

VICINITY MAP
1"=1000'

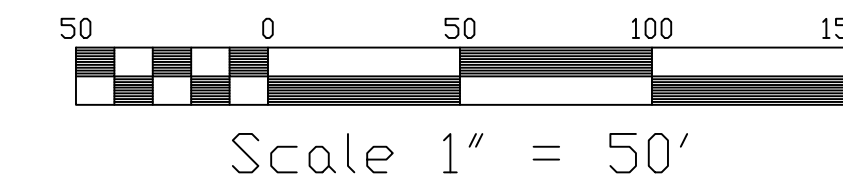
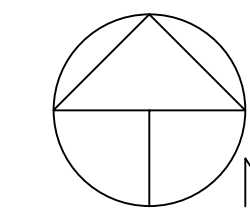
AS CURRENTLY PLATTED
1"=100'

PONDEROSA PINE ESTATES

A SUBDIVISION OF LOTS 1 AND 2, MORGAN SUBDIVISION NO. 1

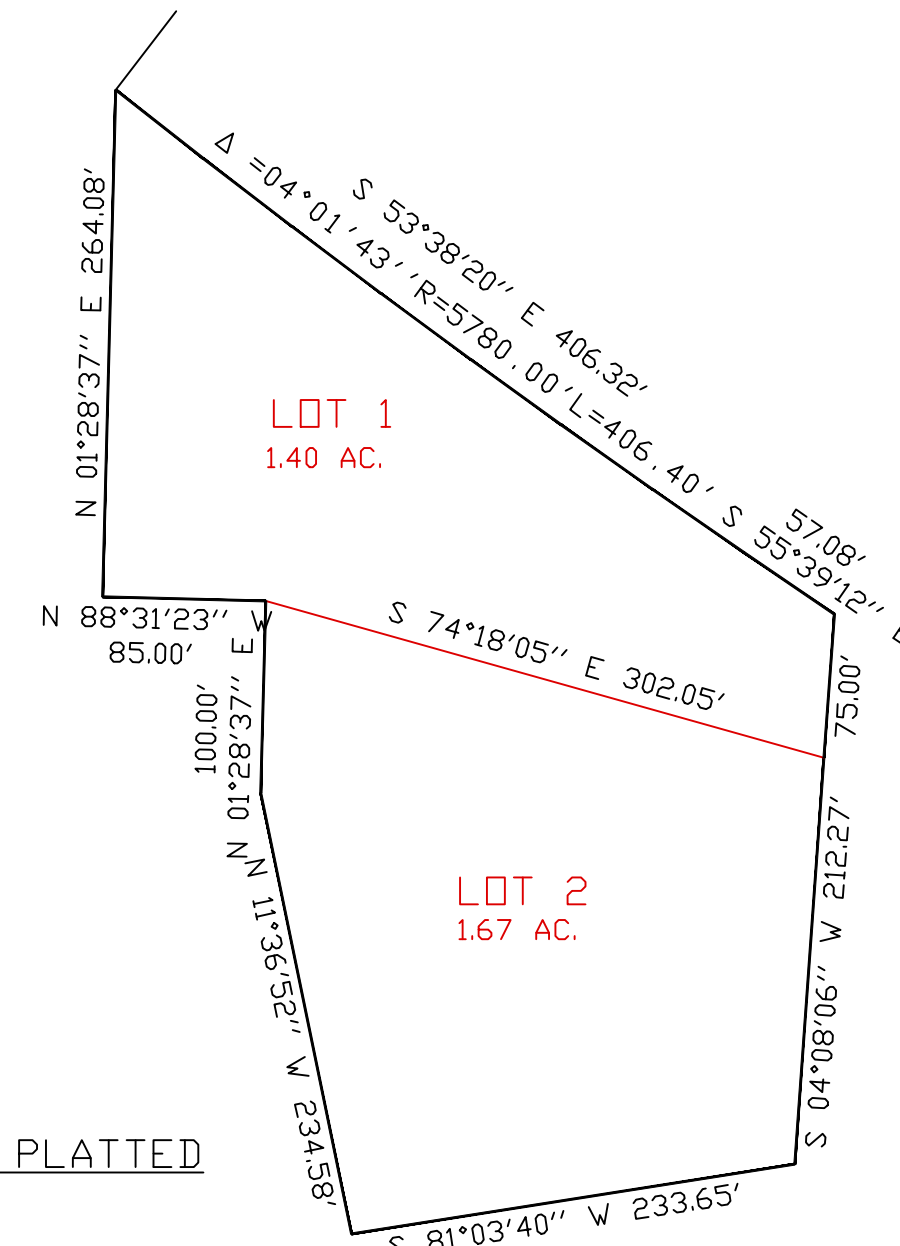
SECTION 9, T.11S., R.67W. OF THE 6TH P.M.

