## DRAWN BY: OBERING, WURTH & ASSOCIATES (TLW) ACAD DWG. NAME: 16018PLAT.DWG PROJECT NO: 16018 UPDATED VERSION: 09-18-2017 Z BE IT KNOWN BY THESE PRESENTS THAT JOHN R. AND LINDA B. JENNINGS, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED TRACT OF LAI THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE TOWNSHIP 12 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO EXCEPT THOSE AND 216044524, BOTH OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESC DEDICA WITNE O.B. V COR., NE 1/4, SEC. 12 S, R 64 AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THE QUARTER OF THE SOUTHEAST QUARTER, 362.17 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESC COORDS OF EL PASO COUNTY, COLORADO; THENCE S 43"20"31" E, ALONG THE SOUTHERLY LINE THEREOF, SAID LINE IDRIVE, 15.01 FEET; THENCE S 66"01"31" E, ALONG SAID SOUTHERLY LINE, 110.00 FEET; THENCE S 43"33"49" E, (1 of curve; Thence Southeasterly, along said southerly line and on a curve to the right, having a stance of 268.62 feet to a point on the southerly line of the northeast quarter of the northeast quarter of 268.62 feet to a point on the southerly line of the southwest corner of said northeast quarter of the west half of the said section 33; Thence is southwest corner of the west half of the southeast quarter of the west half of the southeast quarter of said section 33; Thence is southwest corner of the west half of the southeast quarter of the west half of the southeast quarter of said section 33; Thence is southwest corner thereof, 2626.22 feet to TON S S S 89'58'12" E 362.17 (N. LINE, NE 1/4, SE 1/4 WHE 40' ACCESS EASEMENT (TO BE VACATED UPON NORTHERLY EXTENSION OF PEPPERGRASS DRIVE) SEC. 33, T 12 S, R 64 W) ₹ <del>7</del> \ 1/2" ALUM. CAP STAMPED SE 1/16 A C (40.6656 UNPL 218,011 S.F. (5.0048 ACRES) BUILDABLE 204,569 S.F. (4.6963 ACRES) \TED EXECUTED N 89°42'28" E \_\_7<u>36.88</u>' S 00°17'32" 1<u>061.63</u> 1455.00 10°34'41' 268.62' PE UNPLATTE N 89°57'45" W S'LY LINE, NE 1/4, NE 1/4, SE 1/4, SEC. 33 $\triangleright$ Ū 347.70 N 89\*57'45" W N 89°57'45" W 599.64 PE PLA D GR. BOTH $\dashv$ ASS 유 Revise and replac with standard certifications and signature blocks. DRIVE ≥ H QUARTER RECEPTION H H ₩E 60.00° 25.52'13" 27.09° 60.00° 60.00° 62.83° THIS VISION AND THAT UMENTS, THE 60') ST HALF OF SOUTHEAST UNPL N HEREON. FROM AND TO N 89°42'28" E 549.39 N 89°42'28" E 284.31 N 89°42' 30.00' Ħ QUARTER **EAST** APPROVALS THE ACCOMPANYING FOR FILING THIS \_\_\_\_ NOTARIAL STATE OF COLOR, COUNTY OF EL P. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JOHN R. JENNINGS AND LINDA B. JENNINGS. MY COMMISSION WITNESS MY HAND AND OFFICIAL SEAL so it is more 유 HALF AL STATEMENT CONTROL STATEMENT CONTROL STATEMENT CONTROL STATEMENT SECTION 7.5' PUBLIC UTILITY AND DRAINAGE ESMT. TYP. AND RASO FND. 2 1/2" ALL CAP # 31548 2626.22' RECORDING STATE OF COLORADO ) : COUNTY OF EL PASO ) HEREBY CERTIFY THAT DAY OF \_\_\_\_\_ THE RECORDS OF EL 230,919 S.F. (5.3012 ACRES) BUILDABLE 90,952 S.F. (2.0928 ACRES) 33, 품 R R LOT 4 228,745 S.F. \* (5.2513 ACRES) BUILDABLE 188,983 S.F. (4.3385 ACRES) 33, TOWNSHIP ORR COUNTY? VICINITY (Not to S COLORADO the flag portion is not counted towards the lot size. INSTRUMENT WAS FILED 2017 A.D., AND IS COUNTY, COLORADO. H 12 Scale) SOUTH, NORTHEAST RANGE FOR RECORD IN MY OFFICE AT \_ DULY RECORDED AT RECEPTION QUARTER 64 WEST, Access will come from Stapleton until the access point is closed. Please revise. R = 60.00' $\triangle = 60'00'00''$ L = 62.83''Add notes for the recommendations so that potential buyers can be made aware of the requirements and/or limitations. 0017'32" 유 The sonal high pecific lots UNPLATTED NO. OF THE 6TH F 809.28 NOTES 1. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTHERLY RIGHT OF WAY LINE OF STAPLETON DRIVE WHICH IS ASSUMED TO BEAR S 43°33'49" 1. THE BASIS OF BEARING FOR THIS DESCRIBED IN INSTRUMENT AT RECEPTION NO. 215067235 OF THE RECORDS OF EL PASO COUNTY, COLORADO AS MONUMENTED AS SHOWN HEREON. 