



# McCLINTOCK STATION FILING NO. 2

## A VACATION AND REPLAT OF LOTS A & C, McCLINTOCK STATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

### PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "NW COR S33 LS 4842 1997" ON PIPE AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006", SAID LINE BEARS S89°29'10"W A DISTANCE OF 5307.82 FEET.
  2. WATER SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. **WATER SERVICE REPORT WAS NOT PROVIDED** IS IDENTIFIED IN REPORT
  3. SEWER SERVICE TO BE PROVIDED BY ON-SITE WASTEWATER TREATMENT FACILITY AS IDENTIFIED IN REPORT **UPDATED SEWER SERVICE WITH REPORT NUMBER.**
  4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
  5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
  6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
  7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
  8. 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, NATURAL HAZARDS REPORT, GEOLOGY AND SOILS REPORT, WETLAND STUDY/ 404 PERMIT.~~
  9. 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.
  10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
  11. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
  12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
  14. 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 CHAIR 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 RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR 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.
15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.

Include report numbers

### PLAT NOTES:

16. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
17. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
20. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES 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 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
21. 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 GEOLOGIC HAZARD REPORT BY LINCOLN DEVORE, DATED FEBRUARY 22, 1978 IN FILE SP \_\_\_\_\_ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

Remove the crossed out reports from this statement since they were not included in this application.

REMOVED REPORTS THAT DO NOT APPLY.

Your plat shows 20 foot public utility easement on the subdivision boundary, see below

### Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

UPDATED NOTE

ADDED NOTE

Water Supply: (utilized when the water supply is individual wells)  
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)  
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.  
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 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. (Utilized when there is a joint well agreement for common use of wells)  
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. Two (2) existing well permits Nos. \_\_\_\_\_ and \_\_\_\_\_ will serve two (2) single family dwellings each. Well permit No. \_\_\_\_\_ will serve Lots \_\_\_\_\_ and \_\_\_\_\_ Block \_\_\_\_\_ subject to a joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_. Well permit No. \_\_\_\_\_ will serve Lot \_\_\_\_\_ Block \_\_\_\_\_ and Lot \_\_\_\_\_ Block \_\_\_\_\_ subject to a Joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_, which limits production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_\_\_ and \_\_\_\_\_ feet below ground surface. Lot \_\_\_\_\_ and \_\_\_\_\_ Block \_\_\_\_\_ and Lots \_\_\_\_\_ through \_\_\_\_\_ Block \_\_\_\_\_ will limit production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_\_\_ and \_\_\_\_\_ feet below ground surface.  
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the 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.  
Owner shall reserve in any deeds of the property \_\_\_\_\_ acre-feet of \_\_\_\_\_ Aquifer and \_\_\_\_\_ acre feet total of \_\_\_\_\_ Aquifer water as decreed in Case No. \_\_\_\_\_ (Division \_\_\_\_\_) for use in this augmentation plan.  
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

USE THIS LANGUAGE instead

Water Supply: (Utilized when there is a joint well agreement for common use of wells)  
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.  
One (1) existing well permits Nos. 83615-F will serve development on both Lot A1 and C1. Well permit No. 83615-F is permitted to provide water for ordinary household purposes, livestock, poultry, horse areas, greenhouse, nursery, dust suppression, aggregate, drip irrigation and pond evaporation, and has provided water service for these purposes to the warehouse currently located on Lot C which will remain located on Lot C1. Water usage on Lot A1 will be limited to drip irrigation for establishing and maintaining landscaping, trees and bushes. Well Permit No. 83615-F is decreed as an augmented structure under Case No. 07CW129, with augmentation supplies provided by the Middle Arkansas Groundwater Users Association ("MAGUA"). Well Permit No. 83615-F will be subject to a Joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_, which limits production to the Dawson Aquifer at an interval between 56 and 250 feet below ground surface. Owner, its successors and assigns shall advise all future owners of these lots of all applicable requirements of the decree entered in Case No. 07CW129 (Division 2), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

