

Large lot excluded 10% Impervious Plat Note: On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusions is presented in the ECM section 1.7.1.B.5. "Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

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.)

Please include the following statement to the note: Tract ___ (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.)

NEW BREED RANCH FILING THREE A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, FEA/IC IMPACT STUDY, SOILS AND GEOLOGY REPORT, WILDLAND AND FIRE & HAZARD MITIGATION PLAN, NATURAL FEATURES REPORT AND ON-SITE WASTEWATER TREATMENT SYSTEM REPORT.

INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND AROUND THEIR PROPERTIES. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THEIR PRIVATE DRAINAGE SYSTEMS AND LANDSCAPING THAT COULD IMPEDRE 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 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT.

THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

NO LOT OR INTEREST THEREIN, SHALL BE SOLD OR TRANSFERRED, WHETHER BY DEED OR CONTRACT; NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON WEALTH DEVELOPMENT IMPROVEMENTS HAVE BEEN COMPLETED AND PRELIMINARY ASSESSMENT HAS BEEN COMPLETED AND RECORDED UNDER RECEPTION NUMBER ____ IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, 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 POLICIES AND 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 COMPLETED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. THIS MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

INDIVIDUAL GAS IS PROVIDED BY BLACK HILLS ENERGY. ELECTRICITY IS PROVIDED BY MOUNTAIN VIEW ELECTRIC. THE ASSOCIATION, BOTH IN ACCORDANCE WITH THEIR RULES, REGULATIONS AND SPECIFICATIONS, BOTH WILL BE EXTENDED TO EACH LOT BY THE DEVELOPER.

THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF THE RAIN GARDEN SYSTEM IN THE FINAL PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RAIN GARDEN SYSTEM AND COMPLETED PRIOR TO RELEASE OF THE FINANCIAL ASSISTANCE PROVIDED THEREFOR.

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.

Please refer to CAO comments regarding an updated water finding.

The proposed water quality Rain Garden is located on Lot 1 which will have a individual septic system. Add a note that clarifies any Individual Sewage Disposal System must have separation distances from the permanent water quality feature in conformance with Section 1.7.6 of the El Paso County ECM.

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH ONE HALF OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, NEW BREED RANCH FILING ONE, RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE ON JUNE 2, 2002 UNDER REC. NO. 2002099127 OF THE RECORDS OF EL PASO COUNTY, AND EXTENDING EAST AND NORTH TO THE WEST CORNER OF SECTION 15 TO THE NORTHEASTLY CORNER OF LOT 21 AS MONUMENTED AND DESCRIBED ON SAID FILING ONE TO BEAR NORTH 00° 49' 55" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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 OTHER, A STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF NEW BREED RANCH FILING THREE, PUBLIC IMPROVEMENTS SO PLATTED AND HEREBY DEDICATED TO BE PUBLIC AND COMMON WEALTH DEVELOPMENT IMPROVEMENTS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY ASSIGNED TO THE SUBDIVISION DEVELOPER AND THE ASSOCIATION OF HOMEOWNERS FOR INSTALLATION, MAINTENANCE AND REPAIRMENT OF UTILITY LINES AND RELATED FACILITIES.

NEW BREED RANCH, INC. A COLORADO CORPORATION:

BY: JAMES R. SCOTT, PRESIDENT

NOTARY CERTIFICATE:
STATE OF COLORADO }
COUNTY OF _____ } SS
SIGNED BEFORE ME ON _____, 2024, BY JAMES SCOTT, PRESIDENT AND SECRETARY OF NEW BREED RANCH, INC., A COLORADO CORPORATION.

