

Please review a plat that as stated in review 1 for the standards. ADD the standard surveyor language above the legal.

LEGAL DESCRIPTION

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 SAID NORTHEAST QUARTER OF SECTION 5, ASSUMED TO BEAR N89°53'50"E.)

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID CORNER BEING ON THE SOUTHERLY LINE OF CONSTITUTION AVENUE AS DESCRIBED IN "CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY", RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID COUNTY (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 HAVING A CENTRAL ANGLE OF 6°04'26", A RADIUS OF 1310.93 FEET, FOR AN ARC DISTANCE OF 138.97 FEET;
- 3.) THENCE S83°50'24"E, 364.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HANNAH RIDGE DRIVE, AN 80 FOOT RIGHT OF WAY AS SHOWN ON JESSICA HEIGHTS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 206712249 OF THE RECORDS OF SAID COUNTY;

THENCE S00°20'42"E, 370.82 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 26 OF SAID JESSICA HEIGHTS FILING NO. 1;

THENCE N89°39'18"W, 609.42 FEET ALONG THE NORTHERLY LINES OF SAID LOT 26 AND LOTS 25, 24, 15, 14, AND 13 OF SAID JESSICA HEIGHTS FILING NO. 1 TO THE NORTHWEST CORNER OF SAID LOT 13, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 5;

THENCE N00°20'42"E, 413.81 FEET ALONG SAID WEST LINE TO THE **POINT OF BEGINNING**.

COUNTY OF EL PASO,
STATE OF COLORADO

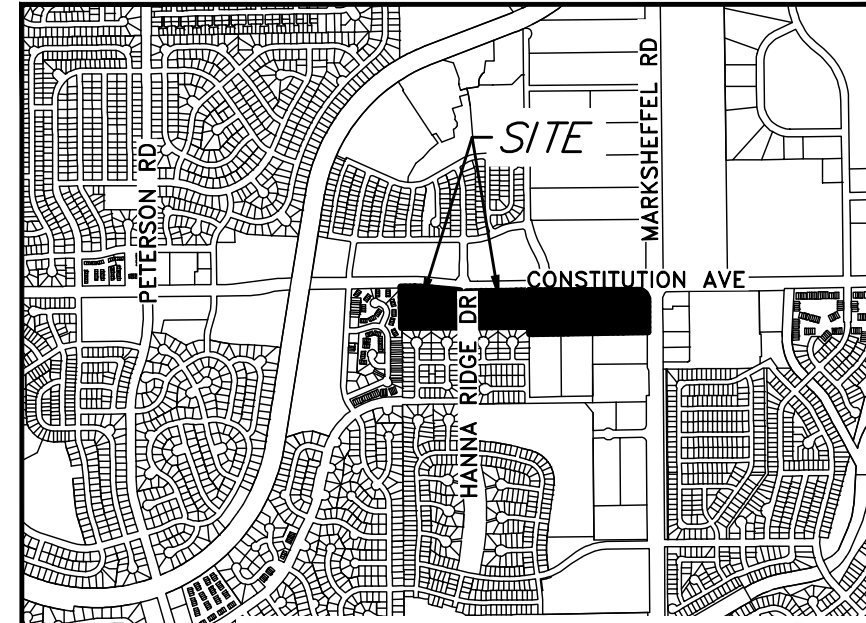
KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST L LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR CRISON NORTH DEVELOPMENT CORP. A COLORADO CORPORATION, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5, ASSUMED TO BEAR N89°53'50"E.)

this is still different from note 2 on sheet 2



ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS B, D, E AND F WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP, MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICT NO. 1.

BY: *[Signature]*

AS **AUTHORIZED OFFICER**

OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

STATE OF COLORADO)
COUNTY OF EL PASO) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November, 2021 A.D. BY Douglas Temple, authorized officer of the RETREAT METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-31-2021

[Signature]
NOTARY PUBLIC

This will be signed by the hOA ; please add the acceptance certificate like the example provided

CERTIFICATION:

OWNER TIMBERER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING LICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

N THIS _____ DAY OF _____ 20____
DATE
PLS #38367

FOR REVIEW

PARCEL II:

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 SAID NORTHEAST QUARTER OF SECTION 5, ASSUMED TO BEAR N89°53'50"E.)

