

Steve Schleiker
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El Paso County, CO



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SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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AFTA SUBDIVISION

Name of Plat

CST METRO LLC

Owner's Name

Subdivision

Condominium

AFTA SUBDIVISION
A VACATION AND RESUBDIVISION OF PORTIONS OF BLOCKS 24, 25, 28, AND 29, FALCON SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M. COUNTY OF
EL PASO, STATE OF COLORADO

SHEET 2 OF 4

PLAT NOTES:

1. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES AND TECHNICAL REQUIREMENTS. LANDSCAPING, PUBLIC UTILITIES, PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF PARKS AND WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.

2. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

4. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

5. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

6. 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 OR INDIVIDUAL LOT. 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 POND(S)/WATER QUALITY BMP(S). ALL DETENTION POND(S)/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.

7. 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 PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER OF 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 PROCEDURE REQUIREMENTS OF EL PASO COUNTY. THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT/OWNER'S ARCHITECT, ENGINEER, SURVEYOR, AND/OR OTHER PROFESSIONAL DIRECTOR 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.

8. 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. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT OBTAIN PERMITS FOR ANY IMPROVEMENTS THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

9. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTY WIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19--471) AS AMENDED, 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 PROPERTY.

PLAT NOTES:

10. UNLESS OTHERWISE INDICATED, ALL SIDE AND FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LINES HEREBY PLATTED ON EITHER SIDE WITH 7 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.

11. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS OR CONSTRAINTS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT: GEOTECHNICAL ENGINEERING REPORT BY TERRACON CONSULTANTS, INC., DATED NOVEMBER 30, 2018 AND GEOLOGIC HAZARDS ASSESSMENT REVIEW, BY TERRACON CONSULTANTS, INC., DATED FEBRUARY 22, 2023 IN FILE VR-22-03 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

SPECIFICALLY HYDROCOMPACTIVE SOILS AND SHALLOW GROUNDWATER IN LOTS 1 AND 2 AND TRACT A DUE TO HIGH GROUNDWATER IN THIS AREA, AND ABIDE BY RECOMMENDATIONS LISTED IN THE SOILS REPORTS.

12. LOT 1 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO **2240241965** OF THE RECORDS OF EL PASO COUNTY. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

13. THERE WILL BE NO DIRECT LOT ACCESS TO NEW MERIDIAN ROAD OR MERIDIAN SOL DRIVE. ALL LOTS WILL ACCESS FROM THE PRIVATE ACCESS ROAD.

14. 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.

15. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCKED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING 15 FOOT SIDE SETBACKS FROM ALL STRUCTURES OVER 6000 SQUARE FEET IN SIZE AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.

16. 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.

