

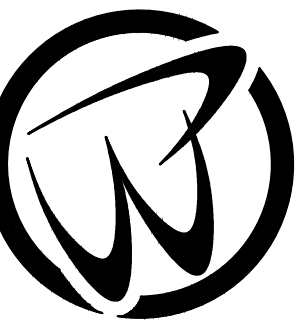
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

**EDWARD-JAMES
SURVEYING, INC.**

Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



GRANDVIEW RESERVE FILING NO. 1
FINAL PLAT

OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

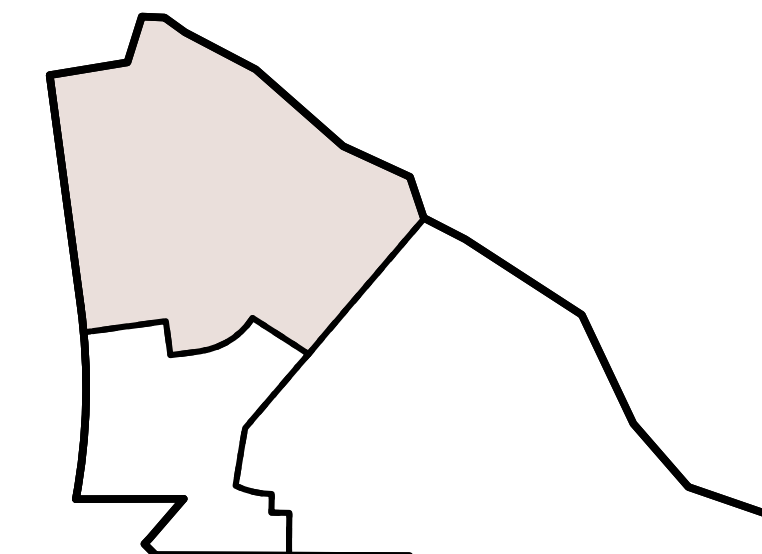
DRAWN BY	JWT
CHECKED BY	ERF

1" = 100'

OB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	6-18-2024
SHEET NO	2 OF 5

PCD FILE NO. SF2311

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

**EDWARD-JAMES
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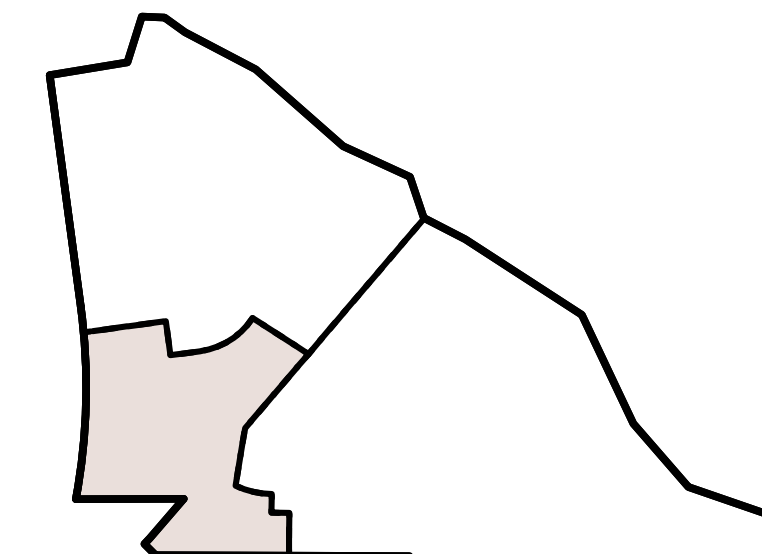


GRANDVIEW RESERVE FILING NO. 1
FINAL PLAT

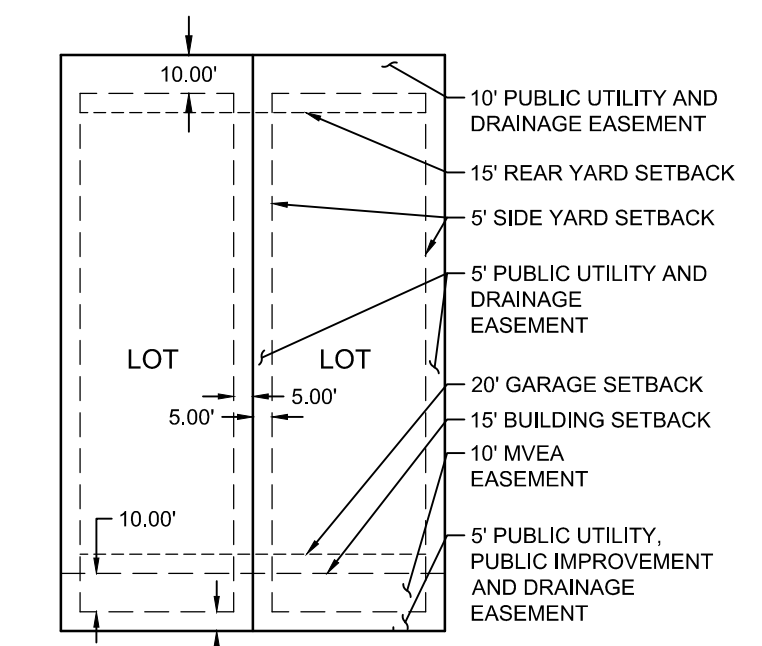
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERR
H-SCALE 1" = 50'	
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	3-18-2024
SHEET NO	3 OF 5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SCALE: 1" = 50'



