Use standard notes templates and customize for this plat.

please review a plat SF-20-11 or SF 20-17 in EDARP for examples- of approved plats in El Paso County

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER O
TOWNSHIP 14 SOUTH THE SIX AN,
COU E OF CO

Was this by a different surveyor?

Describe the monuments. This does not match the drawing.

LEGAL DESCRIPTION

PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 20000310454, WITH A COMMITMENT DATE OF MAY 4, 2020 AT 5:30 P.M.,

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF S 3'50"E.)

(BASIS OF BEARINGS)
THE NW 1/4 OF THE NE
N89°09'25"E 1321.85'

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, VENUE AS DESCRIBED IN "CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY", RECORDED TY (THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY LINE.);

1.) THENCE S89°54'50"E, 107.89 FEET;

2.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE H , FOR AN ARC DISTANCE OF 138.97 FEET;

3.) THENCE S83°50'24"E, 364.67 FEET TO THE WESTERLY RIGHT OF WAY HOWN ON JESSICA HEIGHTS FILING NO .1 AS RECORDED UNDER RECEPTION NO. 206712249 OF THE

THENCE S00°20'42"W, 370.62 FEET ALONG SAID WESTERLY RIGHT OF WA HEIGHTS FILING NO. 1;

THENCE N89°39'18"W, 609.42 FEET ALONG THE NOR 14, AND 13 OF SAID JESSICA HEIGHTS FILING NO. 1 TO THE NORTHWEST CORNER OF SAID LOT 13, SAID CORNE QUARTER O

THENCE N00°20'42"E, 413.81 FEET ALONG SAID WE

COUNTY OF EL PASO,
STATE OF COLORADO

PARCEL II:

THAT PORTION WEST OF THE 6TH P.M.
PARTICULARLY TER OF SECTION 5, ASSU
(BEARINGS REF S ON THE SOUTHERLY LI PAGE 169 OF THE RECO

COMMENCING A
"CONSTITUTION
COURSES ARE

1. THENCE OF 6°04'26", A RADIUS OF 1310.93 FEET, FOR AN ARC DISTANCE OF
2. THENCE 138.97 FEET;
3. THENCE
4. THENCE ANGLE OF 1°55'47 OF 48.19 FEET AN 80 FOOT RI 1 AS RECORDE POINT ALSO BEI HEREIN DESCRI
5. THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGL DISTANCE OF 108.22 FEET TO A LINE 60 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE NORTH
6. THENCE N89°53'50"E, 524.11 FEET ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 5;

THENCE S00°17'12"W, 364.14 FEET ALONG SAID WEST LINE TO THE NORTHEAST COR

THENCE N89°39'18"W, 632.60 FEET ALONG THE NORTHERLY LINES OF SAID LOT 85 NORTHWEST CORNER OF SAID LOT 98, SAID CORNER ALSO BEING ON SAID EASTERL

THENCE N00°20'42"E, 363.29 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO

COUNTY OF EL PASO,
STATE OF COLORADO

PARCEL III:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;

THENCE SOUTH 89°53'50" WEST, 30.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;

THENCE SOUTH 00°20'42" WEST, 60.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT WIDE RIGHT-OF-WAY OF CONSTITUTION AVENUE TO THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 00°20'42" WEST, 435.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 2083 AT PAGE 587 OF THE RECORDS OF SAID COUNTY;

THENCE SOUTH 89°53'50" WEST, 1292.28 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°20'41" EAST, 435.00 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT ON SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE;

THENCE NORTH 89°53'50" EAST 1292.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**.

COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5;

THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT RIGHT-OF-WAY OF CONSTITUTION AVENUE AND THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _ and as such is subject to applicable road impact fees and mill levy.

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Access Limitation:
There shall be no direct lot access to _____ Road.

Carry Notes from Prelim forward to Plat

2. Facilities and common area landscape will be maintained by the Urban Collection at Palmer Village Homeowners Association.
3. Landscape and walks within private residential lots will be maintained by the Urban Collection at Palmer Village Homeowners Association. Cross access will be permitted in common walkways and open space for all residents of Urban Collection at Palmer Village and their guests.
4. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0752G, effective December 7, 2018.
5. There will be no direct lot access from Constitution Avenue & Hannah Ridge Drive.
6. Geologic Hazard Note:
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geotechnical Investigation and Geologic Hazard Evaluation prepared by CTL Thompson Inc., dated April 24, 2020 and is held in the Urban Collection at Palmer Village PUD Preliminary Plan File (PUDSP-19-011) at the El Paso County Planning and Community Development Department.
   - Artificial /Undocumented Fill (the majority of lots)
   - Expansive Soils and Bedrock (Lots 85-100)
   - Potential Shallow Groundwater (Lots 85-100)

   verify lot numbers didnt change

   These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques.
   The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint.
7. 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
8. No parking will be allowed in front of garages, except for lots 69-74 where driveways are a minimum of 20' in length from garage face to edge of access road.
9. 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. 207095753 and Reception No. 214022685 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.
10. Noise impacts caused by aircraft or traffic can be mitigated through typical construction methods as recommended in the Traffic and Aircraft Noise Assessment prepared by EDI dated May 2020.
11. Snow storage shall be accommodated onsite in available tracts and at ends of the private drive aisles, not in the public right-of-way.
12. Emergency access gates are to be designed by the developer and must include the Diablo Controls Proximity Auto Opening System (www.diablocontrols.com) and KNOX override to provide emergency and fire department ingress and egress.
13. Noise Mitigation Note: Lots 10 to 15, 34 to 39, 42 to 47, 62 to 67 and 82 to 87 are within the DNL 65 noise contour and will require noise mitigation for compliance with HUD Interior 45 DNL noise requirements. This will be accomplished by adherence to the interior noise reduction construction methods related to exterior walls, attic space insulation, exterior glazing and roofing materials, as recommended in the Traffic and Aircraft Noise Assessment prepared by Engineering Dynamics Incorporated, dated 13 May, 2020.

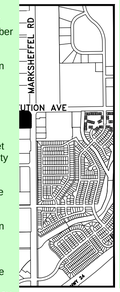
use specific mitigation note provided upper right corner of this review for the noise

verify (& add) all lots are correct along Constitution Ave within 150 feet

add names of all utility providers, water, wastewater, electric, gas...

Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot ___ (or Tract ___) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No._____ of the records of El Paso County. The _____ POA (or Owner or District) is responsible for maintenance of the subject drainage facilities.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,



is this the name on the Assessors for ownership? They need to match

IN WITNESS WHEREOF:

OWNER: RICHMOND AMERICAN HOMES OF COLORADO, INC. A DELAWARE CORPORATION

THE AFOREMENTIONED RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020.