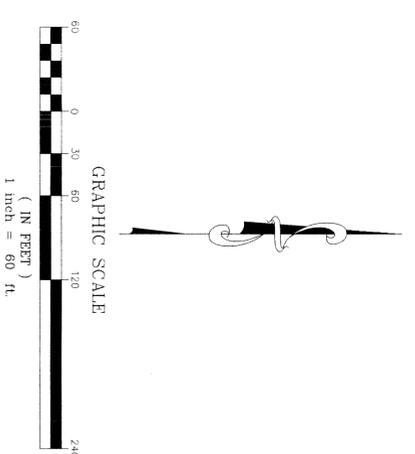
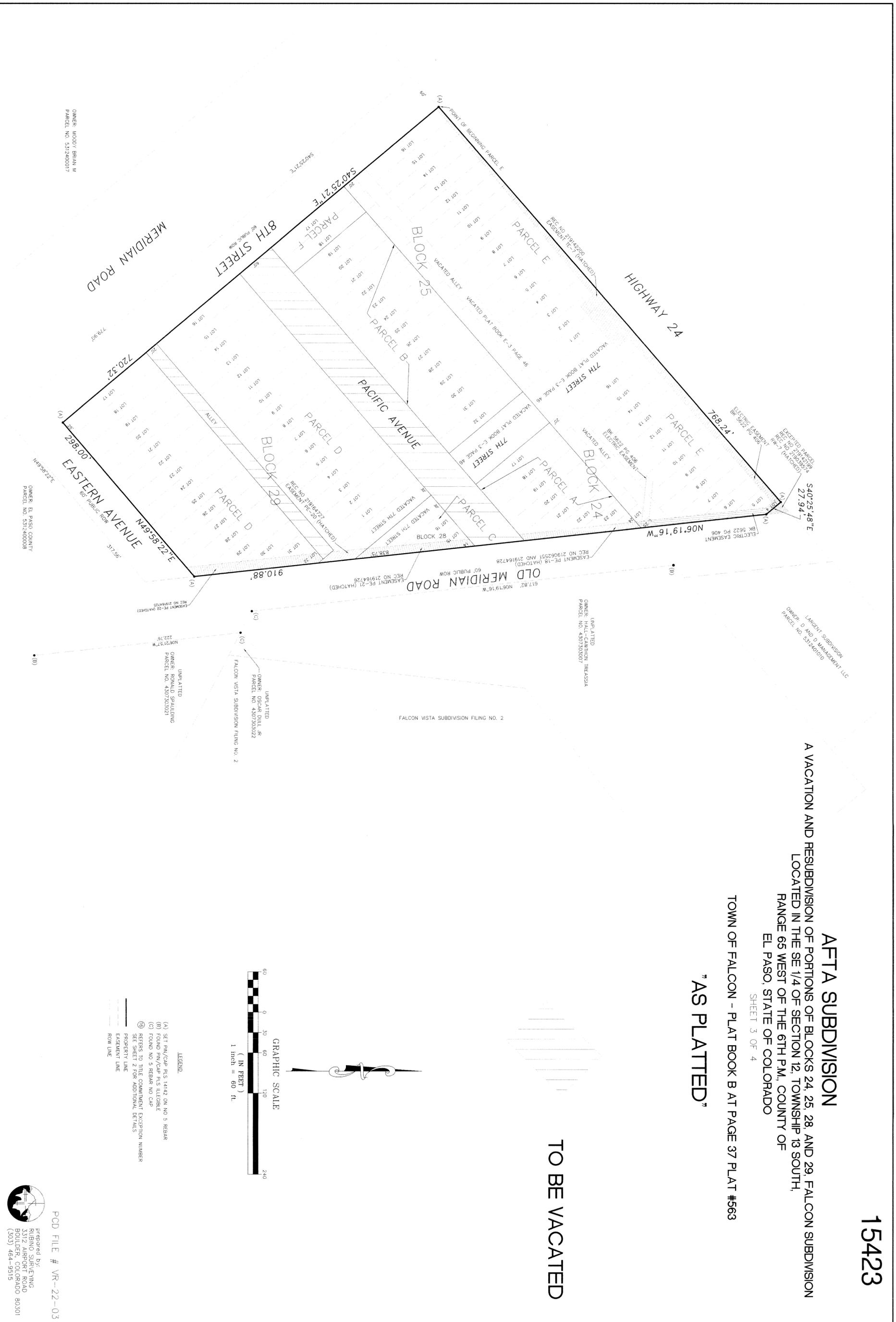
AFTA SUBDIVISION

**A VACATION AND RESUBDIVISION OF PORTIONS OF BLOCKS 24, 25, 28, AND 29, FALCON SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., COUNTY OF
EL PASO, STATE OF COLORADO**

**TOWN OF FALCON - PLAT BOOK B AT PAGE 37 PLAT #563
SHEET 3 OF 4**

"AS PLATTED"

