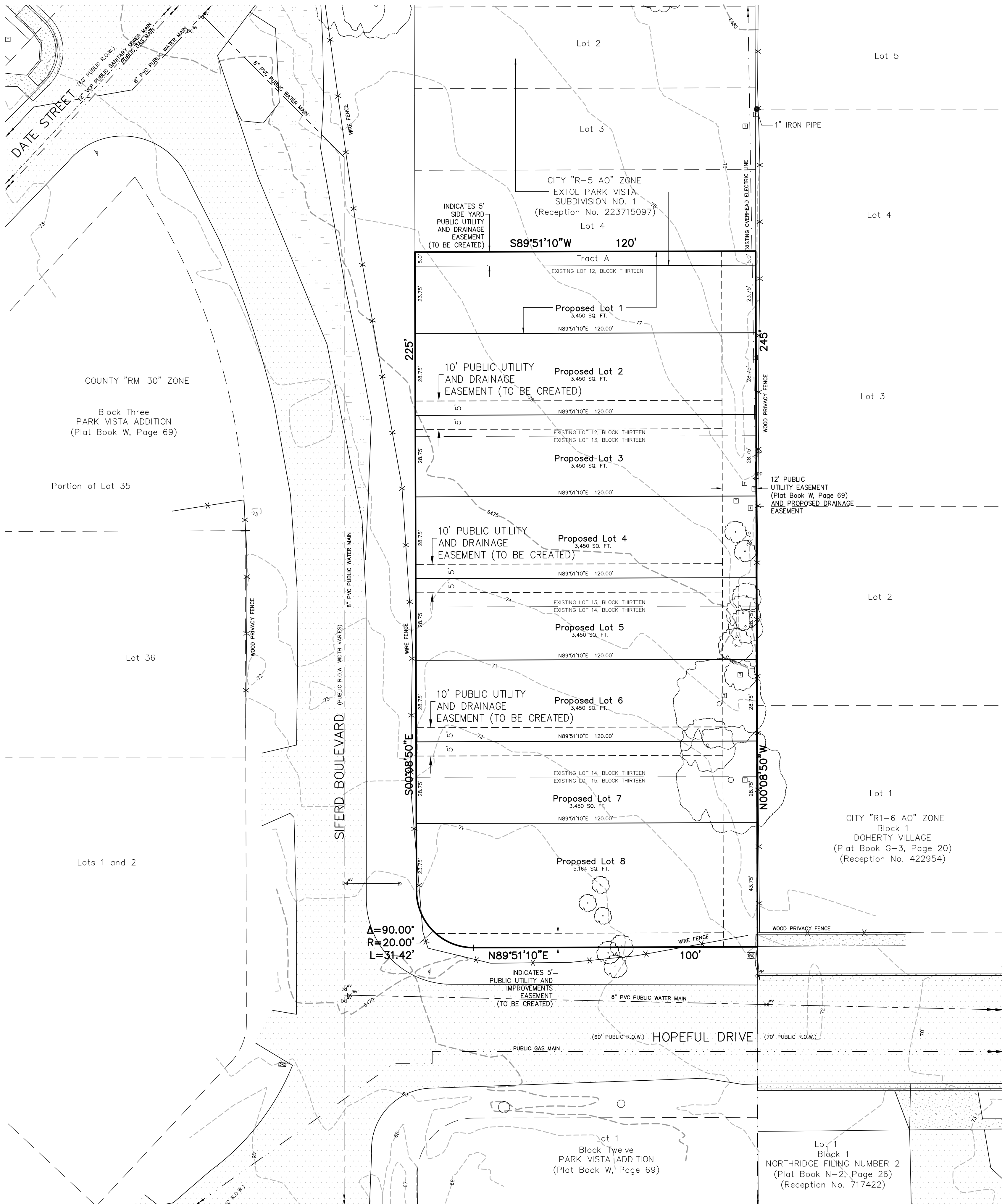


# PRELIMINARY PLAT - EXTOL PARK VISTA SUBDIVISION NO. 2

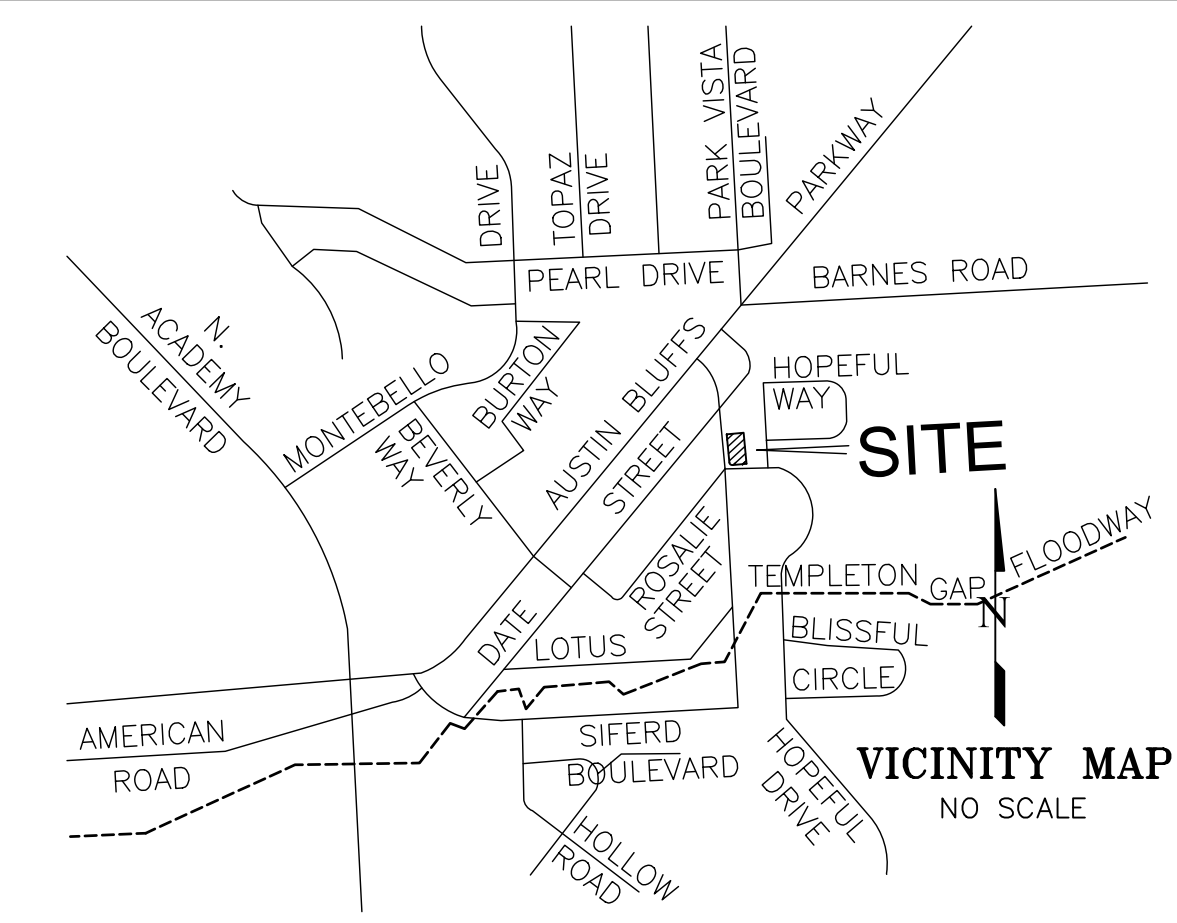
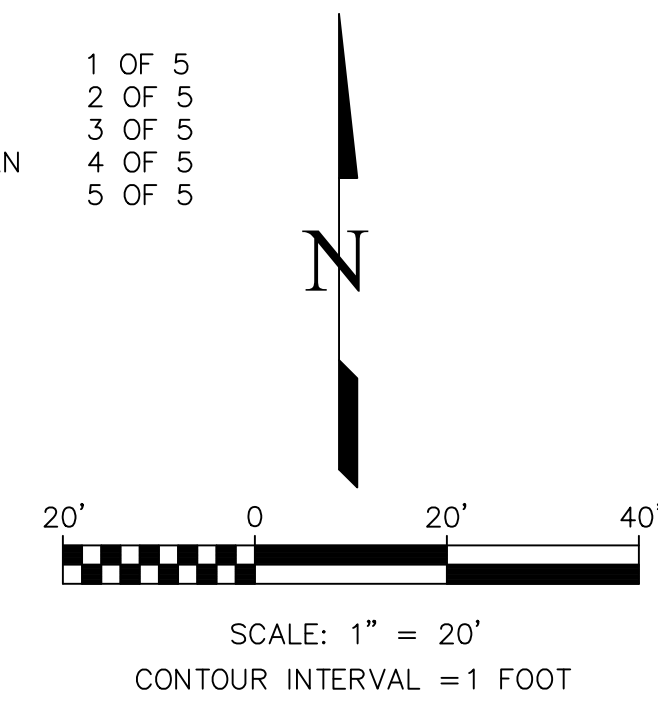
A REPLAT OF TRACT A, "EXTOL PARK VISTA SUBDIVISION FILING NO. 1" AND LOTS 12 THROUGH 15 INCLUSIVE, BLOCK THIRTEEN, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



