55 RI SECTION

COLORADO SPRINGS MUNICIPAL AIRPORT

SITE

SUBDIVISION OF TOWNSHIP PORTION OF THE NORTHWEST SOUTH, RANGE 65 WEST OF THE PASO COUNTY, COLORADO SHEET 1 OF 2 THE/4 OF 6TH P.M.

NOTES: Add a note vacating existing plat

Planning and Community Develope Department

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DAKOTA LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR REGARDING EASEMENTS, RIGHTS—OF—WAY AND TITLE OF RECORD, SECUED UPON A COMMITMENT FOR TITLE INSURANCE NO. ______PREPARED BY COMMONWEALTH TITLE INSURANCE COMPANY, DATED SPRINGS ENGINEERING ALL INFORMATION SPRINGS ENGINEERING LLC
- 2 PRIOR TO THE ESTABLISHMENT OF PERMIT MUST BE GRANTED BY TO MAY ONLY ACCESS ONE ST AN ACCESS
 PARTMENT. EACH
- 3 THE FOLLOWING REPORTS HAVE USE DEPARTMENT: SOILS AND GREPORT; WILDFIRE HAZARD REPORT. BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND SEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE ORT; NATURAL FEATURES REPORT; EROSION CONTROL
- 4. P. NO LOT, OR INTEREST THEREIN, SHADEED OR BY CONTRACT, NOR SHAREQUIRED PUBLIC IMPROVEMENTS ACCORDANCE WITH THE SUBDIVISION AND EL PASO COUNTY AS RECORDANTE OF THE CLERK AND RECORDALTERNATIVE, OTHER COLLATERAL THE BOARD OF COUNTY COMMISSION SAID IMPROVEMENTS.
- 5 ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6. SECURITY WATER DISTRICT WILL PROV PROVIDE POTABLE WATER SERVICE AND SECURITY IDE WASTEWATER SERVICES.

PARCEL A, "WATERVIEW PUMP STATION SUBDIVISION EXEMPTION" (AN EXEMPTION PLAT OF TRACT D, PAINTED SKY AT WATERVIEW FILING NO. 1), RECORDED JUNE 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.

22,

TOTAL AREA CONTAINS 15.682 ACRES, MORE OR LESS

DEDICATION:

THAT WATERVIEW INVESTMENTS LLC, BEING DESCRIBED PARCEL OF LAND:

THE OWNER

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FOLLOWING

THAT INCLUDES:

KNOW ALL MEN BY THESE PRESENTS:

LEGAL DESCRIPTION:

- 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- $\dot{\infty}$ ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE PROPERTY OWNERS ASSOCIATION AS RECORDED AT RECEPTION NO. _______ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 9 THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "THE SPRINGS AT WATERVIEW FILING NO.1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. 10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THE PAINTED SKY AREA.
- <u></u> THE APPLICANT SHALL VOLUNTARILY MAKE A 30—DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA—RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A GERTIFIED ACOUSTICAL ENGINEER.
- 12. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.

THIS SITE IS LOCATED IN ZONE EFFECTIVE DATE 03/17/97.

FLOODPLAIN

CERTIFICATION

X, PER FLOOD

Clarify this will be for

THE AFOREMENTIONED, FRANK.

HOWARD #2 LIMITED PARTNERSHIP, LLLP,

HAS

EXECUTED

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A.D.

ВЧ

LIMITED PARTNER

There shall be no direct lot acces to Grinnell Blvd, Bradley Road, Goldfield Drive, and Escanaba Drive.

OWNER:

- THERE WILL BE NO DIRECT ACCESS TO POWE ANY LOT OR TRACT. VEHICULAR ACCESS TO RS BOULEVARD OR GOLDFIELD DRIVE FROM LOTS ABUTTING TRACT A IS NOT PERMITTED
- 14. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
- 5. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 12—382. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO. 12—416 OF THE PID2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 212150204.
- 16.THE 20 FOOT UTILITY EASEMENT NO. 207712585 REFERENCED IN B EXCEPTIONS NO.___ HAS BE NO. 217018960. T RECORDED IN BOOK 6710 PAGE 137 AND BY RECEPTION THE AFOREMENTIONED TITLE COMMITMENT UNDER SCHEDULE VACATED BY INSTRUMENT RECORDED WITH RECEPTION
- 17. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT
- $\dot{\omega}$ LOTS 1-85 ACREAGE: 12.288
 TRACTS A-D ACREAGE: 0.193
 STREETS ACREAGE: 3.201
 TOTAL ACREAGE: 15.682
- 19. Mailboxes shall be regulations. installed in