TO BE VACATED



- LEGEND**
- (A) SET PIN/CAP PLS 14142 ON NO 5 REBAR
 - (B) FOUND PIN/CAP PLS ILLEGIBLE
 - (C) FOUND NO 5 REBAR NO CAP
 - Ⓟ REFERS TO TITLE COMMENT EXCEPTION NUMBER
SEE SHEET 2 FOR ADDITIONAL DETAILS
 - PROPERTY LINE
 - - - EASEMENT LINE
 - ROW LINE

OWNER: MOODY BRIAN M
PARCEL NO. 531240017

OWNER: EL PASO COUNTY
PARCEL NO. 531240008

OWNER: HALL-CAMERON, TRESSIA
PARCEL NO. 4307303007

UNPLATTED
OWNER: OSCAR OULL JR
PARCEL NO. 4307303022

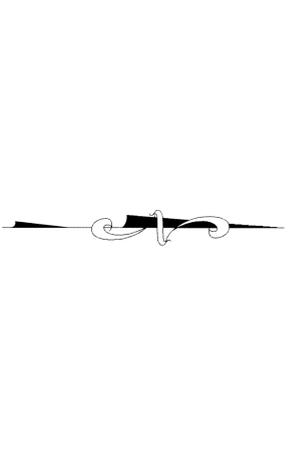
UNPLATTED
OWNER: RONALD SPALDING
PARCEL NO. 4307303021

OWNER: D AND D MANAGEMENT, LLC
PARCEL NO. 5312401010

AFTA SUBDIVISION
A VACATION AND RESUBDIVISION OF PORTIONS OF BLOCKS 24, 25, 28, AND 29, FALCON SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., COUNTY OF
EL PASO, STATE OF COLORADO
 SHEET 4 OF 4

"AS REPLATTED"

