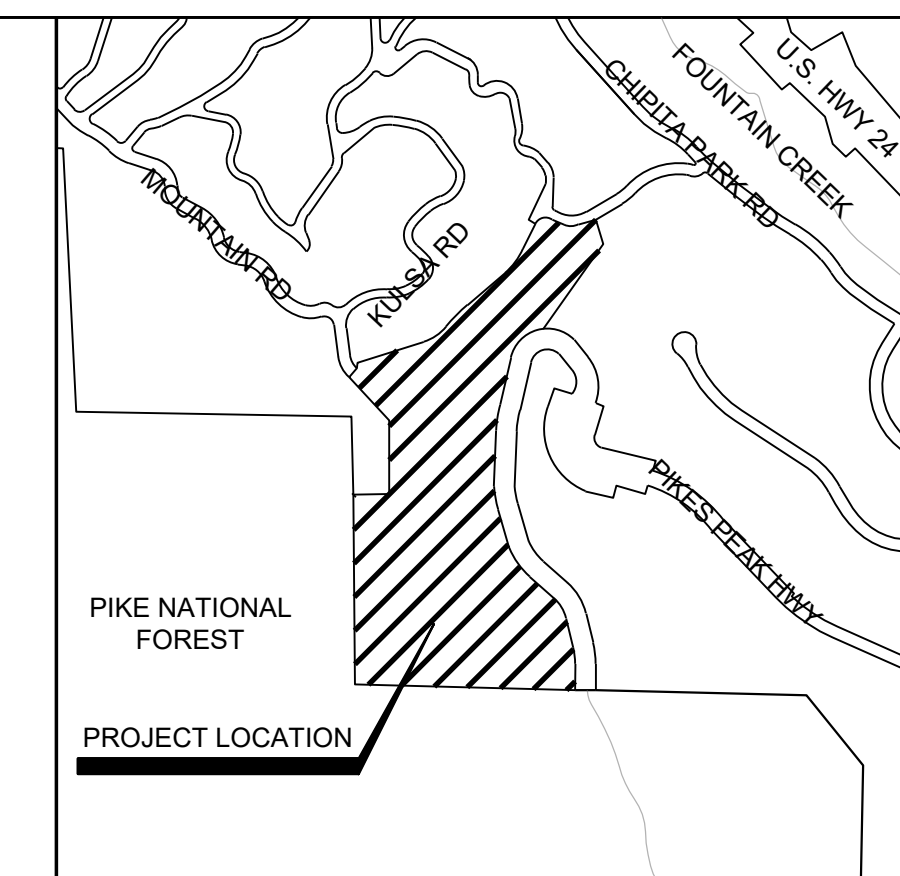


Final Plat

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

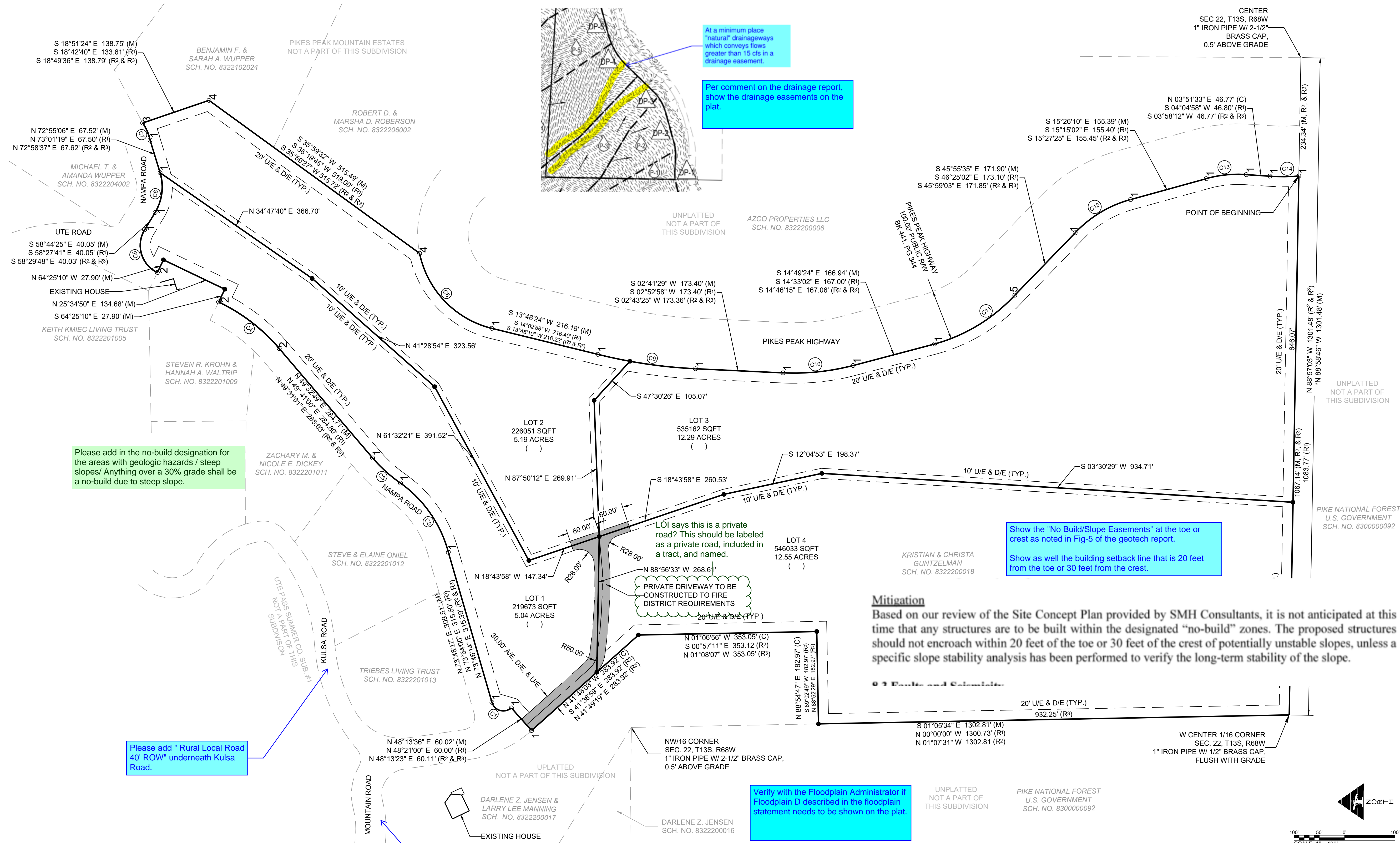


VICINITY MAP
(NOT TO SCALE)

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"	96.23	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	N 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



At a minimum place "natural" drainage ways which conveys flows greater than 15 cfs in a drainage easement.

Per comment on the drainage report, show the drainage easements on the plat.

Show the "No Build/Slope Easements" at the toe or crest as noted in Fig-5 of the geotech report.

Show as well the building setback line that is 20 feet from the toe or 30 feet from the crest.

Please add in the no-build designation for the areas with geologic hazards / steep slopes/ Anything over a 30% grade shall be a no-build due to steep slope.

Please add "Rural Local Road 40' ROW" underneath Kulsa Road.

Please put "Rural Local Road 60' ROW" underneath label

