

Please provide the plat in black and white print only

# POENITSCH SUBDIVISION

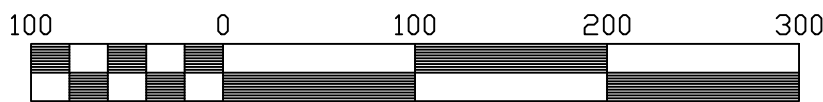
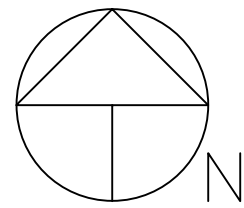
A SUBDIVISION OF THE S1/2, SE1/4, SE1/4 SECTION 8, T.12S., R.65W. OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

The access easement must be contiguous through the lots from the public ROW to the western property line of Lot 2.

All adjacent parcels need to be marked and include the statement "not included"

The easement for access and egress needs to have a plat note with the reception number that it was recorded under, also there needs to be a plat note to describe that 911 requested the name, but that it is still a driveway and not a public or private road, and will be maintained by the HOA.

This acreage for the ROW dedication does not appear to be correct. Please revise



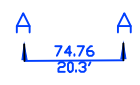
Scale 1" = 100'

## LEGEND:

□ FOUND #33649 AL. CAP ON e#5 REBAR

NO-BUILD EASEMENT  
(FLOOD-PRONE AREAS)

not a private roadway, this is a driveway



CHANNEL SECTION VS ELEV. TOP W/TH LIMIT OF 100-YEAR RUNOFF

El Paso County  
Planning and  
Community  
Development

Change this to "Planning and Community Development"

note missing:  
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 the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471), 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property.

## Board of County Commissioners Certificate

This plat for (name of subdivision or plat) 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, tracts, easements: list those applicable) 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

Executive Director, El Paso County Planning and Community Development Department

Date

## Know all men by these presents

That, Christy L. Mullins and Thomas R. Poenitsch Jr. being the owner of the following described tract of land, to wit:  
The South half of the Southeast quarter of the Southeast quarter of Section 8, Township 12 South, Range 65 West of the 6TH P.M. County of El Paso, State of Colorado.  
And containing 18.86 acres

## Dedication

The above described owner has caused said tract of land to be platted into lots, and easements, as shown on the plat and described herein, which plat is drawn to a fixed scale, as indicated thereon, and accurately sets the boundaries and dimensions of said tract, and the location of said tracts, lots, easements, and roads, which tract so platted shall be known and the "Poenitsch Subdivision", in El Paso County, Colorado.

## In witness whereof

The aforesaid owners have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Christy L. Mullins

Thomas R. Poenitsch Jr.

State of Colorado)  
) ss  
County of El Paso)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
By Christy L. Mullins and Thomas R. Poenitsch Jr.

My commission expires: April 9, 2022

Oliver E. Watts, Notary public

## Certification

I, Oliver E. Watts, a registered land surveyor in the State of Colorado, hereby certify that the accompany plat was surveyed and drawn under my direction and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of title 38 of the Colorado revised statutes, 1979, as amended, have been met to the best of my knowledge and belief.

Oliver E. Watts Colorado PE-LS no. 9853  
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

Bearings are based on the record bearing of, S89°51'41"W, for the south line of the site, being the north right-of-way line for Shoup Road, using a GPS 1-step monumented on each end by a 1 1/2" aluminum cap, LS # 33649, on a # 5 rebar, as shown on the plat.

Units of measurement: US Survey Feet

Title information was provided by the client as follows:  
Title Company: Unified Title Company, LLC  
File No: 57969UTC Amendment No. 2  
Effective date: May 07, 2018 at 7:30 am  
This survey does not constitute a title search or opinion.

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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 approval of the replat vacates all prior plats for the area described by this replat.

## Notes:

### 1. Floodplain statement:

This site is not within the limits of the 100-year floodplain per FEMA map panel no. 08041C0320 G, dated December 7, 2018. Historic drainageways are, shown on the plat. No structures are permitted within the drainageways.

2. All property owners are responsible for maintaining proper storm water drainage in and through their properties.

Include, "Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements."

3. Water in the Denver Basin aquifers is allocated based upon 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based upon 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.