BY: _____ **OWNER:** Feathergrass Investments LLC, 4715 N Chestnut, Colorado Springs CO, 80907 — **APPLICANT:** MCD Holdings, Inc. - Richmond American Homes, 4350 S Monaco St., Denver, CO 80237 — _____
NAME: _____
TITLE: _____

owner current and proposed in LOI an application

NOTARIAL:

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____ AS _____ OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

GENERAL NOTES:

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON OCTOBER 02, 2019.
2. PER C.R.S. 38-51-106, "ALL LINE LAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATI OLOGY."
3. BASIS OF BEARINGS: BEARINGS S TH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 W AST BETWEEN THE MONUMENTS SHOWN HEREON.
4. THE SUBJECT PROPERTY SHOWN H ED TO BE OUTSIDE N FEDERAL EMERGENCY MANAGEMENT AGENCY 041C0752F, MAP
5. STEWART TITLE GUARANTY COMPA 1, WITH AN EFFECT P.M. WAS RELIED UPON FOR RECORD INFORMAT ND ENCUMBRANCE TLE SEARCH BY AZTEC CONSULTANTS, INC. TO DET EMENT(S), OR OTH
6. APPLICANT MUST GRANT EASEMEN POSED UTILITY FACILITIES, AND IMPROVEMENTS SHALL NOT ENCROACH UPON ANY UTILITY EASEMENT. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY EASEMENT WITHOUT THE WRITTEN APPROVAL OF COLORADO SPRINGS UTILITIES.
7. IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, THEN SUCH RELOCATION SHALL BE AT THE APPLICANT'S EXPENSE, AND IF REQUIRED, APPLICANT SHALL GRANT NEW EASEMENTS FOR THE RELOCATED FACILITIES. ADDITIONALLY, ALL EXISTING UTILITIES ON THIS PROPERTY THAT DO NOT HAVE RECORDED EASEMENTS WILL REQUIRE EASEMENTS TO BE GRANTED TO COLORADO SPRINGS UTILITIES. THE EASEMENT WIDTHS SHALL MEET CURRENT COLORADO SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS.
8. TRACTS F AND G ARE FOR PRIVATE ACCESS, PUBLIC UTILITIES AND PARKING. ALL PRIVATE STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION.

TRACTS E AND J ARE FOR DETENTION PONDS, AND ARE TO BE OWNED AND MAINTAINED BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION.

i dont think that duplex is in title of plat (HOA)

ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION. OWNERSHIP OF TRACTS IS TO BE CONVEYED BY SEPARATE DOCUMENT.

ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

A STANDARD AVIGATION EASEMENT CONVEYED TO THE CITY OF COLORADO SPRINGS, APPURTENANT TO THE COLORADO SPRINGS AIRPORT RECORDED MARCH 14, 1989 IN BOOK 5612 AT PAGE 726 COVERS THE SUBJECT PROPERTY BUT IS NOT SHOWN HEREIN.

A STANDARD AVIGATION EASEMENT RECORDED MARCH 20, 2014 AT RECEPTION NO. 214022685 COVERS THE SUBJECT PROPERTY BUT IS NOT SHOWN HEREIN.

THE OWNERSHIP AND MAINTENANCE AS REFERENCED HEREIN BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION IS MORE PARTICULARLY DESCRIBED IN _____ RECORDED AT RECEPTION NO._____.

NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENT IN ACCORDANCE WITH THE EL PASO COUNDTY LAND DEVELOPMENT MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

D

Planning and Community Development

Add standard note referencing the PDB/BMP Agreement

LAST REVISED: 11/11/2020

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Add NOTE: The land within the plat is zoned PUD as identified within PCD file number PUDSP-19-11. The PUD Development Plan, guidelines and landscape plan are recorded at Reception No._____

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

In accordance with HUD guidelines, whenever the combined aircraft and traffic noise levels exceed DNL 65, noise mitigation can either reduce the exterior noise levels to below DNL 65 or the interior noise levels (with windows closed) to below DNL 45.

Exterior noise reduction – for this project, to reduce the 2nd floor exterior noise levels to below DNL 65 would require construction of a noise wall along Constitution Ave. and north to south along the east and west sides of the development site to the DNL 65 Noise Contour distance, with a finish height in the range of 15- feet above grade at the Constitution Ave. right-of-way. Construction of this type of noise wall would be cost prohibitive for this project. Furthermore, the height of such a noise wall would likely be objectionable to the surrounding property owners.

Interior noise reduction – per HUD Guidelines interior noise levels can be reduced to 45 DNL or less, via construction methods. This can be accomplished with standard Residential Energy Code construction and higher STC glazing.

For the 30 residential Lots / residences located between the DNL 65 noise contour and Constitution Ave., compliance with HUD interior 45 DNL noise requirements can be accomplished with the following construction, which is Richmond American Homes standard residential construction,

Exterior Walls – 7/16 inch or thicker exterior OSB with exterior finish on top of the OSB,
2" by 6" exterior wall studs (wood or metal),
R-19 or R-21 fiberglass bat insulation in all exterior wall stud cavities,
Minimum 1/2 gypsum on all interior wall and ceiling surfaces.
Attic Space Insulation – minimum R-38 insulation, fiberglass batting or blown cellulose.
Exterior Glazing (including windows, sliding glass doors and entry door windows) – minimum STC rating of 28.
Roofing – minimum typical asphalt shingles or cementitious tiles.

ADD NOTE to plat:

SHEET INDEX

SHEET 1 – COVER, LEGAL DESCRIPTION, VICINITY MAP
SHEET 2 – OVERALL BOUNDARY, TRACT TABLE
SHEETS 3–7 – DETAIL SHEETS

internal private roads, tracts will not be owned or maintained by County

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, EASEMENTS, AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID PLAT AND THE LOCATION OF SAID EASEMENTS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT THE OWNER(S) EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THIS TRACT SO PLATTED SHALL BE KNOWN AS "**URBAN COLLECTION AT PALMER VILLAGE**", EL PASO COUNTY, COLORADO.

delete highlighted text

"these"?

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN, IS SUBJECT TO THE CODE OF EL PASO COUNTY, 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 COUNTY OF EL PASO 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 COUNTY OF EL PASO.

not standard/duplicative of note #15

EASEMENTS:

Standard drainage easements not found. See comment letter.

1. ALL EASEMENTS SHOWN HEREON WITHIN EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT.
2. 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 COU EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NO REMAIN IN FULL FORCE AND EFFECT.
3. ACCESS AND UTILITY EASEMENTS AS DEPICTED HEREIN ARE FOR PUBLIC ACCESS OVER THE PRIVATE STREETS TO HEREIN.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SURVEYOR'S CERTIFICATION:

Surveyors Certificate

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

_____
Surveyor's Name, (Signature) Date
Colorado registered PLS #_____

COLORADO, HEREBY STATES AND DECL E CHARGE AND ACCURATELY SHOWS TH OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE

P.L.S. 38367

FOR REVIEW

delete all pages

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

COUNTY APPROVALS:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

_____
Planning and Community Development Director

APPROVED BY THE EL PASO COUNTY PLANNING DI

_____
PLANNING DIRECTOR

APPROVED BY THE EL PASO COUNTY CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS THIS ___ DAY OF _____, 2020.

_____ _____
CHAIRMAN OF BOARD DATE

delete chairman this is an admin plat

Add Assessor if Traffic Fee PID is proposed; verify PID application has been submitted to Lori Seago

RECORDING:

STATE OF COLORADO)
) SS.
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

_____ O'CLOCK __M., THIS _____ DAY OF _____, 2020 A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF

EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

SURCHARGE: _____ BY: _____
DEPUTY
FEE: _____

Add parks, school, drainage and bridge fee lines

AzTec Consultants, Inc. — 300 East Mineral Ave., Suite 1, Littleton, Colorado 80122, Phone: (303) 713-1898, Fax: (303) 713-1897, www.aztecconsultants.com	DEVELOPER RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP. 4350 S. MONACO ST. DENVER, CO 80237	DATE OF PREPARATION: 03-19-2020 SCALE: N/A	
AzTec Proj. No.: 21419-48 — Drawn By: CWB		SHEET 1 OF 7	

file number____

use this after customizing please

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. All public improvements so platted 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 utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

_____

Owners/Mortgagee (Signature)

By:

Title

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal_____
Notary Public

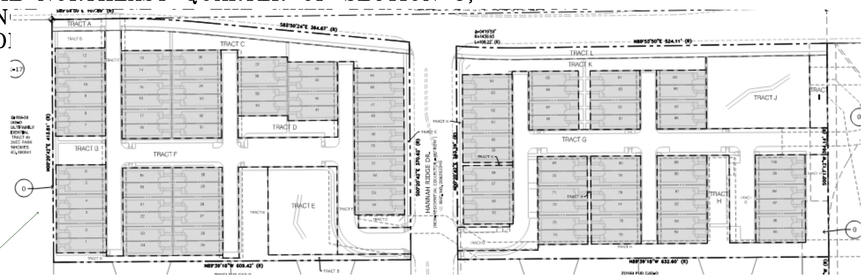
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation

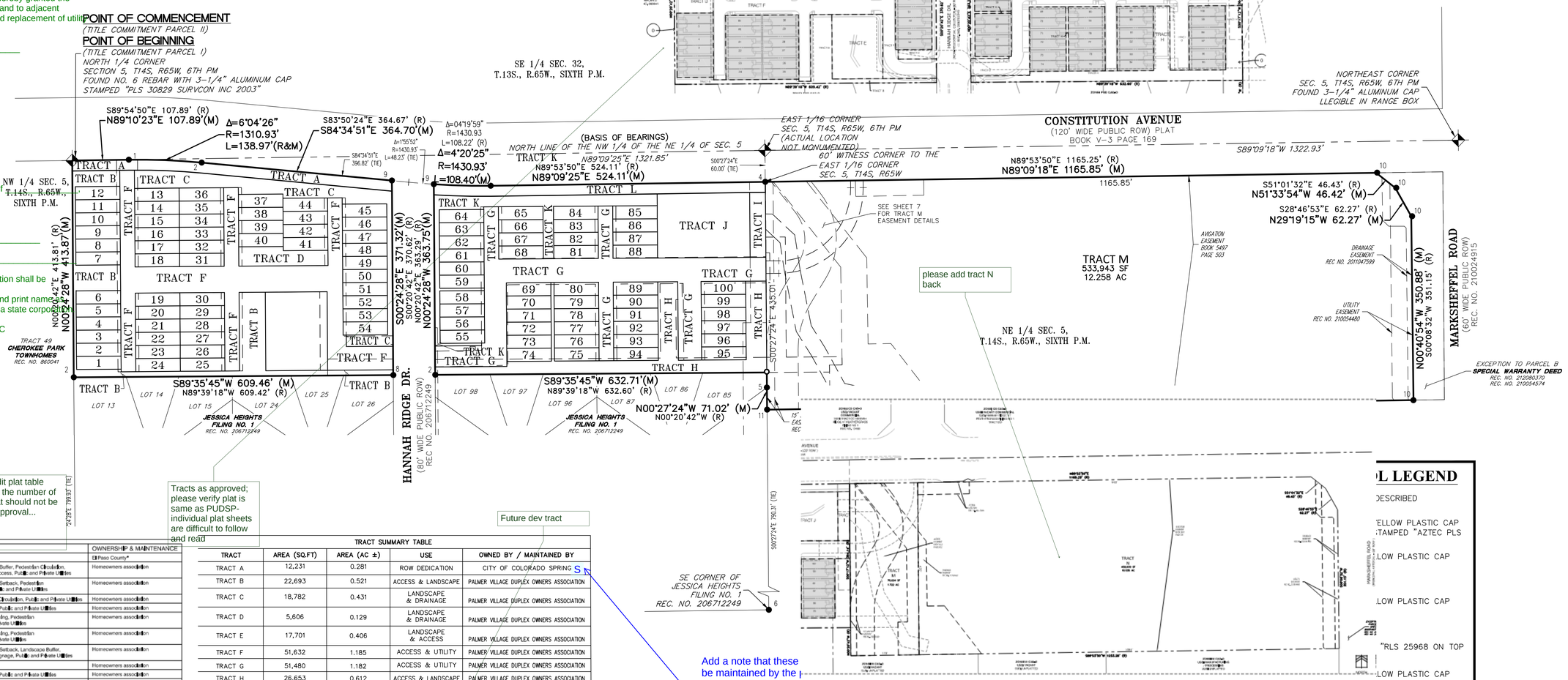
Signatures of managers/members for a LLC

URBAN COLLEGE AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RAN
COUNTY O

please provide an overall key map that is easily read when this plat printed for each sheet- it is difficult to see what sheet matches where to the next sheet





As approved by PUD; edit plat table accordingly; changes to the number of tracts, or sizes within plat should not be made if seeking admin approval...

Tracts as approved; please verify plat is same as PUDSP- individual plat sheets are difficult to follow and read

Future dev tract

TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	LAND USE	OWNERSHIP & MAINTENANCE
Tract A	12,231	0.28	Right of Way Dedication	El Paso County*
Tract B	15,090	0.35	Open Space, Landscape Buffer, Pedestrian Circulation, Detention Maintenance Access, Public and Private Utilities	Homeowners association
Tract C	18,786	0.43	Open Space, Landscape Setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract D	5,606	0.13	Open Space, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract E	25,199	0.58	Full Spectrum Detention, Public and Private Utilities	Homeowners association
Tract F	51,735	1.19	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract G	51,447	1.18	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract H	26,716	0.61	Open Space, Landscape Setback, Landscape Buffer, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract I	3,717	0.09	Public and Private Utilities	Homeowners association
Tract J	21,723	0.50	Full Spectrum Detention, Public and Private Utilities	Homeowners association
Tract K	14,900	0.34	Open Space, Landscape Setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract L	12,650	0.29	Right of Way Dedication	El Paso County*
Tract M**	75,004	1.72	Full Spectrum Detention, Drainage, Future Development	Property owner
Tract N**	458,939	10.54	Full Spectrum Detention, Drainage, Future Development	Property owner

* Landscape adjacent to subject property up to the back of curb of the public road will be maintained by the Homeowners association.
** Shown on Sheet 2

TRACT SUMMARY TABLE

TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	12,231	0.281	ROW DEDICATION	CITY OF COLORADO SPRINGS
TRACT B	22,693	0.521	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT C	18,782	0.431	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT D	5,606	0.129	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT E	17,701	0.406	LANDSCAPE & ACCESS	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT F	51,632	1.185	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT G	51,480	1.182	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT H	26,653	0.612	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT I	3,715	0.085	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT J	21,717	0.499	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT K	14,920	0.343	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT L	12,650	0.290	ROW DEDICATION	CITY OF COLORADO SPRINGS
TRACT M	533,943	12.258	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TOTAL	793,723	18.222		

Lots: 4.878 Ac.
Total: 23.100 Ac.

(Provide a summary table listing acreages for lots, tracts, and total acreage.)

Add a note that these be maintained by the owner (or PVDOA - specify) until they are transferred to and accepted by the CIty.

property owner?

future development?

