

PLANNING AND COMMUNITY DEVELOPMENT

FINAL PLAT REQUIREMENTS

This checklist provides a general overview of required submittal items. Additional submittal standards, procedures, and technical requirements are contained within the County's Land Development Code (LDC) and must also be met. The County reserves the right to request supplemental information, studies, or documents as needed to ensure compliance with applicable regulations and to adequately evaluate the proposed development.

SUBMITTAL CHECKLIST

LETTER OF INTENT

- Owner name and contact information for responsible party.
- Report preparer and contact information for responsible party.
- Applicant name (if not owner) and contact information for responsible party.
- Property address.
- Property tax schedule number.
- Current zoning of the property.
- A discussion detailing the specific request and size of the area included in the request.
- A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.).
- A detailed analysis summarizing how the request complies with each of the criteria of approval in Chapter 7 and Chapter 8 of the Land Development Code.
- A discussion summarizing the final plat consistency with any applicable preliminary plan and the associated zoning district standards.

- A discussion summarizing the provision of utilities.
- A discussion summarizing any proposed phasing.
- State if the subdivision will or will not include deferred sidewalks.
- A discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.
- A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.).
- A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.
- A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.
- A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code.
- A discussion detailing any proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.
- A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

MAP CONTENT REQUIREMENTS

- Sheet Size:** The sheet size shall be 24 inches by 36 inches, including a minimum of one half of an inch border
- Scale:** Each sheet of the plat shall be drawn to the same scale. The scale shall be one inch equals 100 feet (1 inch = 100 feet) or a scale of one inch equals 50 feet (1 inch = 50 feet) unless the PCD Director approves a larger or smaller scale. In the event a single sheet is not practicable, multiple sheets may be used. No

lot shall be split between sheets. When using multiple sheets, a key map shall be provided on the first page, and on each sheet thereafter and match lines shall be depicted.

TITLE BLOCK AND REFERENCE INFORMATION

- Name of subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s) (1/4), section, township and range in which the subdivision is located, unless the PCD Director authorizes variation from this standard. If the subdivision is a replat of a previously approved subdivision, the replat information shall be included in the subtitle. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the Land Development Code.
- Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right-hand corner of each sheet. Each sheet within plat set shall be to the same scale with the same orientation.
- Names and contact information of person(s) responsible for preparing the document (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right-hand corner of each sheet.
- Date of submission with provisions of dating revisions located in the lower right-hand corner.
- The plat shall have a legend that designates all lines and symbols except where it is called out on the drawing itself.
- A vicinity location map necessary to locate the land included in the plat.

SURVEY AND ASSOCIATED INFORMATION

- The plat shall represent an accurate and complete Monumented Land Survey pursuant to C.R.S. §38-51-102. A traverse of boundaries when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in ten thousand (10,000). The Monumented Land Survey shall be an accurate reflection of the legal description. The method of description shall be by use of metes and bounds, except that in a replat the subdivision, tract, or lot may be used. The survey and monumentation shall conform to the requirements of Section 7.2.6 of the Land Development Code.
- A certified legal boundary description showing the location and dimension of all boundary lines and monuments of the property proposed to be subdivided expressed in feet and hundredths of a foot

prepared by a registered land surveyor. Total acreage and surveyed description of the area. The legal description for the subdivision shall be included in the following format: "A parcel of land in the 1/4 of Section XX, Township XX South, Range XX West, of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:" The legal description that follows this introduction may be by one of the following two means: (1) by metes and bounds, incorporating a complete traverse and meeting the accuracy standards described above (Note: The area to the nearest one-hundredth of an acre (.01) more or less shall be included.); or (2) by subdivision and lot numbers (Note: This method may only be used if the area being subdivided encompasses one contiguous area within one existing subdivision and does not include any existing right-of-way. The area to the nearest one hundredth of an acre (.01) more or less shall be included).

