

Should be "Colvin Heritage Farms Subdivision Filing 1"

COLVIN HERITAGE FARMS MINOR SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Kevin Colvin and Michelle Colvin, being the owners of the following described tract of land to wit:

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado.

AND

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, except the South 30 feet for road purposes.

Containing a calculated area of 862,493 square feet (19.8001 acres), more or less.

OWNERS CERTIFICATION:

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 lots and easements as shown hereon under the name and subdivision of COLVIN HERITAGE FARMS MINOR SUBDIVISION. 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.

Kevin Colvin _____ Date _____

Michelle Colvin _____ Date _____

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 2020 by Kevin Colvin and Michelle Colvin.

My commission expires _____

Witness my hand and official seal _____
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for COLVIN HERITAGE FARMS MINOR SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2020, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (Public Utility 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. No SIA; can remove reference

Chair, Board of County Commissioners _____ Date _____

COUNTY APPROVAL:

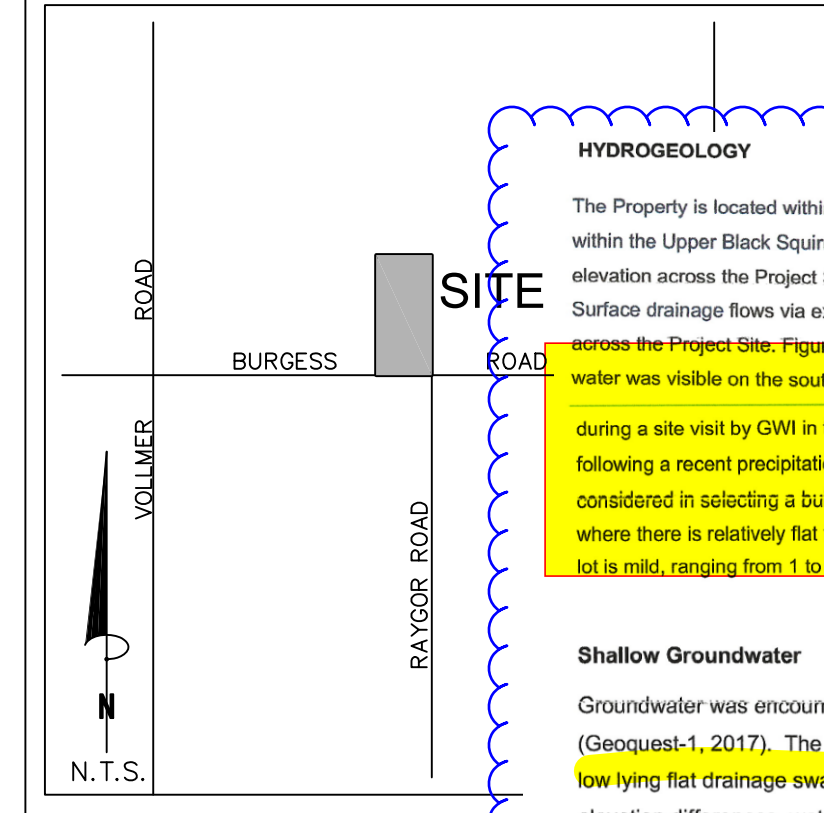
Approval is granted for this plat of COLVIN HERITAGE FARMS MINOR SUBDIVISION this _____ day of _____, 2020, A.D.

El Paso County Director of Planning and Community Development _____

El Paso County Assessor _____

Please update dates of signature blocks to 2021.

VICINITY MAP



HYDROGEOLOGY

The Property is located within the northern most portion of the Falcon Basin Drainage (Matrix 2015) within the Upper Black Squimel Creek Designated Ground Water Basin. The ground surface elevation across the Project Site ranges from 7450 to 7484 feet above mean sea level (Figure 3). Surface drainage flows via existing natural drainage swales, draining to the southeast and south across the Project Site. Figure 4 shows the natural surface drainage pattern (prior to 2020). Surface water was visible on the southernmost area within the drainage depression near Burgess Road

during a site visit by GVI in the area labeled "Design Point 1" on Figure 4. As this visit was not following a recent precipitation event, persistent shallow water may occur in this area and should be considered in selecting a building location. There are areas greater than 1-acre within vacant lot 2 where there is relatively flat to gently sloping terrain suitable for building. The slope on the vacant lot is mild, ranging from 1 to 10 percent.