### TABLE OF CONTENTS:

PRELIMINARY PLAT (COVER SHEET)	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



### LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING FIBER OPTIC BOX
- EXISTING GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- EXISTING MAILBOX
- EXISTING TRAFFIC SIGN
- EXISTING CONIFEROUS/DECIDUOUS TREE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING FENCE AS NOTED

### LEGAL DESCRIPTION:

4401, 4405, 4409 and 4413 SIFERD BOULEVARD  
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:

Tract A, EXTOL PARK VISTA SUBDIVISION NO. 1 (Reception No. 223715097, El Paso County, Colorado records) and Lots 12 through 15 inclusive, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, said El Paso County records);

Containing 0.673 acres (29,314 square feet), more or less.

TO BE PLATTED AS LOTS 1 THROUGH 8, "EXTOL PARK VISTA SUBDIVISION NO. 2"

### APPLICANT/PROPERTY OWNER:

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

### NOTES:

- 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 plain).
- An Avigation Easement affecting the subject property and development is therein established by the EXTOL PARK VISTA SUBDIVISION NO. 2 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 public 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 for EXTOL PARK VISTA SUBDIVISION NO. 2 prepared by KIOWA ENGINEERING CORPORATION, will be required for construction activities on the site. Water Quality Treatment for EXTOL PARK VISTA SUBDIVISION NO. 2 will be accomplished by incorporating planned infiltration areas (PIAs) into front and rear site landscapes of each lot. PIAs are intended to reduce the volume of urban stormwater runoff and protect downstream receiving waters. By implementing PIAs within the developed lots, the negative impacts of stormwater runoff will be reduced by routing stormwater from impervious surfaces through dense vegetation such as proposed grass buffers and grass swales to slow runoff down, spread it out, filter it, and soak it in (see attached SUBDIVISION Preliminary Grading Plan).
- 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.
- The owner/developer is required to construct applicable public right-of-way (ROW) improvements on Siferd Boulevard, Hopeful Drive and Date Street. Full street improvements will eventually be required on Siferd Boulevard at time of Public Improvement District or future development along Siferd Boulevard's westerly right-of-way line, the improvements will include curb, gutter (Type 1), widen the asphalt pavement to a minimum 28', install 5' detached sidewalk adjacent to the proposed lots. . . . required improvements will be in accordance with the submitted Variance Request for street improvements immediately adjacent to this phase of this development. The applicable street improvements shall be completed prior to the issuance of the first 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 and financial assurances are required for the public improvements and will be submitted to Engineering Development Review Division and Traffic Engineering for review and approval. Financial assurances shall be posted with the City of Colorado Springs prior to approving the street construction plans.
- The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in files: ANEX-23-0001, ZONE-23-0001 and SUBD-23-0011. 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.
- Each new residential lot will be subject to Park Land, School Land and Citywide Development Impact Fees.

CITY FILE NUMBER: SUBD-23-0011

According to Colorado law, legal action based upon any defect in this survey first discovered within one year after the date of recording, in no event, may any action be based upon any defect in this survey 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 FIBERWIRE.

No.	Date	By	Description
1	04/18/23	DVH	CITY COMMENTS
2	06/01/2023	DVH	CITY COMMENTS
3	11/09/23	DVH	CITY COMMENTS
4	03/05/24	DVH	CITY COMMENTS

