

NABULSI-ABUSHABAN SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

"PRELIMINARY PLAN"

PROPERTY DESCRIPTION:

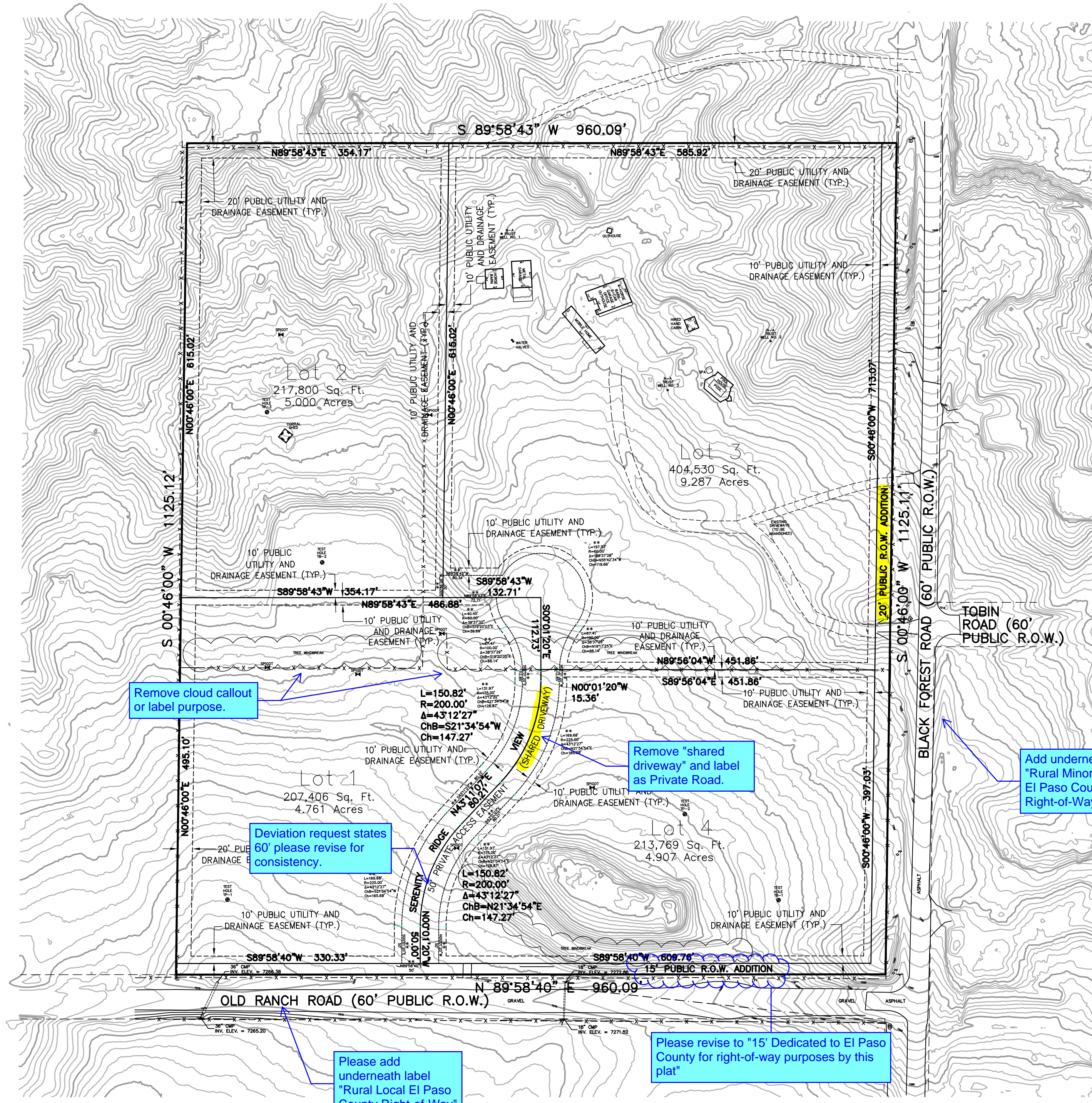