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID CORNER BEING ON THE SOUTHERLY LINE OF CONSTITUTION AVENUE AS DESCRIBED IN "CONSTITUTION AVENUE/PETERSON ROAD RIGHT-OF-WAY", RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID COUNTY (THE FOLLOWING SIX (7) 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 HAVING A CENTRAL OF 6°04'26", A RADIUS OF 1310.93 FEET, FOR AN ARC DISTANCE OF 138.97 FEET;
3. THENCE S83°50'24"E, 396.82 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 1°55'47", A RADIUS OF 1430.93 FEET, FOR AN ARC DISTANCE OF 48.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HANNAH RIDGE DRIVE, AN 80 FOOT RIGHT OF WAY AS SHOWN ON JESSICA HEIGHTS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 206712249 OF THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;
5. THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°19'59", A RADIUS OF 1430.93 FEET, FOR AN ARC DISTANCE OF 108.22 FEET TO A LINE 60 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5;
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 CORNER OF LOT 85 OF SAID JESSICA HEIGHTS FILING NO. 1;

THENCE N89°39'18"W, 632.60 FEET ALONG THE NORTHERLY LINES OF SAID LOT 85 AND LOTS 86, 87, 96, 97, AND 98 OF SAID JESSICA HEIGHTS FILING NO. 1 TO THE NORTHWEST CORNER OF SAID LOT 98, SAID CORNER ALSO BEING ON SAID EASTERLY RIGHT OF WAY LINE OF HANNAH RIDGE DRIVE;

THENCE N00°20'42"E, 363.29 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE **POINT OF BEGINNING**.

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.

Tract M?

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;

- THENCE (1) CONTINUE ON THE LAST MENTIONED COURSE 435.00 FEET;
- (2) NORTH 89°53'50" EAST, 172.42 FEET;
- (3) NORTH 00°20'41" EAST 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE;
- (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO THE **POINT OF BEGINNING**.

COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS, EL PASO COUNTY, COLORADO IN WARRANT DEED RECORDED JUNE 9, 2010 UNDER RECEPTION NO. 210054574.

PARCEL IV:

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATE IN COUNTY OF EL PASO, STATE OF 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, 1,322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5;

THENCE SOUTH 0°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;

- THENCE (1) CONTINUE ON LAST MENTIONED COURSE, 435.00 FEET;
- (2) NORTH 89°53'50" EAST, 172.42 FEET;
- (3) NORTH 0°20'41" EAST, 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE;
- (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO THE **POINT OF BEGINNING**.

COUNTY OF EL PASO, STATE OF COLORADO.

Where is Tract N?

SHEET INDEX

- SHEET 1 – COVER, LEGAL DESCRIPTION, VICINITY MAP
- SHEET 2 – GENERAL NOTES
- SHEET 3 – OVERALL BOUNDARY, TRACT TABLE
- SHEETS 4-7 – DETAIL SHEETS

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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF URBAN COLLECTION AT PALMER VILLAGE. 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.

If there are no public improvements delete the highlighted text.

OWNER: FEATHERGRASS INVESTMENTS LLC, A COLORADO LIMITED-LIABILITY COMPANY

BY: _____
TITLE: _____

APPLICANT: MDC HOLDING, INC. – RICHMOND AMERICAN HOMES OF COLORADO, INC. A DELAWARE CORPORATION

BY: _____
TITLE: _____

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF EL PASO) SS.

you need a notary for each owner/ plat signer

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

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.. THIS TRACT SO PLATTED SHALL BE KNOWN AS "URBAN COLLECTION AT PALMER VILLAGE", EL PASO COUNTY, COLORADO.

NOTICE IS HEREBY GIVEN:

This is odd; i dont recall this as a standard note in the County, (and the Code is 2019). DELETE THIS

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN, IS SUBJECT TO THE CODE OF EL PASO COUNTY, 2001, AS AMENDED.

EASEMENTS:

- 1. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 3. ACCESS AND UTILITY EASEMENTS AS DEPICTED HEREIN ARE FOR PUBLIC ACCESS OVER THE PRIVATE STREETS TO THE LOTS AS PLATTED HEREIN.

