



2880 International Circle, Suite 110  
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 www.elpasoco.com

**EL PASO COUNTY PLANNING AND  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT**

**SUBDIVISION PLAT CHECKLIST**

Revised: July 2019

<b>Subdivision Plat</b>		
<p>The purpose of a subdivision plat, which includes plats for new subdivisions and vacations and replats, is to provide the information necessary to establish a subdivision of land in conformance with the LDC, County Engineering Standards, and State law. The plat map is an accurate survey of a subdivision showing the lots and tracts including the bearings and distances associated with all property lines and dedications, the size and location of any existing or proposed buildings, the location of lots in relation to abutting streets, rights-of-way and other public land dedications, easement dedications, and other details concerning the layout of the subdivision. The plat is one of the documents utilized to finalize land ownership and related interests within the proposed subdivision boundaries.</p>		
	<b>Applicant</b>	<b>PCD</b>
<p><b>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</b></p>	<b>✓</b>	Office use only
<b>Map Content</b>		
<b>Sheet Size</b>		
The sheet size shall be 24 inches by 36 inches, including a minimum one inch border.		
<b>Scale</b>		
<p>Each sheet of the plat shall be drawn to the same scale. The scale shall be one inch equals 100 feet (1 inch = 100 feet) or a scale of one inch equals 50 feet (1 inch = 50 feet) unless the PCD Director approves a larger or smaller scale. In the event a single sheet is not practicable, multiple sheets may be used. No lot shall be split between sheets. When using multiple sheets, a key map shall be provided on the first page, and on each sheet thereafter and matchlines shall be depicted. <b>CRS-38-50-101, 38-51-106</b></p>		
<b>Map Content</b>		
<b>1</b>	Title Block and Reference Information	
	Name of subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. If the subdivision is a replat of a previously approved subdivision, the replat information shall be included in the subtitle. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC. <b>CRS-38-50-101</b>	
	Name, address and telephone number of the owner of record located in the lower right hand corner,	
	Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet, <b>CRS-38-50-101</b>	
	Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable), <b>CRS-35-51-106</b>	
	Date of submission with provisions for dating revisions located in the lower right hand corner, and	
	Vicinity map (scale of 1 inch =2000 feet in general scale preferred, but does not have to be a scaled drawing) showing the subdivision in relation to section lines and existing or proposed streets within one mile. <b>CRS-38-50-101</b>	
<b>2</b>	Survey and Associated Information	
	The plat shall represent an accurate and complete Monumented Land Survey pursuant to C.R.S. §38-51-102. A traverse of boundaries when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in ten thousand (10,000). The Monumented Land Survey shall be an accurate reflection of the legal description. The method of description shall be by use of metes and bounds, except that in a replat the subdivision, tract, or lot may be used. The survey and monumentation shall conform to the requirements of Section 7.2.6 of the LDC. The survey information depicted on the plat shall include: <b>CRS-38-50-10, 35-50-101</b>	



