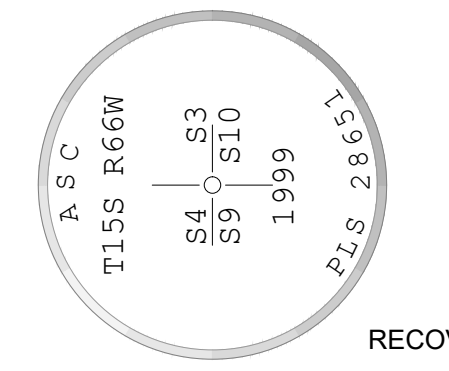
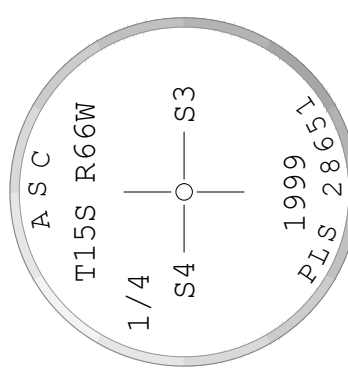


VENTURE ON VENETUCCI FILING NO. 1

LOCATED IN THE SOUTH HALF OF SECTION 4,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



E QTR. COR. SEC. 4
RECOVERED 2-1/2" ALUMINUM CAP
IN RANGE BOX

E LINE SE QTR. SEC. 4
N01°01'43"W 2633.35'
BASIS OF BEARINGS

POINT OF COMMENCEMENT
SE QTR. SEC. 4
RECOVERED 2-1/2" ALUMINUM CAP
0.1' ABOVE GRADE

several items from the checklist are missing-
please mark the checklist off and add items;
Checklist is uploaded to review comments.

Is SIA for off-site improvements should be
completed - discuss w staff

LEGEND	
RECOVERED SECTION CORNER AS NOTED	BOUNDARY LINE
RECOVERED PROPERTY MONUMENT AS NOTED	EASEMENT LINE AS NOTED
SET PROPERTY MONUMENT - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281" CALCULATED DIMENSION	SECTION LINE
(C) CALCULATED DIMENSION	LOT LINE
(M) MEASURED DIMENSION	
(P1) RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 1 RECEPTION NO. 214713425	
(P2) RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 2 RECEPTION NO. 216713726	
(P4) RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECEPTION NO. 222714970	
R.O.W. RIGHT-OF-WAY	
A.E. ACCESS EASEMENT	

Please add Public or Private

are any trail easements proposed?

