are the same note. Delete #16 & #23 Retain only Note #19

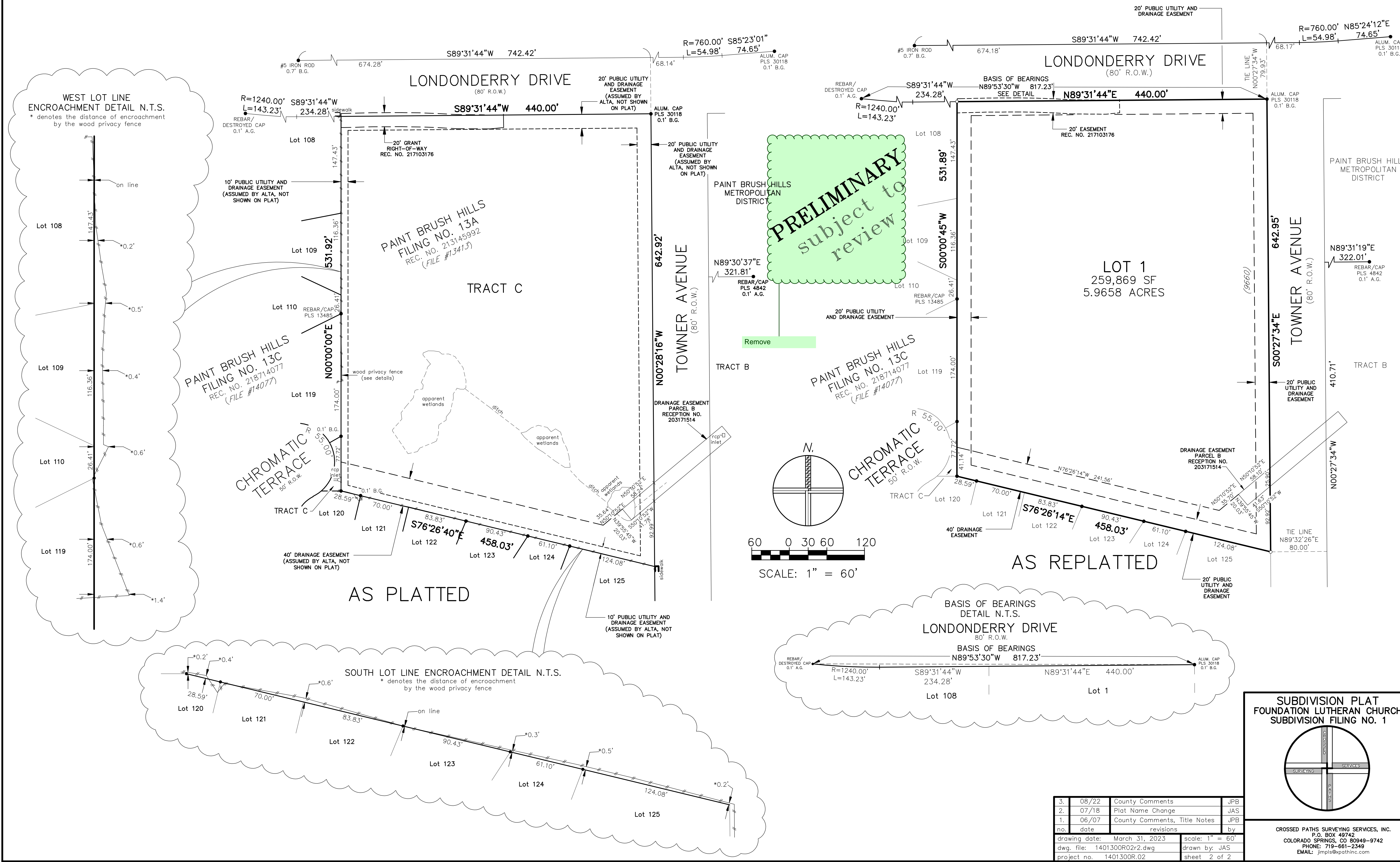
Remove. This was an incorrect plat note from current plat. Confirmed with Woodmen Road Metro that this parcel is not part of this metro