20. THE BOUNDARY SHOWN HEREON IS BASED ON AN OWNERSHIP AND ENCOMBRANCE REPORT PREPARED BY GUARDIAN TITLE AGENCY, LLC, SEPTEMBER 11, 2017 (ORDER # Plant51055). 16. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS. 15<u>/</u>E 13. PUBLIC IMPROVEMENTS EASEMENTS HAVE BEEN PROVIDED FOR TURN—AROUNDS ON PEPPERGRASS DRIVE AND SHALL REVERT TO THE ADJACENT PROPERTY OWNER UPON EXTENSION OF THE ROADWAY. 10. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE, HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNER'S ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY. 8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: AVAILABILITY STUDY; DRAINAGE REPORT; AND EROSION CONTROL REPORT. 7. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO BUILD ZONES, EXCEPT FENCES. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES. 6. SEWER WILL BE PROVIDED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND EL PASO COUNTY AND STATE HEALTH DEPARTMENT REGULATIONS AND WATER WILL BE PROVIDED BY INDIVIDUAL WELLS IN ACCORDANCE WITH EL PASO COUNTY REGULATIONS AND THE STATE WATER ENGINEER. 17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY <mark>BEF</mark> REGULATIONS. 12. 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 ENGINEEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT. 4. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN AND A HALF (7.5) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. 3. ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A FIVE (5') FOOT EASEMENT AND ALL LOTS ADJACENT TO THE PERIMETER BOUNDARY OF THE SUBDIVISION ARE HEREBY PLATTED WITH A TWENTY (20') FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. P.M., IN ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO THE GEOTECHNICAL REPORT FOR THE SUBJECT AREA IS ENTITLED "SOIL, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY - JENNINGS IVISION - JUDGE ORR ROAD AND CURTIS ROAD - EL PASO COUNTY, COLORADO" AND WAS PREPARED BY ENTECH ENGINEERING, INC. ON APRIL 24, (ENTECH JOB NO. 170314). ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BECOME A PART OF THIS PLAT. FLOOD PLAIN STATEMENT: THE FLOOD PLAIN AS IDENTIFIED ON FIRM PANEL NO. 08041C0575 F, AS AMENDED BY LOMR DATED MARCH 9, 2004 LIES N THE AREA DESIGNATED AS "NO BUILD AREA" AS SHOWN HEREON. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. FOUNDATION DRAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. ACTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION 3ASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY AFFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE AFFECT IN THE CERTIFICATION SHOWN HEREON. 13-80-105, C.R.S. HERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO STAPLETON DRIVE OR JUDGE ORR ROAD DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY DEXELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY N 89<u>°42'28"</u> E <u>5</u>97.33' PEPPERGRASS DRIVE (60') UNPLATTED .5' PUBLIC UTILITY AND DRAINAGE ESMT. TYP. Add the following notes: - The addresses exhibited on this plat are for informational purpos They are not the legal description and are subject to change. Please review the standard plat notes and amend accordingly. SE COR., W 1/2, E 1/2, SE 1/4, SEC. 33 FND. REBAR/CAP#22573-19.96' N. SW COR., W 1/2, SE 1/4, SEC. 33 "No Build and No "No Build and No Storage s 89°57'24" w JUDGE ORR <u>'24" w</u> <u>656.66'</u> ORR ROAD (60') S'LY SEC. ′2, S, of Mater Add SF-17-021 PROJECT NO. 16018 DATE PREPARED: SEPTEMBER, 2017 DATE REVISED: Obering, Wurth & Associates, I Consulting Civil Engineers Professional Land Surveyors 1046 Elkton Drive Colorado Springs, Colorado 80907 Phone (719) 531-6200 ORTATION AND UNITED STATES POSTAL SERVICE **FEES** SCHOOL FEES: PARK FEES: BRIDGE FEES: SOILS AND GEOLOGICAL STUDY; GE FEES: SCALE IN FEET 0 SET #5 REBAR/ALUM. CAP # 13226 FOUND MONUMENT AS DESCRIBED Add the case number and double check the effective date of the LOMR WATER

