

DEYOUNG SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,

EL PASO COUNTY, COLORADO

SHEET 1 OF 1

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.

customize this note in this format. You will most likely need to provide a graphic depiction. Look at Abert Ranch SF1911 for an example in EDARP

Add a note that Randy DeYoun or _____ will remove asphalt from temp culdesac and replace with appropriate landscape material to be determined on the SITE DEV plan.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: RANDY DEYOUNG; BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO.1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS SOUTH 89° 42' 50" EAST ASSUMED); THENCE SOUTH 89° 42' 50" EAST ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE SOUTH 00° 07' 47" WEST ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE NORTH 89° 42' 50" WEST, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE NORTH 00° 16' 02" EAST ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 748,054 SQUARE FEET OR 17.173 ACRES.

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 A LOT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "DEYOUNG SUBDIVISION". 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 OWNERS' 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.

BY: RANDALL DEYOUNG
 TITLE: OWNER

STATE OF COLORADO)
) SS.
 COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY RANDALL DEYOUNG, OWNER

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

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.

BY: _____
 TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF EL PASO)

ACKNOWLEDGED _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

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.

19-471

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 CERTIFICATION SHOWN HEREON.

NOTES:

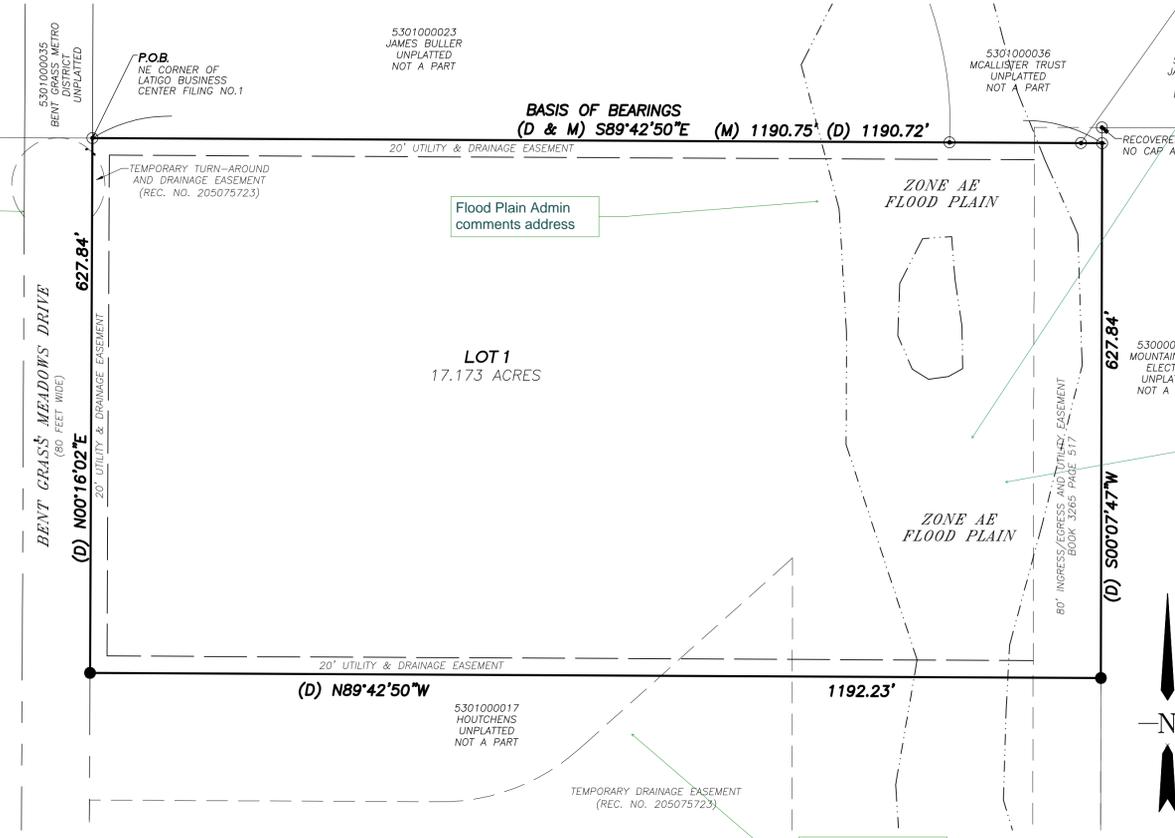
- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207122803, SAID LINE ASSUMED TO BEAR S89°42'50"E FROM THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO.1, RECEPTION NO. 205075726 (A NO.4 REBAR WITH RED PLASTIC CAP STAMPED PLS 20681) TO A POINT ON THE THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT, BOOK 3265, PAGE 517 (A NO.4 REBAR WITH RED PLASTIC CAP STAMPED PLS 20681).
- 2) WATER AND SEWER SERVICES SHALL BE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT, ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, NATURAL GAS PROVIDED BY COLORADO SPRINGS UTILITIES.
- 3) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: WATER AND WASTEWATER REPORTS, NATURAL FEATURES REPORT, SOILS AND GEOLOGICAL REPORT, FINAL DRAINAGE REPORT AND TRAFFIC IMPACT STUDY.
- 4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 5) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 6) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 6846GUTC, PROVIDED BY UNIFIED TITLE COMPANY LLC, AMENDMENT NO. _____, DATED OCTOBER 1, 2019.
- 7) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 8) A PORTION OF TRACT OF LAND LIES IN ZONE AE, BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 08041C0553 G, DATED EFFECTIVE DECEMBER 7, 2018.
- 9) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 10) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, OR ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- 11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 13) THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS HAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 16-454), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS, IF NOT PAID IN FULL AT FINAL PLAT RECORDING, SHALL BE ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

