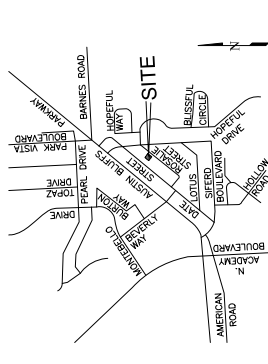


# PRELIMINARY PLAT - DICKERSON SUBDIVISION

LOTS 6 AND 7, BLOCK THREE "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS ANNEXATION, EL PASO COUNTY, COLORADO

**TABLE OF CONTENTS:**

- 1 OF 5 PRELIMINARY PLAT
- 2 OF 5 SITE PLANNING GRADING PLAN
- 3 OF 5 PRELIMINARY UTILITY SERVICES PLAN
- 4 OF 5 FINAL PLAT
- 5 OF 5



VICINITY MAP  
NO SCALE

### LEGEND

- EXISTING SANITARY SEWER MAINLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING WOOD PRIVACY FENCE

**LEGAL DESCRIPTION:** 4260 and 4290 ROSALEE 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,

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

TO BE PLATTED AS LOTS 1 THROUGH 4, "DICKERSON SUBDIVISION"

**APPLICANT/PROPERTY OWNER:**  
CHAD J. DICKERSON, 4265 DOWNHILL DR COLORADO SPRINGS CO, 80918-1601,  
PHONE: (719) 439-4446

### NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY Flood Insurance Rate Map, Map Number 08040328 0, effective date December 7, 2018, indicates this parcel of land is located in Zone A, White (area determined to be out of the 500 year flood plain).
2. The applicant hereby certifies that the information herein established by the DICKERSON SUBDIVISION subdivision plat, the comment is subject to the terms and conditions as specified in the instrument recorded under Reception No. 2170969687 of the County of El Paso County, Colorado.
3. Platting of El Paso County, Colorado City. Each to 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 for the subject property. A standard Site Plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
4. Date of Preliminary Plat: May 14, 2020, with subsequent City comment revisions.
5. There are no proposed improvements, drainage facilities or water quality features associated with this subdivision, and no effect on existing drainage patterns as shown in the previously approved Temporal Storm Drainage Basin Study and the Master Development Drainage Plan for the City of Colorado Springs. A standard Site Plan review is still required through the City Development Review Enterprise. A standard Site Plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
6. 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.
7. Lot owner/developer will be required to construct curb, gutter (Type 1), widening the asphalt driveway to match the existing driveway, and to install a stormwater management system 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 applicant within 180 days of the date of the final plat. The applicant shall obtain a Certificate of Occupancy later than with issuance of Certificate of Occupancy.
8. City Code requires an accompanying document with annexation and zone change. With this Preliminary Plat capturing details needed for review of entitlement, and due to reduced scope, the required development plan has been waived for the subject property. A standard site plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
9. Plan and profile construction plans are required for any public improvements to be installed. The applicant shall submit to Engineering Department, Nevee Division and Traffic Engineering for review and approval.

PRELIMINARY COPY  
SUBJECT TO  
CITY APPROVAL

CITY FILE NUMBER: CPC PFF 20-00056

Project No.: 19017

Sheet: 1 of 1

CALL BEFORE YOU DIG



According to Colorado law, any person who digs a hole or trench into the ground without first calling 811 to locate existing underground utilities shall be liable for any damage to those utilities. Digging without calling 811 may also be a criminal offense under state law.

