

# COVER SHEET/PRELIMINARY PLAT PARK VISTA ADDITION SUBDIVISION FILING NO. 10

A VACATION AND REPLAT OF LOT 1, 2, 36, 37 AND 38, 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

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PRELIMINARY UTILITY PLAN	SHEET 5 OF 7
FINAL REPLAT	SHEET 6 AND 7 OF 7

## BE IT KNOWN BY THESE PRESENTS:

That ORCHID LOTS 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, more particularly described as follows:

Lots 1, 2, 36, 37 and 38, Block Five, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.886 acres (38,603 square feet) of land, more or less . . . to be known as Lots 1 through 8 inclusive, PARK VISTA ADDITION SUBDIVISION FILING NO. 10.

## SITE DATA:

EPC APN: 63262-05-001, 63262-05-002, 63262-05-036, 63262-05-037, 63262-05-038  
ADDRESS: 4295 Rosalie Street, 4372 Siferd Boulevard and the 4300 block thereof, and 1132 Orchid Street.

## APPLICANT/OWNER:

ORCHID LOTS LLC, a Colorado Limited Liability Company  
15954 Jackson Creek Parkway, Suite B281  
Monument, Colorado 80132-8532  
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:

- Lots are vacant.
- 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 PARK VISTA ADDITION SUBDIVISION FILING NO. 10 subdivision plat. The 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 1, 2022, with subsequent City comment revisions.
- 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 the public street improvements adjacent to the development. The public street improvements will include, but not limited to, fully reconstructing and/or widen the asphalt pavement, sidewalk and curb. Final details, extent and requirements for the street improvements will be finalized on the street construction plan. Financial assurance for the public street improvements shall be posted with City Engineering prior to approving the construction plan. The public street improvements shall be installed prior to the issuance of the first building permit.
- 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.
- The parties responsible for 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.
- The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in File SUBD-22-0021. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken.

