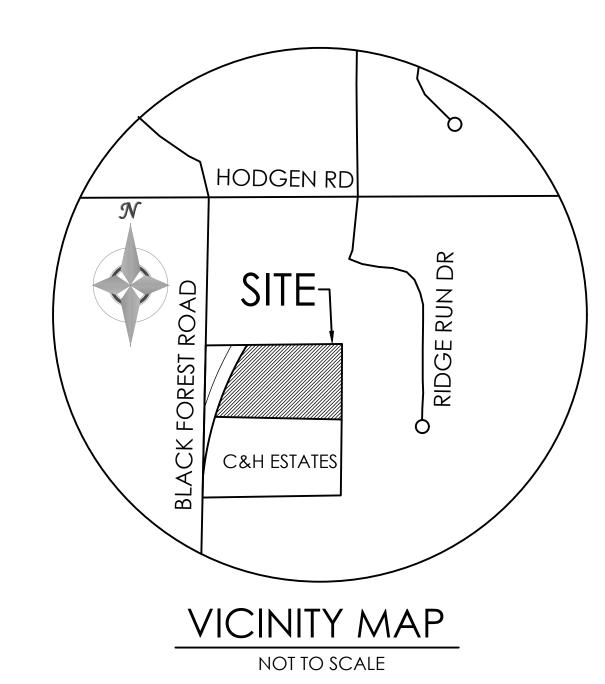
## HILL SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, C AND H ESTATES

 $N_{2}^{1}$ , 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



#### COUNTY GOVERNMENT NOTES

I. NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT: WASTEWATER DISPOSAL REPORT: GEOLOGY & SOILS REPORT: AND FIRE PROTECTION REPORT.

2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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

ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).

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

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

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

7. 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 OF 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 ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY

8. 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.

9. 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 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

10. ACCESS TO LOTS 1, 2, & 3 SHALL BE LOCATED WITHIN THE COMMON ACCESS EASEMENT SHOWN HEREON. THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SAID ACCESS SHALL BE IN ACCORDANCE WITH THE ACCESS AGREEMENT AS RECORDED IN RECEPTION \_\_\_, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

11. SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR HILL SUBDIVISION FILING NO. 1 PREPARED BY ENTECH ENGINEEERING, INC. AND DATED OCTOBER 28, 2022. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW,EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER VR2313. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINES OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.

ARTIFICIAL FILL: LOT 1: MITIGATION MEASURES INCLUDE: AVOID DEVELOPMENT NEAR THIS FILL OR REGRADE. SHOULD ANY UNCONTROLLED FILL BE ENCOUNTERED BENEATH FOUNDATIONS, REMOVAL AND RECOMPACTION AT A MINIMUM OF 95% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY, ASTM D-1557 WILL BE REQUIRED.

EXPANSIVE SOILS: ALL LOTS: MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND

COMPACTION OF SOILS BENEATH FOUNDATIONS. POTENTIALLY SEASONAL SHALLOW GROUND WATER: LOT 2: MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND PROVISION OF SWALES TO INTERCEPT AND CARRY SURFACE FLOWS AWAY FROM STRUCTURES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLACED IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER.

12. LOT AND DENSITY DATA:

- GROSS ACREAGE: 14.693 ACRES
- TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 3
- GROSS DENSITY: 0.204 LOTS PER ACRE ACREAGE DEDICATED TO PUBLIC STREETS: 0 ACRES
- NET ACREAGE: 14.693 ACRES
- NET DENSITY: 0.204 LOTS PER ACRE

1. BASIS OF BEARING: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE NORTH LINE OF C AND H ESTATES, BEARING \$88°50'39" E, MONUMENTED AS SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY CAPSTONE TITLE, AGENT FOR STEWART TITLE GUARANTY COMPANY, ORDER NO. 21196 WITH EFFECTIVE DATE OF MAY 24, 2021.

3. FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041 CO285 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR

4. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

5. PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED JUNE 18, 2022 AT RECEPTION NO. 222096473.

6. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS 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. (SECTION 13-80-105 C.R.S.).

7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

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

### BE IT KNOWN BY THESE PRESENTS

THAT KATHERINE L. HILL AND DOUGLAS E. HILL ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: LOT 1, C AND H ESTATES AS RECORDED IN RECEPTION NO. 206712276 OF THE RECORDS OF EL PASO COUNTY, CO.