811

DIAL 811

FOR LOCATION OF UNDERGROUND UTILITIES

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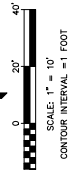
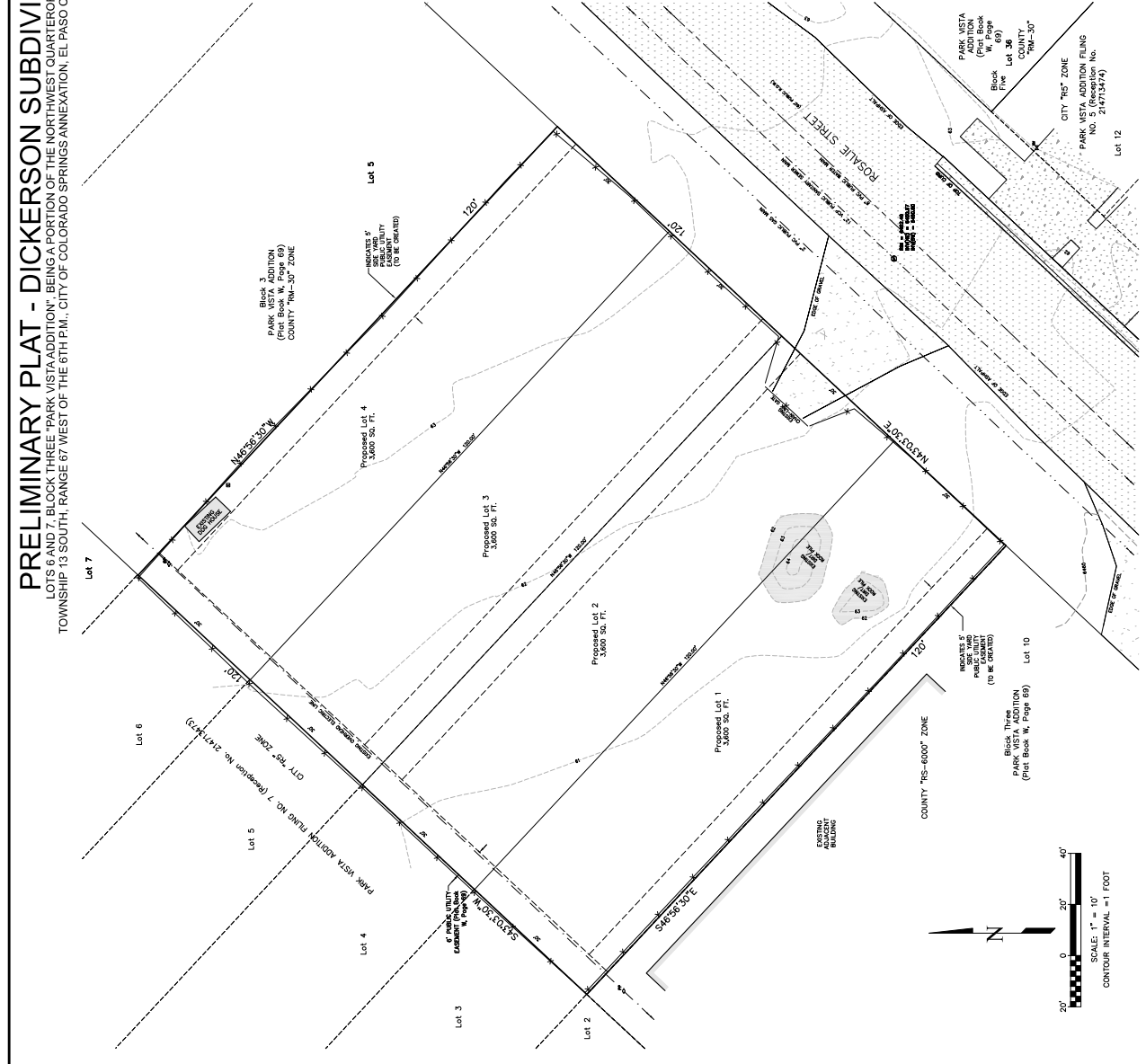
FOR LOCATION OF UNDERGROUND UTILITIES

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# PRELIMINARY FINAL PLAT



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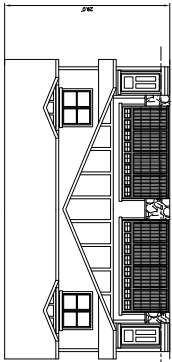
CONTOUR INTERVAL = 1 FOOT

