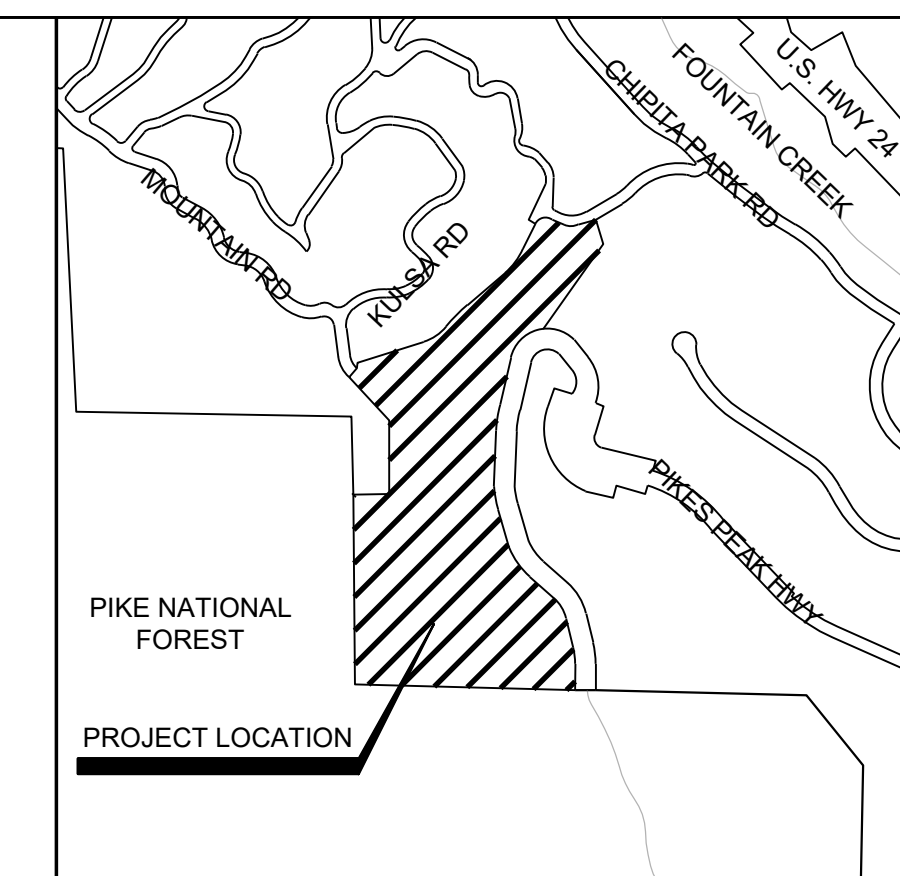


# Final Plat

# GUNTZELMAN PORCELAIN PINES SUBDIVISION

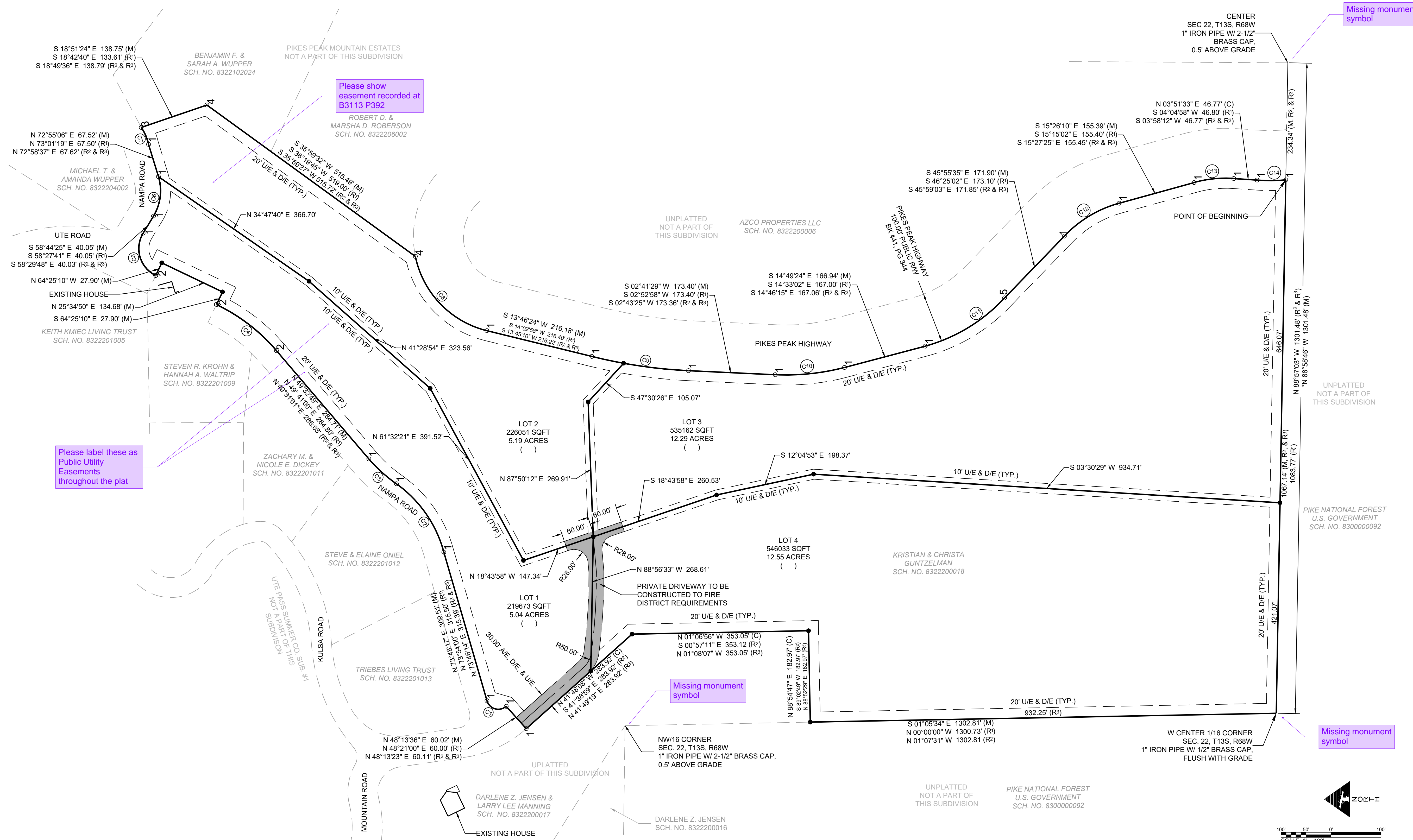
PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



PROPERTY LINE CURVE DATA (M)					
CURVE #	RADIUS	ARC	CHORD	DELTA	TANGENT BEARING
C1	23.65	47.79	40.06	115°46'20"	37.68 S 16°00'33" W
C2	245.85	169.99	166.62	39°36'59"	88.55 S 55°16'26" E
C3	303.82	74.43	74.25	14°02'13"	37.40 S 42°04'32" W
C4	364.10	152.45	151.34	23°59'24"	77.36 N 37°31'37" E
C5	59.60	99.60	88.41	95°44'58"	65.90 S 73°25'40" W
C6	96.71	81.76	79.35	48°26'25"	43.50 S 82°50'32" E
C7	96.71	37.25	37.02	22°04'15"	18.86 N 66°40'32" E
C8	193.42	217.52	206.23	64°26'00"	121.88 S 46°06'01" W
C9	1005.40	195.64	195.53	11°09'38"	98.23 S 08°22'53" W
C10	460.30	140.08	139.54	17°26'11"	70.59 S 05°56'13" E
C11	338.00	188.35	185.92	31°55'41"	96.69 S 31°19'00" E
C12	238.00	129.45	127.86	31°09'51"	66.37 S 30°59'04" W
C13	238.00	80.20	79.82	19°28'19"	40.49 N 05°47'46" W
C14	363.70	57.31	57.25	9°01'44"	28.72 S 00°24'16" E