## Markup Summary

## dsdlaforce (15)



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Revise to a ROW (transition from ROW-to-Easement-to-ROW is not allowed). The note may remain in place. Update the preliminary plan to reflect this comment



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Add to note 18:

No sructures are permitted within designated

Floodplain areas



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"No Build and No Storage of Materials"



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Add the following notes:

- The addresses exhibited on this plat are for informational purposes only. They are not the legal

description and are subject to change.



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

The 2040 MTCP identifies this as a 4-In Principal Arterial (130' ROW). Therefore, dedication of 15 additional feet of ROW is required.



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Identify the geologic hazard. The Geotech noted potential seasonal high ground water. Identify the specific lots or location of area.



Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdlaforce

No Build / No Storage of Materials Area



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

"No Build and No Storage of Materials"



Subject: Highlight Page Label: 1 Lock: Locked Author: dsdlaforce



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Show the approved base flood elevation



Subject: PolyLine Page Label: 1 Lock: Locked Author: dsdlaforce



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Add the case number and double check the effective date of the LOMR



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Revise note 15 to:

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.



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Revise to El Paso County Planning and Community Development Department.



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Transportation Impact Study

## dsdruiz (9)



Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdruiz

Revise and replace with standard certifications and signature blocks.



Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz

Add notes for the recommendations so that potential buyers can be made aware of the requirements and/or limitations.



Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz

relocate so it is more legible.

DADIT AS RECORDED AT RECEPT AND INSTRUME, THAT PROPERTY, AND THE CONTRACT, THAT SHALL BE AN IN CONTRACT, THAT SHALL BE AN IN CONTRACT, THAT SHALL AND THAT SHALL BE AND THAT SHALL BE AND THAT SHALL BE AND THAT SHALL BE AND THE CHIEFLY BEHAVIOR AND AND THAT SHALL BE AND THE CHIEFLY BEHAVIOR AND THE CHIEFLY BEHAVIOR AND AND THE CHIEFLY BEHAVIOR AND THE CH	Subject: Highlight Page Label: 1 Lock: Locked Author: dsdruiz	
PI ARTER OF THE NORTHER STATES OF THE OTHER OTHE	Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz	Access will come from Stapleton until the access point is closed. Please revise.
Add SF-17-021 SF-17-021 PROJECT   DATE REV. DATE REV.	Subject: Text Box Page Label: 1 Lock: Locked Author: dsdruiz	Add SF-17-021
	Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdruiz	duplicate
The state of the s	Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz	the flag portion is not counted towards the lot size.
N. CORROLL MARKET STATE OF THE	Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdruiz	Please review the standard plat notes and amend accordingly.