CONTOUR INTERVAL = 1 FOOT

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CONTOUR INTERVAL = 1 FOOT

# PRELIMINARY PLAT - DICKERSON SUBDIVISION - SITE PLAN



PROPOSED LOT 5, SINGLE-FAMILY ATTACHED FRONT ELEVATION  
 PROPOSED LOT 4, SINGLE-FAMILY ATTACHED FRONT ELEVATION  
 SCALE 1" = 10'

Block Three  
 PARK VISTA ADDITION  
 (Plot Book W, Page 69)

**LEGEND:**

- TM = TEMPORARY BENCHMARK
- IC = TOP OF CURB
- HP = HIGH POINT
- NE = FINISH GRADE ELEVATION
- FF = FINISH FLOOR ELEVATION
- TOF = TOP OF FINISH ELEVATION
- TOP = TOP OF PAVEMENT ELEVATION
- WM = WINDOW WELL ELEVATION
- 90.0 = EXISTING GRADES
- 90.2 = EXISTING SPOT ELEVATION
- PROPOSED = PROPOSED CONTOURS
- EXISTING = EXISTING WOOD PRIVACY FENCE

**LEGAL DESCRIPTION:** 4290 and 4290 ROSALIE 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:  
 Lots 6 and 7, 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 LOTS 1 THROUGH 4, "DICKERSON SUBDIVISION"**  
**APPLICANT/PROPERTY OWNER:**  
 JOHN AND JILL DICKERSON  
 PHONE: (719) 433-0445  
**BENCHMARK:** 7" PMS CAP MARKED "ABAT" IN CONCRETE ELECTRIC VAULT LOCATED ON 4275 NORTH ACADEMY BOULEVARD. ELEVATION = 6422.20 "NAVD83" DATUM.

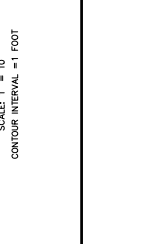
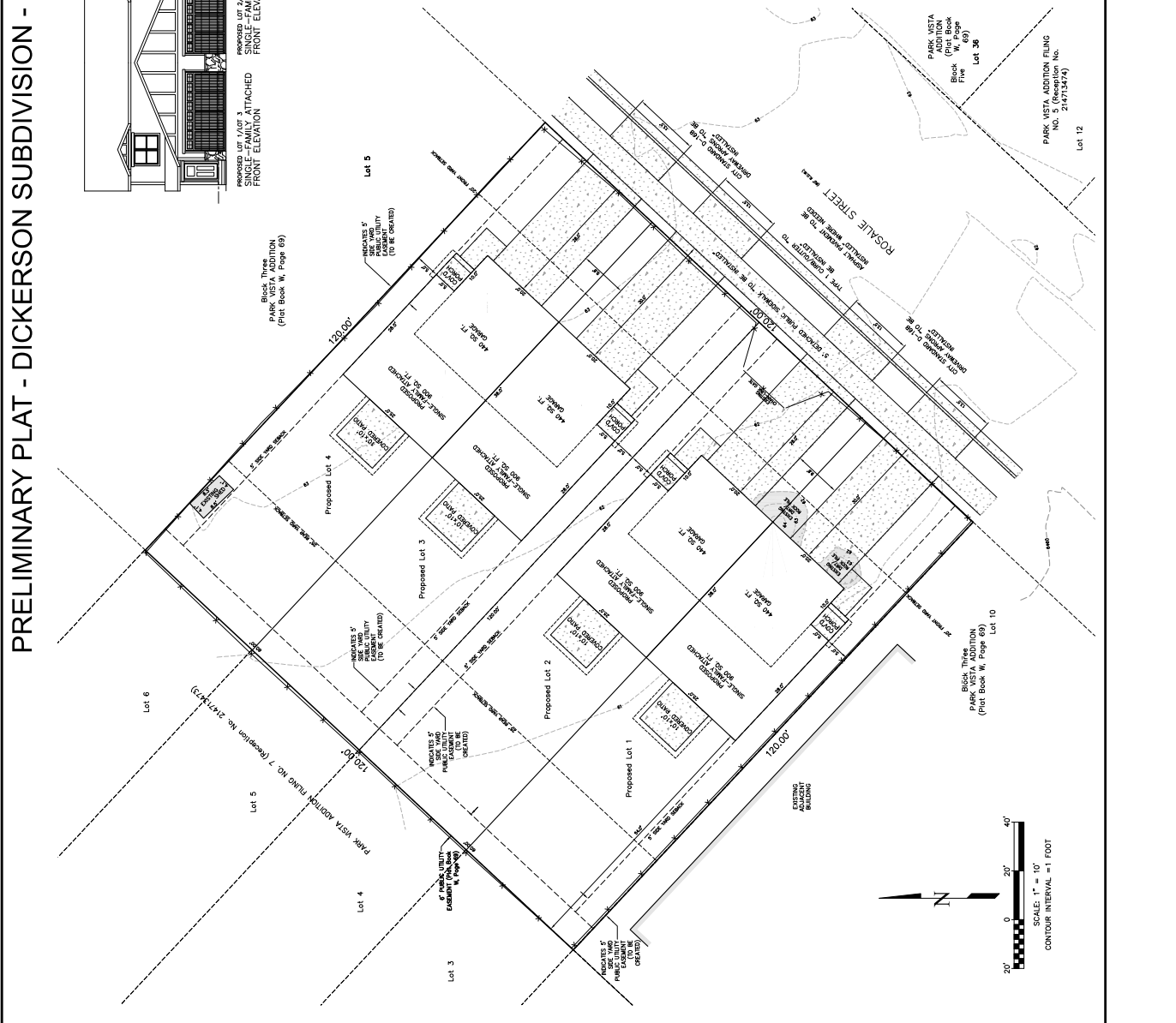
**NOTES:**