Shallow Groundwater

Groundwater was encountered in Soil Profile Pit #1 at 28 inches and Profile pit #2 at 16 inches (Gequest-1, 2017). The property is defined by highland areas and swales. As mentioned, a wide low-lying flat drainage swale crosses the property from the northwest to the southeast. Due to elevation differences, water is drained towards this low-lying area and was visible at the southern portion of the property by Burgess road. Conditions at the Project Site indicate a potential for periodically high moisture conditions and/or frost heave.

Need to include a note or table indicating total number of lots and acreage of each lot

NOTES:

- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, OrderNo. SR55081052 with an effective date of 11/20/2019 at 5:00 P.M.
- Basis of bearings is the east line of the property, monumented as shown and assumed to bear South 0 degrees 18 minutes 00 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panels 08041C0320 G and 08041C0535 G, effective date, December 7, 2018.
- 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 the certification shown hereon.
- The linear units used in this drawing are U.S. Survey feet.
- El Paso County Planning and Community Development Department Engineering must be contacted prior to the establishment of any driveway.
- The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: _____
- 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.
- The addresses (11545) and (11660) exhibited on this plat is for informational purposes only. They are not the legal description and are subject to change.
- Easements are as shown, and the sole responsibility for maintenance of these easements is hereby vested with the adjacent property owners.
- 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, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Prebles Meadow Jumping Mouse).
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Water Supply: Water service for this subdivision is provided by 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.

Note Regarding Reports on File:
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)

FYI - County Attorney may have additional notes to add as part of conditional water sufficiency finding

Add following notes to list:

"Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road 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 (name of Fire District)."

"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."

"The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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 (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. 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."

"There shall be no direct lot access to Burgess Road."

"ROW preservation is a no build easement."

NOTES (continued):

14. Wastewater: Wastewater service for this subdivision is provided by individual septic systems. 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.

15. Utility providers are: Black Hills Energy, Mountain View Electric Association, Century Link Communications.

16. This property has been incorporated into the Black Forest Fire/Rescue Protection District.

17. Sediment control is to be provided on each lot and the minimal developed conditions runoff shall be maintained per the El Paso County Drainage Criteria Manual.

The soils & geology report identified high groundwater. Add a note identify the lot(s) and/or show the location of area with high groundwater.

Example note:
"Due to high groundwater in the area, all structural foundations shall be located and designed by a professional engineer currently registered in the State of Colorado."

Coordinate with the geotech engineer regarding the groundwater plat note and include any appropriate constraints that should be identified in the plat such as: no build area, no OWTS, no basement, or install perimeter drain on all foundations.

SURVEY

I, Mark S. Johannes, 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 the date of survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

Revise to:
"No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department."

Complete statement: "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 Development Services Department: Drainage Report; Water Resources Report; Geology and Soils Report; Fire Protection Report; Fire Protection Report."

Replace with the following:
"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 unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners."

ES:
Seal Fee: _____ School Fee: _____
Seal Fee: _____ Park Fee: _____

2021
I, _____ of the County of _____, Colorado } SS
do hereby certify that this instrument was filed for record in my office at _____ o'clock
_____ day of _____, 2020, A.D., and is duly recorded

