

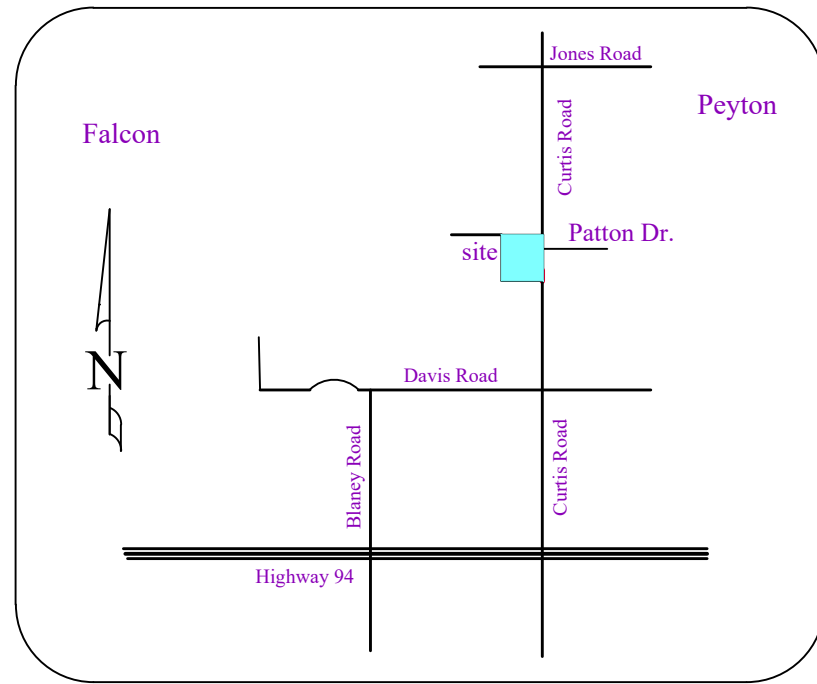
Wyoming Estates - Preliminary Plan

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

Dozier Jo Ellen & William,
14390 Teleso Ct
Peyton CO 80831, 4333003001

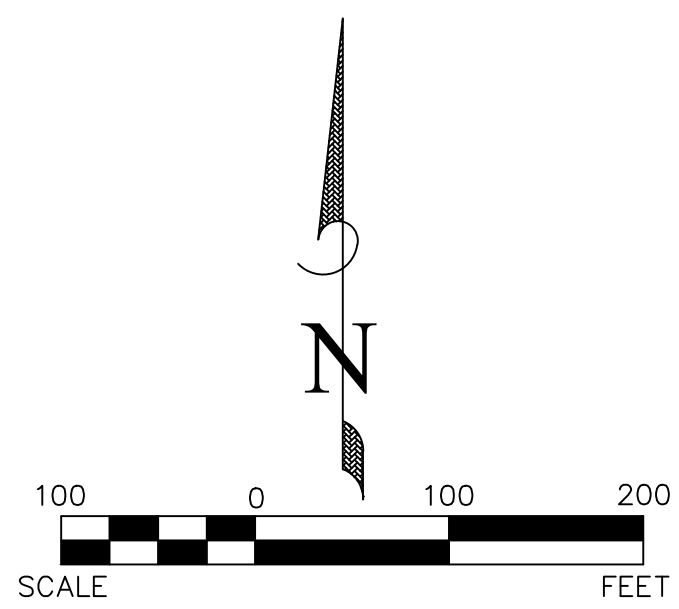
Solberg Living Trust, 2550 Slocum Rd
Peyton CO 80831, 430000558