1. ESTABLISH TOP OF FOUNDATION IN FIELD PER ADJACENT LOT AS GRADE. FINISH GRADE SHALL BE 1" BELOW FINISH GRADE OF ADJACENT LOTS. ALL WALLS ALONG SIDE/REAR LOT LINES AND/OR SPECIFIC EROSION CONTROL MEASURES, 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, INCLUDING THE PARK AND SCHOOL LAND REVERSION, PARKLAND FEES IN LIEU OF LAND WILL BE COLLECTED. SCHOOL FEES WILL BE COLLECTED.
4. LOT OWNERS REDESIGNED WILL BE REQUIRED TO CONSTRUCT CURB, GUTTER (TYPE 1), WERKING THE ASPHALT PAVEMENT MAT, CITY STANDARD 16" UNIT DRIVEWAY APRONS AND 5' DETACHED PUBLIC SIDEWALK ALONG THE NORTHWESTERLY SIDE FRONTAGE OF THIS PROPERTY AND MATCHING SIDEWALKS TO ADJACENT LOTS. ALL STRUCTURAL ENTITIES TO BE REVIEWED BY SOILS, STRUCTURAL, AND/OR CIVIL ENGINEER.
5. PLAN AND PROFILE CONSTRUCTION PLANS ARE REQUIRED FOR ANY PUBLIC IMPROVEMENTS INCLUDING SIDEWALKS, DRIVEWAYS, STAIRS, AND TRAFFIC ENGINEERING FOR REVIEW AND APPROVAL.