NOTE: NO FURTHER SUBDIVISION ALLOWED
 UNLESS PRELIMINARY PLAN IS COMPLETED



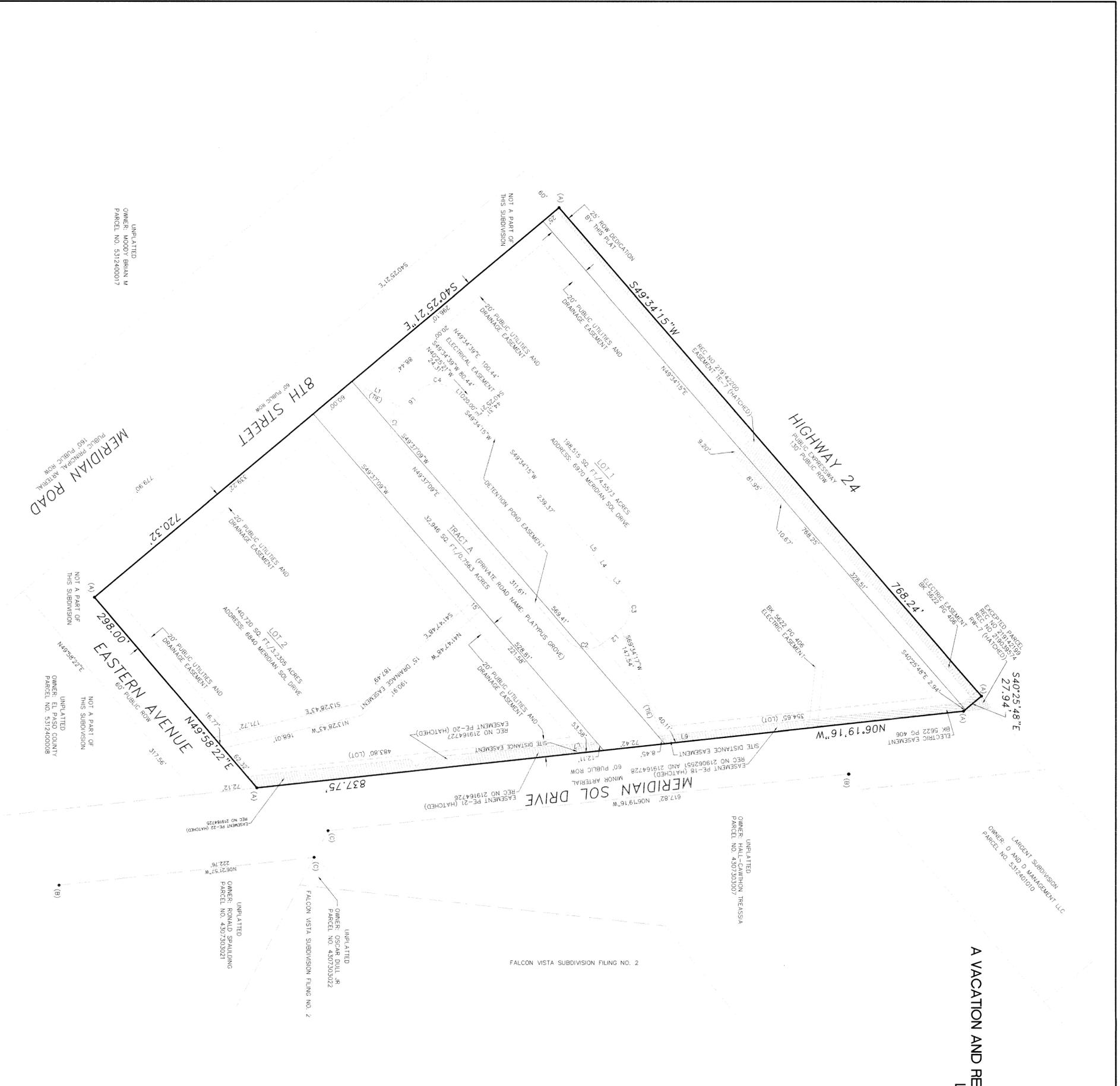
- LEGEND**
- (A) SET PIN/CAP PLUS 14142 ON NO. 5 REBAR
 - (B) FOUND PIN/CAP PLUS TELEBLE
 - (C) FOUND NO. 5 REBAR NO CAP
 - (D) REFERS TO TITLE COMMENT EXCEPTION NUMBER
 - (E) SEE SHEET 2 FOR ADDITIONAL DETAILS
 - PROPERTY LINE
 - EASEMENT LINE
 - ROW LINE

LINE TABLE

LINE	LENGTH	BEARING
L1	63.45	S88°23'24"W
L2	87.38	S07°25'42"E
L3	82.41	N62°50'32"E
L4	13.50	N56°24'08"E
L5	15.30	N56°24'08"E
L6	31.17	S40°25'42"E
L7	47.86	N18°25'03"W
L8	40.11	N65°19'16"W
L9	45.38	N02°32'56"E
L10	11.29	S49°34'15"W

CURVE TABLE

CURVE	LENGTH	RAIUS	DELTA	CHORD	DIRECTION	CHORD
C1	47.10	30.00	89°52'08"	5852.2116'E	42.24	42.24
C2	51.63	30.00	80°02'51"	N04°55'44"E	42.44	42.44
C3	51.63	30.00	89°52'08"	S04°55'44"W	42.44	42.44
C4	47.12	30.00	89°29'27"	S04°54'16"W	42.23	42.23



UNPLATTED
 OWNER: MOODY BRIAN W
 PARCEL NO. 5312400017

UNPLATTED
 PUBLIC BENEFICIAL AERIAL
 PARCEL NO. 5312400008

UNPLATTED
 OWNER: RONALD SPALDING
 PARCEL NO. 430303021

UNPLATTED
 OWNER: OSCAR DULL JR
 PARCEL NO. 4307203022

UNPLATTED
 OWNER: HAIL-CAMERON TRESISSA
 PARCEL NO. 430303020

UNPLATTED
 OWNER: D AND D MANAGEMENT LLC
 PARCEL NO. 5312401010