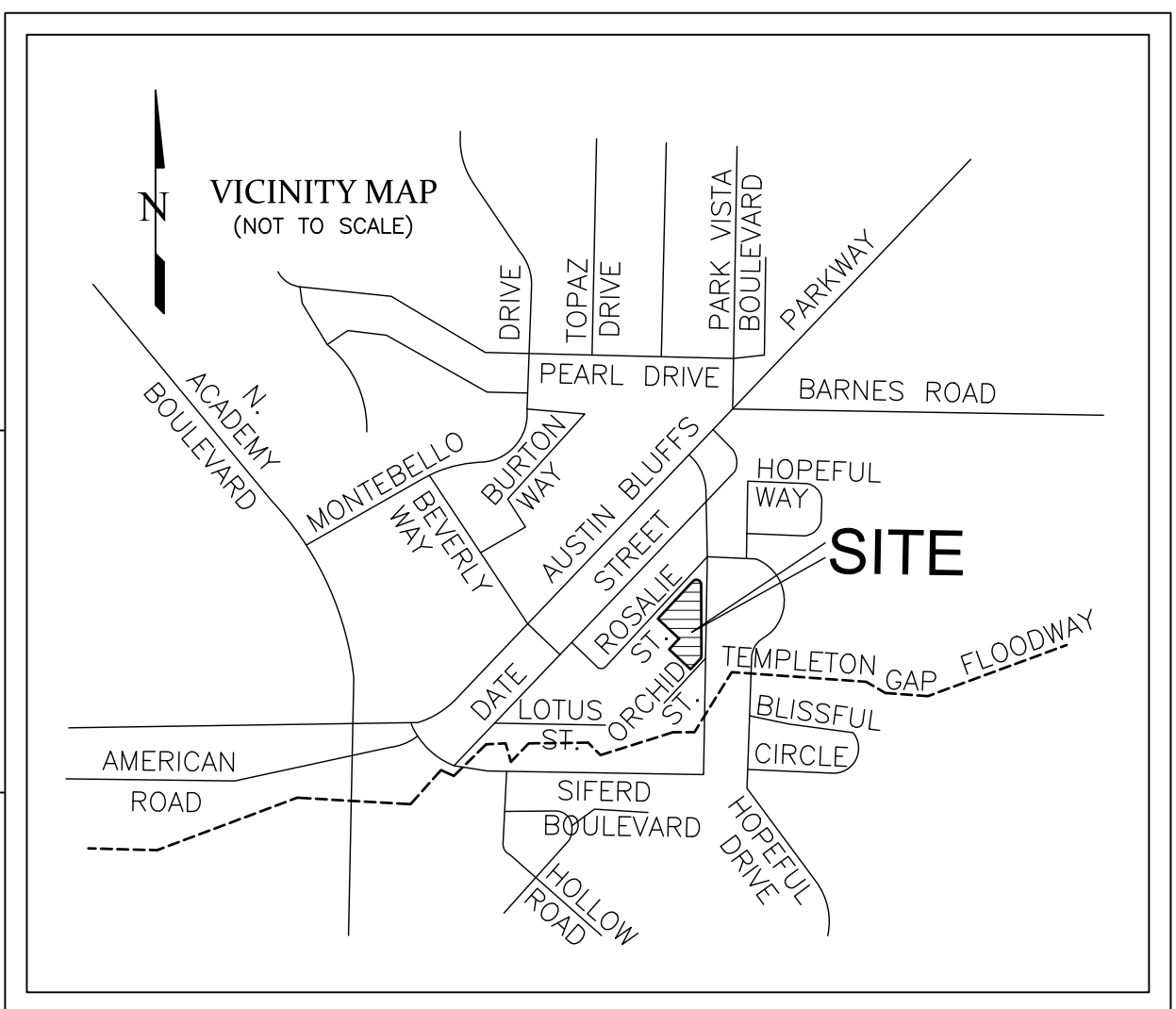
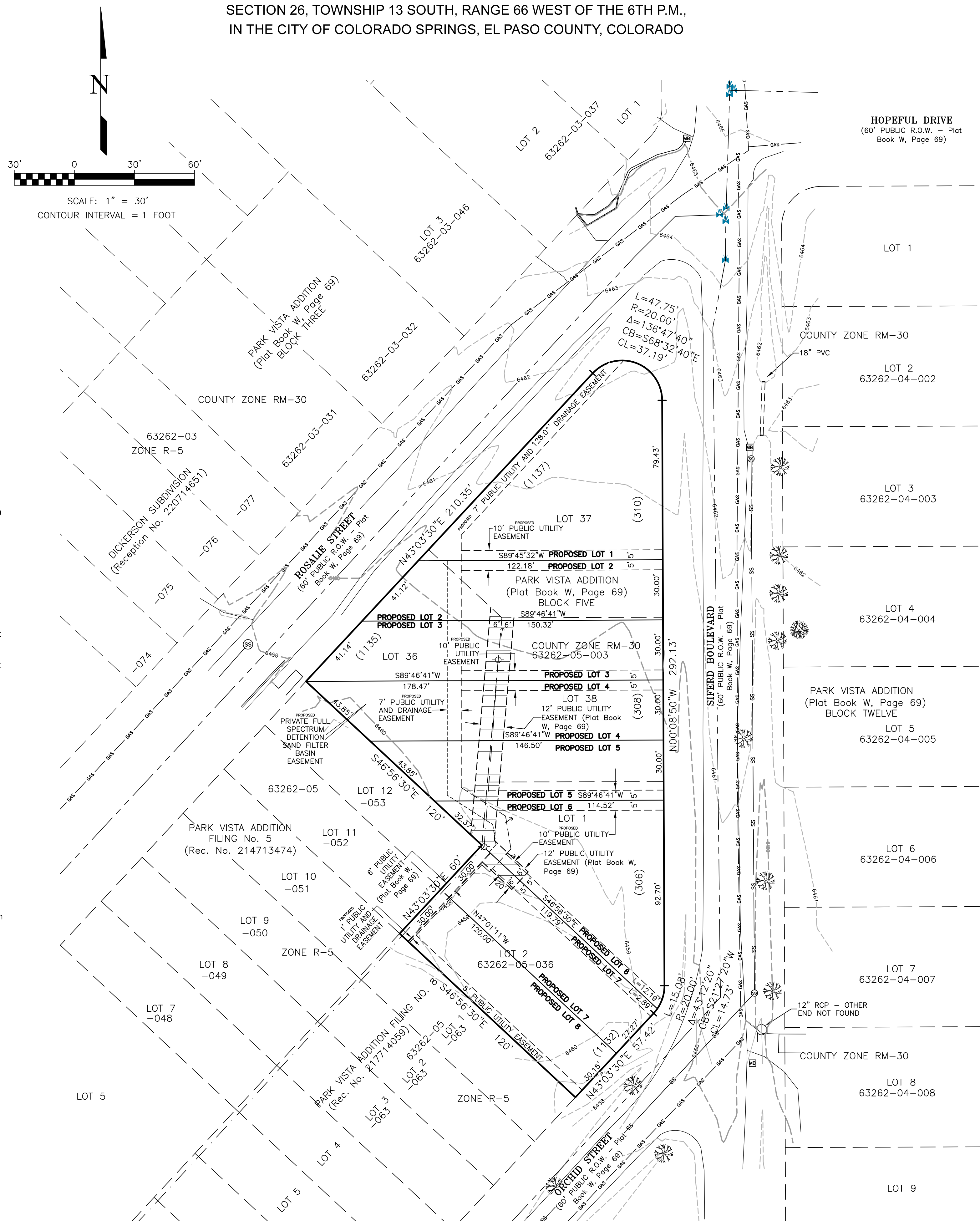
## ZONING:

SUBJECT PARCEL: ZONING: R-5 (MULTI-FAMILY RESIDENTIAL)  
PARCEL SOUTHWEST: R-5 (MULTI-FAMILY RESIDENTIAL)

## 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.



## LEGEND:

- EASEMENT "TO BE VACATED" BY SEPARATE DOCUMENT
  - (M) MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - (C) CALCULATED DIMENSIONS
  - ~A~ ASPHALT SURFACE
  - ~C~ CONCRETE SURFACE
  - R.O.W. RIGHT OF WAY
  - GAS METER
  - ELECTRIC METER
  - ELECTRIC PEDESTAL
  - ELECTRIC VAULT
  - UTILITY POLE
  - TRANSFORMER
  - SANITARY SEWER MANHOLE
  - STORM MANHOLE
  - HYDRANT
  - WATER VALVE
  - WATER METER
  - TELEPHONE PEDESTAL
  - OE OVERHEAD UTILITY LINE(S)
  - SS SANITARY SEWER LINE
  - ST STORM SEWER LINE
  - GAS GAS LINE(S)
  - WL WATER LINE
  - UT COMMUNICATION LINE(S)
  - CHAIN LINKED FENCE
  - WOOD FENCE
- PROPOSED LOT SQUARE FOOTAGE:
- |                        |                        |
|------------------------|------------------------|
| PROPOSED LOT 1 = 7,419 | PROPOSED LOT 5 = 3,915 |
| PROPOSED LOT 2 = 4,089 | PROPOSED LOT 6 = 6,137 |
| PROPOSED LOT 3 = 4,932 | PROPOSED LOT 7 = 3,618 |
| PROPOSED LOT 4 = 4,875 | PROPOSED LOT 8 = 3,618 |