Verify with the Floodplain Administrator if Floodplain D described in the floodplain statement needs to be shown on the plat.

Mitigation
Based on our review of the Site Concept Plan provided by SMH Consultants, it is not anticipated at this time that any structures are to be built within the designated "no-build" zones. The proposed structures should not encroach within 20 feet of the toe or 30 feet of the crest of potentially unstable slopes, unless a specific slope stability analysis has been performed to verify the long-term stability of the slope.

DENSITY AND DIMENSIONAL STANDARDS FOR RESIDENTIAL TOPOGRAPHIC DISTRICT R-T						
ZONING DISTRICT	MIN. AREA	WIDTH (AT FRONT SETBACK LINE)	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MAXIMUM LOT COVERAGE
R-T	5 ACRES	200 Ft	25 Ft	25 Ft	25 Ft	30%

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

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

FEBRUARY 2023

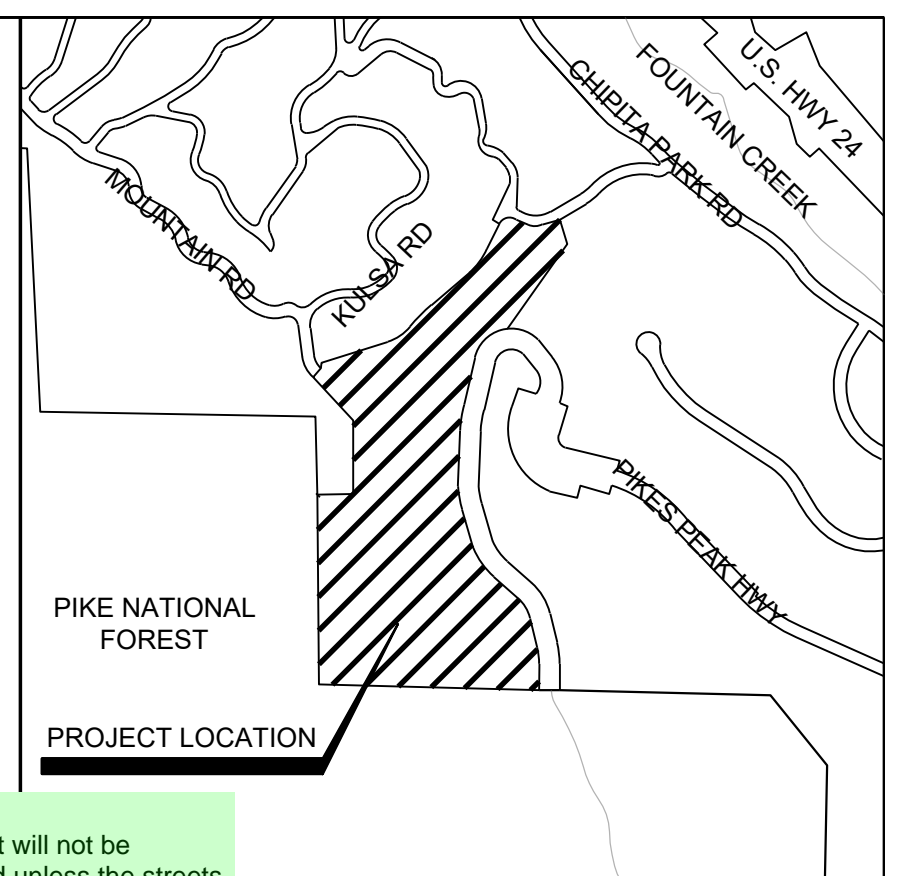
What are these? Where are the drainage and bridge fee lines?