EL PASO COUNTY, COLORADO



LEGEND:

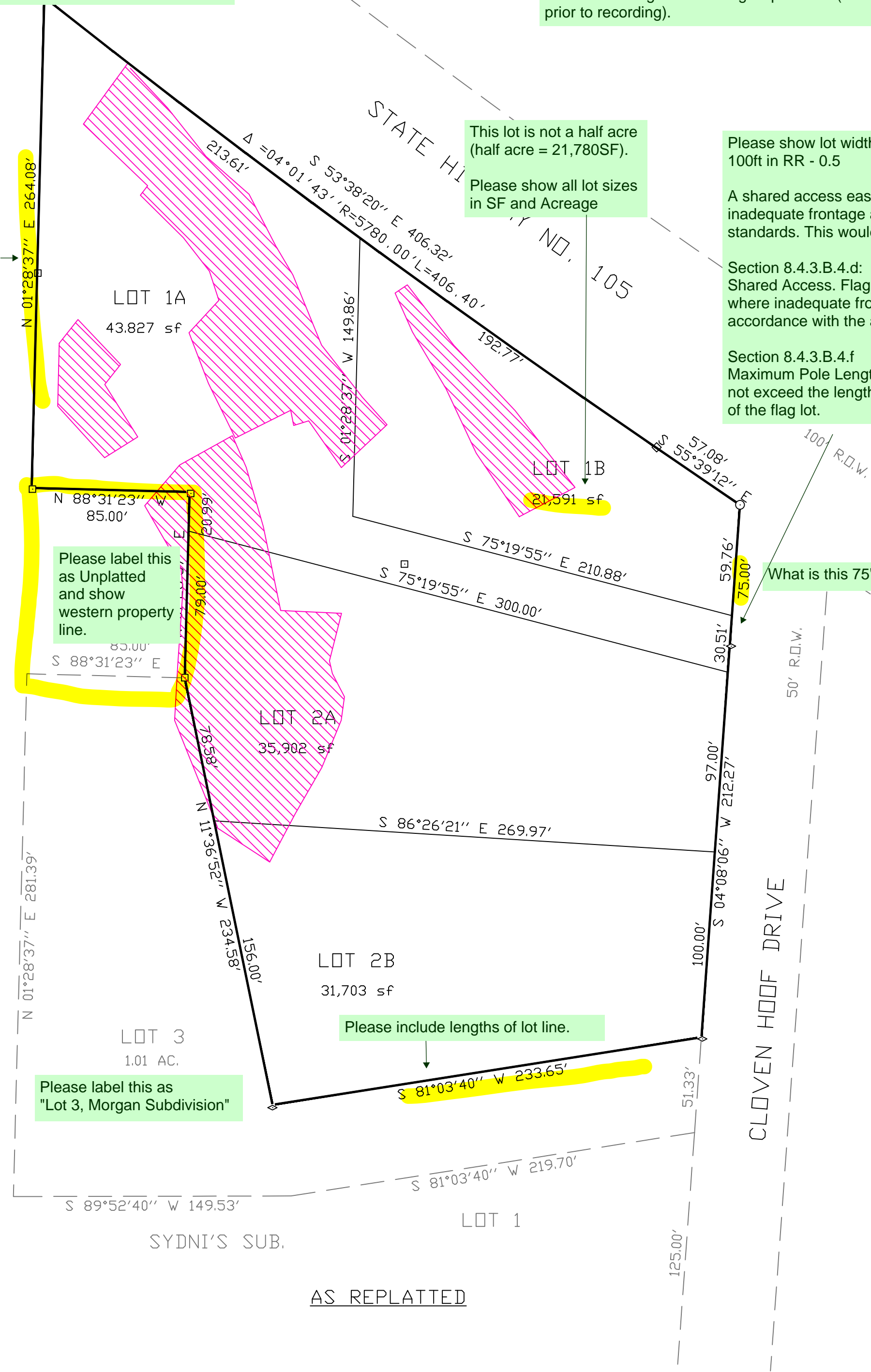
- NO BUILD AREA - SLOPES OF OVER 30%
- SET YELLOW #9853 CAP DN #4 REBAR
- FOUND 1/2" IRON PIN
- FOUND #4 REBAR
- FOUND 3-1/4" AL. CAP CDDT R.D.W. MARKER



Clearly identify a Point of Beginning.
The Point of Beginning of the plat shall be tied to two (2) or more section or quarter section corners. Two of the corners shall be adjacent. The monument found/set at the section or quarter section corners must be described on the plat.