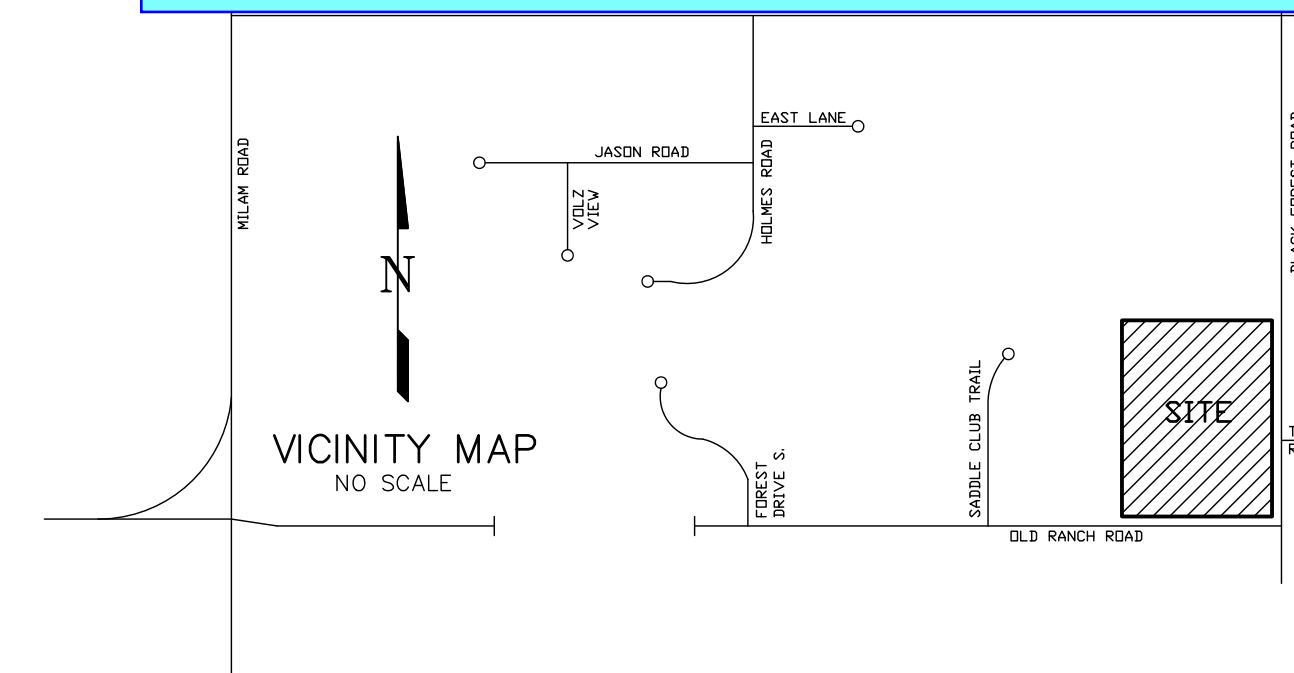
That NABULSI-ABUSHABAN FAMILY TRUST, being the owner of the following described tract of land to wit:

The East 990 feet of the South 1155 feet of the Southeast Quarter of Section 19 in Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, EXCEPT the South 30 feet and the East 30 feet thereof;

Containing 24.796 "net" acres, more or less.

Please add the following plat note and make sure to revise the note to include only the submitted documents with this application:
"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)"

Please add the following note:
"The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change."



Remove cloud callout or label purpose.

Remove "shared driveway" and label as Private Road.

Add underneath label "Rural Minor Arterial El Paso County Right-of-Way"

Deviation request states 60' please revise for consistency.

Please add underneath label "Rural Local El Paso County Right-of-Way"

Please revise to "15' Dedicated to El Paso County for right-of-way purposes by this plat"

Please fill in missing note.

Include access easement and reception number in the plat notes.

NOTES:

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- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from the Private Access Easement (Shared Driveway) per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3 where applicable. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
- No driveway shall be established unless an access permit has been granted by El Paso County. Driveway culverts within the indicated Private Access Easement must be installed prior to building permit authorization for all lots within the subdivision.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered", system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Each individual property owner is responsible for the maintenance of existing and/or construction and operation of a well as permitted by the Colorado Division of Water Resources.
- Fire protection to be provided by the BLACK FOREST FIRE PROTECTION DISTRICT.
- Public and/or Private Utility Easements are as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Any 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.
- 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/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
- Please be aware that any additional improvements may interfere with Abert's Squirrel, Black Bear, Elk, Mountain Lion, and Mule Deer habitat (species of concern to the State of Colorado) during and/or following construction. Information regarding wildlife protection measures should be provided to construction personnel and future residents, including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation, weed control and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from the Colorado Division of Wildlife.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- All property within this subdivision is subject to Road Impact Fees in accordance with the El Paso County Road Impact Fee Program, at or prior to building permit issuance.
- All property within this subdivision is subject to Reciprocal Access Agreement for the 50' Private Access Easement to be recorded in the records of the El Paso County, Colorado Clerk and Recorder's office by separate document.
- Electric service is to be provided by MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- Gas service is to be provided by BLACK HILLS ENERGY and/or individual propane tanks.

Please add the following note:
"There shall be no direct lot access to Black Forest Road."

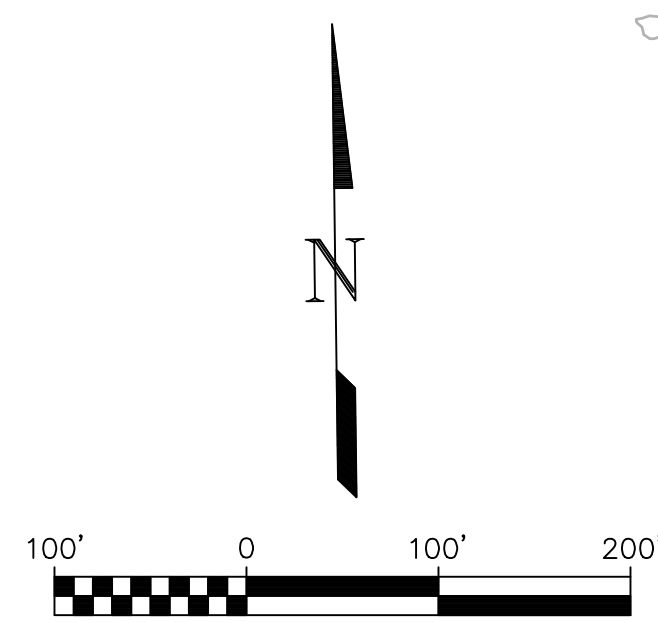
Please add the following note:
"There shall be no direct lot access to Old Ranch Road."

Please replace Note 13 with "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."

Please add the following note:
"The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance."

OWNER INFORMATION:

NABULSI-ABUSHABAN FAMILY TRUST
14384 Whispering Ridge Road
San Diego, CA 92131-4268
Phone: (858) 245-4927



- LEGEND:**
- Indicates survey monument set with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
 - Indicates survey monument found as noted
 - Property Line — Lot Line
 - * — Indicates not a part of this subdivision
 - ** — Indicates Private Access Easement (Shared Driveway) data

According to Colorado law, you must commence any survey within three years after you receive a copy of the plat. In no event, may any action based upon any defect in this survey be commenced more than one year after the date of the certification shown hereon.

CALL BEFORE YOU DIG
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

No.	REVISIONS	Date
1	DATA CLARIFICATION	11/21/23

H Scale:	XX
V Scale:	N/A
Designed By:	N/A
Drawn By:	WCS
Checked By:	DWH
Date:	03/06/23

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

"PRELIMINARY PLAN" NABULSI-ABUSHABAN SUBDIVISION

Project No.: 22005
Sheet: 1 of 1

DSD FILE NO.: _____

Please revise to "PCD File No. MS2211"