PROPERTY LINE CURVE DATA (R°)				
CURVE #	RADIUS	ARC	DELTA	BEARING
C1	23.65	47.70	115°33'00"	N 16°07'30" E
C2	245.85	164.27	38°17'00"	N 54°45'30" E
C3	303.82	74.59	14°04'00"	N 42°39'00" E
C4	364.10	152.09	23°56'00"	N 37°43'00" E
C5	59.60	99.64	95°47'19"	N 73°38'40" E
C6	96.71	81.89	48°31'00"	S 82°43'11" E
C7	174.20	37.29	12°14'00"	N 66°54'19" E
C8	193.42	217.62	64°27'52"	S 46°16'54" W
C9	1005.40	195.95	11°10'00"	S 08°27'58" W
C10	460.30	140.06	17°26'00"	S 05°50'02" E
C11	338.00	187.99	31°52'00"	S 30°29'02" E
C12	238.00	129.46	31°10'00"	S 30°50'02" E
C13	238.00	80.31	19°20'00"	S 05°35'02" E
C14	363.70	31.06	4°53'37"	S 01°38'09" W

PROPERTY LINE CURVE DATA (R° & R')				
CURVE #	RADIUS	ARC	DELTA	BEARING
C1	23.65	47.83	115°53'06"	N 48°07'42" E
C2	245.85	164.26	38°16'52"	N 16°10'04" W
C3	303.82	74.33	14°01'04"	S 54°53'21" E
C4	364.10	152.22	23°57'14"	N 40°28'22" W
C5	59.60	99.76	95°53'57"	S 64°28'18" E
C6	96.71	81.83	48°28'43"	N 31°15'02" E
C7	96.71	37.34	22°07'11"	N 12°19'30" W
C8	193.42	217.73	64°29'48"	S 11°39'01" E
C9	1005.40	196.03	11°10'16"	S 76°02'47" E
C10	460.30	140.05	17°26'00"	S 87°14'50" E
C11	338.00	188.49	31°57'04"	S 74°40'19" E
C12	238.00	129.74	31°14'04"	S 43°26'18" E
C13	238.00	80.21	19°18'37"	S 74°31'58" E
C14	363.70	57.23	09°00'56"	S 86°04'29" E



ZONING DISTRICT	MIN. AREA	WIDTH (AT FRONT SETBACK LINE)	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
R-T	5 ACRES	200 Ft	25 Ft	25 Ft	25 Ft	30%	30 Ft

—————	PROPERTY LINE
-----	ADJACENT PROPERTY LINE
-----	SECTION LINE
-----	PRIVATE ACCESS & PUBLIC UTILITY EASEMENT LINE
-----	UTILITY & DRAINAGE EASEMENT LINE

▲ 1/2"x24" Rebar w/PLS38374 Cap Set	○ Found 1-1/4" Orange Plastic Cap, PLS 25955, Flush w/grade
● Found GLO Monument (As Noted)	○ Found #5 Rebar w/ broken Orange Cap, illegible, Flush w/ grade
• Basis of Bearing	○ Found 1/2" Rebar w/ Cap, Illegible, Flush w/ grade
○ Curve Number	○ Found 1-1/2" Aluminum Cap, PLS 28658, Flush w/ grade
(C) Calculated Dimension	○ Found 1/2" Disc w/ Mag. Nail, PLS 25955, In Rock
(M) Measured Dimension	○ Found 1/2" Disc w/ Mag. Nail, PLS 25955, In Rock
(R) Recorded Dimension - Quitclaim Deed dated January 17, 2020 recorded under Rec. No. 220009194	U/E Utility Easement
(R') Recorded Dimension - Land Survey Plat by Clark Land Surveying, Inc. dated May 25, 2021	D/E Drainage Easement
(R'') Recorded Dimension - Warranty Deed dated June 11, 2021 recorded under Rec. No. 221114676	A/E Access Easement
Private Access and Public Utility Easement	