- Identification of the point of beginning. The Point of Beginning of the plat shall be tied to two (2) or more section or quarter section corners. Two of the corners shall be adjacent. Tie to two section corners not necessary if it is a replat. The monument found/set at the section or quarter section corners must be described on the plat.
- A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. El Paso County subdivision regulations Basis of Bearings Statement shall follow the Bylaws and Rules of The State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors. This can be found at 6.8 Basis of Bearing Statement.
- Where the exterior boundary lines of the plat show bearings and distances which vary from those recorded in adjoining plats or surveys, a note shall be placed along those lines, in parenthesis, stating the recorded bearing and distance and the reception number of the ad joiners, as shown in the following form: NXXoXX'XX"X (Recorded as NXXoXX'XX"X with Reception #XXXXX).
- Data determining the location, bearing and length of all lines and the location of all monuments which are sufficient to establish boundaries and locate the monuments including a description of all monuments, both found and set, which mark the boundaries of the property, and a description of all control monuments used in conducting the survey. At a minimum, this shall include: (1) the lengths of all lines and the radii, internal angles, points of curvature, arc and chord lengths, and bearing; (2) the lines of all proposed lots and tracts fully dimensioned with distances and bearings (Note: Where a lot line

intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line, or a curved property line, the lot line shall be labeled N.R. and the radial bearing at the point of intersection shall be shown. All lot lines and other parcels of land with accurate dimensions in feet and hundredths of a foot with bearings or angles to street and alley lines. Lot dimensions shall close to a tolerance of one (1) in ten thousand (10,000.); (3) the centerlines of all streets; (4) A description of all monuments found or set at each corner, angle point, PC and PT of the exterior boundary of the subdivision; (5) The description of range points that will be set (Note: The accuracy of the range points shall be one (1) in ten thousand (10,000)); and (6) the dimensions of all easements including bearings and distances, where appropriate.

- A data table may be used where such a table will enhance clarity. If table data is used, each individual lot must be separately described giving all bearings and angles and lengths making each lot close by data provided. The table must be included on the same page as lots or lines described. Should the plat drawing be of such a size as to preclude the data table then the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required.
- Offsets which are to be set on the extension of any lot, tract or parcel boundary line shall be noted on the plat at the time of recording and shall comply with C.R.S. Section §38-51-105. This note shall specify the standard offset distance and any nonstandard distances. An example of a note is as follows: "All offsets are 1" metal disks embedded in concrete sidewalks set on the lot line extended, 5 feet from the platted lot corner along all streets except as follows:" and "Nonstandard offsets for lot lines between: Lots 2 and 3, is 5.87 feet; Lots 6 and 7, is 6.03 feet." If no offset monuments are to be set in conjunction with the plat the following note shall be included on the plat: "Note: No offset monuments are to be set in conjunction with this plat."

SURVEYOR INFORMATION AND NOTES

- El Paso County subdivision regulations Surveyors Certificate should follow [Bylaws and Rules of the State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors](#). This can be found on 6.2.1 and 6.2.2.
- Certification by a registered land surveyor that the subdivision plat represents a survey conducted by the surveyor and that the monuments shown on the subdivision plat are accurate as located, that all

dimensions and other details are correct and that all monuments will be set to establish property corners or control points as required by the County. The certification shall include the title, name, address, seal, and signature of the registered land surveyor and date of certification and revision dates.

- Certification is defined as a statement that includes the following:
 - a) It is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge.
 - b) It is based upon the professional land surveyor's knowledge, information and belief.
 - c) It is in accordance with applicable standards of practice.
 - d) It is not guarantee or warranty, either expressed or implied.
- The following note shall be placed on the plat: "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".
- Reference to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference to a certain title policy including the policy number.

NAMES, NUMBERING LOTS, TRACTS, AND ROAD INFORMATION

- A number associated with each lot and block in the development, beginning with the numeral 1 and continuing consecutively throughout the property included in the development plan, with no omissions or duplications. Tracts shall be given an alpha designation. All lot, block, and tract numbering shall conform to the provisions of Section 7.2.5 of the Land Development Code.
- The address of each lot as provided by the Pikes Peak Regional Building Department (added prior to recording).
- Right-of-way lines, widths, locations, surfacing, street names, and proposed ownership (public or private) of all existing and proposed streets within and immediately adjacent to, the property being subdivided, including the classification of each of the streets. Street names shall be approved by the El Paso Teller E-911 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be depicted.