NOTARY: _____ DATE: _____
MY COMMISSION EXPIRES: _____

NOTES:

- 17. 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.
- 18. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED IN PUBLIC ACTIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- 19. THIS PLAT IS REGULATED BY A PLANNED UNIT DEVELOPMENT (PUD) PLAN AS RECORDED UNDER RECEPTION NUMBER 201009127 OF THE RECORDS OF EL PASO COUNTY. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER 202009108 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

PCD DIRECTOR CERTIFICATE:

THIS PLAT OF NEW BREED RANCH FILING THREE WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREIN.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT OF NEW BREED RANCH FILING THREE WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF SAID PUBLIC UTILITY EASEMENTS AND THE DEDICATIONS OF SAID COLLATERAL IMPROVEMENTS ARE HEREBY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I, JEROME W. HANNIGAN, A DULY LICENSED 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 NATURAL DATA AND RECORDS AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL ERROR ERRORS ARE LESS THAN 1:10000 AND THAT SAID PLAT HAS BEEN PERMITTED BY THE PUBLIC RECORDS OFFICE AND THAT THE SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

JEROME W. HANNIGAN
COLORADO PLS No. 25629

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2024, AND WAS RECORDED AT RECEPTION NUMBER _____ IN THE RECORDS OF EL PASO COUNTY.

PARK FEES: _____
SCHOOL FEES: _____
ROAD & BRIDGE FEES: _____
DRAINAGE FEES: _____

REVISIONS: 03-08-24: Triaged 03-30-24: New Notes

HANNIGAN W. ASSOCIATES, INC.
LAND SURVEYING & LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-0613
719-481-8392 • FAX: 719-481-9401
SCALE: 1"=240'

EL PASO COUNTY CLERK AND RECORDER

JANE M. JONES
CLERK
New Breed Ranch, Inc.
SHEET 1 OF 2

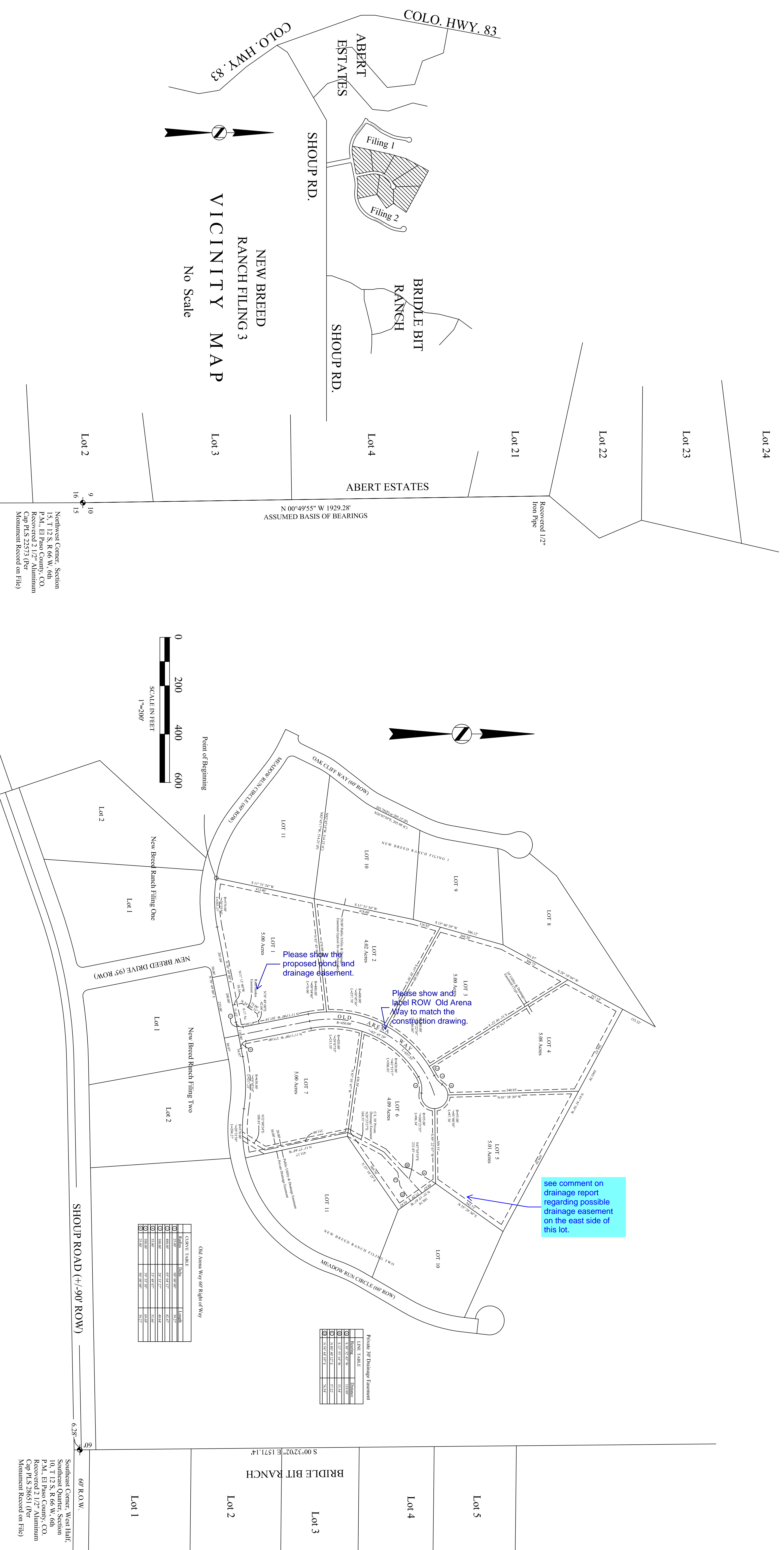
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE: 09/26/21 DRAWN BY: JMJ 700 NUMBER: 21014

