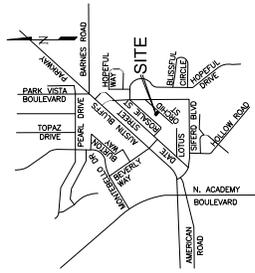


PRELIMINARY PLAT - PARK VISTA ADDITION FILING NO. 5B

LOT 7, BLOCK FIVE, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

- SHEET INDEX:**
- 1 OF 6 PRELIMINARY PLAT
 - 2 OF 6 SITE PLAN
 - 3 OF 6 UTILITY SERVICES PLAN
 - 4 OF 6 PRELIMINARY UTILITY SERVICES PLAN
 - 5 AND 6 OF 6



VICINITY MAP (NOT TO SCALE)

PROPERTY DESCRIPTION: 1122 GROUND STREET A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Lot 7, Block Five, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records).

Containing 0.165 acres (7,200 square feet), more or less.

To be platted as: PARK VISTA ADDITION FILING NO. 5B, Lots 1 and 2

APPLICANT/PROPERTY OWNER:
 LAND CONSULTANTS, INC.
 15554 JACKSON CREEK PKWY., B-287
 MONUMENT, CO. 80132
 PHONE: (719) 252-1765

BENCHMARK:
 SITE BENCHMARK: 2" FMS CAP MARKED "6A53" IN CONCRETE ELECTRIC VAULT LOCATED ON 4275 NORTH ACADAMY BOULEVARD. ELEVATION = 6429.20 "NAVD88" DATUM.

NOTES:

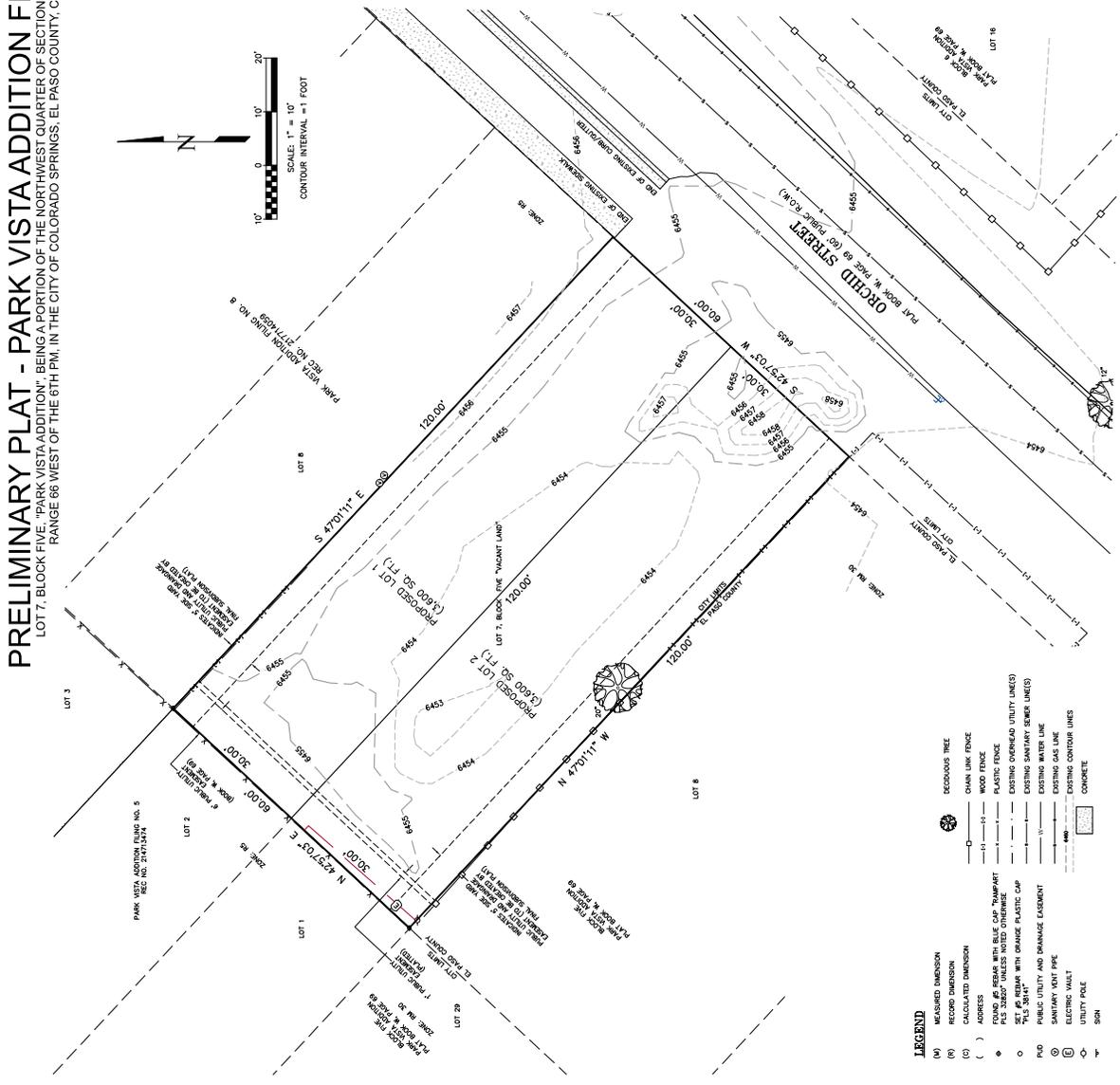
1. FEDERAL EMERGENCY MANAGEMENT AGENCY Flood Insurance Rate Map, Map Number 080410038 C, effective date December 7, 2018, indicates this parcel of land is located in Zone X, while areas determined to be out of the 500 year flood plain.
2. Preliminary Final Plat is required by City Code as the accompanying document with annexation, and due to the required scope, the required development plan has been waived for this project. (See Section 16-104, City Code). The required development plan design for the subject property is attached to this Preliminary Plat. The required design Development Review Enterprises prior to issuance of building permit.
3. Date of Preliminary Plat: November 10, 2021, with subsequent City comment revisions.
4. There are no proposed drainage improvements, drainage facilities or water quality features associated with annexation of the property. Therefore, there will be no changes in proposed approved Trenching and Backfilling, and the Master Development Drainage Plan for the subject property is attached to this Preliminary Plat. A Drainage Letter will be required for construction activities on the site.
5. New residential units larger than the Park and School Land Dedication Ordinance. Privetized trees in lieu of land will be collected. School fees will be collected.
6. Lot owner/developer will be required to construct curb, gutter (Type 1), widening the asphalt pavement mat, City Standards D-108 unit driveway aprons and 5' detached public sidewalk. The sidewalk shall be constructed to match existing street cross-section at the time of lot construction. These improvements shall be installed by the property owner, under the supervision of the City Engineer, and shall be completed prior to the issuance of the final plat.
7. Plans and specifications shall be submitted for review and approval by the City Engineer and will be submitted to Engineering Development Review Division and Traffic Engineering for review and approval.
8. The electrical utilities at the rear of the lot and the gas line, water main and sanitary sewer line in Orchard Street are existing and will be incorporated into the project. Utilities will be extended from existing lines to the lot and running 2020 with 4" PVC installed. The gas main is a 3" line. The water main is a 8" PVC line installed in January 2020 with 3/4" copper service lines.

ZONING:
 EXISTING ZONING: EL PASO COUNTY RM-350, EXISTING USE: VACANT LAND
 PROPOSED ZONING: EL PASO COUNTY RM-350, EXISTING USE: VACANT LAND
 MINIMUM SETBACKS R6 ZONING:
 FRONT = 25'
 REAR = 5'
 SIDE = 5'

SETBACKS DO NOT APPLY TO THE PROPERTY OF THE DEVELOPER FOR LOT AND DOES NOT APPLY WHEN PLATTED AROUND INDIVIDUAL UNITS OR PLATTING ALONG A COMMON WALL.