### ADDED WASTEWATER NOTE

Wastewater: 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. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)  
Water and wastewater service for this subdivision is provided by the \_\_\_\_\_ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer, in the case of different providers)

### Drainage:

The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.  
Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

ADDED DRAINAGE NOTE

### Mailboxes:

Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulation. SEE NOTE 20 FOR MAILBOXES

Add the following notes

JOB NO. 25251.00  
MAY 4, 2023  
SHEET 2 OF 4

PCD FILE NO. \_\_\_\_\_

 **J-R ENGINEERING**  
A Westrian Company

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# McCLINTOCK STATION FILING NO. 2

A VACATION AND REPLAT OF LOTS A & C, McCLINTOCK STATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

AS-PLATTED

S18°05'42"E 2387.45'

UNPLATTED  
REC. NO. 213096095

RECOVERED 1-1/4"  
RED PLASTIC CAP  
STAMPED "LS 26361"

NW COR. SEC. 33  
T12S. R65W. 6TH P.M.  
RECOVERED 2-1/2" ALUMINUM CAP  
ON PIPE  
STAMPED "NW COR SEC 33 T12S R65W 6TH P.M. 1997"

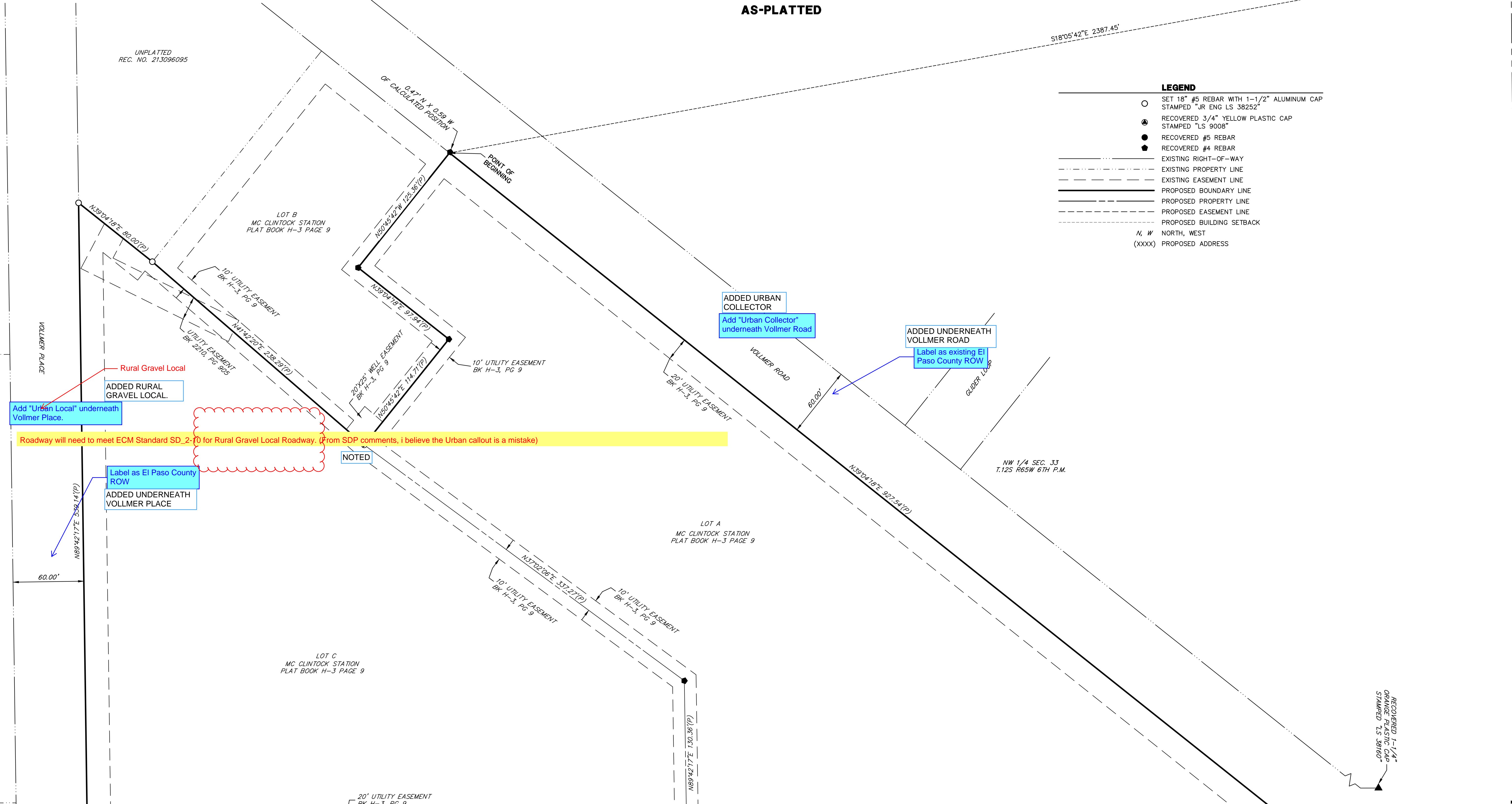
N. LINE: S89°29'10"W 507.82'  
BASIS OF BEARING  
T12S. R65W. 6TH P.M.

