

# KETTLE CREEK ESTATES FILING NO. 2

## A REPLAT OF LOT 1, KETTLE CREEK ESTATES LOCATED IN SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

Add "As Platted" and add current plat number #15184. This map should be to the left of the proposed plat for clarity. Recommend reorganizing the plat map and making the Title header smaller to allow more space for drawings and notes

**KNOW ALL MEN BY THESE PRESENTS** that, J + M, INVESTMENTS, LLC, is the owner's of the following described land:

**TO WIT**

LOT 1, KETTLE CREEK ESTATES, AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS UNDER RECEPTION NO. 223715184.

CONTAINING 5.13 ACRES MORE OR LESS

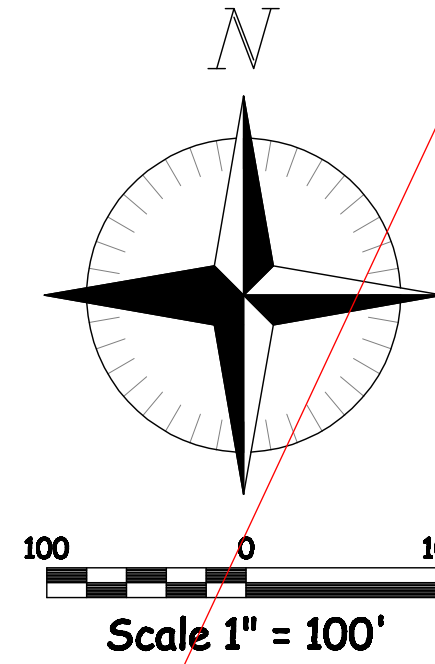
EL PASO COUNTY STATE OF COLORADO

**DEDICATION**

That, J + M INVESTMENTS, LLC, being the owner of the above described land being platted and/or subdivided in El Paso County, Colorado, under the name of KETTLE CREEK ESTATES same as shown on this plat and roads and other public areas as shown as easements for the installation and right to assign use or vacate is vested

Note: Additional comment will be provided to the drainage report and plat concerning a setback line or no build line from the floodplain due to scour and erosion. Please contact the review engineer.

Add adjacent parcel numbers for adjoining lots or parcels (missing) Add not part of subdivision for areas not included.



LEGEND:

- SET 1/2" X 18" REBAR, W/ 1" CAP L.S. NO. 37907
- ⊗ FOUND #37988 AL. CAP ON #5 REBAR
- FOUND 1/2" IRON PIPE
- ◁ FOUND ORANGE #32439 CAP ON #4 REBAR
- ⊕ FOUND #32439 ZAPPIT ON CONCRETE NAIL
- FOUND 1/2" IRON ROD
- ◁ FOUND #4 REBAR

LIMIT OF 100-YEAR FLOOD PLAN AND FLOOD ELEVATION

**REGISTERED LAND SURVEYOR'S CERTIFICATE**

I, MATTHEW J. KOCH, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on 8-2-2022, 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.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MATTHEW J. KOCH P.L.S. Date  
Colorado registered PLS # 37907

**ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT**

This plat for KETTLE CREEK ESTATES was approved for filing by the El Paso, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment Lot Line Adjustment 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 Recorder.

Reception No. \_\_\_\_\_

Planning and Community Development Director

**EASEMENT STATEMENT**

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 unless otherwise indicated. 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.

**COUNTY CLERK AND RECORD**

STATE OF COLORADO)  
COUNTY OF EL PASO)

This plat was filed for record in the office

County, Colorado, at \_\_\_\_\_

A.D. under reception number \_\_\_\_\_

EL PASO County Clerk & Recorder

Are there existing electric or gas easements per the original plat to depict. If any are to be vacated depict on as replatted drawing inset

Add no build and no storage of materials

label these as BFE and add Ft

Add easement boundary line for floodplain

Make this plat area larger add adjacent lot parcel #s

Name does not match Plat Title header

Should match the name of the subdivision Kettle Creek Estates Fil No 2

label AS PLATTED

Show parcel # and boundary and depict as not part of this subdivision

VICINITY MAP

N.T.S.