Tract N? Please place back on plat

please add tract N back

L LEGEND

DESCRIBED

ELLOW PLASTIC CAP STAMPED "AZTEC PLS

LLOW PLASTIC CAP

LLOW PLASTIC CAP

"RLS 25968 ON TOP

LLOW PLASTIC CAP

7 ● FOUND NO. 5 REBAR – NO CAP

8 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 38367"

9 ● FOUND 1" BRASS DISK STAMPED "AZTEC LS 38367"

10 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"

11 ● FOUND 1' WITNESS CORNER WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069"

(ROW) RIGHT-OF-WAY

(M) MEASURED DISTANCE

(R) RECORD DISTANCE PER SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 212080370

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

N

0' 50' 100' 200'
SCALE: 1" = 100'

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

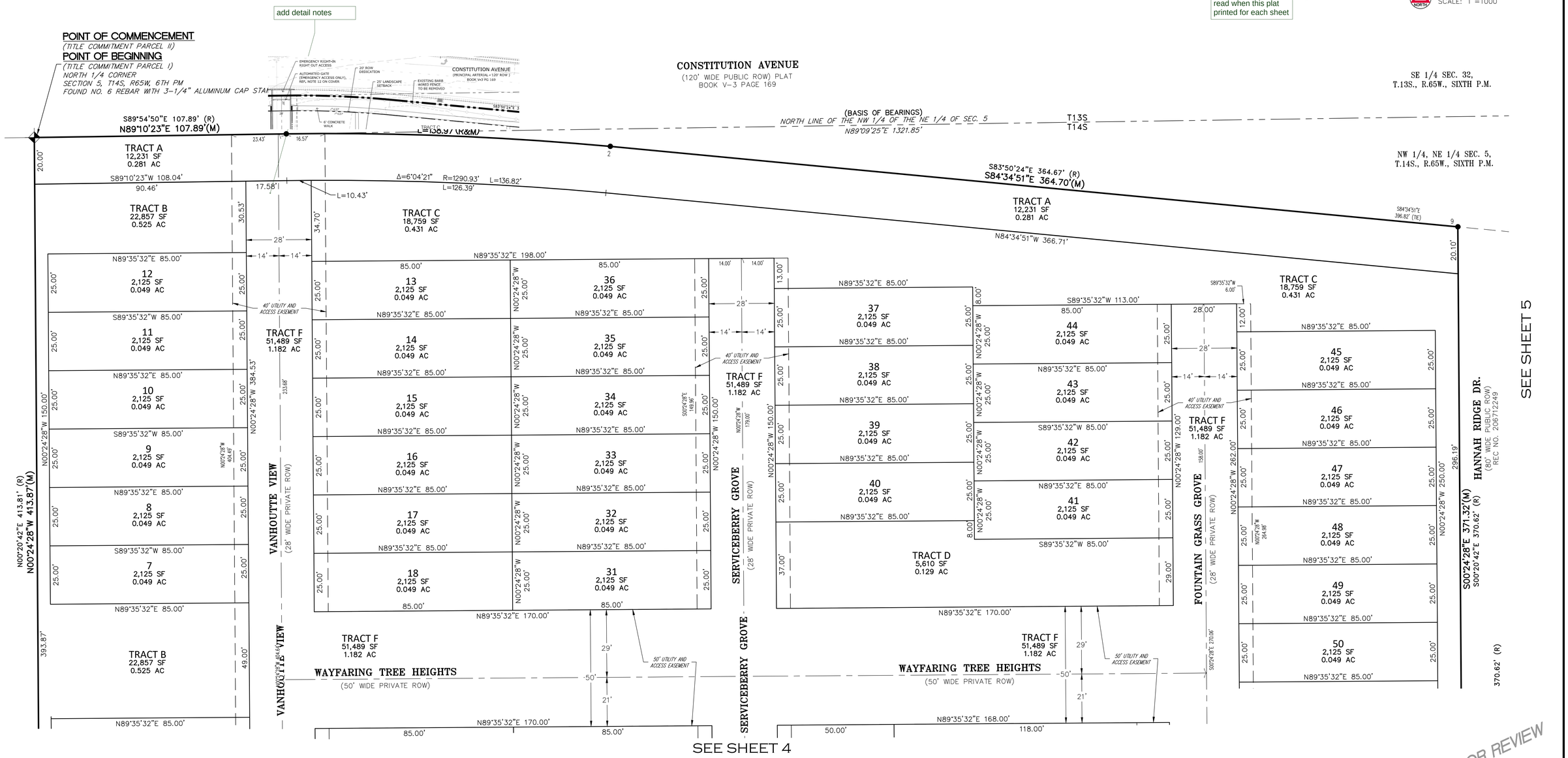
AzTec Proj. No.: 21419-48 Drawn By: CWB

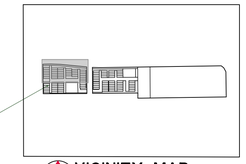
DEVELOPER
RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP.
4350 S. MONACO ST.
DENVER, CO 80237

DATE OF PREPARATION:	03-19-2020
SCALE:	1" = 50'

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.





VICINITY MAP
SCALE: 1"=1000'

please provide a key map that is easily read when this plat printed for each sheet

delete for review...all sheets

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N
SCALE: 1" = 20'

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SHEET 3 OF 7

URBAN COLLECTION AT PALMER VILLAGE

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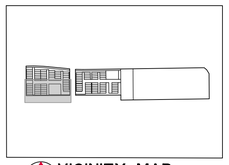
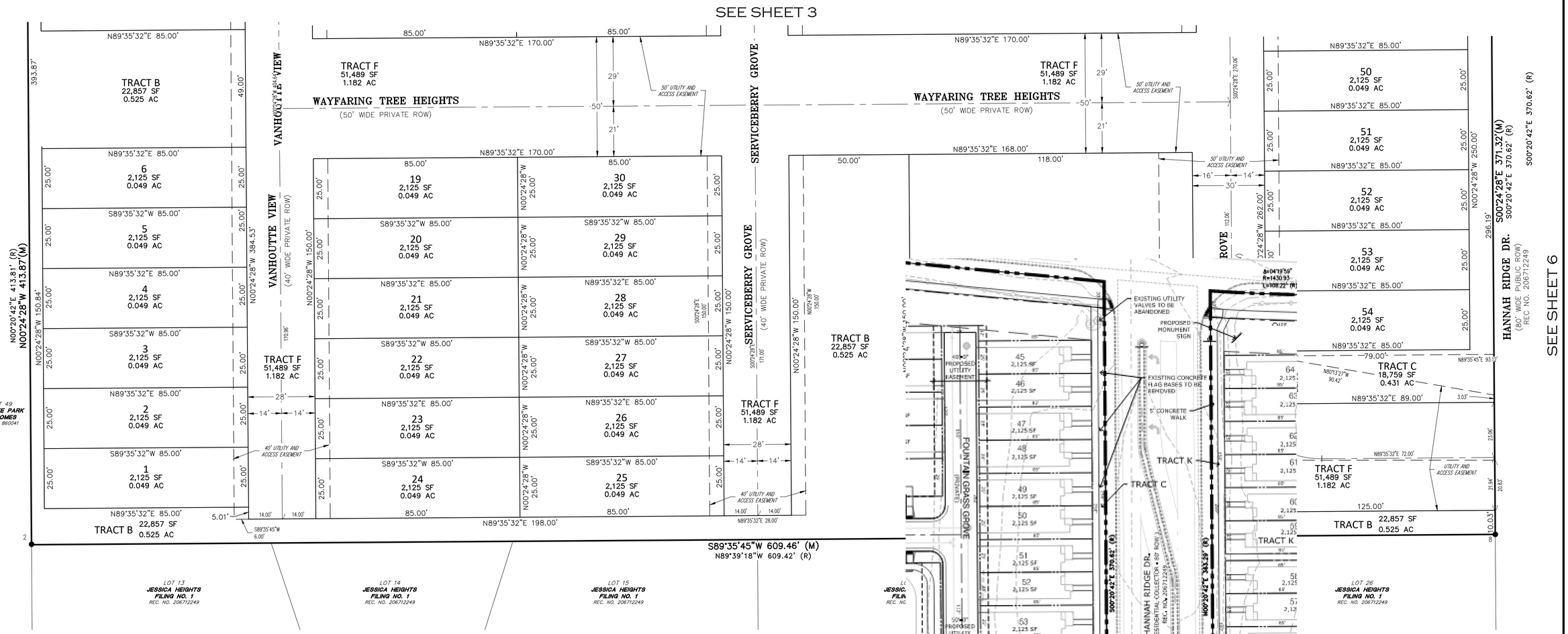