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

Swap the sheet order. This sheet with the signature blocks should be the cover sheet.



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 6th 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:

- N48°13'23"E, a distance of 60.11 feet;
- 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;
- N73°46'14"E, a distance of 315.39 feet;
- 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;
- 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°10'04", a distance of 74.33 feet;
- N49°31'01"E, a distance of 285.03 feet;
- 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:

- 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;
- S59°29'48"E, a distance of 40.03 feet;
- 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;
- N72°58'37"E, a distance of 67.62 feet;
- 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:

- S18°49'36"E, a distance of 138.79 feet;
- 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:

- 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;
- S13°45'10"W, a distance of 216.22 feet;
- 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;
- S02°43'25"W, a distance of 173.36 feet;
- 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;
- S14°46'15"E, a distance of 167.06 feet;
- Along the arc of a non-tangent curve to the left, whose center bears S74°40'19"E, having a radius of 338.00 feet, a central angle of 31°57'04", a distance of 188.49 feet;
- S45°59'03"E, a distance of 171.85 feet;
- 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;
- S15°27'25"E, a distance of 155.45 feet;
- 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;
- S43°26'18"E, a distance of 46.77 feet;
- 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.

Total acreage?

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 herein; 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

Assessor signature line only required if entering into a PID

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.

Add the following text to the end of this "particularly as it relates to the listed species (e.g. Preble's Meadow Jumping Mouse)"

NOTES:

- 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.
- NO GAPS OR OVERLAPS EXIST.
- THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
- PARENT TRACT IS RECORDED AS RECEPTION NO. 221114676, CLERK AND RECORDER'S OFFICE, EL PASO COUNTY, COLORADO.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
- 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 # SRS100600, DATED JUNE 9, 2022.
- 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.
- 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.
- 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.
- DUO 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.
- 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.
- 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.
- 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.
- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY ~~ORDINANCES~~ ~~REGULATIONS~~ AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE ~~DEPARTMENT OF DEVELOPMENT~~ ~~PLANNING AND COMMUNITY DEVELOPMENT~~ DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, ~~TRAFFIC IMPACT~~ WILDLAND FIRE & HAZARD MITIGATION REPORT, FORESTRY MANAGEMENT REPORT, NATURAL FEATURES REPORT, AND WILDLIFE REPORT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES 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.
- THERE SHALL BE NO DIRECT LOT ACCESS TO PIKES PEAK HIGHWAY.
- 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 NO. _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
- 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.
- 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 (THROUGHOUT 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.
- 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.

Private Roads: 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.

Add the following note for 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. This plat restriction may be removed or required 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.

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.

Please remove note 15 since note 22 covers road impact fees.

Please remove the crossed out section only.

Please add "El Paso County Planning and Community Development Department"

Please remove traffic memo.

Add the following note: The subdivision has been found to be partially impacted by geologic constrains due to potentially unstable slopes and slopes greater than 30%. No building, no septic system and no construction disturbance is permitted with the areas of identified geologic constraints. See the final plat drawing and the Soils and Geology Study prepared by RMG Engineer dated January 10, 2023.

This note will need to be updated per the private road comments.

DATE SUBMITTED: 02/10/2023
REVISIONS:
Δ

Civil Engineering • Land Surveying • Landscape Architecture
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Survey Prepared July 6, 2022
Drawn By:JAM Project #2107-0307 DD #TDS87 PCD File #

Please add "PCD File No. MS234"