**TOTAL ACREAGE:**  
 LOT 1 = 5.04 ACRES  
 LOT 2 = 5.19 ACRES  
 LOT 3 = 12.29 ACRES  
 LOT 4 = 12.55 ACRES  
**TOTAL = 35.07 ACRES**

**SERVICE PROVIDERS:**  
 CASCADE FIRE PROTECTION DISTRICT  
 COLORADO SPRINGS UTILITIES  
 BLACK HILLS ENERGY  
 INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

**FEES:**  
 PARK FEE: \_\_\_\_\_  
 SCHOOL FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_  
 FEE: \_\_\_\_\_

**OWNER:**  
 KRISTIAN & CHRISTA GUNTZELMAN  
 5381 SUGAR CAMP ROAD  
 MILFORD, OH 45150  
 513-722-4343

**SURVEYOR:**  
 TIM SLOAN, VICE-PRESIDENT  
 SMH CONSULTANTS, P.A.  
 411 SOUTH TEJON STREET, STE I  
 COLORADO SPRINGS, CO 80903  
 719-465-2145

**ENGINEER:**  
 BRETT LOUK  
 SMH CONSULTANTS, P.A.  
 411 SOUTH TEJON STREET, STE I  
 COLORADO SPRINGS, CO 80903  
 719-465-2145

DATE SUBMITTED: 02/10/2023
REVISIONS:

**SMH CONSULTANTS**

Civil Engineering • Land Surveying • Landscape Architecture  
 www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952  
 Kansas City, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145

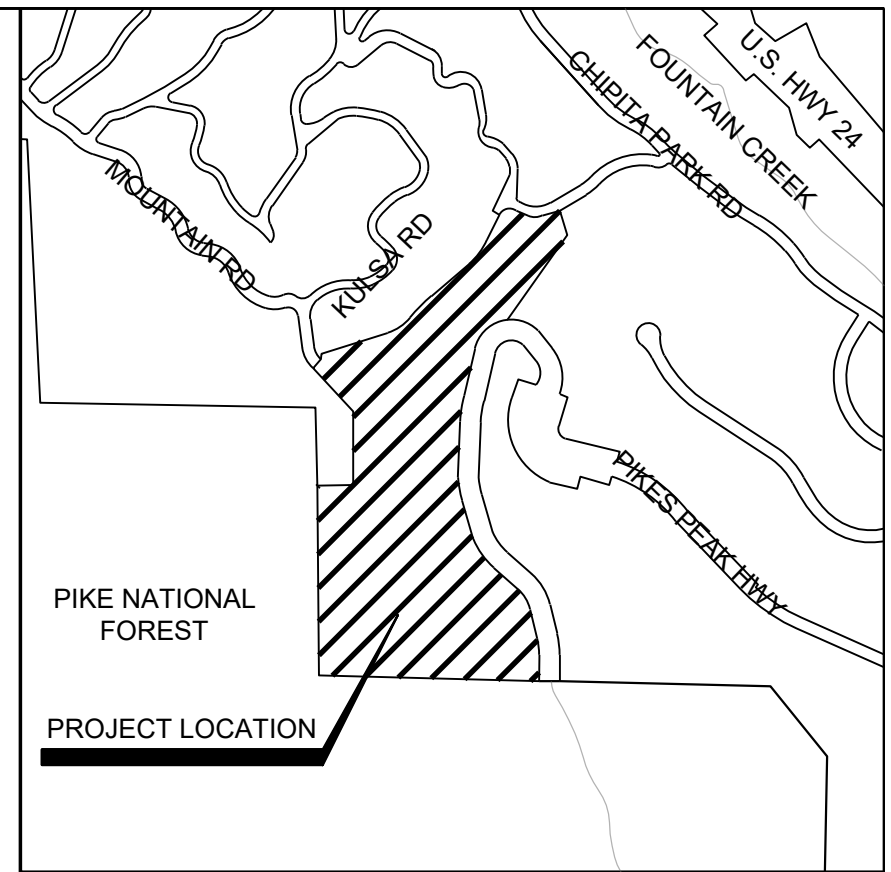
Survey Prepared July 6, 2022  
 Drawn by: JAM Project #2107-0307 DD #TDS87 PCD File #

