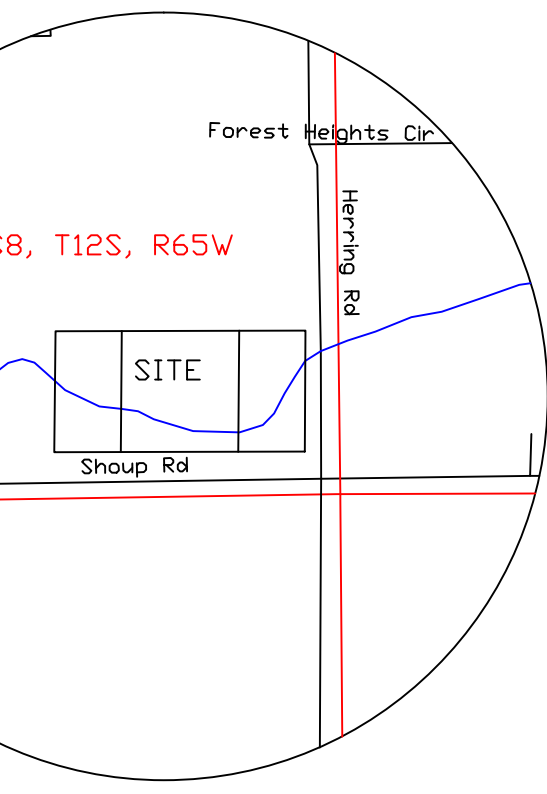


The following are standards notes missing:

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



VICINITY MAP
1"=1000'

Update to include the bearing/distance legal description.

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

Owners Certificate
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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of the "Poenitsch 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 same 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 aforesaid owners have executed this instrument this _____ day of _____, 20____, A.D.

Christy L. Mullins

Thomas R. Poenitsch Jr.

State of Colorado)

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

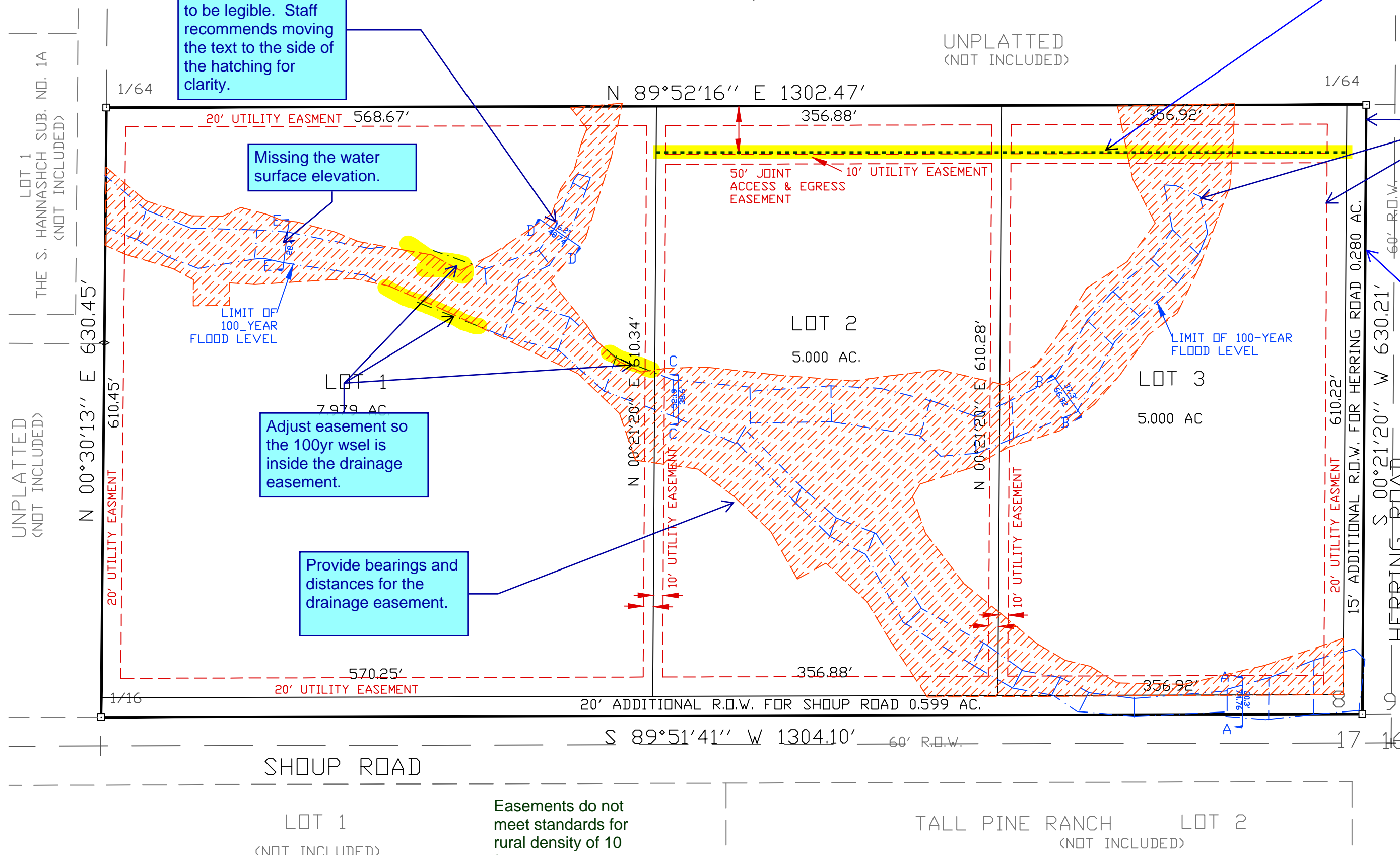
I, Oliver E. Watts, a duly registered Professional Engineer, do hereby certify that this plat truly and correctly represents the record and that all monuments exist as shown and that said plat has been prepared in full compliance with the requirements of the Land Development Code, subdivision, or surveying of land and a Code.