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	<p>A certified legal boundary description showing the location and dimension of all boundary lines and monuments of the property proposed to be subdivided expressed in feet and hundredths of a foot prepared by a registered land surveyor. Total acreage and surveyed description of the area. The legal description for the subdivision shall be included in the following format: "A parcel of land in the 1/4 of Section XX, Township XX South, Range XX West, of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:" The legal description that follows this introduction may be by one of the following two means: (1) by metes and bounds, incorporating a complete traverse and meeting the accuracy standards described above (Note: The area to the nearest one-hundredth of an acre (.01) more or less shall be included.); or (2) by subdivision and lot numbers (Note: This method may only be used if the area being subdivided encompasses one contiguous area within one existing subdivision and does not include any existing right-of-way. The area to the nearest one hundredth of an acre (.01) more or less shall be included),</p>		
	<p>Identification of the point of beginning. The Point of Beginning of the plat shall be tied to two (2) or more section or quarter section corners. Two of the corners shall be adjacent. The monument found/set at the section or quarter section corners must be described on the plat,</p>		
	<p>A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. The existing monuments that define the reference line shall be included on the plat. One of the following methods of establishing a basis of bearing shall be used: (1) solar or polaris observation - the date of the observation and the method used shall be included in the basis of bearing note; or (2) GPS observations on the monuments at each end of the reference line (Note: The observations shall be of sufficient time to ensure an accurate bearing. The methodology and length of the observation session shall be included in the basis of bearing note,</p>		
	<p>Where the exterior boundary lines of the plat show bearings and distances which vary from those recorded in adjoining plats or surveys, a note shall be placed along those lines, in parenthesis, stating the recorded bearing and distance and the reception number of the adjoiners, as shown in the following form:      NXX°XX'XX"X (Recorded as NXX°XX'XX"X with Reception #XXXXX),</p>		
	<p>Data determining the location, bearing and length of all lines and the location of all monuments which are sufficient to establish boundaries and locate the monuments including a description of all monuments, both found and set, which mark the boundaries of the property, and a description of all control monuments used in conducting the survey. At a minimum, this shall include: (1) the lengths of all lines and the radii, internal angles, points of curvature, arc and chord lengths, and bearing; (2) the lines of all proposed lots and tracts fully dimensioned with distances and bearings (Note: Where a lot line intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line, or a curved property line, the lot line shall be labeled N.R. and the radial bearing at the point of intersection shall be shown. All lot lines and other parcels of land with accurate dimensions in feet and hundredths of a foot with bearings or angles to street and alley lines. Lot dimensions shall close to a tolerance of one (1) in ten thousand (10,000).); (3) the centerlines of all streets; (4) A description of all monuments found or set at each corner, angle point, PC and PT of the exterior boundary of the subdivision; (5) The description of range points that will be set (Note: The accuracy of the range points shall be one (1) in ten thousand (10,000)); and (6) the dimensions of all easements including bearings and distances, where appropriate.</p>		
	<p>A data table may be used where such a table will enhance clarity. If table data is used, each individual lot must be separately described giving all bearings and angles and lengths making each lot close by data provided. The table must be included on the same page as lots or lines described. Should the plat drawing be of such a size as to preclude the data table then the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required, and</p>		



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	<p>Offsets which are to be set on the extension of any lot, tract or parcel boundary line shall be noted on the plat at the time of recording and shall comply with C.R.S. Section §38-51-105. This note shall specify the standard offset distance and any nonstandard distances. An example of a note is as follows: "All offsets are 1" metal disks embedded in concrete sidewalks set on the lot line extended, 5 feet from the platted lot corner along all streets except as follows:" and "Nonstandard offsets for lot lines between: Lots 2 and 3, is 5.87 feet; Lots 6 and 7, is 6.03 feet." If no offset monuments are to be set in conjunction with the plat the following note shall be included on the plat: "Note: No offset monuments are to be set in conjunction with this plat."</p>		
3	<p>Surveyor Information and Notes <b>CRS-38-50-10, 35-50-101</b></p>		
	<p>Certification by a registered land surveyor that the subdivision plat represents a survey made by the surveyor and that the monuments shown on the subdivision plat are accurate as located, that all dimensions and other details are correct and that all monuments will be set to establish property corners or control points as required by the County. The certification shall include the title, name, address, seal, and signature of the registered land surveyor and date of certification and revision dates,</p>		
	<p>The following note shall be placed on the plat: "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", and</p>		
	<p>Reference to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference to a certain title policy including the policy number.</p>		
4	<p>Names, Numbering, Lots, Tracts and Road Information <b>7.2.5 LDC</b></p>		
	<p>A number associated with each lot and block in the subdivision, beginning with the numeral 1 (one) and continuing consecutively throughout the property being subdivided, with no omissions or duplications. Tracts shall be given an alpha designation. All lot, and tract numbering shall conform to the provisions of Section 7.2.5 of the LDC,</p>		
	<p>The address of each lot as provided by the Pikes Peak Regional Building Department (added prior to recording),</p>		
	<p>Right-of-way lines, widths, and street names of all existing and proposed streets within and immediately adjacent to, the property being subdivided. Street names shall be approved by El Paso Teller E9-1-1 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be indicated. Private drives and streets shall be labeled as such and shall include assignment of maintenance responsibility.</p>		
	<p>The use designations, maintenance responsibility, and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside.</p>		
	<p>The use designations, maintenance responsibility, and beneficiary of all proposed or existing easements and rights-of-way showing when conveyed by reception number, and rights-of-way.</p>		
5	<p>Other Plat Information</p>		
	<p>The boundary of the subdivision delineated with a heavy solid line.</p>		
	<p>The identification and designation of the boundary lines of any 100-year floodplain, and the source of the designation. <b>8.4.2 LDC</b></p>		
	<p>Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.</p>		
	<p>Lots that require special studies for development or that present significant constraints and/or hazards to development shall bear notation. <b>8.4.9 LDC</b></p>		
	<p>Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision. <b>8.4.2 LDC</b></p>		
	<p>Notes limiting ingress or egress to certain roadways pursuant to the ECM, as applicable. <b>8.4.3 LDC</b></p>		



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	The appropriate sight distance triangles shall be designated and dimensioned. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads. <b>ECM 2.3.6</b>		
	Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat". <b>8.5 LDC</b>		
	The following certifications on a single sheet: Surveyor, Dedication Statement, Title Verification, Board of County Commissioners, Clerk and Recorder, PCD Director, El Paso County Assessor and Acceptance Certificate, as needed, see below. <b>CRS-38-50-10, 35-50-101</b>		
	Acknowledgments of the execution of the plat by the property owner (Statement of ownership and acknowledgment) before a notary public. <b>CRS-38-50-10, 35-50-101</b>		
	All standard El Paso County plat notes, see below. <b>(NOTE: AS APPLICABLE)</b>		
	A note identifying inclusion into any public improvement district, as applicable. <b>(STANDARD CONDITION OF APPROVAL FOR SPECIAL DISTRICT BOCC APPROVAL)</b>		
	If the subdivision is within a PUD, the file number and reception number for the recorded PUD. <b>(STANDARD CONDITION OF APPROVAL FOR BOCC APPROVAL)</b>		
	Sign easements for subdivision entryway signage. <b>(BEST PRACTICE)</b>		
6	<b>Summary Notes (BEST PRACTICES)</b>		
	The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.		
	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.		
	Notations of any restrictive covenants or other restrictions to be recorded with the final plat.		
	Statement that maintenance of easements shall be the responsibility of the property owner.		
	All standard notes, certificates and dedications required by El Paso County staff shall be included on the plat. All notes not meeting these specifications shall be removed.		
	Any special notes required by legal agreements or other related procedures.		
	Any notes that were a requirement or condition of the final plat approval or in the opinion of the PCD Director further the purposes of the LDC.		
7	<b>Signature Blocks &amp; Certifications (BEST PRACTICES)</b>		
	<b>Owners Certificate</b>		
	The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of Owners/Mortgagee (Signature)		
	By:		
	Title:		
	ATTEST: (if corporation)		
	Secretary/Treasurer		
	STATE OF COLORADO )		
	COUNTY OF _____ )		
	Acknowledged before me this _____ day of _____, 200__ by _____ as _____.		
	My commission expires _____		
	Witness my hand and official seal		
	Signatures of officers signing for a corporation shall be acknowledged as follows:		
	(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.		
	Signatures of managers/members for a LLC shall be acknowledged as follows:		



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(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)
<b>Board of County Commissioners Certificate</b>
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.
<b>PCD Director Certificate (for plats not requiring BoCC action)</b>
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.
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 # _____.
<b>For Replats requiring BoCC action:</b>
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 _____, 20__, 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 the 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.
Previous plat name in entirety is vacated and amended for the areas described by this replat 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 # _____.
<b>For Vacations when done by plat:</b>
This plat was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20__, subject to any conditions specified hereon.
The (streets, lots, tracts, parcels, and easements: use those applicable) shown on the plat of previous plat name in entirety, recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____ are hereby vacated this _____ day of _____, 20__.
Clerk and Recorder
STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__, and
<b>Surveyors Certificate</b>
I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do
I attest the above on this _____ day of _____, 20__.
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____
Acceptance Certificate for Tracts (accepting entity in existence)



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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 )  
 ss.  
 COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by  
 \_\_\_\_\_ as \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
 Witness my hand and official seal  
 \_\_\_\_\_  
 Notary Public

8	Standard Plat Notes <b>(BEST PRACTICES)</b>		
	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; ( <i>other; modify based upon specific reports</i> )		
	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.		
	Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot ( <i>use 5 feet for lots smaller than 2.5 acres</i> ) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot ( <i>use 7 feet for lots smaller than 2.5 acres</i> ) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.		
	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).		
	The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.		
	No driveway shall be established unless an access permit has been granted by El Paso County.		
	Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.		



