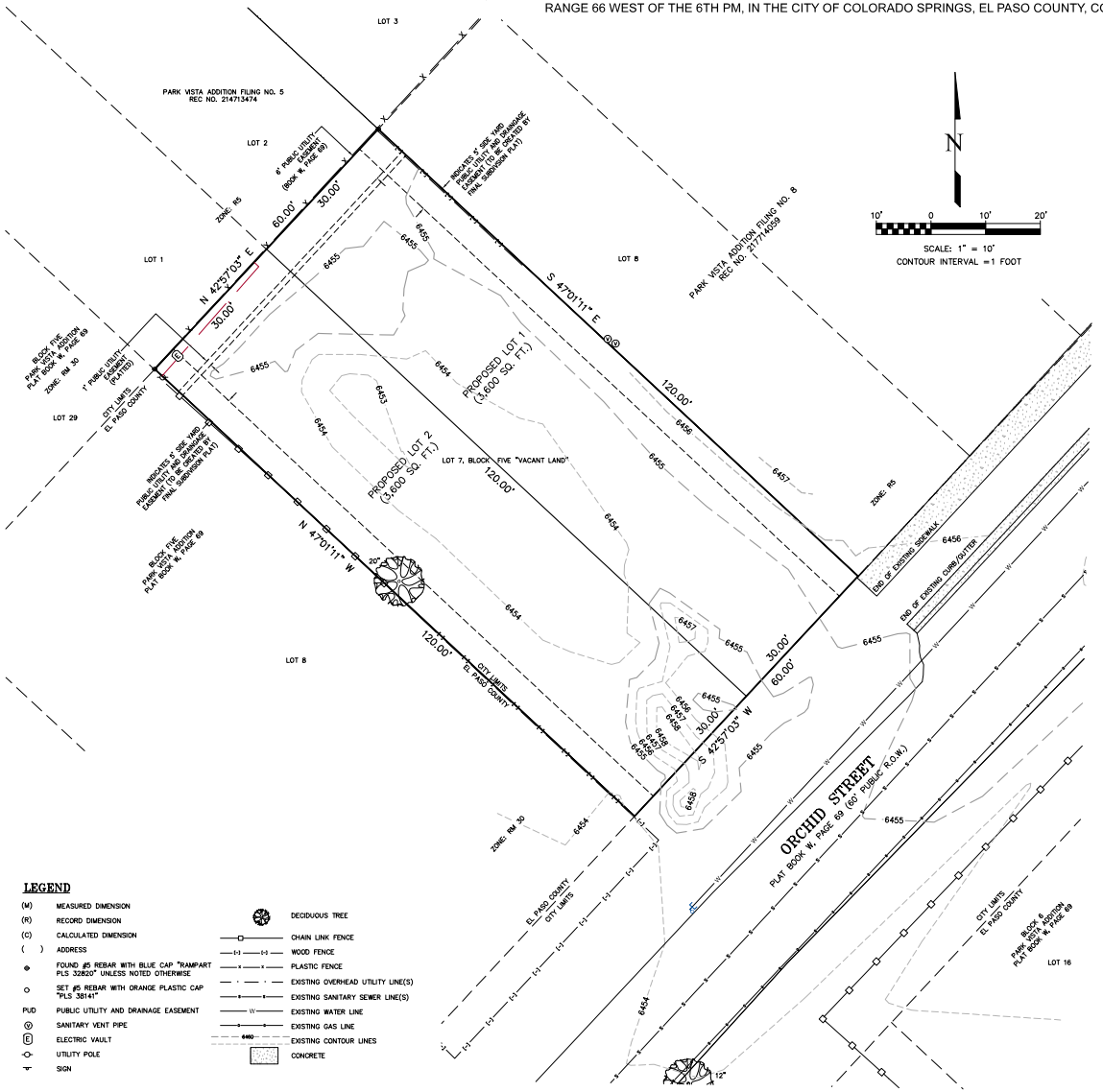
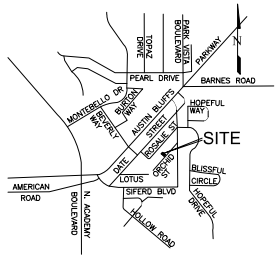
PRELIMINARY PLAT - PARK VISTA ADDITION FILING NO. 5B

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 PM, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



SHEET INDEX:

PRELIMINARY PLAT	1 OF 6
SITE PLAN	2 OF 6
PRELIMINARY GRADING PLAN	3 OF 6
PRELIMINARY UTILITY SERVICES PLAN	4 OF 6
FINAL PLAT	5 AND 6 OF 6



VICINITY MAP
(NOT TO SCALE)

LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(C)	CALCULATED DIMENSION
( )	ADDRESS
●	FOUND #5 REBAR WITH BLUE CAP "RAMPART PLS 32820" UNLESS NOTED OTHERWISE
○	SET #5 REBAR WITH ORANGE PLASTIC CAP "PLS 38141"
PUD	PUBLIC UTILITY AND DRAINAGE EASEMENT
(V)	SANITARY VENT PIPE
(E)	ELECTRIC VAULT
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	CHAIN LINK FENCE
	WOOD FENCE
	PLASTIC FENCE
	EXISTING OVERHEAD UTILITY LINE(S)
	EXISTING SANITARY SEWER LINE(S)
	EXISTING WATER LINE
	EXISTING GAS LINE
6460	EXISTING CONTOUR LINES
	CONCRETE

PROPERTY DESCRIPTION: 1122 ORCHID 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:

MOUNTAIN PROPERTIES BUILDERS, INC.,
15954 JACKSON CREEK PKWY, B-281
MONUMENT, CO, 80132
PHONE: (719) 272-1765

BENCHMARK:

SITE BENCHMARK: 2" FIMS CAP MARKED "ABA3" IN CONCRETE ELECTRIC VAULT LOCATED ON 4275 NORTH ACADEMY BOULEVARD. ELEVATION = 6429.20 "NAVD88" DATUM.

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0538 G, effective date December 7, 2018, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plainn).
2. Preliminary Final Plat is required by City Code as the accompanying document with annexation and zone change. With this Preliminary Final Plat capturing details needed for review of entitlement, and due to the reduced scope, the required development plan has been waived by the Planning Manager (§7.5.502(C)) This Preliminary Final Plat details the schematic design for the subject property. A standard Site Plan review is still required through the City Development Review Enterprise 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 imperviousness, and no effect on existing drainage patterns as shown in the previously approved Templeton Gap Drainage Basin Study and the Master Development Drainage Plan for Park Vista Subdivision. A Drainage Letter will be required for construction activities on the site.
5. 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.
6. Lot owner/developer will be required to construct curb, gutter (Type 1), widening the asphalt pavement mat, City Standard D-16B unit driveway aprons and 5' detached public sidewalk along the Southeasterly side frontage of this property, tying in to existing sidewalk and curbing, and matching existing street cross-section at the time of lot construction. These improvements shall be installed by the property owner, unless acceptable monetary assurances are allowed, and/or completed no later than with issuance of Certificate of Occupancy.
7. 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.
8. The electrical utilities at the rear of the lot and the gas line, water main and sanitary sewer line in Orchid Street are existing and will be incorporated into the project. Utilities will be extended from the existing lines at rear of lot and running Southwest down Orchid Street. The main Sanitary Sewer line is 8" PVC installed in January 2020 with 4" PVC service lines. The Water main is an 8" PVC line installed in January 2020 with 3/4" copper service lines. The Gas main is a 3" line

ZONING:

EXISTING ZONING: EL PASO COUNTY RM-30; EXISTING USE: VACANT LAND
PROPOSED ZONING: CITY OF COLORADO SPRINGS R5
MINIMUM SETBACKS R5 ZONING:
FRONT = 20'
REAR = 25'
SIDE = 5'
SETBACKS APPLY TO THE PERIPHERY OF THE DEVELOPMENT PROJECT AND DOES NOT APPLY WHEN PLATTED AROUND INDIVIDUAL UNIT(S) OR PLATTING ALONG A COMMON WALL.

PRELIMINARY COPY SUBJECT TO CITY APPROVAL

CITY FILE NUMBER: CPC PFP 20-00038

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL THE UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER SERVICES

