

GENERAL PLAT NOTES

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 POND/WATER QUALITY BMP(S). ALL DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.

INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO PRIVATE DETENTIONS BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THERE SHALL BE NO DIRECT LOT ACCESS TO STRUTHERS ROAD.

THE PRIVATE ROADS AS SHOWN ON THE PLAT WILL NOT BE MAINTENANCE 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.

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C01246, EFFECTIVE DATE DEC. 1, 2018

NO GRADING OR OTHER SITE WORK IS PERMITTED IN ANY LOT PRIOR TO APPROVAL OF A PLOT PLAN FOR THE LOT.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNATED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

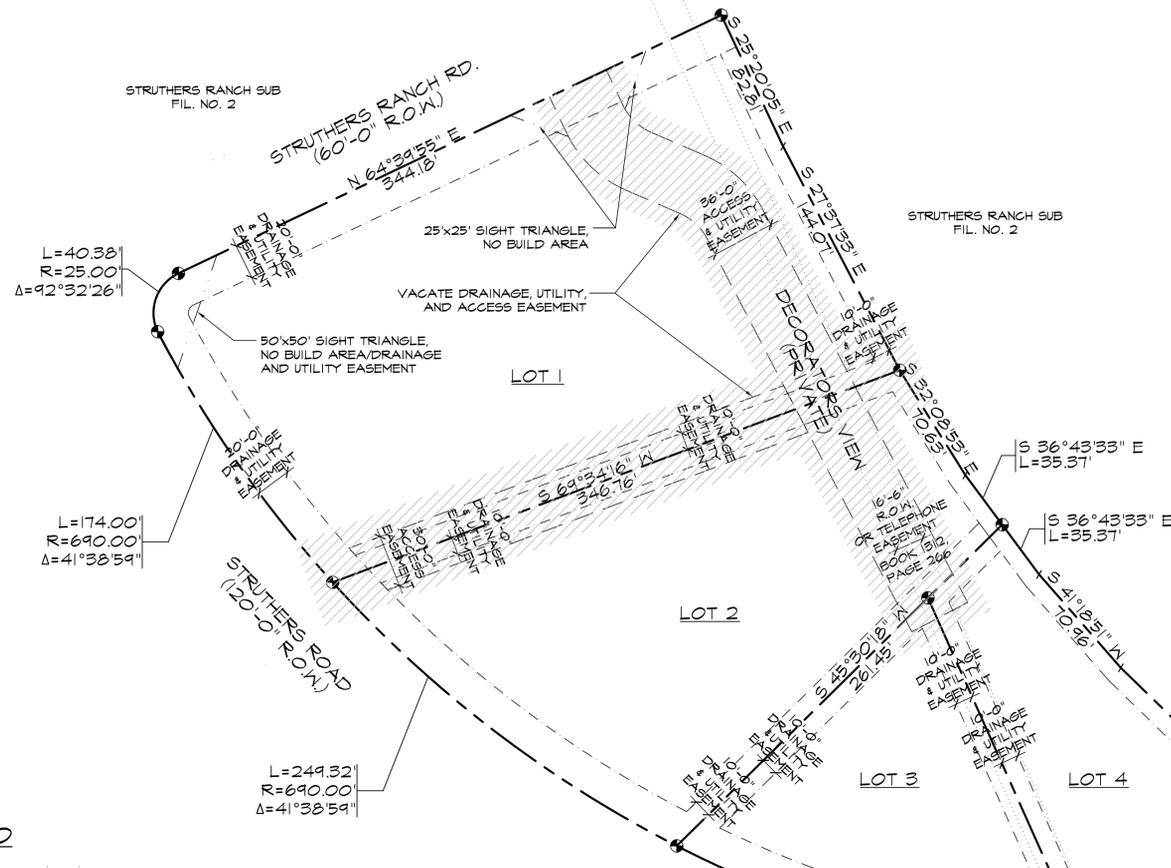
MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

A MINIMUM TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA EXISTS FOR ALL CORNER LOTS EXCEPT AS NOTED. NO OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") ARE ALLOWED IN THIS AREA.

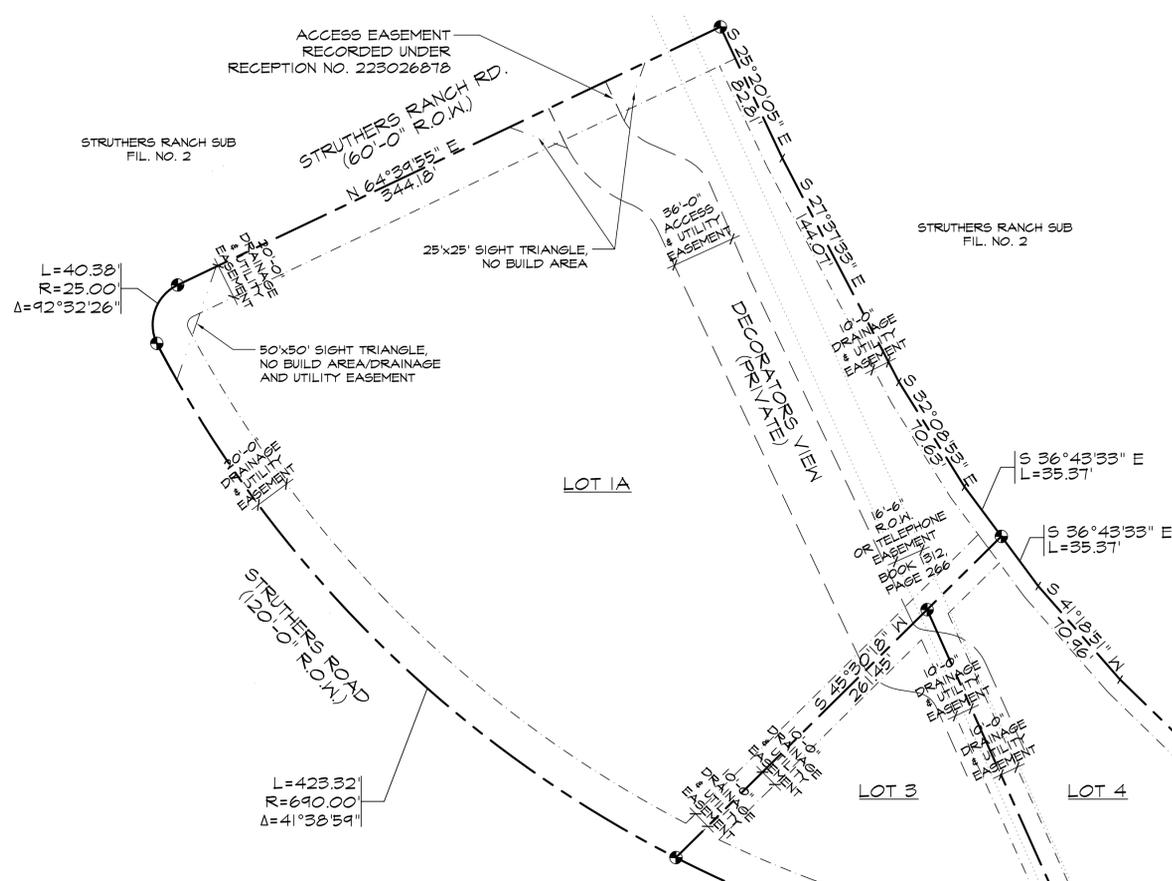
THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), OR ANY AMENDMENTS 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.

**VACATION OF INTERIOR LOT LINE
STRUTHERS RANCH SUB FIL. NO. 4A**

AS PLATTED



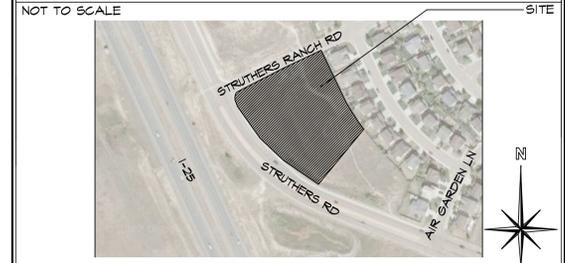
AS REPLATTED



DRAWING INDEX

1 OF 1 - SITE EXHIBIT

VICINITY MAP

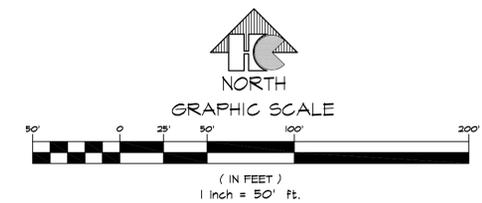


PROJECT INFORMATION

PROPERTY INFORMATION:	
OWNER NAME:	CLARK FAMILY TRUST 3585 HILL CIR. COLORADO SPRINGS, CO 80904
LEGAL DESCRIPTION (LOT 1):	LOT 1 STRUTHERS RANCH SUB FIL. NO. 4
LEGAL DESCRIPTION (LOT 2):	LOT 2 STRUTHERS RANCH SUB FIL. NO. 4
PARCEL NUMBER (LOT 1):	71563-03-010
PARCEL NUMBER (LOT 2):	71563-03-011
ZONING:	FUD
LOT SIZE (LOT 1):	76,122 S.F. (1.75 ACRES)
LOT SIZE (LOT 2):	51,121 S.F. (1.19 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C01246, EFFECTIVE DATE DEC. 1, 2018)
VACATION OF INTERIOR LOT LINE PROPOSAL:	
PROPOSAL:	WE WILL VACATE THE INTERIOR LOT LINE BETWEEN LOTS 1 & 2 AND MAKE IT ONE LOT.
LOT SIZE OF COMBINED LOTS:	127,843 S.F. (2.93 ACRES)
NEW LEGAL DESCRIPTION:	LOT 1A STRUTHERS RANCH SUB FIL. NO. 4A
PETITIONER:	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HTS. COLORADO SPRINGS, CO 80915
PHONE NUMBER:	(719) 510-1599
FAX NUMBER:	(719) 510-1008
PETITIONER NAME:	LISA PETERSON
PETITIONER E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

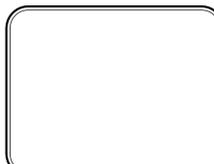
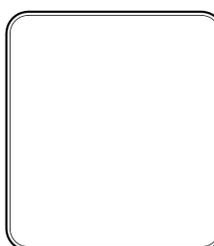
—————	PROPERTY LINE
- - - - -	ACCESS EASEMENT
- . - . -	DRAINAGE & UTILITY EASEMENT
- - - - -	SITE TRIANGLE EASEMENT
- - - - -	TELEPHONE EASEMENT
- - - - -	R.O.W. RESERVATION
●	PROPERTY CORNER



HAMMERS CONSTRUCTION INC.
COMMERCIAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 510-1599 FAX (719) 510-1008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2023 HAMMERS CONSTRUCTION

STRUTHERS-POLARIS RMC
NEW BUILD
847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO



DATE: SEP. 12, 2022
DRAWN BY: A. MADALONE
PROJ. MNGR: R. MAXWELL
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1293

- ▲ RESUBMITTALS:
- ▲ 12-6-22/COMMENTS 10-21-22
- ▲ 3-23-23/COMMENTS 2-23-23
- ▲ 4-6-23/COMMENTS 3-28-23
- ▲
- ▲
- ▲