

JOYFUL VIEW SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Water Supply: (utilized when the water supply is individual wells)
(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. (Utilized when there is a joint well agreement for common use of wells)
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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot _____ Block _____ and Lot _____ subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and _____ Block _____ and Lots _____ through _____ Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Change "the" to "all" lots to prevent confusion

Add Note: Individual soils investigations for new building sites and septic systems are required for each lot.

Add note: 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.

Add note for tracts maintained by HOA: 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.)

add name and date of most current study

SURVEYOR'S CERTIFICATION:
I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF Colorado, do hereby certify that the following is a true and correct copy of the original survey as shown on the attached map. I have examined the original survey and find it to be true and correct.
Soil and Geologic 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 areas 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.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

"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."

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees 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.

PRESENT
THE OWNER

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33 THENCE N00°30'32"E ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY

THE DESCRIBED TRACT CONTAINING 70.179 ACRES, MORE OR LESS, AS SHOWN ON THE LAND SURVEY PLAT UNDER DEPOSIT NUMBER 2022-31, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEE, OR LIEN HOLDER, OF THE TRACT DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID TRACT AND SUBDIVISION OF JOYFUL VIEW SUBDIVISION, AND IN ACCORDANCE WITH THE EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND MAINTENANCE OF THE TRACT DESCRIBED HEREIN WILL BECOME MATTERS OF PUBLIC CONCERN AND THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS IS A NECESSARY PART THEREOF. THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC UTILITIES, WITHIN THE TRACT DESCRIBED HEREIN, THE EASEMENTS 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED OGC RE2, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

OGC RE2, LLC

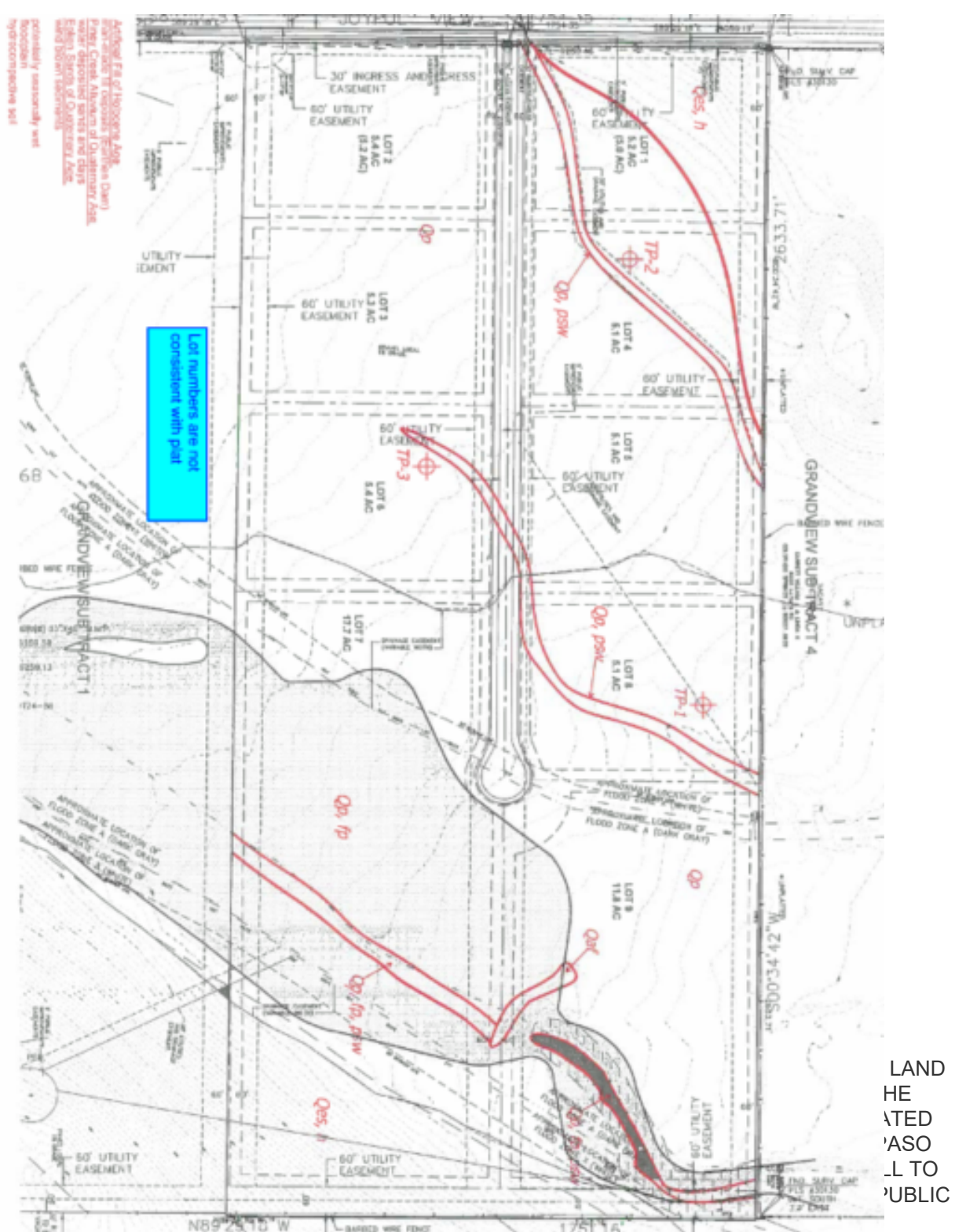
NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY OGC RE2, LLC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