REVISIONS

No.	Description	By	Date
	CITY COMMENTS	DAS	11/03/2021

H Scale: 1" = 10'
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 11/03/21

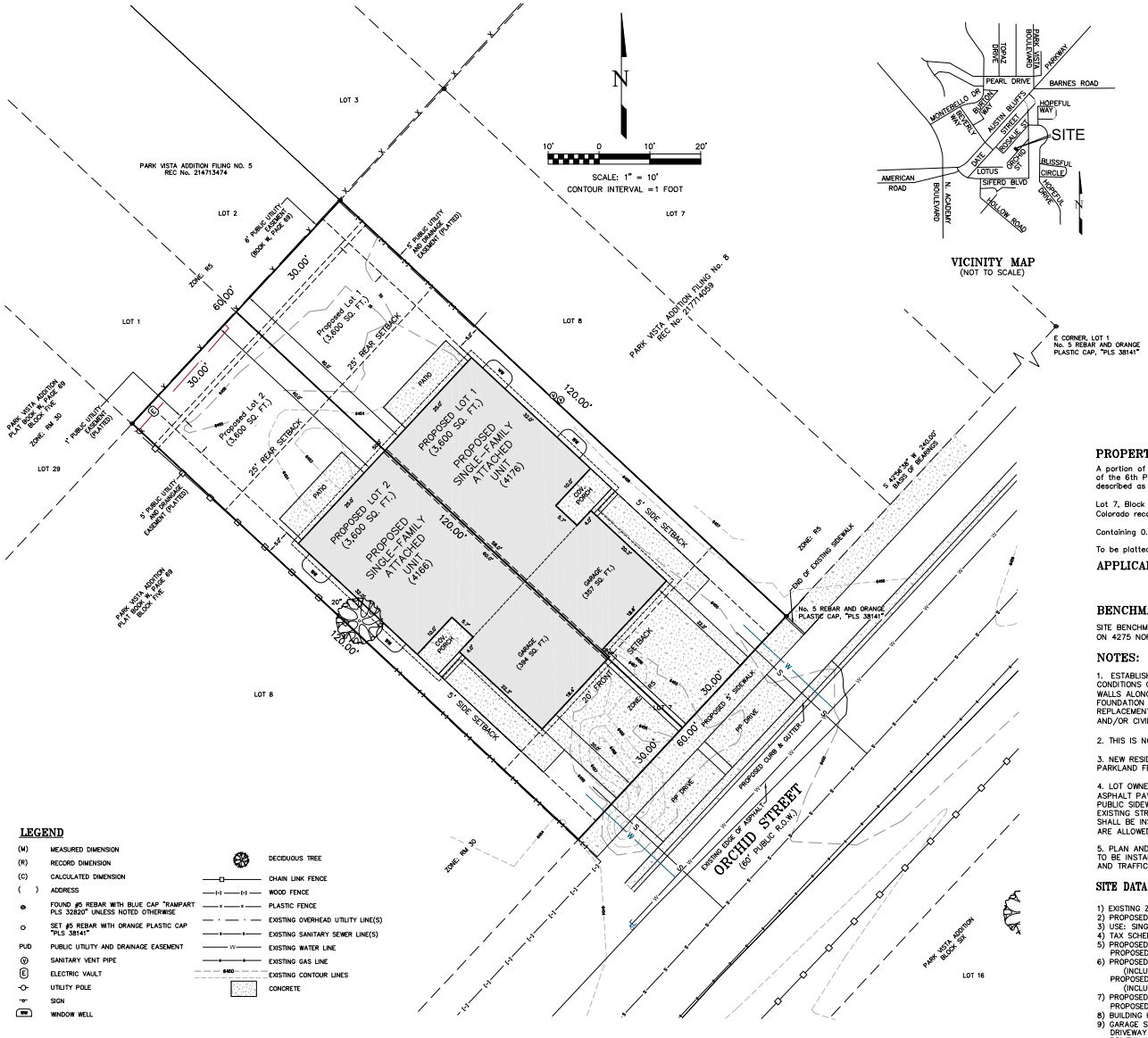
Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

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

Project No.: 21047
Sheet: 1 of 1

F:\21047\DWG\Park Vista Add No. 5B\Preliminary\Final Plat\21047 PARK VISTA 5B SITE PLAN PRELIM FINAL.dwg

SITE PLAN - PARK VISTA ADDITION FILING NO. 5B



VICINITY MAP
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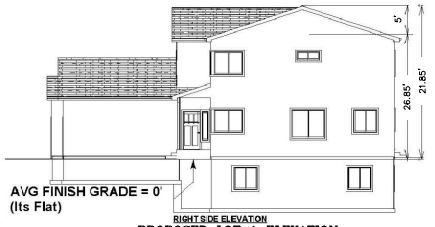
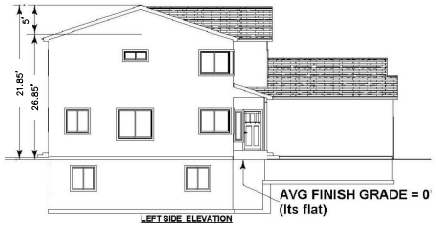


PROPOSED LOT 1 ELEVATION
(NOT TO SCALE)



PROPOSED LOT 2 ELEVATION
(NOT TO SCALE)

PROPERTY DESCRIPTION: 1122 ORCHID STREET

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

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15954 JACKSON CREEK PKWY, B-281
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PHONE: (719) 272-1765

BENCHMARK:

SITE BENCHMARK: 2" FIMS CAP MARKED "ABA3" IN CONCRETE ELECTRIC VAULT LOCATED ON 4275 NORTH ACADEMY BOULEVARD. ELEVATION = 6429.20 "NAVD88" DATUM.