These notes seem to pertain to previous plat

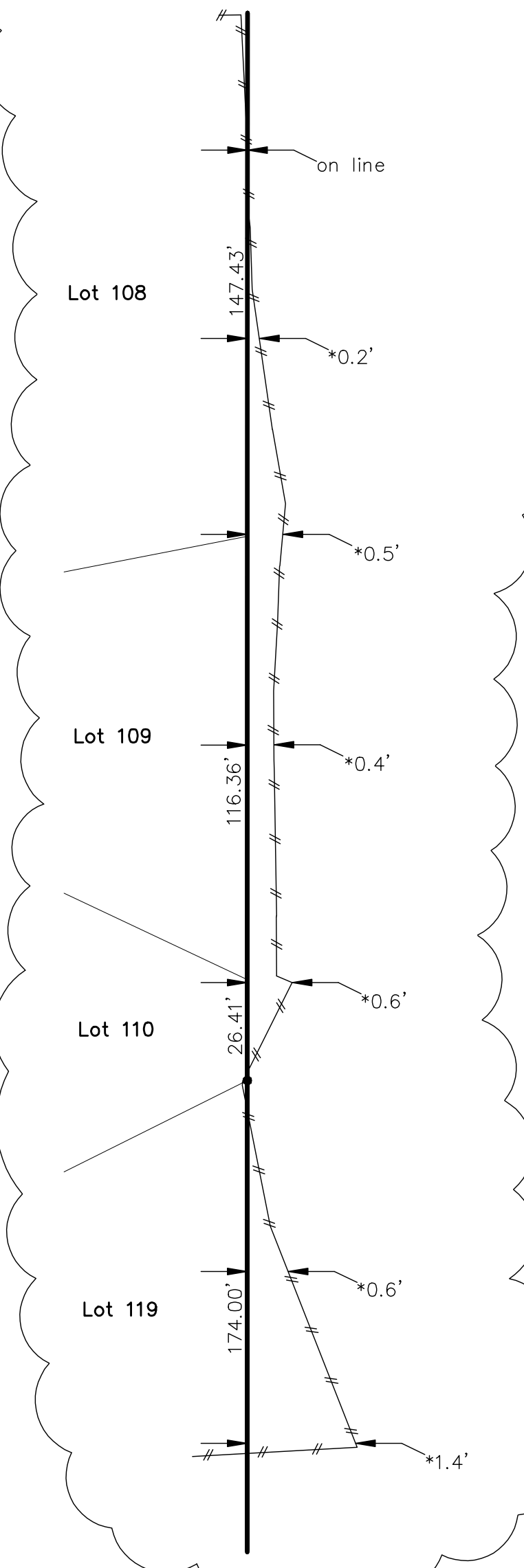
Remove

FOUNDATION LUTHERAN CHURCH SUBDIVISION FILING NO. 1

A REPLAT OF TRACT C in PAINT BRUSH HILLS FILING NO. 13A, El Paso County, Colorado
being a portion of the West One-Half of Section 25, Township 12 South, Range 65 West of the 6th P.M.

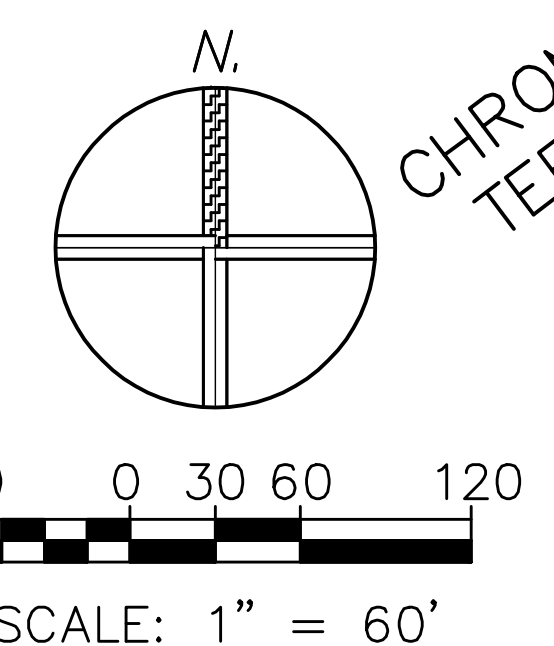
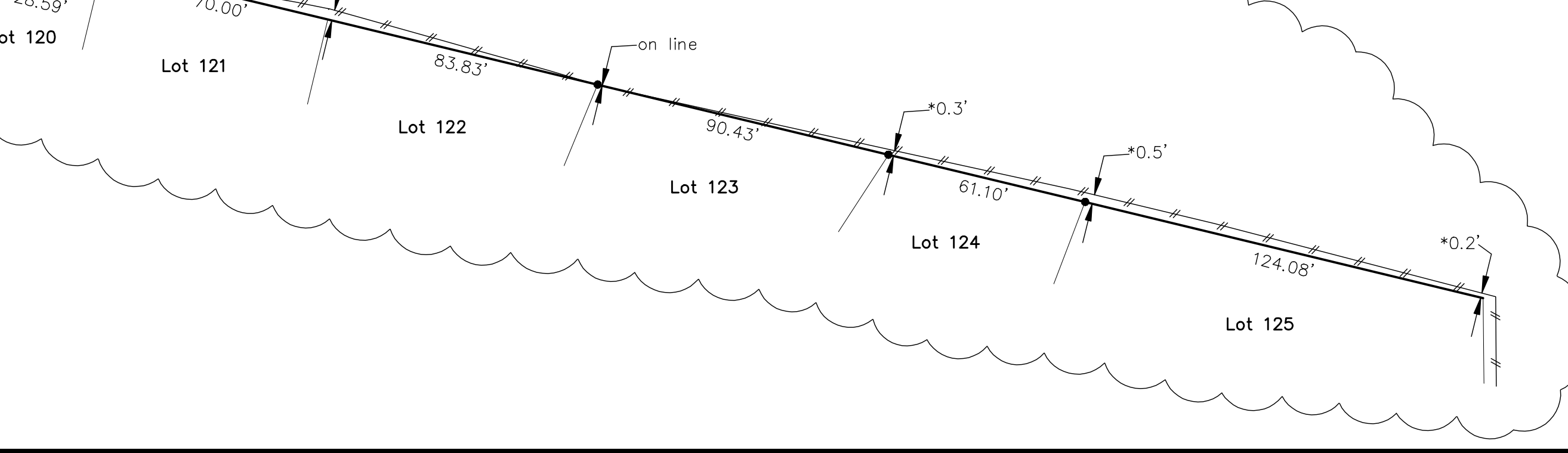


