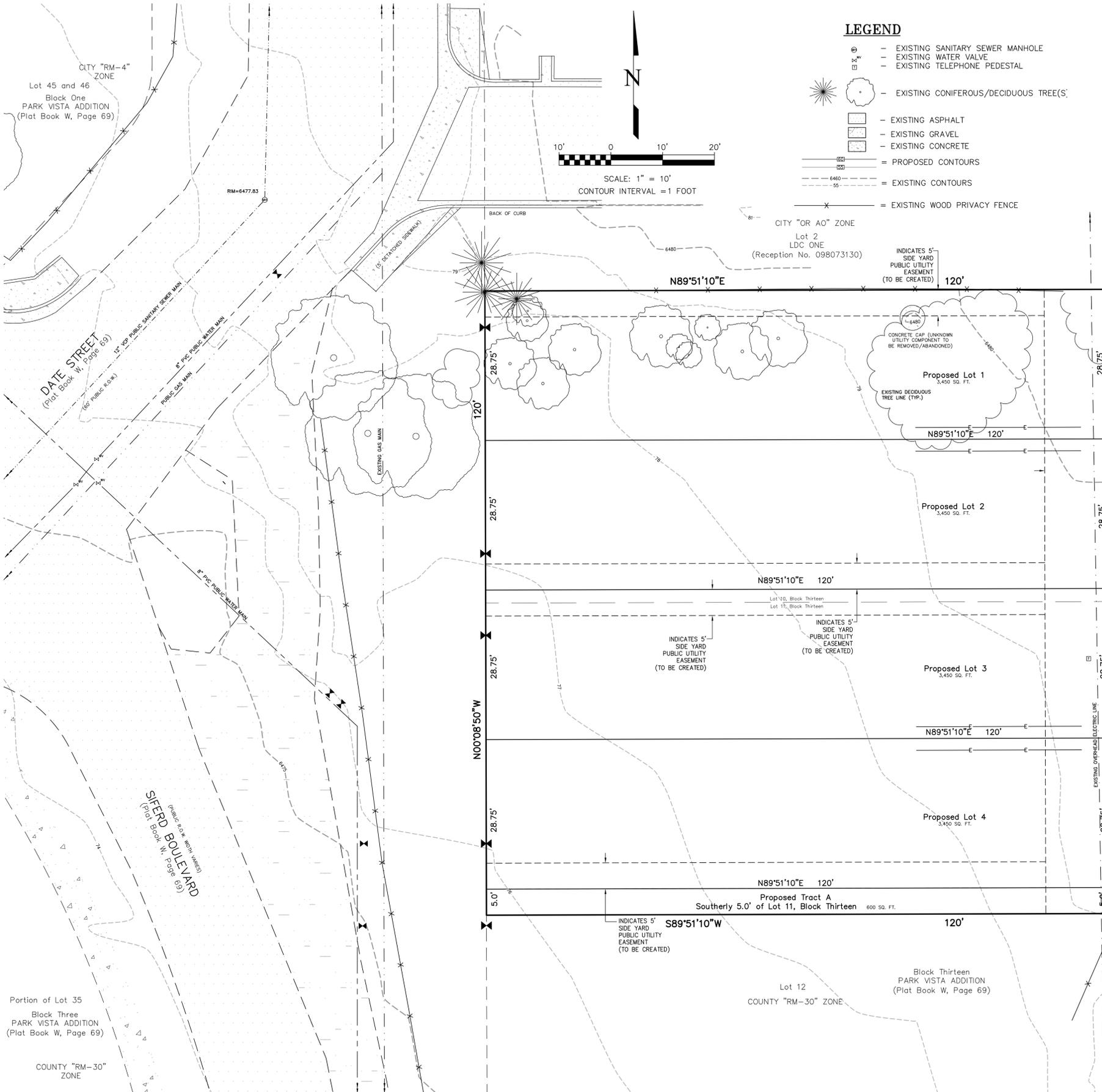


EXTOL PARK VISTA SUBDIVISION NO. 1 - PRELIMINARY PLAT

LOTS 10 AND 11, BLOCK THIRTEEN "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