Note who will maintain and own floodplain tract

NOTES: (CONTINUED)

- 14) THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, BENT GRASS METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- 15) THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, WOODMEN ROAD METROPOLITAN DISTRICT BY RECEPTION NO. 204016142, SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- 16) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS 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 (RESOLUTION NO. 12-416) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 16) PURSUANT TO RESOLUTION 12-416, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID#2) AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 012159292, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "DEYOUNG SUBDIVISION" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID#2) AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 17) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 205050349 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.
- 18) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A PRIVATE DETENTION POND MAINTENANCE AGREEMENT AS RECORDED UNDER RECEPTION NO. 205075723 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.
- 19) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO COVENANTS AS RECORDED UNDER RECEPTION NO. 205075724 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.
- 20) ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET
- 21) EASEMENTS: UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN.
- 22) LOT 1 17.173 ACRES
 TOTAL ACREAGE: 17.173 ACRES

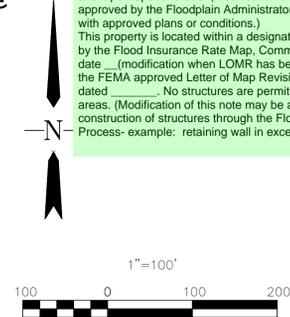
tracts Acreage



place land encumbered by floodplain in separate tract

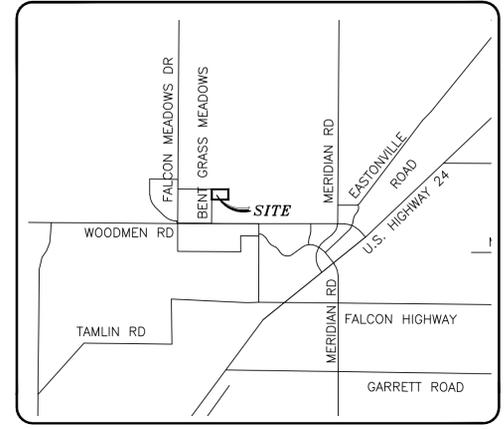
drainage fees, bridge fees are not paid on platted tracts....