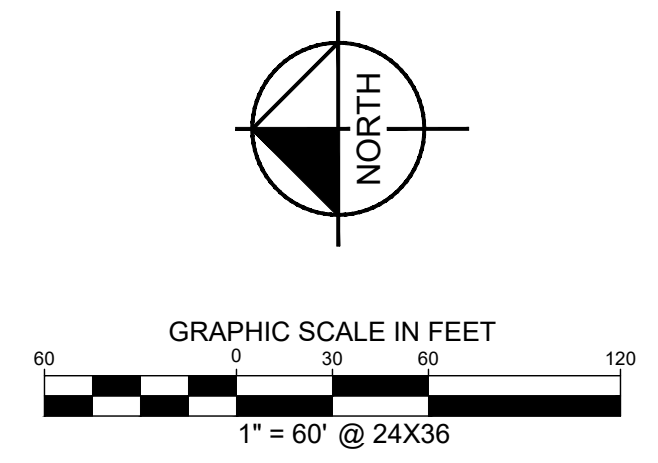
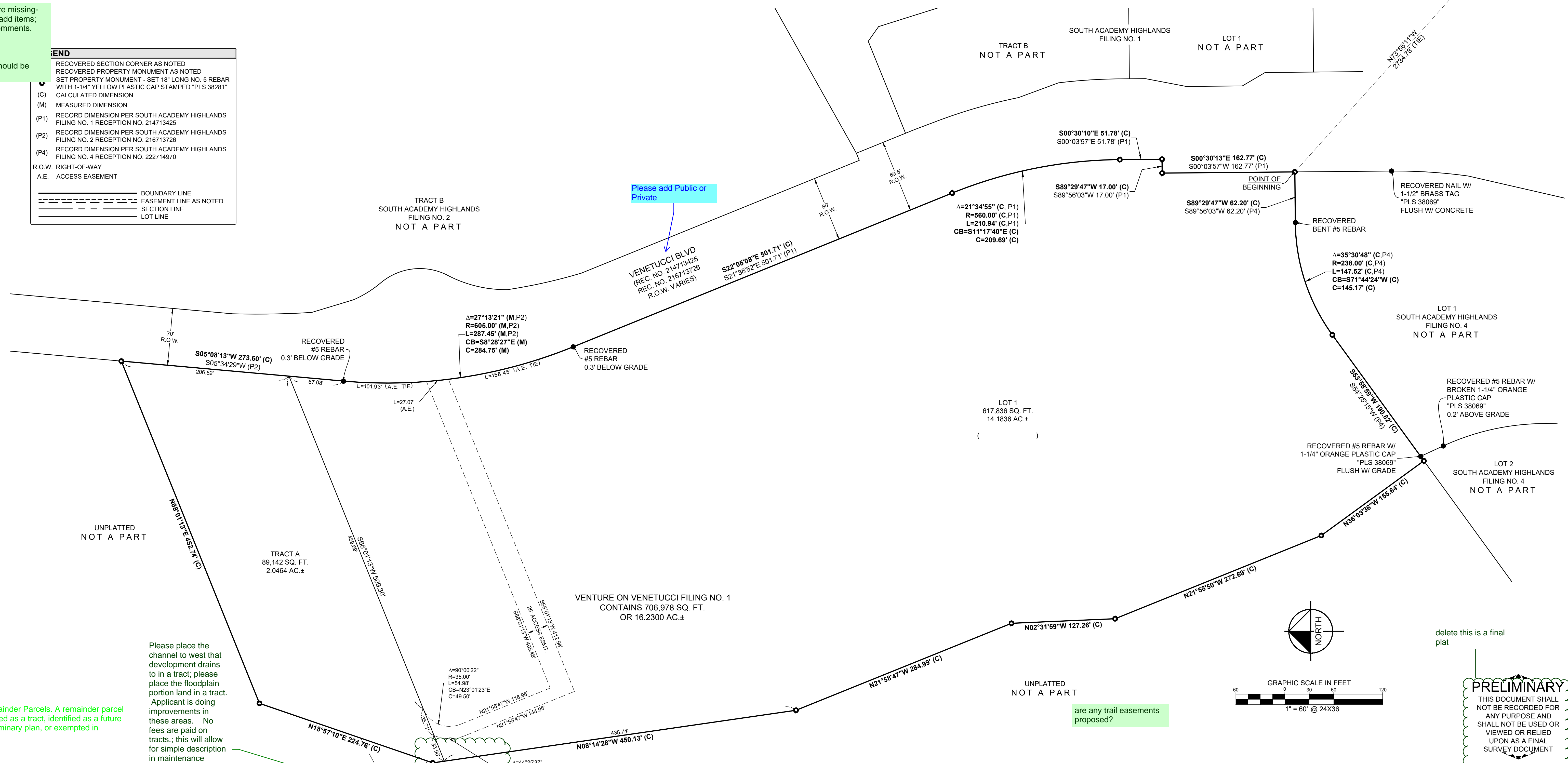
delete this is a final plat

(D) Planning Required for Remainder Parcels. A remainder parcel shall be at least 35 acres, platted as a tract, identified as a future phase consistent with the preliminary plan, or exempted in accordance with Chapter 7.

(d) Lots or Portions of Lots within Floodplain. (i) Lots Less than 2.5 Acres in Size. Lots less than 2.5 acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract. A special district, HOA, or other corporate entity shall be designated to maintain the tract unless otherwise provided by this Code.

Please place the channel to west that development drains to in a tract; please place the floodplain portion land in a tract. Applicant is doing improvements in these areas. No fees are paid on tracts.; this will allow for simple description in maintenance agreements and make it very clear what is open channel area and what is to be future development when land is sold.

provide easement and place adj channel in tract. NO fees are due on tracts



No.	DATE	REVISION DESCRIPTION
1	2024/11/12	REV.

