



August 29, 2018

Gabe Sevigny
Planner 1- Reviewer
El Paso Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado 80910

RE: **SF-18-016 Kum & Go Final Plat Review 1**

Mr. Sevigny:

Thank you for your review and comments regarding our Final Plat for Space Village Filing No. 3. Attached is the 2nd submittal for your review/approval.

The following are the County's comments dated June 15, 2018 along with Olsson's responses in red:

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

Informational

1. The final plat(s) must be approved and recorded prior to construction of any structure. **Noted**
2. Prior to scheduling the item for hearing, all engineering documents must be signed by the County Engineer. **Noted**
3. Redlines and additional comments will be submitted upon completion of the PCD Engineering division. **Noted**
4. Prior to recording we will need the recording fee, tax valorem showing a zero balance, and title dated within 30 days. Additional documents to be recorded must also be submitted, such as the SIA. The Mylar will need to be signed by all parties other than El Paso County and have the PPRBD stamp placed on it. All recording fees are to be paid prior to recording. **Noted, however the SIA may not be necessary for this project since we've placed a note on the plat related to the timing of the SIA.**
5. Any items that are uploaded will override the previous versions and replace them. **Noted**

Project Specific

1. See redlines uploaded to EDARPS
Redlines have been addressed, and separate responses to redlines have been generated.
2. The plat depicts 3 lots but much of the documentation is for 2 lots

All documents/plans have been revised to describe a 3-lot subdivision.

3. The letter of intent must include the explanation and justification for the Criteria of Approval.

The plat letter of intent has been updated accordingly.

Engineering Department

Redlines to be uploaded by Project Manager

ELPASO COUNTY ATTORNEY'S OFFICE

Planning staff, please confirm that no public improvements required with this subdivision and that no SIA required.

Planning staff must respond to this comment, however, the applicant believes that no SIA will be required for plat recordation (see plat note #8).

PETERSON AFB

Peterson has discussed proposal with proponent and want to reiterate that all runoff and water is to be diverted away from Peterson AFB property near proposed development. Any drainage, outfall or system cannot discharge onto area west of Peterson Rd on installation property.

Per conversations with the AFB, the existing outfall (culvert under Peterson Blvd) will be utilized to convey runoff from Space Village Filing No. 3. This outfall pipe has historically been used to convey runoff from Space Village Filing No. 3. To mitigate downstream impacts, future development within Space Village Filing No. 3 (including the existing improvements on Lot 2) will be required to convey runoff to an onsite detention pond prior to releasing stormwater through the existing culvert. The onsite detention pond will be a full spectrum facility that will provide water quality and attenuation of the EURV and 100 YR release rates. The detention pond will ensure that future development within Space Village Filing No. 3 will release stormwater into the existing culvert at the same (or less) rate as in the current condition.

COLORADO GEOLOGICAL SURVEY

EP-18-0012 Kum & Go #692 The site is not undermined, does not contain steep slopes, and does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed gas station and c-store use. Olsson's report contains a good description of surface and subsurface conditions, soil engineering properties, and potential development constraints, and makes appropriate recommendations regarding over excavation and re-compaction to a depth of 12 inches below deepest footing elevation and extending ten feet laterally beyond the building footprint; subgrade preparation and fill placement; foundation, floor slab and pavement design and construction; grading and surface drainage; etc. Provided Olsson's recommendations are strictly adhered to, CGS has no objection to approval of the Final Plat as proposed.

Noted

ELPASO COUNTY PARKS DEPARTMENT

The Planning Division of the Community Services Department has reviewed the Kum & Go Preliminary Plan, Review #2, and Final Plat application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located on the south side of Highway 24 East, at the intersection of Peterson Road and Space Village Avenue. The proposed Highway 94 Secondary Regional Trail and Highway 94 Bicycle Route are located approximately 0.50 mile northeast of the site, commencing at the intersection of East Highway 24 and Highway 94 before heading eastward.