**FEBRUARY 2023**

# Final Plat

# GUNTZELMAN PORCELAIN PINES SUBDIVISION

PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
(NOT TO SCALE)

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Kristian & Christa Guntzelman, being the owner of the following described tract of land:

### DESCRIPTION:

A portion of the parcel described in that Quitclaim Deed, recorded January 22, 2020 under Reception No. 220009194, in the Official Public Records of El Paso County, Colorado, located in the Northwest 1/4 of Section 22, Township 13 South, Range 68 West, of the 6<sup>th</sup> P.M., being more particularly described as follows,

COMMENCING at the Center 1/4 Corner of said Section 22; thence along the south line of the Southeast 1/4 of the Northwest 1/4 of said Section 22, N88°57'03"W, (Bearings are based on the south line of the Southeast 1/4 of the Northwest 1/4 of said Section 22, monumented at the Center 1/4 Corner of said Section 22 by a 1" iron pipe with a 2-1/2" brass cap stamped "1938 U.S. GENERAL LAND OFFICE SURVEY", 0.5' above grade and monumented at the West Center 1/16 Corner by a 1" iron pipe with a 2-1/2" brass cap stamped 1938 U.S. GENERAL LAND OFFICE SURVEY", flush with grade, having a measured bearing of N88°57'03"W, a distance of 1301.48 feet), a distance of 234.34 feet to the southeast corner of said parcel, being the POINT OF BEGINNING; thence continuing along said south line of the Southeast 1/4 of the Northwest 1/4 of said Section 22, N88°57'03"W, a distance of 1067.14 feet to the West 1/16 Corner of said Section 22; thence along the North-South Center line of the Northwest 1/4 of said Section 22, N01°07'31"W, a distance of 932.25 feet; thence leaving said North-South Center line, N88°52'29"E, a distance of 182.97 feet; thence N01°08'07"W, a distance of 353.05 feet; thence N41°49'19"W, a distance of 283.92 feet to a point on south right-of-way line of Nampa Road; thence along the south right-of-way line of said Nampa Road, the following seven (7) courses:

1. N48°13'23"E, a distance of 60.11 feet;
2. along the arc of a non-tangent curve to the right, whose center bears N48°07'42"E, having a radius of 23.65 feet, a central angle of 115°53'06", a distance of 47.83 feet;
3. N73°46'14"E, a distance of 315.39 feet;
4. along the arc of a non-tangent curve to the left, whose center bears N16°10'04"W, having a radius of 245.85 feet, a central angle of 38°16'52", a distance of 164.26 feet;
5. along the arc of a reverse curve to the right, whose center bears S54°53'21"E, having a radius of 303.82 feet, a central angle 14°01'04", a distance of 74.33 feet;
6. N49°31'01"E, a distance of 285.03 feet;
7. along the arc of a non-tangent curve to the left, whose center bears N40°28'22"W, having a radius of 364.10 feet, a central angle of 23°57'14", a distance of 152.22 feet, to a point on the southeast line of that Right-of-Way Vacation recorded under Book 3122 Page 824 in the Official Public Records of El Paso County, Colorado;

Thence continuing along said southeast line of said Right-of-Way Vacation, N25°35'01"E, a distance of 134.87 feet; thence S64°25'10"E a distance of 27.90 feet; thence N25°34'50"E a distance of 134.68 feet; thence N64°25'10"W a distance of 27.90 feet to a point on the south right-of-way line of Nampa Road; thence along said south right-of-way line, the following five (5) courses:

1. along the arc of a non-tangent curve to the right, whose center bears S64°28'18"E, having a radius of 59.60 feet, a central angle of 95°53'57", a distance of 99.76 feet;
2. S58°29'48"E, a distance of 40.03 feet;
3. along the arc of a non-tangent curve to the left, whose center bears N31°15'02"E, having a radius of 96.71 feet, a central angle of 48°28'43", a distance of 81.83 feet;
4. N72°58'37"E, a distance of 67.62 feet;
5. along the arc of a non-tangent curve to the left, whose center bears N12°19'30"W, having a radius of 96.71 feet, a central angle of 22°07'11", a distance of 37.34 feet, to a point on the west line of Pikes Peak Mountain Estates, recorded November 5, 2001 under Reception No. 201161507;

Thence continuing along said west line of Pikes Peak Mountain Estates, the following two (2) courses:

1. S18°49'36"E, a distance of 138.79 feet;
2. S35°59'27"W, a distance of 515.72 feet, to a point on the west right-of-way line of Pikes Peak Toll Road;

Thence continuing along said west right-of-way line of Pikes Peak Toll Road, the following, thirteen (13) courses:

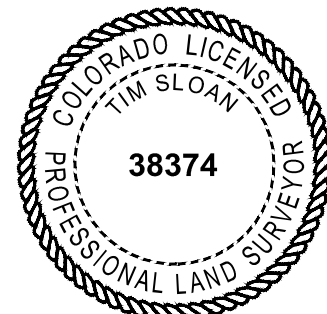
1. Along the arc of a non-tangent curve to the left, whose center bears S11°39'01"E, having a radius of 193.42 feet, a central angle of 64°29'48", a distance of 217.73 feet;
2. S13°45'10"W, a distance of 216.22 feet;
3. Along the arc of a non-tangent curve to the left, whose center bears S76°02'47"E, having a radius of 1005.40 feet, a central angle of 11°10'16", a distance of 196.03 feet;
4. S02°43'25"W, a distance of 173.36 feet;
5. Along the arc of a non-tangent curve to the left, whose center bears S87°14'50"E, having a radius of 460.30 feet, a central angle of 17°26'00", a distance of 140.06 feet;
6. S14°46'15"E, a distance of 167.06 feet;
7. Along the arc of a non-tangent curve to the left, whose center bears S74°40'19"E, having a radius of 336.00 feet, a central angle of 31°57'04", a distance of 188.49 feet;
8. S45°59'03"E, a distance of 171.85 feet;
9. Along the arc of a non-tangent curve to the right, whose center bears S43°26'18"E, having a radius of 238.00 feet, a central angle of 31°14'04", a distance of 129.74 feet;
10. S15°27'25"E, a distance of 155.45 feet;
11. Along the arc of a non-tangent curve to the right, whose center bears S74°31'58"E, having a radius of 238.00 feet, a central angle of 19°18'37", a distance of 80.21 feet;
12. S43°26'18"E, a distance of 46.77 feet;
13. Along the arc of a non-tangent curve to the left, whose center bears S86°04'29"E, having a radius of 363.70 feet, a central angle of 09°00'56", a distance of 57.23 feet, to the POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE:

I, Tim Sloan, 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 July 6, 2022, 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 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Tim Sloan, Professional Land Surveyor Date  
Colorado Registered PLS #38374



### DEDICATION:

The undersigned, being all the Owners, Mortgages, 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, and easements as shown hereon under the name and subdivision of "GUNTZELMAN PORCELAIN PINES 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 some 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 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.

### IN WITNESS WHEREOF:

The aforementioned Kristian & Christa Guntzelman, have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

KRISTIAN GUNTZELMAN CHRISTA GUNTZELMAN

### NOTARIAL:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D. by KRISTIAN & CHRISTA GUNTZELMAN

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

My Commission expires \_\_\_\_\_

### RECORDINGS:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ O'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, State of Colorado.

By: \_\_\_\_\_ Date  
El Paso County Clerk and Recorder

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat GUNTZELMAN PORCELAIN PINES SUBDIVISION 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 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.