**SITE DATA:**

- 1) EXISTING ZONING: EL PASO COUNTY RM-30
- 2) PROPOSED ZONING: CITY OF COLORADO SPRINGS RL
- 3) USE: SINGLE-FAMILY ATTACHED
- 4) LOT 50. FT. (EACH LOT) = 3,400
- 5) LOT 50. FT. (EACH LOT) = 3,400
- 6) EACH UNIT SQ. FT. = 1,026 (INCLUDES COVERED 5'x5')
- 7) EACH UNIT COVERAGE = 28.5% (40% MAXIMUM ALLOWED)
- 8) BUILDING HEIGHT = 26.2' (40' MAX.)
- 9) DRIVEWAY WITHIN GARAGE SETBACK AREA SQ. FT. = 270
- 10) MINIMUM SETBACKS:  
 FRONT: 20'  
 REAR: 25'  
 SIDE: 5'

**PRELIMINARY COPY  
 SUBJECT TO  
 CITY APPROVAL**



**811**  
 CALL BEFORE YOU DIG  
 According to Colorado law, it is the responsibility of the contractor to locate all underground utilities before they are disturbed. If you do not locate them, you may be liable for damages caused by any utility that is struck. If you do not locate them, you may be liable for damages caused by any utility that is struck.

**811**  
 CALL BEFORE YOU DIG  
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Project No.: 19017  
 Sheet: 1 of 1

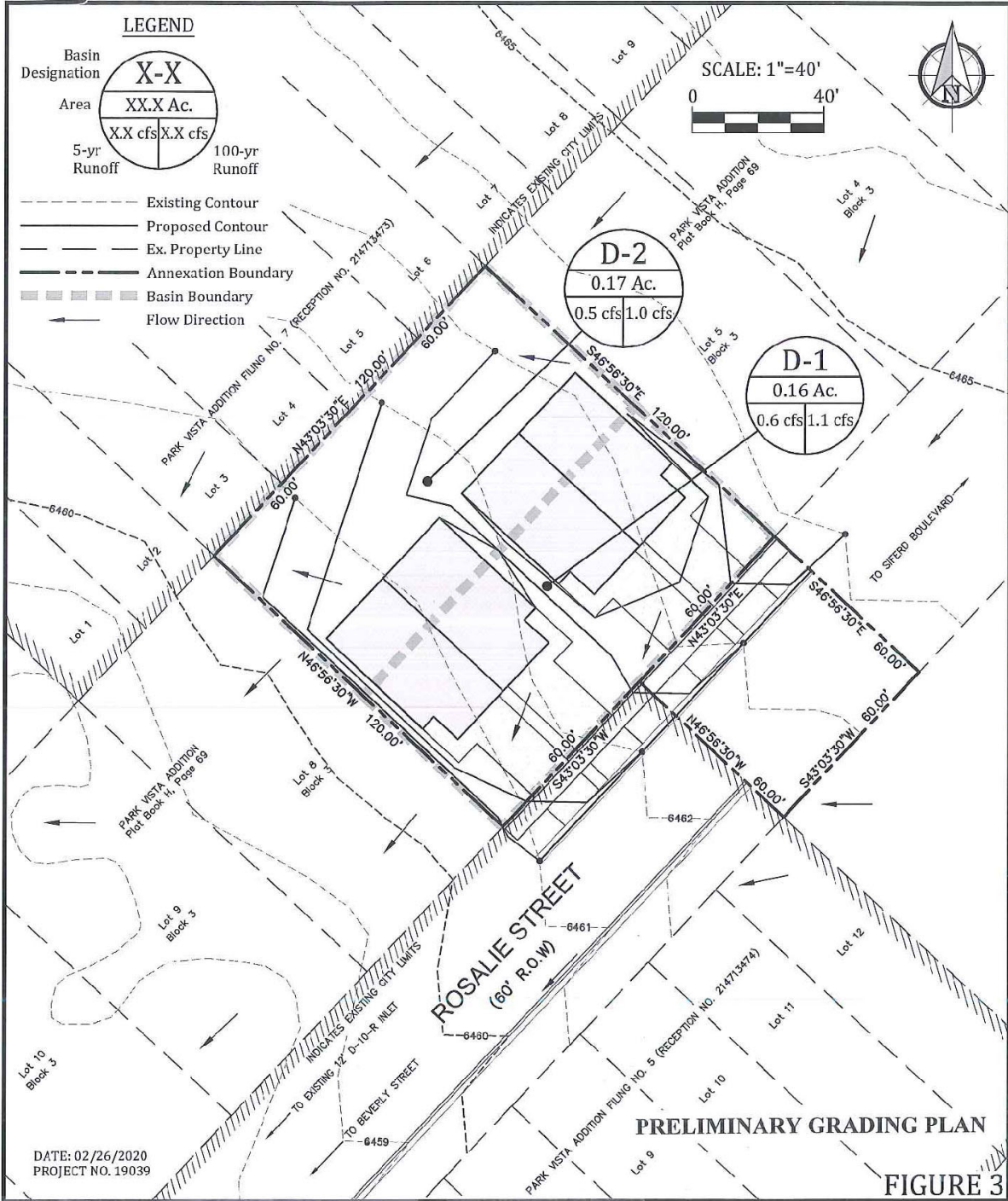
2985 MARZANO ROAD • COLORADO SPRINGS, CO 80909  
 WWW.LANDCONSULTANTS.COM • TEL: (719) 524-0133 FAX: (719) 529-0909  
 PLANNING • SURVEYING