- The use designations, maintenance responsibility, and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside.
- The use designations, maintenance responsibility, and beneficiary of all proposed or existing easements and rights-of-way showing when conveyed by reception number, and right-of-way.

CONTOURS

- Accurate existing contours shall be shown at intervals of two (2) feet or less; contours at intervals of five (5) feet will be acceptable where the slope is greater than ten percent or as otherwise determined by the PCD Director. Contours shall be extended no less than 100 feet onto the adjacent property and show significant adjacent topography. Elevations based on United States Geologic Survey (U.S.G.S.) sea level datum. The U.S.G.S. quad maps shall not be accepted as evidence for topographic contours.

HAZARDS, CONSTRAINTS, AND OTHER UNBUILDABLE AREAS

- Identify and map all floodplain areas (including base flood elevations), inundation zones, stormwater overflow areas, and all water features within or adjacent to the subdivision, including watercourses with their widths and flow directions, as well as lakes, wells, streams, irrigation ditches, ponded water, and any other water sources.
- Final Plats shall identify all hazards or constraints, mitigation measures, and corresponding lot numbers for any lots encumbered by such hazards or constraints. For areas in tracts or easements requiring maintenance, the maintenance responsible entity shall be identified in the notes.
- The location of railroad rights-of-way.
- The location of slope, ponded water, shallow ground water, and other constraints identified in the Soils and Geology Report associated with this application.
- Sites of historic or archeological significance as inventoried in the El Paso County Planning Information Sourcebook. Identified and inventoried sites of natural, scenic, and/or paleontological importance.

NATURAL FEATURES AND OTHER FEATURES

- The location of all major rock outcroppings and wooded areas.

- The location of natural hazard areas including areas of wildfire hazard as defined on the adopted Wildfire Hazards Map as amended.
- Identify significant wildlife habitat areas including protected species habitat, breeding grounds, nesting areas, crossings, wintering areas, migratory routes, etc.
- The location and proposed ownership of wetlands, watercourses, bodies of water, irrigation ditches, trails, and laterals.
- Other significant features within or adjacent to the property to be subdivided (see examples above).

ROADS AND ACCESS EASEMENTS (PRIVATE AND/OR PUBLIC) REQUIREMENTS

- Right-of-way lines, widths, locations, surfacing, street names, and proposed ownership (public or private) of all existing and proposed streets within and immediately adjacent to, the property being subdivided, including the classification of each of the streets. Street names shall be approved by the El Paso Teller E-911 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be depicted.
- The approximate length of all street centerlines, centerline radii and approximate grades, type of curb, gutter, sidewalk, and locations of pedestrian ramps. The data may be placed within a data table.
- The approximate locations, dimensions, ownership, and use designations of all proposed and existing easements.
- Approximate location, length, width and type of all non-thoroughfare transportation links (e.g. paths, bikeways, trails, PRT, guideways, railroads, etc.)
- Existing and proposed location of bridges, culverts, and provisions for collection and discharge of surface drainage including inlets, storm drains and detention facilities.

OTHER INFORMATION AND NOTATIONS

- Include the name and ownership of all adjoining properties, including public lands. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation.
- Designation and location of any proposed school, park and other public property.

- Identify the location of all proposed and existing fire hydrants or cisterns.

SUMMARY NOTES

- The final total gross acreage, the total number of lots. Gross density, net density and net acreage of the subdivision.
- The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.
- Notations of any restrictive covenants or other restrictions to be recorded with the final plat.
- Statement that maintenance of easements shall be the responsibility of the property owner.
- All standard notes, certificates and dedications required by El Paso County staff shall be included on the plat. All notes not meeting these specifications shall be removed.
- Any special notes required by legal agreements or other related procedures.
- Any notes that were a requirement or condition of the final plat approval or further the purposes of the Land Development Code.