PRELIMINARY COPY  
SUBJECT TO  
CITY APPROVAL

According to Colorado law, any legal action based upon any defect in this survey first placed on record in no event, may any defect in this survey be discovered 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	By	Description
1	05/18/23	DVH	CITY COMMENTS
2	01/03/24	DVH	CITY COMMENTS
3	02/14/24	DVH	OWNERSHIP ENTITY
4	02/29/24	DVH	SWENIT/CITY COMMENTS
5	04/23/24	DVH	

H Scale: 1" = 30'  
V Scale: N/A  
Designed By: N/A  
Drawn By: DAS  
Checked By: DVH  
Date: 08/01/22

**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

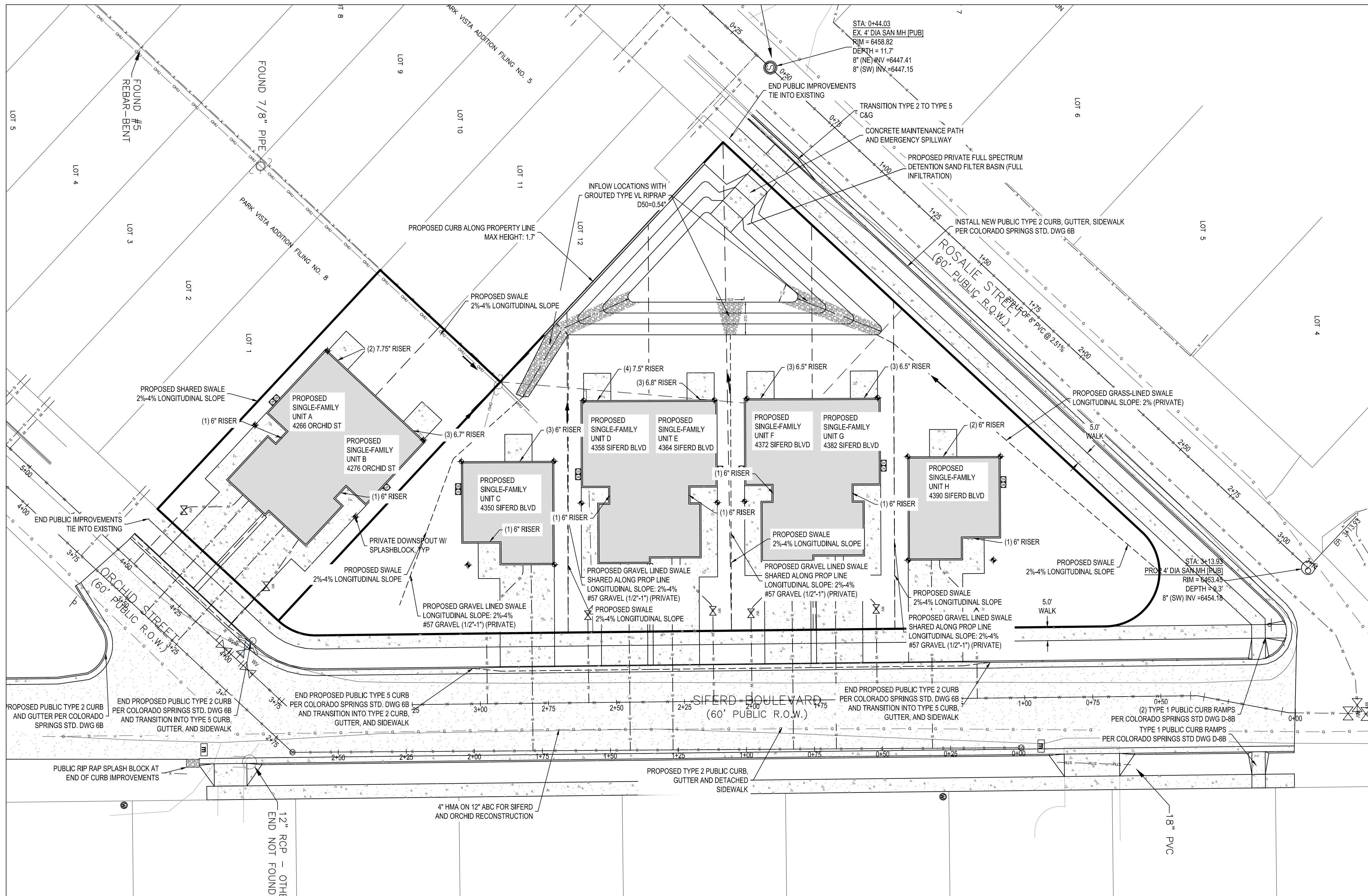
**COVER SHEET/PRELIMINARY PLAT  
PARK VISTA ADDITION  
SUBDIVISION FILING NO. 10**

