

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

January 6, 2026

County File: OAR2536

City of Fountain Project: FP-25-005

Re: 6580 Southmoor Dr – Kota Ray Subdivision

To: Tejali Mangle, Planner II (tejali@fountaincolorado.org)

Planning Division

EPC Planning Division has no comments on the proposed subdivision. The property is not directly adjacent to County zoning.

Reviewed by:

Lacey Dean, Associate Planner

laceydean2@elpasoco.com

Engineering Division

Please see EPC DPW Engineering comments on the following documents

Final Plat_V1

A Drainage Report is recommended to accompany this Plat application.

Edward Schoenheit, Engineer

edwardschoenheit@elpasoco.com

Stormwater Division

EPC DPW Stormwater does not have any comments.

Reviewed by:

Zachary Jannusch, Associate Engineer - Stormwater

ZacharyJannusch@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Lacey Dean, Associate Planner

El Paso County Planning and Community Development

2880 International Circle, Colorado Springs, CO 80910

(719) 520-7943

NOTES:

1. This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Core Title Group LLC, File No. 7438COR with an effective date of October 14, 2025 at 8:00 A.M.
2. Basis of bearings is a portion of the North line of the Northwest Quarter of Section 24, Township 15th South, Range 66 West of the 6th P.M., monumented as shown and assumed to bear South 89 degrees 51 minutes 13 seconds West.
3. Portions of this property are located within Zone X (areas determined to be outside the 500-year floodplain), Zone A and Zone AE (special flood hazard areas) as established by FEMA per FIRM panel 08041C0951 G, effective date, December 7, 2018.
4. Notice: According to Colorado law 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 certification shown hereon.
5. The linear units used in this drawing are U.S. Survey feet.
6. ~~Approval of this replat vacates all prior plats for the area described by this replat.~~
7. Tract A shall be used for drainage purposes only.
8. ~~Water service for this subdivision is provided by the City of Fountain and is subject to the City's rules, regulations and specifications.~~
9. Wastewater service for this subdivision is provided by the Security Sanitation District and is subject to the District's rules, regulations and specifications.
10. Public and private drainage easements shall be maintained by the individual lot owners unless otherwise indicated on the plat. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in the drainage easements.
11. Drainage through and around the property is the responsibility of the owner.

A restrictive flood zone note should be added

Who is responsible for creek channel and bank maintenance. Property owner or City of Fountain? Should be spelled out explicitly. A channel maintenance agreement should be completed.

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

UNPLATTED
REC. No.
224046678
EXCEPTION

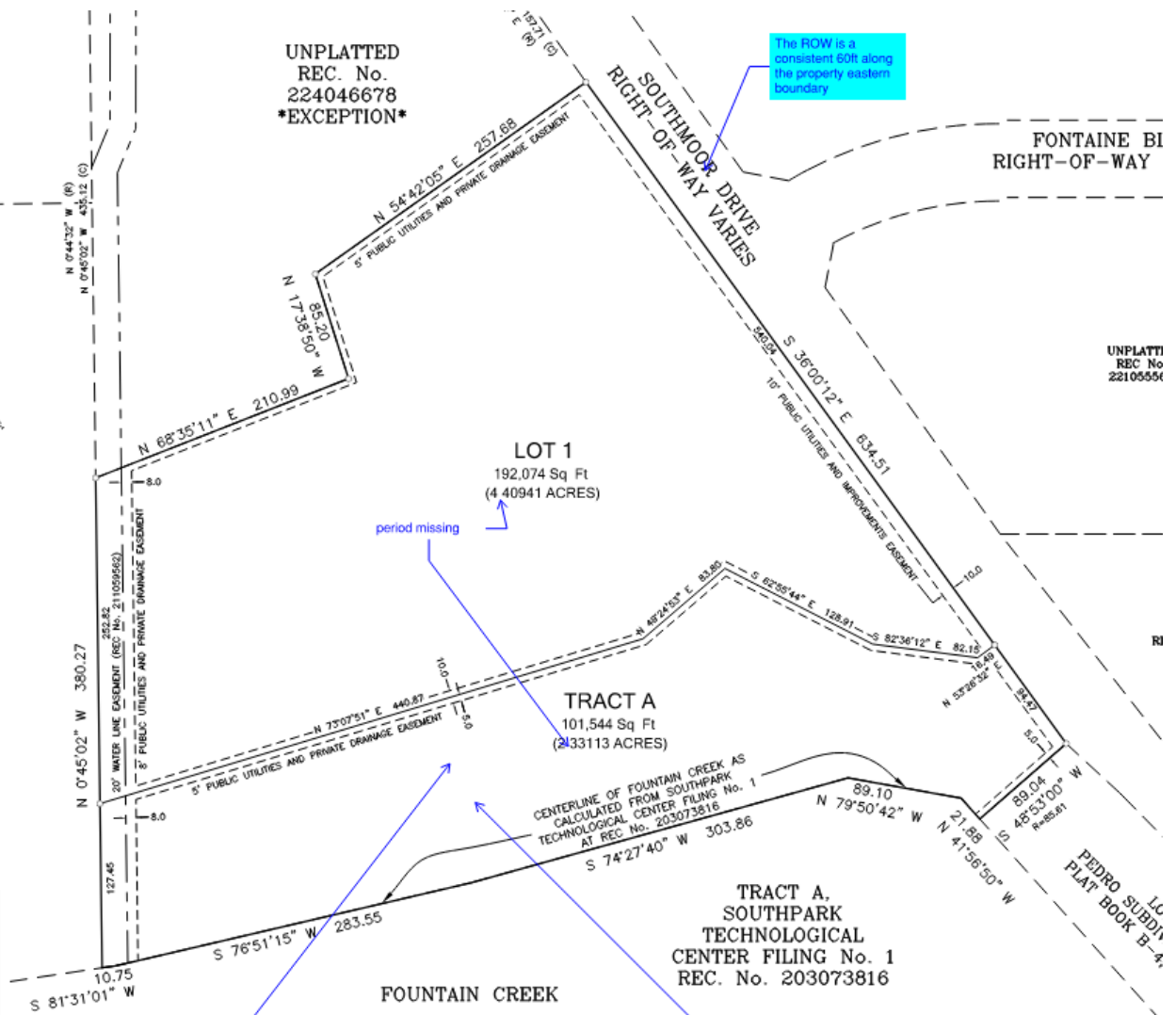
The ROW is a consistent 50ft along the property eastern boundary

FONTAINE BL
RIGHT-OF-WAY

UNPLATTED
REC No
22105556

LEGEND
ET 18" x 5/8" REBAR WITH 1-1/4" RANGE PLASTIC CAP MARKED "OSAM LLC, LS 32439"
JUSH WITH GROUND
OUND MONUMENT AS NTOD
EASURED BEARING AND/OR DISTANCE
ALCULATED BEARING AND/OR DISTANCE
ECORDED BEARING AND/OR DISTANCE

add adjacent parcel # 6524200026
UNPLATTED BOOK 2227, PAGE 69



| REVISION |
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