NOTES:

1. ESTABLISH TOP OF FOUNDATION IN FIELD PER PLAN. ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES AND/OR SPECIFIC EROSION CONTROL MEASURES. FOUNDATION EXCAVATIONS COULD REQUIRE OVERDIGS AND STRUCTURAL FILL REPLACEMENT. ALL STRUCTURAL ENTITIES TO BE REVIEWED BY SOILS, STRUCTURAL AND/OR CIVIL 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, GUTTER (TYPE 1), WIDENING THE ASPHALT PAVEMENT MAT, CITY STANDARD D-16B UNIT DRIVEWAY APRONS AND 5' DETACHED PUBLIC SIDEWALK ALONG THE NORTHWESTERLY SIDE FRONTAGE OF THIS PROPERTY AND MATCHING EXISTING STREET CROSS-SECTION AT THE TIME OF LOT CONSTRUCTION. THESE IMPROVEMENTS SHALL BE INSTALLED BY THE PROPERTY OWNER, UNLESS ACCEPTABLE MONETARY ASSURANCES 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) TAX SCHEDULE NO. = 6326 2-05-031
5) PROPOSED LOT 1 SQ. FT. = 3,600
   PROPOSED LOT 2 SQ. FT. = 3,600
6) PROPOSED UNIT 1 BUILDING SQ. FT. = 1,328
   (INCLUDES COVERED PORCH AND GARAGE)
   PROPOSED UNIT 2 BUILDING SQ. FT. = 1,366
   (INCLUDES COVERED PORCH AND GARAGE)
7) PROPOSED UNIT 1 COVERAGE = 36.9% (40% MAXIMUM ALLOWED)
   PROPOSED UNIT 2 COVERAGE = 37.9% (40% MAXIMUM ALLOWED)
8) BUILDING HEIGHT = 26.85' (45' MAX.)
9) GARAGE SETBACK AREA EACH LOT SQ. FT. = 600
   DRIVEWAY WITHIN GARAGE SETBACK AREA SQ. FT. = 360
   DRIVEWAY COVERAGE = 60.0%
10) MINIMUM SETBACKS R-5 ZONING:
   FRONT: 20'
   REAR: 25'
   SIDE: 5'

PRELIMINARY COPY
SUBJECT TO
CITY APPROVAL

CITY FILE NUMBER: CPC PFP 20-00038

LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(C)	CALCULATED DIMENSION
( )	ADDRESS
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(V)	SANITARY VENT PIPE
(E)	ELECTRIC VAULT
	UTILITY POLE
	SIGN
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	CHAIN LINK FENCE
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	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING CONTOUR LINES
	CONCRETE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action be brought against the land surveyor, be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG TO LETTER LOCATIONS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS

No.	Description	By	Date
	CITY COMMENTS	DAS	10/02/21

H Scale: 1" = 10'
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 11/03/21

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3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

SITE PLAN
1122 ORCHID STREET

Project No.: 21047
Sheet: 1 of 1

F:\21047\21047 - Park Vista Add No. 5B\Acad\Sur\Survey\Land Plans\21047 PARK VISTA 5B SITE PLAN PRELIM FLAT.dwg