LAND NOTED AS TO PUBLIC

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- 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.
- ON SITE WASTEWATER TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT SHALL APPROVE EACH SYSTEM AND SOME LOTS WILL REQUIRE A COLORADO LICENSED ENGINEER PRIOR TO PERMIT APPROVAL.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGIC FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF SAID IMPROVEMENTS MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT RECORDED AT RECEPTION NO. _____
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. WHICH IS BASED ON AN ALLOCATION APPROACH. 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 THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JOYFUL VIEW SUBDIVISION AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF JOYFUL VIEW SUBDIVISION OWNERS ASSOCIATION RECORDED AT RECEPTION NO. _____ OF SAID EL PASO COUNTY RECORDS.
- THE 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 CORP. OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- 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 COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE 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 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 THE SALE OF THE PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE ELLICOTT FIRE PROTECTION DISTRICT, ELLICOTT SCHOOL DISTRICT NO. 22 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
17. A "GEOLOGY AND SOILS EVALUATION REPORT, PROPOSED JOYFUL VIEW SUBDIVISION, EL PASO COUNTY, COLORADO" IS HELD AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THE REPORT IS HELD UNDER THE JOYFUL VIEW SUBDIVISION AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE POTENTIALLY PRESENT, AND INCLUDE: POTENTIAL FOR SHALLOWER BEDROCK WITH LOWER PERCOLATION RATES, POTENTIAL FOR GROUNDWATER ENCOUNTERS AND POTENTIAL FOR EXPANSIVE/SETTLEMENT PRONE SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
- PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE AE, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0805G, EFFECTIVE DATE DECEMBER 7, 2018. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

Temporary turnaround easements as shown on this plat shall be relinquished upon the construction completion of Filing # _____ (or connection to another road). Or: The temporary turnaround easement as shown on this plat and referenced in the Easement Agreement as recorded at Reception No. _____ of the records of El Paso County will be vacated upon the completion of roadway construction of _____ Road with a future Final Plat, in accordance with the terms of said easement agreement.

Update Note to include LOMR

Add no storage

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

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)

Add 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).

PREPARED BY
LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

JOYFUL PLAT.DWG
SEPTEMBER 26, 2022
PROJECT 21048
SHEET 1 OF 2

Update to PCD File SF22-31 all sheets

FILE NO. SF- _____

JOYFUL VIEW SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

FOUND A 2-1/2" DIA. ALUMINUM CAP ON A 3/4" DIA. REBAR IN A RANGE BOX 6" BELOW THE ASPHALT GRADE MARKED AS SHOWN

ALESSI 1135 R63W S 33 T 13 S 33 R 63 W PLS 30130

BASIS OF BEARINGS
N0°30'32"E 2635.65' 2633.71'
N0°30'32"E 2603.71'

PEYTON HIGHWAY
60' PUBLIC R.O.W.

