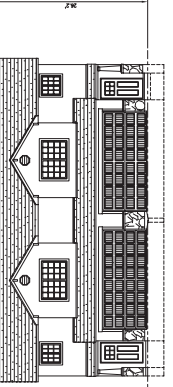


SITE PLAN - DATE JOINT VENTURE SUBDIVISION



PROPOSED LOT 3 SINGLE-FAMILY ATTACHED FRONT ELEVATION SCALE 1" = 10'

PROPOSED LOT 4 SINGLE-FAMILY ATTACHED FRONT ELEVATION SCALE 1" = 10'

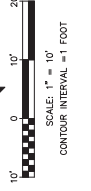
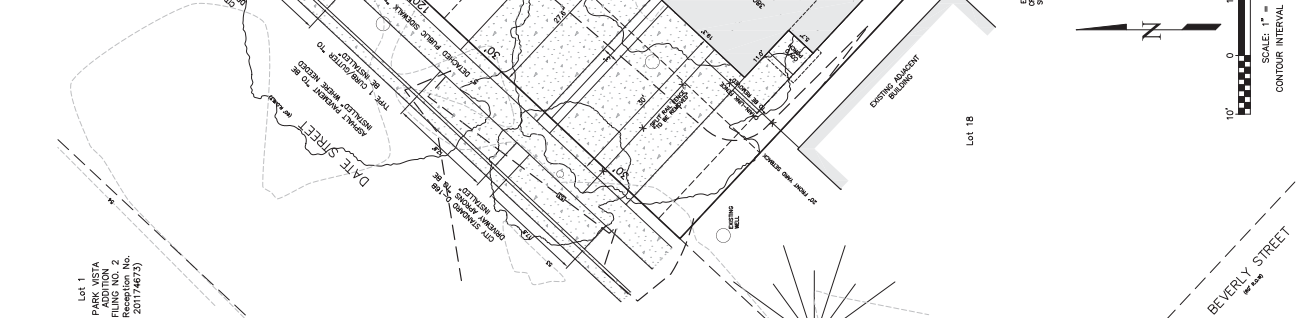
LEGEND:

- TBM = TEMPORARY BENCH MARK
- 916+ = EXISTING GRADING SPOT ELEVATION
- = PROPOSED CONTOURS
- - - - - = EXISTING CONTOURS
- ☉ = EXISTING CONTOURS/DECIDUOUS TREES
- ☒ = EXISTING FENCE (AS NOTED)

PROPERTY DESCRIPTION: 4207 and 4215 DATE STREET
 A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West located in the City of Colorado Springs, El Paso County, Colorado, described as follows:
 Lots 19 and 20, Block Three, PARK VISTA ADDITION (Plot Book W. Page 69, El Paso County, Colorado records);
 Containing 0.331 acres (14,400 square feet), more or less.
 To be platted as: DATE JOINT VENTURE SUBDIVISION, Lots 1 through 4
APPLICANT/PROPERTY OWNER:
 DATE JOINT VENTURE, 1268 S. BANNOCK ST DENVER CO. 80223-3022,
 80918-1603 PHONE: (719) 499-6794.
BENCHMARK:
 3" FINS CAP MARKED "ABA" IN CONCRETE ELECTRIC VAULT LOCATED ON 4275 NORTH ACADEMY BOULEVARD. ELEVATION = 6429.20 "NAVD88" DATUM.