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK (BM)
- 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 STORM SEWER
- PROPOSED ELECTRIC METER
- PROPOSED GAS METER
- PROPOSED STORM CLEANOUT
- PROPOSED STORM INLET
- EX. STRUCTURE/BUILDING
- PROP. CONCRETE PAVEMENT
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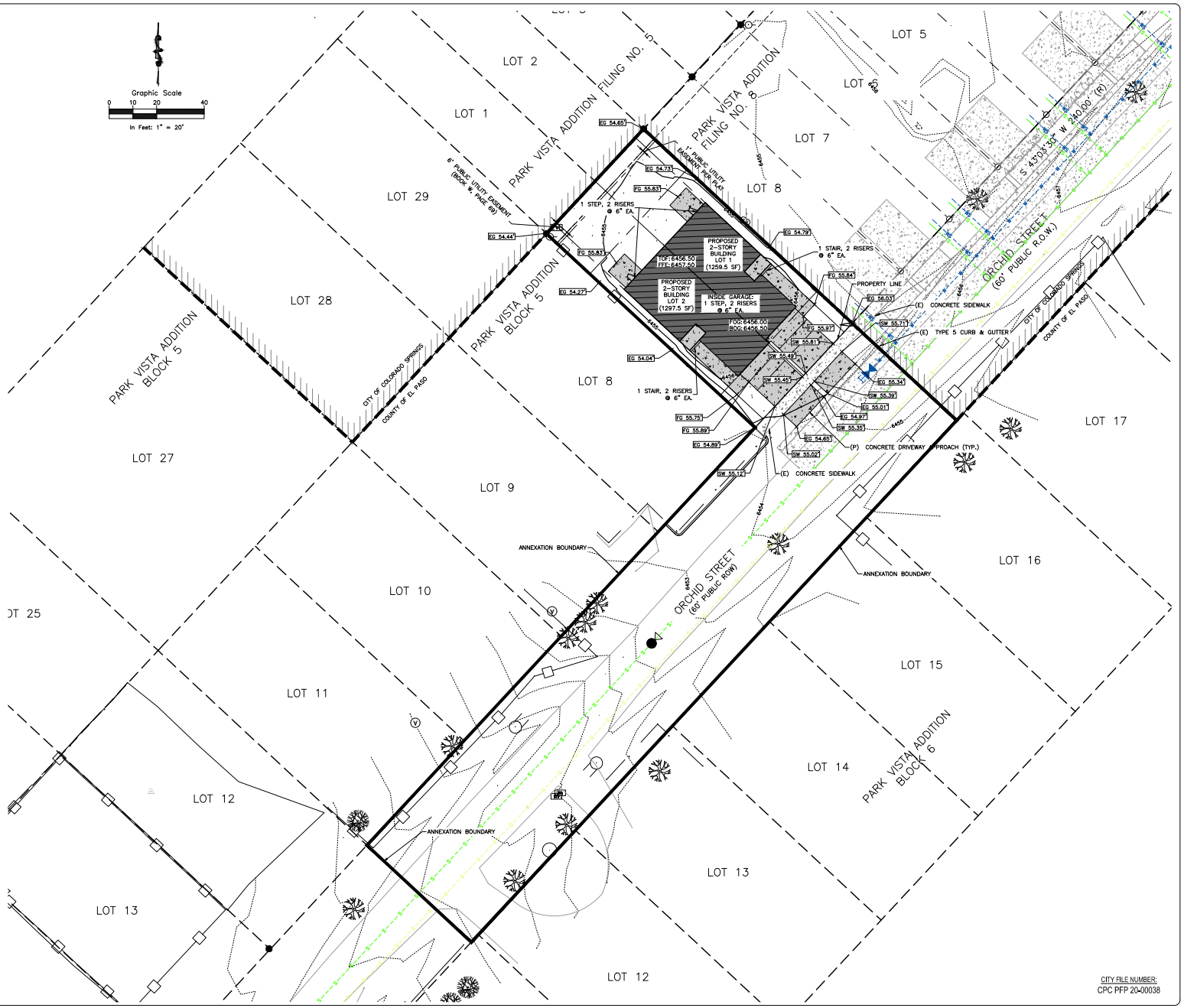
- PROP. ASPHALT PAVEMENT
- EX. ASPHALT PAVEMENT
- EX. TREES, VEGETATION



CITY FILE NUMBER:
CPC PFP 20-00038

ROCKY MOUNTAIN GROUP
Geotechnical Materials Testing Civil Engineering
Architectural Structural Forensic
RMG
GEOTECHNICAL
2910 Austin Bluffs Parkway, Colorado Springs, CO. 80918
PHONE: 719-590-7332 FAX: 719-590-7635
SOUTH: 5265 Mark Dabling Blvd. Suite 100, Colorado Springs, CO. 80918
SOUTH: 719-531-5599 FAX: 719-531-5238

NOT FOR CONSTRUCTION
FOR CIVIL ONLY

PARK VISTA ADDITION FILING NO. 5B
LOT 7 BLOCK 5 PARK VISTA ADD.
COLORADO SPRINGS, CO
MOUNTAIN PROPERTY BUILDERS

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SHEET NAME: PRELIMINARY GRADING PLAN
PROJECT STATUS: DEVELOPMENT PLAN

ENG:	DGW
DRAWN:	TPT
CHECKED:	DGW
DATE	04/22/22

#	REVISION	DATE
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JOB NO.: 176062
SHEET NO.: C-02

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK (BM)
- CITY / COUNTY BOUNDARY
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- PROP. CONCRETE PAVEMENT
- EX. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- EX. ASPHALT PAVEMENT
- EX. TREES, VEGETATION

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. 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.

2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES 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 & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS 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.

4. 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 FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

5. 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.

6. 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.