I attest the above on this _____ day of _____, 20____.

Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

POENITSCH SUBDIVISION

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



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 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.

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. The 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.

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.

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

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 50' Access and Egress Easement 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 El Paso County Planning and Community Development: soils and geologic report, maintenance agreement, water supply information study, drainage letter / 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 publications available through said office.

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

Unresolved. Update the access easement linework as a continuous line from Lot 1 to Herring Road. See example below

Add all line types used in the legend.

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

Unresolved.

Unresolved- 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.

increase text sizes.

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.

17. The Subdivider(s) agree(s) on behalf of himself/herself and any developer or builder successor and assignees that Subdivider and/or said successor 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.
Add Title "Board of County Commissioners Certificate"

This plat for the Poenitsch 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 right-of-way and, easements are accepted, but the 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 Date

State of Colorado)

County of El Paso)

Covenants need to be reviewed by county attorney, please submit with next submittal

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

By: _____ Deputy

Fee: _____
Surcharge: _____

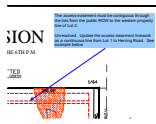
School fees: _____ Park fees: _____ Drainage fees: _____ Bridge fees: _____

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
9-26-19

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS PCD FILE NO. MS193 9-26-19
DEW 18-5184-06

Final Plat_V2.pdf Markup Summary

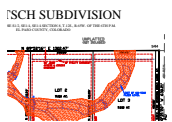
Locked (28)



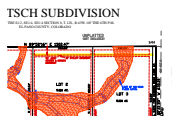
Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:33 PM
Status:
Color: ■
Layer:
Space:

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

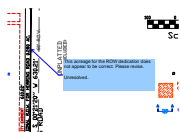
Unresolved. Update the access easement linework as a continuous line from Lot 1 to Herring Road. See example below



Subject: Line
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:34 PM
Status:
Color: ■
Layer:
Space:



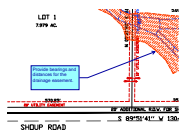
Subject: Line
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:35 PM
Status:
Color: ■
Layer:
Space:



Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:36 PM
Status:
Color: ■
Layer:
Space:


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

Unresolved.




Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:37 PM
Status:
Color: ■
Layer:
Space:


Provide bearings and distances for the drainage easement.

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdllaforce
Date: 10/23/2019 12:32:38 PM
Status:
Color: 
Layer:
Space:


Revise to "Public Drainage Easement with No-Build and No Storage of Materials. The sole responsibility for maintenance being vested with the individual property owners."

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdllaforce
Date: 10/23/2019 12:32:39 PM
Status:
Color: 
Layer:
Space:


Missing the water surface elevation.

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdslaforce
Date: 10/23/2019 12:32:40 PM
Status:
Color: 
Layer:
Space:


Increase text size on all channel sections to be legible. Staff recommends moving the text to the side of the hatching for clarity.