H Scale:	1" = 20'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	08/27/21

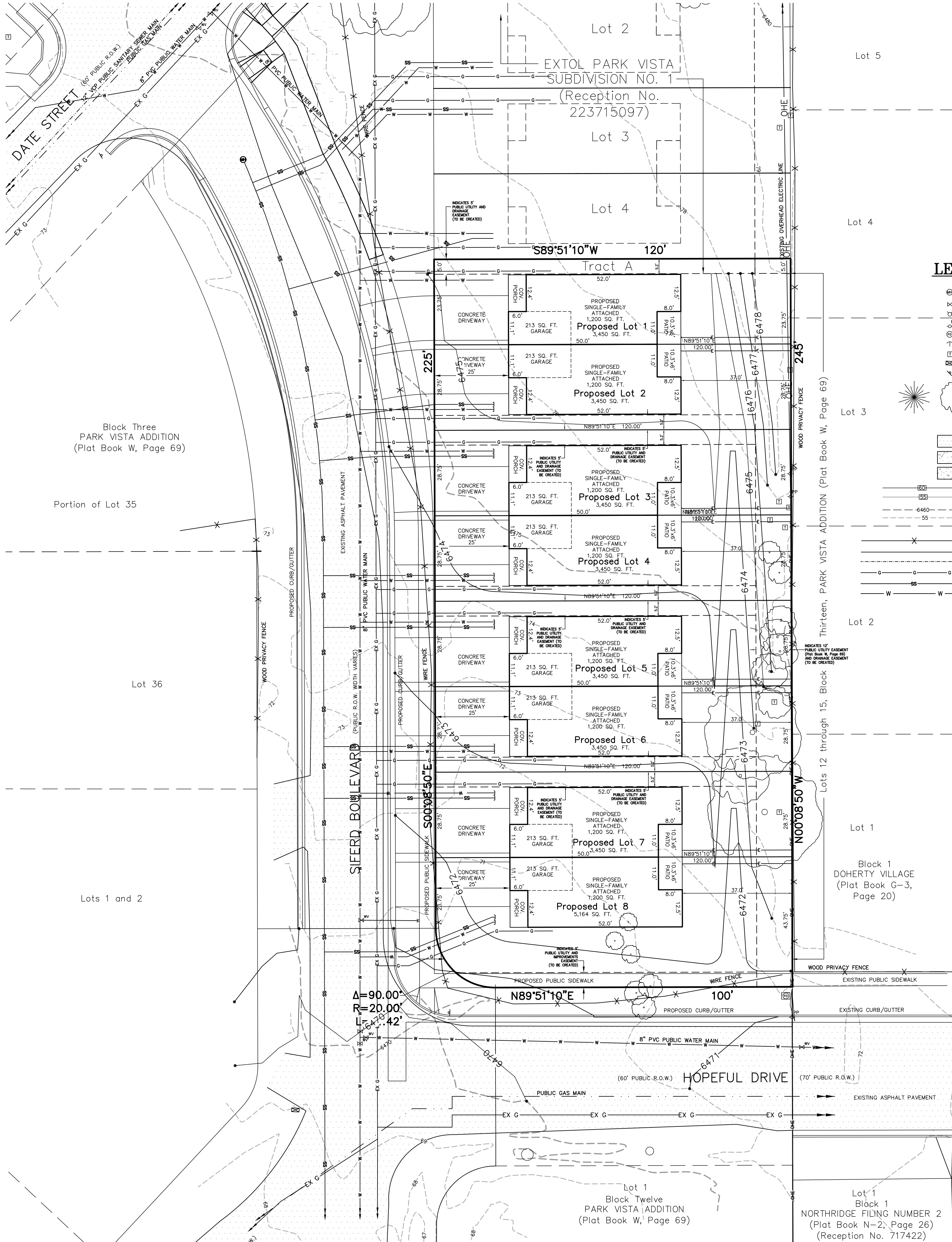
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3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

## PRELIMINARY PLAT - EXTOL PARK VISTA SUBDIVISION NO. 2

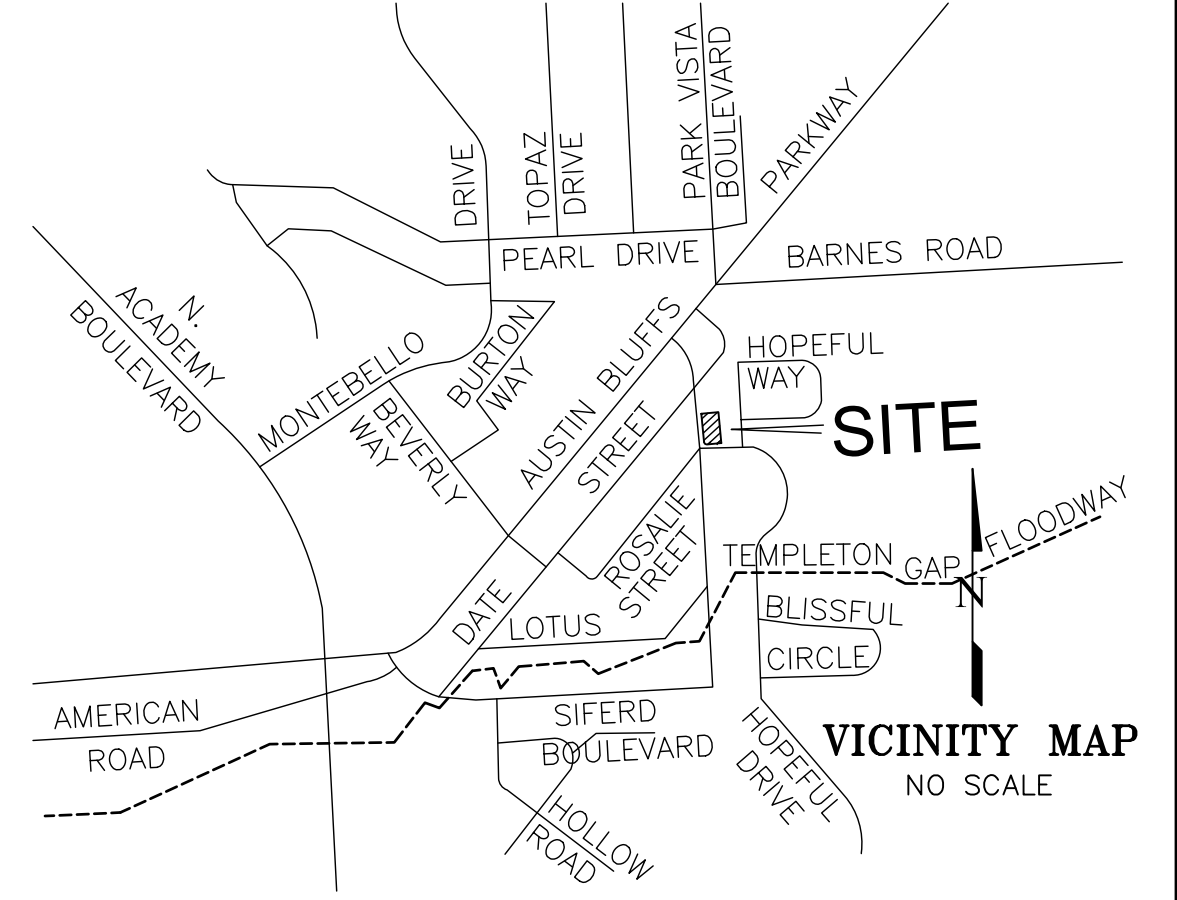
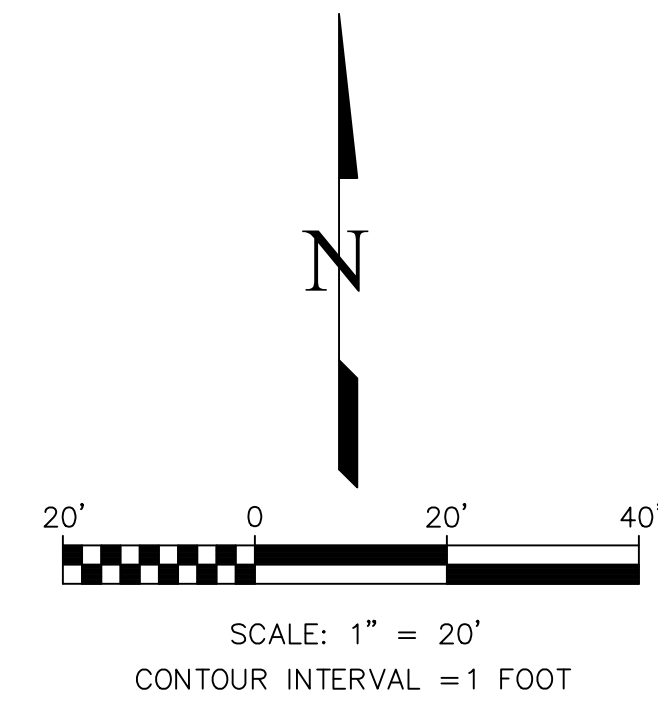
Project No.: 21017  
Sheet: 1 of 1