- NOTES:
- FOUND ALIQUOT CORNER AS SHOWN
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
 - FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP "ALESSI PLS 30130"
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
- BASIS OF BEARINGS:
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 - N00°30'32"E - 2635.65', THE DIRECTION IS BASED ON THE LAND SURVEY PLAT OF GRAND VIEW ESTATES III, DEPOSIT NO. 205900168. THE LINE IS MONUMENTED BY 2-1/2" DIA. ALUMINUM CAPS ON 3/4" DIA. REBAR, IN RANGE BOX MARKED AS SHOWN.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. H0527334-072-JHE, COMMITMENT DATE 9/12/22.
- THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

ALESSI 1135 R63W S 32 T S 33 S 5 T S 4 2004 PLS 30130

FOUND A 2-1/2" DIA. ALUMINUM CAP ON A 3/4" DIA. REBAR IN A RANGE BOX 6" BELOW THE ASPHALT GRADE MARKED AS SHOWN

Add required turn around point per FD comments. See note no plat about turn around point beyond floodplain which may not be needed since the road does not continue

UNPLATTED TRACT 16

Correct with parcel #

Update Road name

Show correct property parcel lines to the north

This is not correct adjacent per LSP Rec #208900290

Errant line

UNPLATTED TRACT 15

add TSN # of all adjoining parcels around the property

Add road classification

UNPLATTED TRACT 15

Provide easement Rec # for northern 30ft of pvt road. Land Survey Rec #205900168 drawing only mentions 30ft not 60ft or provide shared access agreement

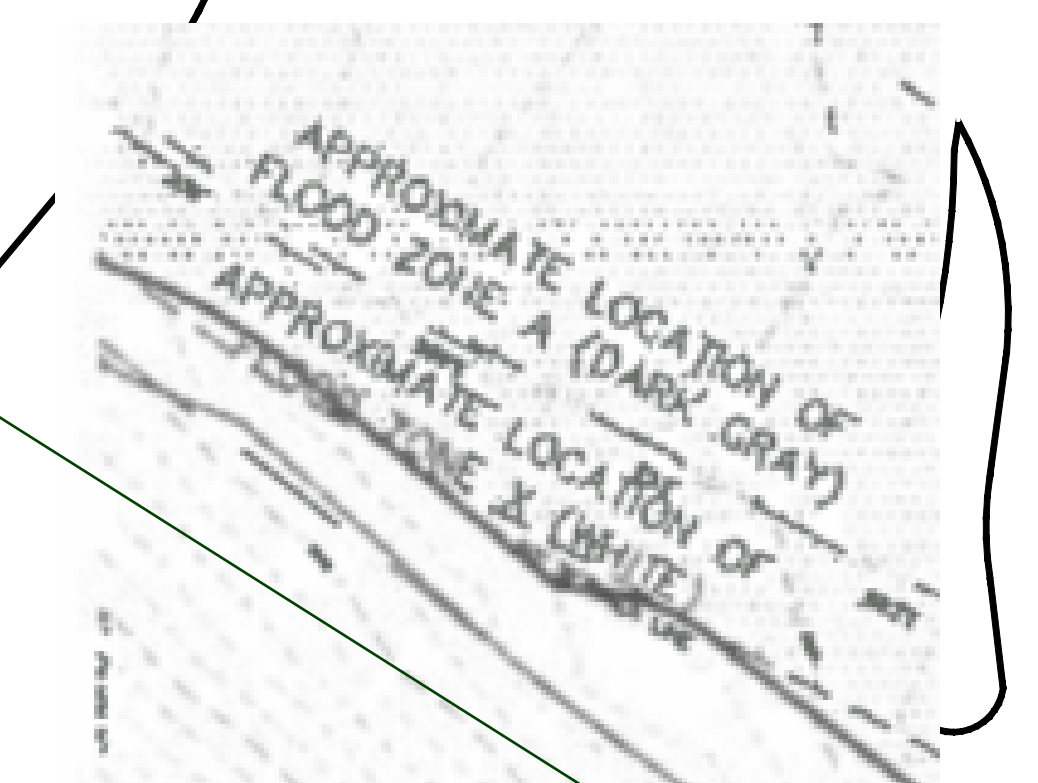
Correct with TSN

Add temp Cul-de-sac and easement per ECM 2.3.8. Address this temp turnaround pt in Plat notes

A Engineer approved site plan will be required for lots 7,8,9 due to 30ft utility and drainage easement. Add to plat notes. Correct all drawings on GEC, DR, plat to show consistent lot #s.