VICINITY MAP
SCALE: 1"=1000'



add details from Prelim where appropriate- see checklist provided

FOR REVIEW

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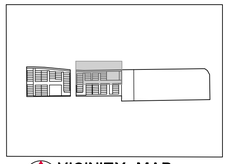
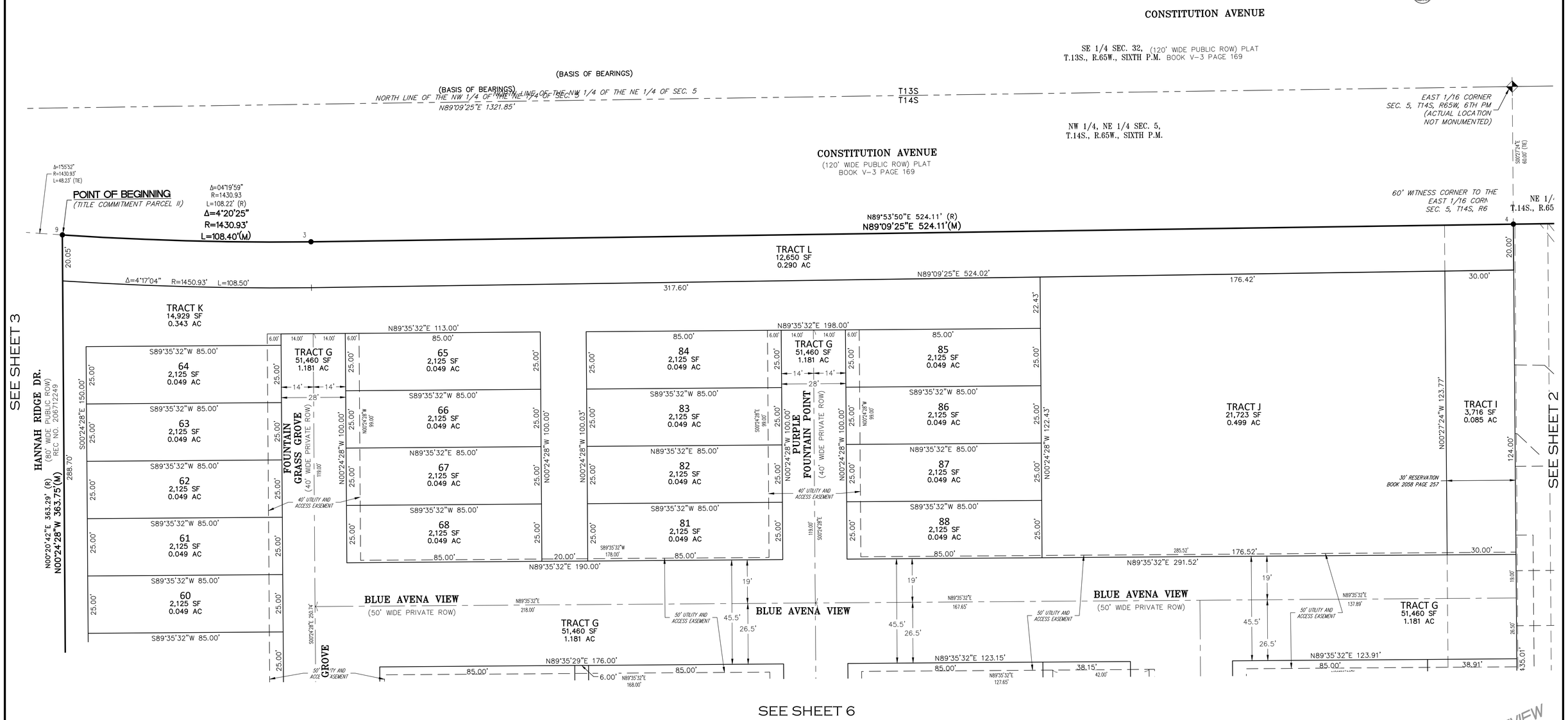


VICINITY MAP
SCALE: 1"=1000'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N

0' 10' 20' 40'
SCALE: 1" = 20'

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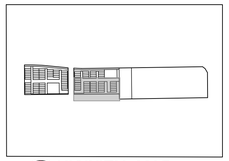
SEE SHEET 5



VICINITY MAP
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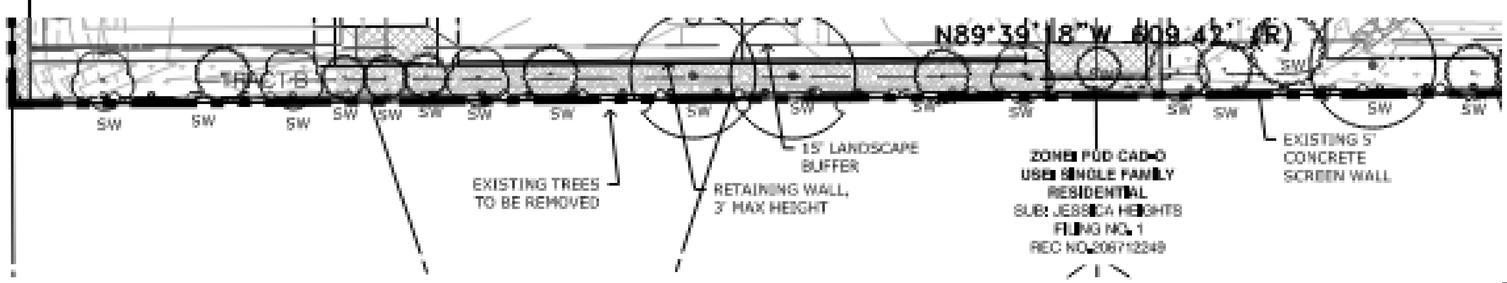

all sheets should face same direction and lines should be clearly distinguished. A outer subdivision line should be clearly depicted and different variant than internal lot lines, easements etc...

N

SCALE: 1" = 20'