- NOTES:**
- ESTABLISH TOP OF FOUNDATION IN FIELD PER PLAN. ADJACENT LOT "AS GRADED" SHALL BE USED AS REFERENCE ELEVATION. ALL FOUNDATION EXCAVATIONS SHALL BE TO THE "AS GRADED" FINISH GRADE. FOUNDATION EXCAVATIONS COULD REQUIRE OVERDIGS AND STRUCTURAL FILL. ALL FOUNDATION EXCAVATIONS SHALL BE REVIEWED BY SOILS, STRUCTURAL, AND/OR CIVIL ENGINEER.
 - THIS IS NOT A LAND SURVEY PLAT . . . FOR CONSTRUCTION PURPOSES ONLY.
 - NEW RESIDENTIAL UNITS TRIGGER THE PARK AND SCHOOL LAND DEDICATION ORDINANCE. PARCEL FEES IN LIEU OF LAND WILL BE COLLECTED. SCHOOL FEES WILL BE COLLECTED.
 - LOT OWNER/DEVELOPER WILL BE REQUIRED TO CONSTRUCT CURB, GUTTER (TYPE 1), WIDENING THE PUBLIC SIDEWALK ALONG THE NORTHWESTERLY SIDE FRONTAGE OF THIS PROPERTY AND MATCHING EXISTING STREET CROSS-SECTION AT THE TIME OF ALL LOT CONSTRUCTION. THESE IMPROVEMENTS SHALL BE INSTALLED AND COMPLETED NO LATER THAN WITH ISSUANCE OF CERTIFICATE OF OCCUPANCY. ARE ALLOWED, AND/OR COMPLETED NO LATER THAN WITH ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - 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:**
- EXISTING ZONING: EL PASO COUNTY RM-30
 - EXISTING ZONING: EL PASO COUNTY ORAGO SPRINGS R5
 - USE: SINGLE-FAMILY ATTACHED
 - TAX SCHEDULE NOS. = 63262-03-069 and 63262-04-068
 - LOT AREA (TOTAL) = 1,460 SQ. FT.
 - EACH UNIT SQ. FT. = 1,350 (INCLUDES COVERED 5'x5')
 - POUCH/UNIT COVERABLE AND LEAFLESS MAXIMUM ALLOWED
 - BUILDING HEIGHT = 26.2' (45' MAX.)
 - DRIVEWAY WITHIN GARAGE SETBACK AREA SQ. FT. = 356
 - DRIVEWAY COVERAGE = 59.3%
 - FRONT: 20'
 - REAR: 25'
 - SIDE: 5'



REVISIONS

No.	Description	By	Date

3888 MADELYN ROAD
 COLORADO SPRINGS, CO 80909
 WWW.DEVELOPMENTCONSULTANTS.COM
 TEL: (719) 524-1633 FAX: (719) 524-9544
 PLANNING SUBDIVISIONS
Development Consultants, Inc.