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	2024-11-05	096302017	2 OF 2

D:\WORK\2024\11\2024_11_14_AJL\ASL\RAWED 11/15/2024 8:08 AM

V1_Final Plat Drawings.pdf Markup Summary

dsdparsons (27)



Subject: Owner Certification
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:54:25 AM
Status:
Color: ■
Layer:
Space:

Land Owner Certification

In Witness Whereof:

HAS EXECUTED THESE PRESENTS THIS
_____ DAY OF _____
20__ A.D. , A COLORADO LIMITED LIABILITY
COMPANY

AUTHORIZED AGENT, MANAGER

State of Colorado

County of _____

Signed before me on _____,
20____

by _____
(name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)

Note Regarding Reports on File:
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 (other; modify
based upon specific reports)

Subject: Reports on File
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:52:47 AM
Status:
Color: ■
Layer:
Space:

Note Regarding Reports on File:
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; (other; modify
based upon specific reports)

Access:
No driveway shall be established unless an access permit has been granted by City of Fountain

Subject: Access
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:52:00 AM
Status:
Color: ■
Layer:
Space:

Access:
No driveway shall be established unless an access permit has been granted by City of Fountain

Private Roads:
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.

Subject: Private Road
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:52:08 AM
Status:
Color: ■
Layer:
Space:

Private Roads:
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.

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.

Subject: Easements
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:52:15 AM
Status:
Color: ■
Layer:
Space:

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.

Water
wastewater
electric
gas provided
by _____

Subject: Planner
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:52:24 AM
Status:
Color: ■
Layer:
Space:

Water
wastewater
electric
gas provided by _____

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

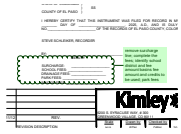
Subject: Soils & Geology
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:52:34 AM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Small Lot Development
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:52:43 AM
Status:
Color: ■
Layer:
Space:

The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.



Subject: Planner
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:56:02 AM
Status:
Color: ■
Layer:
Space:

remove surcharge line; complete the fees; identify school district and fee amount basins fee amount and credits to be used; park fees



Subject: BoCC Certification
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:53:56 AM
Status:
Color: ■
Layer:
Space:

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but 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



Subject: PCD Director
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:54:09 AM
Status:
Color: ■
Layer:
Space:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

 Planning and Community Development Director



Subject: Tract Acceptance
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:54:28 AM
Status:
Color: ■
Layer:
Space:

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature)

President

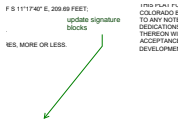
State of Colorado
 County of _____

Signed before me on _____, 20____
 by _____
 (name(s) of individual(s) making statement).

 (Notary's official signature)

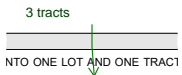
 (Title of office)

 (Commission Expiration)



Subject: Callout
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:54:53 AM
Status:
Color: ■
Layer:
Space:

update signature blocks



Subject: Callout
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:55:12 AM
Status:
Color: ■
Layer:
Space:

3 tracts



Subject: Text Box
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:55:19 AM
Status:
Color: ■
Layer:
Space:

add notes

DOES NOT CONSTITUTE A TITLE SEARCH BY KIM WILSON. OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION WITH THAT OF ADJACENT TRACTS. OWNER REGARDING EASEMENTS, RIGHTS-OF-WAY OR TENCING: RELIED UPON TITLE COMMITMENT FILE NO. 1096302017-1. LIST ENCUMBRANCES AS NOTES.
OWNER IS RESPONSIBLE FOR MAINTAINING OF THEIR PROPERTY. DRAINAGE EASEMENTS AS SPECIFIED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE NOTED. LANDSCAPING THAT COULD IMPEDE THE FLOW OF WATER.

Subject: Text Box
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:55:47 AM
Status:
Color: ■
Layer:
Space:

list encumbrances as notes



Subject: Subdivision Improvements
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/16/2024 11:57:13 AM
Status:
Color: ■
Layer:
Space:

Public and Common Subdivision Improvements: 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 Department Director 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 Department 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.