Project No.: 21048  
Sheet: 1 of 7

# PARK VISTA ADDITION SUBDIVISION FILING NO.10

LOTS 1, 2, 36, 37, 38, BLOCK 5, PARK VISTA ADDITION  
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, T 13 S, R 66 W OF THE 6TH P.M.  
 IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
 CITY FILE NO. SUBD-22-0021

**ALTITUDE**  
 LAND CONSULTANTS  
 CIVIL | SURVEY | PLANNING | LANDSCAPE  
 3461 RINGSBY CT., SUITE #125  
 DENVER, CO 80216  
 720.594.9494  
 INFO@ALTITUDELANDCO.COM  
 WWW.ALTITUDELANDCO.COM

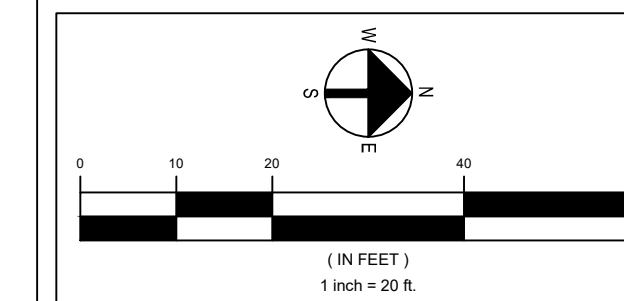


**PARK VISTA ADDITION SUBDIVISION FILING NO 10**  
 4372 SIFERD BLVD.  
 CITY OF COLORADO SPRINGS, STATE OF COLORADO  
 23-057

**LEGEND:**

	PROPERTY LINE
	GROUTED RIP RAP
	PROPOSED CONCRETE
	EXISTING CONCRETE
	DOWNSPOUT
	MANHOLE
	TREE
	OVERHEAD UTILITY
	UTILITY POLE

ALL PLANIMETRIC LINWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



NOT FOR CONSTRUCTION

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 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE, AND AS SUCH REMAINS THE PROPERTY OF THE ENGINEER. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH ALTITUDE LAND CONSULTANTS.

