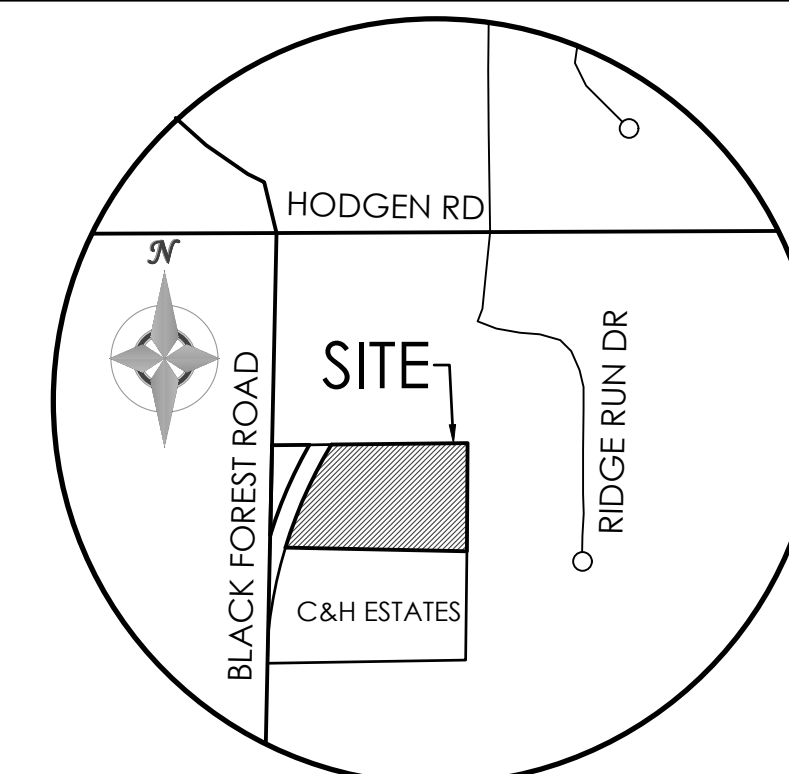


HILL SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, C AND H ESTATES

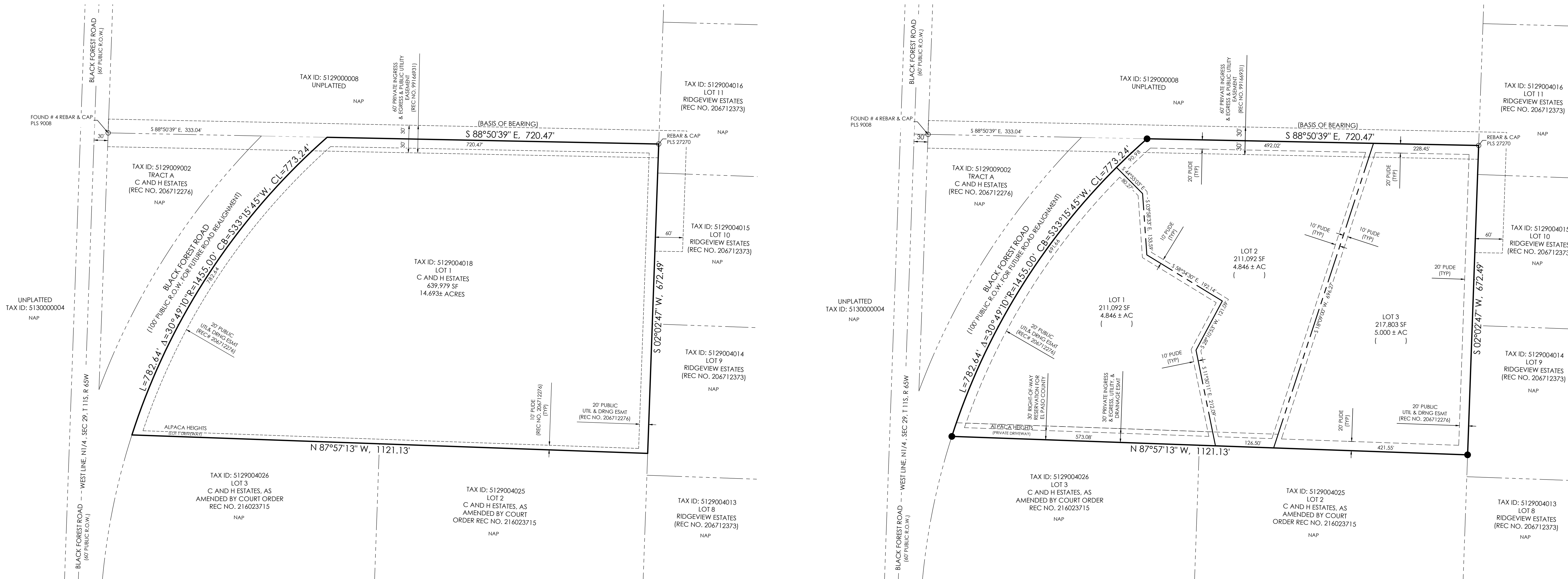
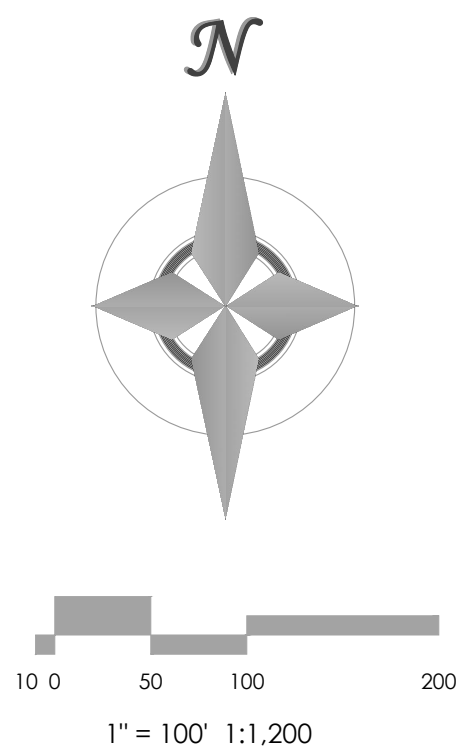
$N \frac{1}{2}$, OF THE $SW \frac{1}{4}$, OF THE $NW \frac{1}{4}$ OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