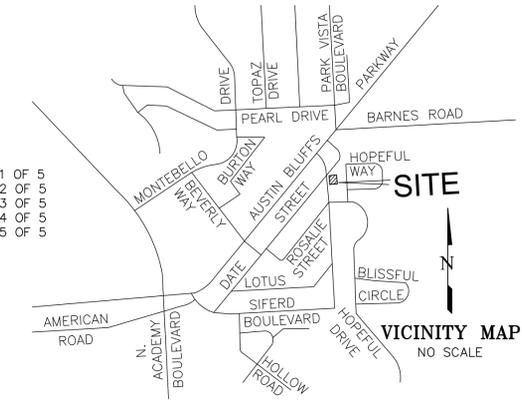
LEGEND

- ⊕ = EXISTING SANITARY SEWER MANHOLE
- ⊕ = EXISTING WATER VALVE
- ⊕ = EXISTING TELEPHONE PEDESTAL
- ☼ = EXISTING CONIFEROUS/DECIDUOUS TREE(S)
- ▭ = EXISTING ASPHALT
- ▭ = EXISTING GRAVEL
- ▭ = EXISTING CONCRETE
- = PROPOSED CONTOURS
- = EXISTING CONTOURS
- = EXISTING WOOD PRIVACY FENCE

TABLE OF CONTENTS:

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

PRELIMINARY COPY
Subject to
City Approval



LEGAL DESCRIPTION:

4417 and 4421 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 10 and 11, Block Thirteen, PARK VISTA ADDITION (Plat 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 AND TRACT A, "EXTOL PARK VISTA SUBDIVISION NO. 1"

APPLICANT/PROPERTY OWNER:

BRAD GRIEBENOW, MEMBER/MANAGER OF EXTOL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, 5975 N ACADEMY BLVD SUITE 109 COLORADO SPRINGS CO, 80918, PHONE: (720) 468-2111

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C538 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 plain).
- An Avigation Easement affecting the subject property and development is therein established by the EXTOL PARK VISTA SUBDIVISION NO. 1 subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under Reception No. 217069667 of the records of El Paso County, Colorado.
- 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 (§7.5.50(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.
- Date of Preliminary Plat: August 27, 2021, with subsequent City comment revisions.
- There are no proposed 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.
- 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.
- 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 Northwestern side frontage of this property and matching existing street cross-section at the time of lot construction. These public and/or private improvements within Siferd Boulevard and Date Street shall be installed by the property owner, anticipated in Spring/Summer of 2022, unless acceptable time delay monetary assurances are allowed, and/or completed no later than with issuance of Certificate of Occupancy.
- 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 by the Planning Manager §7.5.502(C)). This plan 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.
- 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.
- Proposed Tract A is for the purpose of future development, with conveyance by separate instrument, and will be maintained by the owner of record.
- The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in files: CPC A 21-00100, CPC ZC 22-00017 and CPC PFP 22-00018. The applicant has attested there are no separate mineral estate owner(s) identified and no further action was taken.
- The parties responsible for using this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this Plan by the City of Colorado Springs does not assure compliance with the ada or any other Federal or State Accessibility Laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

According to Colorado law, any defect in this survey or plat based upon the first discovery of any defect in no event, may any action based upon any defect in 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 UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