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
PARK FEE: _____ Urban Park Fees _____ Regional Park Fees _____
SCHOOL FEE: _____

LAST REVISED: 11/11/2020

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

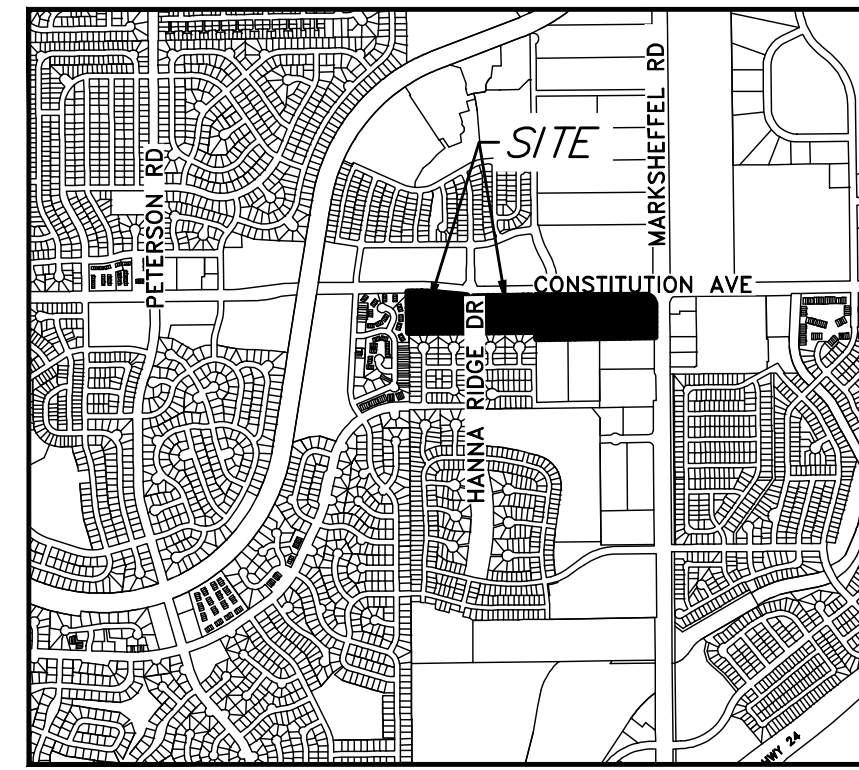
DATE OF PREPARATION:	03-19-2020
SCALE:	N/A
SHEET 1 OF 8	

Surcharge: _____ By: _____ DEPUTY
Fee: _____

FILE NUMBER _____ ADD SF 20 028

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"=2000'

GENERAL NOTES:

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON OCTOBER 02, 2019.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD 83, 2011), REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 SURVCON INC 2003" AND AT THE EAST 1/16TH CORNER BY A 60-FOOT WITNESS CORNER MONUMENTED BY A NO. 6 REBAR WITH NO CAP, TAKEN TO BEAR NORTH 89°09'25" EAST.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08041C0752F, MAP REVISED MARCH 17, 1997.
- STEWART TITLE GUARANTY COMPANY, ORDER NO. 20000310454-REVISION NO. 1, WITH AN EFFECTIVE DATE OF NOVEMBER 09, 2020 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- APPLICANT MUST GRANT EASEMENTS AS REQUIRED FOR ANY EXISTING OR PROPOSED 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.
- 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.
- 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 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 OWNER'S ASSOCIATION.
- 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.
- FACILITIES AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION.
- LANDSCAPE 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 PALMER VILLAGE AND THEIR GUEST.
- 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.
- THERE WILL BE NO DIRECT LOT ACCESS FROM CONSTITUTION AVENUE & HANNAH RIDGE DRIVE.
- 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 CIL THOMPSON INC., DATE 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 DEPARTMENTS.
ARTIFICIAL/UNDOCUMENTED FILL (THE MAJORITY OF LOTS)
EXPANSIVE SOILS AND BEDROCK (LOTS 85-100)
POTENTIAL SHALLOW GROUNDWATER (LOTS 85-100)
THESE CONDITIONS CAN BE MITIGATED BY REGARDING, PROPERLY ENGINEERED FOUNDATIONS, AND RECOGNIZED CONSTRUCTION TECHNIQUE. THE PROPOSED UNITS WITHIN THIS SUBDIVISION WILL NOT INCLUDE BASEMENTS, WHICH WILL MITIGATE THE POTENTIAL SHALLOW GROUNDWATER CONSTRAINT.
- 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 GUIDELINE ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
front
- 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.
- 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. 207095763 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.
- SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
- EMERGENCY ACCESS GATES ARE TO BE DESIGNED BY THE DEVELOPER AND MUST INCLUDE THE DIABLO CONTROL PROXIMITY AUTO OPENING SYSTEM (WWW.DIABLOCONTROLS.COM) AND **KNOW** OVERRIDE TO PROVIDE EMERGENCY AND FIRE DEPARTMENT INGRESS AND EGRESS.
- 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 COUNTY 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 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.
- ACCESS: BOTH PORTIONS OF THE SITE HAVE 24-HOUR LEGAL ACCESS VIA HANNAH RIDGE DRIVE AND PRIVATE ROADS WITHIN THE DEVELOPMENT. A GATED EMERGENCY SECOND POINT OF ACCESS IS PROVIDED ON THE EAST AND WEST PORTION OF THE SITE FOR EMERGENCY INGRESS AND EGRESS ONLY TO CONSTITUTION AVENUE. THE EAST EMERGENCY ACCESS IS PROVIDED THROUGH THE ADJACENT PROPERTY (TRACT M). GATES TO BE PROVIDED BY DEVELOPER.
- FEES: THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) INCLUDES PROVISION TO GUARANTEE CONSTRUCTION OF THE NECESSARY INFRASTRUCTURE. THE PLATTING OF THE SITE WILL INCLUDE THE COLLECTION OF THE APPLICABLE DRAINAGE FEES, SCHOOL FEES AND PARK FEES.
DELETE THIS IT IS NOT STANDARD
- NOISE MITIGATION NOTE: LOTS 9 TO 16, 33 TO 40, 41 TO 49, 60 TO 68, AND 80 TO 88 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.
19-471
- 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.
- 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.
- MAILBOXES:
MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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)
edit and complete note
- 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.
- 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.
delete highlighted portion and replace with a sentence stating the HOA is the maintenance entity.
- 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).
replace with "Parks and"
- ADDRESSES:
THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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. _____