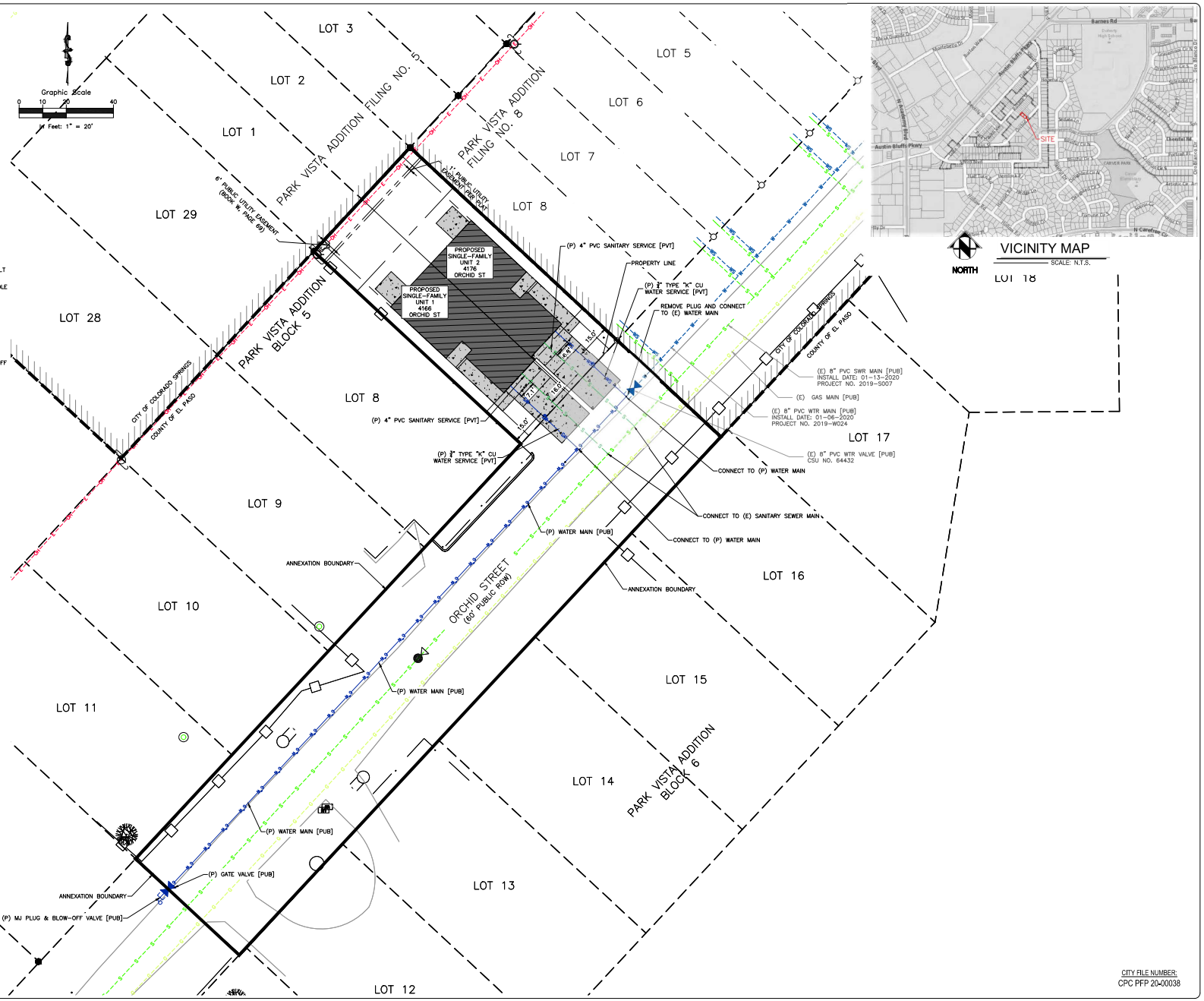
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).

8. 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'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).

10. 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 EASEMENT. SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

11. 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 GOVERN UNLESS SPECIFICALLY WAIVED. 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 THOSE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



CITY FILE NUMBER:
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Solutions Focused on Your Success
www.rmgengineering.com

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PARK VISTA ADDITION FILING NO. 5B
LOT 7 BLOCK 5 PARK VISTA ADD.
COLORADO SPRINGS, CO

DECO DESIGN & CONSTRUCTION MGMT.

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SHEET NAME: PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

PROJECT STATUS: DEVELOPMENT PLAN

ENG:	DGW
DRAWN:	TPT
CHECKED:	DGW
DATE	04/22/22

#	REVISION	DATE
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JOB NO. 176062

SHEET NO. C-01

LAST SAVED: 4/22/2022 2:44:18 PM PDT

PARK VISTA ADDITION FILING NO. 5B

A REPLAT 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

BE IT KNOWN BY THESE PRESENTS:

That MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation, being the owner of the following described tract of land to wit:

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, more particularly 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.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots and public easements, as shown on the accompanying plat. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements as shown on the plat, and further restricts the use of all Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted shall be known as "PARK VISTA ADDITION FILING NO. 5B", in the City of Colorado Springs, El Paso County, State of Colorado.