The City of Colorado Springs' proposed East Fork Sand Creek Trail is located immediately north and adjacent to the property. Parks recommends that the applicant consult the City of Colorado Springs Parks staff, since the City is actively working on proposed trail connections in this area. Dave Dietemeyer would be a good contact there.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Noted. Applicant will coordinate with the City's trail project prior to the design of any public improvements.

COLORADO DIVISION OF WATER RESOURCES

We have received additional information concerning the above-referenced proposal to subdivide a 4.13 +/- acre tract of land into now 3 commercial lots. The first lot will be 1.77 +/- acres, the second lot will be 1.97 +/- acres, and the third lot will be 0.39 +/- acres. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 0.784 acre-feet/year for the commercial business on the first lot and 1.288 acre-feet/year for irrigation of 0.435 acres on the first lot, for a total estimated demand of 2.072 acre- feet/year. No water supply was proposed for lots 2 or 3 at this time.

It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for

each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Updated water demands have been provided to Cherokee and updated commitment letters have been received. The updated commitment letters include Lots 1-3.

Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and a letter of commitment from Cherokee dated September 8, 2017 was included with the submittal. According to the letter, they have committed to supply 2.072 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve 2.072 acre-feet/year for the proposed development.

Updated water demands have been provided to Cherokee and updated commitment letters have been received. The updated commitment letters include Lots 1-3.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you have any questions, please feel free to contact me directly.

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- There is a finding for sufficiency in terms of water quality for drinking water obtained from Cherokee Metropolitan District which is a Colorado Department of Public Health and Environment, Water Quality Control Division, regulated central water supply. The water system is assigned PWSID# CO-0121125 by the Colorado Department of Public Health and Environment.
- There is sufficient wastewater treatment capacity at the Cherokee Metropolitan District wastewater treatment facility to treat the projected wastewater flows from this proposed 1.77 acre commercial site. A letter from Cherokee Metropolitan District dated 08Sept2017 indicates there is sufficient water and wastewater capacity for this development project.

Updated sewer demands have been provided to Cherokee and updated commitment letters have been received. The updated commitment letters include Lots 1-3.

- This development site has earthmoving activity in excess of one acre, but less than twenty-five acres, and requires a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.
Noted
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.
Noted
- El Paso County Public Health requires interior finish plans to be submitted for review and approval prior to commencement of construction.
Noted

COLORADO SPRINGS UTILITIES

Utility Comments (electric, gas, water, wastewater)

Action Items:

1. Add utility statement that reads "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 interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."

Note #10 under the El Paso County Notes, Conditions and Restrictions heading has been added to the plat.

Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.

3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

Noted

911 AUTHORITY –ELPASO /TELLER COUNTY

No action for E911 No new street names requested

Noted

ELPASO COUNTY ENVIRONMENTAL SERVICES

The El Paso County Environmental Division has completed its review of the above referenced submittal. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and

endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

Noted.

CHEROKEE METRO DIST

Developer is aware of the submittal review process for the Cherokee Metropolitan District

Agreed & noted.

COLORADO SPRINGS AIRPORT ADVISORY COMMISSION

Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- Proof of previous Avigation Easement filing was provided in the final plat submittal documentation (Recorded November 14, 1986 in Book 5270 at page 687); no further action is required.

Noted.

- Based on elevation data, the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.

Noted. Applicant will comply with this comment prior to construction.

- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Noted.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations has the following comments: 1. Addressing is required to be on the plat for each lot. Please send Enumerations the configuration of the Kum & Go so, that addressing can be assigned for the plat. If addressing is not assigned prior to the plat being routed for sign off, this may delay the recordation of the plat. If Kum & Go is no longer proposed for this site, please notify me. Amy@pprbd.org 2. As stated in my review October 2017, Peterson Road & Peterson Blvd both touch this parcel. Peterson