This is not a standard note? USE STANDARDS notes provided at sheet 1; provide these HOA docs

Note 25 and 37 are duplicative (delete note 37)

Verify the name of the HOA and be consistent; provide a copy of the Sec of State document creating the HOA so we can verify name of HOA.

We need to have these to record with plat or have the reception number filled in by applicant and a copy of recorded CCRS provided upon next submittal/

Because the HOA is to own and maintain drainage and tracts we need to have a maintenance agreement with HOA and verify that maintenance is included in HOA docs- provide HOA docs.

Did you submit application to CAO yet? THE LOI did not address the fee program as requested

please complete this avigation easement and complete note with next submittal IF Avigation easment is being re-recorded or changes otherwise delete this note; you now have 2 other notes that identify Aviation easements on this plat...

Repeat comment: Identify the gas, electric, water and sewer providers in a plat note for this project- For example

UTILITY PROVIDERS:
WATER AND SANITARY SEWER: LOTS 1-11 INDIVIDUAL WELL AND SEPTIC SYSTEM
WATER AND SANITARY SEWER: LOTS 12-70 STERLING RANCH METROPOLITAN DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: BLACK HILLS ENERGY

THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. _____
Add the detention pond maintenance agreement note?

-Tracts E and J are 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 Urban Collection at Palmer Village Duplex Owners Association is responsible for maintenance of the subject drainage facilities and the whole private storm drain system serving this subdivision.