IN WITNESS WHEREOF:

The aforementioned, MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation, has executed this instrument this _____ day of _____, 20____.

MOUNTAIN PROPERTY BUILDERS, INC.,
a Colorado Corporation

_____
Jeff A. Carter, President

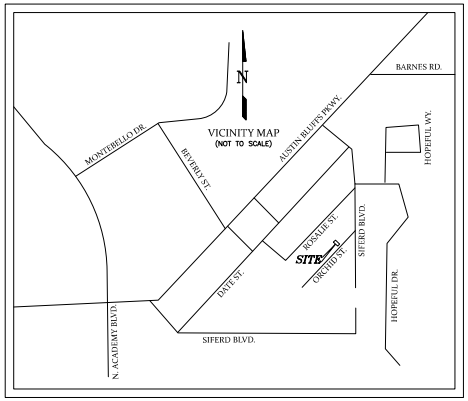
NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Jeff A. Carter, President of MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation.

Witness my hand and seal.

My commission expires _____ _____
Notary Public



FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 0804100538 G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 0.2% annual chance floodplain), hence no part of the parcel is in the 100 year floodplain.

SURVEYOR'S NOTES:

1. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

2. The lineal units used in this drawing are U.S. Survey Feet.

3. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. A current title commitment was not provided at the time of survey.

4. Bearings are based on the Southeasterly line of said Block 5, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records), monumented at the Southeasterly corner of said Lot 13 of said Block Five with a 1-1/2" aluminum cap in concrete under boulders, stamped "AB SWART LS 33679" and at the Northeasterly corner of said Lot 1, PARK VISTA ADDITION NO. 8 (Reception No. 217714059, said El Paso County records), with a No. 5 rebar and orange plastic cap, stamped "PLS 38141", and is assumed to bear S42°57'03"W, a distance of 660.00 feet.

5. The approval of this replat vacates all prior plats for the area described by this replat.

EASEMENT NOTE:

As shown on plat with the sole responsibility for maintenance being vested with the individual property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interest of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herin 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 have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit, cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control have been placed on file with the City of Colorado Springs.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681
For and on behalf of LAND DEVELOPMENT CONSULTANTS, INC.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "PARK VISTA ADDITION FILING NO. 5B".

_____
CITY PLANNING DIRECTOR

_____
CITY ENGINEER

_____
CITY CLERK

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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 under

Reception No._____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____

BY: _____
Deputy

FEES:

Drainage Fee:_____ School Fee:_____

Bridge Fee:_____ Park Fee:_____

CITY FILE NO.: CPC PFP 20-00038

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL FOR UTILITY LOCATIONS
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
WWW.UPNEWS.INFO

REVISIONS

No.	Description	By	Date
1	CITY COMMENTS BARRON LAND	JLP	10/05/20
2	CITY COMMENTS	DAS	11/10/20
3	CITY COMMENTS	DVH	03/11/2020

H Scale:	N/A
V Scale:	N/A
Designed By:	N/A
Drawn By:	DAS
Checked By:	DVH
Date:	03/11/20

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-5848
3898 MAUSLAND ROAD · COLORADO SPRINGS, CO 80909

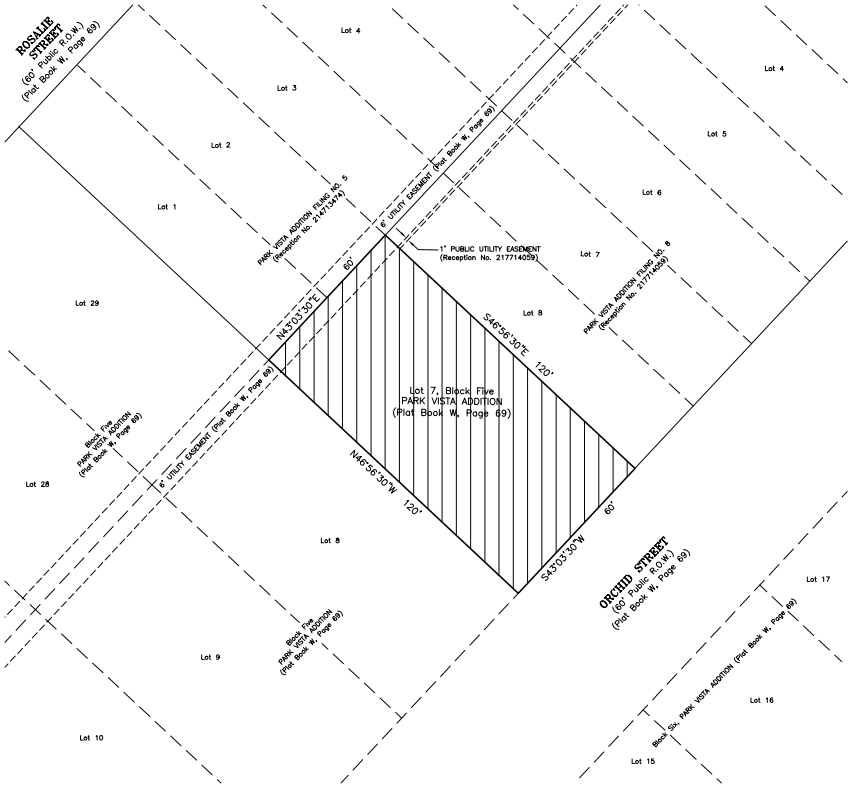
FINAL PLAT - PARK VISTA
ADDITION FILING NO. 5B