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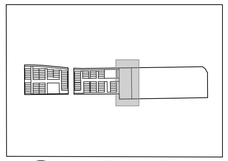
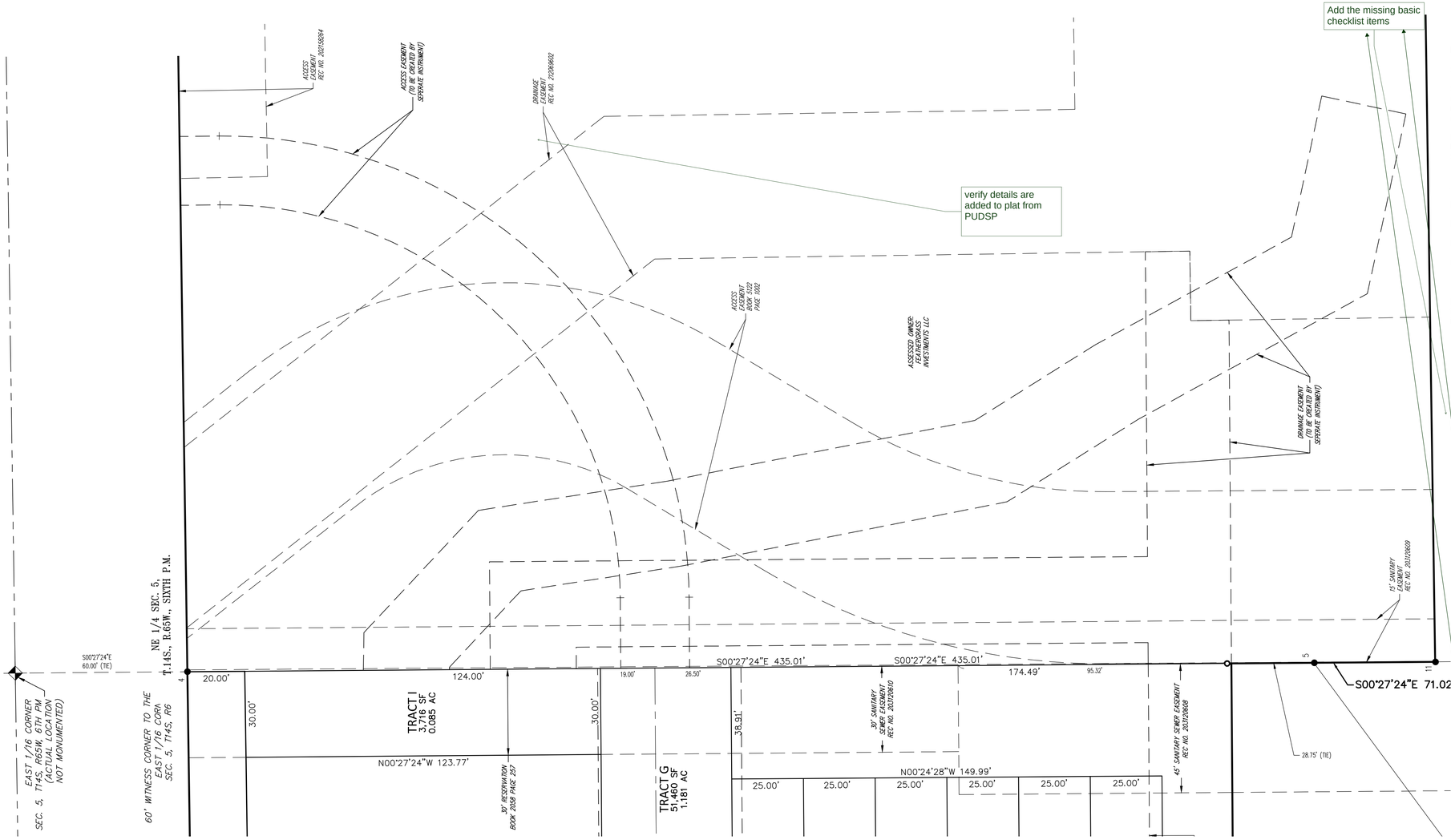
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

(SEE SHEET 2 FOR OVERALL TRACT N)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH



VICINITY MAP
SCALE: 1"=1000'



verify details are added to plat from PUDSP

Add the missing basic checklist items

all sheets should face same direction and lines should be clearly distinguished. A outer subdivision line should be clearly depicted and different variant than internal lot lines, easements etc...

The final plat shall be drawn by a registered land surveyor with permanent India ink or produced by a photographic process on a linen or polyester (Mylar) film.

Size of sheets: 24" x 26".

Scale: 1" = 20', 1" = 50', 1" = 100'. Plats covering over 160 acres or which are made up of a majority of lots of five (5) acres or more may be drawn at a scale of 1" = 200'. However, all plats drawn to this scale must illustrate the required information clearly and legibly.

If more than one sheet is used, all sheets must be indexed and contain an index map showing the relationship of the sheet to the whole. Each sheet shall show the scale, date of the survey, north point, and name of the subdivision.

The following information shall be shown on the plat:

Name of the subdivision.

Date of preparation, north point, written and graphic scale.

Name of owner or owners of record.

Name of County and State.

Total acreage of subdivision, total number of lots, and acreage per lot.

Location and description of the subdivision referenced by quarter section, section, township, range; if said description contains references to recorded documents, said information shall be indicated on the map.

An accurate and complete boundary survey shall be made of the land to be subdivided. A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground must close within a limit of one (1) foot to ten thousand (10,000) feet of perimeter. Boundaries shall be clearly indicated on the plat.

The exact location and width of all existing or recorded streets, rights- of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include:

(1) Central angle -
(2) Radius – R
(3) Arc length - L

Bearings and/or angles and lengths shall be given for all lot lines. In cases where a lot line is a common line only one set of figures, adjacent to the line described, need be given if the lot descriptions are given to the same bearing, not a reverse bearing. If table data is used, each individual lot must be separately described giving all bearings and/or angles and lengths making each lot close by data provided and a table must be included on the same page as the plat. Should the plat drawing be of such a size as to preclude the data table then the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required. All bearings and lengths on the plat must close to within plus or minus 0 degrees, 01 minute.

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

All easements (existing or proposed) and utility rights-of-way shall be clearly labeled, identified, dimensioned, and tied to reference points and shall be shown by fine dashed lines. Existing easements must bear notation of dedication or conveyance. If any easement of record cannot be definitely located, a statement of the existence, the nature, and the easement's record reference must be placed in the note section. (This provision shall apply to easements and the disposition thereof indicated in the note section).

All lots shall be numbered without duplication.

Parcels other than lots, streets, or easements shall be designated by letter with disposition indicated in the note section. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision shall be so identified. Public tracts shall be dedicated by a statement on the plat; responsibility of maintenance of all other tracts shall be noted.

Excepted parcels (parcels not a part of the subdivision) shall be marked and dimensioned and shall include the statement "not included".

Lots which require special studies for development or which present significant hazards to development shall be indicated by letter and limitations placed in the note section.

The l00-year (standard project) floodplain, if applicable, shall be delineated on a plat. No lots will be located in a floodplain except to the extent that development conforms with existing El Paso County regulations and lots with these limitations shall be located, and so identified on the plat.

FOR HE

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N

0' 10' 20' 40'
SCALE: 1" = 20'

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4350 S. MONACO ST.
DENVER, CO 80237

DATE OF PREPARATION:	03-19-2020
SCALE:	1" = 20'

Final Plat Drawings V1 redlines.pdf Markup Summary 1-5-2021

dsdparsons (66)

Subject: Image
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 10:37:02 AM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 10:38:12 AM
Status:
Color:
Layer:
Space:

ADD NOTE to plat:

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 10:50:29 AM
Status:
Color:
Layer:
Space:

Carry Notes from Prelim forward to Plat

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 10:51:36 AM
Status:
Color:
Layer:
Space:

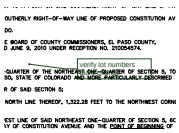
use specific mitigation note provided upper right corner of this review for the noise

---

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 10:52:47 AM
Status:
Color:
Layer:
Space:

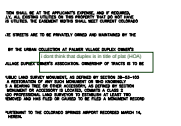
verify (& add) all lots are correct along Constitution Ave within 150 feet

---



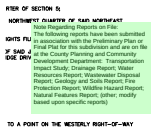
Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 10:53:07 AM
Status:
Color:
Layer:
Space:

verify lot numbers didnt change



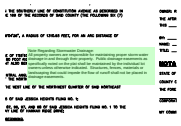
Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 10:54:07 AM
Status:
Color:
Layer:
Space:

i dont think that duplex is in title of plat (HOA)



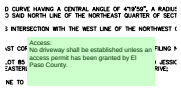
Subject: Reports on File
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:01:56 AM
Status:
Color:
Layer:
Space:

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



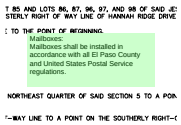
Subject: Stormwater Drainage
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:02:11 AM
Status:
Color:
Layer:
Space:

Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



Subject: Access
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:02:33 AM
Status:
Color:
Layer:
Space:

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

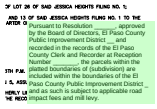


Subject: Mailboxes
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:02:57 AM
Status:
Color:
Layer:
Space:

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Subject: Private Road
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:03:24 AM
Status:
Color:
Layer:
Space:

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: PID
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:05:40 AM
Status:
Color:
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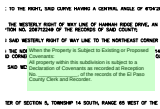
Space:

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _ and as such is subject to applicable road impact fees and mill levy.