CD, DR & GEC plans are showing a 30ft utility and drainage easement. Show recorded or planned drainage and utility easements on all effected lots

Both Floodzone X and A are present



Add Base Flood Elevations (BFE)

Please confer with FD about the turn around at this point. They thought the road continued when just the easements are shown. A cul-de-sac is not needed if the road does not continue past the floodplain. Per PHONCON with FD #221025

provide additional easement to accommodate the proposed ditch at the cul-de-sac.

Add road classification and name

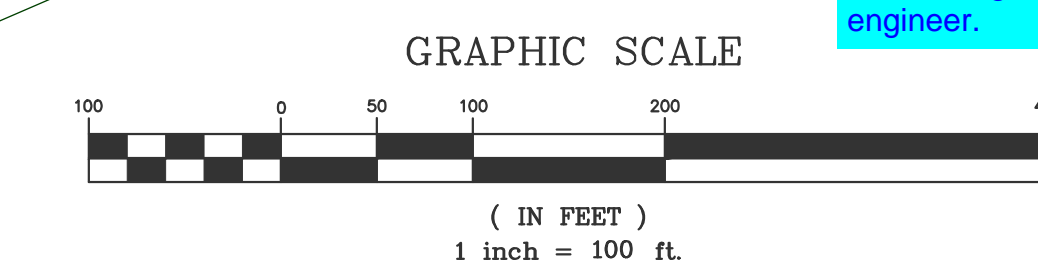
Denote a no build setback line along floodplain boundary

Geo report indicates missing labels for easements

is this meant to describe the dashed line below? 20'

Provide drainage easement for swale/channel at this lot. Coordinate with the drainage engineer.

GEO Notes should reflect the drainage, and the no build area for specific lots; Lots t; Growenwater should be noted (review GEO report and customize the note)



ALESSI 1135 R63W S 33 T S 34 S 4 T S 3 2004 PLS 30130

FOUND A 2-1/2" DIA. ALUMINUM CAP ON A 3/4" DIA. REBAR MARKED AS SHOWN

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PREPARED BY
LWA LAND SURVEYING, INC.

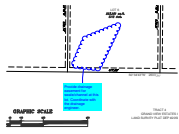
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

JOYFUL PLAT.DWG
SEPTEMBER 26, 2022
PROJECT 21048
SHEET 2 OF 2

plat and items missing see checklist please.

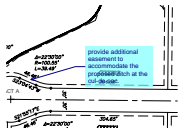
Final plat drawings V1 PCD STAFF CCombined.pdf Markup Summary 11-2-2022

Daniel Torres (3)



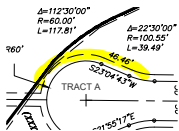
Subject: Cloud+
Page Label: 2
Author: Daniel Torres
Date: 10/25/2022 10:00:35 PM
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Provide drainage easement for swale/channel at this lot. Coordinate with the drainage engineer.



Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 10/25/2022 10:36:47 PM
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Space:

provide additional easement to accommodate the proposed ditch at the cul-de-sac.



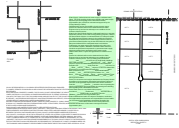
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Page Label: 2
Author: Daniel Torres
Date: 10/25/2022 10:36:57 PM
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dspdparsons (23)



Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:18:57 AM
Status:
Color: ■
Layer:
Space:

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.



Subject: Water Supply
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:26:17 AM
Status:
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Water Supply: (utilized when the water supply is individual wells)

(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.