SAID TRACT CONTAINS 639,985 SF (14.692 ACRES), MORE OR LESS.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

### SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "HILL SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 02/19/22, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY COLORADO REGISTERED PLS #27605 FOR AND ON BEHALF OF M.V.E., INC

#### OWNER'S CERTIFICATE

UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERES in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown HEREON UNDER THE NAME AND SUBDIVISION OF HILL SUBDIVISION FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF

DOUGLAS E. HILL, OWNER		
STATE OF COLORADO )		
) SS COUNTY OF EL PASO )		
ACKNOWLEDGED BEFORE ME THIS		
/	AS	·
MY COMMISSION EXPIRES		
WITNESS MY HAND AND OFFICIAL SEAL		
	NOTARY PUBLIC	
ATHERINE L. HILL, OWNER		
STATE OF COLORADO )		
) SS COUNTY OF EL PASO )		
COUNTY OF EL PASO )		
ACKNOWLEDGED BEFORE ME THIS	DAY OF	_, 2023 BY
MY COMMISSION EXPIRES		
WITNESS MY HAND AND OFFICIAL SEAL		
	NOTARY PUBLIC	

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "HILL SUBDIVISION FILING NO. 1" 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. PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT AND IS SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND

IAIR, BOARD OF COUNTY COMMIS	SIONERS	DATE
ANNING AND COMMUNITY DEVELO	PMENT DIRECTOR	DATE
LERK AND REC	ORDER	
ERK AND RECORDER:		
TE OF COLORADO )		
OUNTY OF EL PASO )		
EREBY CERTIFY THAT THIS INSTRUMENO'CLOCKM. THIS DA CORDED AT RECEPTION NO SO COUNTY, COLORADO.	AY OF, 2023, 7	A.D. AND IS DULY
VE SCHLEIKER, RECORDER		
DEPUTY		



PCD FILE NO: VR2313

	<u>Consuliani</u>	OWNER OF RECORD
	MVE, INC.	AT TIME OF PLATTING:
UBMITTED:	DAVID GORMAN, P.E.	DOUGLAS E. HILL
	1903 LELARAY STREET	KATHERINE L. HILL
/31/2023	COLORADO SPRINGS CO 80909	13985 SILVERTON RD COLORADO
	PH (719) 635-5736	SPRINGS CO 80921
EVISIONS:	FAX (719) 635-5450 DAVEG@MVECIVIL.COM	(719) 231-2718
<u>L V 131 O 1 43.</u>	D/(VEO@//(VEO/VIE.CO//(	
	SURVEYOR	
	RANDALL D. HENCY	
	CO PLS NO. 27605	
	POLARIS SURVEYING, INC.	
	1903 LELARAY ST, STE 100	
	COLORADO SPRINGS, CO 80909	
	(719) 448-0844	
	DATE OF PREPARATION: 8/31/2023	3

SCHOOL FEE: \_\_\_\_

MINOR SUBDIVISION PLAT HILL SUBDIVISION FILING NO.



MVE DRAWING: 61174-PLAT-CS AUGUST 31, 2023 1 OF 2

MVE PROJECT:

# HILL SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, C AND H ESTATES

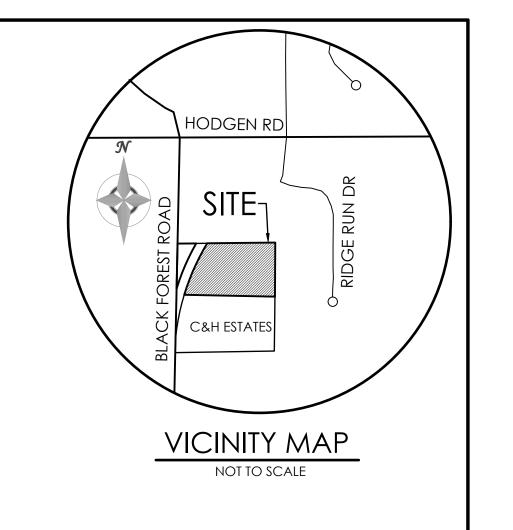
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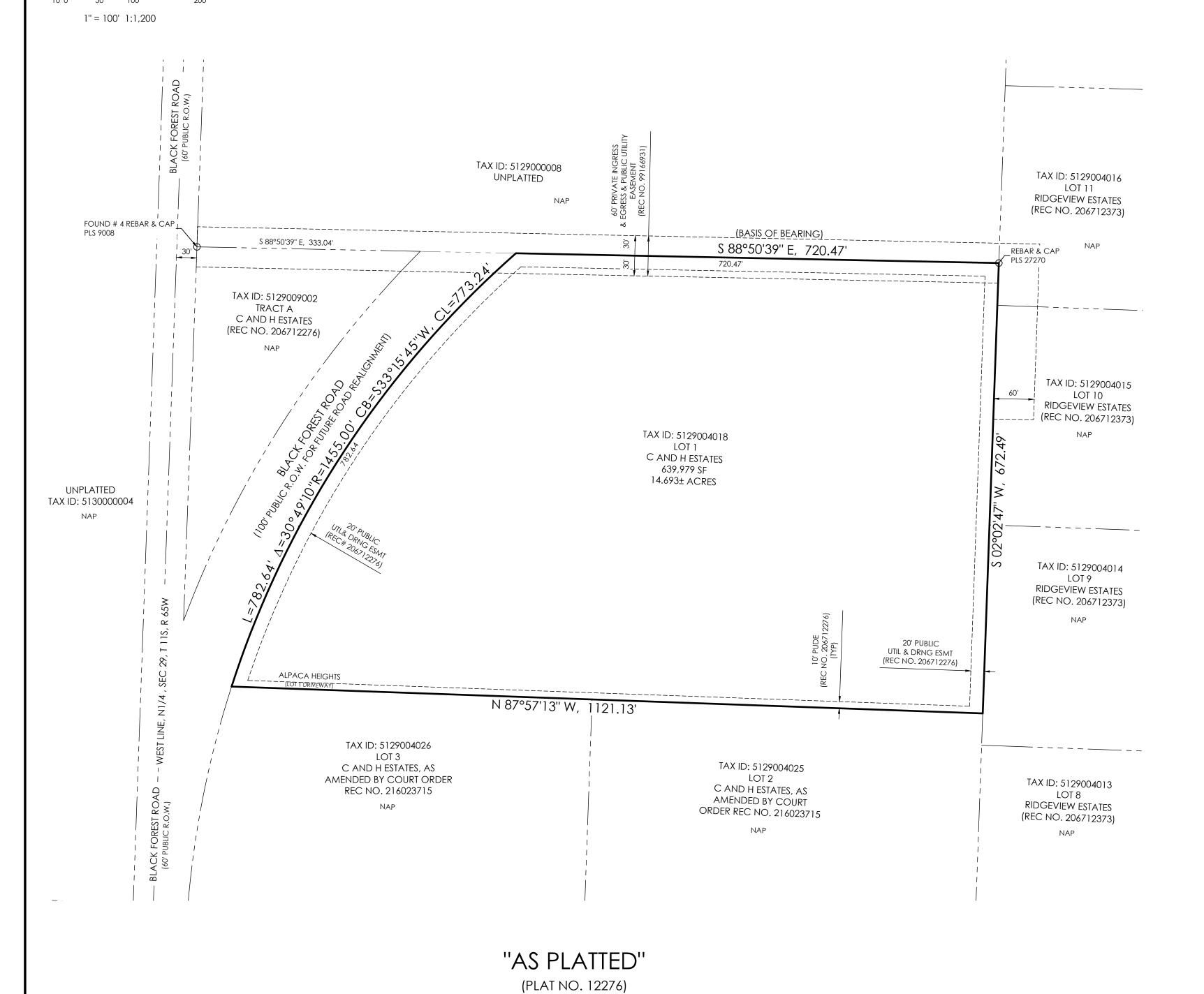
EL PASO COUNTY, COLORADO

