

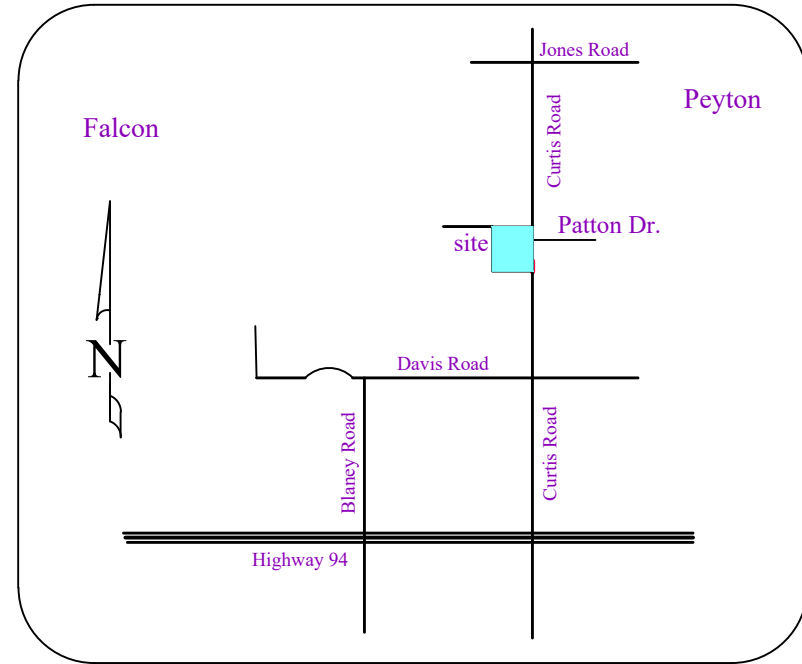
Wyoming Estates Filing No. 2 - Preliminary

A Replat of Lots 1 and 4 Wyoming Estates as recorded under reception no. 221714871, dated December 14, 2021

The Southeast Quarter of the Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado

This part needs to be removed. This is not applicable language to the preliminary plan, but should be included on the final plat for Filing 2.

Shouldn't this title block just say "Wyoming Estates"? The preliminary plan is supposed to cover the area encompassed by both filings.



VICINITY MAP
Not to Scale

Boundary line should cover all lots within both filings.

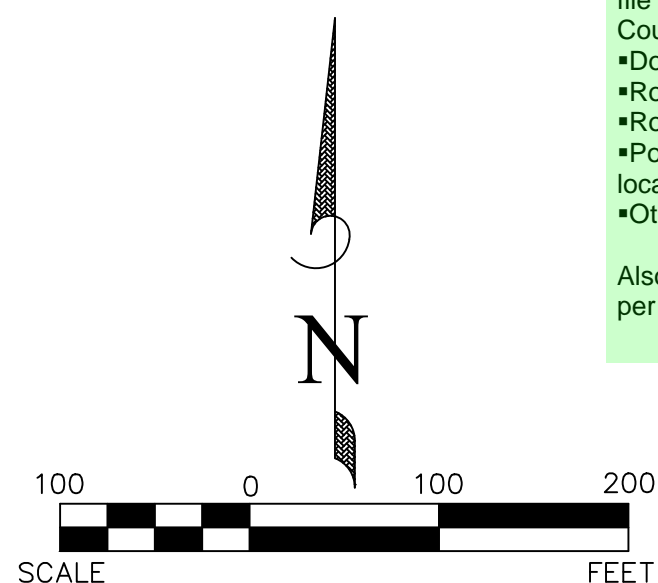
Easements are not depicted.

Include the name and ownership of all adjoining properties, including public lands. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation.

Depict the location of the fire cistern.

Include the Soil and Geology Condition note: (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:

Also identify in the note whether engineered OWTS is required per the soils & geology report.



Scale 1 inch = 100 feet

Units of Measure: U.S. Survey Foot

Update to reflect the entire property

Total Acreage:

Lot 1 = 5.13 Acres
Lot 2 = 5.41 Acres
Lot 3 = 9.44 Acres
Lot 4 = 6.36 Acres
Total = 26.34 Acres

Fees are not applicable with a preliminary plan. Please remove.