PRELIMINARY COPY
 SUBJECT TO
 CITY APPROVAL

CITY FILE NUMBER: CPC PFP 20-00038



- LEGEND**
- W1 WELDED IRONWORK
 - W2 WOOD IRONWORK
 - W3 CALCULATED DIRECTION
 - () ADDRESS
 - DECIDUOUS TREE
 - WOOD FENCE
 - PLASTIC FENCE
 - EXISTING ROAD UTILITY LINES
 - EXISTING SANITARY SEWER LINE(S)
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING CONTOUR LINES
 - CONCRETE
 - FRONT 6" REBAR WITH BLUE CAP "TRAMPART"
 - SET #6 REBAR WITH ORANGE PLASTIC CAP
 - SET #6 REBAR WITH ORANGE PLASTIC CAP
 - PUB. PUBLIC UTILITY AND RAINWATER EXHIBMENT
 - SANITARY VENT PIPE
 - ELECTRIC VAULT
 - UTILITY POLE
 - 50N

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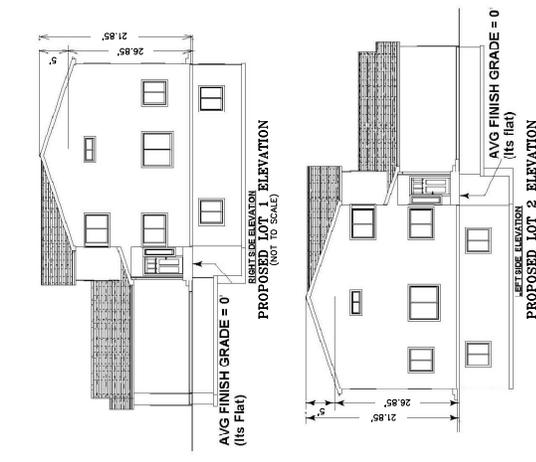
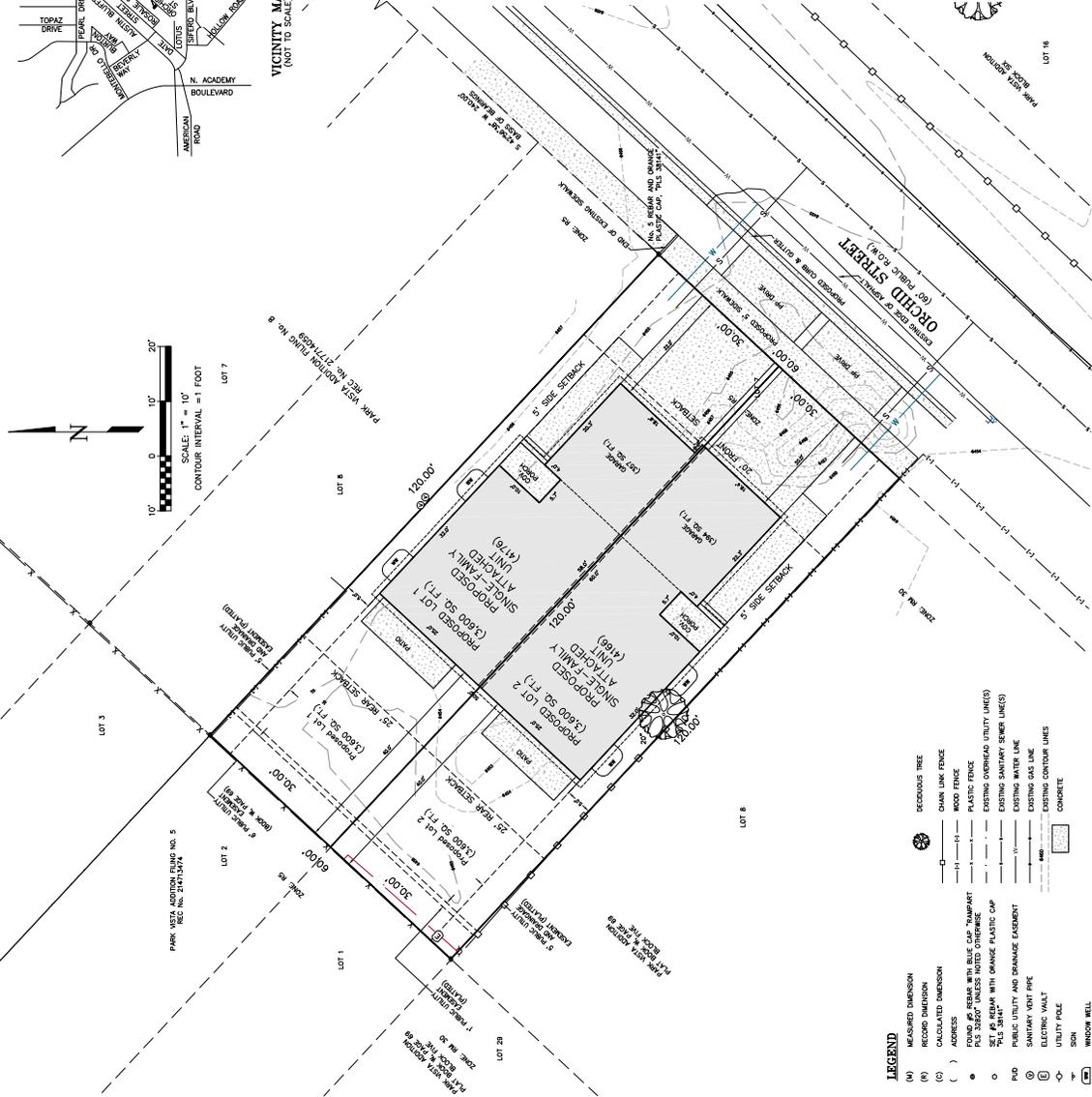
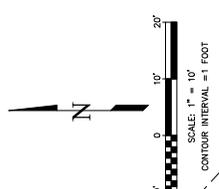
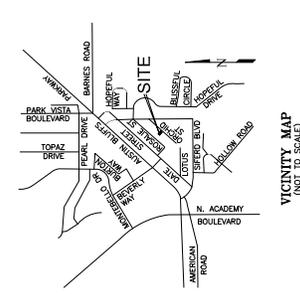
PLANNING / SURVEYING
Land Consultants, Inc.

Designed by: N/A
 Drawn by: N/A
 Checked by: DMS
 Date: 11/23/21

Project No.: 21047
 Street: 1 of 1

LOT 7 BLOCK FIVE, "PARK VISTA ADDITION",
 1122 ORCHARD STREET
 PRELIMINARY PLAT
 CITY OF COLORADO SPRINGS, EL PASO COUNTY
 COLORADO

SITE PLAN - PARK VISTA ADDITION FILING NO. 5B



PROPERTY DESCRIPTION: 1122 ORCHID STREET (NOT TO SCALE)
 The subject property is located at the intersection of the 6th P. Block West of the City of Colorado Springs, El Paso County, Colorado, described as follows:
 Lot 7, Block Five, PARK VISTA ADDITION (Plot Book W, Page 69, El Paso County, Colorado records);
 Containing 0.165 acres (7,200 square feet), more or less.
 To be platted as: PARK VISTA ADDITION FILING NO. 5B, Lots 1 and 2
APPLICANT/PROPERTY OWNER: MOUNTAIN PROPERTIES BUILDERS, INC.,
 15854 JACKSON CREEK PKWY, #2-281
 MANitou, CO, 80132
 PHONE: (719) 278-7168

BENCHMARK:
 SITE BENCHMARK: 2" FMS CAP MARKED "ABAS" IN CONCRETE ELECTRIC VAULT LOCATED ON 4275 NORTH ACACENT BOULEVARD. ELEVATION = 6425.20 "NAVD83" DATUM.

NOTES:
 1. ESTABLISH TOP OF FOUNDATION IN FIELD PER PLAN ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING FOUNDATION EXCAVATIONS COULD REQUIRE OVERSIZES AND STRUCTURAL FILL AND/OR SOIL ENGINEER.
 2. THIS IS NOT A LAND SURVEY PLAT... FOR CONSTRUCTION PURPOSES ONLY.
 3. NEW RESIDENTIAL UNITS TRIGGER THE PARK AND SCHOOL LAND DEDICATION ORDINANCE. PARALLEL FEES IN LIEU OF LAND WILL BE COLLECTED. SCHOOL FEES WILL BE COLLECTED.
 4. LOT OWNER/DEVELOPER WILL BE REQUIRED TO CONSTRUCT CURB, OUTER (TYPE 1), WIDENING THE PUBLIC SIDEWALK ALONG THE NORTHEASTLY SIDE FRONTAGE OF THIS PROPERTY AND MATCHING EXISTING STREET CROSS-SECTION AT THE TIME OF LOT CONSTRUCTION. THESE IMPROVEMENTS ARE ALLOWED, AND/OR COMPLETED NO LATER THAN WITH ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 5. PLAN AND PROFILE CONSTRUCTION PLANS ARE REQUIRED FOR ANY PUBLIC IMPROVEMENTS TO BE INSTALLED AND WILL BE SUBMITTED TO ENGINEERING DEVELOPMENT REVIEW DIVISION AND TRAFFIC ENGINEERING FOR REVIEW AND APPROVAL.

SITE DATA:
 1) EXISTING ZONING: EL PASO COUNTY RM-30
 2) PROPOSED ZONING: CITY OF COLORADO SPRINGS R5
 3) USE: SINGLE-FAMILY ATTACHED
 4) PROPOSED LOT 1 SQ. FT. = 3,600
 5) PROPOSED LOT 2 SQ. FT. = 3,600
 6) PROPOSED LOT 3 SQ. FT. = 3,600
 7) PROPOSED LOT 4 SQ. FT. = 3,600
 8) BUILDING HEIGHT = 26.85' (65 MAX.)
 9) DRIVEWAY WITH GARAGE SETBACK AREA SQ. FT. = 360
 10) MINIMUM SETBACKS R-5 ZONING:
 REAR: 25'
 SIDE: 5'

LEGEND
 (M) MEASURED DIMENSION
 (R) RECORD DIMENSION
 (C) CALCULATED DIMENSION
 () ADDRESS
 () FOUND #6 REBAR WITH BLUE CAP "RAINWART"
 () PLS 3"ØØØ UNLESS NOTED OTHERWISE
 () PLS 2"ØØØ UNLESS NOTED OTHERWISE
 () PLS 1"ØØØ UNLESS NOTED OTHERWISE
 () PLS 1/2"ØØØ UNLESS NOTED OTHERWISE
 () PLS 1/4"ØØØ UNLESS NOTED OTHERWISE
 () SANITARY VENT PIPE
 () EXISTING WATER LINE
 () EXISTING GAS LINE
 () EXISTING CONTOUR LINES
 () CONCRETE
 () DECIDUOUS TREE
 () CHAIN LINK FENCE
 () WOOD FENCE
 () PLASTIC FENCE
 () EXISTING OVERHEAD UTILITY LINES
 () EXISTING SANITARY SEWER LINES
 () EXISTING WATER LINE
 () EXISTING GAS LINE
 () SANITARY VENT PIPE
 () ELECTRIC VAULT
 () UTILITY POLE
 () SIGN
 () WINDOW WELL

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	COMMENTS	DM	05/22
2	REVISIONS	DM	05/22

DESIGNED BY: N/A
CHECKED BY: DMH
DATE: 11/20/21

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1122 ORCHID STREET
SITE PLAN

Project No.: 21047
 Street: 1 of 1

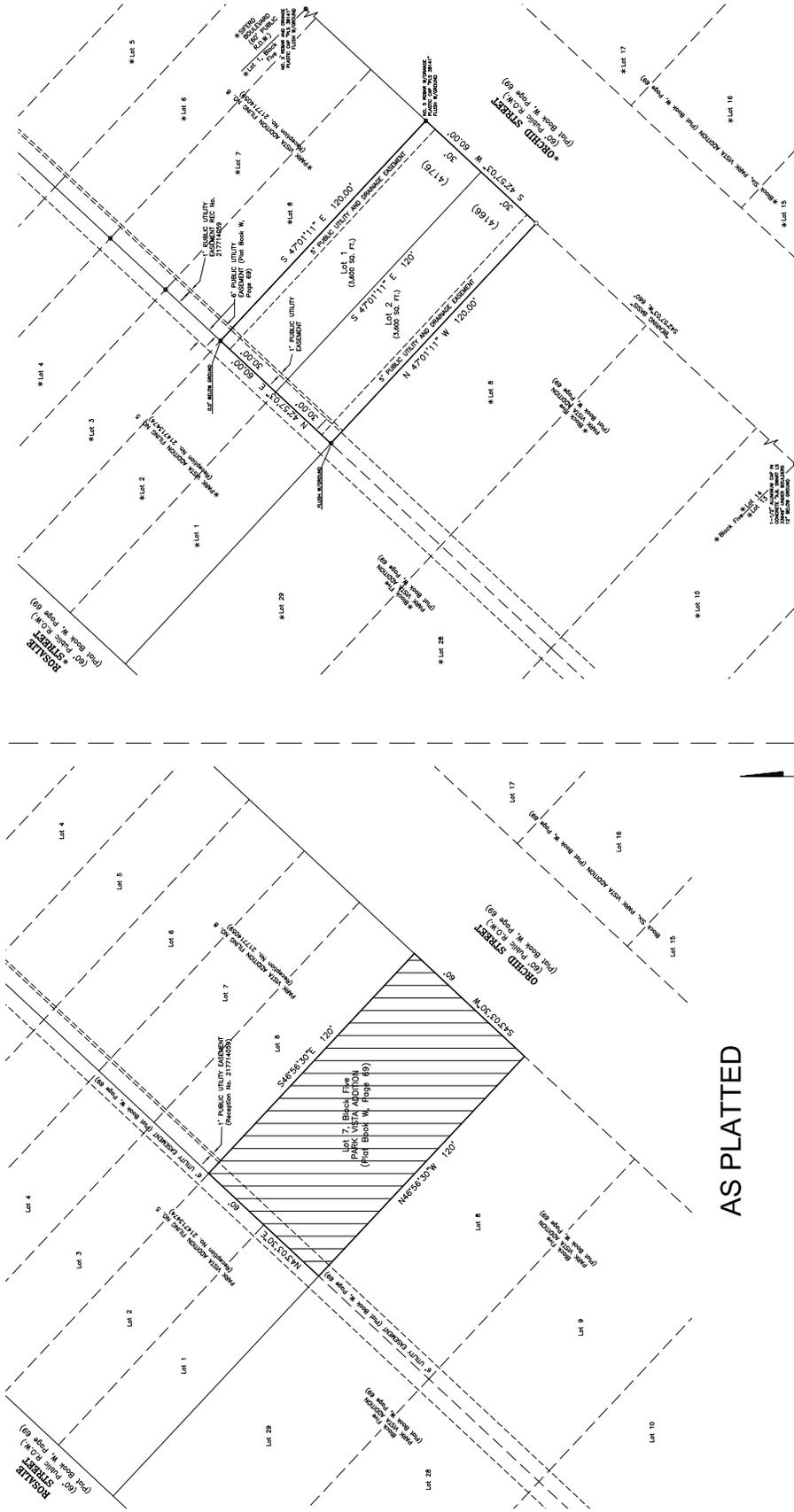
CALL BEFORE YOU DIG...
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 AS NEARLY AS POSSIBLE TO THE LOCATION OF THE UTILITY TO BE LOCATED. WRITE DOWN THE LOCATION OF THE UTILITY TO BE LOCATED. WHEN THESE UTILITY LOCATIONS ARE LOCATED, THE UTILITY LOCATIONS WILL BE LOCATED. THE UTILITY LOCATIONS WILL BE LOCATED. THE UTILITY LOCATIONS WILL BE LOCATED.

PRELIMINARY COPY SUBJECT TO CITY APPROVAL

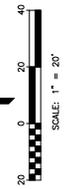
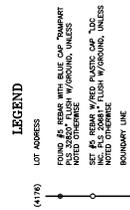
CITY FILE NUMBER: CPC PFP 20-00038

PARK VISTA ADDITION FILING NO. 5B

A REPEAT OF LOT 7, BLOCK FIVE, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



AS PLATTED



AS REPLATTED

Revisions

NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY	DBB	03/11/20
2	CITY COMMENTS	DBB	03/11/20
3	CITY COMMENTS	DBB	03/11/20
4	CITY COMMENTS	DBB	03/11/20
5	CITY COMMENTS	DBB	03/11/20
6	CITY COMMENTS	DBB	03/11/20
7	CITY COMMENTS	DBB	03/11/20
8	CITY COMMENTS	DBB	03/11/20
9	CITY COMMENTS	DBB	03/11/20
10	CITY COMMENTS	DBB	03/11/20

PLANNING & SURVEYING

Land Consultants, Inc.

3088 MAZZARD ROAD • COLORADO SPRINGS, CO 80909

www.lci-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6448

Designed by: N/A
Checked by: DMS
Drawn by: DMS
Title: 03/11/20

Project No.: 21047
Sheet: 2 of 2

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you are discovered such defect in no event any longer than ten years from the date of the certification. CALL BEFORE YOU DIG... 811 DIAL 811