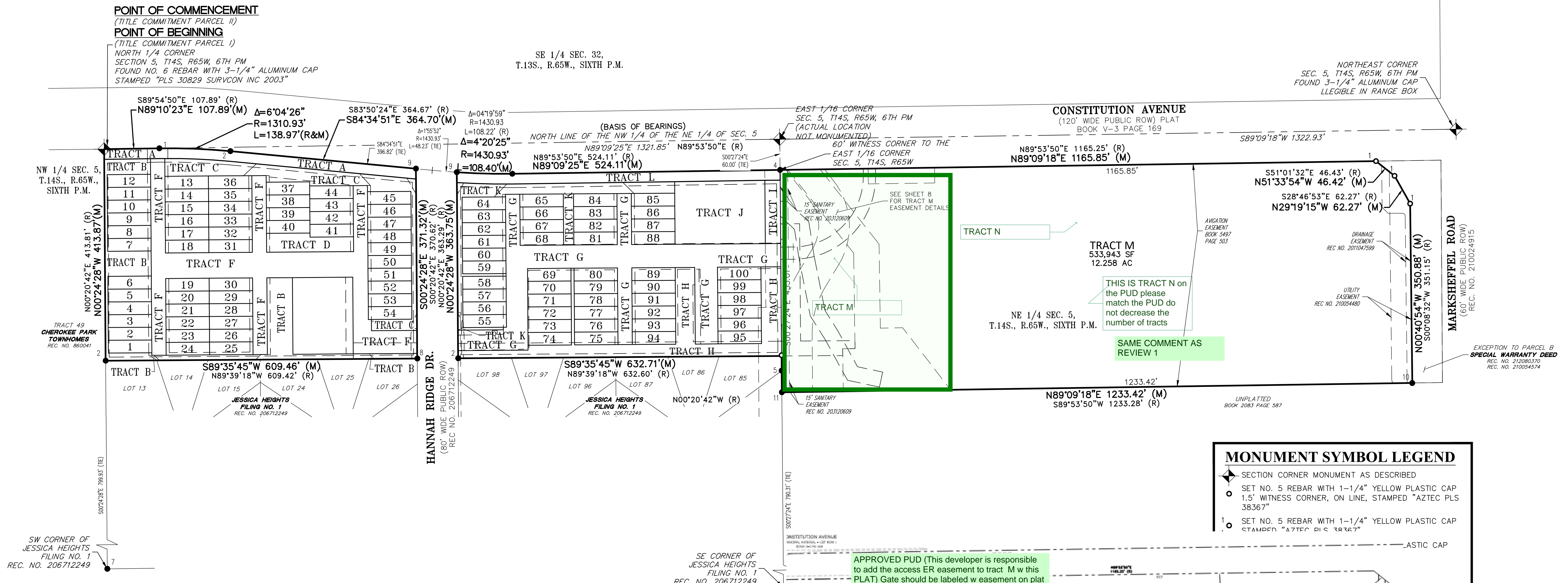
Verify whether or not the notes regarding airport noise (2) and Constitution Heights Metro District are needed.

complete this all pages

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP. 4350 S. MONACO ST. DENVER, CO 80237</p>	DATE OF PREPARATION:	03-19-2020
		SCALE:	N/A
<p>LAST REVISED: 11/11/2020 AzTec Proj. No.: 21419-48 Drawn By: CWB</p>		<p>SHEET 2 OF 8</p>	