SITE PLAN
4207/4215 DATE STREET

Project No.: **20025**
 SHEET: 1 of 1
 CITY FILE NUMBER: **GPC AB FPP 21-00105**

PRELIMINARY COPY
 SUBJECT TO
 CITY APPROVAL

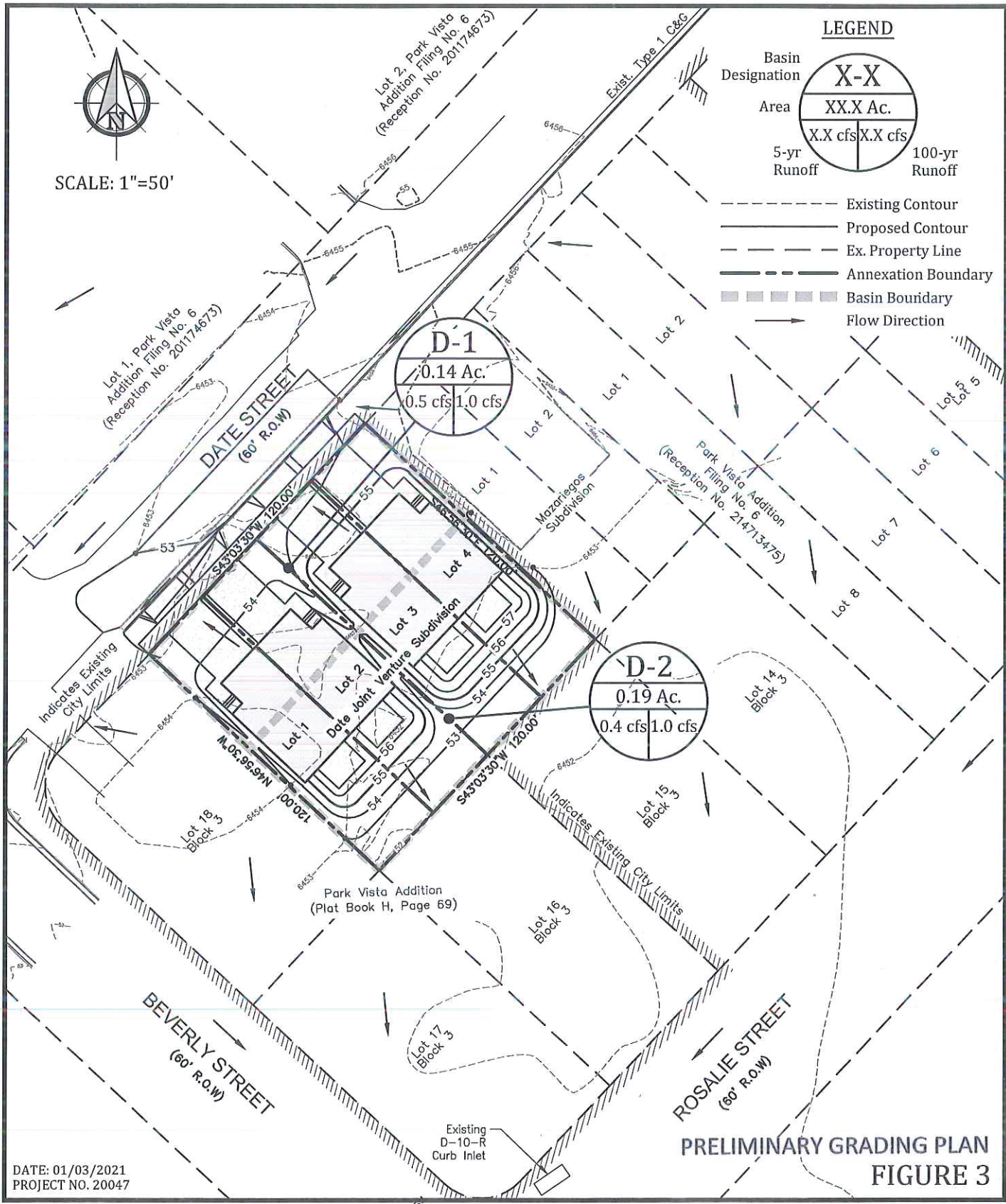
Lot 1
 PARK VISTA
 ADDITION
 PLANNING NO. 2
 (2017)4673

MARESCO SUBDIVISION
 (Reception No. 220714852)

Block 3
 PARK VISTA ADDITION
 (Plot Book W. Page 68)

CALL BEFORE YOU DIG
 811
 DIAL 811

ACCORDING TO COLORADO LAW...
 YOU MUST OBTAIN AN APPROVAL FROM THE CITY OF COLORADO SPRINGS BEFORE ANY EXCAVATION IS PERMITTED TO BE MADE IN THE CITY OF COLORADO SPRINGS. THIS NOTICE IS FOR YOUR INFORMATION AND IS NOT A REQUIREMENT FOR THE CITY OF COLORADO SPRINGS TO OBTAIN AN APPROVAL FROM THE CITY OF COLORADO SPRINGS. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF AN EXCAVATION. FOR MORE INFORMATION, VISIT WWW.CITYOFCOLORADOSPRINGS.CO