Chair, Board of County Commissioners Date

Director, Planning and Community Development Department Date

El Paso County Assessor Date

### 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.

### ENVIRONMENTAL:

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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.

### 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 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

### NOTES:

1. NO EASEMENTS, RESTRICTIONS, RESERVATIONS, SETBACKS, OR OTHER MATTER OF RECORD, IF ANY, AFFECTING THE TITLE OF THIS PROPERTY ARE SHOWN, EXCEPT AS PLATTED, AS PER AGREEMENT WITH THE LANDOWNER.
2. NO GAPS OR OVERLAPS EXIST.
3. THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
4. PARENT TRACT IS RECORDED AS RECEPTION NO. 221114676, CLERK AND RECORDER'S OFFICE, EL PASO COUNTY, COLORADO.
5. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
6. ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER # SRS5100650, DATED JUNE 9, 2022.
8. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST, MONUMENTED AT THE CENTER 1/4 CORNER BY A 1" IRON PIPE WITH A 2-1/2" BRASS CAP STAMPED "1938 U.S. GENERAL LAND OFFICE SURVEY", 0.5' ABOVE GRADE AND AT THE WEST 1/16 CENTER CORNER BY A 1" IRON PIPE WITH A 2-1/2" BRASS CAP STAMPED "1938 U.S. GENERAL LAND OFFICE SURVEY AND ASSUMED TO BEAR NORTH 88 DEGREES 58 MINUTES 46 SECONDS WEST, 1301.48 FEET.
9. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH AND ENVIRONMENT DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER 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.
11. DUE TO WILDFIRE CONCERNS, THE PROPERTY OWNER IS ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
12. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE CASCADE FIRE PROTECTION DISTRICT.
13. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
14. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO. NATURAL DRAINAGE LOCATIONS SHALL BE AVOIDED BY CONSTRUCTION AND SITE-SPECIFIC FOUNDATION/SEPTIC INVESTIGATIONS SHALL BE REQUIRED.
15. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 12-382) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
17. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
18. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE DEPARTMENT OF DEVELOPMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, TRAFFIC MEMO, WILDLAND FIRE & HAZARD MITIGATION REPORT, FORESTRY MANAGEMENT REPORT, NATURAL FEATURES REPORT, AND WILDLIFE REPORT.
19. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
20. THERE SHALL BE NO DIRECT LOT ACCESS TO PIKES PEAK HIGHWAY.
21. ACCESS TO ALL LOTS SHALL BE THROUGH THE SHOWN INGRESS/EGRESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID EASEMENT IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN, AS RECORDED AT RECEPTION \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
22. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
23. A LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR ALL PROPOSED BUILDING STRUCTURES INCLUDING (BUT NOT LIMITED TO) RESIDENCES, RETAINING WALLS, ETC. NO BASEMENTS OR INHABITABLE BELOW-GRADE AREAS ARE ALLOWED UNLESS GROUNDWATER MONITORING (THROUGH THE ANNUAL SEASONAL FLUCTUATIONS) BEFORE CONSTRUCTION DEMONSTRATES THAT BELOW-GRADE AREAS CAN MAINTAIN 3-5 FEET BETWEEN THE BOTTOM OF THE FOUNDATION AND THE GROUNDWATER, OR SITE GRADING INDICATES THAT IT WILL MITIGATE THE DEPTH TO GROUNDWATER.
24. INDIVIDUAL LOTS SHALL SUBMIT AN ENGINEERED SITE PLAN AT THE TIME OF BUILDING PERMIT APPLICATION.

### FLOODPLAIN NOTE:

FLOOD INSURANCE RATE MAP, MAP NUMBER 0841C0486G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE).

### UTILITY NOTES:

ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REGULATING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

Please include the CSU Terms and Conditions statement regarding 212112548 either in the notes or under the Easement section.

DATE SUBMITTED: 02/10/2023
REVISIONS:
△



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