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF HAZARD TO AIRCRAFT. NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE. AVIATION TO PREVENT

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED. *NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING I AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIJ HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF." INTO IZE

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIGATION EASEMENT) RECORDED AT RECEPTION NUMBER 213006737 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURVEYOR'S

CERTIFICATION:

VICINITY

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EOUNTAIN MESA RD

 \overline{TRACTS} : TRACTS A, AND B, ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW 1 METROPOLIDISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE AND UTILITIES. TAN

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND MONUMENTS EXIST AS SHOWN HEREON.

AN OPAQUE DOUBLE—SIDED FENCE (6' CEDAR OR OTHER APPROPRIATE MATERIALS AS DETERMINED BY THE APPLICANT AT THE TIME OF THE FINAL PLAT), WILL BE INSTALLED ADD ADDITIONAL NOISE REDUCTION BENEFITS FOR HOMES THAT BACK GRINNELL ROAD. TO BE WILL

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO 3
FOR AND ON BEHALF OF DAKOTA SENGINEERING, LLC.

BASIS OF BEARINGS IS THE EAST LINE OF PARCEL A, "WATERVIEW PUMP STATION SUBDIVISION EXEMPTION" (AN EXEMPTION PLAT OF TRACT D, PAINTED SKY AT WATERVIEW FILING NO. 1), RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO. SAID LINE ALSO THE WEST LINE OF ESCANABA RIGHT-OF-WAY, SAID LINE IS ASSUMED TO BEAR NOO'58'31"W FROM THE MONUMENTS SHOWN. COUNTY S PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE CCORDANCE WITH THE BOARD RESOLUTION NO. _____PROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY BOARD 읶 CERTIFICATION: COUNTY COMMISSIONERS COMPLETE COMPLETE AND IN DATED.

REGULATIONS. DATE

DEVELOPMENT

SERVICES

DATE

HEREBY LOWDERMAN, ANDCERTIFY THAT .____ 2017, AT _ RECORDER COUNTY THIS PLAT CERTIFICATION: ASSESSOR WAS FILED IN MY OFFICE ON THIS _____O'CLOCK A.M./P.M. AND WAS RECORDED THE RECORDS OF EL PASO COUNTY. DATE \vdash

B ∴

DEPUTY

					Add file number	
(719) 227-7388	31 N. TEJON STREET, SUITE 500 COLORADO SPRINGS, CO 80903	DAKOTA SPRINGS ENGINEERING	ENGINEER/SURVEYOR	PHONE:	OWNER/DEVELOPER Frank w. howard #2 limited partnership address:	

LLLP

DATE OF PREPARATION
SEPTEMBER 2017

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 CERTIFICATION SHOWN HEREON.

DRAINAGE FEES:

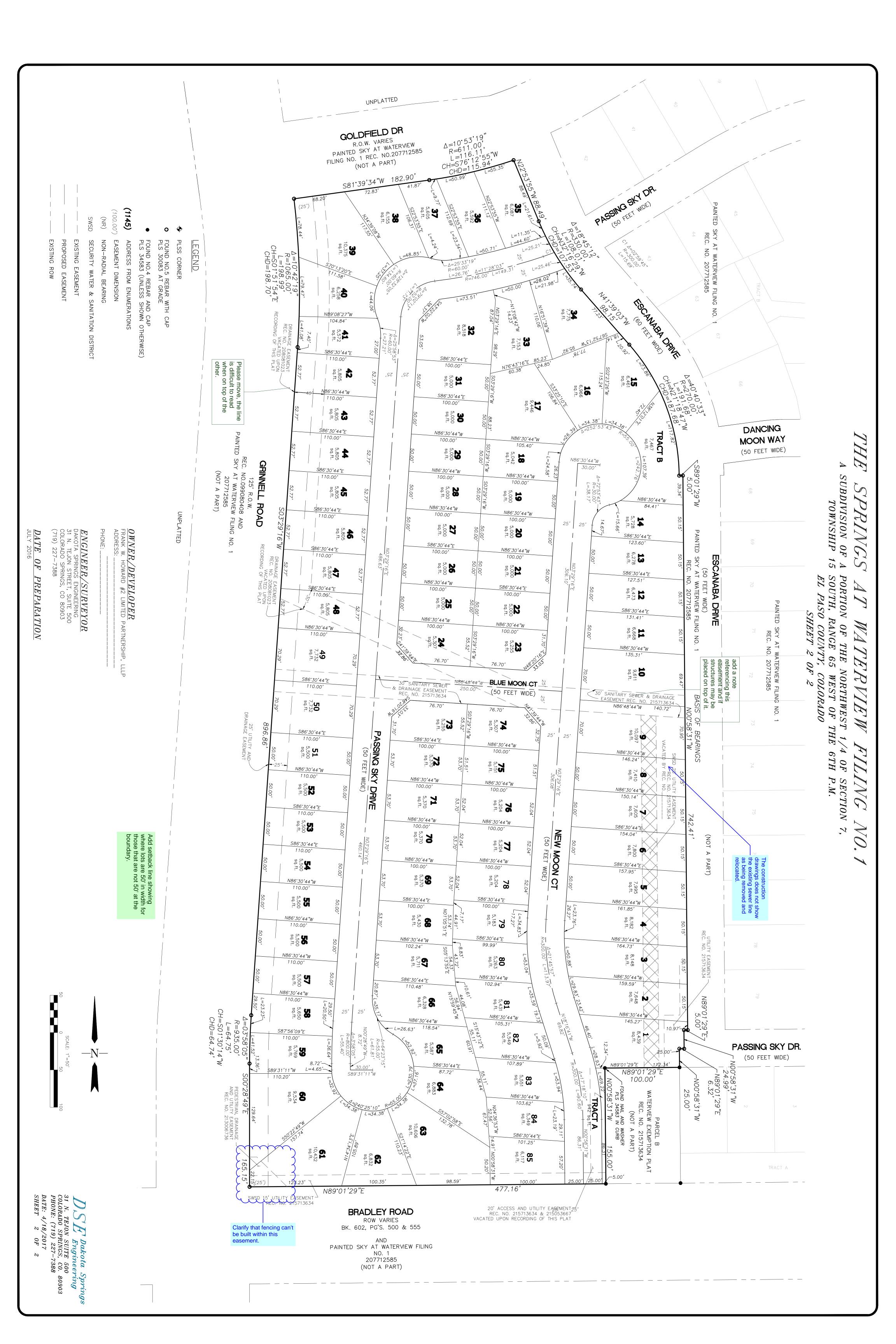
SCHOOL

BRIDGE

DSH Dakota Springs
Engineering
31 N. TEJON SUITE 500
COLORADO SPRINGS, CO. 80903
PHONE: (719) 227-7388

DATE: '

4/18/2017 T 1 OF



Markup Summary

dsdlaforce (6)



Subject: Text Box Page Label: 1 Lock: Locked Author: dsdlaforce

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



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Planning and Community Development Department



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

There shall be no direct lot access to Grinnell Blvd, Bradley Road, Goldfield Drive, and Escanaba Drive.



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Resolution 16-454, Reception No. 216145945



Subject: Cloud+ Page Label: 2 Lock: Locked Author: dsdlaforce

Clarify that fencing can't be built within this easement.



Subject: Callout Page Label: 2 Lock: Locked Author: dsdlaforce

The construction drawings does not show the existing sewer line as being removed and relocated.

dsdruiz (9)



Subject: Highlight Page Label: 1 Lock: Locked Author: dsdruiz



Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz

Clarify this will be for future owners/builders



Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz

Add file number



Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdruiz

Take note of new department names and the president vs chair



Subject: Highlight Page Label: 1 Lock: Locked Author: dsdruiz



Page Label: 1 Lock: Locked Author: dsdruiz Add a note vacating existing plat



Subject: Callout Page Label: 2 Lock: Locked Author: dsdruiz

add a note referencing this easement and if structures may be placed on top of it.



Subject: Text Box Page Label: 2 Lock: Locked Author: dsdruiz

Add setback line showing where lots are 50' in width for those that are not 50' at the boundary.



Subject: Callout Page Label: 2 Lock: Locked Author: dsdruiz

Please move, the line is difficult to read when on top of the other.