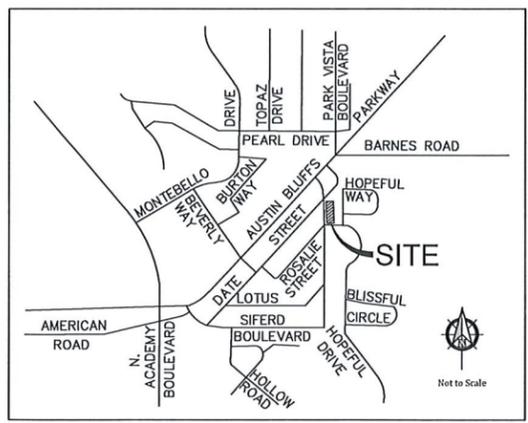
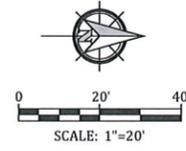
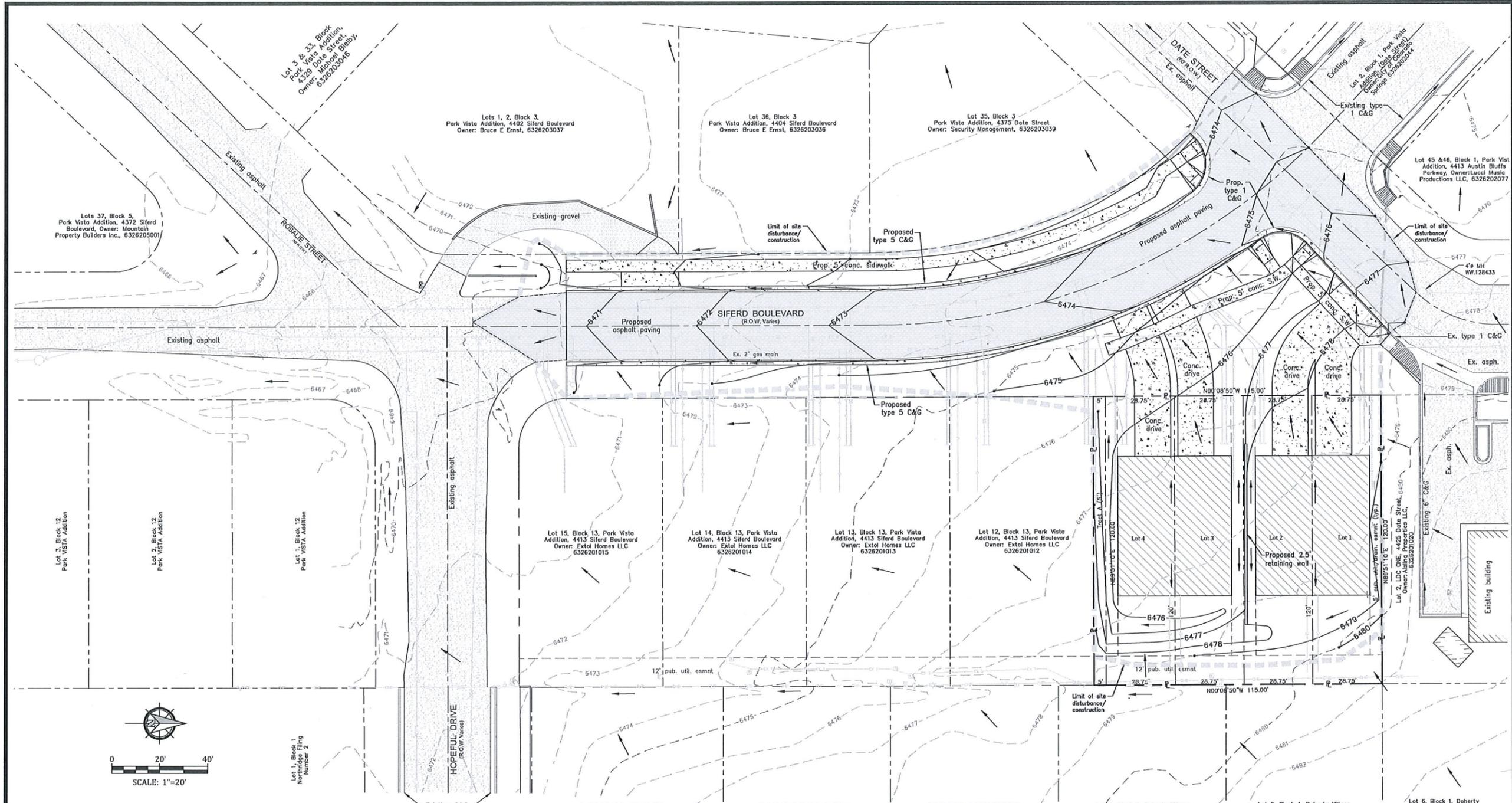
REVISIONS	No.	Description	By	Date
	1	CITY COMMENTS	DVH	05/16/22

H Scale:	1" = 10'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	08/27/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