Blvd ends at parcel 54180-00-048, and Peterson Road begins to the north of this parcel. Per El Paso/Teller County 911 Authority & Public Safety Street naming with The City of Colorado Springs. Where Peterson Road is on the final plat is Peterson Blvd. Beyond that R.O.W. to the north is Peterson Road. Please amend the street name for the plat. 3. Lot 2 addressing is 6809-6829 Space Village Ave. Running west to east and to be place parallel to Space Village Ave to the most north on this lot. Lot 3 address is 6849 Space Village Ave, to be placed parallel to Space Village Ave to the most north on this lot. 4. Standard Final Plat Comments:
ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT. \$10.00 PER LOT & TRACT FEE WILL BE DUE AT THE TIME OF THE REVIEW OF THE MYLAR. IF AN ADDRESS IS NOT NEEDED ON A TRACT THEN NO FEE APPLIES. CHECK SHOULD BE MADE OUT TO PIKES PEAK REGIONAL BUILDING DEPARTMENT. PAID DIRECTLY TO ENUMERATIONS DEPARTMENT. In this case the fee will be \$20.00 total, due to the addressing for lot 2 already being established. A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO PLAN SUBMITTAL FOR RESIDENTIAL. A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO APPROVAL IN ENUMERATIONS DEPARTMENT ON ANY COMMERCIAL PLANS SUBMITTAL.

All comments were coordinated with Ms. Vanderbeek, and the plat has been updated accordingly.

The following agencies have not provided review comments to-date:

- EPC Sheriff's Department
- CDOT
- Colorado Parks and Wildlife
- Cimarron Hills Fire
- Colorado Springs SD11

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

No comments have been provided to the applicant as of the date of this response letter.

Final Plat of:
SPACE VILLAGE FILING NO. 3
A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
(Unincorporated area) COUNTY OF EL PASO, STATE OF COLORADO

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS: That Space Village Retail LLC, a Colorado limited liability company, being the sole owner of the following described Tract of land:

A Tract of land lying in the Northwest Quarter of Section 17, Township 14 South, Range 65 West of the Sixth Principal Meridian, in the County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 17 monumented by a found 3-1/4" aluminum cap marked "PLS 22573", from which the North 1/4 corner of said Section 17, monumented by a found 3-1/4" aluminum cap marked "LS 13830", bears North 89° 43' 09" East (Basis of Bearings as determined by Global Positioning System observations and referenced to the Colorado State Plane Coordinate System, Central Zone, NAD83) a ground distance of 2651.73 feet, with all bearings herein relative thereto;

Thence North 89° 43' 09" East 215.38 feet on the North line of said Northwest Quarter; thence South 00° 16' 51" East 50.00 feet to the intersection of the East Right-of-Way line of Peterson Road and the South Right-of-Way line of Space Village Avenue (also being Colorado Department of Transportation highway plans, project number 017-2(13), dated 1966 and the POINT OF BEGINNING of the Tract of land herein described; Thence North 89° 43' 09" East 194.35 feet on said South Right-of-Way line, parallel with and 50.00 feet South of (as measured perpendicular to) said North line of the Northwest Quarter, said South Right-of-Way line also established by a Right-of-Way Deed recorded in Book 1005 at Page 262, to a 1/2 inch rebar found at the Northwest corner of Lot 1, SPACE VILLAGE FILING NO. 2, a subdivision in said County and State according to the plat recorded in Plat Book B4 at Page 177; Thence South 00° 16' 19" East 160.89 feet on the West line of said Lot 1 to a 1/2 inch rebar found at the Southwest corner of said Lot 1; Thence North 89° 44' 22" East 124.49 feet on the South line of said Lot 1 to the Southeast corner of said Lot 1; Thence South 00° 26' 52" East 128.86 feet to a 1/2 inch rebar with a red cap marked "MVE LS 37928" found at the northwesterly corner of Lot 1, COWPERWOOD SAIC, a subdivision of land in said County and State according to the plat recorded as Reception Number 205122546; Thence South 53° 13' 42" West 455.13 feet on the northwesterly line of last said Lot 1 to the southeasterly corner of Lot 1, PETERSON OFFICE PROJECT, a subdivision of land in said County and State according to the plat recorded in Plat Book D4 at Page 129; Thence North 33° 32' 13" West 89.69 feet on the easterly line of last said Lot 1; Thence North 53° 29' 28" East 75.71 feet continuing on said easterly line to the northerly line of said Lot 1; Thence South 89° 11' 03" West 5.73 feet on said northerly line; Thence North 53° 21' 20" East 0.81 feet continuing on said northerly line; Thence South 89° 18' 39" West 142.28 feet continuing on said northerly line to a 1/2 inch rebar with a yellow cap marked "MVE LS 17665" found at the Northwest corner of said Lot 1, said corner also lying on the East Right-of-Way line of Peterson Road as shown on said Colorado Department of Transportation plans, project number 017-2(13), and described as parcel 9, Formerly: C&W McDonald; Thence North 00° 43' 21" West 241.44 feet on said East Right-of-Way line, also shown on said Colorado Department of Transportation plans; Thence North 42° 20' 43" East 271.74 feet continuing on said East Right-of-Way line to the POINT OF BEGINNING; said Tract containing 180,028 square feet or 4.132 acres;