# SITE PLAN - EXTOL PARK VISTA SUBDIVISION NO. 2

A REPLAT OF TRACT A, "EXTOL PARK VISTA SUBDIVISION FILING NO. 1" AND LOTS 12 THROUGH 15 INCLUSIVE, 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



PRELIMINARY COPY  
Subject to  
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### LEGEND

- EXISTING SANITARY SEWER MANHOLE
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING POWER POLE
  - EXISTING FIBER OPTIC BOX
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  - EXISTING GRAVEL
  - EXISTING CONCRETE
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - EXISTING FENCE AS NOTED
  - APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC LINE(S)
  - APPROXIMATE LOCATION OF EXISTING UNDERGROUND COMMUNICATION LINE(S)
  - APPROXIMATE LOCATION OF EXISTING UNDERGROUND GAS MAIN
  - APPROXIMATE LOCATION OF PROPOSED UNDERGROUND SANITARY SEWER MAIN
  - APPROXIMATE LOCATION OF EXISTING UNDERGROUND WATER MAIN(S)
- NOTE: ALL INDICATED UTILITY SERVICE LINES FROM ASSOCIATED UTILITY MAINS TO SINGLE-FAMILY ATTACHED STRUCTURE UNITS ARE PROPOSED.

**LEGAL DESCRIPTION:** 4401, 4405, 4409 and 4413 SIFERD BOULEVARD  
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:

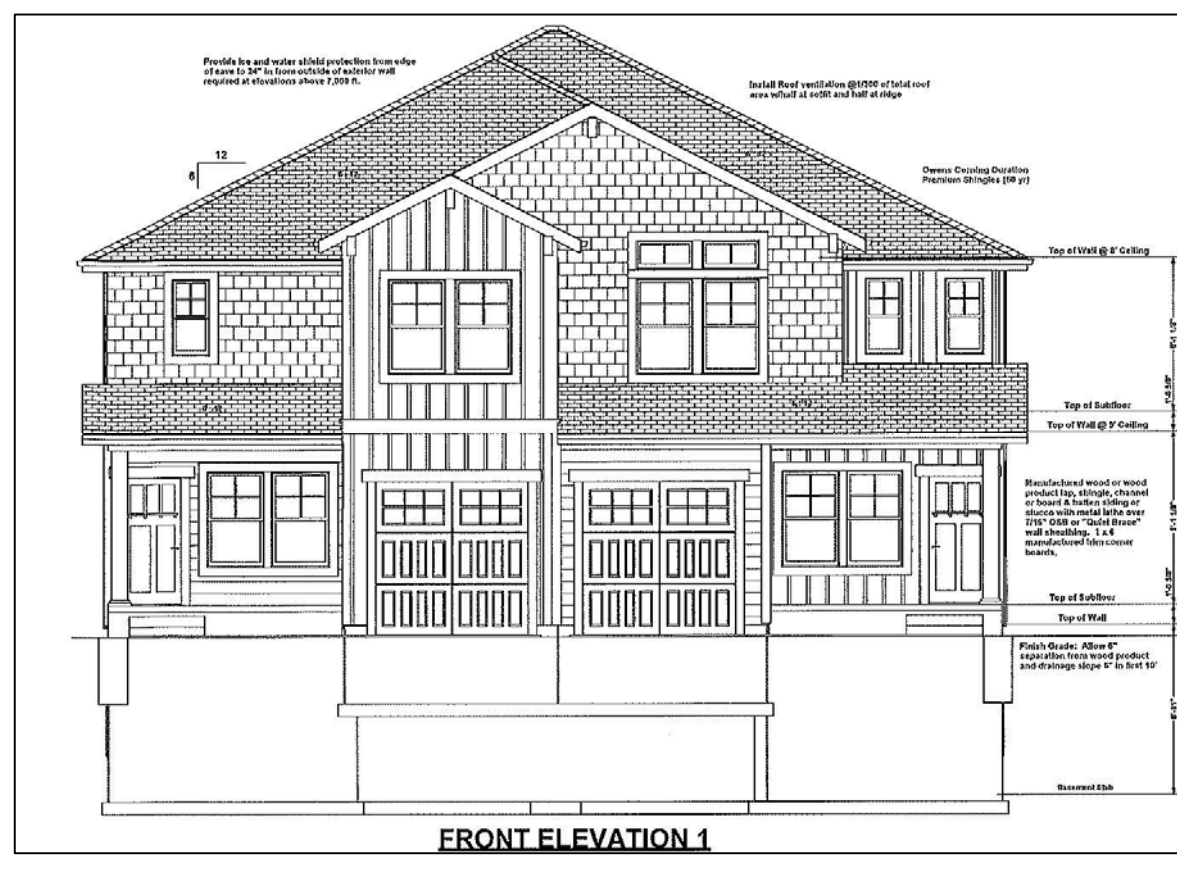
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TO BE PLATTED AS LOTS 1 THROUGH 8, "EXTOL PARK VISTA SUBDIVISION NO. 2"

**APPLICANT/PROPERTY OWNER:**  
BRAD GRIEBENOW, MEMBER/MANAGER OF EXTOL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, 5975 N. ACADEMY BOULEVARD, SUITE 109, COLORADO SPRINGS, COLORADO 80918, PHONE: (720) 468-2111

### 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.
- 6) 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.



### SITE DATA:

- 1) EXISTING ZONING: RM-30 (RESIDENTIAL MULTI-DWELLING (30DU/AC))
- 2) PROPOSED ZONING: CITY OF COLORADO SPRINGS R-5/AO (MULTI-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY)
- 3) USE: SINGLE-FAMILY ATTACHED
- 4) TAX SCHEDULE NO'S. = 63262-01-013, 014, 015 AND 025
- 5) LOT SQ. FT. (EACH LOT) = 3,450 (LOTS 1-7), 5,164 (LOT 8)
- 6) EACH UNIT SQ. FT. = 1,363 (INCLUDES COVERED 6'X12.4' PORCH, 10.3'X6' PATIO AND GARAGE)
- 7) EACH UNIT COVERAGE = 39.5% (LOTS 1-7), 26.4% (LOT 8) (40% MAX. ALLOWED)
- 8) BUILDING HEIGHT = 31.8' (45' MAX.)
- 9) GARAGE SETBACK AREA EACH LOT SQ. FT. = 575  
DRIVEWAY WITHIN GARAGE SETBACK AREA SQ. FT. = 300  
DRIVEWAY COVERAGE = 52.1%
- 10) MINIMUM SETBACKS: FRONT: 20'; REAR: 25';  
SIDE: 5', EXCEPT WHERE ZERO LOT LINE
- 11) DRAINAGE BASIN: PARK VISTA (MDDP)

According to Colorado law, legal action based upon any defect in this survey more than five years after the date of the certification shown hereon.

