

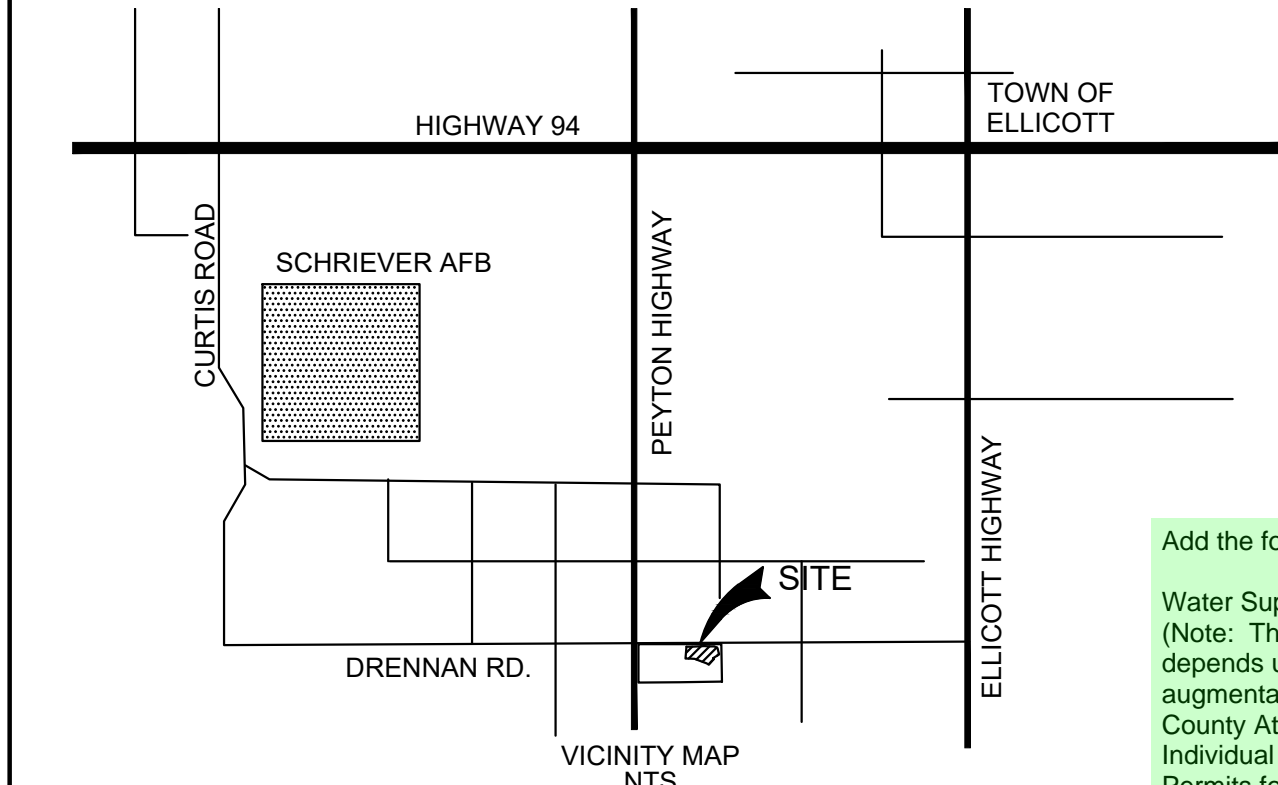
SILVERADO RANCH FILING NO. 2

IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.
EL PASO COUNTY, COLORADO

Update Note 3 to read:

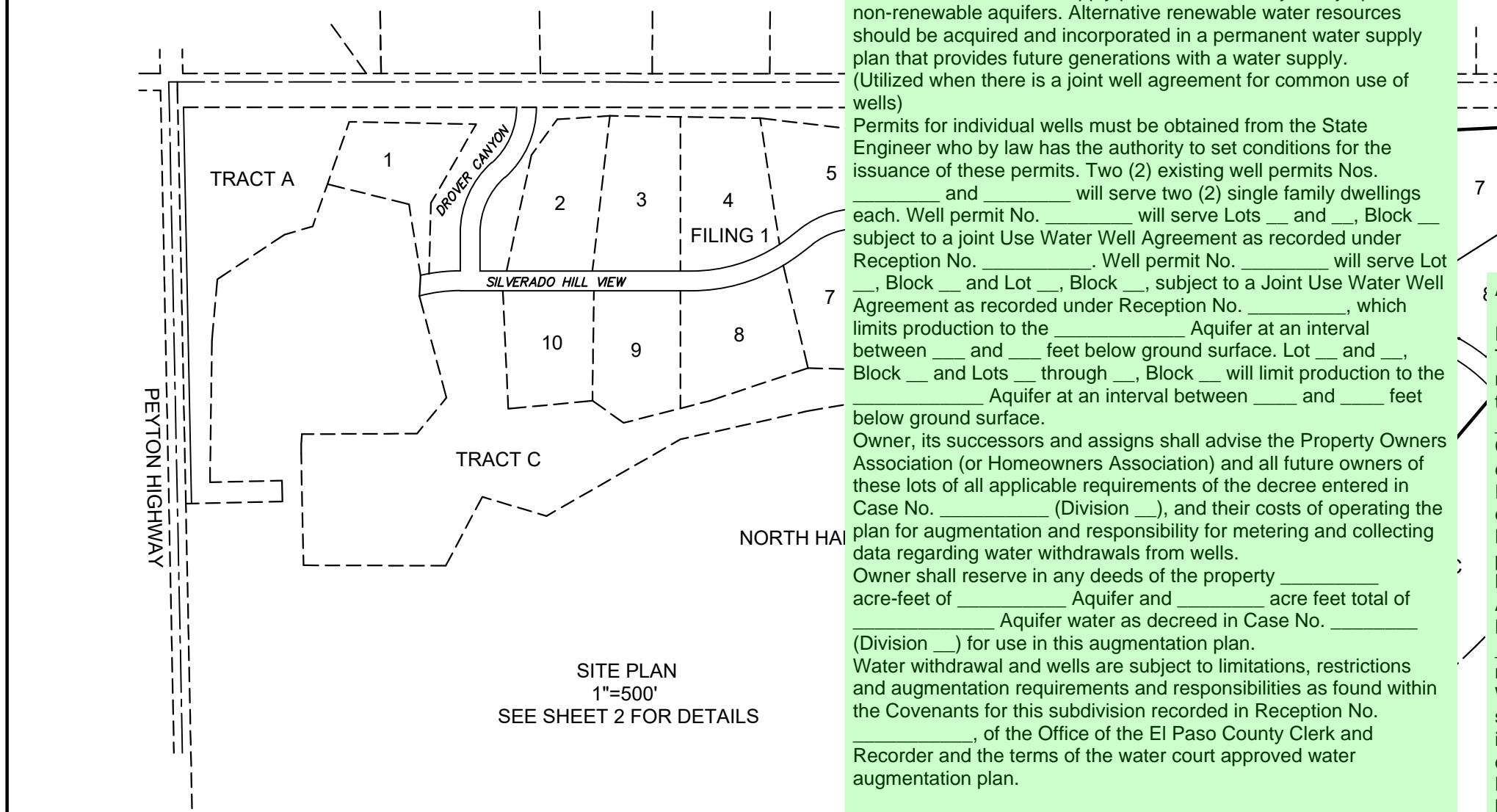
ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF PUBLIC DRAINAGE FACILITIES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. THE SUBDIVIDER/DEVELOPER SHALL NOT CHANGE THE GRADE OF THE LOT OR THE GRADE OF THE DRAINAGE FACILITIES AS CONSTRUCTED BY THE BUILDER IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO ADJACENT PROPERTIES. STRUCTURES, UTILITIES, MATERIALS OR LANDSCAPING THAT WOULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. LOTS 2.5 ACRES AND LARGER SHALL BE LIMITED TO A MAXIMUM OF 10% IMPERVIOUS AREA.

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plan). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.



Add the following note (remove existing water note 12):

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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. Applicants and all future owners in 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 upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
(Utilized when there is a joint well agreement for common use of wells)
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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot _____, Block _____ and Lot _____ subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and Block _____ through _____ Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.



Add the following note:

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc.). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
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.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.