Designed By: N/A  
 Checked By: DMH  
 Drawn By: DMH  
 Date: 04/20/20

**Land Consultants, Inc.**

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04/20/20	DMH	CITY COMMENTS
2	05/20/20	DMH	REVISED



Figures 1-3.dwg/Feb. 26, 2020

**DICKERSON SUBDIVISION PRELIMINARY PLAT**  
**A Replat of Lots 6 and 7, Block Three, PARK VISTA ADDITION**  
 Developed Drainage Characteristics  
 Rosalie Street, Colorado Springs, CO 80917

**Kiowa**  
 Engineering Corporation

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

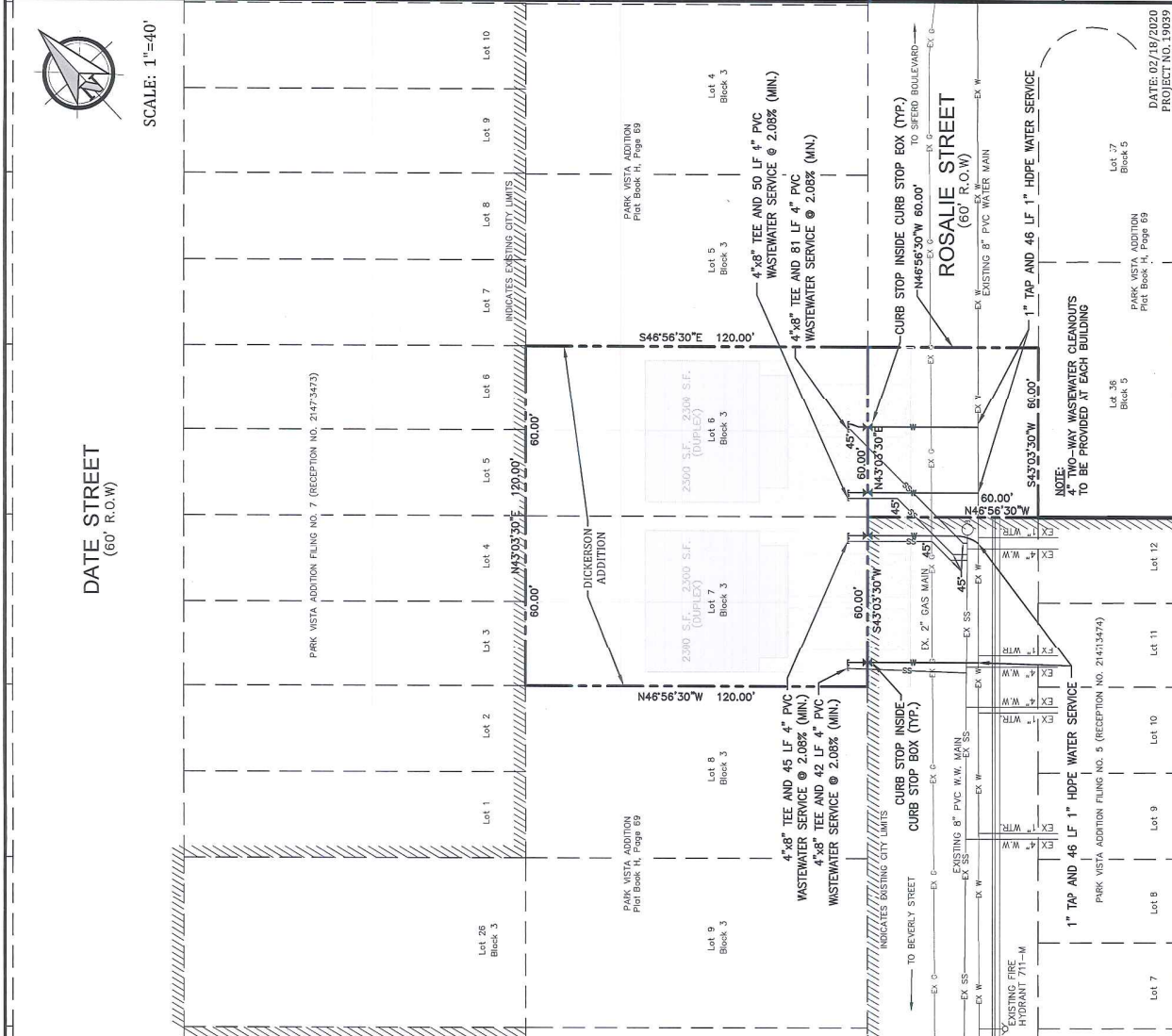
**CITY FILE NO. CPC PFP 20-00056**

**PRELIMINARY FINAL PLAT**



SCALE: 1"=40'

DATE STREET  
(60' R.O.W)



### 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 policies, 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 transformers 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  
Colorado Springs, Colorado 80904  
(719) 589-7346

**DICKERSON SUBDIVISION PRELIMINARY PLAT**  
A Replat of Lots 6 and 7, Block Three, PARK VISTA ADDITION  
Preliminary Utility Services Plan  
Rosalie Street, Colorado Springs, CO 80917

DATE: 02/19/2020  
PROJECT NO.: 19033

Lot 26 Block 3  
Lot 12  
Lot 11  
Lot 10  
Lot 9  
Lot 8  
Lot 7

Lot 6 Block 5  
Lot 5  
Lot 4  
Lot 3  
Lot 2  
Lot 1

Lot 12  
Lot 11  
Lot 10  
Lot 9  
Lot 8  
Lot 7

Lot 6 Block 5  
Lot 5  
Lot 4  
Lot 3  
Lot 2  
Lot 1

Lot 26 Block 3  
Lot 12  
Lot 11  
Lot 10  
Lot 9  
Lot 8  
Lot 7

# DICKERSON SUBDIVISION

A REPLAT OF LOTS 6 AND 7, BLOCK THREE, PARK VISTA ADDITION, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Chad J. Dickerson, being the owner of the following described tract of land, to wit: West side of the Northwest Quarter of Section 26, Township 13 South, Range 68 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:  
 Lots 6 and 7, 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 recorded into lots and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, convey, assign, release and forever vest in the City of Colorado Springs, Colorado, the use of said Public Easements to the City of Colorado Springs and further restricts the use of said Public Easements to the City of Colorado Springs only for the purposes, provided herein, that the said right and authority to locate, release or assign the easements is hereby conveyed to the undersigned for the purposes of the Dickerson Subdivision, in the City of Colorado Springs, County of El Paso, State of Colorado.

### OWNER STATEMENT:

The aforementioned, Chad J. Dickerson, as owner, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

### NOTARY STATEMENT:

Chad J. Dickerson \_\_\_\_\_  
 STATE OF COLORADO }  
 COUNTY OF EL PASO }  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ A.D., by Chad J. Dickerson.