Lot numbers should be Lots 1, 2, 3, and 4 - not 1a, 1b, 2a, and 2b since you are renaming the subdivision from Morgan to Ponderosa.

Please include address of each lot as provided by Pikes Peak Regional Building Department (needed prior to recording).



This lot is not a half acre (half acre = 21,780SF).

Please show all lot sizes in SF and Acreage

Please show lot width at front setback line. Must be at least 100ft in RR - 0.5

A shared access easement will be required due to inadequate frontage and length of flag pole exceeding standards. This would help meet minimum lot size for "1B".

Section 8.4.3.B.4.d: Shared Access. Flag lots shall be required to share access where inadequate frontage exists for multiple accesses in accordance with the access requirements of the ECM.

Section 8.4.3.B.4.f: Maximum Pole Length. The length of the flag lot pole shall not exceed the length of the longest side of the flag portion of the flag lot.

Please include a certified legal boundary description showing the location and dimension of all boundary lines and monuments of the property proposed to be subdivided expressed in feet and hundredths of a foot prepared by a registered land surveyor. Total acreage and surveyed description of the area. The legal description for the subdivision shall be included in the following format: "A parcel of land in the 1/4 of Section XX, Township XX South, Range XX West, of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:" The legal description that follows this introduction may be by one of the following two means: (1) by metes and bounds, incorporating a complete traverse and meeting the accuracy standards described above (Note: The area to the nearest one-hundredth of an acre (.01) more or less shall be included.); or (2) by subdivision and lot numbers (Note: This method may only be used if the area being subdivided encompasses one contiguous area within one existing subdivision and does not include any existing right-of-way. The area to the nearest one hundredth of an acre (.01) more or less shall be included).

Please Add
Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Please add the following note:
No driveway shall be established unless an access permit has been granted by El Paso County.

- NOTES:**
- Bearings are based on the computed bearing of S32°17'19"E, for a line between the northwest corner of Lot 1, monumented by a 3/4" iron pipe at ground level, and the southeast corner of Lot 2, monumented by a bare # 4 rebar at ground level as shown on the plat.
 - Survey monuments found or set are at ground level unless otherwise noted on the plat.
 - Title information was provided by the client as follows:
Title Company: Core Title Group LLC
File No: 285CDR
Effective date: November 27, 2023, at 7:30 am
This survey does not constitute a title search or opinion.
 - Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.
 - Flood plain: According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0257 G, dated December 7, 2018.
 - Units of measurement: US Survey Feet
 - The approval of the replat vacates all prior plats for the area described by this replat.
 - Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Cloven Hoof Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Planning and Community Development.
 - 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: Drainage Report; Water Resources Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report
 - 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.
 - Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
 - The Subdivider(s) agree(s) on behalf of himself/herself and any developer or builder successor and assignees that Subdivider and/or said successor and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
 - Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
 - The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 - Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 - Soil and Geology Conditions: Geologic Hazard Note-Final Plat: **Include file number referenced here.**
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 Geologic Hazard Evaluation and Soils and Foundation Investigation Cloven Hoof, Lots 1 and 2, Morgan Subdivision, Filing # Cloven Hoof Drive El Paso County, Colorado by CTL Thompson Incorporated August 30, 2023 in file # [redacted] available at the El Paso County Planning and Community Development Department. Geologic hazards we identified at the site include expansive and hard bedrock. No geologic hazards were noted that we believe preclude the proposed construction. We believe potential hazards can be mitigated with proper engineering, design, and construction practices, as discussed in this report. Expansive Soils and Bedrock located on the site; all lots
 - All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
 - Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S § 18-4-508
 - There shall be no direct lot access to State Highway 105.
 - Utility providers:
Forest View Acres Water District = water
Palmer Lake Sanitation District = sewer
Black Hills Energy = gas
CORE Electric Cooperative = electric

Please label this as Unplatted and show western property line.

Please label this as "Lot 3, Morgan Subdivision"

Please include lengths of lot line.

What is this 75' referring to?

Please include name, address and phone number of owner of record in lower right hand corner.

PREPARED BY THE OFFICE OF:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 593-0173
oliewatts@aol.com
Celebrating over 44 years in business

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