BE IT KNOWN BY THESE PRESENTS:

THAT SILVERADO RANCH, STAN SEARLE MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF 714252 OF THE EL PASO COUNTY RECORDS
ENCE N04°42'22"E A DISTANCE OF 70.00 FEET TO A POINT PLATTED BY SAID SILVERADO RANCH SUBDIVISION FOLLOWING EIGHT (8) COURSES ARE ALONG THE
ENCE N04°42'22"E A DISTANCE OF 284.81 FEET;
ENCE N89°17'05"E A DISTANCE OF 342.94 FEET;
ENCE N86°23'17"E A DISTANCE OF 486.04 FEET;
ENCE N87°48'05"E A DISTANCE OF 389.63 FEET;
ENCE S86°29'49"E A DISTANCE OF 419.50 FEET;
ENCE N87°04'08"E A DISTANCE OF 290.42 FEET;
ENCE S65°00'51"E A DISTANCE OF 267.13 FEET;
ENCE S13°23'50"E A DISTANCE OF 465.93 FEET;
ENCE S58°18'12"W A DISTANCE OF 514.52 FEET;
ENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET AND A CENTRAL ANGLE OF 7°56'46" AN ARC DISTANCE OF 88.07 FEET WHICH BEARS S44°11'46"E A DISTANCE OF 88.00 FEET;
ENCE S48°46'37"W A DISTANCE OF 70.00 FEET TO A POINT ON THE BOUNDARY OF SAID SILVERADO RANCH SUBDIVISION FOLLOWING SIX (6) COURSES ARE ALONG THE BOUNDARY OF SAID SILVERADO RANCH SUBDIVISION FILING NO. 1;
ENCE N04°42'22"E ON THE EAST LINE OF SAID LOT 6 A DISTANCE OF 48.94 FEET TO THE POINT OF BEGINNING.
DESCRIBED TRACT CONTAINS 48.94 ACRES, MORE OR LESS.

Please include the following statement to the note:

Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc.) Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
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.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)

Add the following note:

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)

Please include the following statement to the note:

No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.

List the use of the Tract

ACCEPTANCE CERTIFICATE FOR TRACT

THE DEDICATION OF THE TRACT SHOWN ON THIS PLAT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SILVERADO RANCH HOMEOWNERS ASSOCIATION

BY: STAN SEARLE
SILVERADO RANCH HOMEOWNERS ASSOCIATION

NOTARIAL: STATE OF COLORADO) SS COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY STAN SEARLE, MANAGER SILVERADO RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SILVERADO RANCH FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, TRACTS AND 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.

change to Chair _____ PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE

EASEMENTS:

SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

OWNERS CERTIFICATE:

SILVERADO RANCH, LLC, STAN SEARLE, MANAGER, BEING THE OWNER, 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, PRIVATE STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SILVERADO RANCH FILING NO. 2, 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 THE 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, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.

SILVERADO RANCH, INC.
STAN SEARLE

NOTARIAL:

STATE OF COLORADO) COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY STAN SEARLE, SILVERADO RANCH, INC.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 _____, 2024.

KEVIN M. O'LEARY _____ DATE
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

RECORDING:

STATE OF COLORADO) SS COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2024, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER _____ FEE: _____ SF246
BY: _____ SURCHARGE: _____
COUNTY CLERK AND RECORDER

PREPARED BY
LWA LAND SURVEYING, INC.
953 EAST FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

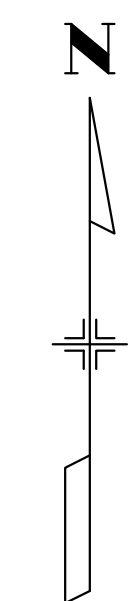
Park fees are \$7,575 and school fees are

Please include drainage fees and bridge fees.

SF-23-

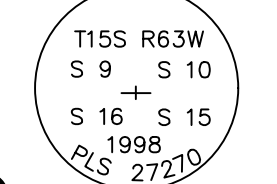
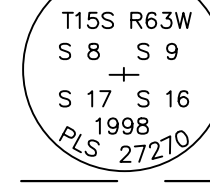
SILVERADO RANCH FILING NO. 2

IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.
EL PASO COUNTY, COLORADO



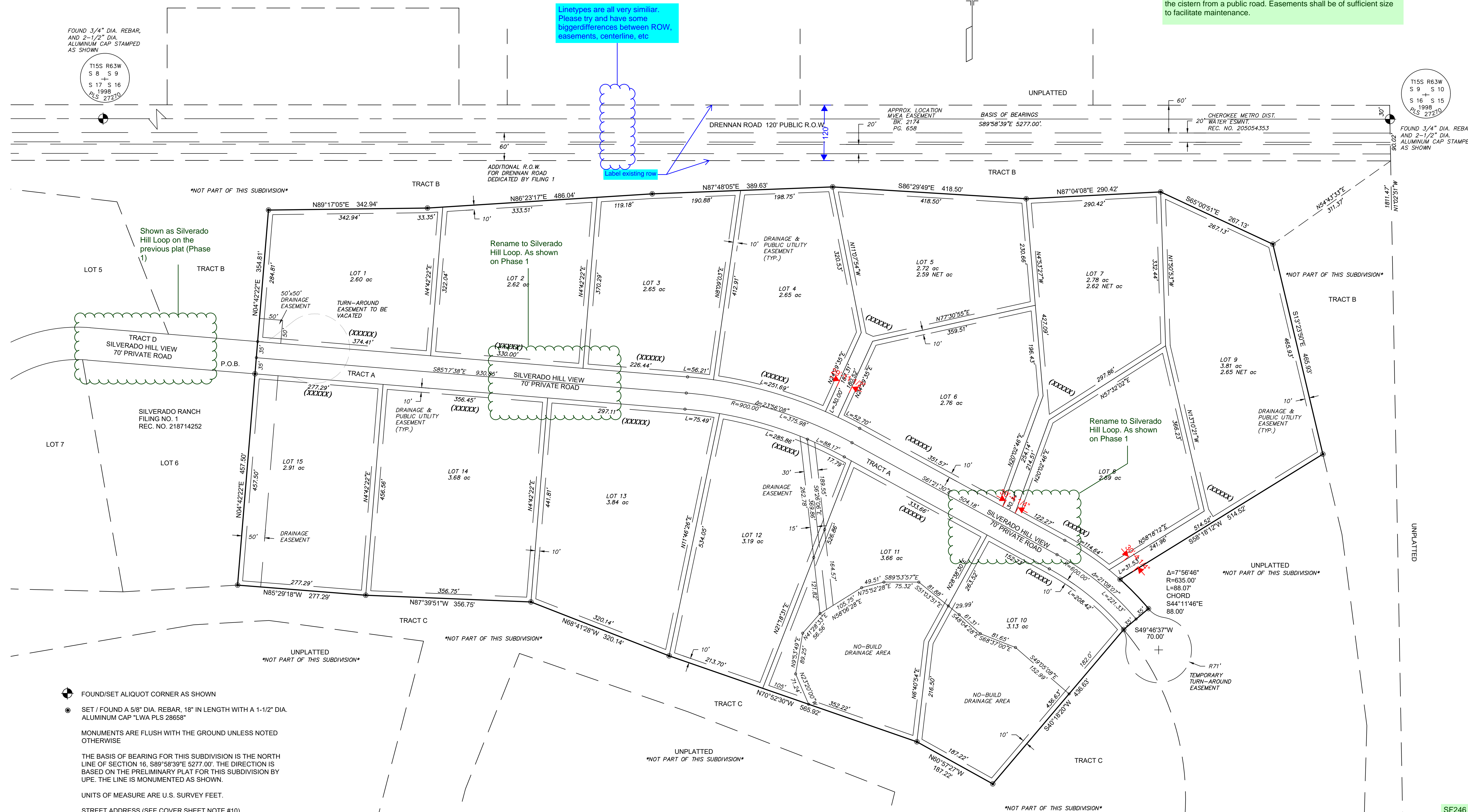
Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate fire department to afford accessibility of the cistern from a public road. Easements shall be of sufficient size to facilitate maintenance.

FOUND 3/4" DIA. REBAR, AND 2-1/2" DIA. ALUMINUM CAP STAMPED AS SHOWN

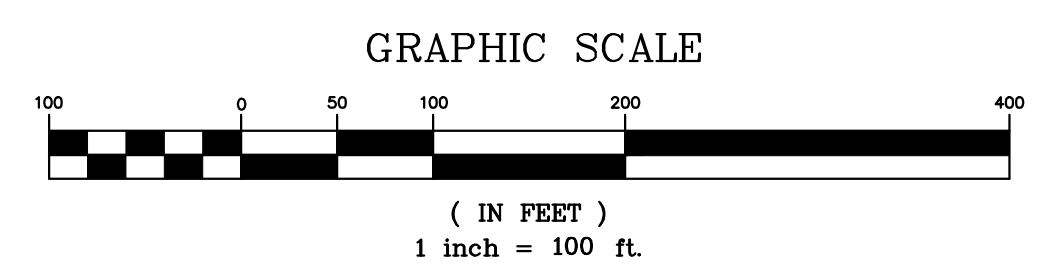


Linetypes are all very similar. Please try and have some bigger differences between ROW, easements, centerline, etc