Has laid out, subdivided and platted said Tract into Lots as per the map shown hereon under the name and style of "SPACE VILLAGE FILING NO. 3", to hereafter be a subdivision of land in the County of El Paso, State of Colorado. The public easements designated hereon are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The public Sanitary Sewer Easement and Public Improvements Easement are hereby dedicated for the purposes as designated. The entities responsible for providing the services for which said public easements are established are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of the utility lines and related facilities.

Space Village Retail LLC

OWNER ADDRESS
 Space Village Retail LLC
 90 S. Cascade Avenue, Suite 1500
 Colorado Springs, Colorado 80903

By: Danny Mientka, Manager

NOTARY CERTIFICATE

State of _____)
 County of _____)
 This instrument was acknowledged before me this _____ day of _____, 20____, by Danny Mientka as Manager of Space Village LLC, a Colorado limited liability company.

Notary Public _____

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for SPACE VILLAGE FILING NO. 3 was approved by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, A.D., subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public, including the easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners _____ Date _____

COUNTY APPROVAL:

Approval is granted for this plat of SPACE VILLAGE FILING NO. 3 on this _____ day of _____, 20____, A.D.

El Paso County Director of Planning and Community Development _____ El Paso County Assessor _____

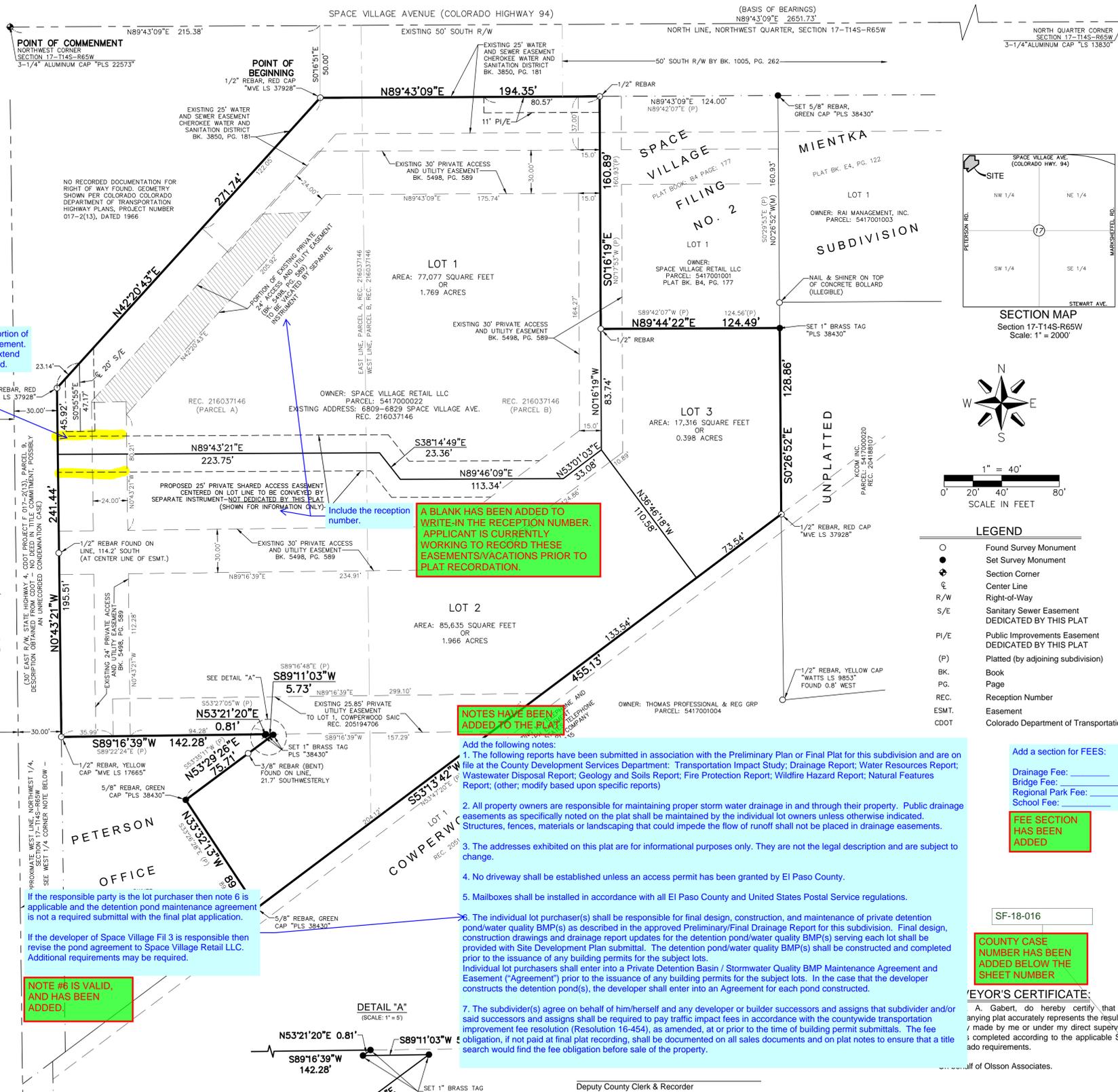
GENERAL NOTES:

- This survey does not constitute a title search by Olsson Associates to determine ownership or easements of record. For all information regarding easements, right-of-way and title of record, Olsson Associates relied upon commitment for title insurance provided by client and issued by Old Republic National Title Insurance Company, Order No. SC55064238-3, Effective Date: November 2, 2017 at 5:00:00. Olsson Associates has examined the above referenced title commitment and all the documents referenced in the Schedule B-2 (Exception) section. All the plottable easements that are referenced therein and lying within or adjoining the subject property have been plotted on the map at right. All blank, unplotable items encompassing the subject property that are listed therein are noted in the Property Notes section below. If any other matters affect this property they are unknown to this firm and surveyor and are therefore not shown or noted.
- 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.
- Basis of Bearings: Bearings are based on the North line of the Northwest 1/4 of Section 17, Township 14 South, Range 65 West of the 6th Principal Meridian; being monumented at the West end of said North line by a 3.25" aluminum cap stamped "PLS 22573" and at the East end of said North line by a 3.25" aluminum cap stamped "LS 13830", bearing North 89° 43' 09" East with a ground distance of 2651.73 feet. Units shown are U.S. survey feet.
- Date of Survey: July 21, 2017.