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



repetitive note

Painted Sky at Waterview?



VICINITY MAP

name _____ n.t.s.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS 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 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.

_____ COUNTY COMMISSIONERS	_____ DATE
_____ AND COMMUNITY DEVELOPMENT	_____ DATE
_____ COUNTY ASSESSOR	_____ DATE

CERTIFICATION:

I, _____ JULY 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 _____, 2019

JAMES F. LENZ
 PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 34583
 FOR AND ON BEHALF OF
 RIDGELINE LAND SURVEYING LLC.

ADDRESS
 BENT GRASS MEADOWS DRIVE
 PEYTON, CO 80831

DATE OF PREPARATION
 OCTOBER 22, 2019

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY FEE: _____

LEGEND

- FOUND NO.4 PIN AND RED PLASTIC CAP PLS 20681 UNLESS SHOWN OTHERWISE
- SET NO.4 REBAR WITH 1" PLASTIC CAP PLS 34583, FLUSH WITH GROUND
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION

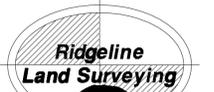
(12345) ADDRESS

FEES:

BRIDGE: _____
 DRAINAGE: _____

MS-20-001

PCD FILE NO. SF-18-003



31 E. PLATTE AVE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: 719.238.2917

1/13/2020 8:52:32 AM (1)

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Subject:
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1/13/2020 8:52:42 AM (1)

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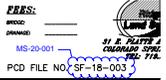
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MS-20-001

1/13/2020 9:09:40 AM (1)

16) PURSUANT
EL PASO COUNT
RECORDS OF TH
212150204 TH
SUBDIVISION" AT
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ROAD IMPACT F

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Author: dsdrice
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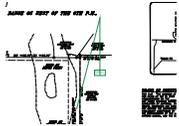
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Subject: Callout
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Author: dsdrice
Date: 1/13/2020 9:10:12 AM
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Painted Sky at Waterview?

1/28/2020 9:22:25 AM (1)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/28/2020 9:22:25 AM
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place land encumbered by floodplain in separate tract

1/28/2020 9:22:51 AM (1)



Subject: Callout
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Date: 1/28/2020 9:22:51 AM
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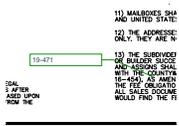
drainage fees, bridge fees are not paid on platted tracts....

1/30/2020 1:18:55 PM (1)



Subject: Owner Certification
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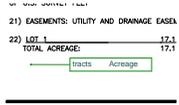
1/30/2020 1:19:27 PM (1)



Subject: Callout
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Author: dsdparsons
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19-471

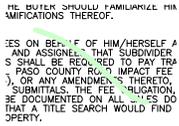
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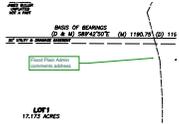
tracts Acreage

1/30/2020 1:20:36 PM (1)



Subject: Owner Certification
Page Label: 1
Author: dsdparsons
Date: 1/30/2020 1:20:36 PM
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1/30/2020 1:29:49 PM (1)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/30/2020 1:29:49 PM
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Flood Plain Admin comments address

1/30/2020 1:37:04 PM (1)



Subject: Floodplain
Page Label: 1
Author: dsdparsons
Date: 1/30/2020 1:37:04 PM
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Floodplain:
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
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Subject: Subdivision Improvements
Page Label: 1
Author: dsdparsons
Date: 1/30/2020 1:37:38 PM
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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.

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1/30/2020 1:38:03 PM (1)



Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 1/30/2020 1:38:03 PM
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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:

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- Rockfall Source:(name lots or location of area)
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In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

1/30/2020 1:39:56 PM (1)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/30/2020 1:39:56 PM
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Layer:
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customize this note in this format. You will most likely need to provide a graphic depiction. Look at Abert Ranch SF1911 for an example in EDARP