Subject: Image
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/18/2024 2:02:40 PM
Status:
Color: ■
Layer:
Space:

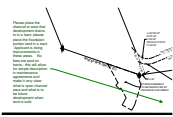


Subject: Image
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/18/2024 2:03:14 PM
Status:
Color: ■
Layer:
Space:

constraints some in tract some to be mitigated...

Subject: Callout
Page Label: [1] 096302017 Venetucci Plat-1
Author: dsdparsons
Date: 12/18/2024 2:03:33 PM
Status:
Color: ■
Layer:
Space:

constraints some in tract some to be mitigated...



Subject: Callout
Page Label: [2] 096302017 Venetucci Plat-2
Author: dsdparsons
Date: 12/16/2024 11:50:15 AM
Status:
Color: ■
Layer:
Space:

Please place the channel to west that development drains to in a tract; please place the floodplain portion land in a tract. Applicant is doing improvements in these areas. No fees are paid on tracts.; this will allow for simple description in maintenance agreements and make it very clear what is open channel area and what is to be future development when land is sold.

(d)Lots or Portions of Lots within Floodplain.
 (i)Lots Less than 2.5 Acres in Size. Lots less than 2.5 acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract. A special district, HOA, or other corporate entity shall be designated to maintain the tract unless otherwise provided by this Code.

Subject: Text Box
Page Label: [2] 096302017 Venetucci Plat-2
Author: dsdparsons
Date: 12/16/2024 11:50:17 AM
Status:
Color: ■
Layer:
Space:

(d)Lots or Portions of Lots within Floodplain.
 (i)Lots Less than 2.5 Acres in Size. Lots less than 2.5 acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract. A special district, HOA, or other corporate entity shall be designated to maintain the tract unless otherwise provided by this Code.

(D)Planning Required for Remainder Parcels. A remainder parcel shall be at least 35 acres, platted as a tract, identified as a future phase consistent with the preliminary plan, or exempted in accordance with Chapter 7.

Subject: Text Box
Page Label: [2] 096302017 Venetucci Plat-2
Author: dsdparsons
Date: 12/16/2024 11:50:19 AM
Status:
Color: ■
Layer:
Space:

(D)Planning Required for Remainder Parcels. A remainder parcel shall be at least 35 acres, platted as a tract, identified as a future phase consistent with the preliminary plan, or exempted in accordance with Chapter 7.

several items from the checklist are missing please mark the checklist off and add items; Checklist is uploaded to review comments.
 Is SIA for off-site improvements should be completed - discuss w staff

Subject: Planner
Page Label: [2] 096302017 Venetucci Plat-2
Author: dsdparsons
Date: 12/16/2024 11:50:39 AM
Status:
Color: ■
Layer:
Space:

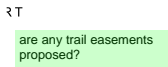
several items from the checklist are missing please mark the checklist off and add items; Checklist is uploaded to review comments.

Is SIA for off-site improvements should be completed - discuss w staff



Subject: Planner
Page Label: [2] 096302017 Venetucci Plat-2
Author: dsdparsons
Date: 12/16/2024 11:51:06 AM
Status:
Color: ■
Layer:
Space:

delete this is a final plat



Subject: Planner
Page Label: [2] 096302017 Venetucci Plat-2
Author: dsdparsons
Date: 12/16/2024 11:51:19 AM
Status:
Color: ■
Layer:
Space:

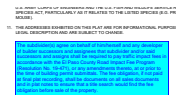
are any trail easements proposed?



Subject: Planner
Page Label: [2] 096302017 Venetucci Plat-2
Author: dsdparsons
Date: 12/16/2024 11:51:36 AM
Status:
Color: ■
Layer:
Space:

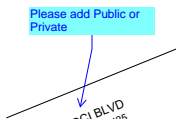
provide easement and place adj channel in tract.
 NO fees are due on tracts

Bret (2)



Subject: Road Impact Fees:
Page Label: [1] 096302017 Venetucci Plat-1
Author: Bret
Date: 12/13/2024 1:57:28 PM
Status:
Color: ■
Layer:
Space:

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.



Subject: Engineer
Page Label: [2] 096302017 Venetucci Plat-2
Author: Bret
Date: 12/13/2024 1:45:27 PM
Status:
Color: ■
Layer:
Space:

Please add Public or Private