Subject: Road Impact
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:05:47 AM
Status:
Color:
Layer:
Space:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



Subject: Covenants
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:06:10 AM
Status:
Color:
Layer:
Space:

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

Subject: Airport Overlay
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:06:23 AM
Status:
Color:
Layer:
Space:

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:07:46 AM
Status:
Color:
Layer:
Space:

Use standard notes templates and customize for this plat.

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:08:25 AM
Status:
Color:
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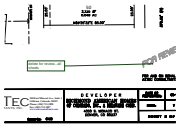
Space:

add names of all utility providers, water, wastewater, electric, gas...

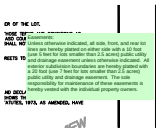


Subject: Callout
Page Label: [3] 2020-03-05 - Constitution & Hannah PLAT-S3
Author: dsdparsons
Date: 1/5/2021 11:09:11 AM
Status:
Color:
Layer:
Space:

delete for review...all sheets

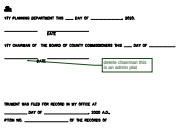
Subject: Easement&Tract Maintenance
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:11:15 AM
Status:
Color:
Layer:
Space:

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot ___ (or Tract ___) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No._____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,



Subject: Easements
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:11:38 AM
Status:
Color:
Layer:
Space:

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:12:24 AM
Status:
Color:
Layer:
Space:

delete chairman this is an admin plat

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:13:09 AM
Status:
Color:
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Space:

Add Assessor if Traffic Fee PID is proposed; verify PID application has been submitted to Lori Seago

Subject: PCD Director
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:13:23 AM
Status:
Color:
Layer:
Space:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

_____
Planning and Community Development Director

Subject: Surveyor Certification
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:14:14 AM
Status:
Color:
Layer:
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Surveyors Certificate

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

_____
Surveyor's Name, (Signature)
Date
Colorado registered PLS #_____

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:14:34 AM
Status:
Color:
Layer:
Space:

delete all pages

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:15:04 AM
Status:
Color:
Layer:
Space:

file number____

Subject: Image
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:17:55 AM
Status:
Color:
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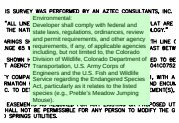
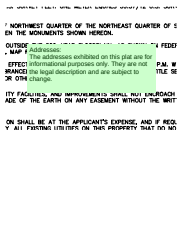


Subject: Environmental
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:20:53 AM
Status:
Color:
Layer:
Space:

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



Subject: Address
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:21:01 AM
Status:
Color:
Layer:
Space:

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Subject: Limited Access
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:21:20 AM
Status:
Color:
Layer:
Space:

Access Limitation:
There shall be no direct lot access to _____ Road.

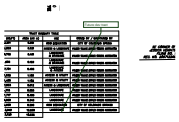
Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:24:36 AM
Status:
Color:
Layer:
Space:

please review a plat SF-20-11 or SF 20-17 in EDARP for examples- of approved plats in El Paso County

---

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 11:30:25 AM
Status:
Color:
Layer:
Space:

Add NOTE: The land within the plat is zoned PUD as identified within PCD file number PUDSP-19-11. The PUD Development Plan, guidelines and landscape plan are recorded at Reception No._____



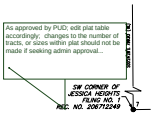
Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 11:31:53 AM
Status:
Color:
Layer:
Space:

Future dev tract

Subject: Image
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 11:33:06 AM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 11:34:22 AM
Status:
Color:
Layer:
Space:

Tract N? Please place back on plat



Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 11:36:36 AM
Status:
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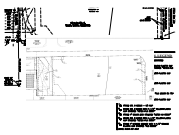
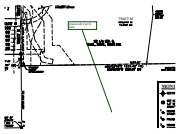
Space:

As approved by PUD; edit plat table accordingly; changes to the number of tracts, or sizes within plat should not be made if seeking admin approval...

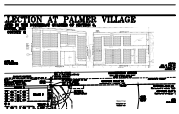


Subject: Image
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 11:37:30 AM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 11:37:54 AM
Status:
Color:
Layer:
Space:

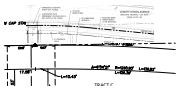
please add tract N back



Subject: Image
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 11:38:26 AM
Status:
Color:
Layer:
Space:

Subject: Callout
Page Label: [3] 2020-03-05 - Constitution & Hannah PLAT-S3
Author: dsdparsons
Date: 1/5/2021 11:40:15 AM
Status:
Color:
Layer:
Space:

add detail notes



Subject: Image
Page Label: [3] 2020-03-05 - Constitution & Hannah PLAT-S3
Author: dsdparsons
Date: 1/5/2021 11:40:51 AM
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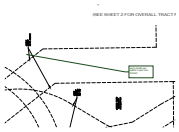
Space:



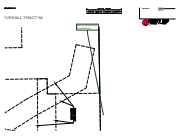
Subject: Callout
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:43:41 AM
Status:
Color:
Layer:
Space:

verify details are added to plat from PUDSP

Subject: Image
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:49:32 AM
Status:
Color:
Layer:
Space:

Subject: Image
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:50:03 AM
Status:
Color:
Layer:
Space:

Subject: Image
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:50:33 AM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:51:07 AM
Status:
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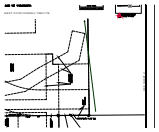
Space:

Add the missing basic checklist items



Subject: Arrow
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:51:21 AM
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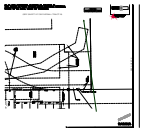
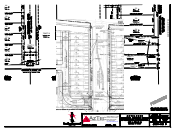


Subject: Arrow
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:51:39 AM
Status:
Color:
Layer:
Space:



Subject: Image
Page Label: [4] 2020-03-05 - Constitution & Hannah PLAT-S4
Author: dsdparsons
Date: 1/5/2021 11:54:21 AM
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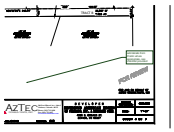
Space:



Subject: Callout
Page Label: [4] 2020-03-05 - Constitution & Hannah PLAT-S4
Author: dsdparsons
Date: 1/5/2021 11:55:04 AM
Status:
Color:
Layer:
Space:

add details from Prelim where appropriate- see checklist provided

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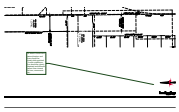
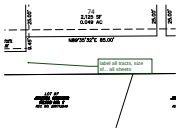


Subject: Callout
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdparsons
Date: 1/5/2021 11:56:48 AM
Status:
Color:
Layer:
Space:

all sheets should face same direction and lines should be clearly distinguished. A outer subdivision line should be clearly depicted and different variant than internal lot lines, easements etc...

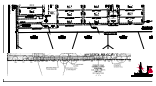


Subject: Callout
Page Label: [6] 2020-03-05 - Constitution & Hannah PLAT-S6
Author: dsdparsons
Date: 1/5/2021 11:58:18 AM
Status:
Color:
Layer:
Space:

label all tracts, size sf... all sheets

Subject: Callout
Page Label: [6] 2020-03-05 - Constitution & Hannah PLAT-S6
Author: dsdparsons
Date: 1/5/2021 12:01:49 PM
Status:
Color:
Layer:
Space:

all sheets should face same direction and lines should be clearly distinguished. A outer subdivision line should be clearly depicted and different variant than internal lot lines, easements etc...