WEST LOT LINE ENCROACHMENT DETAIL N.T.S.
* denotes the distance of encroachment by the wood privacy fence

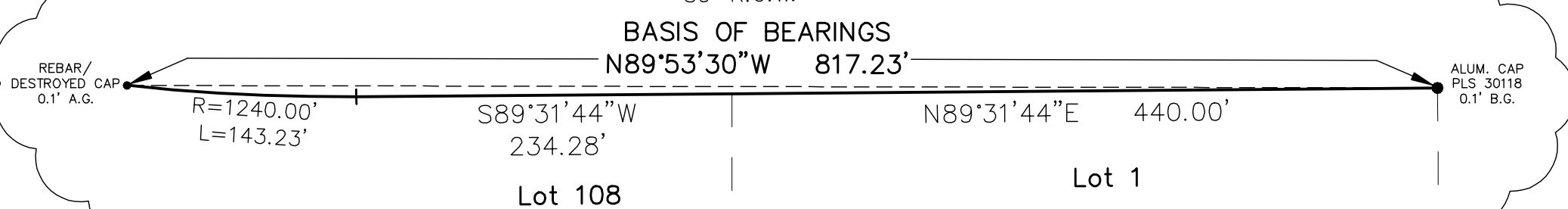


PAINT BRUSH HILLS FILING NO. 13C
REC. NO. 218714077
(FILE #14077)

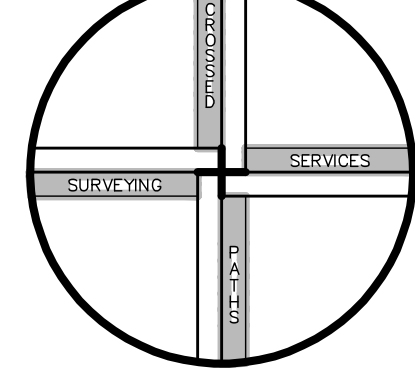
SOUTH LOT LINE ENCROACHMENT DETAIL N.T.S.
* denotes the distance of encroachment by the wood privacy fence



BASIS OF BEARINGS DETAIL N.T.S.
LONDONDERRY DRIVE
80' R.O.W.