NO.	DATE	BY
01	02.05.2024	MJH
02	03.25.2024	MJH
03	05.20.2024	MJH
04	07.03.2024	MJH

DATE: 9.18.2023  
 DRAWN BY: MJH  
 CHECKED BY: SCC

**APPROVAL BOX**

**SITE PLAN**

**C1.0**  
 SHEET 2 OF 7

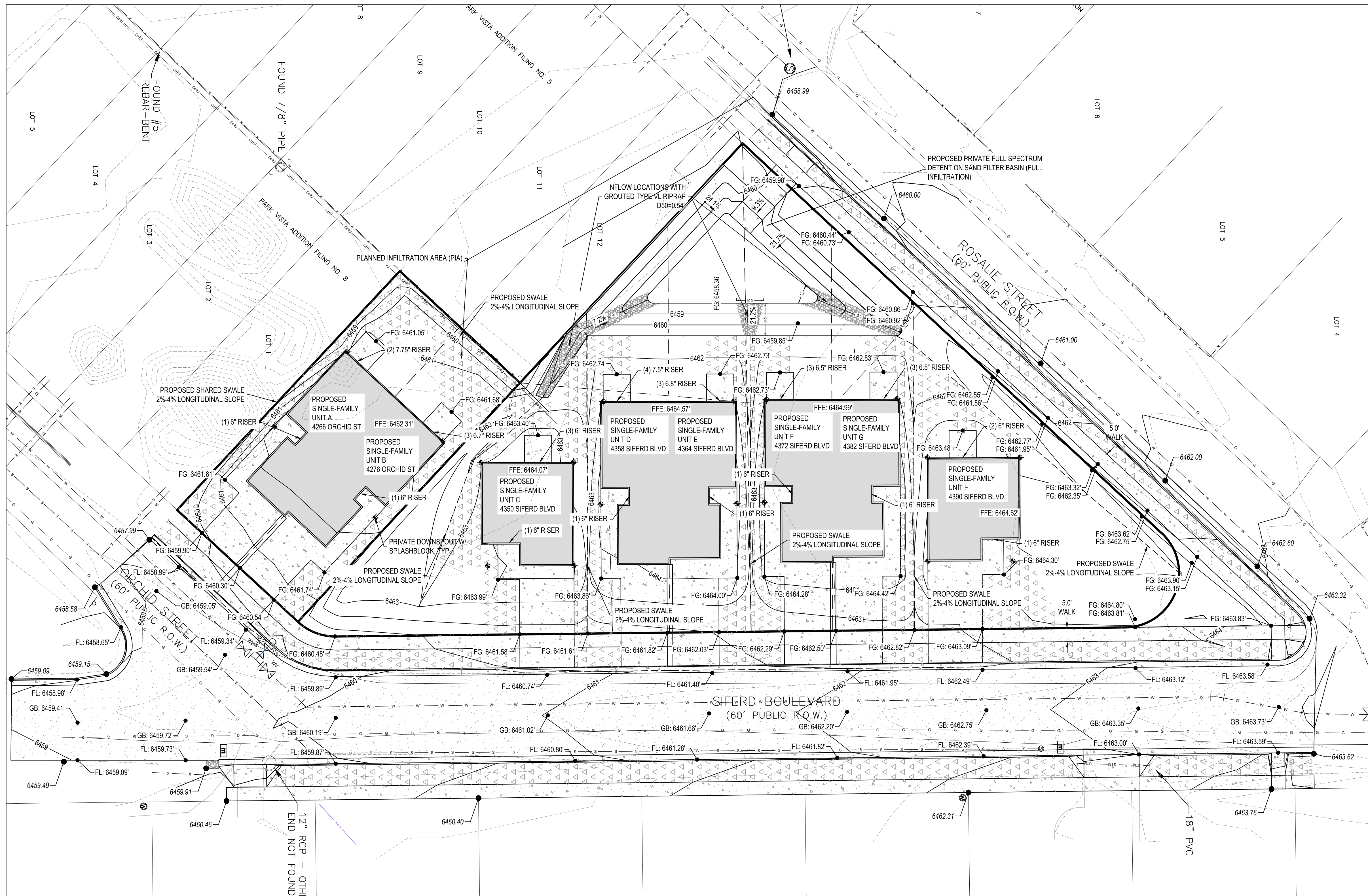


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**ALTITUDE**  
 LAND CONSULTANTS  
 CIVIL | SURVEY | PLANNING | LANDSCAPE  
 3461 RINGSBY CT., SUITE #125  
 DENVER, CO 80216  
 720.594.9494  
 INFO@ALTITUDELANDCO.COM  
 WWW.ALTITUDELANDCO.COM

**PARK VISTA ADDITION SUBDIVISION FILING NO 10**  
 4372 SIFERD BLVD.  
 CITY OF COLORADO SPRINGS, STATE OF COLORADO  
 23-057



**LEGEND:**

- DOWNSPOUT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED CONTOUR
- PLANNED INFILTRATION AREA
- MANHOLE
- EXISTING CONTOUR
- FLOWLINE
- GROUND SHOT
- OVERHEAD UTILITY
- SIGN
- SPOT ELEVATION
- TREE
- UTILITY POLE

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REVISION:		
NO.	DATE	BY
01	02.05.2024	MJH
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03	05.20.2024	MJH
04	07.03.2024	MJH

DATE: 9.18.2023  
 DRAWN BY: MJH  
 CHECKED BY: SCC

ALL PLANIMETRIC LINWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



**APPROVAL BOX**

**FOUNDATION DETAIL**

**ABBREVIATION LEGEND**

- FG: FINISHED GRADE
- EG: EXISTING GRADE
- FL: FLOW LINE
- TC: TOP OF CURB
- BC: BOTTOM OF CURB
- BS: BOTTOM OF STEP
- TS: TOP OF STEP
- TW: TOP OF WALL
- BW: BOTTOM OF WALL
- GB: GRADE BREAK
- GS: GROUND SHOT
- DS: DOWNSPOUT
- HP: HIGH POINT
- LP: LOW POINT
- FFE: FINISHED FLOOR ELEVATION