DATE: 01/03/2021
PROJECT NO. 20047

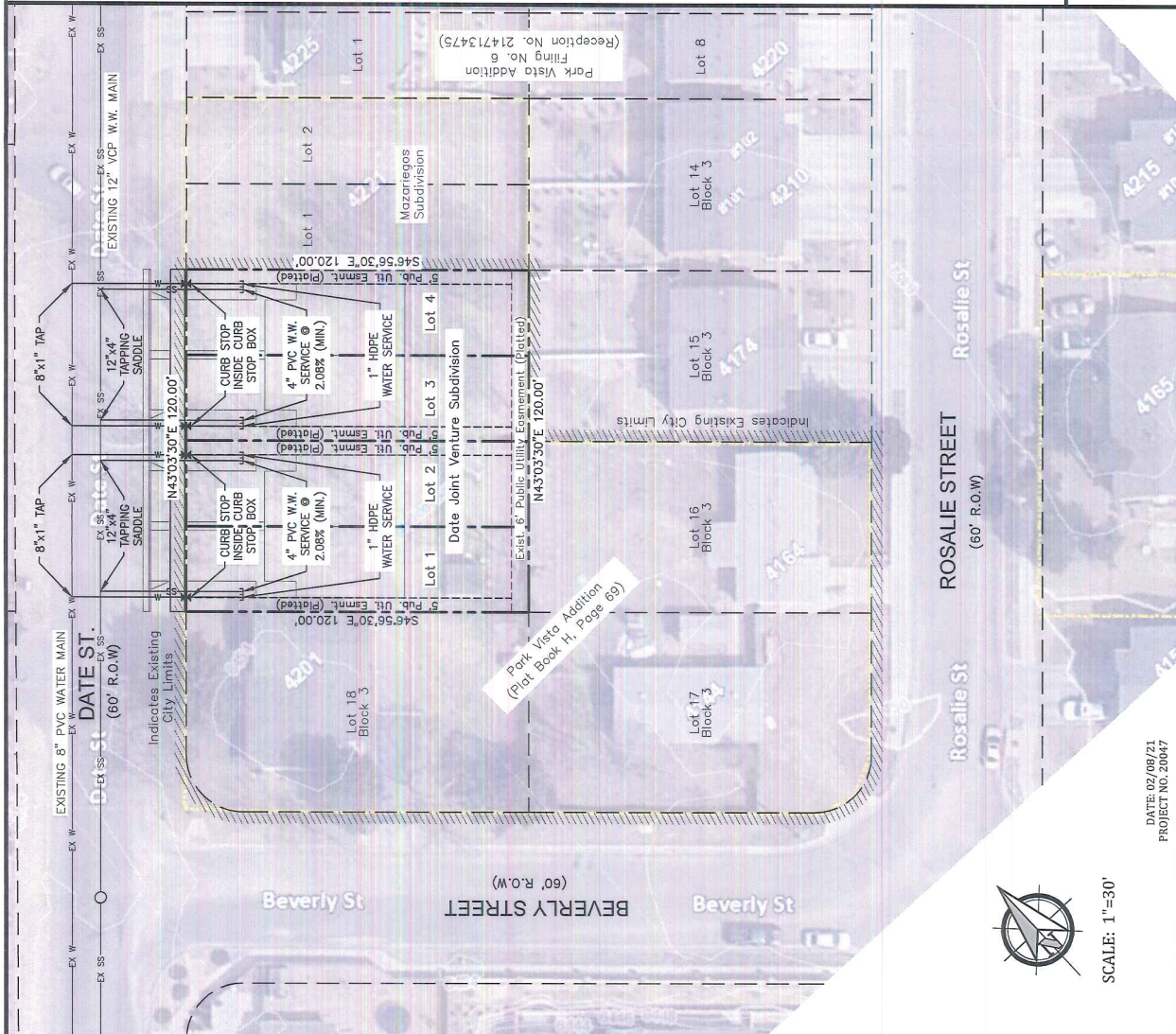
**PRELIMINARY GRADING PLAN
FIGURE 3**

Figures 1-3.dwg/feb 02, 2021

Kiowa
Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Date Joint Venture Subdivision
A Replat of Lots 19 & 20, Block 3 Park Vista Addition
Developed Drainage Conditions
4207 & 4215 Date Street, Colorado Springs, CO 80917



General Notes for Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
- Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension and Service Standards ("Standards"), tariffs, Colorado Springs City Code, resolutions, and ordinances, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
- Owner acknowledges responsibility for the costs of extension or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
- Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application permanent service is approved by Springs Utilities.
- The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
- Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
- The water system facilities must meet the Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Water Line Extension and Service Standards).
- Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner' water system extensions. Owner may be required to submit a Water Quality Plan for the project.
- Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transducers and to secure approval gas-service-line pressures in excess of Springs Utilities standard gas-system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
- It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easements, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access to maintain utility facilities.
- Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, and policies of Springs Utilities.