Service Providers:

Falcon Fire Protection District
Mountain View Electric Assoc.
El Paso Co. Telephone
Individual Sewage Disposal Systems
Domestic Wells

Fees:

Park Fee: _____
School Fee: _____
Surcharge: _____
Fee: _____

Notes:

- This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Guardian Title Agency, File Number 3117923-03736, dated August 23, 2023.
- "The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability."
- There shall be no direct lot access to Curtis Road.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.
- 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 elevated based on a 300-year aquifer life. Applicants, the Home Owners Association, 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.
- Existing Domestic Well Permit and existing well.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All Property owners are responsible for maintaining proper storm 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.

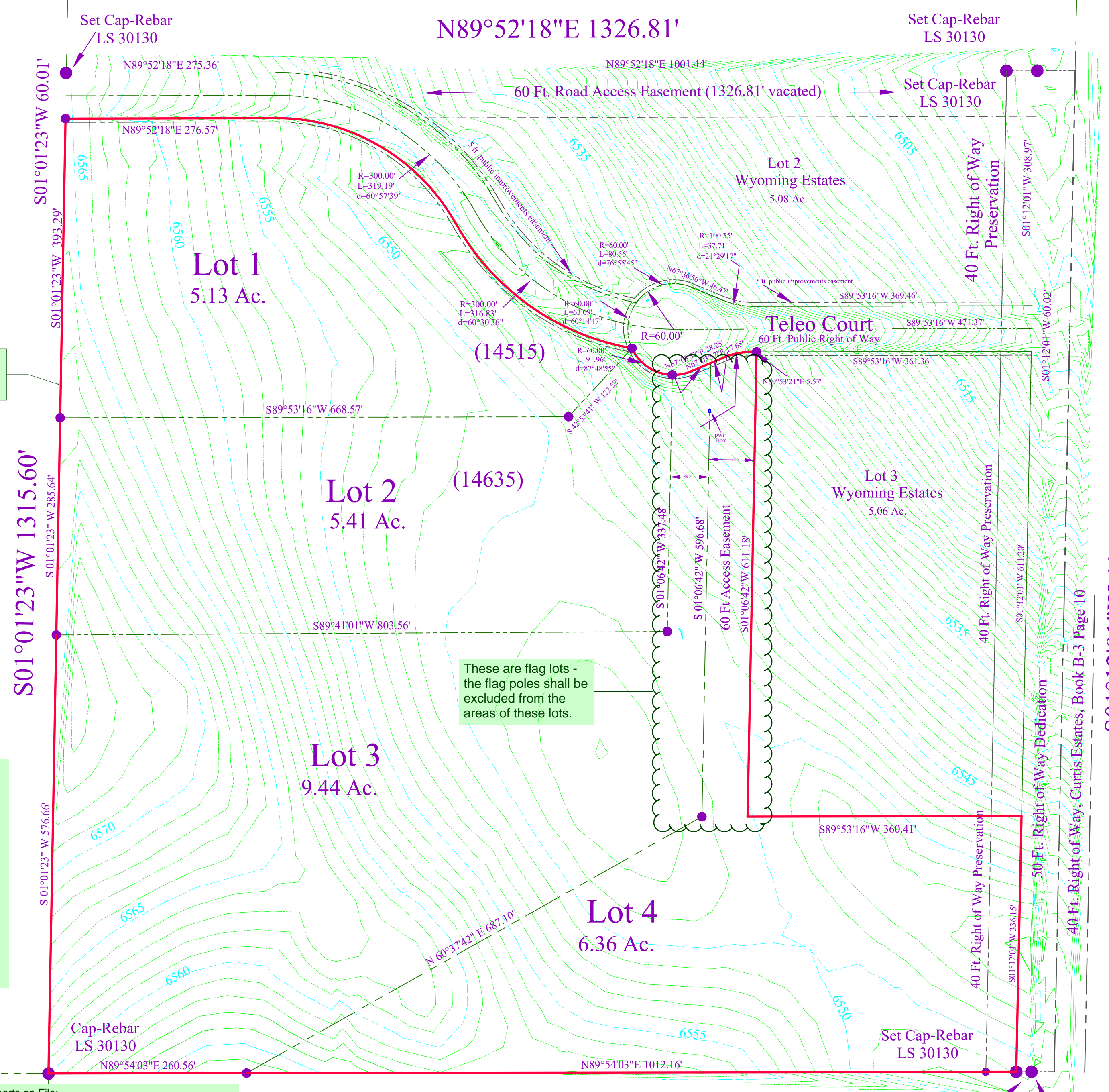
Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department:
Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 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 Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
- The following reports have been submitted and are on file at the Department of Development: Soils and Geological, Water Supply, Drainage Report and Sewage Disposal.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.
- No Street
- Delete this, as it is duplicative of Note 8.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject of change.
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance. The road impact fee is based on the established rate at the time of building permit application.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Telee Point Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to the length, some of the driveways will need to be specifically approved by the Falcon Fire Protection District.
- This site, WYOMING ESTATES FILING NO. 2 is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Numbers 08041C0568G, 08041C0785G, effective December 7, 2018.