under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

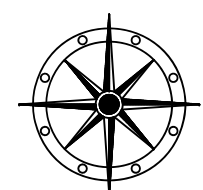
BY: _____ Deputy

SURCHARGE: _____

FEE: _____

MS2010

DSD FILE NO: MS _____



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM

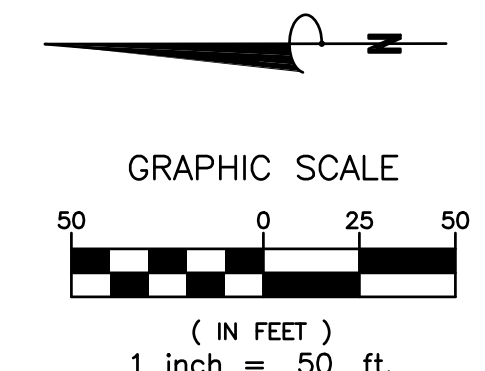
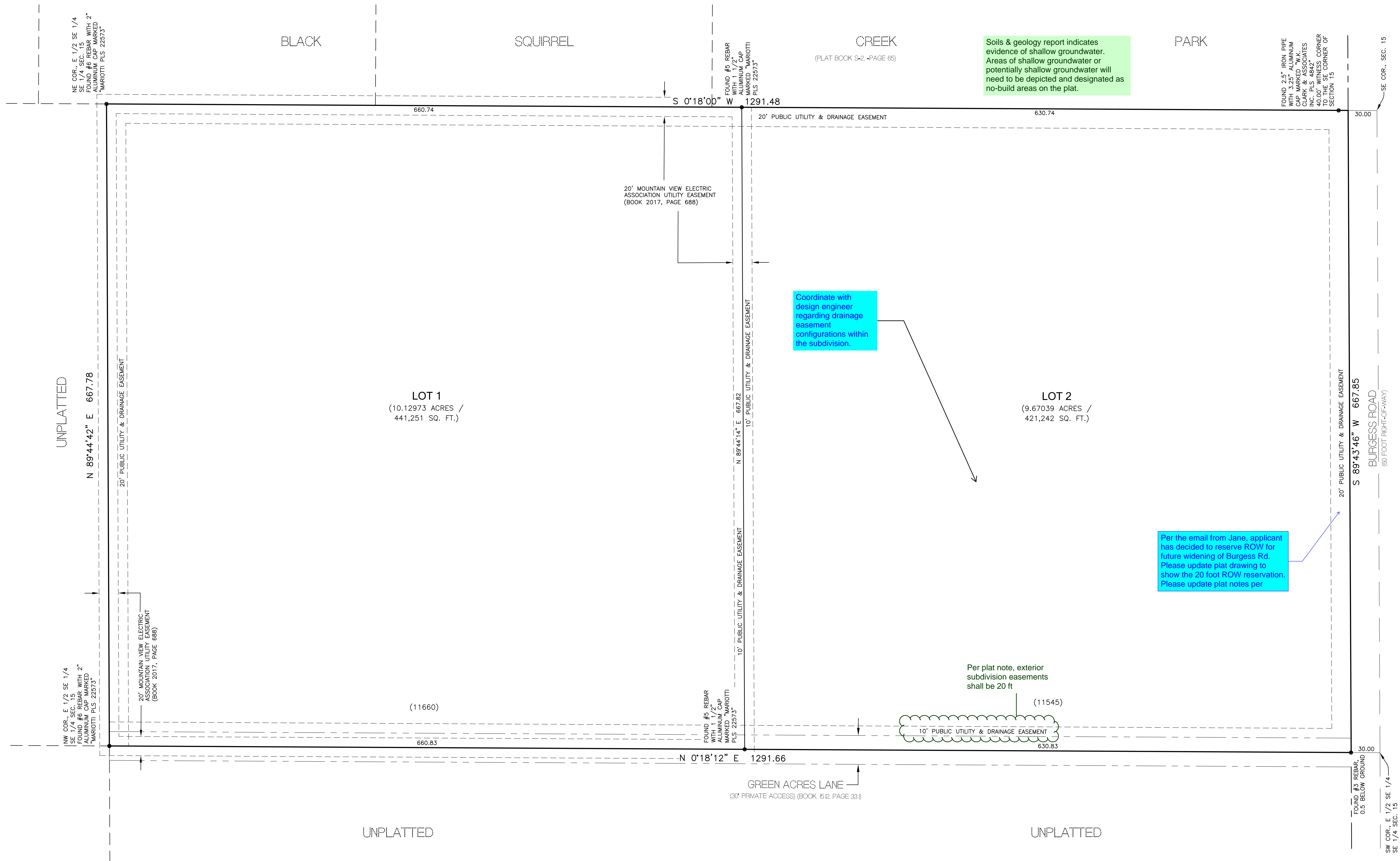
REVISIONS:	DATE	DESCRIPTION

PROJECT No. 19227
MAY 11, 2020
SHEET 1 OF 2

COLVIN HERITAGE FARMS MINOR SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Should be "Colvin
Heritage Farms
Subdivision Filing 1"



REVISIONS:	

DSD FILE NO: MS _____