SUBDIVISION PLAT
FOUNDATION LUTHERAN CHURCH
SUBDIVISION FILING NO. 1



3.	08/22	County Comments	JPB
2.	07/18	Plat Name Change	JAS
1.	06/07	County Comments, Title Notes	JPB
no.	date	revisions	by
drawing date: March 31, 2023		scale: 1" = 60'	
dwg. file: 1401300R02r2.dwg		drawn by: JAS	
project no. 1401300R.02		sheet 2 of 2	

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
COLORADO SPRINGS, CO 80949-9742
PHONE: 719-661-2349
EMAIL: jmps@cpssinc.com

Letter of Intent
Checklist
<https://epc-assets.elpa.soco.com/wp-content/uploads/sites/12/Checklists/LOI-FinalPlat.pdf>



Engineers / Architects

*Technical Proficiency | Innovation | Value | Profitability | Respect
Enjoyable Workplace | Integrity | Teamwork*

Letter of Intent for proposed Development

Sept 29, 2023 (REV)

Subject: Foundation Lutheran Church
Towner Ave
Colorado Springs, CO 80831

Department of Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Please provide a discussion detailing the proposed payment of the County's Road Impact Fee

Discuss if Road Impact fees will be paid at time of plat recording or at time of building permit.

It is our pleasure to submit this letter of intent to pursue approval for the development of the 5.97-acre parcel currently owned by Foundation Lutheran Church. The proposed development will consist of a 1-story Church with a 250-seat sanctuary. The proposed footprint is approximately 9,730 S.F. The existing CR zoning is to remain intact. We are not requesting any variances or special uses. The proposed development is compatible with the existing zone and surrounding uses.

A Concept Plan was reviewed as part of the Pre-Application Meeting with John Green via Teams; no immediate issues were identified as part of the Meeting. The review criteria within the development plan checklist provided by El Paso County Planning and Community Development are satisfied by this proposed developments intent and design.

Utilities are currently available near the site. Electrical is available to the north along Londenberry. Water is available to the north and east. We will connect for a water and fire line to the east in Towner Ave. The sewer connection will be made to the southwest. Drainage will be directed towards existing drainage infrastructure.

Access will be divided between a north and an east entrance. Most traffic will be generated on Sunday with occasional events on Saturday and during the week. A Traffic impact study has been provided to convey this information.

Address preschool usage in the LOI. Discuss expected and max capacity, days & time of operation

The proposed development is located at No. 5225208001. Development Plans and Elevations are provided for review and approval. The area of the site to be cleared graded or excavated will be approximately 6.53 acres.

We have considered the existing site conditions for this project. The intent of building the new building is to provide a new place of worship. We are not requesting any alternatives or variances at this time.

If you have questions please contact me at 719.203.3321 or kmoore@rmg-engineers.com

Respectfully,

Keith E. Moore, AIA

RMG Architects & Engineers

A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.

Please provide a summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code

Document1.pdf Markup Summary

(32)



Subject: BoCC Replat
Page Label: V2 Final Plat 1
Author: Kishia
Date: 10/26/2023 10:45:00 AM
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For Replats requiring BoCC action:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20__, 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: list those applicable) are accepted, but the 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.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Chair, Board of County Commissioners
Date

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed for record in my office
on _____ day of _____, 20____, at _____
A.M. or P.M.
I am _____ Clerk and Recorder
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on
this _____ day of _____, 20____, and was recorded at
Reception Number _____ of the records of
El Paso County
El Paso County Clerk and Recorder
State
My _____ Deputy

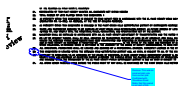
Subject: Clerk & Recorder
Page Label: V2 Final Plat 1
Author: Kishia
Date: 10/26/2023 11:07:26 AM
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Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my
office on this _____ day of _____, 20____, and
was recorded at Reception Number
_____ of the records of El Paso
County

El Paso County Clerk and Recorder



Subject: Cloud+
Page Label: V2 Final Plat 1
Author: eschoenheit
Date: 10/25/2023 8:15:20 AM
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Remove. This was an incorrect plat note from current plat. Confirmed with Woodmen Road Metro that this parcel is not part of this metro

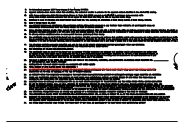


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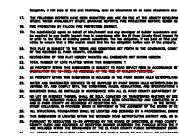
These notes seem to pertain to previous plat

15. No **Subject:** Highlight
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16. The **Author:** eschoenheit
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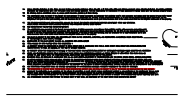
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Subject: Line
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Date: 10/24/2023 11:36:26 AM
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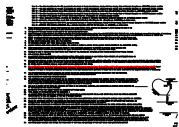
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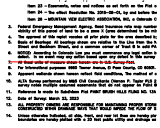
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Page Label: V2 Final Plat 1
Author: eschoenheit
Date: 10/25/2023 8:13:51 AM
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Subject: Line
Page Label: V2 Final Plat 1
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Subject: Line
Page Label: V2 Final Plat 1
Author: eschoenheit
Date: 10/25/2023 8:13:59 AM
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Subject: Line
Page Label: V2 Final Plat 1
Author: Kishia
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Subject: Owner Certification
Page Label: V2 Final Plat 1
Author: Kishia
Date: 10/26/2023 11:07:05 AM
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Owners 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 lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