Add space for fee list to be paid at time of plat recordation  
Drainage Basin \_\_\_\_\_  
Bridge \_\_\_\_\_  
School \_\_\_\_\_

Remove

**CORNERSTONE**  
**LAND SURVEYING, L.L.C.**  
1022 PHAY AVE.  
CAÑON CITY, COLORADO 81212  
719-275-8881

PCD File # VR246

JOB NO. KETTLECREEK 8-18-2023

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:  
•Dropslope 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.

bedrock constraint add to GEO note above, floodway hazard add to custom note above; Please incorporate CGS comments into customizable note also

has subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By JAY D STONER - MEMBER

**NOTARY STATEMENT**  
The foregoing instrument was acknowledged before me this 20\_\_\_\_, by JAY D STONER.

My commission expires \_\_\_\_\_  
My address is \_\_\_\_\_  
Witness my hand and official seal

Notary Public

Add the following notes:  
1. 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)  
2. All property owners are responsible for maintaining proper storm water 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.  
3. 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).  
4. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building

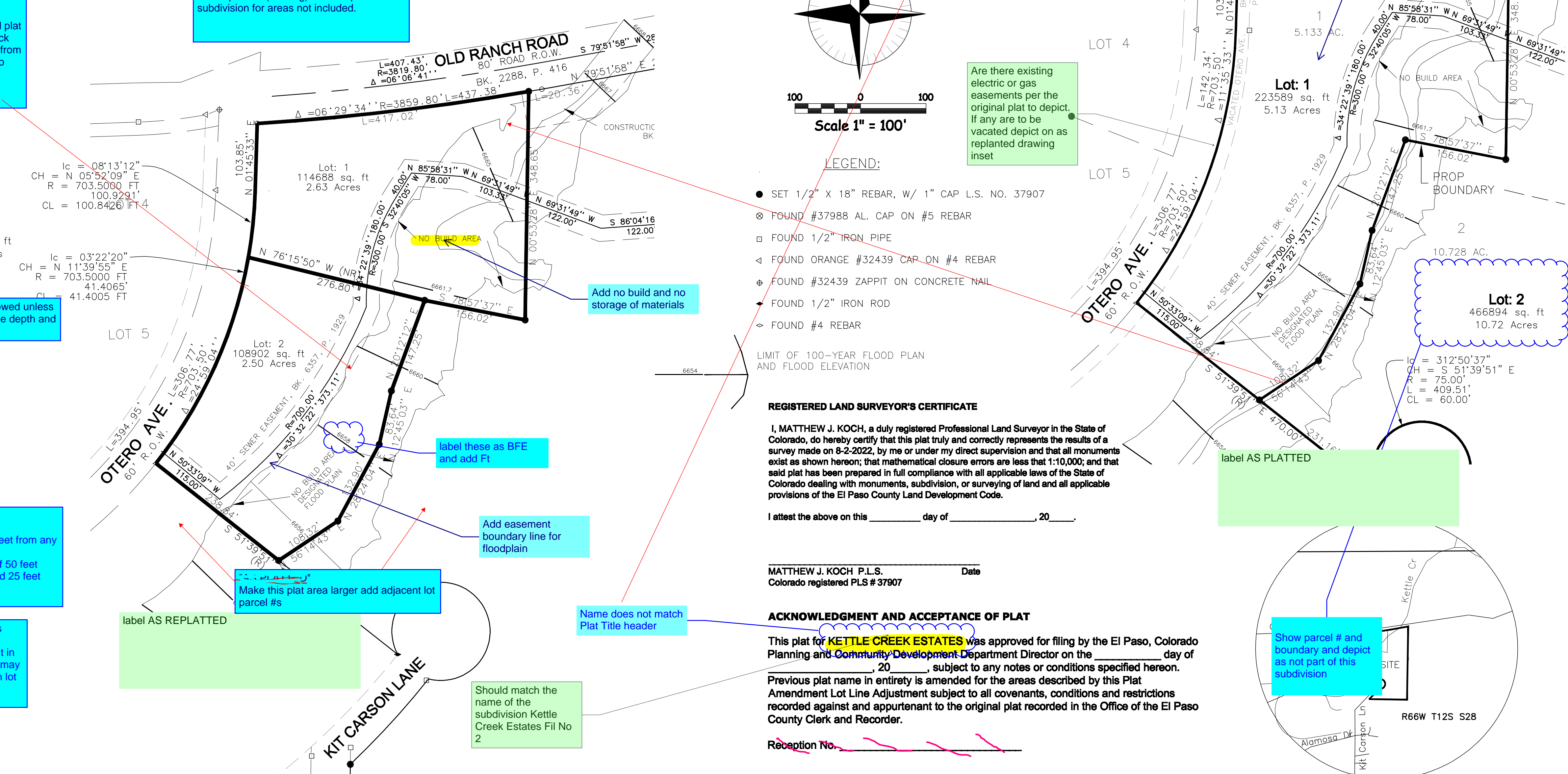
Include the net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