EXTOL PARK VISTA SUBDIVISION NO. 1 - PRELIMINARY PLAT

Project No.: 21017
Sheet: 1 of 1



GENERAL LOCATION MAP

LEGEND

	Existing Type 1 Curb & Gutter
	Proposed Type 1 Curb & Gutter
	Proposed Duplex Building
	Existing Asphalt Paving
	Proposed Asphalt Paving
	Proposed Concrete Sidewalk/Driveway
	Existing Wastewater Main/MI
	Proposed Wastewater Main/MI/Service
	Existing Water Main/Valve
	Proposed Water Service/Valve
	Existing Gas Main
	Proposed Gas Service
	Existing Overhead Electric Line
	Proposed Electric Service
	Proposed Annexation Boundary
	Limit of Site Disturbance/Construction
	Proposed Property Line
	Existing Property Line
	Flow Direction
	Existing Contour
	Proposed Contour

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") 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.
3. 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.
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

General Notes for Preliminary Utility Plans

1. availability of any utility service until such time as an application permanent service is approved by Springs Utilities.
2. 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.
3. Owner shall dedicate by plot 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 form.
4. 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).
5. 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.

6. 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).
7. 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.
8. 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) 630-7942

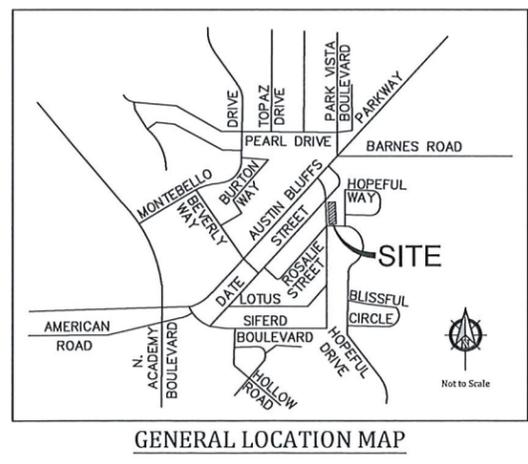
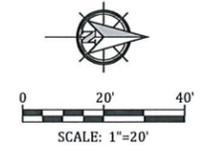
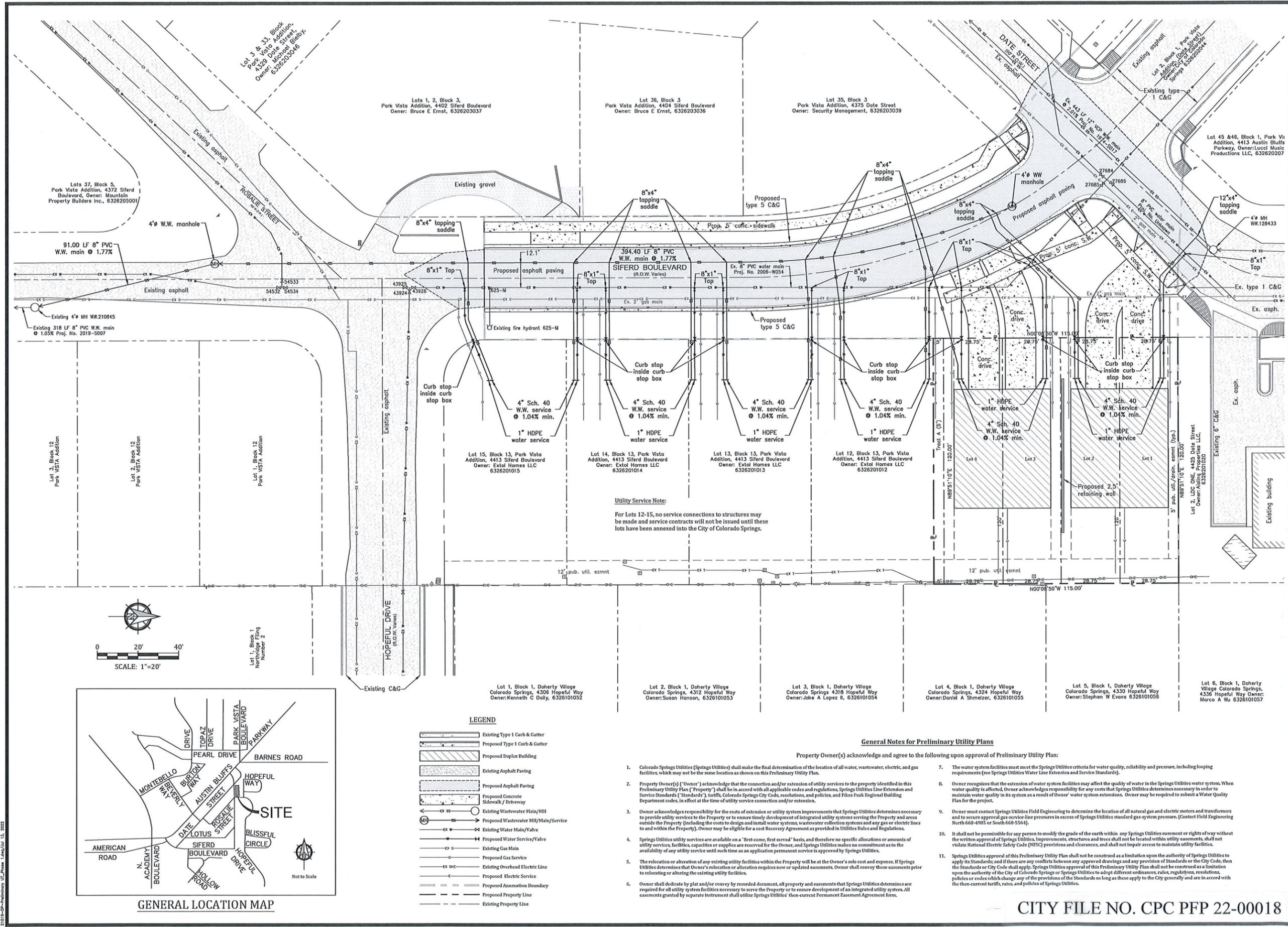
**Extol Park Vista Subdivision No. 1 Annexation
Preliminary Final Plat – Preliminary Grading Plan**
4421 and 4417 Siferd Boulevard, Colorado Springs, CO 80917