_____. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

 Owners/Mortgagee (Signature)

By:
 Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

Acknowledged before me this ____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:
 (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
 (print name) as Manager/Member of company, a state limited liability company.
 (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



Subject: PCD Director
Page Label: V2 Final Plat 1
Author: Kishia
Date: 10/26/2023 11:07:56 AM
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This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Planning and Community Development Director



Subject: Planner
Page Label: V2 Final Plat 1
Author: Kishia
Date: 10/18/2023 11:49:38 AM
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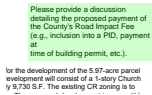
Subject: Planner
Page Label: V2 Final Plat 2
Author: Kishia
Date: 10/18/2023 11:48:46 AM
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Subject: Planner
Page Label: V2 Letter of Intent
Author: Kishia
Date: 10/24/2023 11:05:16 AM
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Please provide a summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code



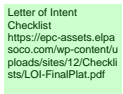
Subject: Planner
Page Label: V2 Letter of Intent
Author: Kishia
Date: 10/24/2023 11:04:40 AM
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Please provide a discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.).



Subject: Planner
Page Label: V2 Letter of Intent
Author: Kishia
Date: 10/24/2023 11:05:27 AM
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A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.



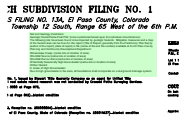
Subject: Planner
Page Label: V2 Letter of Intent
Author: Kishia
Date: 10/26/2023 12:10:14 PM
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Letter of Intent Checklist
<https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Checklists/LOI-FinalPlat.pdf>



Subject: Reports on File
Page Label: V2 Final Plat 1
Author: Kishia
Date: 10/26/2023 11:11:08 AM
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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)



Subject: Soils & Geology
Page Label: V/2 Final Plat 1
Author: Kishia
Date: 10/26/2023 11:57:03 AM
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Soil and Geology Conditions:

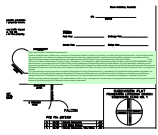
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)

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: Subdivision Improvements

Page Label: V2 Final Plat 1

Author: Kishia

Date: 10/26/2023 11:59:19 AM

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Public and Common Subdivision Improvements: 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.



Subject: Surveyor Certification
Page Label: V2 Final Plat 1
Author: Kishia
Date: 10/26/2023 11:08:59 AM
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Surveyors Certificate

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

Surveyor's Name, (Signature)

Date

Colorado registered PLS # _____

plat notes to ensure that
SERVICES DEPARTMENT:
Add TIS Report
signees that subdivider on
Program (Resolution No. 1

Subject: Text Box
Page Label: V2 Final Plat 1
Author: eschoenheit
Date: 10/24/2023 11:36:05 AM
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Add TIS Report

17.	THE # OF STUDY
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Note 16 and 19 are the same note. Delete #16 & #23
Retain only Note #19

HEREON
IN A outdated superseded note
HILLS METROPOLITAN DISTRICT BY IN
S METROPOLITAN DISTRICT. All FUTU
D SPECIFICATIONS SET BY THE DIST

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outdated superseded note

These additional Plat Notes, to be added to the County Platting
Application, are hereby submitted for review and approval by the
County Planning and Zoning Department. The proposed platting
application is hereby submitted for review and approval by the
County Planning and Zoning Department.

Subject: Text Box
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Author: Kishia
Date: 10/26/2023 12:11:25 PM
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Please add these Plat notes. You do not need to include County employee names / Just their titles. Some of these notes are about other Agency review comments. Review and address comments from other agencies in Edarp on the public view page.
<https://epcdevplanreview.com/Public/ProjectComments/191060>

Address preschool usage in the LOI. Discuss expected and max capacity, days & time of operation

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Author: eschoenheit
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Address preschool usage in the LOI. Discuss expected and max capacity, days & time of operation

Discuss if Road Impact fees will be paid at time of plat recording or at time of building permit.
for the development of the 3.07-acre parcel development will consist of a 1-story Church by 3,750 S.F. The existing CR zoning is compatible. The proposed development is compatible.

Subject: Text Box
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Discuss if Road Impact fees will be paid at time of plat recording or at time of building permit.