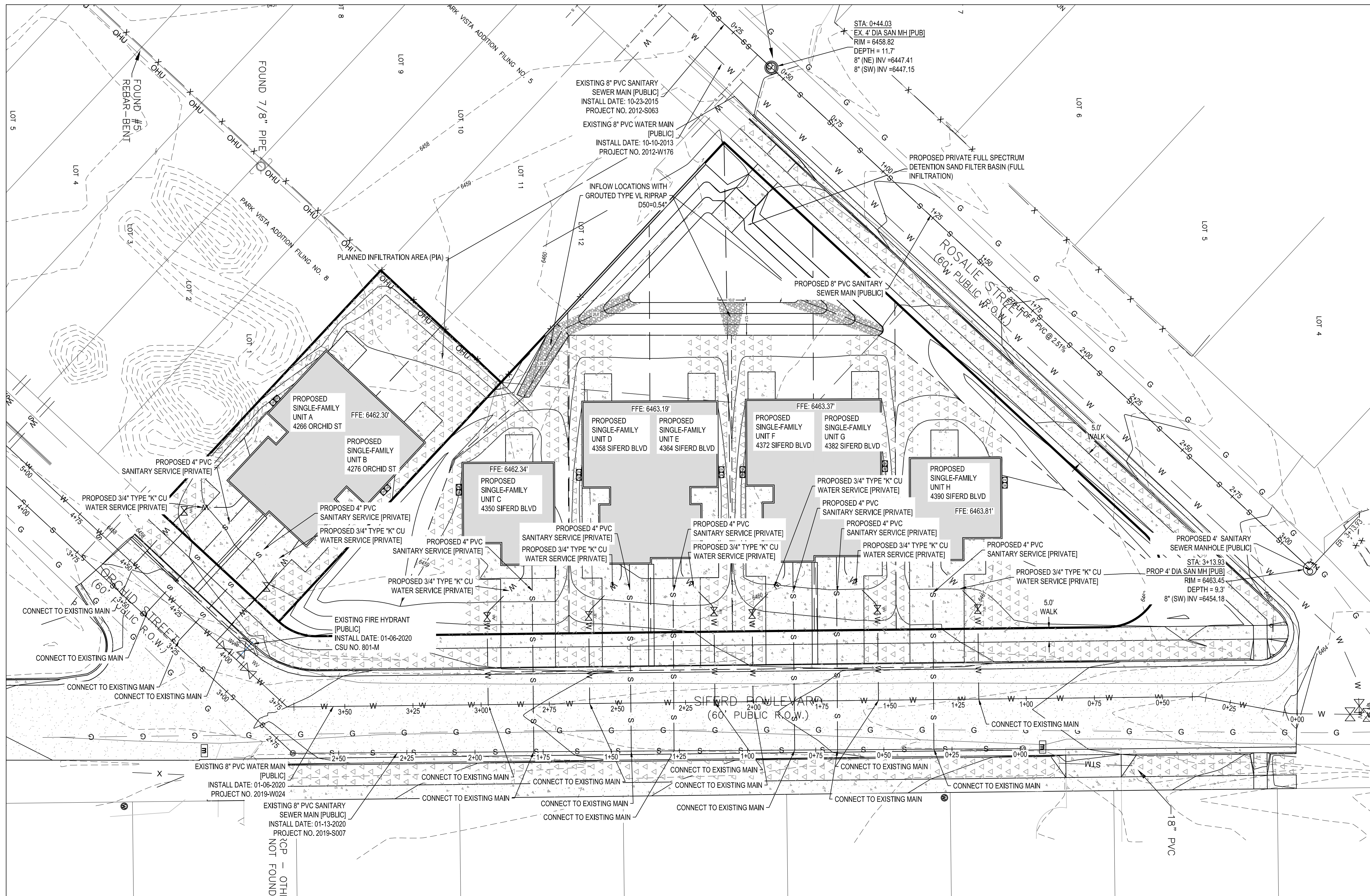
**PRELIMINARY GRADING & DRAINAGE PLAN**

**C2.0**

SHEET 4 OF 7

# PARK VISTA ADDITION SUBDIVISION FILING NO.10

LOTS 1, 2, 36, 37, 38, BLOCK 5, PARK VISTA ADDITION  
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, T 13 S, R 66 W OF THE 6TH P.M.  
 IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
 CITY FILE NO. SUBD-22-0021



**LEGEND:**

	PLANNED INFILTRATION AREA
	ELECTRIC METER
	FIRE HYDRANT
	GAS METER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	MANHOLE
	OVERHEAD UTILITY
	SANITARY CLEANOUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	TREE
	UTILITY POLE
	WATER LINE
	WATER METER
	WATER VALVE

NOT FOR CONSTRUCTION

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NO.	DATE	BY
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03	05.20.2024	MJH
04	07.03.2024	MJH

DATE: 9.18.2023  
 DRAWN BY: MJH  
 CHECKED BY: SCC

(IN FEET)  
 1 inch = 20 ft.

**APPROVAL BOX**

PRELIMINARY  
 UTILITY & PUBLIC  
 FACILITY PLAN

**C3.0**  
 SHEET 5 OF 7

**PARK VISTA ADDITION SUBDIVISION FILING NO 10**  
 4372 SIFERD BLVD.  
 CITY OF COLORADO SPRINGS, STATE OF COLORADO  
 23-057

# PARK VISTA ADDITION SUBDIVISION FILING NO. 10

A VACATION AND REPLAT OF LOTS 1, 2, 36, 37 AND 38, 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 ORCHID LOTS LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land:

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:

Lots 1, 2, 36, 37 and 38, Block Five, PARK VISTA ADDITION (Plat Book W, Page 69 of the records of El Paso County, Colorado);

Containing 0.886 acres (38,603 square feet) of land, 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 SUBDIVISION FILING NO. 10, in the City of Colorado Springs, El Paso County, Colorado.

## IN WITNESS WHEREOF:

The aforementioned, ORCHID LOTS LLC, a Colorado Limited Liability Company, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

ORCHID LOTS LLC, a Colorado Limited Liability Company

Jeff A. Carter, Manager

## 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, Manager of ORCHID LOTS LLC, a Colorado Limited Liability Company.

Witness my hand and seal.

