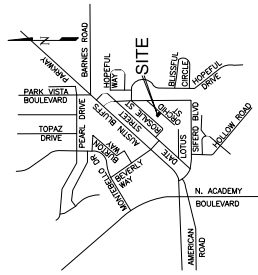


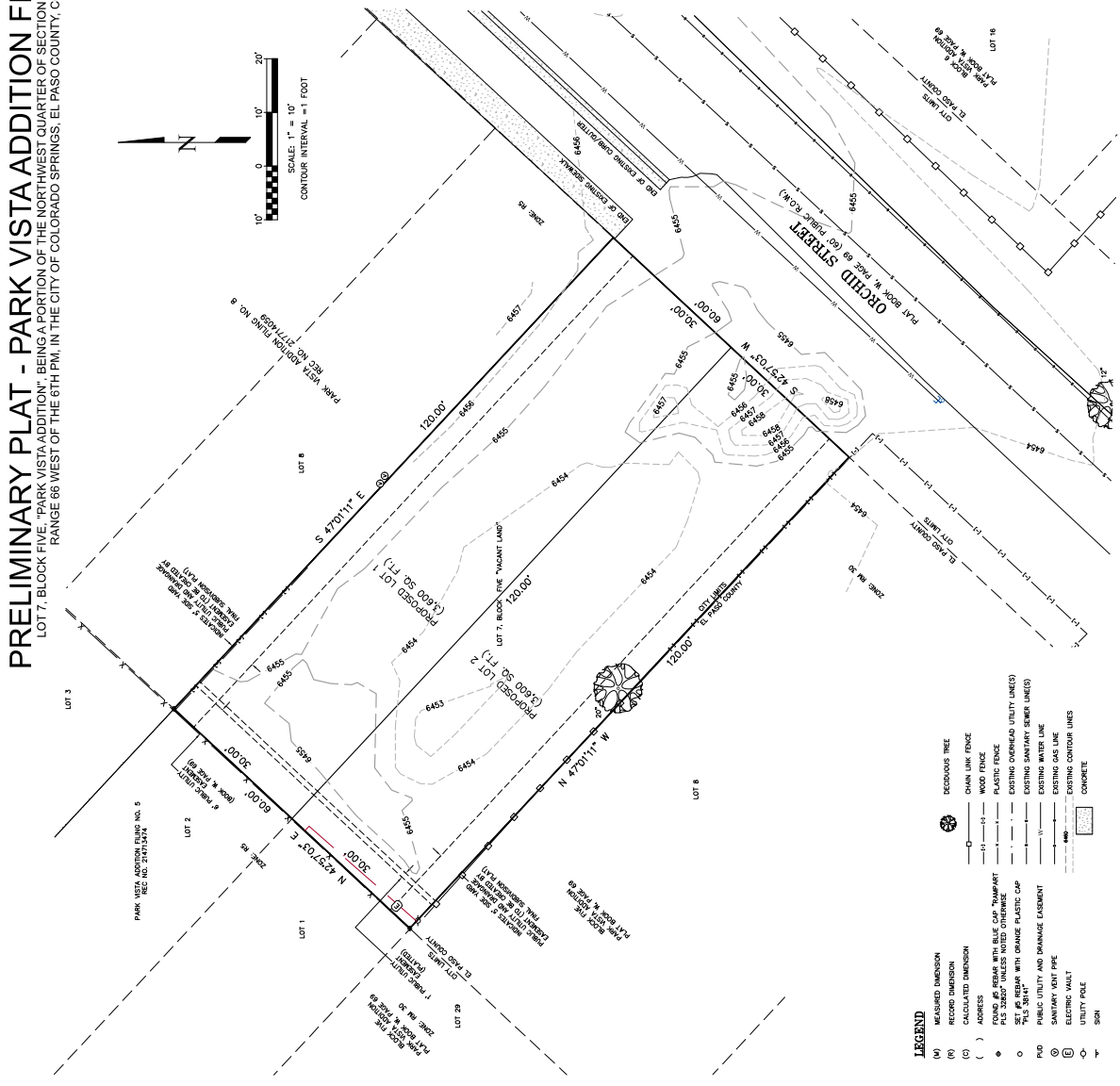
PRELIMINARY PLAT - PARK VISTA ADDITION FILING NO. 5B

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 FINANCIAL PLAN
 - 4 OF 6 PRELIMINARY UTILITY SERVICES PLAN
 - 5 AND 6 OF 6 FINAL PLAT



VICINITY MAP (NOT TO SCALE)



- LEGEND**
- W1 WELDED IRONWORK
 - W2 WOOD IRONWORK
 - W3 CALCULATED IRONWORK
 - W4 ADDRESS
 - W5 FOUND AS BEAM WITH BLUE CAP "TAMPART"
 - W6 SET # REPAIR WITH ORANGE PLASTIC CAP
 - W7 SET # REPAIR WITH ORANGE PLASTIC CAP
 - W8 PUBLIC UTILITY AND RAINWATER EXHIBMENT
 - W9 SAWHAY W/OUT PIPE
 - W10 ELECTRIC VAULT
 - W11 UTILITY POLE
 - W12 50N
 - W13 DECIDUOUS TREE
 - W14 OWAN LINK FENCE
 - W15 WOOD FENCE
 - W16 PLASTIC FENCE
 - W17 EXISTING ROAD UTILITY LINES
 - W18 EXISTING SANITARY SEWER LINE(S)
 - W19 EXISTING WATER LINE
 - W20 EXISTING GAS LINE
 - W21 EXISTING CONTOUR LINES
 - W22 CONCRETE

PROPERTY DESCRIPTION: 1122 GRCHD 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:
MONTAGUE & COMPANY, 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 "NAVD83" 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 "lots 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 the subject property. (See attached "Waiver of Required Development Plan" for the subject property.) Standard Plat Review is still required through the City 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 Terepation Gap Drainage Basin Study and the Master Development Drainage Plan for the subject property. A Drainage Letter will be required for construction activities on the site.
5. New residential units longer the Park and School Land Dedication Ordinances. 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 improvements. The proposed improvements will be installed by the property owner, under the supervision of the City Engineer. A Drainage Letter will be required for construction activities on the site.
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 proposed lots. The proposed gas line and water main will be installed in the street. 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
MINIMUM SETBACKS R6 ZONING:
FRONT = 25'
REAR = 25'
SIDE = 5'STREAKS DO NOT APPLY TO THE PROPERTY OF THE DEVELOPER FOR SET AND DOES NOT APPLY WHEN PLATTED AROUND INDIVIDUAL UNITS) OR PLATTING ALONG A COMMON WALL.

CITY FILE NUMBER: CPC PFP 20-00038

811 CALL BEFORE YOU DIG

According to Colorado law, before any excavation or construction activity is undertaken, the contractor or excavator must call 811 to report the location of any underground utilities. This is a legal requirement. Failure to call 811 before digging can result in serious injury or death. The City of Colorado Springs provides a free 24-hour service to help you locate underground utilities before you dig. Call 811 at least 48 hours before you dig. For more information, visit www.coloradosprings.gov/811.

Land Development Consultants, Inc.

3098 WAZLEWOOD ROAD • COLORADO SPRINGS, CO 80909
www.landdev.com • TEL: (719) 528-6133 • FAX: (719) 528-6444

PLANNING • SURVEYING

Designed by: N/A
Drawn by: N/A
Checked by: DMS
Title: DMS

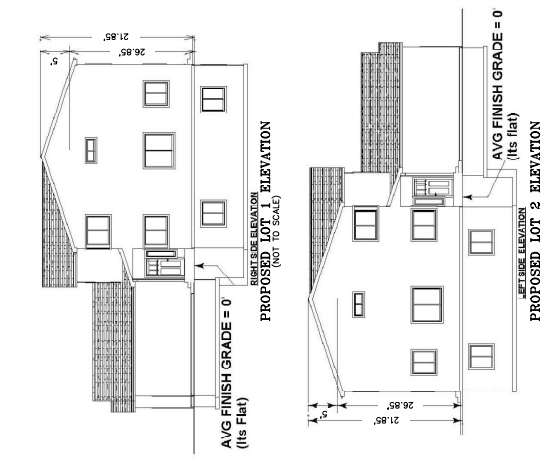
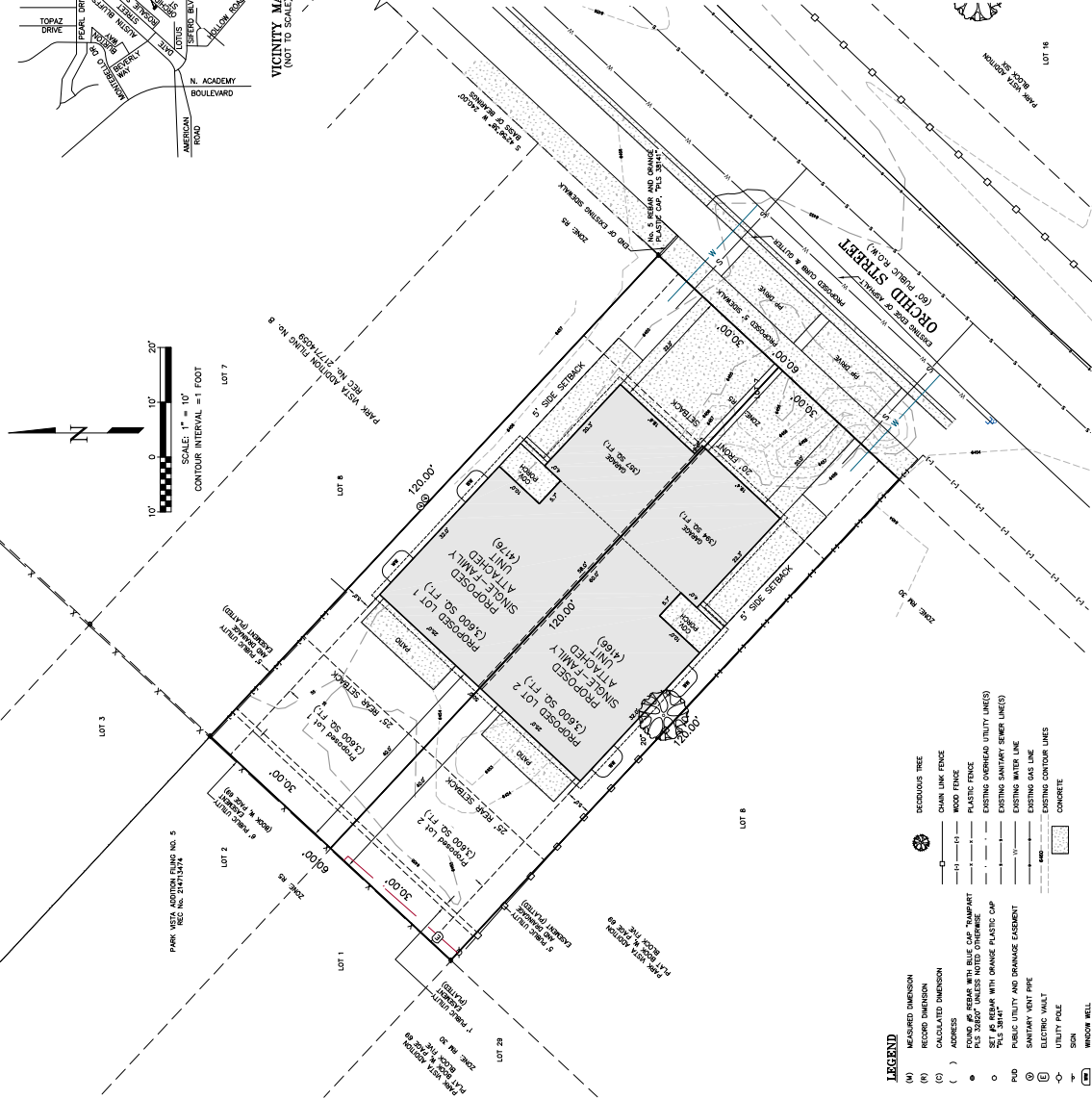
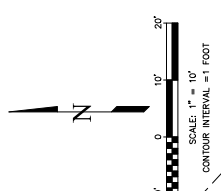
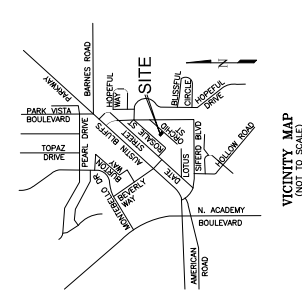
Date: 11/23/21

Project No.: 21047
Sheet: 1 of 1

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

PRELIMINARY COPY
SUBJECT TO
CITY APPROVAL

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 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. PARKLAND 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 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. = 3,660
 5) PROPOSED LOT 2 SQ. FT. = 1,328
 6) PROPOSED LOT 3 SQ. FT. = 1,328
 7) PROPOSED LOT 1 COVERAGE = 37.1% (MAXIMUM ALLOWED)
 8) BUILDING HEIGHT = 28.85' (6' MAX.)
 9) DRIVEWAY WITHIN 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 "TAMPART"
 ○ PLS 3"ØØ" UNLESS NOTED OTHERWISE
 ○ PLS 4"ØØ" UNLESS NOTED OTHERWISE
 PUD PUBLIC UTILITY AND DRAINAGE EXHAUST
 ○ SANITARY VENT PIPE
 ○ ELECTRIC VENT
 ○ UTILITY POLE
 ○ SHN
 ○ WINDOW WELL

REVISIONS:

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

811
 CALL BEFORE YOU DIG...
 According to Colorado law, you must determine the location of all underground utilities before digging. If you are unsure of the location of any utilities, call 811. This service is provided by the Colorado 811 Center. For more information, visit www.811colorado.com.

PLANNING & SURVEYING
Land Development Consultants, Inc.
 3988 HAZLEWOOD ROAD • COLORADO SPRINGS, CO 80909
 TEL: (719) 528-6133 • FAX: (719) 528-6448
 WWW.LDCON.COM

1122 ORCHID STREET
SITE PLAN

Project No.: 21047
 Street: 1 of 1

CITY FILE NUMBER: CPC PFP 20-00038

PRELIMINARY COPY
 SUBJECT TO
 CITY APPROVAL

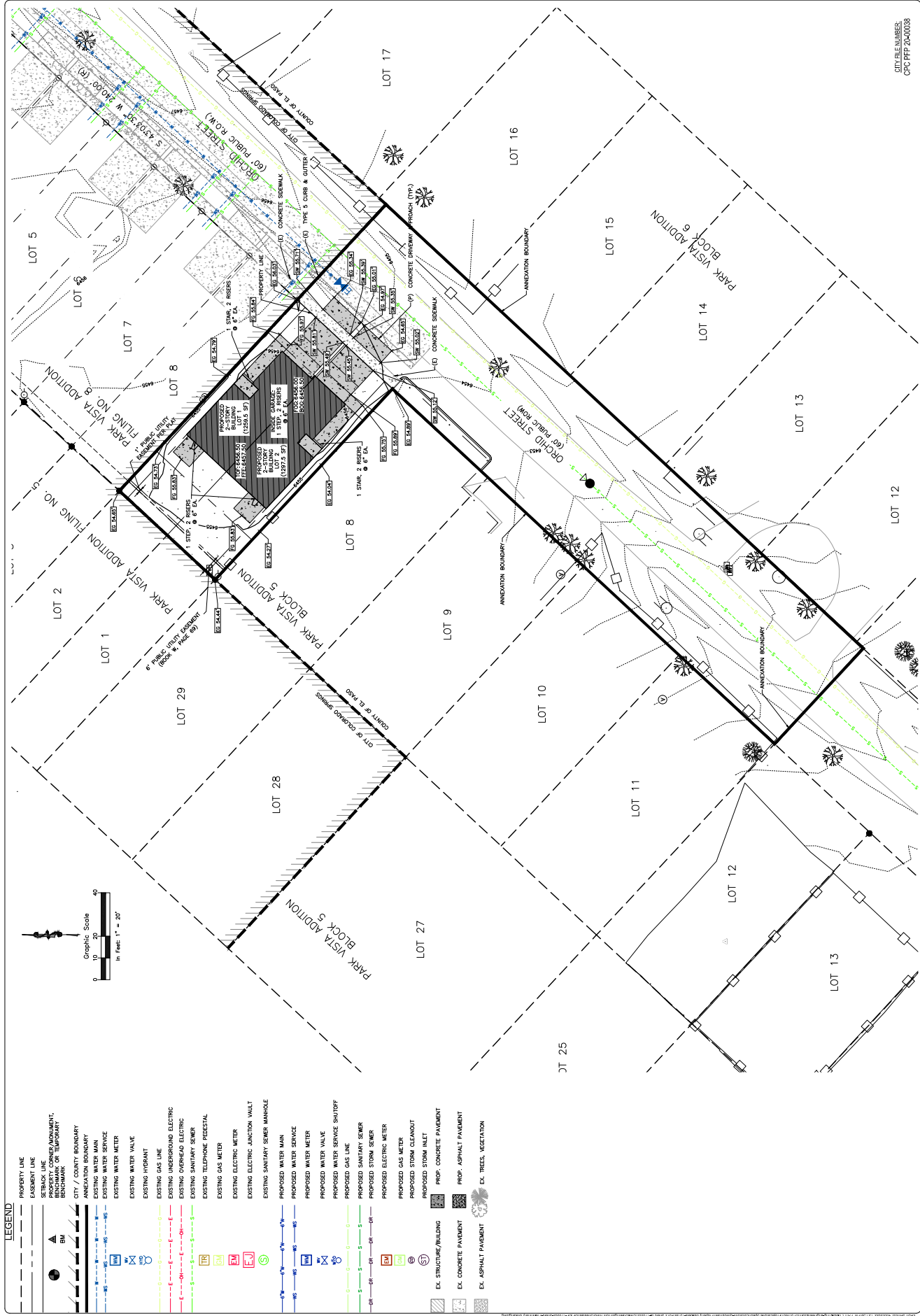
Rocky Mountain Group
 1818 16th Street, Suite 1000, Denver, CO 80202
 (303) 733-1100

NOT FOR CONSTRUCTION
 FOR LITIAL ONLY

PARK VISTA ADDITION FILING NO. 58
 MOUNTAIN PROPERTY BUILDERS
 COLORADO SPRINGS, CO
 LOT 7 BLOCK 5 PARK VISTA ADD.
 PRELIMINARY GRADING PLAN

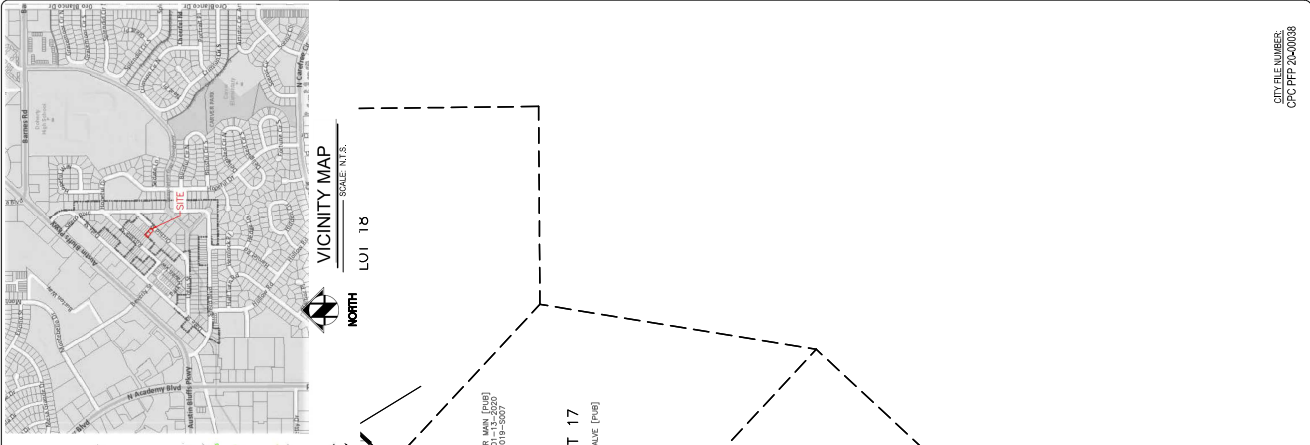
PROJECT STATUS
 DATE: 04/22/22
 REVISION: DATE

NO.	DATE	DESCRIPTION
1	04/22/22	PRELIMINARY GRADING PLAN
2		
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CITY FILE NUMBER:
 CPC PFF 20-00068

CAD
 1/16/02



- LEGEND**
- PROPERTY LINE
 - EASEMENT
 - PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY
 - CITY / COUNTY BOUNDARY
 - ANNEXATION BOUNDARY
 - EXISTING WATER MAIN
 - EXISTING WATER SERVICE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING HYDRANT
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING SANITARY SEWER
 - EXISTING TELEPHONE / PEDESTAL
 - EXISTING GAS METER
 - EXISTING ELECTRIC METER
 - EXISTING ELECTRIC JUNCTION VAULT
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED WATER SERVICE
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED WATER SERVICE SHUTOFF
 - PROPOSED GAS LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED ELECTRIC METER
 - PROPOSED GAS METER
 - PROPOSED STORM CLEANOUT
 - PROPOSED STORM INLET
 - PROP. CONCRETE PAVEMENT
 - PROP. ASPHALT PAVEMENT
 - EX. ASPHALT PAVEMENT
 - EX. CONCRETE PAVEMENT
 - EX. TRENCH, VEGETATION

- PROPOSED 12" PVC WATER MAIN (PWB)
- PROPOSED 18" PVC WATER MAIN (PWB)
- PROPOSED 8" PVC SANITARY SEWER MAIN (PWS)
- PROPOSED 10" PVC SANITARY SEWER MAIN (PWS)
- PROPOSED 8" GAS MAIN (PGB)
- PROPOSED 10" GAS MAIN (PGB)
- PROPOSED 12" STORM DRAIN (PSD)
- PROPOSED 18" STORM DRAIN (PSD)
- PROPOSED 6" STORM DRAIN (PSD)
- PROPOSED 12" WATER VALVE (PWB)
- PROPOSED 18" WATER VALVE (PWB)
- PROPOSED 6" GAS METER (PGB)
- PROPOSED 10" GAS METER (PGB)
- PROPOSED 6" STORM CLEANOUT (PSC)
- PROPOSED 6" STORM INLET (PSI)
- PROP. CONCRETE PAVEMENT (P)
- PROP. ASPHALT PAVEMENT (P)
- EX. ASPHALT PAVEMENT (P)
- EX. CONCRETE PAVEMENT (P)
- EX. TRENCH, VEGETATION (P)

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

- THE INFORMATION PROVIDED HEREON IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT DOCUMENT AND DOES NOT CONSTITUTE AN OFFER OR A COMMITMENT BY THE ENGINEER.
- THE INFORMATION PROVIDED HEREON IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER'S VISUAL SURVEY OF THE PROJECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE DATA PROVIDED.
- THE INFORMATION PROVIDED HEREON IS SUBJECT TO THE EXISTING UTILITY PLANS AND RECORD DRAWINGS FOR THE PROJECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE DATA PROVIDED.
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PARK VISTA ADDITION FILING NO. 5B

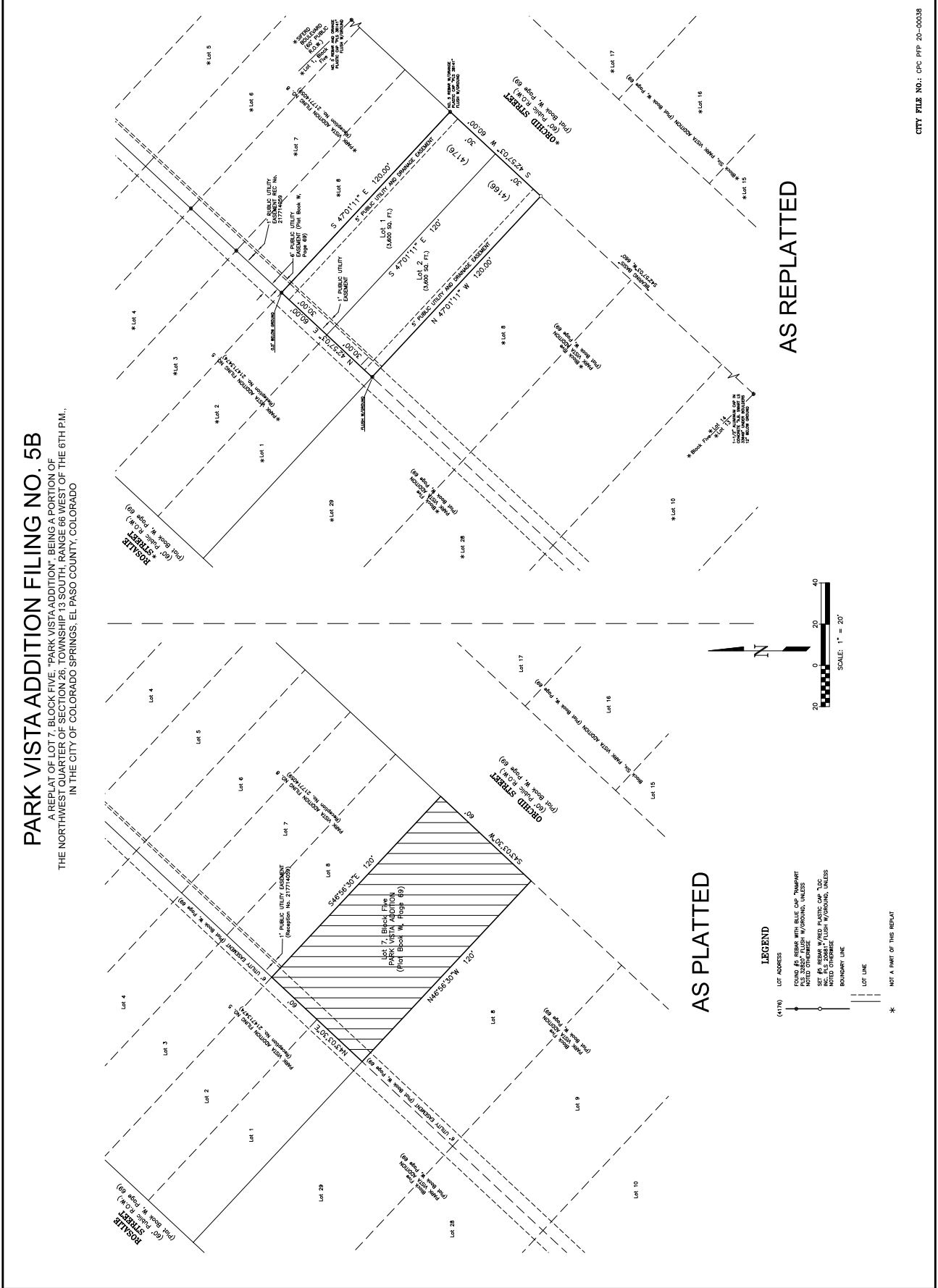
A REPEAT OF LOT 7, BLOCK FIVE, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	02/20/20	DBB
2	CITY COMMENTS	04/11/20	DBB
3	CITY COMMENTS	04/11/20	DBB
4	CITY COMMENTS	04/11/20	DBB
5	CITY COMMENTS	04/11/20	DBB
6	CITY COMMENTS	04/11/20	DBB
7	CITY COMMENTS	04/11/20	DBB
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18	CITY COMMENTS	04/11/20	DBB
19	CITY COMMENTS	04/11/20	DBB
20	CITY COMMENTS	04/11/20	DBB

PLANNING & SURVEYING
Land Consultants, Inc.
 3988 MAZZARD ROAD • COLORADO SPRINGS, CO 80909
 WWW.LANDCONSULTANTS.COM TEL: (719) 528-6133 FAX: (719) 528-6448
 DESIGNED BY: N/A
 CHECKED BY: DMS
 DRAWN BY: DMS
 DATE: 02/11/20

Project No.: 21047
 Street: 2 of 2

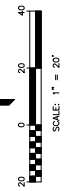


AS PLATTED

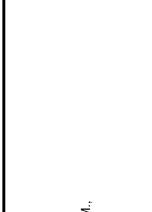
AS REPLATTED

LEGEND

- LOT ADDRESS
- LOT ADDRESS WITH BLOCK AND SUBDIVISION
- PLAT ADDRESS WITH BLOCK AND SUBDIVISION
- PLAT ADDRESS WITH BLOCK AND SUBDIVISION AND LOT
- PLAT ADDRESS WITH BLOCK AND SUBDIVISION AND LOT AND SECTION
- PLAT ADDRESS WITH BLOCK AND SUBDIVISION AND LOT AND SECTION AND RANGE AND TOWNSHIP
- BOUNDARY LINE
- LOT LINE
- NOT A PART OF THIS PLAT



NOTICE: According to Colorado law, you must commence any legal action taken upon any defect in this survey within three years after you are made aware of such defect. In no event may any action be taken upon any defect in this survey more than ten years from the date of the certification.



811 CALL BEFORE YOU DIG