Subject: Image
Page Label: [6] 2020-03-05 - Constitution & Hannah PLAT-S6
Author: dsdparsons
Date: 1/5/2021 12:02:50 PM
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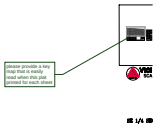
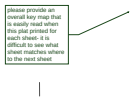
Space:



Subject: Callout
Page Label: [3] 2020-03-05 - Constitution & Hannah PLAT-S3
Author: dsdparsons
Date: 1/5/2021 12:04:23 PM
Status:
Color:
Layer:
Space:

please provide a key map that is easily read when this plat printed for each sheet

---



Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 12:05:16 PM
Status:
Color:
Layer:
Space:

please provide an overall key map that is easily read when this plat printed for each sheet- it is difficult to see what sheet matches where to the next sheet

---

Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 12:06:19 PM
Status:
Color:
Layer:
Space:

Tracts as approved; please verify plat is same as PUDSP- individual plat sheets are difficult to follow and read

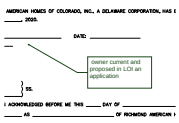
Subject: Subdivision Improvements
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 12:07:52 PM
Status:
Color:
Layer:
Space:

Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 12:09:30 PM
Status:
Color:
Layer:
Space:

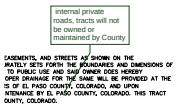
is this the name on the Assessors for ownership? They need to match

Subject: Image
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 12:11:40 PM
Status:
Color:
Layer:
Space:



Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 12:12:31 PM
Status:
Color:
Layer:
Space:

owner current and proposed in LOI an application



Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 12:13:23 PM
Status:
Color:
Layer:
Space:

internal private roads, tracts will not be owned or maintained by County

Subject: Text Box
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdparsons
Date: 1/5/2021 12:14:25 PM
Status:
Color:
Layer:
Space:

Owners Certificate
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. All public improvements so platted 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 utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

_____
Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires
_____

Witness my hand and official seal_____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC

Subject: Text Box
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 12:16:47 PM
Status:
Color:
Layer:
Space:

Owners Certificate
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. All public improvements so platted 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 utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

_____
Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires
_____

Witness my hand and official seal_____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC

Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdparsons
Date: 1/5/2021 12:17:09 PM
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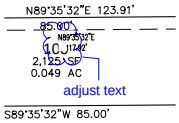
Layer:
Space:

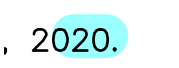
use this after customizing please

dsdrice (27)



Subject: Cloud+
Page Label: [6] 2020-03-05 - Constitution & Hannah PLAT-S6
Author: dsdrice
Date: 12/28/2020 3:30:06 PM
Status:
Color:
Layer:
Space:

adjust text



Subject:
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 3:34:37 PM
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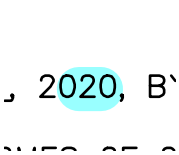

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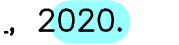

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Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 3:35:44 PM
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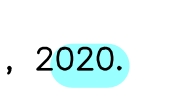

Subject:
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 3:35:47 PM
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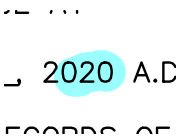

Subject:
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
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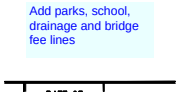
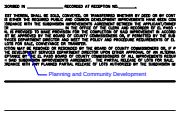


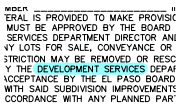
Subject: Text Box
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 3:36:48 PM
Status:
Color:
Layer:
Space:

Add parks, school, drainage and bridge fee lines



Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 3:38:05 PM
Status:
Color:
Layer:
Space:

Planning and Community Development



Subject:
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 3:38:26 PM
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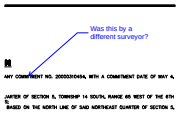
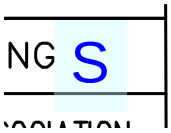


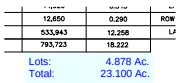
Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 3:58:15 PM
Status:
Color:
Layer:
Space:

Was this by a different surveyor?



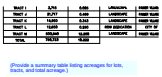
Subject: Text Box
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdrice
Date: 12/28/2020 4:02:02 PM
Status:
Color:
Layer:
Space:

S



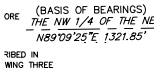
Subject: Text Box
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdrice
Date: 12/28/2020 4:05:08 PM
Status:
Color:
Layer:
Space:

Lots: 4.878 Ac.
Total: 23.100 Ac.

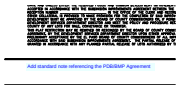


Subject: Text Box
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdrice
Date: 12/28/2020 4:05:24 PM
Status:
Color:
Layer:
Space:

(Provide a summary table listing acreages for lots, tracts, and total acreage.)



Subject: Snapshot
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 4:18:54 PM
Status:
Color:
Layer:
Space:

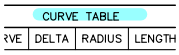


Subject: Text Box
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 4:21:31 PM
Status:
Color:
Layer:
Space:

Add standard note referencing the PDB/BMP Agreement

Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/28/2020 4:54:49 PM
Status:
Color:
Layer:
Space:

Describe the monuments. This does not match the drawing.



Subject:
Page Label: [7] 2020-03-05 - Constitution & Hannah PLAT-S7
Author: dsdrice
Date: 12/29/2020 10:52:20 AM
Status:
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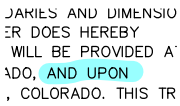

Subject:
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/29/2020 10:53:46 AM
Status:
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Subject:
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/29/2020 10:53:52 AM
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Color:
Layer:
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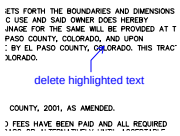
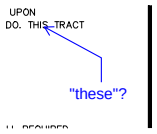
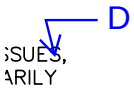


Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
delete highlighted text
Author: dsdrice
Date: 12/29/2020 10:54:24 AM
Status:
Color:
Layer:
Space:

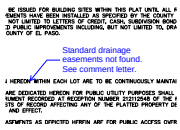


Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
"these"?
Author: dsdrice
Date: 12/29/2020 10:55:11 AM
Status:
Color:
Layer:
Space:



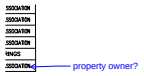
Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
D
Author: dsdrice
Date: 12/29/2020 10:56:34 AM
Status:
Color:
Layer:
Space:

Subject: Cloud+
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
not standard/duplicative of note #15
Author: dsdrice
Date: 12/29/2020 10:58:08 AM
Status:
Color:
Layer:
Space:



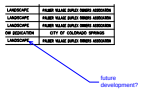
Subject: Callout
Page Label: [1] 2020-03-05 - Constitution & Hannah PLAT-S1
Author: dsdrice
Date: 12/29/2020 10:59:07 AM
Status:
Color:
Layer:
Space:

Standard drainage easements not found. See comment letter.



Subject: Callout
Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdrice
Date: 12/29/2020 12:13:52 PM
Status:
Color:
Layer:
Space:

property owner?



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Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdrice
Date: 12/29/2020 12:14:25 PM
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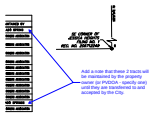
Space:

future development?



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Page Label: [2] 2020-03-05 - Constitution & Hannah PLAT-S2
Author: dsdrice
Date: 12/29/2020 12:17:40 PM
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Color:
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Add a note that these 2 tracts will be maintained by the property owner (or PVDOA - specify one) until they are transferred to and accepted by the CIty.