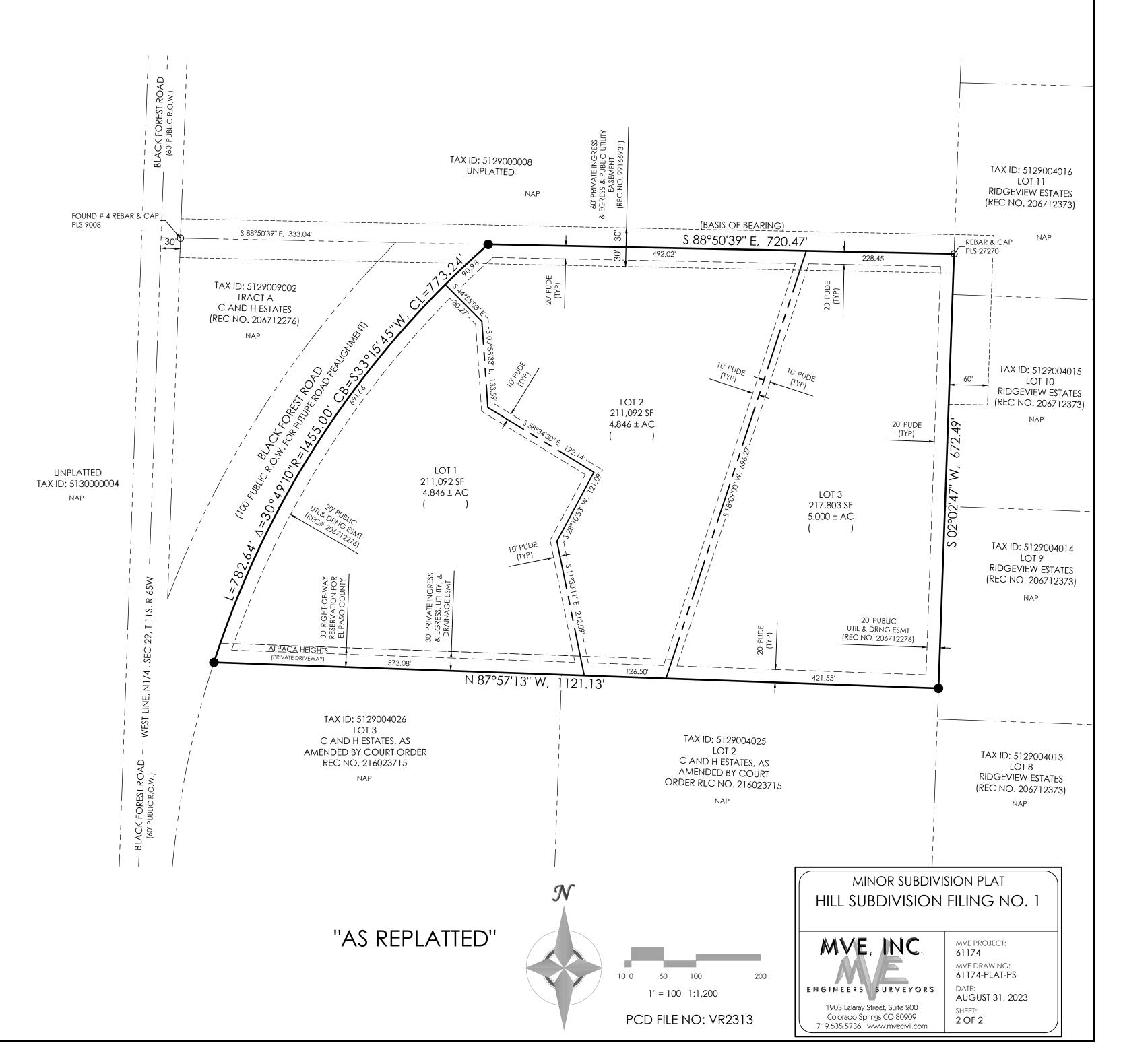
PROPOSED BOUNDARY LINE
PROPOSED LOT LINE
PROPOSED EASEMENT
SECTION LINE
O FOUND CORNER AS SHOWN
SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND (15980) ADDRESS NUMBER

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)









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:

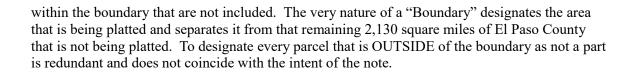
MVE would like to respond to a few of the comments received on the Minor Plat review. Please see the comments and our responses below;

- 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 meditation 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 lot1 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



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