Kiowa Engineering Corporation
 1604 South 21st Street, #80904
 Colorado 80904
 (719) 630-7342

Date Joint Venture Subdivision
A Replat of Lots 19 & 20, Block 3 Park Vista Addition
 Preliminary Utility Services Plan
 4207 & 4215 Date Street, Colorado Springs, CO 80917

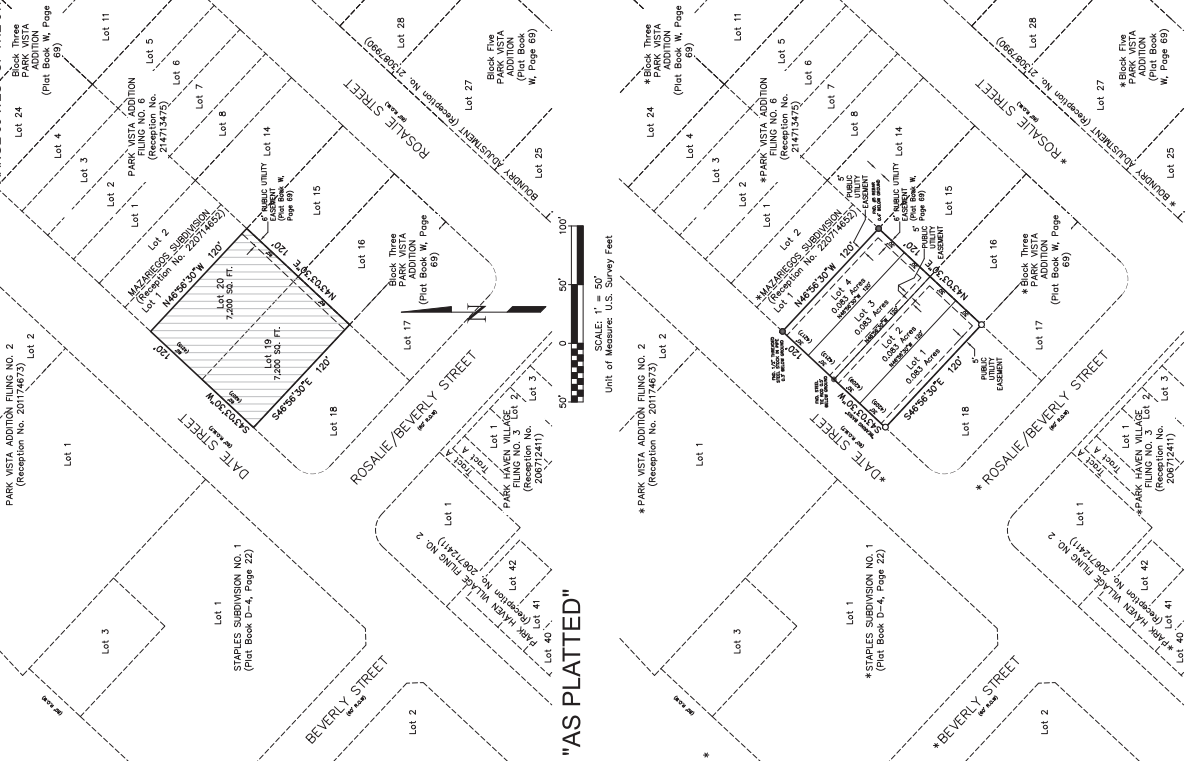
DATE: 02/08/21
 PROJECT NO. 20047



SCALE: 1"=30'

DATE JOINT VENTURE SUBDIVISION

A REPLAT OF LOTS 19 AND 20, BLOCK THREE, PARK VISTA ADDITION, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS: That DATE JOINT VENTURE, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land, to wit:

6.12 AC. 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:

Lots 19 and 20, Block 3, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.331 acres (14,400 square feet), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, reserve, and reserve to the City of Colorado Springs, El Paso County, Colorado, the use of all said Public Easements to the City of Colorado Springs and further restricts the use of all said Public Easements to the City of Colorado Springs and/or its agents, provided, however, that the said right and authority to locate, create, alter, amend, or terminate any such easement shall be retained by the City of Colorado Springs. This tract of land as herein replatted shall be known as DATE JOINT VENTURE SUBDIVISION, in the City of Colorado Springs, County of El Paso, State of Colorado.