Project No.:	21019
Date:	July 13, 2022
Design:	NRK
Drawn:	NRK
Check:	AWMc
Revisions:	

Development Plan
Preliminary Grading

CITY FILE NO. CPC PFP 22-00018

21019-01-Preliminary_UF_Plan_1604_South_21st_Street_07132022



LEGEND

	Existing Type 1 Curb & Gutter
	Proposed Type 1 Curb & Gutter
	Proposed Duplex Building
	Existing Asphalt Paving
	Proposed Asphalt Paving
	Proposed Concrete Sidewalk/Driveway
	Existing Wastewater Main/Manhole
	Proposed Wastewater Main/Manhole
	Existing Water Main/Valve
	Proposed Water Service/Valve
	Existing Gas Main
	Proposed Gas Service
	Existing Overhead Electric Line
	Proposed Electric Service
	Proposed Annexation Boundary
	Proposed Property Line
	Existing Property Line

Utility Service Note:
 For Lots 12-15, no service connections to structures may be made and service contracts will not be issued until these lots have been annexed into the City of Colorado Springs.

General Notes for Preliminary Utility Plans

- 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 accordance 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 668-5561).
- 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.

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



**Extol Park Vista Subdivision No. 1 Annexation
 Preliminary Final Plat – Preliminary Utility and Public Facilities Plan**
 4421 and 4417 Siferd Boulevard, Colorado Springs, CO 80917

Project No:	21019
Date:	July 13, 2022
Design:	NRK
Drawn:	NRK
Check:	AWMc
Revisions:	

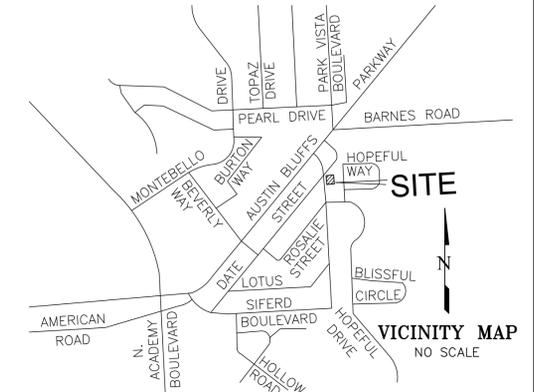
**Development Plan
 Preliminary Utility
 and Public
 Facilities Plan**

CITY FILE NO. CPC PFP 22-00018

21019-22-00018-0001-01-Phase 1.dwg, July 13, 2022

EXTOL PARK VISTA SUBDIVISION NO. 1

A REPLAT OF LOTS 10 AND 11, BLOCK THIRTEEN "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 EXTOL HOMES, LLC, a Colorado Limited Liability Company, 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, described as follows:

Lot 10 and Lot 11, Block 13, 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, a tract and 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 said Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quit claim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein replatted shall be known as "EXTOL PARK VISTA SUBDIVISION NO. 1", in the City of Colorado Springs, County of El Paso, State of Colorado.