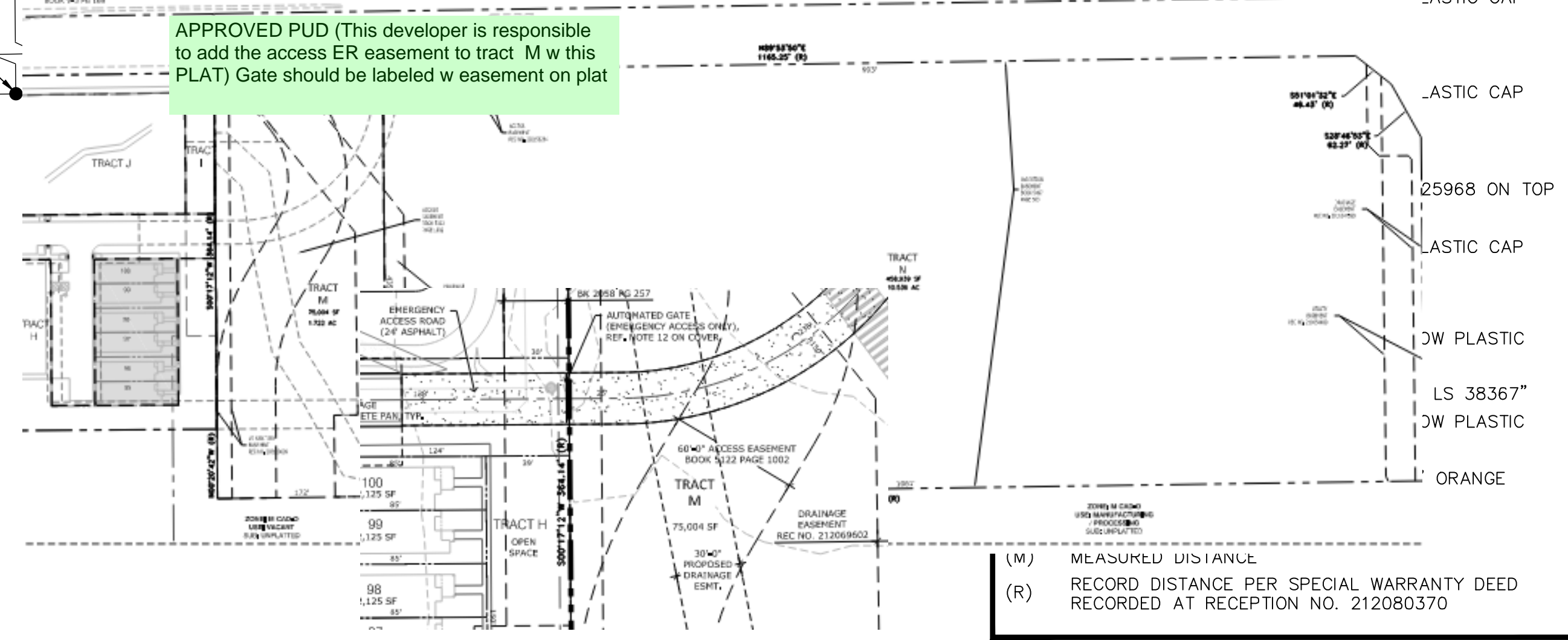
URBAN COLLECTION AT PALMER VILLAGE

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.



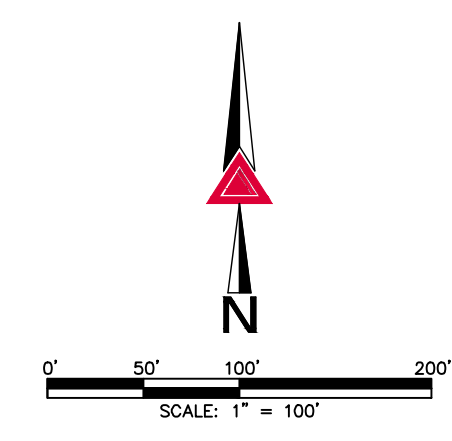
MONUMENT SYMBOL LEGEND

- ◆ SECTION CORNER MONUMENT AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP 1.5" WITNESS CORNER, ON LINE, STAMPED "AZTEC PLS 38367"
- ◌ SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC DIS 38367"



TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	12,231	0.281	RIGHT OF WAY DEDICATION	EL PASO COUNTY *
TRACT B	22,693	0.521	OPEN SPACE, LANDSCAPE BUFFER, PEDESTRIAN CIRCULATION, DETENTION MAINTENANCE ACCESS, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT C	18,782	0.431	OPEN SPACE, LANDSCAPE SETBACK, PEDESTRIAN CIRCULATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT D	5,606	0.129	OPEN SPACE, PEDESTRIAN CIRCULATION, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT E	17,701	0.406	FULL SPECTRUM DETENTION, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT F	51,632	1.185	PRIVATE ROAD ACCESS, PARKING, PEDESTRIAN CIRCULATION, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT G	51,480	1.182	PRIVATE ROAD ACCESS, PARKING, PEDESTRIAN CIRCULATION, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT H	26,653	0.612	OPEN SPACE, LANDSCAPE SETBACK, LANDSCAPE BUFFER, PEDESTRIAN CIRCULATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT I	3,715	0.085	PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT J	21,717	0.499	FULL SPECTRUM DETENTION, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT K	14,920	0.343	OPEN SPACE, LANDSCAPE SETBACK, PEDESTRIAN CIRCULATION, SIGNAGE, PUBLIC AND PRIVATE UTILITIES	URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
TRACT L	12,650	0.290	RIGHT OF WAY DEDICATION	EL PASO COUNTY *
TRACT M	533,943	12.258	FULL SPECTRUM DETENTION, DRAINAGE, FUTURE DEVELOPMENT	OWNER / URBAN COLLECTION AT PALMER VILLAGE HOMEOWNERS ASSOCIATION
LOTS	212,486	4.878		
TOTAL	1,006,209	23.100		

* LANDSCAPE ADJACENT TO SUBJECT PROPERTY UP TO THE BACK OF CURB OF THE PUBLIC ROAD WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



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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'