PROPERTY NOTES:

- According to the title commitment referenced in General Note 1, the following blank and/or unplotable matters affect this property (Note: the numbers below directly correspond to the Schedule B-2 Exception item numbers as listed in said title commitment. Item numbers 1 through 8 are standard exceptions and are not addressed in these notes):
- The effect of inclusion of the subject property in the Cherokee Water District now known as the Cherokee Metropolitan District, as evidenced by order for inclusion recorded May 20, 1980 in Book 3312 at Page 965.
 - The effect of Resolution No. 82-79, Land Use-42 regarding variance of use recorded April 6, 1982 in Book 3550 at Page 396.
 - The effect of inclusion of subject property in the Cherokee Water and Sanitation District now known as the Cherokee Metropolitan District, as evidenced by Order for Inclusion recorded October 13, 1983 in Book 3791 at Page 1006.
 - Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Avigation Easement recorded November 14, 1986 in Book 5270 at Page 687.
 - Restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in Instrument recorded April 21, 1988, in Book 5498 at Page 54.
 - The effect of Resolution No. 12-299 regarding findings and order approving medical marijuana licenses, recorded August 31, 2012, under Reception no. 212101508.
 - Those specific leases shown on rent roll attached to assignment of leases recorded April 12, 2016 under Reception No. 216037147.
 - Terms Conditions and Provisions of Resolution No. 17-294 recorded October 24, 2017 at Reception No. 217128921.

EXISTING NORTH R/W EXTENDS APPROXIMATELY 450' NORTH ENCOMPASSING BOTH COLORADO HIGHWAY 94 AND U.S. HIGHWAY 24



EASEMENT LINEWORK HAS BEEN TRIMMED
 Remove this portion of the access easement. It should not extend to Peterson Blvd.

UPDATED
 Boulevard

A BLANK HAS BEEN ADDED TO WRITE IN THE RECEPTION NUMBER. APPLICANT IS CURRENTLY WORKING TO RECORD THESE EASEMENTS/VACATIONS PRIOR TO PLAT RECORDATION.

NOTES HAVE BEEN ADDED TO THE PLAT

ADD A SECTION FOR FEES:
 Drainage Fee: _____
 Bridge Fee: _____
 Regional Park Fee: _____
 School Fee: _____

COUNTY CASE NUMBER HAS BEEN ADDED BELOW THE SHEET NUMBER

DEVELOPER'S CERTIFICATE:
 I, Mark A. Gabert, do hereby certify that the any plat accurately represents the results of / made by me or under my direct supervision / completed according to the applicable State and requirements.

This following notes also need to be on the final plat:

- No lots shall be sold, conveyed or transferred, whether by deed or by contract, nor shall building permits be issued, unless and until the required public improvements for the subdivision have been constructed and completed in accordance with the approved construction plan, preliminary acceptance of said improvements has been received from El Paso County, and Defect Warranty Collateral has been posted with the County. In the alternative, the Property Owner may enter into a Subdivision Improvement Agreement with El Paso County which will allow for the sale of lots and the issuance of building permits upon the provision of Construction Collateral.
- Unless otherwise indicated, side, front, and rear lot lines are hereby platted on either side with a 10 foot (five foot for below 2.5 acres) public utility and drainage easement. All exterior subdivision boundaries shall have a 20 foot (seven foot for below 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners

DWG: F:\2017\1501-2000\017-175A\40-Design\Survey\SRV\Y\175A_V_FPT_171754.dwg
 DATE: May 07, 2018 8:58am
 USER: daniel
 692- Easement Linework
 XREFS: 71754-TPO
 692-Proposed Lot Lines_1,2,17

OLSSON ASSOCIATES
 1505 Raleigh St., Suite 400
 Denver, CO 80204
 TEL 303.237.2072
 FAX 303.237.2659
 www.olssonassociates.com

811
 Know what's below.
 Call before you dig.
 CALL SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Final Plat
SPACE VILLAGE FILING NO. 3
 A Subdivision of part of the
 NW. 1/4, SECTION 17-T14S-R65W
 (Unincorporated Area) EL PASO COUNTY, COLORADO 2018

drawn by: DD
 checked by: DMW
 approved by: MAG
 QA/QC by: _____
 project no.: 017-1754
 drawing no.: V_FPT_171754
 date: 05.07.2018

SHEET
 1 of 1