My Commission expires \_\_\_\_\_

## EASEMENT NOTE:

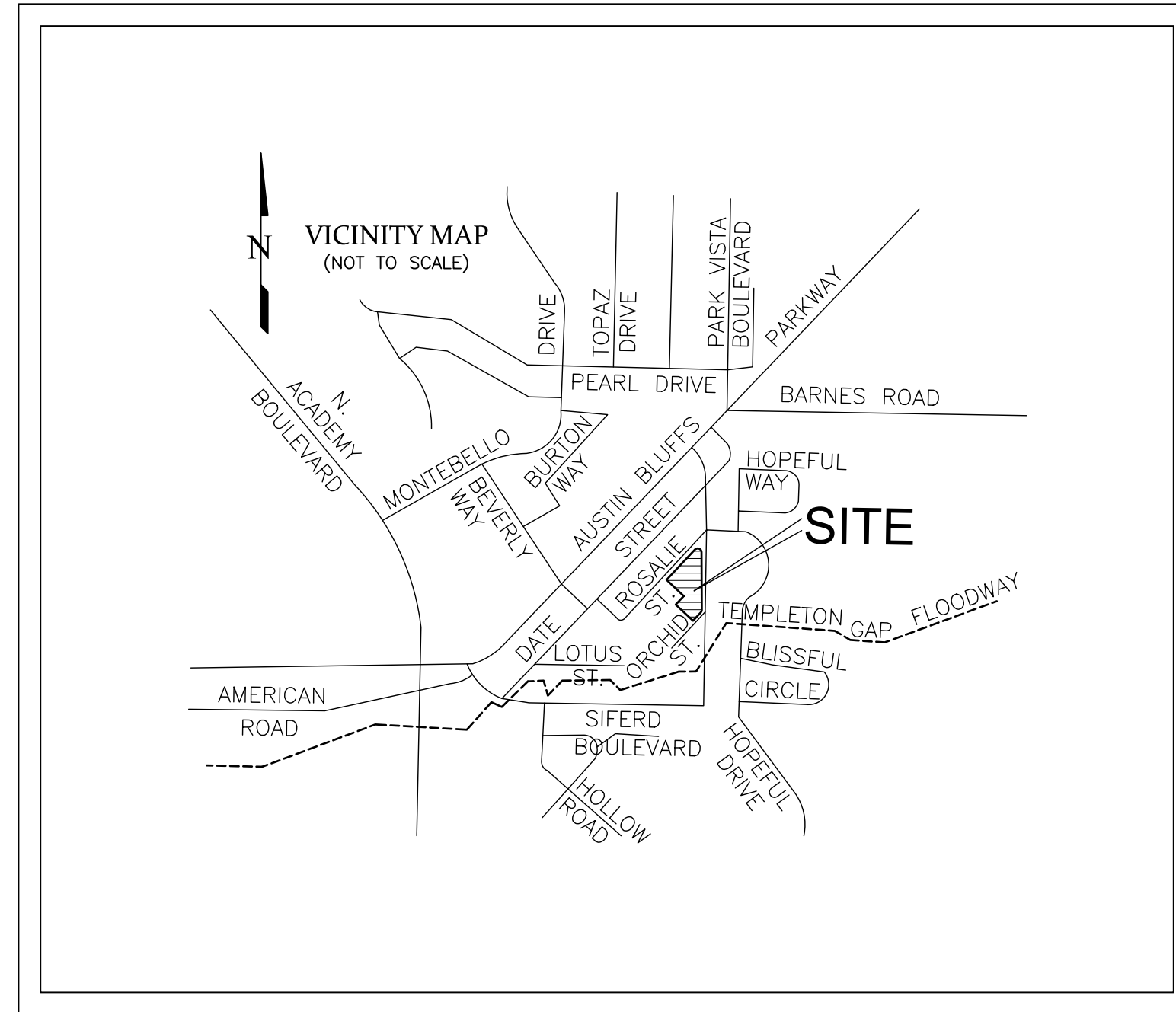
As shown on plat with the sole responsibility for maintenance being vested with the individual property owners.

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 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.



## FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0538 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 . . . Templeton Gap Drainage Basin.

## NOTES:

- 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.
- The lineal units used in this drawing are U.S. Survey Feet.
- This survey does not constitute a title search by LAND DEVELOPMENT CONSULTANTS, INC. to determine ownership or easements of record. A current title commitment was not provided at the time of survey.
- Bearings are based on the Southeasterly line of said Block Five, PARK VISTA ADDITION, monumented at the most Easterly corner of 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 most Easterly corner of said Lot 1, PARK VISTA ADDITION FILING NO. 8, 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 feet.
- The approval of this replat vacates all prior plats for the area described by this replat.
- 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.
- All individual vehicular lot access will be limited to Siferd Boulevard and Orchid Street as addressed.
- The PARK VISTA ADDITION SUBDIVISION FILING NO. 10 HOMEOWNERS ASSOCIATION is created under Reception No. \_\_\_\_\_ of the El Paso County, Colorado records.
- The Private Full Spectrum Detention Sand Filter Basin Easement is to be maintained by the PARK VISTA ADDITION SUBDIVISION FILING NO. 10 HOMEOWNERS ASSOCIATION by separate document.

## 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

## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "PARK VISTA ADDITION SUBDIVISION FILING NO. 10".

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: \_\_\_\_\_ STEVE SCHLEIKER, RECORDER

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

## FEES:

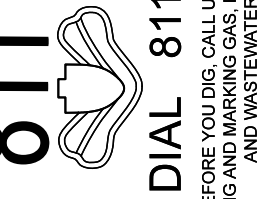
Drainage Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_

PRELIMINARY COPY  
SUBJECT TO  
CITY APPROVAL

CITY FILE NUMBER: SUBD-22-0021

According to Colorado law, any legal action based upon any defect in this survey first placed on file with the State of Colorado in no event, may any defect in this survey be discovered more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .



No.	Date	By	Description
1	02/07/23	DVH	CITY COMMENTS
2	01/03/24	DVH	CITY COMMENTS
3	02/09/24	DVH	OWNERSHIP ENTITY, CITY COMMENTS
4	02/29/03/27/24	DVH	CITY COMMENTS
5	04/23/24	DVH	CITY COMMENTS

H Scale: N/A  
V Scale: N/A  
Designed By: N/A  
Drawn By: DAS  
Checked By: DVH  
Date: 11/04/21

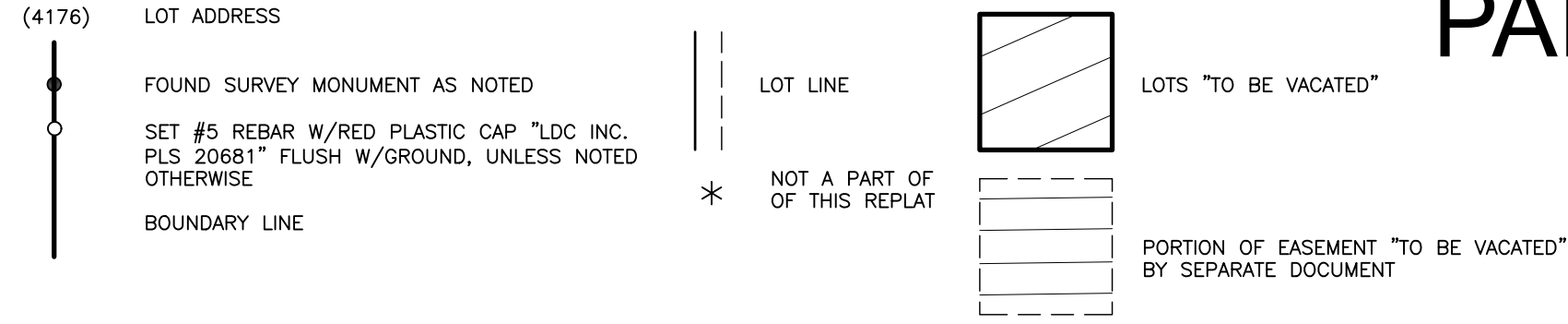
**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT  
PARK VISTA ADDITION  
SUBDIVISION FILING NO. 10