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdslaforce
Date: 10/23/2019 12:32:41 PM
Status:
Color: 
Layer:
Space:

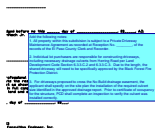
Add all line types used in the legend.

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdslaforce
Date: 10/23/2019 12:32:42 PM
Status:
Color: 
Layer:
Space:

increase text sizes.

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdslaforce
Date: 10/23/2019 12:32:43 PM
Status:
Color: 
Layer:
Space:

Revise the first sentence to "There shall be no direct lot access to Shoup Road."



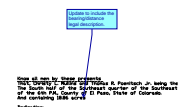
Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:44 PM
Status:
Color: ■
Layer:
Space:

Add the following notes:

1. All property within this subdivision is subject to a Private Driveway Maintenance Agreement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

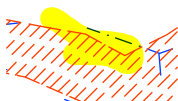
2. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Herring Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to the length, the shared driveway will need to be specifically approved by the Black Forest Fire Protection District.

3. For driveways proposed to cross the No-Build drainage easement, the applicant shall specify on the site plan the installation of the required culvert size identified in the approved drainage report. Prior to certificate of occupancy for the structure, PCD shall complete an inspection to verify the culvert was installed correctly.

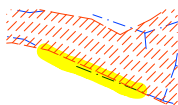


Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:51 PM
Status:
Color: ■
Layer:
Space:

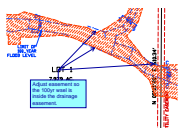
Update to include the bearing/distance legal description.



Subject: Highlight
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:52 PM
Status:
Color: ■
Layer:
Space:

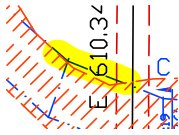



Subject: Highlight
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:53 PM
Status:
Color: ■
Layer:
Space:




Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:53 PM
Status:
Color: ■
Layer:
Space:

Adjust easement so the 100yr wsel is inside the drainage easement.

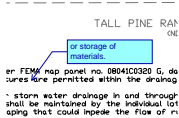



Subject: Highlight
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:32:54 PM
Status:
Color: 
Layer:
Space:



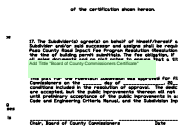
Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:32:55 PM
Status:
Color: 
Layer:
Space:

Easements do not meet standards for rural density of 10 feet, also see MVEA comments for easements.



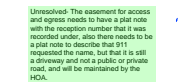
Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 10/23/2019 12:33:03 PM
Status:
Color: 
Layer:
Space:


or storage of materials.



Subject: BoCC Signature Block
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:04 PM
Status:
Color: 
Layer:
Space:


Add Title "Board of County Commissioners Certificate"



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:05 PM
Status:
Color: 
Layer:
Space:

Unresolved- 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.



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:07 PM
Status:
Color: 
Layer:
Space:

Covenants need to be reviewed by county attorney, please submit with next submittal

sitation, maintenance, and replacement of utility

of _____
21 A.2.
reception number for access and egress
easement required under plat note.

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:08 PM
Status:
Color: ■
Layer:
Space:

reception number for access and egress easement required under plat note.

State of Colorado
6. All property within the
County Planning and Com
7. The addresses exhibit
subject to change
8. Prior to the estate
County Planning and Com
9. A twenty-five foot (25
restrictions greater to
10. Address shall be the
Postal Service regulation
11. All address lot area
shown on the plat
12. Address lot area shall be
shown on the plat

Subject: Arrow
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:11 PM
Status:
Color: ■
Layer:
Space:

The following are standards notes missing:

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:12 PM
Status:
Color: ■
Layer:
Space:

The following are standards notes missing:

Addresses:
The addresses exhibited on this plat are for
informational purposes only. They are not
the legal description and are subject to
change.

Subject: Address
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:13 PM
Status:
Color: ■
Layer:
Space:

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

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
Division of Wildlife, Colorado Department of
Transportation, U.S. Army Corps of
Engineers and the U.S. Fish and Wildlife
Service regarding the Endangered Species
Act, particularly as it relates to the listed
species (e.g., Preble's Meadow Jumping
Mouse).

Subject: Environmental
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:14 PM
Status:
Color: ■
Layer:
Space:

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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

Mailboxes:
Mailboxes shall be installed in
accordance with all El Paso County
and United States Postal Service
regulations.

Subject: Mailboxes
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/23/2019 12:33:17 PM
Status:
Color: ■
Layer:
Space:

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.