NE COR. SEC. 33  
T12S. R65W. 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "LS 10319 2008"

RECOVERED 1-1/4"  
ORANGE PLASTIC CAP  
STAMPED "LS 38160"

### LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED 3/4" YELLOW PLASTIC CAP STAMPED "LS 9008"
- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- EXISTING RIGHT-OF-WAY
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - PROPOSED BUILDING SETBACK
- N, W NORTH, WEST
- (XXXX) PROPOSED ADDRESS



Add "Urban Local" underneath Vollmer Place.

Rural Gravel Local

ADDED RURAL GRAVEL LOCAL.

Roadway will need to meet ECM Standard SD\_2-70 for Rural Gravel Local Roadway. (From SDP comments, I believe the Urban callout is a mistake)

NOTED

Label as El Paso County ROW

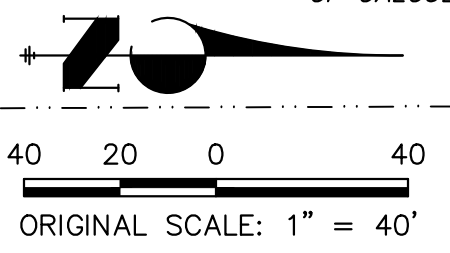
ADDED UNDERNEATH VOLLMER PLACE

ADDED URBAN COLLECTOR

Add "Urban Collector" underneath Vollmer Road

ADDED UNDERNEATH VOLLMER ROAD

Label as existing El Paso County ROW



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SHEET 3 OF 4 PCD FILE NO. \_\_\_\_\_



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AS-REPLATTED

1A CHANGED TO 1A

ADDED "NOT PART OF THIS SUBDIVISION"

