HIGH FOREST ESTATES SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 7, WILLOW SPRINGS ESTATES

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN EL PASO COUNTY, COLORADO

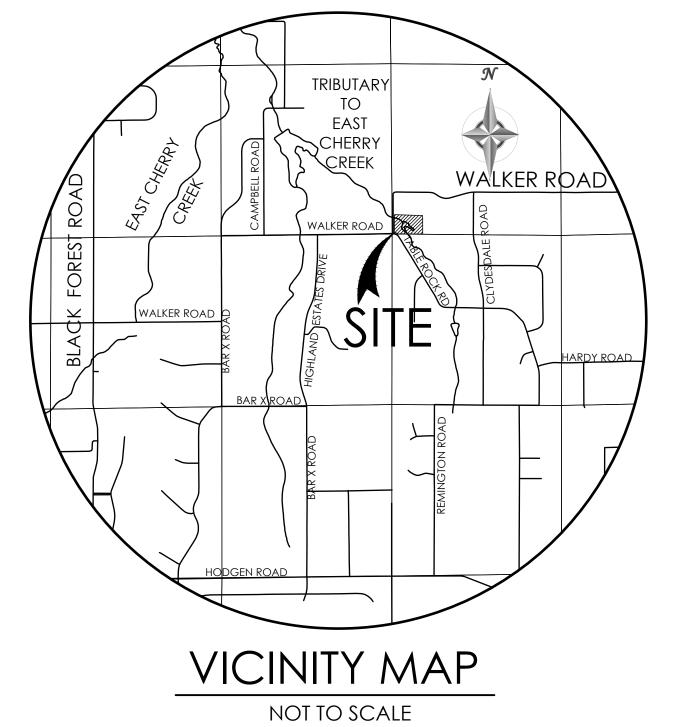
If no public improvements are being dedicated to the County, you can delete the highlighted

COUNTY GOVERNMENT NOTES

- NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SLIBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SLIBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT: OWTS WASTEWATER STUDY: GEOLOGY & SOILS REPORT; FIRE PROTECTION REPORT, AND NATURAL FEATURES REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, II 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.
- 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 COUNT
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL FL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS. INCLUDING NECESSARY DRAINAGE CULVERTS FROM WALKER ROAD PER LAND PROTECTION DISTRICT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471) AS
- AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH 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
- ACCESS TO LOT 2 FROM WALKER ROAD SHALL BE LOCATED WITHIN THE COMMON ACCESS EASEMENT SHOWN HEREON. THE RESPONSIBILITY FOR CONSTRUCTION AND PASO COUNTY, COLORADO.
- NOTICE: FUTURE PROPERTY OWNERS ARE ADVISED THAT EL PASO COUNTY'S APPROVAL OF THIS PLAT DOES NOT INCLUDE CERTIFICATION OF WATER RIGHTS OR THE STRUCTURAL STABILITY OF THE EXISTING STOCK POND LOCATED ON THE SUBJECT PROPERTY. THE STATE OF COLORADO HAS JURISDICTION REGARDING MODIFICATION OR ELIMINATION OF THE POND. EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COST THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.
- 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES, HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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. (USED WHEN SUBDIVISION IS ADJACENT TO AN EXISTING AGRICULTURAL OPERATION SUCH AS FEEDLOT, FARMED FIELD, OR WHEN DETERMINED NECESSARY BY THE PROJECT MANAGER).
- SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR HIGH FOREST ESTATES SUBDIVISION FILING NO. 1 PREPARED BY ENTECH ENGINEERING, INC. AND DATED NOVEMBER 2, 2022. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) under file number VR-23-011 . The report includes mapping of the potential hazard areas within the subdivision. A description of the affected LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS WILL BE REQUIRED. DESIGNED ONSITE WASTEWATER SYSTEMS ARE ANTICIPATED ON THE LOT DUE TO SEASONAL SHALLOW GROUNDWATER, HIGH ROCK PERCENTAGE, AND RESTRICTIVE CLAY SOILS. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINES OR PONDED AREAS AND 25 FEET FROM DRY GULCHES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLACED IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER OR SEASONAL SHALLOW WATER.
- ARTIFICIAL FILL: LOT 1. MITIGATION MEASURES INCLUDE: OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS. EXPANSIVE SOILS: LOTS 1 & 2. MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS
- POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOT 1 & 2. MITIGATION MEASURES INCLUDE: EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND GRADING TO DIRECT SURFACE FLOWS AWAY FROM STRUCTURES. ALL ORGANIC MATERIAL WOULD BE COMPLETELY REMOVED PRIOR TO ANY FILL PLACEMENT
- SEASONAL SHALLOW WATER: LOTS 1 & 2 (DRAINAGE EASEMENT PROVIDED). MITIGATION MEASURES INCLUDE: MITIGATION MEASURES INCLUDE: EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND GRADING TO DIRECT SURFACE FLOWS AWAY FROM STRUCTURES. ALL ORGANIC MATERIAL WOULD BE COMPLETELY REMOVED PRIOR TO ANY FILL PLACEMENT. POTENTIALLY UNSTABLE SLOPES: LOT 1. MITIGATION MEASURES INCLUDE: ANY CUTS INTO THE HILLSIDE SHOULD BE NO STEEPER THAN 3:1 UNLESS HELD BY ENGINEER
- DESIGNED RETAINING WALLS. LOT AND DENSITY DATA:
 - GROSS ACREAGE: 13.804 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 2
 - GROSS DENSITY: 0.145 LOTS PER ACRE ACREAGE DEDICATED TO PUBLIC STREETS: 0 ACRES
- NET ACREAGE: 13.804 ACRES
- NET DENSITY: 0.145 LOTS PER ACRE