OWNER STATEMENT:

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

EXTOL HOMES, LLC, a Colorado Limited Liability Company

Brad Griebenow, Member/Manager

NOTARY STATEMENT:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by Brad Griebenow, Member/Manager of EXTOL HOMES, 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 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 No. 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

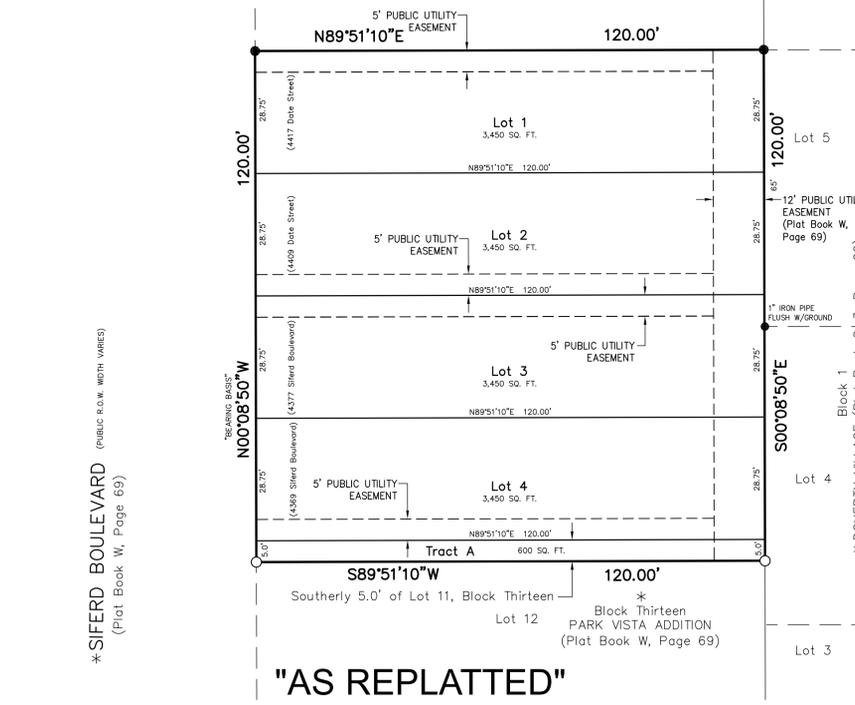
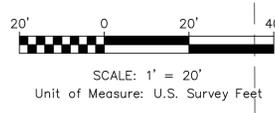
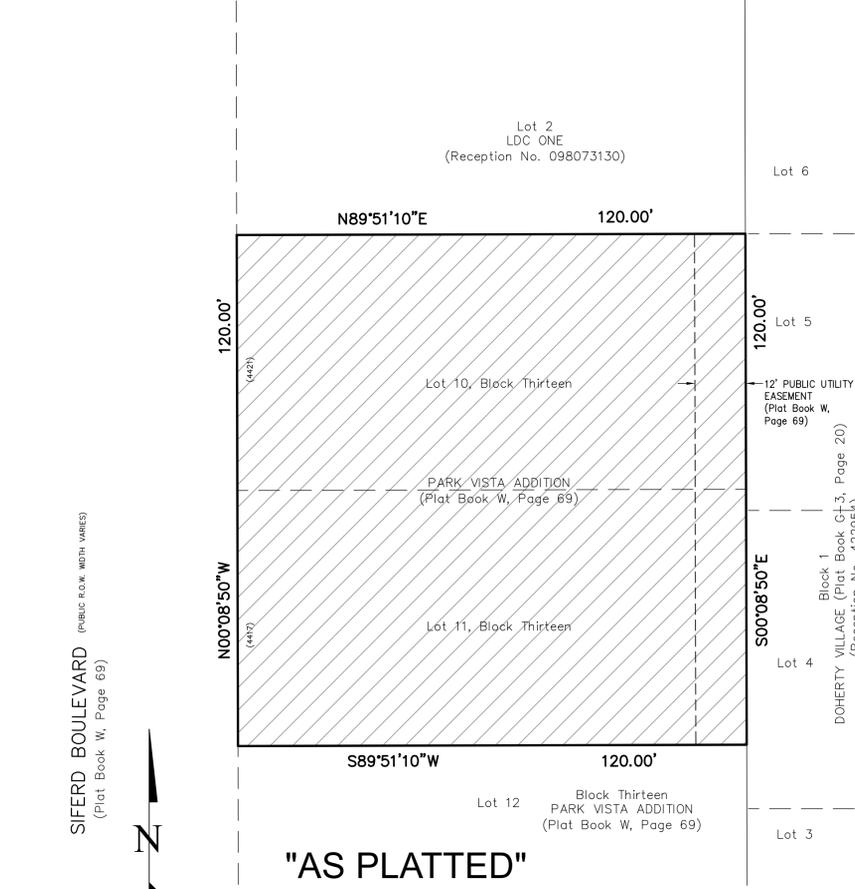
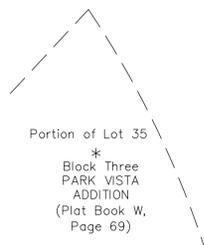
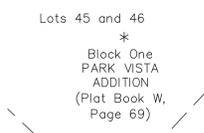
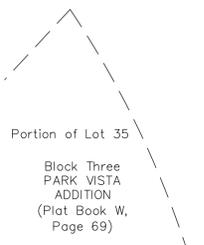
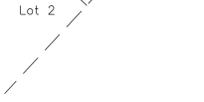
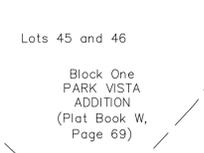
NOTICE IS HEREBY GIVEN:

That the area included in the plat described 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 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.

NOTES:

- o - Indicates boundary survey monument set with a #4 rebar with 0.1' diameter red plastic cap, PLS 20681 flush w/ground, except where noted otherwise.
● - Indicates recovered survey monument as a #4 rebar with 0.1' diameter red plastic cap PLS 20681 flush w/ground, except where noted otherwise.
* - Indicates not a part of this plat. (____) - Indicates lot/unit 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 property, therefore, no rights-of-way or easements of record were available for review by LDC, Inc. with this plat.
- The Avigation Easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- The approval of this replat vacates all prior plats for the area described by this replat.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C538 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 plain).
- Basis of Bearings: All bearings are relative to that portion of the Easterly right-of-way line of Siferd Boulevard (r.o.w. width varies), monumented with a #4 rebar with 0.1' diameter red plastic cap LDC, INC. PLS 20681 flush with the ground at each end, and assumed to bear N00°08'50"E, a distance of 115.00 feet.
- Tract A is for the purpose of future development, with conveyance by separate instrument, and will be maintained by the owner of record.



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 responsible charge and accurately shows the described tract of land, and replat thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO
CITY APPROVAL

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.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying replat of "EXTOL PARK VISTA SUBDIVISION NO. 1".

City Planning Director _____ Date _____

City Engineer _____ Date _____

City Clerk _____ Date _____

CLERK AND RECORDER:

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

Chuck Broerman, Recorder

BY: _____ Deputy

FEE: _____

SURCHARGE: _____

FEES:
PARK FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
DRAINAGE FEE: _____

CITY FILE NUMBER: CPC PFP 22--00018

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.

No.	Description	By	Date
1	CITY COMMENTS	DVH	04/05/22
2	ENUMERATION	DVH	06/29/22

H Scale:	1" = 20'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	08/17/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

EXTOL PARK VISTA SUBDIVISION NO. 1 - FINAL PLAT

Project No.: 21017

Sheet: 1 of 1

2025082017 - Extol Park Vista Subdivision No. 1 - Final Plat - 11/11/2021 10:00 AM