N89°54'03"E 1272.72'
Basis of Bearings

delete

- This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Guardian Title Agency, File Number 3117923-03736, dated August 23, 2023.
- Delete this note, as it is duplicative of Note 1.
- across portions of the NE1/4 Section 33, as recorded in Book 1980 at Page 444.
- Item 11: Mount County Clerk as Item 12: El Paso County Clerk and Recorder, dated February 11, 1983 in Book 3673 at Page 861.
- Item 14: A perpetual non-exclusive easement for ingress and egress purposes along the North 60 feet of SE1/4 NE1/4 of Section 33, T13S, R64W of the 6th P.M., as recorded by El Paso County Clerk and Recorder, dated January 7, 1986 in Book 3956 at Page 1540.
- Assumed Basis of Bearings being a portion of the East-west centerline of said Section 33, T14S, R67W of the 6th P.M. County of El Paso, State of Colorado, beginning at the Southwest corner of the SE1/4 NW1/4 of said Section 33, being a 2.5 inch alum. cap LS 28658 marked c-w/116, thence coincident with said East-west centerline on a bearing of N89°54'03"E, 3938.66 feet to the point of terminus being a 30 foot offset witness corner of the Southeast corner of the SE1/4 NE1/4 of said Section 33, being a 2.5 inch alum. cap LS 23890 marked wc 30'.
- 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.



These are flag lots - the flag poles shall be excluded from the areas of these lots.

Curtis Road
90 Ft. Right of Way

Know All Men By These Presents:
That the undersigned, Shawn Shaffer President, Home Run Restorations, Inc., being the owner of the following described tract of land:

To Wit:

Lots 1 and 4 Wyoming Estates as recorded under Reception No. 221714871, dated December 14, 2021. County of El Paso, State of Colorado.
Legal description should be the entire property, not just Lots 1 and 4.

Owner:
Shawn Shaffer
Home Run Restorations, Inc.
5090 Wiley Road
Peyton CO 80831-7447
Email: hrrestorations@gmail.com

Drainage Engineer:
Richard Gallegos P.E.
Michael A. Bartusek P.E.
RESPEC
121 S. Tejon St., Suite 1110
Colorado Springs, CO 80903
719-640-6057

Land Surveyor:
Joseph E. Alessi, PLS
Alessi and Associates, Inc.
2989 Broadmoor Valley Road Suite C
Colorado Springs, CO 80906
719-540-8832

Soil Engineer
Jared R. Dumke, P.E.
Professional Engineer
JDM Consulting, LLC

Geologist/Hydrogeologist
Julia M. Murphy MS PG
Professional Geologist/Hydrogeologist
Ground Water Investigations

Zone:
RR-5 Residential 5 Acre

Topography:
1 Ft. Contour Interval

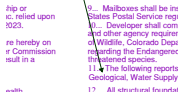
ALESSI
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 Fax 719/540-2781

The SE1/4 of the NE 1/4 of Section 33, Township 13 South, Range 64 West
6th Principle Meridian, El Paso County, Colorado