OTHER PLAT INFORMATION

- The boundary of the subdivision delineated with a heavy solid line including bearings and distances.
- The identification and designation of the boundary lines of any 100-year floodplain, and the source of the designation.
- Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.
- Lots that require special studies for development or that present significant constraints and or hazards to development shall bear notation.
- Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.
- Notes limiting ingress or egress to certain roadways pursuant to the Engineering Criteria Manual, as applicable.

- The appropriate sight distance triangles shall be designated and dimensioned. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drive and access points with public roads.
- Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County.
- All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement “Dedicated to El Paso County for right-of-way purposes by this plat”.
- Depict all pedestrian and equestrian corridors on the plat, or provide a plat note clearly identifying each corridor and specifying its location relative to the tract or lot in which it is situated.
- The following certifications on a single sheet: Surveyor, Dedication Statement, Title Verification, Board of County Commissioners, Clerk and Recorder, PCD Director, El Paso County Assessor and Acceptance Certificate, as needed, see below.
- Acknowledgments of the execution of the plat by the property owner before a notary public.
- A note identifying inclusion into any public improvement district, as applicable.
- If the subdivision is within a PUD, the file number and reception number of the recorded PUD. If the subdivision is within a Preliminary Plan or Sketch Plan include the file number
- Sign Easements for subdivision entryway signage.
- A fee block indicating the amounts of all fees required to be paid in connection with the Final Plat, including without limitation drainage, bridge, school, and park fees, and approved fees-in-lieu of any required land dedication, and confirming payment of each of those required fees.
- All standard El Paso County Plat Notes.

STANDARD PLAT NOTES.

- Reports on File:** The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department (PCD File No. ____): Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report;

Natural Features Report; (other; modify based upon specific reports)

- Stormwater Drainage:** 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.
- 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 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.
- 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).
- Access:** No driveway shall be established unless an access permit has been granted by El Paso County.
- Addresses:** The addresses exhibited on this plat are for informational purposes only. They are not legal descriptions and are subject to change.
- Mailboxes:** Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Public and Common Subdivision Improvements:** 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 Number _____ in 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.

This 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 El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

- Access Limitation:** There shall be no direct lot access to _____ Road.
- 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).
- When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat:** The 60 foot wide public highway contained within this plan as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation future plats.
- Private Roads:** The private roads as shown on this plan 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 and accepted by the Board of County Commissioners.
- Drainage:** (Only applicable when a commercial developer doesn't install a common detention/water quality pond or facility) 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 assurance 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.

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.

- 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 preliminary plan, the use of a tract table required.)
- 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.

- Geologic Hazard Note:** (to be customized based upon the individual circumstances)

The following lots have been found to be impacted by geological constraints and hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report) 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 (including lot numbers, or location of area, and mitigation measures for all):

- Downslope Creep
- Rockfall Source
- Rockfall Runout Zone
- Ponded Water
- Potentially Seasonally High Groundwater
- Other Constraints and Hazards

In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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 __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. 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 assigners 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.

- 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. These systems may cost more to design, install, and maintain.

Soil and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note is used in special cases only when requested by the Health Department or pursuant to a condition

of approval)

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined notes, which can be broken into separate notes for water or sewer in the case of different providers)

- Floodplain:** No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas.

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.

- Wildfire Notes:** At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

- Wildfire Plat Restriction:** (The following plat restriction shall be placed on the first sheet of the plat whenever thinning of forest cover is necessary to help reduce the hazards and risks of wildfire.)

As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):

A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but

is not necessarily limited to the following:

- Forest-wide thinning
- Fuel break thinning
- Prunings
- Debris disposal

(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

- **Agricultural Impact:** 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 to produce 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 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)
- **Fort Carson Noise:** This property is likely to experience ongoing noise and vibration impacts associated with training exercises within the Fort Carson Military Reservation. An analysis of these potential impacts is contained within Fort Carson's Installation Environmental Noise Management Plan (IENMP) which is periodically updated and can be obtained from the Directorate of Public Works- Environmental Division at Fort Carson, or from their web site.