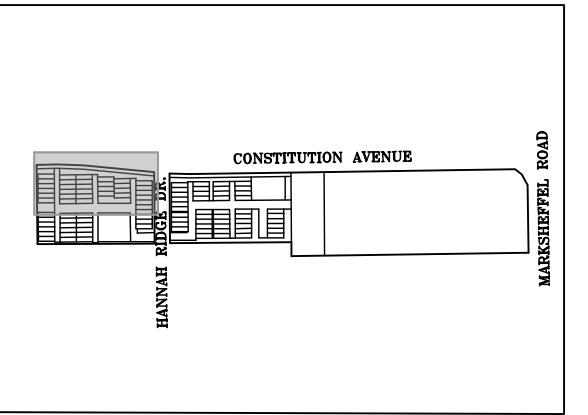
SHEET 3 OF 8

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

URBAN COLLECTION AT PALMER VILLAGE

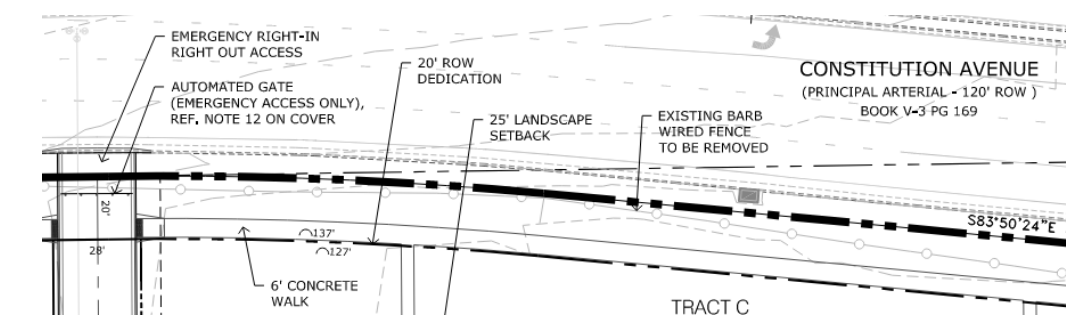
SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1000'

SE 1/4 SEC. 32,
T.13S., R.65W., SIXTH P.M.

NW 1/4, NE 1/4 SEC. 5,
T.14S., R.65W., SIXTH P.M.