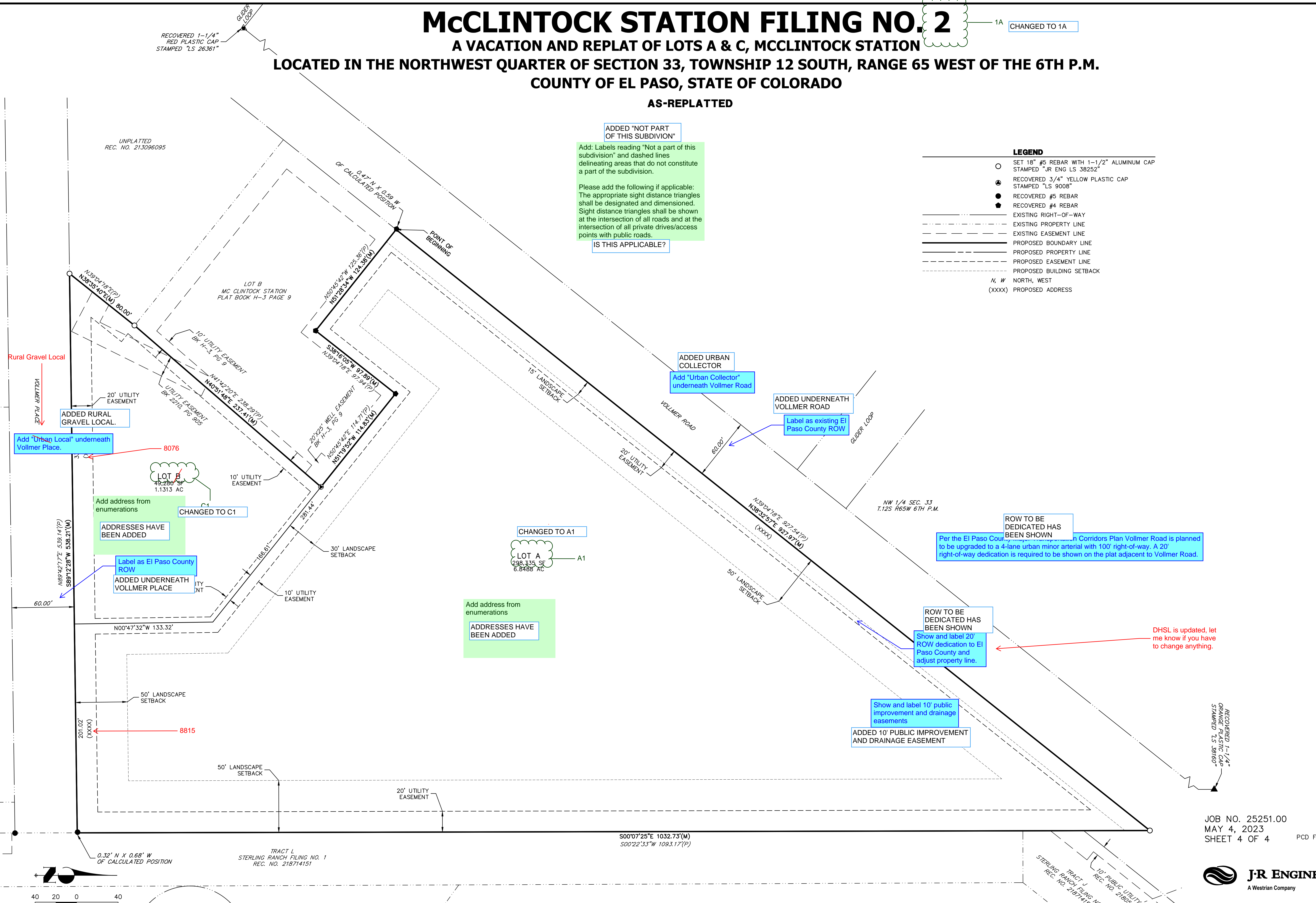
Add: Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.

Please add the following if applicable: The appropriate sight distance triangles shall be designated and dimensioned. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads.

IS THIS APPLICABLE?

### LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED 3/4" YELLOW PLASTIC CAP STAMPED "LS 9008"
- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- N, W NORTH, WEST
- (XXXX) PROPOSED ADDRESS



ROW TO BE DEDICATED HAS BEEN SHOWN  
Per the El Paso County Corridors Plan Vollmer Road is planned to be upgraded to a 4-lane urban minor arterial with 100' right-of-way. A 20' right-of-way dedication is required to be shown on the plat adjacent to Vollmer Road.

ROW TO BE DEDICATED HAS BEEN SHOWN  
Show and label 20' ROW dedication to El Paso County and adjust property line.

DHSL is updated, let me know if you have to change anything.

Show and label 10' public improvement and drainage easements  
ADDED 10' PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT

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SHEET 4 OF 4 PCD FILE NO. \_\_\_\_\_



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