- Adjacent to an Industrial Area:** This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. (Use when residential is adjacent to industrial)
- Airport Overlay Zone:** This serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)

All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____, of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)

All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

- 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.
- Building Envelopes:** Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcropping, protect wetlands, etc. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.
- Reciprocal Access/Parking Agreement:** All property within this subdivision is subject to a Reciprocal Access/Parking Agreement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.
- Special District Disclosure (when the plat is in a special district):** A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

- Fountain Mutual Irrigation Company Note:** This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.
- Marksheffel Road District Note:** The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.
- Woodmen Road District Note:** All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- Public Improvement District:** Pursuant to Resolution No. _____, approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.
- ADA Requirements:** The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not ensure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.
- Dedication Statement:** Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County.
- Utilities:** The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas, electric, water, and wastewater services for this subdivision is provided by _____ (Provider

name(s)) subject to the District's (Providers) rules, regulations and specifications.

- Road Impact Fee:** The owner agrees on behalf of him/herself and any developer or builder successors and assignees that traffic impact fees shall be paid in accordance with the El Paso County Road Impact Fee Program Resolution, or any amendments thereto, at or prior to the time of building permit approvals.

SIGNATURE BLOCKS AND CERTIFICATES

- Owners Certificate:**

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____ . 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 proper drainage and erosion control for same will be provided 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 for public utilities and 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.

Owners/Mortgagee (Signature)

By:

Title:

Individual acting in his/her own right (individual capacity)

State of Colorado
County of _____

This record was acknowledged before me on _____, 20 ____ by
_____ (name(s) of individual(s)).

(Notary's official signature)

(Title of office)

(Commission Expiration)

JOHN Q. SAMPLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20121234567
MY COMMISSION EXPIRES AUGUST 8, 2016

Individual acting in a representative capacity

State of Colorado
County of _____

This record was acknowledged before me on _____, 20 ____ by
_____ as (type of authority, such as officer or trustee) of (name of party/entity on
behalf of whom record was executed).

(name of officer or agent, title of officer or agent) of (name of corporation acknowledging) a (state or
place of incorporation) corporation, on behalf of the corporation.

(Notary's official signature)

(Title of office)

(Commission Expiration)

JOHN Q. SAMPLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20121234567
MY COMMISSION EXPIRES AUGUST 8, 2016

Surveyors Certificate:

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify

that this plat truly and correctly represents the results of a survey made on date of survey, 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.

I attest the above on this _____ day of _____, 20__.

Surveyor's Name, (Signature)

Date

Colorado registered PLS # _____

Clerk and Recorder:

STATE OF COLORADO

COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this ___ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

Board of County Commissioners Certificate:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ___ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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 Improvements Agreement.

Chair, Board of County Commissioners

Date

Planning and Community Development Director

Date

For Replats requiring BoCC action:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedication of land to the public (streets, tracts, easements: list those applicable) are accepted, but the 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 Improvements Agreement.

Previous plat name in entirety 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 # _____.

Chair, Board of County Commissioners

Date

Planning and Community Development Director

Date

Administrative Replat:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

(Previous plat name) in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment 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 # _____.

_____.

Name

State of Colorado

County of _____

Individual acting in his/her own right (individual capacity)

State of Colorado County of _____
This record was acknowledged before me on _____, 20 ____ by _____ (name(s) of individual(s)).
_____ (Notary's official signature)
_____ (Title of office)
_____ (Commission Expiration)
<p>JOHN Q. SAMPLE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20121234567 MY COMMISSION EXPIRES AUGUST 8, 2016</p>

Individual acting in a representative capacity

State of Colorado County of _____
This record was acknowledged before me on _____, 20 ____ by _____ as (type of authority, such as officer or trustee) of (name of party/entity on <u>behalf of whom record was executed</u>).
(name of officer or agent, title of officer or agent) of (name of corporation acknowledging) a (state or place of incorporation) corporation, on behalf of the corporation.

(Notary's official signature)

(Title of office)

(Commission Expiration)

JOHN Q. SAMPLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20121234567
MY COMMISSION EXPIRES AUGUST 8, 2016