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	<p>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.</p>	
	<p>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.</p>	
	<p>Temporary turnaround easements as shown on this plat shall be relinquished upon the construction completion of Filing # ____ (or <i>connection to another road</i>). Or;</p>	
	<p>The temporary turnaround easement as shown on this plat and referenced in the Easement Agreement as recorded at Reception No. _____ of the records of El Paso County will be vacated upon the completion of roadway construction of _____ Road with a future Final Plat, in accordance with the terms of said easement agreement.</p>	
	<p>There shall be no direct lot access to _____ Road.</p>	
	<p>Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (<i>name of Fire District</i>).</p>	
	<p>The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book ( X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.</p>	
	<p>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.</p>	
	<p>The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.</p>	



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		<p>Lot ____ (or Tract ____ ) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.</p>		
		<p>Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.) <b>(LDC 8.4.5)</b></p>		
		<p>No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,</p>		
		<p>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 (<i>Title of Report, generally from the Preliminary Plan file</i>) by (<i>author of the report</i>) (<i>date of report</i>) in file (<i>name of file and file number</i>) available at the El Paso County Planning and Community Development Department:</p> <p>Downslope Creep:</p> <p>Rockfall Source:</p> <p>Rockfall Runout Zone:</p> <p>Potentially Seasonally High Groundwater: (<i>name lots or location of area</i>)</p> <p>Other Hazard:</p> <p>Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. <b>(LCD 8.4.9)</b></p>		
		<p>(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)</p>		
		<p>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.</p>		
		<p>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 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.</p>		



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	<p>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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between __ and __ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between __ and __ feet below ground surface.</p>	
	<p>Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.</p>	
	<p>Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan.</p>	
	<p>Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.</p>	
	<p>Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.</p>	
	<p>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.</p>	
	<p>No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)</p>	
	<p>This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date __ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)</p>	



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			<p>(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 7/1/2021 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District".)</p>
			<p>At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.</p>
			<p>Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. <b>LDC 6.3.3</b></p>
			<p>(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.) <b>LDC 6.3.3</b></p>
			<p>As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (<i>insert lot numbers</i>) or tracts (<i>insert tract names</i>) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (<i>the developer, homeowner, whomever is responsible</i>):</p>
			<p>A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Forest-wide thinnings</li> <li>▪ Fuelbreak thinnings</li> <li>▪ Prunings</li> <li>▪ Debris disposal</li> </ul>
			<p>(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)</p>
			<p>This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to Article 3.5, Title 35, C.R.S., it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. Colorado is a "Right-to-Farm" State pursuant to C.R.S. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary impact of living in a county with a strong rural character and a healthy agricultural sector. State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides, and one or more of which may naturally occur as a part of legal and non-negligent agricultural operations. (<i>Used when subdivision is adjacent to an existing agricultural operation such as feedlot, farmed field, or when determined necessary by the Project Manager</i>)</p>
			<p>NOTICE: "This property is likely to experience ongoing noise and vibration impacts associated with training exercises within the Fort Carson Military Reservation. An analysis of these potential impacts is contained within Fort Carson's Installation Environmental Noise Management Plan (IENMP) which is periodically updated and can be obtained from the Directorate of Public Works- Environmental Division at Fort Carson, or from their web site."</p>




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<p>NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. <i>(Use when residential is adjacent to industrial)</i></p>
<p>NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. <i>(Use when this plat is to provide the notice)</i> <b>LDC 4.3.1</b></p>
<p>All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. <i>(Use when the Notice has previously been recorded)</i> <b>LDC 4.3.1</b></p>
<p>All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. <i>(Use only when the property is subject to an existing avigation easement as reflected in the title policy)</i> <b>LDC 4.3.1</b></p>
<p>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.</p>
<p>Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to <u>describe purpose</u>: <i>avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.</i> . Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.</p>
<p>All property within this subdivision is subject to a Reciprocal Access/Parking Agreement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.</p>
<p>A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat <b>(STANDARD CONDITION OF APPROVAL FOR A SPECIAL DISTRICT, ALSO SPECIAL DISTRICT POLICIES)</b></p>
<p>NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.</p>
<p>This subdivision is located within the boundaries of the Baptist Road Rural Transportation Authority, organized in accordance with the Rural Transportation Authority Law, and as recorded under Reception #97142147 of the records of El Paso County, Colorado. Payment of fees may be required prior to issuance of Building Permits.</p>
<p>The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.</p>
<p>All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.</p>
<p>All property within this subdivision is within the boundaries of the Falcon Small Area Traffic Plan and, as such, is subject to a mill levy, platting fees, and building permit fees for the purpose of financing construction of specified improvements within the plan area.</p>
<p> </p>



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