No covenants were submitted with this application. Is this subject to existing covenants? If so, please fill in the reception number. If the CAOP requires water covenants, then leave this note and provide the covenants at the appropriate time.

> Delete Note 10 - this is covered under Note 11



- 1. BASIS OF BEARING: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 1, BLOCK 7, WILLOW SPRINGS ESTATES BEARING S 88°05'30" E, MONUMENTED AS SHOWN HEREON.
- 2. ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 27605 AND FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY ______, ORDER NO. _____ WITH EFFECTIVE DATE OF
- 4. FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 08041C0310 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
- 5. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- 6. PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 1, STATE OF COLORADO RECORDED FEBRUARY 25, 2021, AT RECEPTION NO. 221037735.
- 7. 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. (SECTION 13-80-105 C.R.S.).
- 8. 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.

BE IT KNOWN BY THESE PRESENTS:

THAT PAULA B. DONOHOO, MARDELLE L. FRAZIER, AND BRIAN D. FRAZIER ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "HIGH FOREST ESTATES SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 9/26/2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS ______ DAY OF ______, 20____.

RANDALL D. HENCY COLORADO REGISTERED PLS #27605

EASEMENTS

EASEMENT UNLESS Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 WITH THE INDIVIDITION 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.

LOT 1, BLOCK 7, WILLOW SPRINGS ESTATES, RECORDED IN PLAT BOOK H-2 AT PAGE 54 UNDER RECEPTION NO. 437944, RECORDS OF

SAID TRACT CONTAINS 601,308 SF (13.804 ACRES), MORE OR LESS

FOR AND ON BEHALF OF M.V.E., INC.

DAY OF

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER'S CERTIFICATE

REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES

PAULA B. DONOHOO, OWNER

COUNTY OF EL PASO

MY COMMISSION EXPIRES

MARDELLE L. FRAZIER, OWNER

MY COMMISSION EXPIRES

STATE OF COLORADO

COUNTY OF EL PASO

WITNESS MY HAND AND OFFICIAL SEAL

ACKNOWLEDGED BEFORE ME THIS ____

WITNESS MY HAND AND OFFICIAL SEAL

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "HIGH FOREST ESTATES SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF __ SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) 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

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS

PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, ANI

in the land described herein, have laid out, subdivided, and platted said lands into lot:

SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HIGH FOREST ESTATES SUBDIVISION FILING NO.

There is no SIA with this plat

CHAIR, BOARD OF COUNTY COMMISSIONERS

PCD DIRECTOR

FOT FOT ATEC CURDIVISION FUND NO. 15 WAS ARREDOVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOA Delete the Director block and just include the JBJECT TO ANY NOTES SPECIFIED HEREON AND ANY COI Director signature line beneath the BoCC block ONS OF LAND TO THE PUBLIC (EASEMENTS) ARE 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. WILLOW SPRINGS ESTATES 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 #437944.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CLERK AND RECORDER

CLERK AND RECORDER:	

BRIDGE FEE: _

PARK FEE: _

DRAINAGE FEE: _

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __.M. THIS ____ DAY OF _____, 20___, A.D. AND IS DULY

RECORDED AT RECEPTION NO. _ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER DEPUTY SCHOOL FEE:

OWNERS OF RECORD AT TIME OF PLATTING: PAULA B. DONOHOO MARDELLE L. FRAZIER BRIAN D. FRA7IFR 8855 WALKER ROAD COLORADO SPRINGS CO 80908

(213) 792-7163

MINOR SUBDIVISION PLAT HIGH FOREST ESTATES SUBDIVISION FILING NO. 1



MVE PROJECT: MVE DRAWING: 61188-PLAT-CS MARCH 24, 2023

HIGH FOREST ESTATES SUBDIVISION FILING NO. 1

LEGEND

PROPOSED SUBDIVISION BOUNDARY LINE

PROPOSED LOT LINE

SECTION LINE

O FOUND CORNER AS SHOWN

SET #5 REBAR W/ ALUMINUM CAP MARKED
"POLARIS, PLS 27605" FLUSH WITH THE GROUND

(15980) ADDRESS NUMBER

PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT

THE HOLD AND NO STORAGE OF MATERIALS

PROPOSED SUBDIVISION BOUNDARY LINE

PROPOSED LOT LIN

A REPLAT OF LOT 1, BLOCK 7, WILLOW SPRINGS ESTATES LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN EL PASO COUNTY, COLORADO