**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

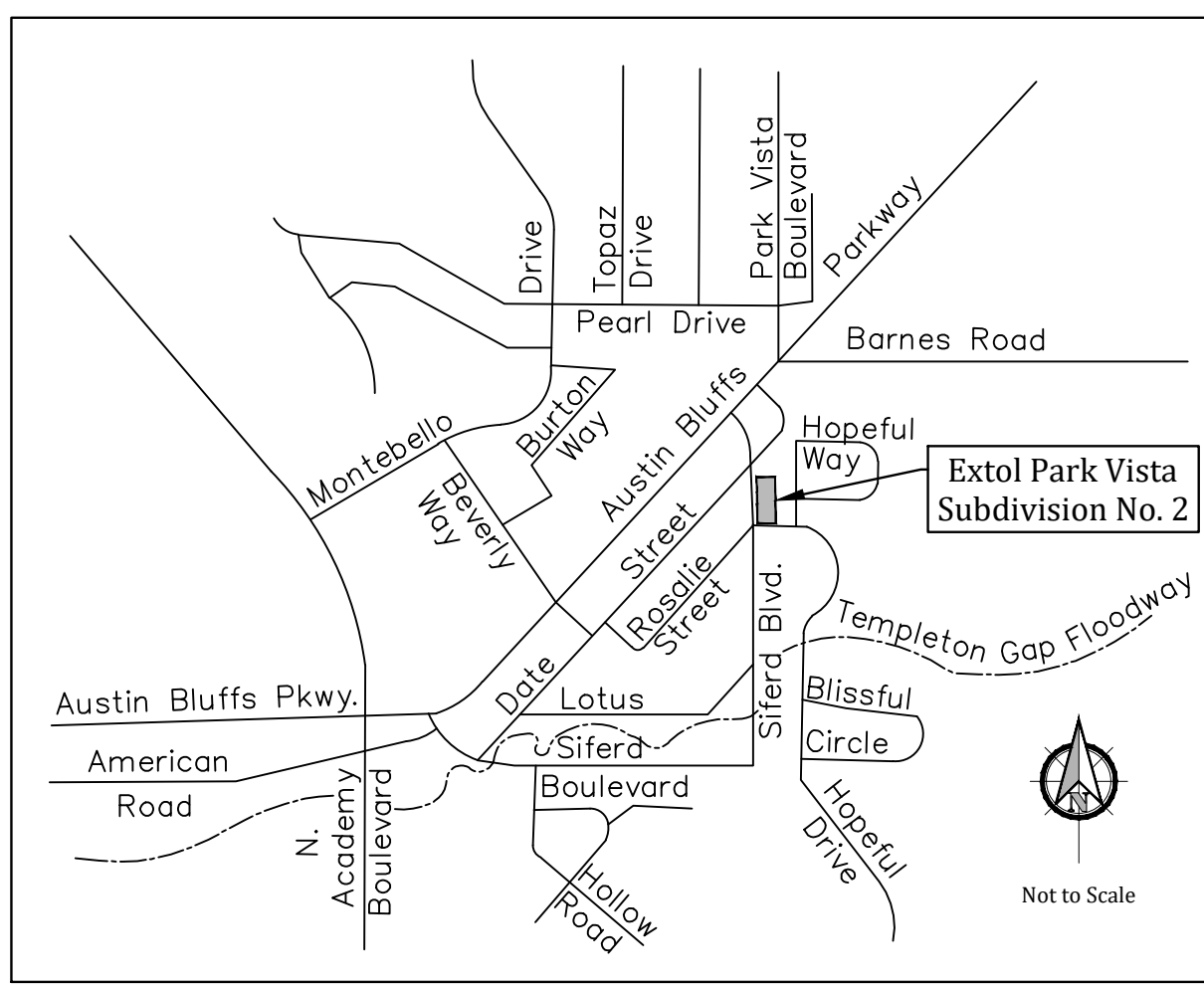
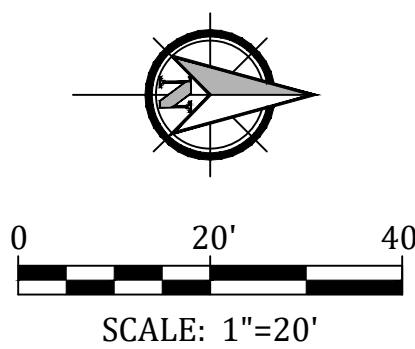
REVISIONS		Date
No.	Description	Date
1	CITY COMMENTS	04/18/23
2	CITY COMMENTS	05/09/23

H Scale: 1" = 20'  
V Scale: N/A  
Designed By: N/A  
Drawn By: HFW  
Checked By: DVH  
Date: 12/28/2022

**Land Development Consultants, Inc.**  
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## SITE PLAN - EXTOL PARK VISTA SUBDIVISION NO. 2