Job No. 231137 Wyoming Estates Filing No. 2 DATE June 16, 2023
PCD File No. MS196

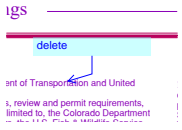
MDT_V1_Preliminary Plan Drawings.pdf Markup Summary

Arrow (1)



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Author: Ryan Howser
Date: 10/25/2023 11:02:38 AM
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Callout (2)

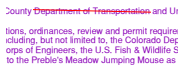


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Subject: Callout
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Author: lpackman
Date: 10/25/2023 10:50:53 AM
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Line (1)



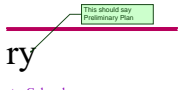
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Planner (14)



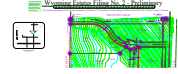
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Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 10:52:02 AM
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Shouldn't this title block just say "Wyoming Estates" ? The preliminary plan is supposed to cover the area encompassed by both filings.



Subject: Planner
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Author: Ryan Howser
Date: 10/25/2023 10:51:27 AM
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This should say Preliminary Plan



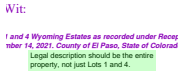
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Author: Ryan Howser
Date: 10/25/2023 10:52:00 AM
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This part needs to be removed. This is not applicable language to the preliminary plan, but should be included on the final plat for Filing 2.



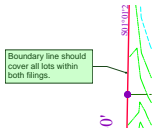
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Preliminary Plan



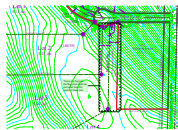
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Date: 10/25/2023 10:55:56 AM
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Legal description should be the entire property, not just Lots 1 and 4.



Subject: Planner
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 10:56:47 AM
Status:
Color: ■
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Space:

Boundary line should cover all lots within both filings.



Subject: Planner
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 10:57:59 AM
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Color: ■
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Space:

These are flag lots - the flag poles shall be excluded from the areas of these lots.

Easements are not depicted.

Subject: Planner
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 10:59:17 AM
Status:
Color: ■
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Space:

Easements are not depicted.

Include the name and ownership of all adjoining properties, including public lands. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation.

11/23/2023 11:15 AM

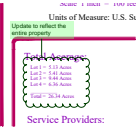
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Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 11:00:45 AM
Status:
Color: ■
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Include the name and ownership of all adjoining properties, including public lands. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation.

Depict the location of the fire cistern.

Subject: Planner
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 11:00:56 AM
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Depict the location of the fire cistern.



Subject: Planner
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 11:01:32 AM
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Update to reflect the entire property



Subject: Planner
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 11:01:57 AM
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Fees are not applicable with a preliminary plan. Please remove.

other agency requirements, or any, of applicable agencies including, but not limited to, the State Department of Transportation, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, and U.S. Fish and Wildlife Service.
The following reports have been submitted and are on file at the Design Engineer, Water Supply, Design Permit and Design Division.
All structural foundations shall be located and designed by a Professional Engineer licensed in the State of Texas and shall be recorded by contract requirements and as required.
No Site Details this, as it is duplicative of Note 8, of which you may refer.
The addresses exhibited on this plan are for informational purposes only and are subject to change.
Property within this subdivision is subject to the terms and provisions of a prior subdivision for C-1 and any subsequent subdivisions. Fees for (in full) the cost of building permit insurance. The road impact fee to be applied to all lots within the subdivision shall be as required by the applicable provisions of the current Land Development Code Sections 6.3.2, 6.3.3 and 6.3.5.

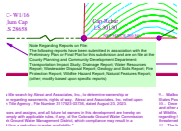
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Delete this, as it is duplicative of Note 8.

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Author: Ryan Howser
Date: 10/25/2023 11:06:38 AM
Status:
Color: ■
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Space:

Delete this note, as it is duplicative of Note 1.

Reports on File (1)



Subject: Reports on File
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 11:02:32 AM
Status:
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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)

Soils & Geology (1)



Subject: Soils & Geology
Page Label: [1] Preliminary Plat
Author: Ryan Howser
Date: 10/25/2023 11:05:54 AM
Status:
Color: ■
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Include the Soil and Geology Condition note: (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:

Also identify in the note whether engineered OWTS is required per the soils & geology report.