BUILDING SETBACK INFORMATION
SHOWN HEREON ARE DESCRIBED
MORE DETAIL IN THE GRANDVIEW
RESERVE FILING NO. 1
— PUD/PRELIMINARY PLAN
REC. NO. 223031924

LEGEND:

● SET NO. 5 REBAR AND YELLOW PLASTIC
CAT STAMPED " EDWARD-JAMES PLS 331
AT GROUND LEVEL

(R) RADIAL BEARING

* AREA IS NOT PART OF THIS SUBDIVISION
PLAT

— ADJACENT PROPERTY BOUNDARY LINE

— EASEMENT LINE


— BOUNDARY LINE

— LOT LINE

—100YR— APPROXIMATE 100 YEAR FLOODPLAIN

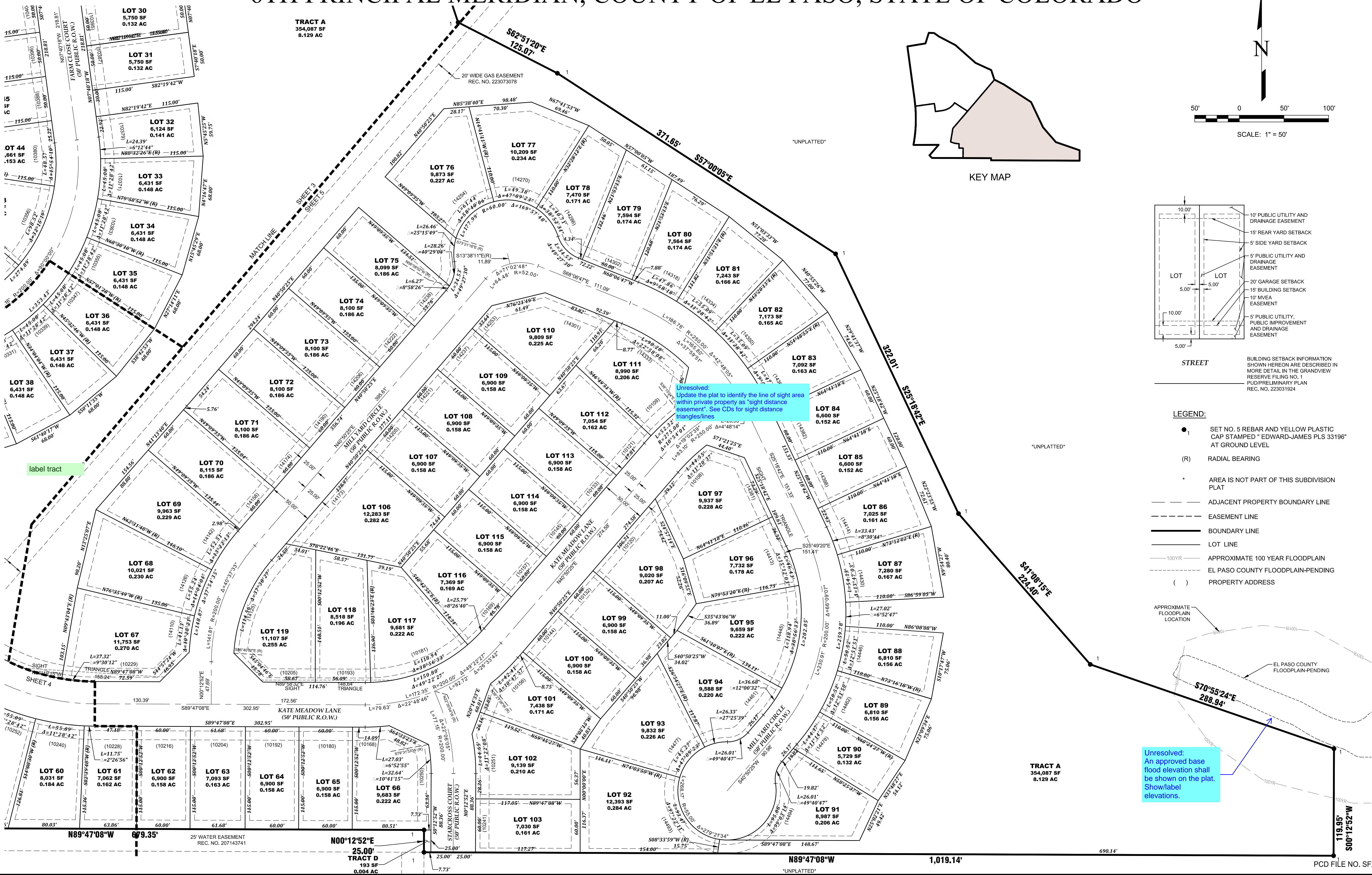
— EL PASO COUNTY FLOODPLAIN-PENDING

() PROPERTY ADDRESS

<div>GRANDVIEW RESERVE FILING NO. 1</div> <div>FINAL PLAT</div>		<div>A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO</div>	<div><div>EDWARD-JAMES SURVEYING, INC.</div><div>926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206</div><div>4732 Eagle Ridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247</div></div>	REVISIONS		DATE
				NO.	DESCRIPTION	
DRAWN BY		JWT				
CHECKED BY		ERF				
H-SCALE		1" = 50'				
JOB NO.		2217-01				
DATE CREATED		9-27-2022				
DATE ISSUED		3-18-2024				
SHEET NO		4		OF	5	