EPIC File No. SF247

NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.



Old Arena Way 60' Right of Way

CLAVE TABLE	DATE	BY	REVISION
01	01/15/2024	JMB	1.0000
02	02/01/2024	JMB	1.0000
03	02/27/2024	JMB	1.0000
04	03/07/2024	JMB	1.0000
05	03/27/2024	JMB	1.0000
06	04/02/2024	JMB	1.0000
07	04/23/2024	JMB	1.0000
08	05/02/2024	JMB	1.0000
09	05/20/2024	JMB	1.0000
10	06/03/2024	JMB	1.0000
11	06/11/2024	JMB	1.0000

Please 30' Drainage Easement

CLAVE TABLE	DATE	BY	REVISION
01	01/15/2024	JMB	1.0000
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06	04/02/2024	JMB	1.0000
07	04/23/2024	JMB	1.0000
08	05/02/2024	JMB	1.0000
09	05/20/2024	JMB	1.0000
10	06/03/2024	JMB	1.0000
11	06/11/2024	JMB	1.0000

60' R.O.W.
 Southeast Corner, West Half,
 Southeast Quarter, Section
 10, T. 12 S. R. 66 W., 6th
 P.M., El Paso County,
 Recovered 1/27' Aluminum
 Cap P.L.S. 28651 (Per
 Monument Record on File)

REVISIONS
 1-08-24, Third
 1-30-24, Vicinity Map

Prepared by:
 HANNIGAN and ASSOCIATES, INC.
 LAND SURVEYING & LAND PLANNING
 LAND DEVELOPMENT CONSULTING
 19360 SHINO VALLEY ROAD
 MONUMENT, COLORADO
 719-481-8592 or FAX: 719-481-8971

SCALE: 1"=200'
 DATE: 09/14/21
 DRAWN BY: JMB

TITLE:
 New Breed Ranch Filing Three
 Section 10, T. 12 S. R. 66 W.,
 6th P.M., El Paso County,
 Colorado.

PCD File No.
 New Breed Ranch, Inc.
 JOB NUMBER: 21-014

Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10' public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20' public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. The Home-owners Association which has maintenance responsibility therefor.

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 herein.