Project No.: 21017  
Sheet: 1 of 1



GENERAL LOCATION MAP

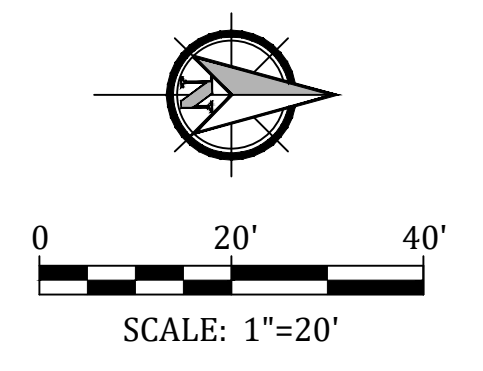
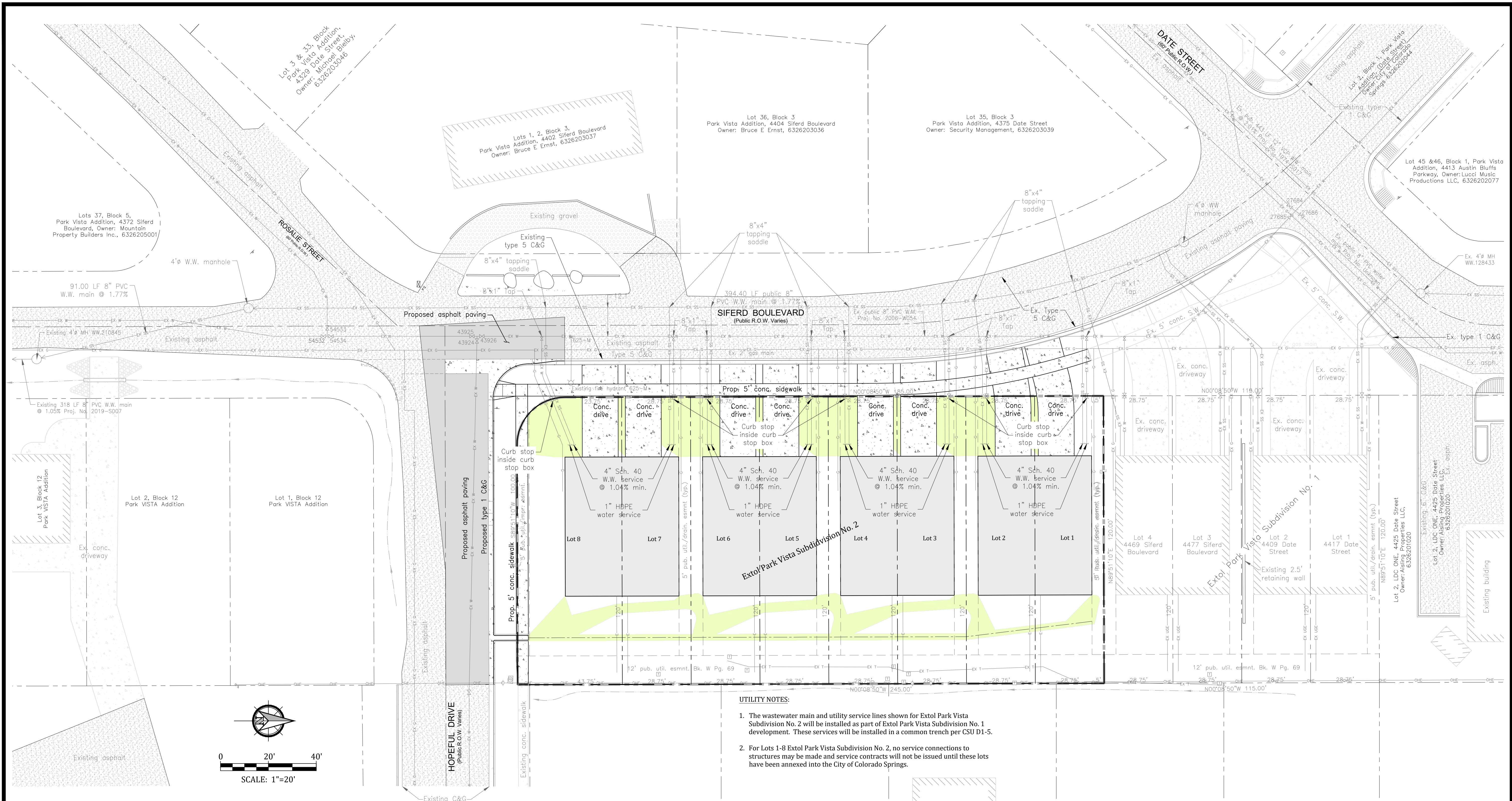
**LEGEND**

	Existing Type 5 Curb & Gutter
	Proposed Type 5 Curb & Gutter
	Existing Type 1 Curb & Gutter
	Proposed Type 1 Curb & Gutter
	Planned Infiltration Area (PIA)
	Proposed Duplex Building
	Existing Asphalt Paving
	Proposed Asphalt Paving
	Proposed Concrete Sidewalk / Driveway
	Existing Wastewater Main/MH
	Existing Water Main/Valve
	Existing Gas Main
	Existing Overhead Electric Line
	Proposed Annexation Boundary
	Limit of Site Disturbance/Construction
	Proposed Property Line
	Existing Property Line
	Flow Direction
	Existing Easement
	Existing Contour
	Proposed Contour

**STANDARD GRADING PLAN NOTES:**

- Any land disturbance by any Owner, Developer, Builder, Contractor, or other person shall comply with the basic Grading, Erosion and Stormwater Quality Control requirements and general prohibitions noted in the Drainage Criteria Manual Volume II.
- No clearing, grading, excavation, filling, or other land disturbing activities shall be permitted until signoff and acceptance of the Grading Plan and Erosion and Stormwater Quality Control Plan is received from EDRD.
- The installation of the first level of temporary erosion control facilities and BMPs shall be installed and inspected prior to any earth disturbance operations taking place. Call City Stormwater Inspections, 385-5980, 48 hours prior to construction.
- Sediment (mud and dirt) transported onto a public road, regardless of the size of the site, shall be cleared immediately.
- Concrete wash water shall not be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
- Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within twenty-one (21) calendar days after final grading or final earth disturbance has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than thirty (30) days shall also be mulched within twenty-one (21) days after interim grading. An area that is going to remain in an interim state for more than sixty (60) days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented.
- The Grading and Erosion Control Plan will be subject to re-review and re-acceptance by EDRD should any of the following occur: grading does not commence within twelve (12) months of the City Engineer's acceptance of the plan, a change in property ownership, proposed development changes, or proposed grading revisions.
- The plan shall not substantially change the depth of cover, or access existing utility lines. Acceptance of this plan does not constitute approval to grade in any utility easement or right-of-way. Approvals to grade within utility easements must be obtained from the appropriate Utility Company. It is not permissible for any person to modify the grade of the earth on any Colorado Springs Utilities easement or Utility right-of-way without their written approval. The plan shall not increase or divert water towards utility facilities. Any changes to existing utility facilities to accommodate the plan must be approved by the affected Utility Owner prior to implementing the plan. The cost to relocate or protect existing utilities or to provide interim access is the Applicant's expense.