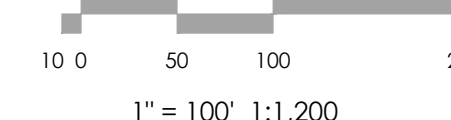
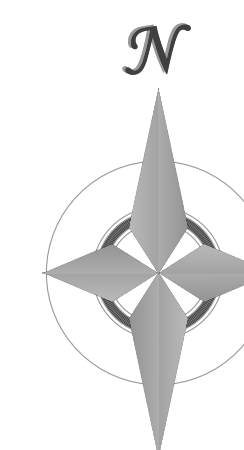
LEGEND

- PROPOSED BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - SECTION LINE
- FOUND CORNER AS SHOWN
- SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
- (15980) ADDRESS NUMBER
- PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
- NAP NOT A PART OF THIS SUBDIVISION
(NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)



"AS PLATTED"
(PLAT NO. 12276)

"AS REPLATTED"



PCD FILE NO: VR2313

MINOR SUBDIVISION PLAT
HILL SUBDIVISION FILING NO. 1

MVE, INC.
ENGINEERS SURVEYORS

1903 LeMay Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT:
61174
MVE DRAWING:
61174-PLAT-PS
DATE:
AUGUST 31, 2023
SHEET:
2 OF 2



September 8, 2023

El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attn: Ryan Howser

Re: *Minor Plat Comments VR2313*
Project No. 61174

Dear Mr. Howser:

MVE would like to respond to a few of the comments received on the Minor Plat review. Please see the comments and our responses below;

1. *“Lot 1 C And H Estates, As Amended By Court Order Rec #216023715”*
The title/subtitle should not include documents that add, subtract or remove easements from the property. The court order does not amend the plat, it Extinguishes an Easement. Should this comment be enforced, the subtitle of the plat should therefor include all documents that affect the property. It is not reasonable to include every affecting document in the title of the Plat.
2. *Sight Distance Easements*
Any standard road section that would be constructed in the Black Forest Road Right-of-Way would allow a vehicle in the driveway to be entirely within the ROW and not have line of sight across the property. Therefor no Sight Distance Easements are required.
3. *“Depict the areas of geologic constraints as they are noted in the soils & geology report and designate them as no build areas.”*
The soils report outlines mitigation measures for all of the shown geologic hazards. No build areas should not be created for hazards that can be mediated through proper engineering design and construction practices.
4. *“Please identify which lot will own tract A. previous plat indicated that Lot 1 was the owner but now lot 1 is subdividing into 3 lots.”*
Tract A is outside of the boundary of this Plat. This plat only vacates and amends areas within the boundary of this subdivision. It already has ownership. Should this comment be enforced, it would link the ownership of one of the lots to the ownership of Tract A. The sale of the lot would therefor automatically grant Tract A to the new Lot owner. It for this reason that plats do not grant ownership.
5. *“Include the notes that say not a part of this subdivision”*
NAP (Not a Part of this Subdivision) was added to the legend and added to each surrounding property. Please note that the intention of the NAP note is to show areas WITHIN the boundary that are exempt and not a part of the subdivision. In this particular subdivision there are no areas

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within the boundary that are not included. The very nature of a “Boundary” designates the area that is being platted and separates it from that remaining 2,130 square miles of El Paso County that is not being platted. To designate every parcel that is OUTSIDE of the boundary as not a part is redundant and does not coincide with the intent of the note.

Very truly yours,

M.V.E., Inc.

David R. Gorman, P.E.
DRG:cwg

Z:\61174\Electronic Plan Submittals\Minor Subdivision 1st Resubmittal\61174 Final Plat Review Comments.odt

***M.V.E., Inc. • Engineers • Surveyors
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