Scribner Judith L, 15910 Willie Ln
Peyton CO 80831, 430000559



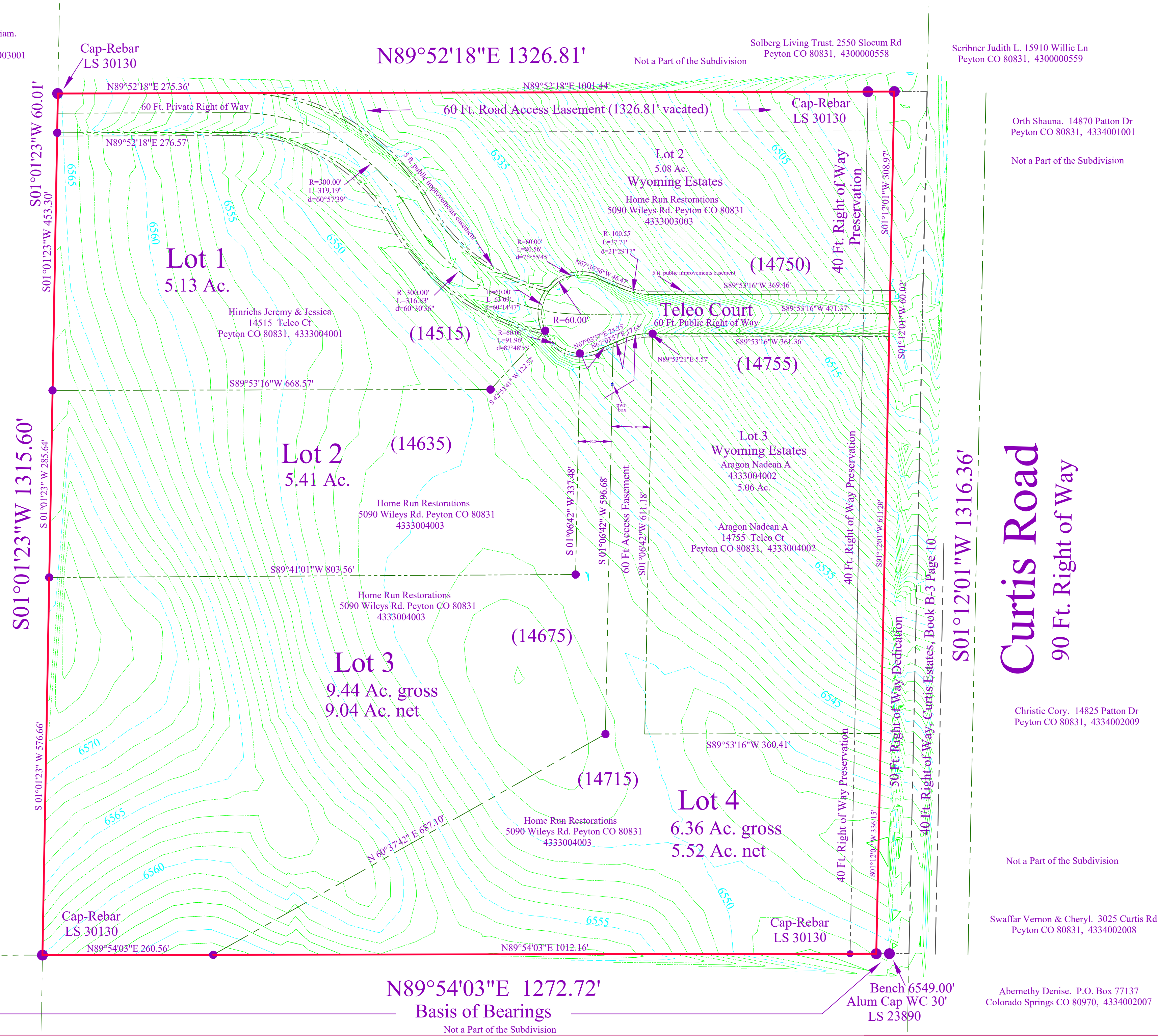
VICINITY MAP
Not to Scale

Previous comments not addressed from 1st and 2nd reviews. Easements are not depicted. Depict all easements (drainage, utility, etc.)



Scale 1 inch = 100 feet

Units of Measure: U.S. Survey Foot



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:

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

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

Flood Statement:

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.

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

Service Providers:

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

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.

- Mailboxes shall be installed in accordance with all El Paso County 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 in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report;
- 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.
- Blank
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to 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 Teleso 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.
- Blank

What is the purpose of these blank notes? Please remove these.

This note has been deleted. Please put it back. 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

- 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, LLC, File Number 3117418-07798 C-3, dated April 18, 2019, Schedule B-Section II
- American Telephone and Telegraph Company Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated October 14, 1963 in Book 1980 at Page 444.
- Mountain View Electric Association Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated July 3, 1972 in Book 2502 at Page 569.
- El Paso County Mutual Telephone Company Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated August 17, 1973 in Book 2614 at Page 346.
- Mountain View Electric Association Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated February 11, 1983 in Book 3673 at Page 861.
- 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 2858 marked c-w1/16, 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.

You've also deleted the soils & Geology note. Please put it back.



ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tel: 719/540-8832
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 Preliminary Plan DATE January 8, 2024