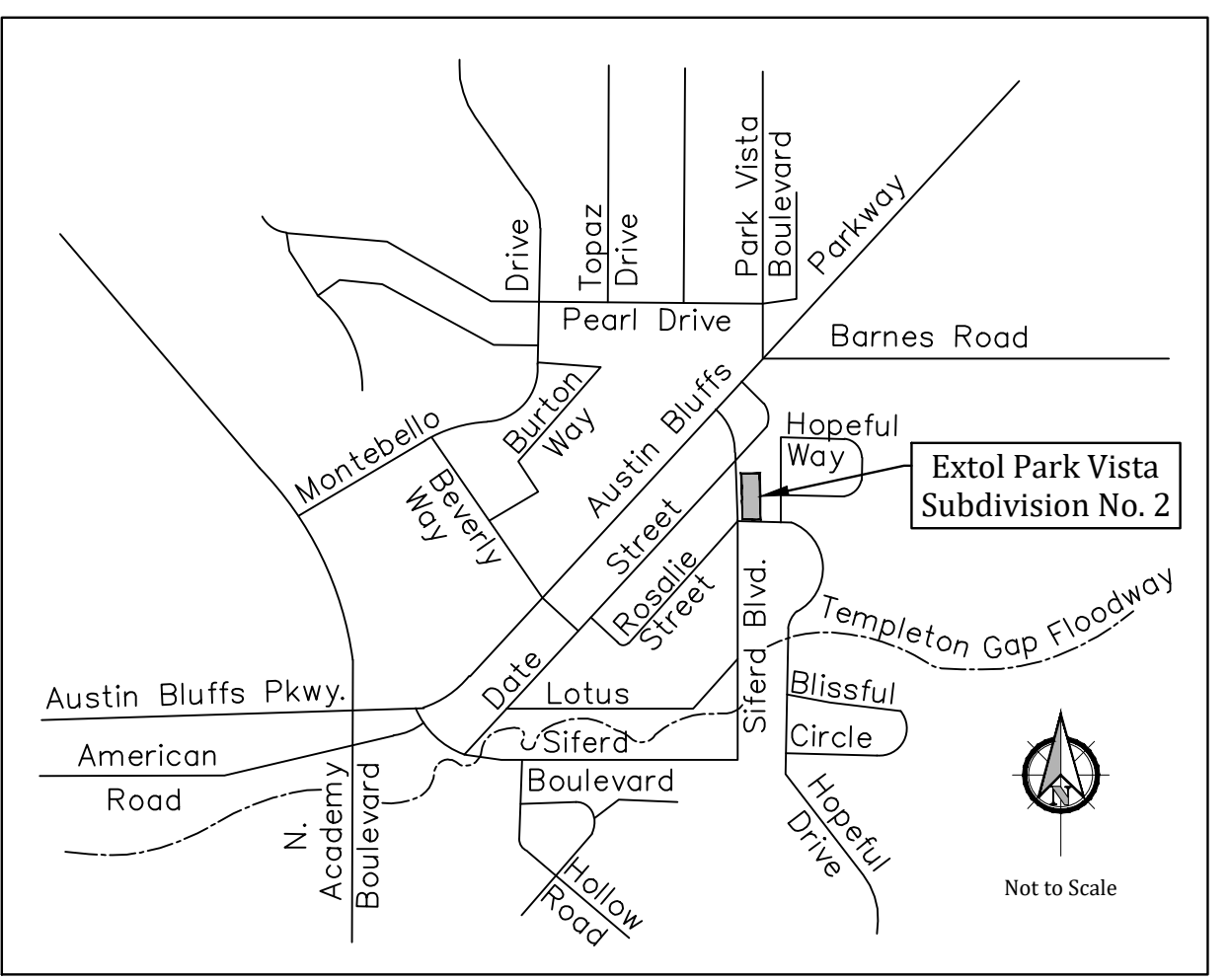
Project No.:	21019
Date:	November, 2023
Design:	NRK
Drawn:	NRK
Check:	AWMc
Revisions:	



**UTILITY NOTES:**

- The wastewater main and utility service lines shown for Extol Park Vista Subdivision No. 2 will be installed as part of Extol Park Vista Subdivision No. 1 development. These services will be installed in a common trench per CSU D1-5.
- For Lots 1-8 Extol Park Vista Subdivision No. 2, 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.

Lot 1, Block 1, Doherty Village Colorado Springs, 4306 Hopeful Way Owner: Kenneth C Daly, 6326101052	Lot 2, Block 1, Doherty Village Colorado Springs, 4312 Hopeful Way Owner: Susan Hanson, 6326101053	Lot 3, Block 1, Doherty Village Colorado Springs, 4324 Hopeful Way Owner: Jake A Lopez II, 6326101054	Lot 4, Block 1, Doherty Village Colorado Springs, 4324 Hopeful Way Owner: Daniel A Shmeizer, 6326101055	Lot 5, Block 1, Doherty Village Colorado Springs, 4330 Hopeful Way Owner: Stephen W Evans 6326101056	Lot 6, Block 1, Doherty Village Colorado Springs, 4336 Hopeful Way Owner: Marco A Wu 6326101057
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**GENERAL LOCATION MAP**

**LEGEND**

[Symbol]	Existing Type 5 Curb & Gutter
[Symbol]	Proposed Type 5 Curb & Gutter
[Symbol]	Existing Type 1 Curb & Gutter
[Symbol]	Proposed Type 1 Curb & Gutter
[Symbol]	Proposed Duplex Building
[Symbol]	Existing Asphalt Paving
[Symbol]	Proposed Asphalt Paving
[Symbol]	Proposed Concrete Sidewalk / Driveway
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[Symbol]	Proposed Annexation Boundary
[Symbol]	Proposed Property Boundary
[Symbol]	Proposed Property Line
[Symbol]	Existing Property Line