OWNER STATEMENT:

The aforementioned, DATE JOINT VENTURE, LLC, a Colorado Limited Liability Company, as owner, has executed this instrument this _____ day of _____, 20____, A.D.

DATE JOINT VENTURE, LLC, a Colorado Limited Liability Company

Robert E. Ormiston, Member

NOTARY STATEMENT:

STATE OF COLORADO }
 COUNTY OF EL PASO }
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____, A.D., by Robert E. Ormiston, Member of DATE JOINT VENTURE, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires _____

Notary Public

EASEMENTS:

As shown, with the sole responsibility for maintenance being vested with the property owners. All other easements, including but not limited to, utility easements, shall be subject to the terms and conditions as specified in the instrument recorded at Reception No. 212132483 of the records of El Paso County, Colorado. All other easements or interests of record affecting the property depicted herein shall not be affected and shall remain in full force and effect.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees specified by the City of Colorado Springs are, alternatively, until acceptable assurances, including but not limited to, performance bonds, surety bonds, subdivision bonds or comparable, are filed with the City of Colorado Springs. Subdivision bonds or comparable, shall not be used to guarantee street and erosion control have been placed on file with the City of Colorado Springs.



- NOTES:**
- 0 - Indicates boundary survey monument set with #4 rebar with 0.1" diameter red plastic cap, FLS 20081 flush w/ground, except where noted otherwise.
 - * - Indicates recovered survey monument as noted.
 - * - Indicates unit address. (4205) - Indicates unit address.
 - This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, please refer to the title insurance policy for the project.
 - FEDERAL EGRESS MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08047C019 G, effective date December 7, 2018, indicates this parcel of land is located in Zone A, which (once determined to be out of the 500 year flood plain).
 - Line of Date Street (60' easement monument with 1/2" red steel survey right-of-way below ground at its Northeastern end and a #4 rebar with 0.1" diameter red plastic cap, FLS 20081) is the boundary end, and a line between them assumed to bear S43°03'20"W, a distance of 120 feet.

SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly licensed and bonded Surveyor in the State of Colorado, hereby certify and declare that the accompanying plat was surveyed and drawn under my personal charge and accurately shows the described tract of land, and repeat thereof, and that the same is a true and correct representation of the same, to the best of my professional knowledge and belief.

David V. Hostetler
 Colorado Professional Land Surveyor No. 20661

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 be brought to challenge this survey be commenced more than ten years from the date of the certification shown herein.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying replat of DATE JOINT VENTURE SUBDIVISION.

City Planning Director _____ Date _____

City Engineer _____ Date _____

City Clerk _____ Date _____

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF EL PASO }
 I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____, A.D., and is duly recorded at _____ of the records of El Paso County, Colorado.

Reception No. _____

Chuck Breenman, Recorder

FEES:

PARK FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

DRAINAGE FEE: _____

BY: _____ Deputy

FILE NO. _____

PROJECT NO.: 200025

CITY FILE NUMBER: AR PFP 21-00105

REVISIONS

No.	Description	By	Date
1			
2			
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REVISIONS

No.	Description	By	Date
1			
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10			

DATE JOINT VENTURE SUBDIVISION - FINAL PLAT

Development Consultants, Inc.

3888 MADRID ROAD
 COLORADO SPRINGS, CO 80909
 WWW.DCINC.COM TEL: (719) 524-1333 FAX: (719) 524-9549

PLANNING SURVEYING

Checked By: DVM
 Drawn By: NAK
 V. Scale: N/A
 H. Scale: 1" = 50'

08/11/20

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08/11/20

CALL BEFORE YOU DIG

811

DIAL 811

FOR INFORMATION ON HOW TO CALL 811 FOR UTILITY LOCATIONS, VISIT WWW.CALLBEFOREYODIG.COM OR CALL 811. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK BEGINS. CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION WORK BEGINS IF YOU ARE EXCAVATING IN AN AREA WITH POTENTIAL FOR UNDETECTED UTILITIES. CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION WORK BEGINS IF YOU ARE EXCAVATING IN AN AREA WITH POTENTIAL FOR UNDETECTED UTILITIES.

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