

see plat checklist for standard notes and drawing requirements

SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

THAT MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 3:

TRACTS A-1, A-2, A-3, TRACT B, TRACT C AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. 21774062, IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 21774062, LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER, AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89°57'46"W (AS DEPICTED ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD), BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QIR SE QIR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE).

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A-1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 9, OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, THENCE N89°48'55"E ALONG THE NORTHERLY LINE OF SAID TRACT A-1 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1347.60 FEET TO A POINT ON THE LINE COMMON TO SAID SECTION 23 AND SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE N00°27'45"E ALONG SAID COMMON LINE AND THE WESTERLY LINE OF SAID TRACT A-2, A DISTANCE OF 661.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2; THENCE N89°48'42"E, ALONG THE NORTHERLY LINE OF SAID TRACT A-2, A DISTANCE OF 1268.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT A-2; SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STEEPER ROAD; THENCE ALONG SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, THENCE S00°49'57"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID TRACT A-2, SAID TRACT A-3, A DISTANCE OF 1323.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A-3; THENCE S89°50'36"W ALONG THE SOUTH LINE OF SAID TRACT A-3, A DISTANCE OF 1279.58 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 23 AND SAID SECTION 24, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9477 1995"; THENCE S89°46'03"W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 747.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD, THE FOLLOWING FOUR (4) COURSES: 1.) THENCE ALONG THE ARC OF A 330.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°59'46", AN ARC LENGTH OF 749.23 FEET (THE LONG CHORD OF WHICH BEARS S50°04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET) TO A POINT OF TANGENCY; 2.) THENCE N89°27'04"W, A DISTANCE OF 174.24 FEET TO A POINT OF CURVATURE; 3.) THENCE ALONG THE ARC OF A 780.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°31'19", AN ARC LENGTH OF 1191.48 FEET (THE LONG CHORD OF WHICH BEARS S46°47'17"W, A LONG CHORD DISTANCE OF 1078.89 FEET) TO A POINT OF REVERSE CURVATURE; 4.) THENCE ALONG THE ARC OF A 911.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°57'11", AN ARC LENGTH OF 78.75 FEET (THE LONG CHORD OF WHICH BEARS S05°03'13"W, A LONG CHORD DISTANCE OF 78.73 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86°49'52", AN ARC LENGTH OF 22.73 FEET (THE LONG CHORD OF WHICH BEARS S35°26'11"E, A DISTANCE OF 20.62 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT B; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT B, THE FOLLOWING TWENTY-ONE (21) COURSES: 1.) THENCE S79°14'11"E, A DISTANCE OF 137.98 FEET TO A POINT OF CURVATURE; 2.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°52'45", AN ARC LENGTH OF 116.27 FEET (THE LONG CHORD OF WHICH BEARS S72°17'49"E, A LONG CHORD DISTANCE OF 115.99 FEET); 3.) THENCE N24°38'34"E, A DISTANCE OF 321.65 FEET; 4.) THENCE N67°37'32"E, A DISTANCE OF 202.27 FEET; 5.) THENCE N62°47'59"E, A DISTANCE OF 140.65 FEET; 6.) THENCE N84°48'35"E, A DISTANCE OF 183.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; 7.) THENCE S02°20'34"W, A DISTANCE OF 440.55 FEET TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 23, AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED "LS 9477 1995"; 8.) THENCE S00°19'24"W, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1781 AT PAGE 413 OF SAID COUNTY RECORDS; 9.) THENCE N89°59'26"W ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 199.91 FEET; 10.) THENCE S00°20'31"W ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 210.03 FEET TO THE NORTHEAST CORNER OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; 11.) THENCE N90°00'00"W ALONG THE NORTHERLY LINE OF SAID PARCEL 17A, A DISTANCE OF 397.50 FEET TO THE SOUTHEAST CORNER OF SETTLERS RANCH SUBDIVISION FILING NO. 2A, AS RECORDED UNDER RECEPTION NO. 21373405 OF SAID COUNTY RECORDS; 12.) THENCE N00°03'29"W, A DISTANCE OF 50.70 FEET; 13.) THENCE N21°22'41"W, A DISTANCE OF 472.97 FEET; 14.) THENCE N29°56'44"E, A DISTANCE OF 50.82 FEET; 15.) THENCE S83°39'08"E, A DISTANCE OF 338.72 FEET; 16.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°35'13", AN ARC LENGTH OF 80.32 FEET (THE LONG CHORD OF WHICH BEARS N07°37'32"W, A LONG CHORD DISTANCE OF 80.22 FEET); 17.) THENCE N70°43'47"W, A DISTANCE OF 312.26 FEET; 18.) THENCE N23°52'09"W, A DISTANCE OF 159.43 FEET; 19.) THENCE N47°06'56"E, A DISTANCE OF 362.93 FEET; 20.) THENCE ALONG THE ARC OF A 420.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC LENGTH OF 266.47 FEET (THE LONG CHORD OF WHICH BEARS N61°03'37"W, A LONG CHORD DISTANCE OF 262.03 FEET); 21.) THENCE N79°14'11"W, A DISTANCE OF 137.98 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT B; THENCE N79°14'11"W CONTINUING ALONG THE WESTERLY EXTENSION OF THE AFFORSAID LINE, A DISTANCE OF 74.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD THE FOLLOWING SIX (6) COURSES: 1.) THENCE ALONG THE ARC OF A 851.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°45'32", AN ARC LENGTH OF 144.95 FEET (THE LONG CHORD OF WHICH BEARS N07°54'23"E, A LONG CHORD DISTANCE OF 144.77 FEET) TO A POINT OF REVERSE CURVATURE; 2.) THENCE ALONG THE ARC OF A 840.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°31'19", AN ARC LENGTH OF 1283.14 FEET (THE LONG CHORD OF WHICH BEARS N46°47'17"E, A LONG CHORD DISTANCE OF 1161.97 FEET) TO A POINT OF TANGENCY; 3.) THENCE S89°27'04"E, A DISTANCE OF 174.25 FEET TO A POINT OF CURVATURE; 4.) THENCE ALONG THE ARC OF A 470.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°21'59", AN ARC LENGTH OF 733.08 FEET (THE LONG CHORD OF WHICH BEARS N45°53'43"E, A LONG CHORD DISTANCE OF 660.89 FEET) TO A POINT OF TANGENCY; 5.) THENCE N01°24'4"E, A DISTANCE OF 66.40 FEET TO A POINT OF CURVATURE; 6.) THENCE ALONG THE ARC OF A 530.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°18'43", AN ARC LENGTH OF 187.89 FEET (THE LONG CHORD OF WHICH BEARS N11°22'05"E, A LONG CHORD DISTANCE OF 186.91 FEET) TO THE NORTHEAST CORNER OF LOT 9, OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID TRACT A-1; THENCE N60°12'24"W ALONG THAT LINE COMMON TO SAID LOT 9 AND SAID TRACT A-1, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 78.71 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SETTLERS RANCH SUBDIVISION FILING NO. 3". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE, AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY OWNERS OF SAID TRACTS WILL BE PROMPTLY REPAIRED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND TO THE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

SAID PARCEL CONTAINS 78.71 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SETTLERS RANCH SUBDIVISION FILING NO. 3". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE, AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY OWNERS OF SAID TRACTS WILL BE PROMPTLY REPAIRED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND TO THE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

MARK W. DAVIS, MANAGING MEMBER
HODGEN SETTLERS RANCH, L.L.C.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

COUNTY APPROVAL – BOCC:

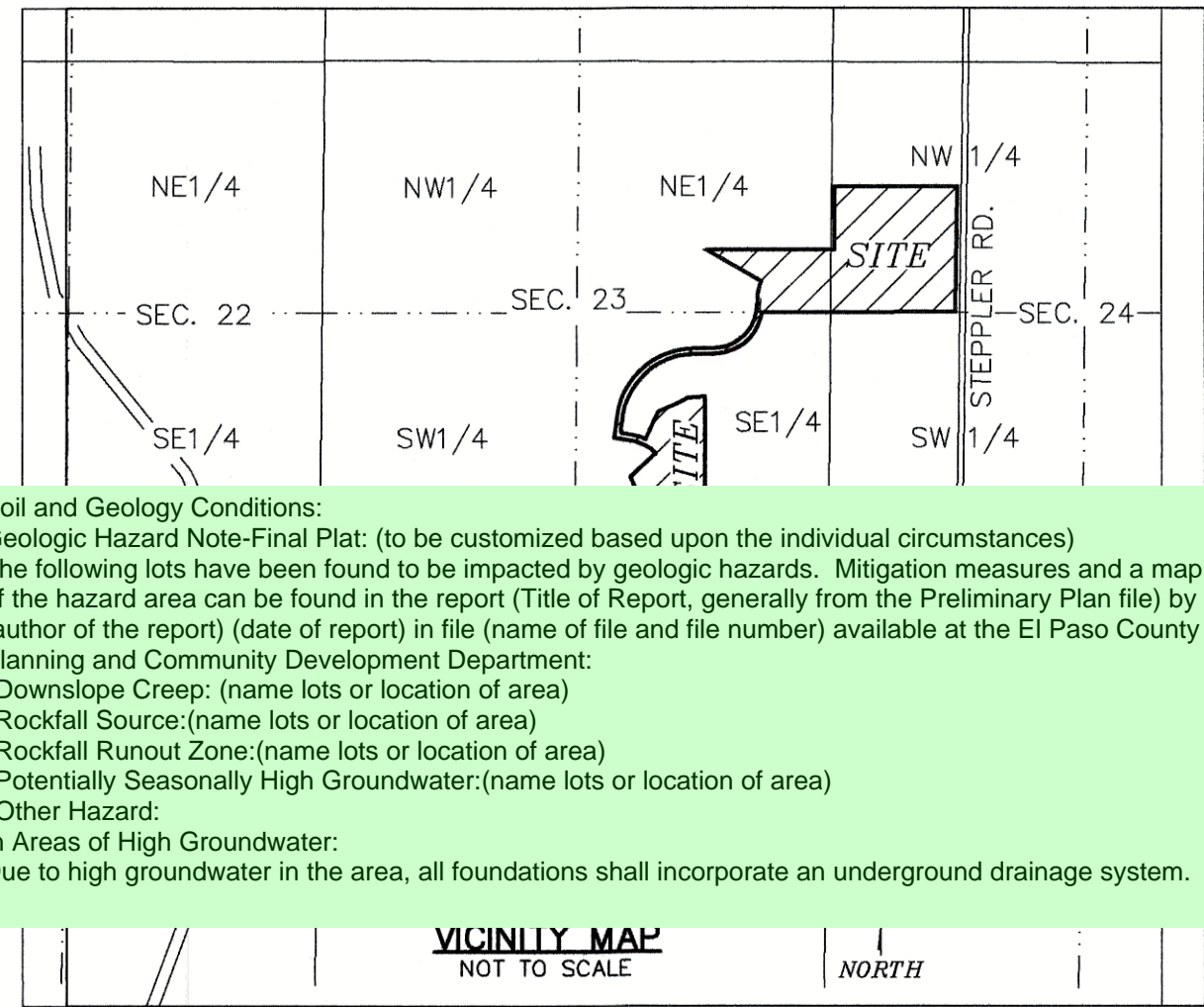
APPROVAL IS GRANTED THIS _____ DAY OF _____

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

COUNTY APPROVAL – PCD:

APPROVAL IS GRANTED THIS _____ DAY OF _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT



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.

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0305G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENTS EASEMENT, A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR BOUNDARY LINES ARE HEREBY PLATTED WITH A THIRTY FOOT (30') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 21212546 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD ACCEPTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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.

Water Supply:

(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)
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 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.

ERIC SIMONSON, COLORADO PLS NO. 38560, DATE _____
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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.

RECORDING:

STATE OF COLORADO

COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FREE: _____ BY: _____

DEPUTY

Environmental:
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).

identify electric; gas provider and state signature to plat (owner of plat developer) shall install to each lot

Driveway Note:
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 (name of Fire District).

NOTES:

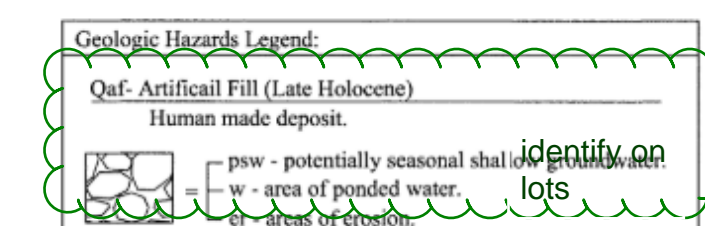
1. ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89°57'46"W (AS DEPICTED ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD), BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QIR SE QIR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

AN UPDATED TITLE COMMITMENT WILL NEED TO BE PROVIDED PRIOR TO SUBMITTAL

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS ARE SHOWN ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 570-1608984-570-259, AMENDMENT NO. 2 (EFFECTIVE DATE: MAY 8, 2018 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHELLED EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

EXAMPLE OF GEO-Hazard and Easements that may ADDRESS THESE ITEMS.

EXAMPLE OF GEO-Hazard and Easements that may ADDRESS THESE ITEMS.
Constraints note required: Incorporate the report and identified constraints as well as CGS comments



GEOLOGIC HAZARDS NOTE:

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 "Soil, Geology, Geologic Hazard and Wastewater Study, Abert Ranch, Hodgen Road, El Paso County, Colorado" by Etech Engineering Inc., dated February 02, 2017 in PCD File No. SP-17-007, available at the El Paso County Planning and Community Development Department.

Artificial Fill: (qaf) Earthen Dam on Lot 10.

Expansive & Collapsible Soils: Not Mapped. Any lot may be impacted.

Seasonal Shallow Groundwater: (sw) Not Mapped. Could occur in drainages.

Potentially Seasonal Shallow Groundwater: (psw) All except Lot 2.

Areas of Erosion & Gullying: (er) Lots 1, 5 & 8.

Areas of Ponded Water: (w) Lot 4, 9 & 10.

In areas of high groundwater, all foundations shall incorporate an underground drainage system.

zoning district	Minimum Lot Size	Minimum Setbacks (Front/Corner/Rear) ^{1,2,3}	Maximum Lot Coverage	Maximum Height
Area ⁴	Width (front setback line)	Front	Rear	Side

RR-2.5 2.5 acres 200 ft 25 ft 25 ft 15 ft None 30 ft

8.4.5

Width of Drainage Easements.

(a)General Requirements. A drainage easement or right-of-way shall conform to the lines of watercourse and the requirements of this Code, the ECM, and related technical documents, and be of a width adequate for the intended purpose and maintenance. The minimum requirements for easements shall be based on the base flood, but shall not be less than 15 feet in width unless otherwise approved by the ECM Administrator.
(b)Standard Drainage Easement Widths and Locations. Drainage easements may be coincident with the required utility easements unless requested otherwise by the review engineer. The standard drainage easements for urban and rural lots shall be provided as follows:

(ii)Rural Density
• Front Lot Lines: 10 feet

• Side Lot Lines: 10 feet

• Rear Lot Lines: 10 feet

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.

All structural foundations shall be located and designed by a professional engineer, currently registered in the state of Colorado.

4. 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.

5. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT 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.

6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE-MITIGATION REPORT, EROSION CONTROL MEMORANDUM.

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot _____ (or Tract _____) 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.
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.)
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.

NOTES (CONT'D):

7. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 3 SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 205071101, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9. THE SIGHT TRIANGLE AT SETTLERS RANCH ROAD AND STEEPER ROAD INTERSECTION (50x50'), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

10. 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.

11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

12. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE WATER COURT DECREE ENTERED IN CASE NO. 03CW50 (DIVISION) 2 AND CASE NO. 03CW41 (DIVISION) 1, AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.

13. THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 89.6 ACRE FEET PER YEAR OF LARICINE FOX HILLS AQUIFER AND 62.6 ACRE FEET PER YEAR TOTAL OF APARACHE AQUIFER WATER AS DECREED IN CASE NO. 03CW50 AND CASE NO. 03CW41 FOR USE IN THIS AUGMENTATION PLAN.

14. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 20601007.

15. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 205071102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

16. 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, 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

17. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

18. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD OR TO STEEPER ROAD.

19. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

20. SEPTIC SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN DRAINAGE EASEMENTS OR NO-BUILD EASEMENTS.

21. BUILDING SETBACKS TO BE: FRONT-YARD – 50'; SIDE-YARD – 25'; AND REAR-YARD – 50'.

22. MAXIMUM BUILDING HEIGHT: 30 FEET

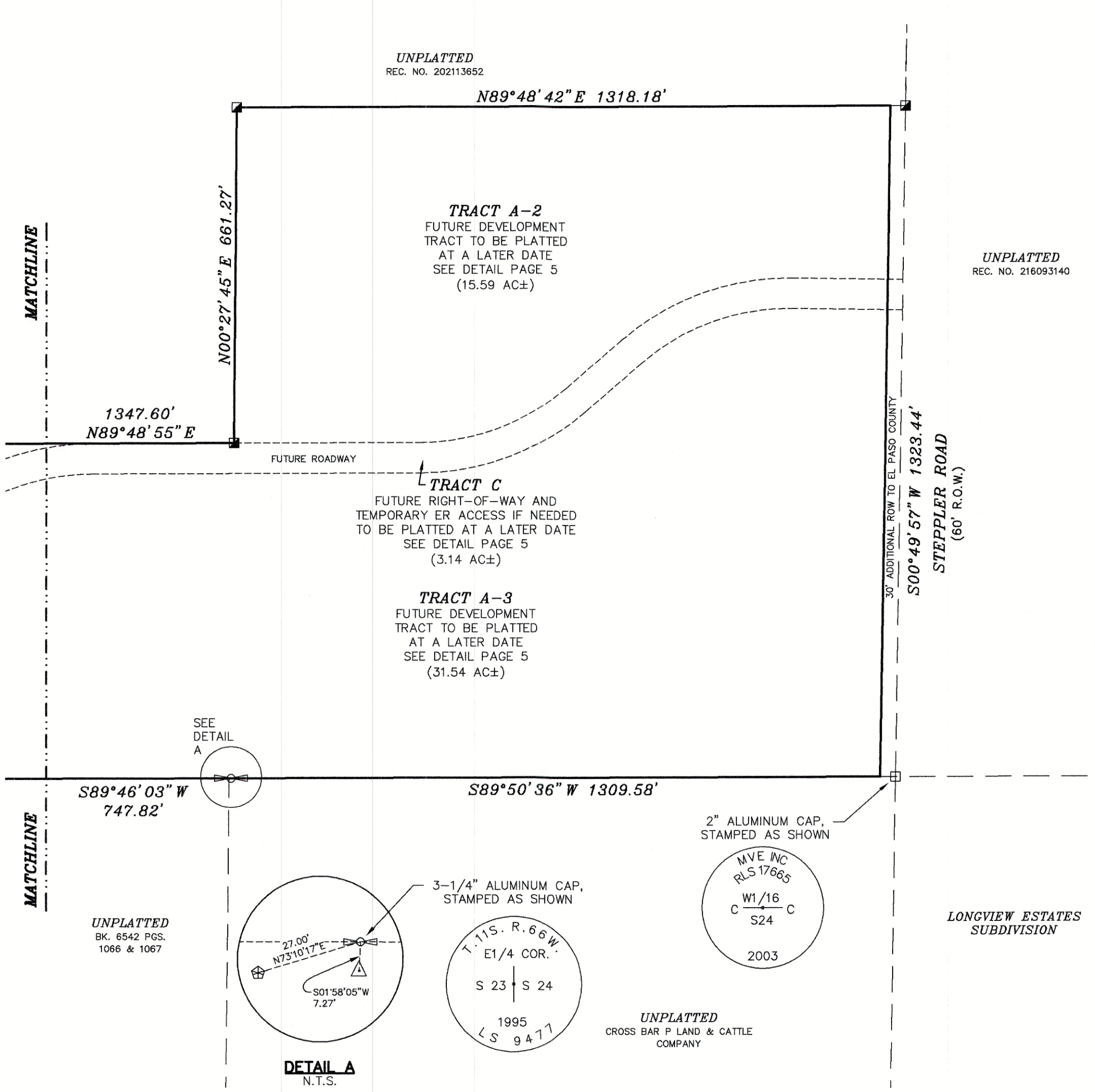
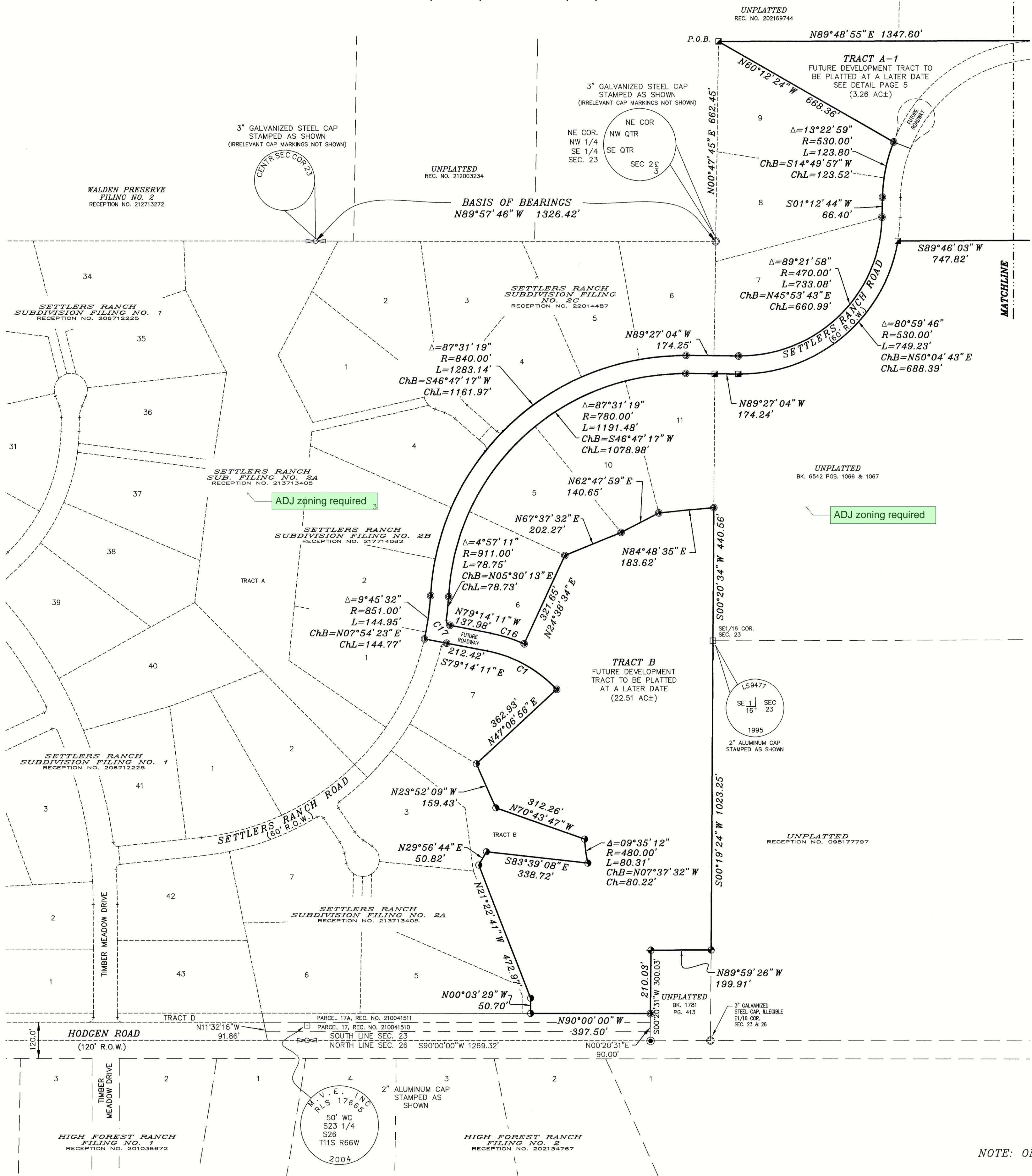
23. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

24. THERE ARE 24 LOTS AND 1 TRACTS PLATTED IN THIS SUBDIVISION.

25. OWNERSHIP AND MAINTENANCE OF DRAINAGE EASEMENTS AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH THE INDIVIDUAL LOT OWNERS.

SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

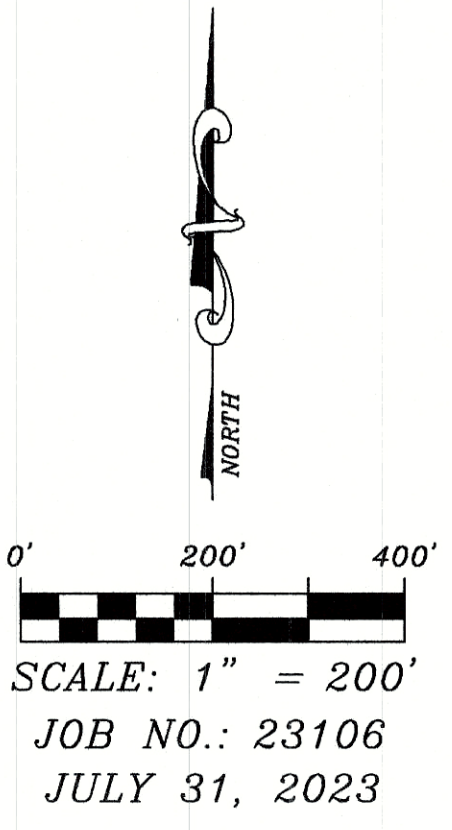


- LEGEND:**
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ⊠ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
 - ⊕ FOUND 5/8" REBAR (NO CAP)
 - △ FOUND 1/2" REBAR (NO CAP)
 - ⊙ FOUND 3/8" REBAR (NO CAP)
 - ◆ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
 - ◆ FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
 - ▨ SLOPE EASEMENT AREA
 - ▩ DRAINAGE EASEMENT AREA

PROPERTY LINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	36°21'07"	420.00'	266.47'	N61°03'37" W	262.03'
C16	13°52'45"	480.00'	116.27'	S72°17'49" E	115.99'
C17	87°12'59"	15.00'	22.83'	S35°37'41" E	20.69'

AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



DATE OF PREPARATION: JULY 31, 2023

SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

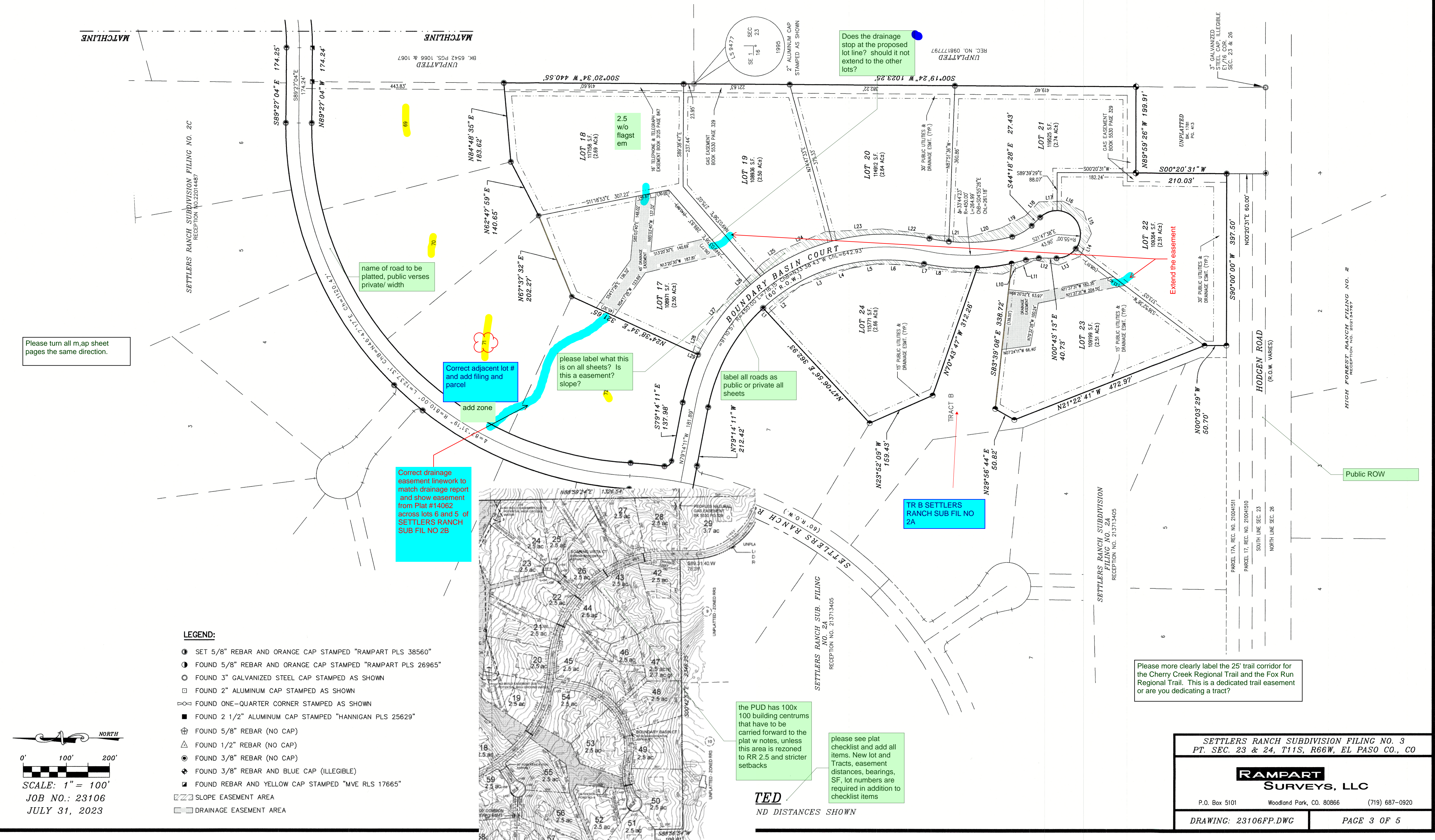
RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

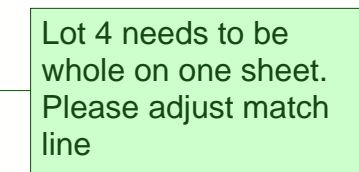
DRAWING: 23106FP.DWG PAGE 2 OF 5

SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.



A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

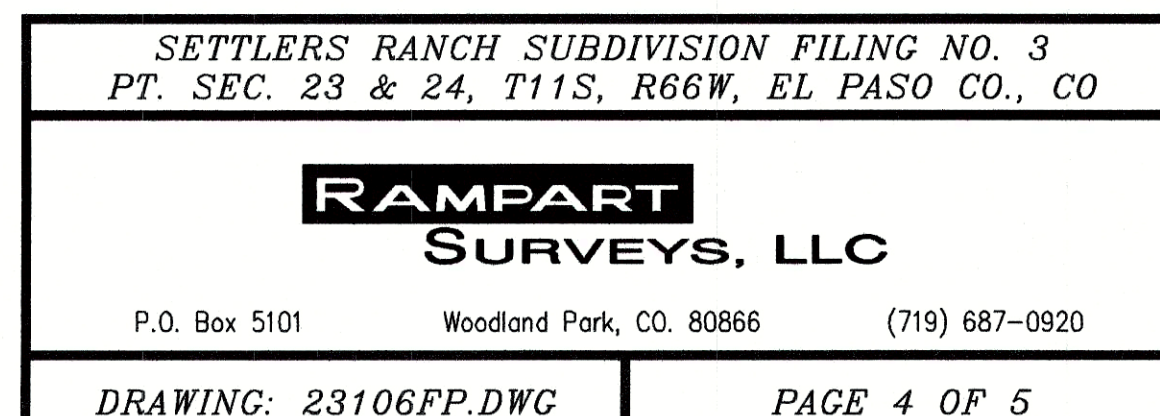


(3) **Unsuitable Building Areas.** Areas within lots or tracts which reflect 1 or more of the following characteristics shall be deemed unsuitable for building and shall be identified as no build areas on the plat:

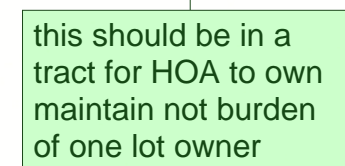
- Areas not suitable for location of water or sewage disposal systems as determined by State and County health regulations.
- Areas where slopes are greater than 30%.
- Areas of identified or designated geologic, soil, or natural hazards as identified in the geology and soils report or designated in the El Paso County hazard identification inventory; provided that the limitations cannot be overcome through the application of specialized engineering or mitigation.
- Areas within the 100-year floodplain as reflected on FEMA Flood Insurance Rate Map (FIRM), within proposed boundaries as reflected in LOMR/CLOMR, or as determined by a flood study as approved by the Floodplain Administrator.
- Areas within easements, without the permission or release from the beneficiary of the easement holder.

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

epict
constraints/hazards to
ots and add notes to
ote page



A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.



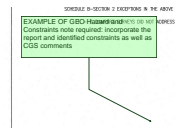
EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L45	N80°32'28"E	40.72
L46	N78°54'37"E	28.99
L47	N89°13'34"E	41.28
L48	N87°59'28"E	95.45
L49	S84°27'24"E	115.45
L50	N85°14'17"E	167.93
L51	N50°47'21"E	8.74
L52	N87°41'48"E	67.73
L53	N72°58'33"E	129.51
L54	N55°30'32"E	218.60
L55	N49°31'11"E	125.41
L56	N60°54'44"E	73.41
L57	N72°01'40"E	89.54
L58	N85°56'32"E	86.68
L59	S82°33'37"E	124.89
L60	N89°00'30"E	63.30
L61	N00°45'09"E	20.65
L62	N00°49'57"E	26.37
L63	S87°40'57"W	81.06
L64	S82°15'07"W	180.24
L65	S73°48'23"W	72.15
L66	S53°29'40"W	17.75
L67	S63°36'14"W	89.05
L68	S75°58'08"W	105.80
L69	S83°00'09"W	51.14
L70	N71°19'55"W	68.89
L71	N89°20'03"W	47.98
L72	S74°01'34"W	85.22
L73	N57°41'35"W	25.75
L74	N88°40'06"W	23.99
L75	S66°07'02"W	35.99
L76	S69°15'57"W	81.60
L77	S54°22'56"W	82.34
L78	S28°18'35"W	32.94
L79	S57°30'40"W	89.28
L80	S28°25'43"W	81.98
L81	S11°42'37"W	52.93
L82	S60°12'24"E	16.77
L83	N00°27'45"E	224.69
L84	N23°03'42"E	25.52
L85	N12°08'13"E	153.96
L86	N34°02'27"E	317.72


PAGE 5 OF 5

AS REPLATTED
NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

V1_ Final Plat Drawings.pdf Markup Summary


dsdparsons (55)



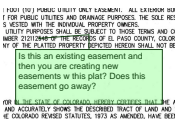
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Author: dsdparsons
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EXAMPLE OF GEO Hazard and Constraints note required: incorporate the report and identified constraints as well as CGS comments



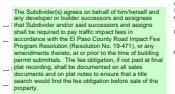
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This plat seems to be a draft . Please complete plat add checklist items, titlework exceptions that are valid easements identify if they are to remain or be removed and by what instrument



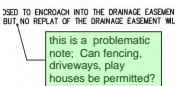
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Is this an existing easement and then you are creating new easements w this plat? Does this easement go away?



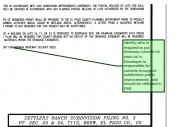
Subject: Road Impact
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Author: dsdparsons
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The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



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this is a problematic note; Can fencing, driveways, play houses be permitted?



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identify who is required to put driveway culverts for each lot in. Developer is responsible for culverts to support subdivision public improvements and should be reflected in FAE



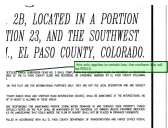
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The larger Pond and drainage ways are to be owned by lot owner and not the HOA? The pond should be placed in tract. HOA should be responsible for maintenance of pond ; Should HOA maintain larger drainage ways?



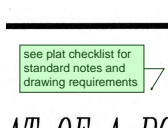
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This is only for lots XYZ, and have limited building areas; lots a,b,c will be zoned RR 2.5 setbacks are



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this only applies to certain lots; the northern lots will be RR2.5



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see plat checklist for standard notes and drawing requirements




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move to lower right corner and complete fees and districts/basins

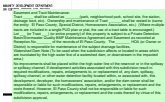



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Subject: Water Supply
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Water Supply:
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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 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.



Subject: Easement&Tract Maintenance
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Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
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.
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.)
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,

Driveway Note:
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 (name of Fire District).

Subject: Driveway
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Driveway Note:
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 (name of Fire District).

Environmental:
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).

Subject: Environmental
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Environmental:
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).

Planner
is this included in submittal?

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is this included in submittal?

Add a note regarding Landscape Plan and required installation responsibility code changed 2/2024

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Add a note regarding Landscape Plan and required installation responsibility code changed 2/2024

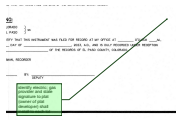
Cloud

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identify on lots

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identify on lots



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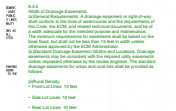
identify electric; gas provider and state signature to plat (owner of plat developer) shall install to each lot



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8.4.5
Width of Drainage Easements.
(a)General Requirements. A drainage easement or right-of-way shall conform to the lines of watercourse and the requirements of this Code, the ECM, and related technical documents, and be of a width adequate for the intended purpose and maintenance. The minimum requirements for easements shall be based on the base flood, but shall not be less than 15 feet in width unless otherwise approved by the ECM Administrator.
(b)Standard Drainage Easement Widths and Locations. Drainage easements may be coincident with the required utility easements unless requested otherwise by the review engineer. The standard drainage easements for urban and rural lots shall be provided as follows:

- (ii)Rural Density
- Front Lot Lines: 10 feet
 - Side Lot Lines: 10 feet
 - Rear Lot Lines: 10 feet



Subject: Arrow
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Date: 5/20/2024 5:05:44 PM
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Subject: Soils & Geology
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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.

MR. W. DAVIS, MANAGING MEMBER, HODGEN

summary table: # and acreage lots, tracts, ROW with acres totaling 100% of legal

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 5/21/2024 7:04:32 AM
Status:
Color: ■
Layer:
Space:

summary table: # and acreage lots, tracts, ROW with acres totaling 100% of legal



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 5/21/2024 7:42:21 AM
Status:
Color: ■
Layer:
Space:

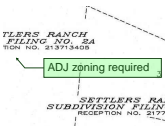
this only applies to certain lots; the northern lots will be RR2.5

UNPLATTED
BK. 8542 PDS. 1086 & 1087

ADJ zoning required

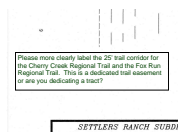
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Page Label: 2
Author: dsdparsons
Date: 5/21/2024 7:39:09 AM
Status:
Color: ■
Layer:
Space:

ADJ zoning required



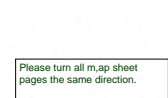
Subject: Planner
Page Label: 2
Author: dsdparsons
Date: 5/21/2024 7:39:17 AM
Status:
Color: ■
Layer:
Space:

ADJ zoning required



Subject: Text Box
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:14:20 PM
Status:
Color: ■
Layer:
Space:

Please more clearly label the 25' trail corridor for the Cherry Creek Regional Trail and the Fox Run Regional Trail. This is a dedicated trail easement or are you dedicating a tract?



Subject: Text Box
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:10:51 PM
Status:
Color: ■
Layer:
Space:

Please turn all m,ap sheet pages the same direction.



Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:18:26 PM
Status:
Color: ■
Layer:
Space:

please label what this is on all sheets? Is this a easement? slope?



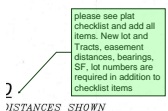
Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:13:13 PM
Status:
Color: ■
Layer:
Space:

label all roads as public or private all sheets



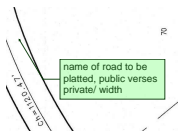
Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:13:57 PM
Status:
Color: ■
Layer:
Space:

Does the drainage stop at the proposed lot line? should it not extend to the other lots?



Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:15:44 PM
Status:
Color: ■
Layer:
Space:

please see plat checklist and add all items. New lot and Tracts, easement distances, bearings, SF, lot numbers are required in addition to checklist items



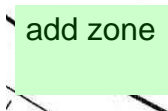
Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:16:21 PM
Status:
Color: ■
Layer:
Space:

name of road to be platted, public verses private/
width



Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/20/2024 1:16:47 PM
Status:
Color: ■
Layer:
Space:

Public ROW

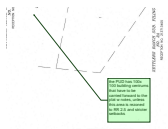


Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/21/2024 7:40:19 AM
Status:
Color: ■
Layer:
Space:

add zone

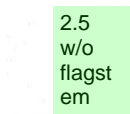


Subject: Image
Page Label: 3
Author: dsdparsons
Date: 5/21/2024 7:49:31 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/21/2024 12:20:59 PM
Status:
Color: ■
Layer:
Space:

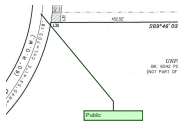
the PUD has 100x 100 building centrums that have
to be carried forward to the plat w notes, unless
this area is rezoned to RR 2.5 and stricter
setbacks



ZONE & TELEGRAPH

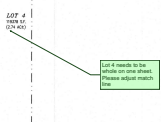
Subject: Planner
Page Label: 3
Author: dsdparsons
Date: 5/21/2024 8:01:12 AM
Status:
Color: ■
Layer:
Space:

2.5 w/o flagstem



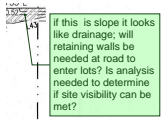
Subject: Planner
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 1:17:05 PM
Status:
Color: ■
Layer:
Space:

Public



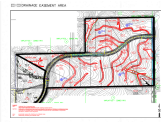
Subject: Planner
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 1:18:04 PM
Status:
Color: ■
Layer:
Space:

Lot 4 needs to be whole on one sheet. Please adjust match line



Subject: Planner
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 1:57:33 PM
Status:
Color: ■
Layer:
Space:

if this is slope it looks like drainage; will retaining walls be needed at road to enter lots? Is analysis needed to determine if site visibility can be met?



Subject: Image
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 1:59:29 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 2:00:00 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 2:00:35 PM
Status:
Color: ■
Layer:
Space:

depict constraints/hazards to lots and add notes to note page

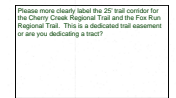


Subject: Image
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 2:11:57 PM
Status:
Color: ■
Layer:
Space:

LDC SECTION
8.4.2.B

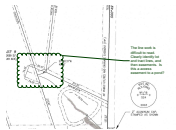
Subject: Planner
Page Label: 4
Author: dsdparsons
Date: 5/20/2024 2:12:49 PM
Status:
Color: ■
Layer:
Space:

LDC SECTION 8.4.2.B



Subject: Text Box
Page Label: 5
Author: dsdparsons
Date: 5/20/2024 1:09:47 PM
Status:
Color: ■
Layer:
Space:

Please more clearly label the 25' trail corridor for the Cherry Creek Regional Trail and the Fox Run Regional Trail. This is a dedicated trail easement or are you dedicating a tract?



Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 5/20/2024 1:20:50 PM
Status:
Color: ■
Layer:
Space:

The line work is difficult to read. Clearly identify lot and tract lines, and then easements. Is this a access easement to a pond?



Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 5/20/2024 1:24:54 PM
Status:
Color: ■
Layer:
Space:

Please add the length, distances and bearings of all lot lines, tract lines and drainage or no build areas for all sheets



Subject: Collateral
Page Label: 5
Author: dsdparsons
Date: 5/20/2024 1:51:12 PM
Status:
Color: ■
Layer:
Space:

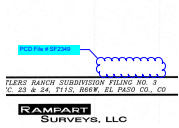
Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.



Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 5/20/2024 2:43:51 PM
Status:
Color: ■
Layer:
Space:

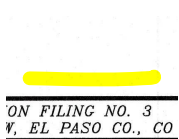
this should be in a tract for HOA to own maintain
not burden of one lot owner

eschoenheit (25)

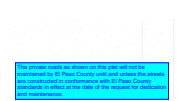


Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 2:20:36 PM
Status:
Color: ■
Layer:
Space:

PCD File # SF2349



Subject: Highlight
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 2:20:39 PM
Status:
Color: ■
Layer:
Space:



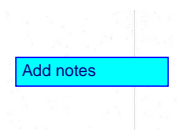
Subject: Private Roads:
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 2:48:32 PM
Status:
Color: ■
Layer:
Space:

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.



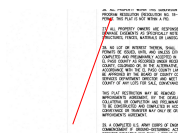
Subject: Road Impact Fees:
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 2:48:30 PM
Status:
Color: ■
Layer:
Space:

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

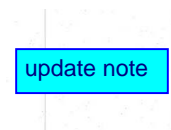


Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 2:48:34 PM
Status:
Color: ■
Layer:
Space:

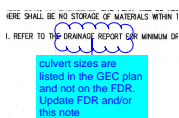
Add notes



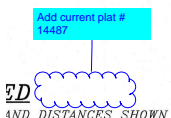
Subject: Arrow
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 4:15:55 PM
Status:
Color: ■
Layer:
Space:



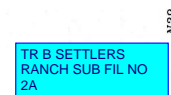
Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 4:16:05 PM
Status:
Color: ■
Layer:
Space: update note



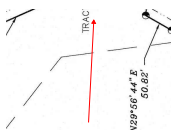
Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 5/20/2024 5:33:09 PM
Status:
Color: ■
Layer:
Space: culvert sizes are listed in the GEC plan and not on the FDR. Update FDR and/or this note



Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 5/20/2024 2:22:37 PM
Status:
Color: ■
Layer:
Space: Add current plat # 14487




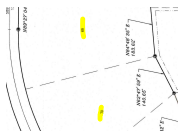
Subject: Text Box
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:06:47 PM
Status:
Color: ■
Layer:
Space: TR B SETTLERS RANCH SUB FIL NO 2A



Subject: Arrow
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:02:26 PM
Status:
Color: ■
Layer:
Space:




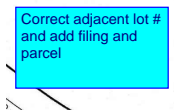
Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:05:30 PM
Status:
Color: 
Layer:
Space:




Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:05:32 PM
Status:
Color: 
Layer:
Space:




Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:05:34 PM
Status:
Color: 
Layer:
Space:



Subject: Text Box
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:26:21 PM
Status:
Color: 
Layer:
Space:

Correct adjacent lot # and add filing and parcel

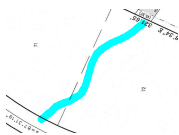


Subject: Callout
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:26:41 PM
Status:
Color: 
Layer:
Space:

Correct drainage easement linework to match drainage report and show easement from Plat #14062 across lots 6 and 5 of SETTLERS RANCH SUB FIL NO 2B



Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:15:20 PM
Status:
Color: 
Layer:
Space:



Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 3:18:51 PM
Status:
Color: ■
Layer:
Space:

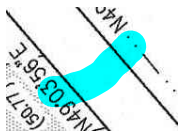


Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 5:39:12 PM
Status:
Color: ■
Layer:
Space:

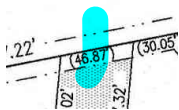


Subject: Callout
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 5:47:20 PM
Status:
Color: ■
Layer:
Space:

Extend the easement



Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 5:46:54 PM
Status:
Color: ■
Layer:
Space:




Subject: Highlight
Page Label: 3
Author: eschoenheit
Date: 5/20/2024 5:46:55 PM
Status:
Color: ■
Layer:
Space:




Subject: Cloud
Page Label: 3
Author: eschoenheit
Date: 5/21/2024 7:07:22 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 5
Author: eschoenheit
Date: 5/22/2024 3:26:26 PM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: 5
Author: eschoenheit
Date: 5/22/2024 3:27:25 PM
Status:
Color: 
Layer:
Space:

See GEC Plan set for comment on pond assess
easement. Pond access easement on Filing #2C
was from Settlers Ranch Rd.