Label existing row



● FOUND/SET ALIQUOT CORNER AS SHOWN
 ● SET / FOUND A 5/8" DIA. REBAR, 18" IN LENGTH WITH A 1-1/2" DIA. ALUMINUM CAP "LWA PLS 28658"
 MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE
 THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF SECTION 16, S89°58'39"E 5277.00'. THE DIRECTION IS BASED ON THE PRELIMINARY PLAT FOR THIS SUBDIVISION BY UPE. THE LINE IS MONUMENTED AS SHOWN.
 UNITS OF MEASURE ARE U.S. SURVEY FEET.
 STREET ADDRESS (SEE COVER SHEET NOTE #10)



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	326°40'	935.00	56.21	S83°34'17"E	56.20
C2	152°22'1"	935.00	251.69	S74°08'15"E	250.93
C3	1°50'18"	935.00	30.00	S65°30'25"E	30.00
C4	37°3'46"	935.00	52.70	S62°58'23"E	52.69
C5	10°20'39"	635.00	114.64	S56°11'10"E	114.49
C6	2°50'41"	635.00	31.53	S49°35'30"E	31.53
C7	21°8'7"	565.00	208.42	S50°47'27"E	207.24
C8	18°56'8"	865.00	285.86	S70°49'33"E	284.56
C9	9°12'2"	865.00	75.49	S82°47'37"E	75.47

TRACT DEDICATION TABLE			
TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	3.27 ac.	PRIVATE ROAD - SILVERADO HILL VIEW	SILVERADO RANCH HOA (SEE NOTES #25 & 26)

"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."

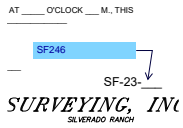
PREPARED BY
LWA LAND SURVEYING, INC.
 953 EAST FILLMORE STREET
 COLORADO SPRINGS, COLORADO 80907
 Phone (719) 636-5179
 PROJECT 16093
 SHEET 2 OF 2

SF246

SF-23-

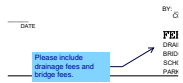
V1_Final Plat Drawings.pdf Markup Summary

Callout (4)



Subject: Callout
Page Label: 1
Author: HaoVo
Date: 3/21/2024 10:40:19 AM
Status:
Color: ■
Layer:
Space:

SF246



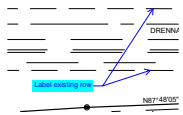
Subject: Callout
Page Label: 1
Author: HaoVo
Date: 3/21/2024 10:47:27 AM
Status:
Color: ■
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Space:

Please include drainage fees and bridge fees.



Subject: Callout
Page Label: 1
Author: CDurham
Date: 4/1/2024 1:19:33 PM
Status:
Color: ■
Layer:
Space:

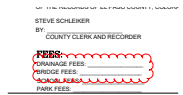
Update Note 3 to read:



Subject: Callout
Page Label: 2
Author: CDurham
Date: 4/1/2024 1:27:27 PM
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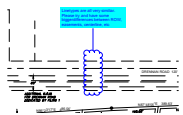
Label existing row

Cloud (1)



Subject: Cloud
Page Label: 1
Author: HaoVo
Date: 3/21/2024 10:47:36 AM
Status:
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Space:

Cloud+ (1)



Subject: Cloud+
Page Label: 2
Author: CDurham
Date: 4/1/2024 1:28:42 PM
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Color: ■
Layer:
Space:

Linetypes are all very similar. Please try and have some bigger differences between ROW, easements, centerline, etc

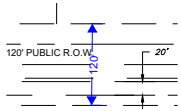
Collateral (1)



Subject: Collateral
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 10:48:28 AM
Status:
Color: ■
Layer:
Space:

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

Dimension (1)



Subject: Dimension
Page Label: 2
Author: CDurham
Date: 4/1/2024 1:27:03 PM
Status:
Color: ■
Layer:
Space:

120'

Easement&Tract Maintenance (1)



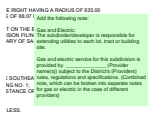
Subject: Easement&Tract Maintenance
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 10:45:32 AM
Status:
Color: ■
Layer:
Space:

Add the following note:

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
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.

Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,

Gas and Electric (1)



Subject: Gas and Electric
Page Label: 1
Author: Kylie Bagley
Date: 3/28/2024 11:48:32 AM
Status:
Color: ■
Layer:
Space:

Add the following note:

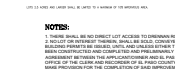
Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

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)

Image (2)

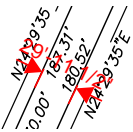


Subject: Image
Page Label: 1
Author: CDurham
Date: 4/1/2024 1:19:25 PM
Status:
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Layer:
Space:

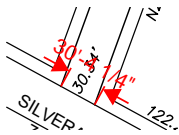


Subject: Image
Page Label: 1
Author: CDurham
Date: 4/1/2024 1:19:47 PM
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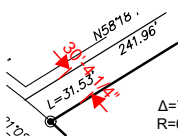
Length Measurement (3)



Subject: Length Measurement
Page Label: 2
Author: Kylie Bagley
Date: 3/28/2024 9:40:05 AM
Status:
Color: ■
Layer:
Space:



Subject: Length Measurement
Page Label: 2
Author: Kylie Bagley
Date: 3/28/2024 9:40:28 AM
Status:
Color: ■
Layer:
Space:



Subject: Length Measurement
Page Label: 2
Author: Kylie Bagley
Date: 3/28/2024 9:41:03 AM
Status:
Color: ■
Layer:
Space:

Planner (8)

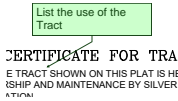


Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 3/28/2024 9:39:05 AM
Status:
Color: ■
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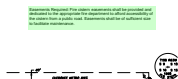
Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 1:18:58 PM
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change to Chair



Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 10:47:44 AM
Status:
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List the use of the Tract



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 3/29/2024 11:15:23 AM
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Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate fire department to afford accessibility of the cistern from a public road. Easements shall be of sufficient size to facilitate maintenance.



Subject: Planner
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 1:20:23 PM
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Park fees are \$7,575 and school fees are



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 3/29/2024 1:29:39 PM
Status:
Color: ■
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Shown as Silverado Hill Loop on the previous plat (Phase 1)



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 3/29/2024 1:29:28 PM
Status:
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Rename to Silverado Hill Loop. As shown on Phase 1

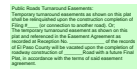


Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 3/29/2024 1:29:56 PM
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Rename to Silverado Hill Loop. As shown on Phase 1

Public Turnaround (1)

IN THE NORTHEAST QUARTER OF SECTION
 EL PASO COUNTY, COLO.



Subject: Public Turnaround
Page Label: 1
Author: Kylie Bagley
Date: 3/28/2024 9:48:37 AM
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Public Roads Turnaround Easements:
 Temporary turnaround easements as shown on this plat shall be relinquished upon the construction completion of Filing # ____ (or connection to another road). Or;
 The temporary turnaround easement as shown on this plat and referenced in the Easement Agreement as recorded at Reception No. _____ of the records of El Paso County will be vacated upon the completion of roadway construction of _____ Road with a future Final Plat, in accordance with the terms of said easement agreement.

Soils & Geology (1)



Subject: Soils & Geology
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 1:20:48 PM
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Notes 20-22 shall be combined into the plat note below

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.

Subdivision Improvements (1)



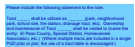
Subject: Subdivision Improvements
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 10:47:50 AM
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Add the following note:

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.

Text Box (3)



Subject: Text Box
Page Label: 1
Author: HaoVo
Date: 3/21/2024 11:45:35 AM
Status:
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Please include the following statement to the note.

Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

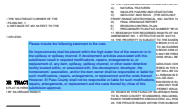


Subject: Text Box
Page Label: 1
Author: HaoVo
Date: 3/21/2024 12:33:02 PM
Status:
Color: ■
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Please include the following statement to the note:

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.

Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)

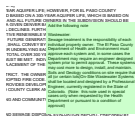


Subject: Text Box
Page Label: 1
Author: HaoVo
Date: 3/21/2024 12:01:10 PM
Status:
Color: ■
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Please include the following statement to the note:

No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,

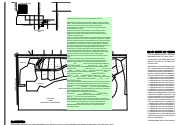
Wastewater (1)



Subject: Wastewater
Page Label: 1
Author: Kylie Bagley
Date: 3/28/2024 10:52:05 AM
Status:
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Add the following note

Wastewater:
 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. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)



Subject: Water Supply
Page Label: 1
Author: Kylie Bagley
Date: 3/29/2024 10:45:27 AM
Status:
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Add the following note (remove existing water note 12):

Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

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. Applicants and all future owners in 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 upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of wells)

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.

Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____.

Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between __ and __ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between __ and __ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____

Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan