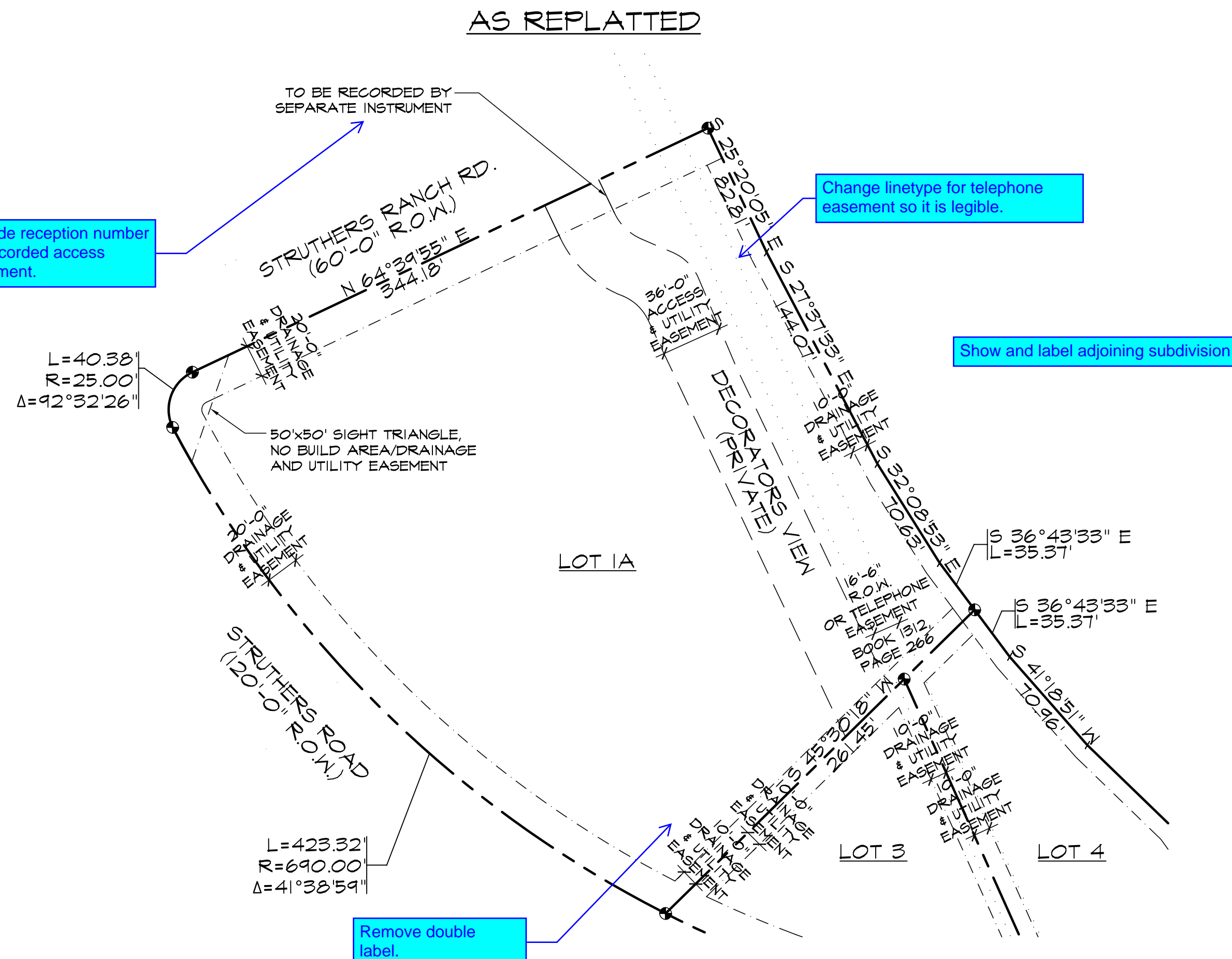
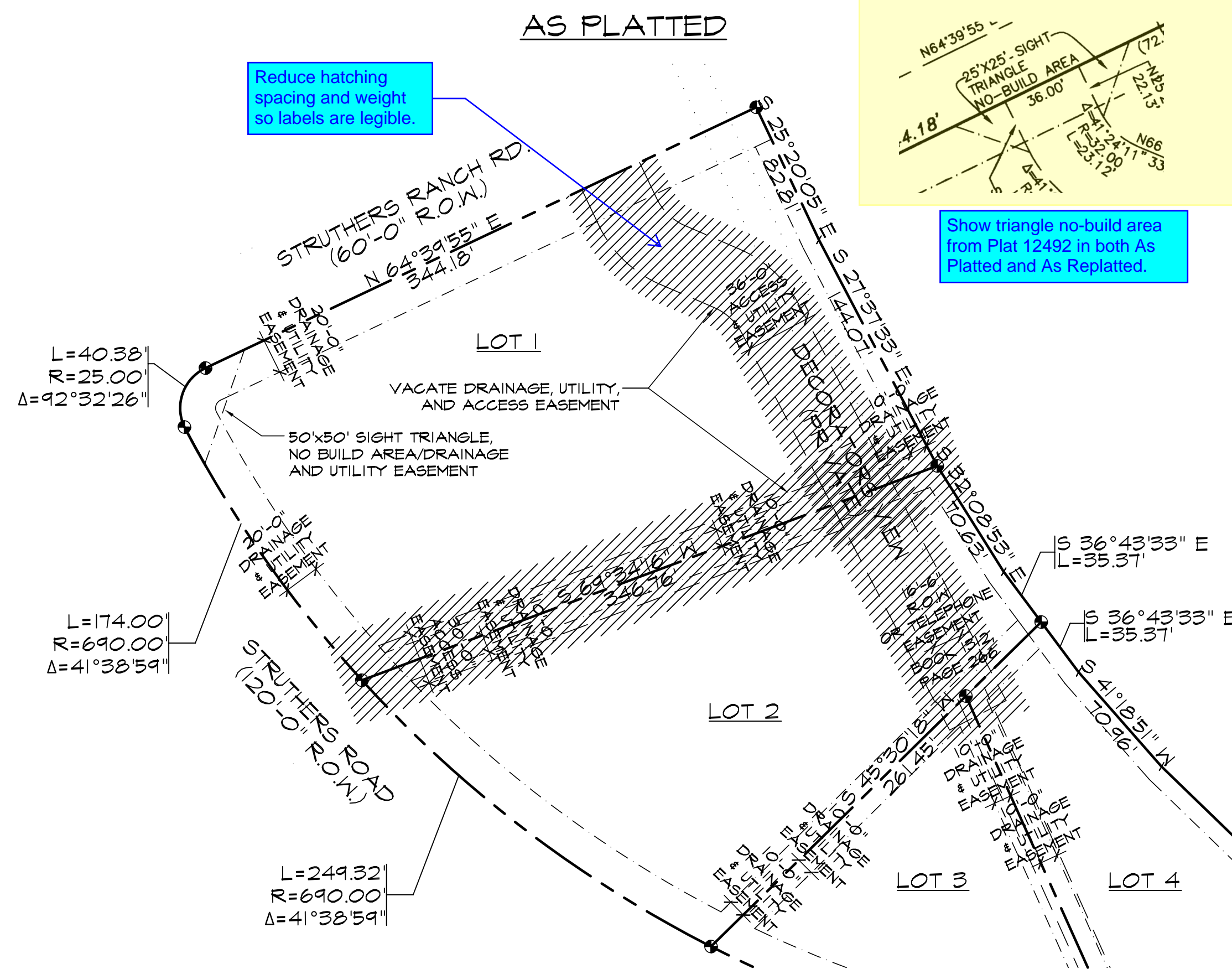


VACATION OF INTERIOR LOT LINE  
STRUTHERS RANCH SUB FIL. NO. 4A



Please add the plat notes below:

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.

Individual lot purchasers shall enter into a Private Detention 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 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.

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)

No grading or other site work is permitted on any lot prior to approval of a plot plan for the lot.

All structural foundations shall be located and designed 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 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 subdividers(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.

## DRAWING INDEX

1 OF 1 - SITE EXHIBIT

## VICINITY MAP

NOT TO SCALE

-SITE



## 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):.....	71963-03-010
PARCEL NUMBER (LOT 2):.....	71963-03-011
ZONING:.....	PUD
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. 08041COT296, EFFECTIVE DATE DEC. 7, 2018)

VACATION OF INTERIOR LOT LINE:

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

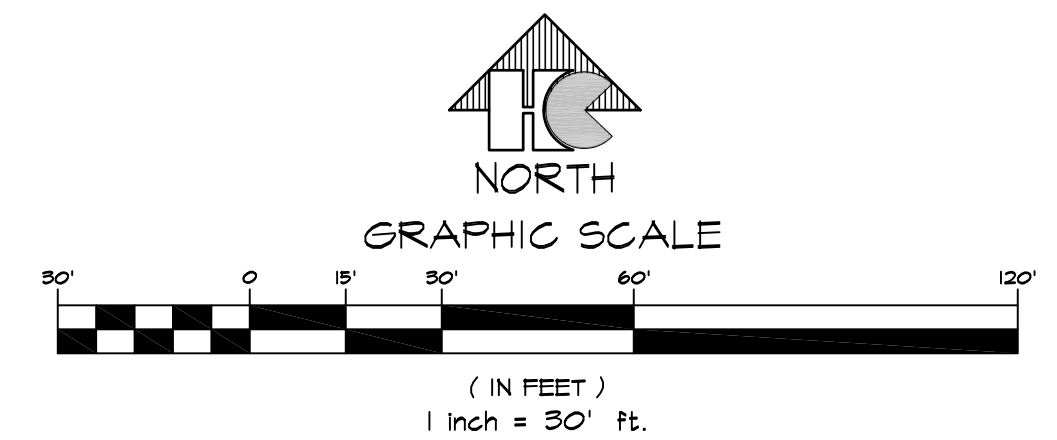
PETITIONER:

COMPANY:..... HAMMERS CONSTRUCTION, INC.  
1411 WOOLSEY HTS.  
COLORADO SPRINGS, CO 80915

PHONE NUMBER:..... (719) 570-1599  
FAX NUMBER:..... (719) 570-1008  
PETITIONER NAME:..... LISA PETERSON  
PETITIONER E-MAIL:..... lpeterson@hammersconstruction.com

## SITE LEGEND

—————	PROPERTY LINE
- - - - -	ACCESS EASEMENT
- . - . -	DRAINAGE & UTILITY EASEMENT
.....	TELEPHONE EASEMENT
	PROPERTY CORNER



Add "PCD File No. V-22-007"

# HAMMERS CONSTRUCTION INC.



**PRESIDENT: STEVE R. HAMMERS**  
**VICE PRES: DAVID J. HAMMERS**  
**1411 WOOLSEY HEIGHTS**  
**COLORADO SPRINGS, CO 80915**  
**(719) 570-1599 FAX (719) 570-7008**  
**[www.hammersconstruction.com](http://www.hammersconstruction.com)**

STRUTHERS-POLARIS RMC  
NEW BUILD

847 STRUTHERS RANCH RD.  
COLORADO SPRINGS, CO 80921  
EL PASO COUNTY, COLORADO

△ REVISIONS:

QUESTIONS:

△

△

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1 of 1

## SITE PLAN