### WITNESSES:

Witness my hand and official seal \_\_\_\_\_ Notary Public \_\_\_\_\_

### LIEN HOLDER:

\_\_\_\_\_ has executed this instrument this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_

### NOTARY STATEMENT:

\_\_\_\_\_ of \_\_\_\_\_  
 STATE OF COLORADO }  
 COUNTY OF EL PASO }  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_

### WITNESSES:

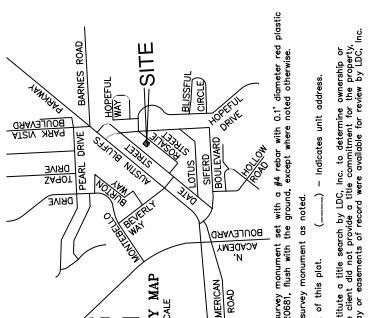
Witness my hand and official seal \_\_\_\_\_ Notary Public \_\_\_\_\_

### EASEMENTS:

All easements that are designated hereto for public utility purposes shall be subject to those laws, rules, regulations, orders, ordinances, resolutions, and policies of the City of Colorado Springs, Colorado. All other easements or interests of record affecting the property designated 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 above within this plat until all required fees are paid to the City of Colorado Springs. It is the responsibility of the applicant to obtain all required permits and pay all required fees specified by the City of Colorado Springs or, alternatively, until acceptable easements, encroachments, and other matters are resolved and approved by the City of Colorado Springs, Colorado, 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.



- ### NOTES:
- o - Indicates boundary survey monument set with a #4 rebar with 0.1" diameter red plastic cap LDC, INC. PLS 20681, flush with the ground, except where noted otherwise.
  - \* - Indicates not a part of this plat. (\_\_\_\_\_) - Indicates utility address.
  - This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for the project. LDC, Inc. does not warrant the accuracy of the information provided. Records available for review by LDC, Inc. with this plat.
  - An Avigation Easement affecting the subject property and development is therein established by also being recorded in the instrument recorded under description No. 217,028,897 of the records of El Paso County, Colorado.
  - The approval of this report vacates all prior plats for the area described by this report.
  - FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 58041C533C, effective date December 7, 2016, indicate this parcel of land is located in Flood Zone A, which is determined to be out of the 500 year flood plain.
  - Some A. utility (area determined to be out of the 500 year flood plain).
  - Line of Rosale Street (007' R.O.W.) is communicated with #4 rebar with 0.1" diameter red plastic cap LDC, INC. PLS 20681 flush with the ground at each end, and assumed to bear 144,000.00 lb. of force.
  - This property is subject to the Declaration of Covenants, Conditions and Restrictions, and Easements recorded as recorded under recorded number and recorded under description No. 217,028,897 of the records of El Paso County, Colorado records.

### SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states that I am duly qualified and duly licensed under the laws of the State of Colorado, and that I have personally surveyed the above described tract of land, and report thereof, and that the above described plat and report were prepared by me, or under my direct supervision, and that the above described plat and report were prepared in accordance with the laws and regulations of the State of Colorado, and that my professional knowledge and belief.

David V. Hosteller  
 Colorado Professional Land Surveyor No. 20681

### NOTICE:

Notice: In Colorado, law now requires that all surveys, maps, plats, or any other document that is used for any purpose of law 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.

### CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approves for filing the accompanying report of DICKERSON SUBDIVISION.

\_\_\_\_\_  
 City Planning Director

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

CITY CLERK  
 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.

\_\_\_\_\_  
 Chuck Brezeman, Recorder

B#: \_\_\_\_\_ Deputy  
 FEE: \_\_\_\_\_  
 PARK FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_  
 BRIDGE FEE: \_\_\_\_\_  
 SCHOOL FEE: \_\_\_\_\_  
 DRAINAGE FEE: \_\_\_\_\_

1 of 1  
 CITY FILE NUMBER: CPC PFF 20-0056



## PRELIMINARY FINAL PLAT