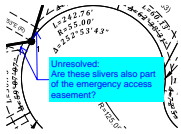
GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE
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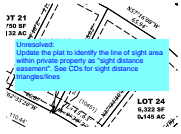
V3_Final Plat Drawings.pdf Markup Summary

CDurham (7)



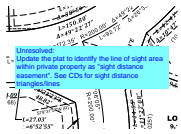
Subject: Callout
Page Label: [3] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P3
Author: CDurham
Date: 7/15/2024 8:40:19 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
Are these slivers also part of the emergency access easement?



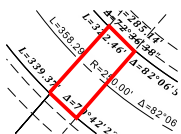
Subject: Text Box
Page Label: [3] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P3
Author: CDurham
Date: 7/16/2024 12:49:40 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Update the plat to identify the line of sight area within private property as "sight distance easement". See CDs for sight distance triangles/lines



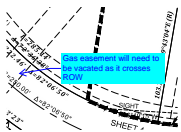
Subject: Text Box
Page Label: [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4
Author: CDurham
Date: 7/16/2024 12:50:00 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Update the plat to identify the line of sight area within private property as "sight distance easement". See CDs for sight distance triangles/lines

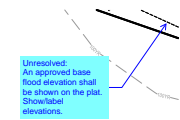


Subject: PolyLine
Page Label: [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4
Author: CDurham
Date: 7/16/2024 5:25:26 PM
Status:
Color: ■
Layer:
Space:

Gas easement will need to be vacated as it crosses ROW

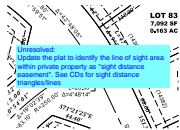


Subject: Callout
Page Label: [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4
Author: CDurham
Date: 7/16/2024 5:26:09 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [5] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P5
Author: CDurham
Date: 7/15/2024 8:56:02 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
An approved base flood elevation shall be shown on the plat.
Show/label elevations.



Subject: Text Box
Page Label: [5] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P5
Author: CDurham
Date: 7/16/2024 12:50:34 PM
Status:
Color: ■
Layer:
Space:

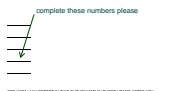
Unresolved:
Update the plat to identify the line of sight area within private property as "sight distance easement". See CDs for sight distance triangles/lines

dsdparsons (10)



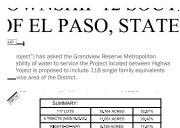
Subject: Text Box
Page Label: [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1
Author: dsdparsons
Date: 7/16/2024 3:40:46 PM
Status:
Color: ■
Layer:
Space:

CGS has concerns with this note change that basements are allowed on some lots- now is the time to know if basements are allowed so we have plat notes

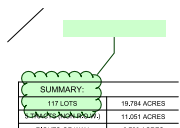


Subject: Callout
Page Label: [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1
Author: dsdparsons
Date: 7/16/2024 3:31:46 PM
Status:
Color: ■
Layer:
Space:

complete these numbers please



Subject: Image
Page Label: [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1
Author: dsdparsons
Date: 7/16/2024 3:47:25 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1
Author: dsdparsons
Date: 7/16/2024 3:47:32 PM
Status:
Color: ■
Layer:
Space:

what is the correct number?

Subject: Planner
Page Label: [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1
Author: dsdparsons
Date: 7/16/2024 3:49:32 PM
Status:
Color: ■
Layer:
Space:

what is the correct number?



Subject: Image
Page Label: [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1
Author: dsdparsons
Date: 7/16/2024 3:50:04 PM
Status:
Color: ■
Layer:
Space:

COUNTY OF EL PASO

lots are not numbered to 119- correct if there are 117 lots and 5 tracts



Subject: Planner
Page Label: [3] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P3
Author: dsdparsons
Date: 7/16/2024 4:09:50 PM
Status:
Color: ■
Layer:
Space:

lots are not numbered to 119- correct if there are 117 lots and 5 tracts



Subject: Planner
Page Label: [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4
Author: dsdparsons
Date: 7/16/2024 3:35:03 PM
Status:
Color: ■
Layer:
Space:

tracts need to close show the dimensions and distances bearings

label tract



Subject: Planner
Page Label: [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4
Author: dsdparsons
Date: 7/16/2024 3:36:27 PM
Status:
Color: ■
Layer:
Space:

label tract

label tract



Subject: Planner
Page Label: [5] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P5
Author: dsdparsons
Date: 7/16/2024 3:36:14 PM
Status:
Color: ■
Layer:
Space:

label tract