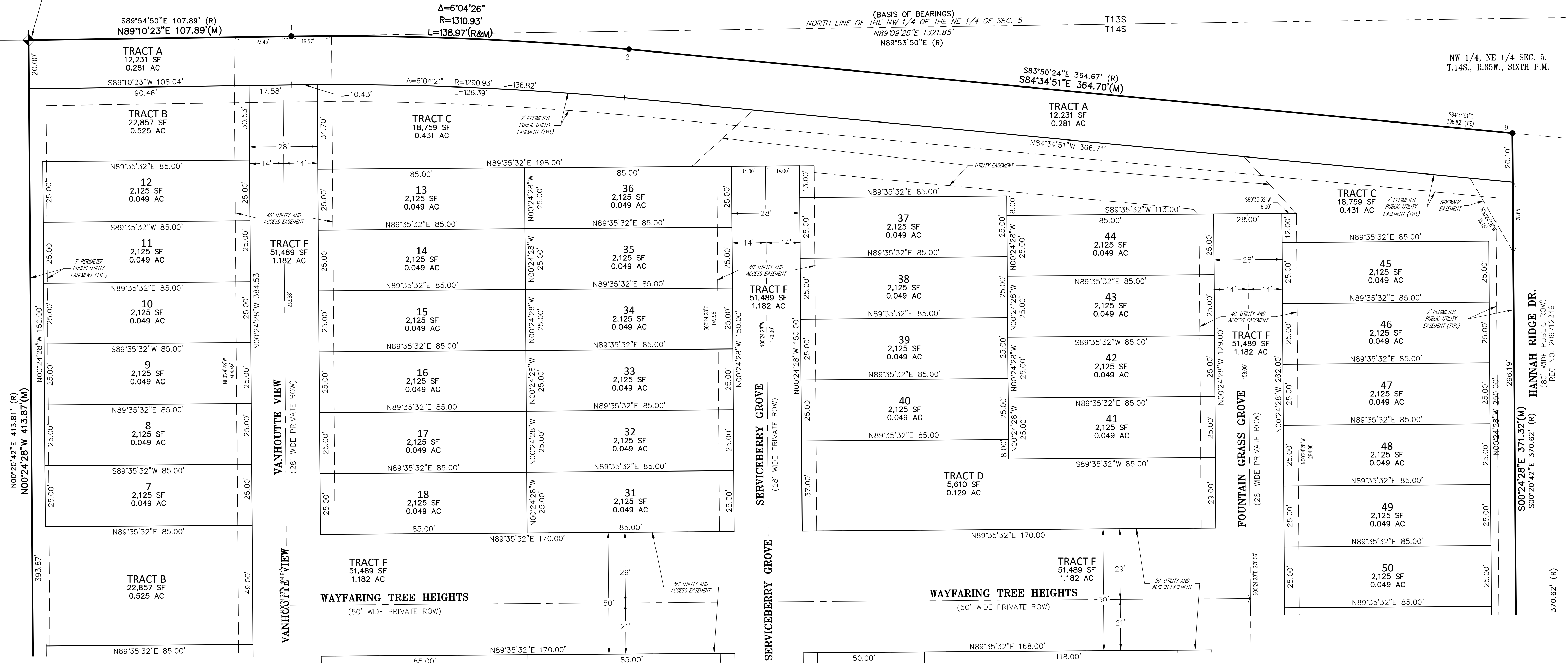


Repeat comment / PUD

add detail notes

CONSTITUTION AVENUE
(120' WIDE PUBLIC ROW) PLAT
BOOK V-3 PAGE 169

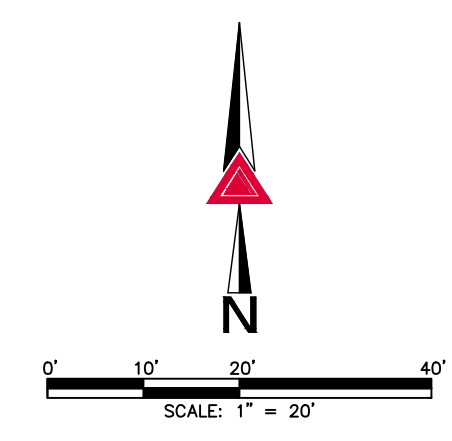
POINT OF COMMENCEMENT
(TITLE COMMITMENT PARCEL II)
POINT OF BEGINNING
(TITLE COMMITMENT PARCEL I)
NORTH 1/4 CORNER
SECTION 5, T14S, R65W, 6TH PM
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 SURVCON INC 2003"



SEE SHEET 5

SEE SHEET 6

FOR REVIEW



AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

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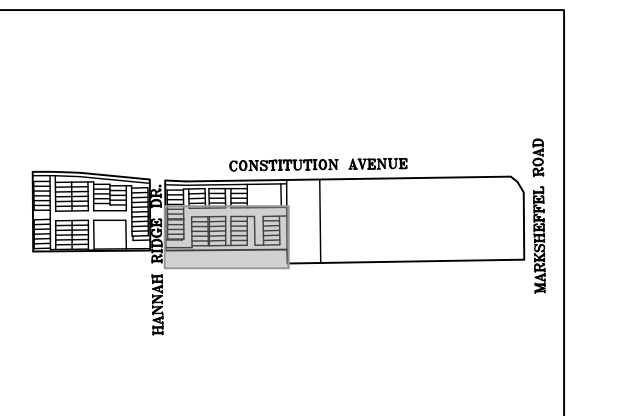
DATE OF PREPARATION:	03-19-2020
SCALE:	1" = 20'
SHEET 4 OF 8	

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
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VICINITY MAP
SCALE: 1"=1000'

SEE SHEET 6

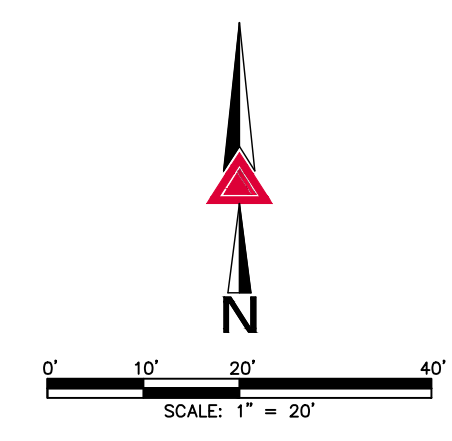


SEE SHEET 5

SEE SHEET 8

FOR REVIEW

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SHEET 7 OF 8	

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