When the Property is Subject to Existing or Proposed Covenants:  
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

Add note: 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

NOTICE  
ACCORDING TO C.R.S. 13-80-105, 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 CERTIFICATE SHOWN HEREON.

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.

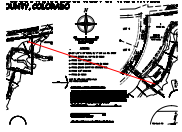


# V1\_Final Plat Drawings.pdf Markup Summary

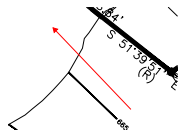
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## Arrow (5)

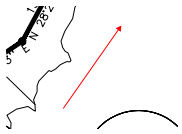
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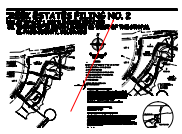
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BoCC Certification (1)

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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

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Callout (5)

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Add no build and no storage of materials



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Add "As Platted" and add current plat number #15184. This map should be to the left of the proposed plat for clarity. Recommend reorganizing the plat map and making the Title header smaller to allow more space for drawings and notes



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Add easement boundary line for floodplain

LOT 1, KITTLE CREEK ESTATES, AS RECORDED IN THE REC  
CLERK AND RECORDER'S UNDER RECEPTION NO. 22371519  
CONTAINING 3.13 ACRES MORE OR LESS  
EL PASO COUNTY  
STATE OF TEXAS  
PRELIMINARY  
That J + B INVESTMENTS, L.L.C., being the owner of the site  
and subject to all laws, ordinances, rules and regulations of the  
City of El Paso, Texas, do hereby certify that the information  
herein is true and correct to the best of their knowledge, and  
that the same is being furnished to the public as required by law.

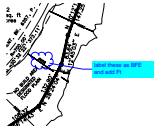
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OF

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### Cloud+ (4)

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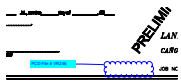
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label these as BFE and add Ft



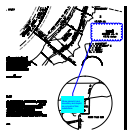
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Name does not match Plat Title header



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PCD File # VR246



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Show parcel # and boundary and depict as not part of this subdivision

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### Covenants (1)

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When the Property is Subject to Existing or Proposed  
Covenants  
All property within this subdivision is subject to a  
Declaration of Covenants as recorded at  
Reception No. \_\_\_\_\_, of the records of  
the El Paso County Clerk and Recorder.

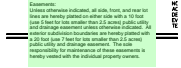
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When the Property is Subject to Existing or  
Proposed Covenants:  
All property within this subdivision is subject to a  
Declaration of Covenants as recorded at  
Reception No. \_\_\_\_\_, of the records of  
the El Paso County Clerk and Recorder.

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## Easements (1)

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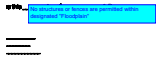
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**Easements:**  
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior 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.

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## Floodplain: (1)

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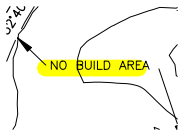
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No structures or fences are permitted within designated "Floodplain"

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## Highlight (4)

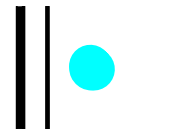
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Line (1)

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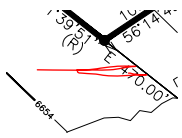
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Pen (6)

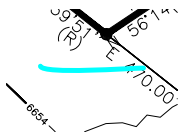
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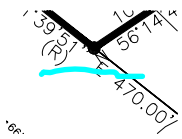
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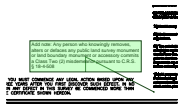
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Planner (12)

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Add note: 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



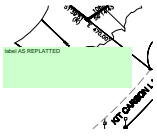
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Include the net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.