Project No.: 21048

Sheet: 6 of 7

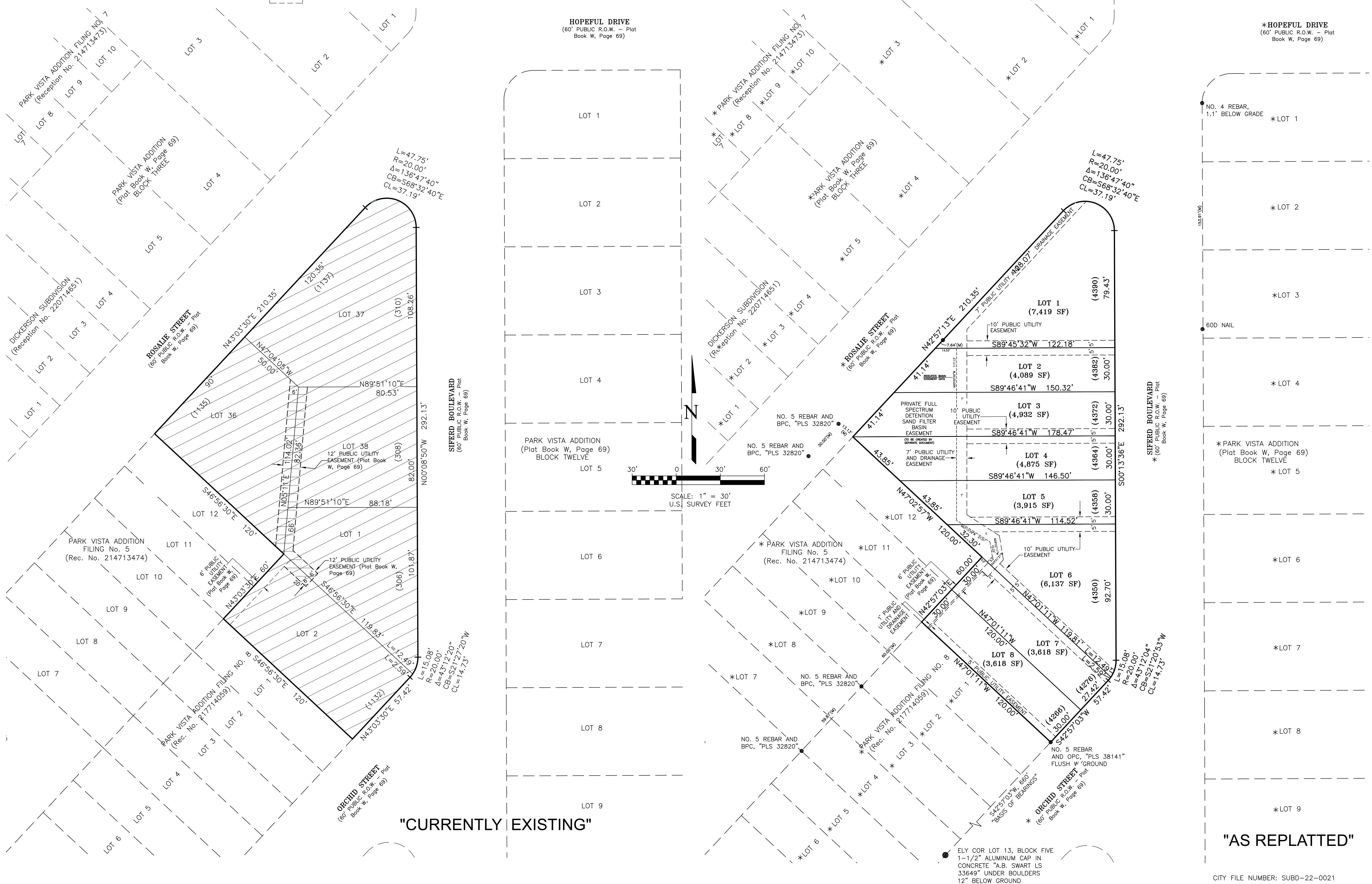
LEGEND:



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PRELIMINARY COPY  
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According to Colorado law, legal action based upon any defect in this survey first discovered after you are in possession of the land based upon any defect in this survey first discovered more than ten years from the date of the certification shown hereon.

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H Scale: 1" = 20'  
V Scale: N/A  
Designed By: N/A  
Drawn By: DAS  
Checked By: DVH  
Date: 11/04/21

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www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

## FINAL PLAT PARK VISTA ADDITION SUBDIVISION FILING NO. 10

Project No.: 21048  
Sheet: 7 of 7

CITY FILE NUMBER: SUBD-22-0021