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(Utilized when there is a joint well agreement for common use of wells)

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Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between __ and __ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between __ and __ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____

Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

USE OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE BOARD OF COUNTY COMMISSIONERS. THE ELEMENT DIRECTOR UPON EITHER APPROVAL OF AN ORDER OF ALL IMPROVEMENTS REQUIRED TO BE USED OF A Wastewater Sewage Treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environmental Control approve each system and, in some cases the Department may require an engineer designed the system prior to permit approval. THE RECORDS.

A SUBDIVISION AS RECORDED AT RECEPTION NO. A VENDOR SUBDIVISION OWNERS ASSOCIATION REQUIREMENTS AND OTHER AGENCY

Subject: Wastewater
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:20:01 AM
Status:
Color: ■
Layer:
Space:

Wastewater:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.

When the Property is Subject to Existing or Proposed Covenants, the Subdivider is required to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Subject: Covenants
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:26:56 AM
Status:
Color: ■
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Space:

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

The Subdivider(s) agrees on behalf of himself and the Subdivider(s) to pay traffic impact fees 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.

Subject: Road Impact
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:43:24 AM
Status:
Color: ■
Layer:
Space:

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.

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Subject: Easements
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:27:39 AM
Status:
Color: ■
Layer:
Space:

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Subject: Address
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:27:58 AM
Status:
Color: ■
Layer:
Space:

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Please add the missing notes (customize); Please review the Plat checklist and add the missing items

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:29:11 AM
Status:
Color: ■
Layer:
Space:

please add the missing notes (customize); Please review the Plat checklist and add the missing items

← Add electrical provider note: Note that gas is Propane

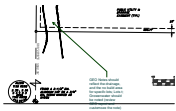
BOARD OF CC

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:30:07 AM
Status:
Color: ■
Layer:
Space:

Add electrical provider note; Note that gas is Propane

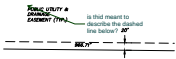


Subject: Image
Page Label: 1
Author: dsdparsons
Date: 11/2/2022 7:43:52 AM
Status:
Color: ■
Layer:
Space:



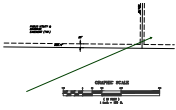
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:32:07 AM
Status:
Color: ■
Layer:
Space:

GEO Notes should reflect the drainage, and the no build area for specific lots; Lots t; Growenwater should be noted (review GEO reprot and customoze the note)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:31:51 AM
Status:
Color: ■
Layer:
Space:

is thid meant to describe the dashed line below?



Subject: Arrow
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:32:15 AM
Status:
Color: ■
Layer:
Space:

← plat and items missing see checklist please.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:33:36 AM
Status:
Color: ■
Layer:
Space:

plat and items missing see checklist please.

SF-22-31
FILE NO. SF. ---
EYING, INC.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:33:24 AM
Status:
Color: ■
Layer:
Space:

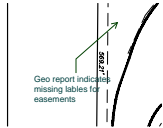
SF-22-31



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:36:54 AM
Status:
Color: ■
Layer:
Space:

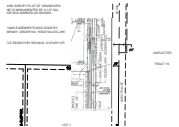


Subject: Image
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:37:30 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:38:14 AM
Status:
Color: ■
Layer:
Space:

Geo report indicates missing lables for easements

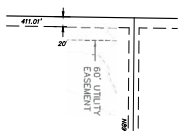


Subject: Image
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:41:07 AM
Status:
Color: ■
Layer:
Space:

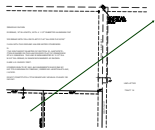


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Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:41:17 AM
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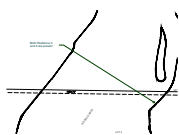
missing labels



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:41:49 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:42:02 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 11/2/2022 7:42:30 AM
Status:
Color: ■
Layer:
Space:

Both Floodzone X and A are present

eschoenheit (48)



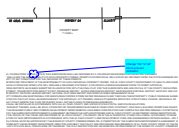
Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 2:06:19 PM
Status:
Color: ■
Layer:
Space:

Update Note to include LOMR



Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 10/25/2022 2:08:56 PM
Status:
Color: ■
Layer:
Space:

add name and date of most current study



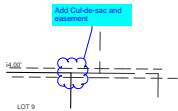
Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 2:51:29 PM
Status:
Color: ■
Layer:
Space:

Change "the" to "all" lots to prevent confusion



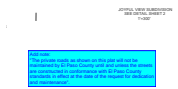
Subject: Public Roads Turnaround Easements:
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 2:53:39 PM
Status:
Color: ■
Layer:
Space:

Temporary turnaround easements as shown on this plat shall be relinquished upon the construction completion of Filing #____ (or connection to another road). Or; The temporary turnaround easement as shown on this plat and referenced in the Easement Agreement as recorded at Reception No. _____ of the records of El Paso County will be vacated upon the completion of roadway construction of _____ Road with a future Final Plat, in accordance with the terms of said easement agreement.



Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 2:54:08 PM
Status:
Color: ■
Layer:
Space:

Add Cul-de-sac and easement



Subject: Private Roads:
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 2:59:16 PM
Status:
Color: ■
Layer:
Space:

Add note:
 "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: Easement and Tract Maintenance:
Page Label: 1
Author: eschoenheit
Date: 10/25/2022 2:56:47 PM
Status:
Color: ■
Layer:
Space:

Add note for tracts maintained by HOA:
 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.)



Subject: Floodplain:
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 3:02:12 PM
Status:
Color: ■
Layer:
Space:

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)

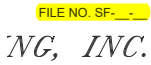


Subject: Arrow
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 3:02:28 PM
Status:
Color: ■
Layer:
Space:



Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 3:03:26 PM
Status:
Color: ■
Layer:
Space:

Update to PCD File SF22-31 all sheets

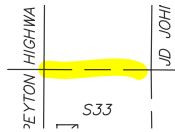


Subject: Highlight
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 3:03:29 PM
Status:
Color: ■
Layer:
Space:

FILE NO. SF-__-__



Subject: Highlight
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 3:04:11 PM
Status:
Color: ■
Layer:
Space:

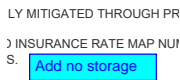


Subject: Highlight
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 3:04:13 PM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 4:41:56 PM
Status:
Color: ■
Layer:
Space:

Add 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).

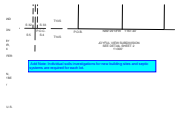


Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 5:36:10 PM
Status:
Color: ■
Layer:
Space:

Add no storage

Small text block containing technical details or a disclaimer, likely related to the software or data source.

Subject: Arrow
Page Label: 1
Author: eschoenheit
Date: 10/24/2022 5:36:14 PM
Status:
Color: ■
Layer:
Space:



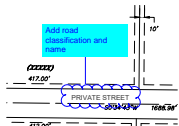
Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 10/25/2022 2:11:36 PM
Status:
Color: ■
Layer:
Space:

Add Note: Individual soils investigations for new building sites and septic systems are required for each lot.

Add Base Flood Elevations (BFE)

Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 2:05:35 PM
Status:
Color: ■
Layer:
Space:

Add Base Flood Elevations (BFE)



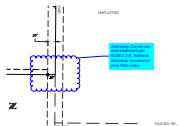
Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 2:07:56 PM
Status:
Color: ■
Layer:
Space:

Add road classification and name

add TSN # of all adjoining parcels around the property

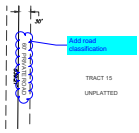
Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 2:09:11 PM
Status:
Color: ■
Layer:
Space:

add TSN # of all adjoining parcels around the property



Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 2:57:50 PM
Status:
Color: ■
Layer:
Space:

Add temp Cul-de-sac and easement per ECM 2.3.8. Address this temp turnaround pt in Plat notes



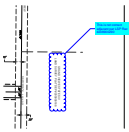
Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:04:08 PM
Status:
Color: ■
Layer:
Space:

Add road classification



Subject: Callout
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:12:08 PM
Status:
Color: ■
Layer:
Space:

Provide easement Rec # for northern 30ft of pvt road. Land Survey Rec #205900168 drawing only mentions 30ft not 60ft or provide shared access agreement



Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:24:16 PM
Status:
Color: ■
Layer:
Space:

This is not correct adjacent per LSP Rec #208900290



Subject: File Attachment
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:24:38 PM
Status:
Color: ■
Layer:
Space:

TRACT 15
UNPLATTED

Subject: Highlight
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:28:45 PM
Status:
Color: ■
Layer:
Space:


TRACT 15

TRACT 15
UNPLATTED

Subject: Highlight
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:28:46 PM
Status:
Color: ■
Layer:
Space:


UNPLATTED

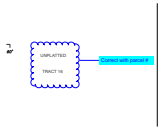
TRACT 16


Subject: Highlight
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:28:49 PM
Status:
Color: 
Layer:
Space:

TRACT 16



Subject: Arrow
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:29:01 PM
Status:
Color: 
Layer:
Space:




Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:34:52 PM
Status:
Color: 
Layer:
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Correct with parcel #

UNPLATTED

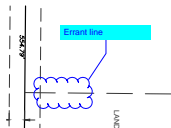



Subject: Cloud
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:35:04 PM
Status:
Color: 
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Space:

Show correct property parcel lines to the north

Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:36:11 PM
Status:
Color: 
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Show correct property parcel lines to the north



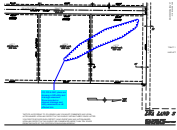
Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 4:45:10 PM
Status:
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Layer:
Space:

Errant line

ADD required turn around point per FD comments. See note no plat about turn around point beyond floodplain which may not be needed since the road does not continue.

Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 8:11:06 AM
Status:
Color: ■
Layer:
Space:

Add required turn around point per FD comments. See note no plat about turn around point beyond floodplain which may not be needed since the road does not continue



Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 9:31:03 AM
Status:
Color: ■
Layer:
Space:

CD, DR & GEC plans are showing a 30ft utility and drainage easement. Show recorded or planned drainage and utility easements on all effected lots

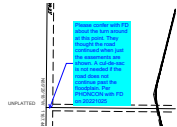


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Page Label: 2
Author: eschoenheit
Date: 10/24/2022 5:46:54 PM
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Subject: Arrow
Page Label: 2
Author: eschoenheit
Date: 10/24/2022 5:47:04 PM
Status:
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Layer:
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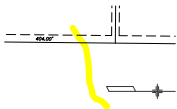


Subject: Callout
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 7:54:41 AM
Status:
Color: ■
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Please confer with FD about the turn around at this point. They thought the road continued when just the easements are shown. A cul-de-sac is not needed if the road does not continue past the floodplain. Per PHONCON with FD on 20221025

Subject: Highlight
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 8:07:09 AM
Status:
Color: ■
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Space:





Correct with TSN

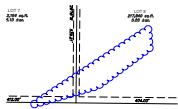
Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 9:14:37 AM
Status:
Color: ■
Layer:
Space:

Correct with TSN

A Engineer approved site plan will be required for lots 7,8,9 due to 30ft drainage easement. Add to plat notes. Correct all drawings on GEC, DR, plat to show consistent lot #s.

Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 9:39:44 AM
Status:
Color: ■
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Space:

A Engineer approved site plan will be required for lots 7,8,9 due to 30ft drainage easement. Add to plat notes. Correct all drawings on GEC, DR, plat to show consistent lot #s.



Subject: Cloud
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 9:39:02 AM
Status:
Color: ■
Layer:
Space:



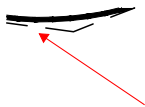
Denote a no build setback line along floodplain boundary.

Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 2:14:23 PM
Status:
Color: ■
Layer:
Space:

Denote a no build setback line along floodplain boundary




Subject: Arrow
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 2:14:25 PM
Status:
Color: ■
Layer:
Space:




Subject: Arrow
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 2:38:58 PM
Status:
Color: ■
Layer:
Space:

JOYFUL VIEW

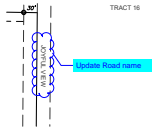
Subject: Highlight
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 2:57:23 PM
Status:
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JOYFUL VIE

JOYFUL VIEW

Subject: Highlight
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 2:57:27 PM
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JOYFUL VIEW



Subject: Cloud+
Page Label: 2
Author: eschoenheit
Date: 10/25/2022 2:57:45 PM
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Update Road name