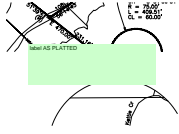
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Add the following notes:  
1. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; 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)  
2. All property owners are responsible for maintaining proper storm water 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.  
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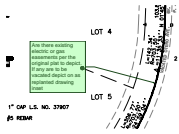
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label AS REPLANTED



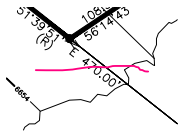
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label AS PLATTED



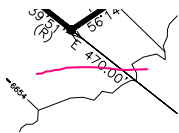
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Are there existing electric or gas easements per the original plat to depict. If any are to be vacated depict on as replanted drawing inset



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Should match the name of the subdivision Kettle Creek Estates Fil No 2



bedrock constraint  
add to GEO note  
above; floodway  
hazard add to  
custom note  
above; Please  
incorporate CGS  
comments into  
customizable note  
also.

7/18/2024 3:32:34 PM  
By  
NGT  
The

**Subject:** Planner  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/18/2024 3:32:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

bedrock constraint add to GEO note above,  
floodway hazard add to custom note above;  
Please incorporate CGS comments into  
customizable note also

used in the office of the County Clerk and Recorder  
At, on this day of  
creation of lot  
requires PC and  
BOCC

**Subject:** Planner  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/18/2024 3:29:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

creation of lot requires PC and BOCC

This plan for PC & BOCC SETBACKS was approved for  
Planning and Community Development Department  
Planning and Community Development Director  
STATEMENT OF WORK

**Subject:** Planner  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/18/2024 3:29:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

\

### Soils & Geology (1)

Soils 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  
**Author:** dsdparsons  
**Date:** 7/18/2024 3:25:52 PM  
**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.

### Text Box (10)

Add note in regard to On-site wastewater systems  
Absorption field must be located a minimum of 100  
feet from any well, including those on adjacent  
properties.  
Absorption fields must also be located a minimum  
of 50 feet from any drainages, floodplains, or  
ponded areas and 25 feet from dry gulches."

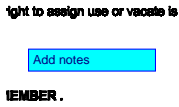
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/17/2024 5:12:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add note in regard to On-site wastewater systems  
Absorption field must be located a minimum of 100  
feet from any well, including those on adjacent  
properties.  
Absorption fields must also be located a minimum  
of 50 feet from any drainages, floodplains, or  
ponded areas and 25 feet from dry gulches."



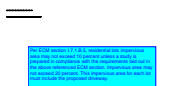
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/18/2024 3:51:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

"AS PLATTED"  
 Make this plat area larger add adjacent lot parcel #s



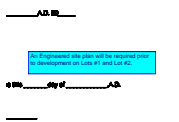
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/17/2024 5:04:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add notes



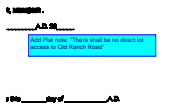
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/17/2024 3:41:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per ECM section 1.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.



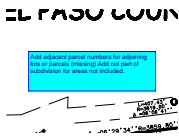
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/17/2024 3:43:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

An Engineered site plan will be required prior to development on Lots #1 and Lot #2.



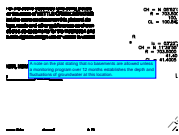
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/17/2024 4:25:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add Plat note: "There shall be no direct lot access to Old Ranch Road"



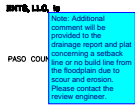
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/17/2024 4:42:22 PM  
**Status:**  
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**Space:**

Add adjacent parcel numbers for adjoining lots or parcels (missing) Add not part of subdivision for areas not included.



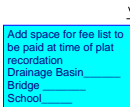
**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/17/2024 5:04:21 PM  
**Status:**  
**Color:** ■  
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A note on the plat stating that no basements are allowed unless a monitoring program over 12 months establishes the depth and fluctuations of groundwater at this location.



**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/18/2024 7:14:41 AM  
**Status:**  
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Note: Additional comment will be provided to the drainage report and plat concerning a setback line or no build line from the floodplain due to scour and erosion. Please contact the review engineer.



VIC

**Subject:** Text Box  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 7/18/2024 7:33:30 AM  
**Status:**  
**Color:** ■  
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**Space:**

Add space for fee list to be paid at time of plat recordation  
 Drainage Basin \_\_\_\_\_  
 Bridge \_\_\_\_\_  
 School \_\_\_\_\_