Project No.: 21047

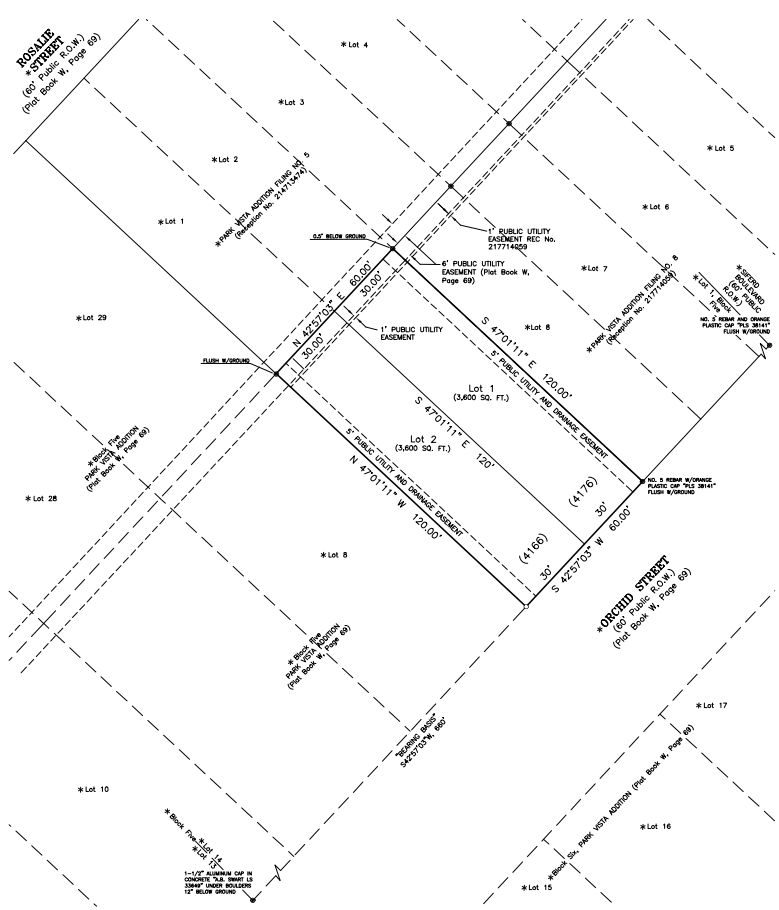
Sheet: 1 of 2

PARK VISTA ADDITION FILING NO. 5B

A REPLAT 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

LEGEND

(4176)	LOT ADDRESS
●	FOUND #5 REBAR WITH BLUE CAP "RAMPART PLS 32820" FLUSH W/GROUND, UNLESS NOTED OTHERWISE
○	SET #5 REBAR W/RED PLASTIC CAP "LDC INC. PLS 20681" FLUSH W/GROUND, UNLESS NOTED OTHERWISE
	BOUNDARY LINE
	LOT LINE
*	NOT A PART OF THIS REPLAT

N

20 0 20 40

SCALE: 1" = 20'

CITY FILE NO.: CPC PFP 20-00038

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 upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
AVOID POSSIBLE DAMAGE TO UNDERGROUND UTILITY LOCATIONS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND TELECOMMUNICATIONS

REVISIONS

No.	Description	By	Date
1	CITY COMMENTS (PRELIMINARY PLAN)	DAS	10/15/21
2	CITY COMMENTS	DAS	11/15/21
3	CITY COMMENTS	DVH	03/31/2022

H Scale: 1" = 20'
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 03/31/20

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FINAL PLAT - PARK VISTA ADDITION FILING NO. 5B

Project No.: 21047

Sheet: 2 of 2