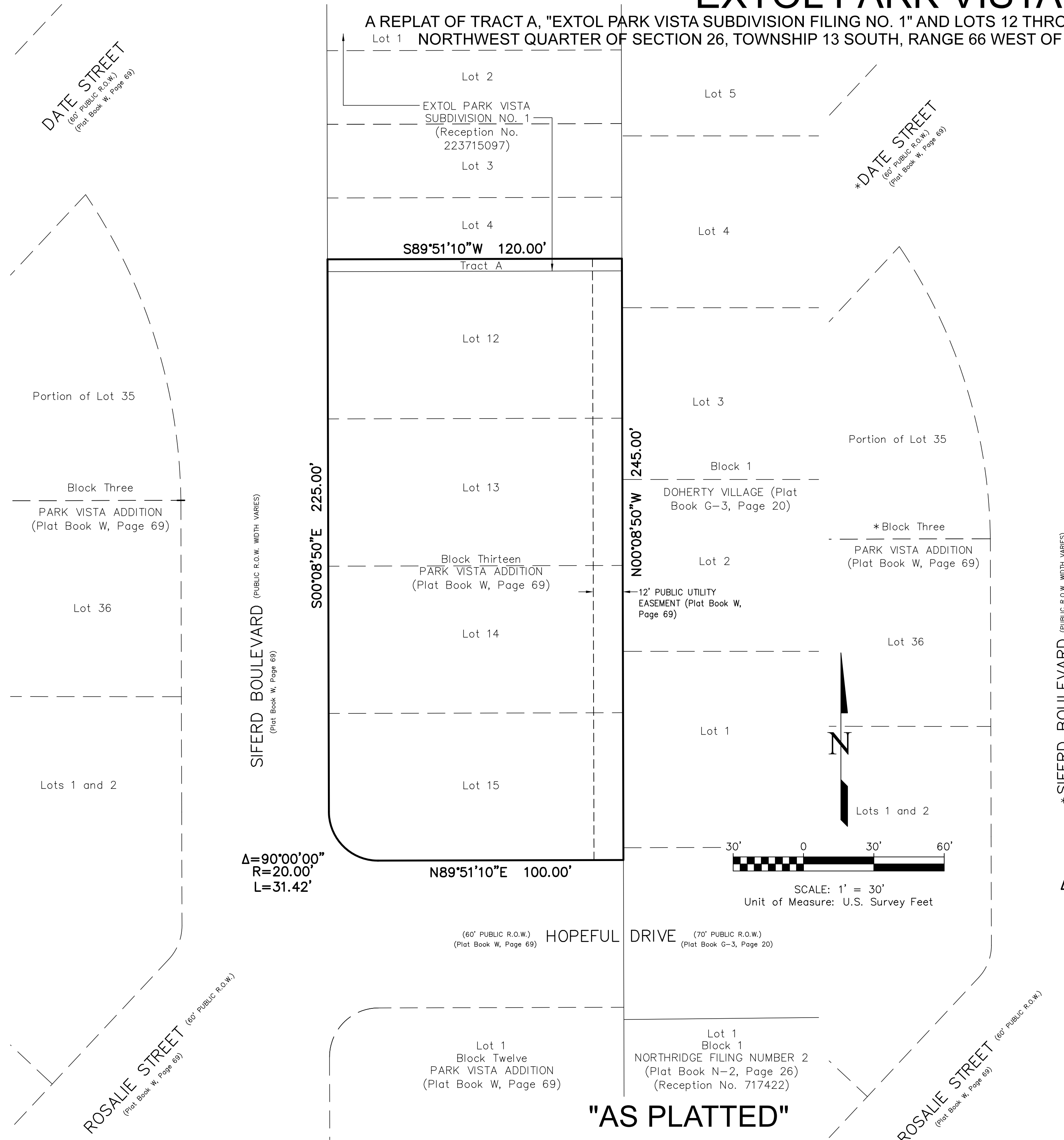
**General Notes for Preliminary Utility Plans**

- 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's 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.

Project No.:	21019
Date:	November 2023
Design:	NRK
Drawn:	NRK
Check:	AWMc
Revisions:	

# EXTOL PARK VISTA SUBDIVISION NO. 2

A REPLAT OF TRACT A, "EXTOL PARK VISTA SUBDIVISION FILING NO. 1" AND LOTS 12 THROUGH 15 INCLUSIVE, 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



**KNOW ALL MEN 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:

Tract A, EXTOL PARK VISTA SUBDIVISION NO. 1 (Reception No. 223715097, El Paso County, Colorado records), together with Lots 12 through 15 inclusive, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.673 acres (29,314 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, 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. 2, 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. 21212548 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.

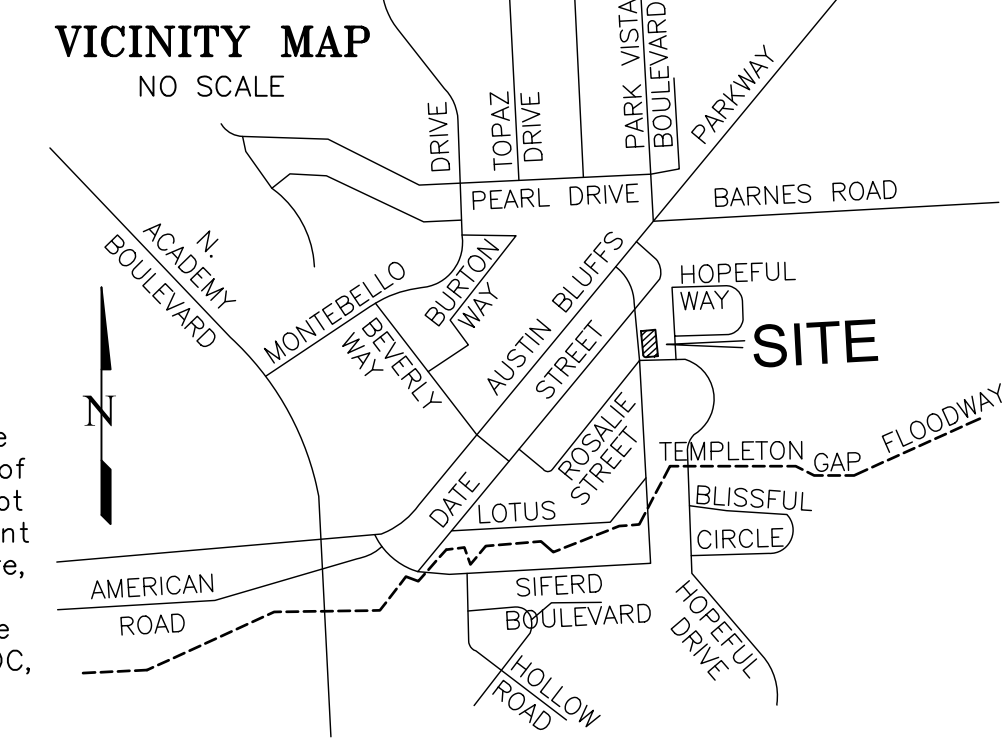
No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or, alternatively, until acceptable assurances, including but not limited to, 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:**

1. 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 noted.

\* - Indicates not a part of this plat. (4305) - Indicates lot/unit address.



**NOTES (continued):**

- 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.
  - Said SUBDIVISION lies within an Airport Overlay Zone and is located less than 5 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
  - If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.
  - 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 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 plain).
  - Basin 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 225.00 feet.
  - The EXTOL PARK VISTA SUBDIVISION NO. 2 Drainage Letter, prepared by KIOWA ENGINEERING CORPORATION and approved \_\_\_\_\_, will require responsibilities during lot construction activities regarding on-lot drainage water quality.
- Water Quality Treatment will be accomplished by incorporating planned infiltration areas (PIAs) into front and rear site landscapes of each lot. PIAs are intended to reduce the volume of urban stormwater runoff and protect downstream receiving waters. By implementing PIAs within the developed lots, the negative impacts of stormwater runoff will be reduced by routing stormwater from impervious surfaces through dense vegetation such as proposed grass buffers and grass swales to slow runoff down, spread it out, filter it, and soak it in.

**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. 2.

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.

Steve Schleiker, Recorder

**FEES:**

BY: \_\_\_\_\_ Deputy

FEES: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

CITY FILE NUMBER: SUBD-23-0011

According to Colorado law, 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 UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Date	Description
1	04/18/23	
2	06/05/2023	
3	11/09/23	

H Scale: 1" = 30'

V Scale: N/A

Designed By: N/A

Drawn By: BRH

Checked By: DVH

Date: 08/07/21

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. 2 - FINAL PLAT**

Project No.: 21017

Sheet: 1 of 1