### 4. Easements statement:

Unless otherwise indicated, side front and rear lot lines are hereby platted on either side with a five foot public utility and drainage easement. All exterior subdivision boundaries shall have a seven foot public utility and drainage easement. Common access easements are hereby dedicated for joint access and egress purposes for the exclusive use of the lots being served by the easements, with the sole responsibility for construction and maintenance being vested with the owners of the lots being served. All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

5. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

6. All property within this subdivision is subject to a declaration of covenants as recorded at reception no. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

7. The addresses exhibited on this plan are for informational purposes only. They are not a legal description and subject to change.

By: \_\_\_\_\_ Deputy

Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_

School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_ Drainage fees: \_\_\_\_\_ Bridge fees: \_\_\_\_\_

8. Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Development Services Department.

9. A twenty-five foot (25') by twenty-five foot (25') sight triangle no-build area exists for all lot corners. No obstructions greater than eighteen inches (18") is allowed in this area.

10. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

11. No individual lot access to Shoup Road. Access shall be onto Herring Road per the private roadway shown on the plat

12. Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer, who by law has the authority to set conditions for the issuance of these permits. All wells shall be more than one hundred feet (100') from all lot lines.

13. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the department may require a special designed system prior to permit approval. All individual systems shall be designed by a Professional Engineer.

14. The following reports have been submitted and are on file with County Development Services: soils and geologic report, maintenance agreement, water supply information study, drainage pattern report, fire protection report, onsite wastewater treatment system report.

15. Owners, successors and assigns of the property owners association of this subdivisions lots shall be advised of all applicable requirements of decree entered in case no. \_\_\_\_\_, division \_\_\_\_\_, and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

16. Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through \_\_\_\_\_ said office.

DSD Certificate - Director  
The Plat for 'Poenitsch Subdivision' was approved for recording by the El Paso County, Colorado, Development Services Director on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions shown hereon.  
Approved by the El Paso County Development Services Director this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Incorrect signature block, this is for the BoCC

All areas which reference "DSD" or "Development Services" need to be changed to "PCD" or "Planning and Community Development"

HOA preferred, but in the least county needs to review the covenants to assure the augmentation plan is covered or through the Joint Use Well-Sharing and Easement Agreement

Development services director

State of Colorado)  
) ss  
County of El Paso)

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, Colorado.  
Chuck Broerman, Recorder

Add PCD File No.  
MS193

PREPARED BY THE OFFICE OF:  
OLIVER E. WATTS PE-LS  
CONSULTING ENGINEER  
614 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 593-0173  
olliewatts@aol.com  
Celebrating over 39 years in business

# Markup Summary

dsdgrimm (7)



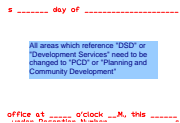
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Include, "Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements."



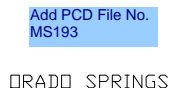
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Change this to "Planning and Community Development"



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All areas which reference "DSD" or "Development Services" need to be changed to "PCD" or "Planning and Community Development"



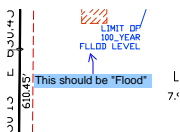
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Add PCD File No. MS193



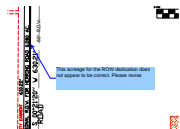
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The access easement must be contiguous through the lots from the public ROW to the western property line of Lot 2.



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This should be "Flood"



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This acreage for the ROW dedication does not appear to be correct. Please revise

[illegible][illegible]

The easement for access and egress needs to have a plat note with the reception number that it was recorded under, also there needs to be a plat note to describe that 911 requested the name, but that it is still a driveway and not a public or private road, and will be maintained by the HOA.

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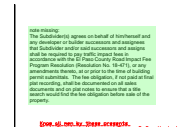
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Board of County Commissioners Certificate

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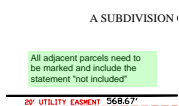
\_\_\_\_\_  
 Chair, Board of County Commissioners  
 Date

\_\_\_\_\_  
 Executive Director, El Paso County Planning  
 Date  
 and Community Development Department



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note missing:  
 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 the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471), 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property.




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All adjacent parcels need to be marked and include the statement "not included"



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not a private roadway, this is a driveway

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