

# 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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

this is from the PUD; you need to translate the lots and include with Plat

### GEOLOGIC HAZARD NOTE:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, PLING 1, EASTONVILLE ROAD AND U.S. HIGHWAY 24 PALCO, COLORADO BY ETL THOMPSON INC. DATED MAY 9, 2022 IN FILE GRANDVIEW RESERVE PUDSF FILE NUMBER: PUDSF2115 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS, AND CHALK SPACE FOUNDATIONS OR ALTERNATIVE DESIGNS ARE RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DEWATERING SYSTEM WILL NOT BE PROPOSED.
- HARD BEDROCK: THE SANDSTONE AND CLAYSTONE OF THE DAWSON FORMATION ARE HARD TO VERY HARD AND PRESENT AT SHALLOW DEPTHS WITHIN THE SITE. THE HARD TO VERY HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVATIONS INTO BEDROCK WILL REQUIRE ROCK TEETH AND ROCK BUCKETS. SHALLOW BEDROCK DOES NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW.
- EXPANSIVE SOILS AND BEDROCK: EXPANSIVE SOILS AND BEDROCK ARE PRESENT SPORADICALLY ACROSS THE SITE. ALL LOTS HAVE POTENTIAL TO BE IMPACTED BY EXPANSIVE SOILS AND BEDROCK.

NOTE: NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT PRECLUDE THE PROPOSED DEVELOPMENT. POTENTIAL HAZARDS CAN BE MITIGATED WITH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE. BASEMENTS ARE CURRENTLY RESTRICTED. IF A GROUNDWATER MONITORING STUDY PERFORMED AT SOME FUTURE DATE INDICATES THE LOT HAS ADEQUATE SEPARATION FROM GROUNDWATER, BASEMENT CONSTRUCTION MAY BE CONSIDERED: LOTS 18-32, 44-54, 65-71, 75-88, 94-100, 110-127, 147-148, 155-160, 166-174, 196-213, 219-245, 248-269, 333-346, 357-377, 388-433, 438-443, 463-509 AND 555.

Add the Note that this is governed by The Grandview Reserve PUD as recorded at Reception No. \_\_\_\_\_ (complete sample shown)

note revised

### GENERAL NOTES: CONTINUED

17. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CON SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNL IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COI SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN RECEPTION NO. \_\_\_\_\_ IN THE OFFICE IN THE ALTERNATIVE, OTHER COLLATERAL, IS PROVIDED IN ACCORDANCE WITH THE EL PASO COUNTY LAND D ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. THE PERMIT FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROC \_\_\_\_\_ OF THE EL PASO COUNTY LAND D LOTS FOR SALE, CONVEYANC \_\_\_\_\_

Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 •Downslope Creep: (name lots or location of area)  
 •Rockfall Source: (name lots or location of area)  
 •Rockfall Runout Zone: (name lots or location of area)  
 •Potentially Seasonally High Groundwater: (name lots or location of area)  
 •Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

18. DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS, AN OTHER A AND THE COLORADO DIVISION OF AND THE U.S. FISH AND WILDLI LISTED SPECIES.

19. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE \_\_\_\_\_ DISTRICT.  
 Include Geologic Hazard Note

### LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

### SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 \_\_\_\_\_ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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\_\_\_\_.

**DRAFT**

Board of County Commissioners Certificate  
 This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements; list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

**JONATHAN W. TESSIN**, PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 33196  
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

**BOARD OF COUNTY COMMISSIONERS:**  
 THIS PLAT FOR GRANDVIEW RESERVE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER  
 \_\_\_\_\_ DEPUTY

**FEES:** \_\_\_\_\_  
 Fill in prior to Mylar print  
 SCHOOL FEE: \_\_\_\_\_  
 BRIDGE FEE: \_\_\_\_\_  
 PARK FEE: \_\_\_\_\_  
 DRAINAGE FEE: \_\_\_\_\_

Urban Park Fee \_\_\_\_\_  
 Regional Park Fee \_\_\_\_\_

### CLERK AND RECORDER:

STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER  
 \_\_\_\_\_ DEPUTY

**FEES:** \_\_\_\_\_  
 Fill in prior to Mylar print  
 SCHOOL FEE: \_\_\_\_\_  
 BRIDGE FEE: \_\_\_\_\_  
 PARK FEE: \_\_\_\_\_  
 DRAINAGE FEE: \_\_\_\_\_

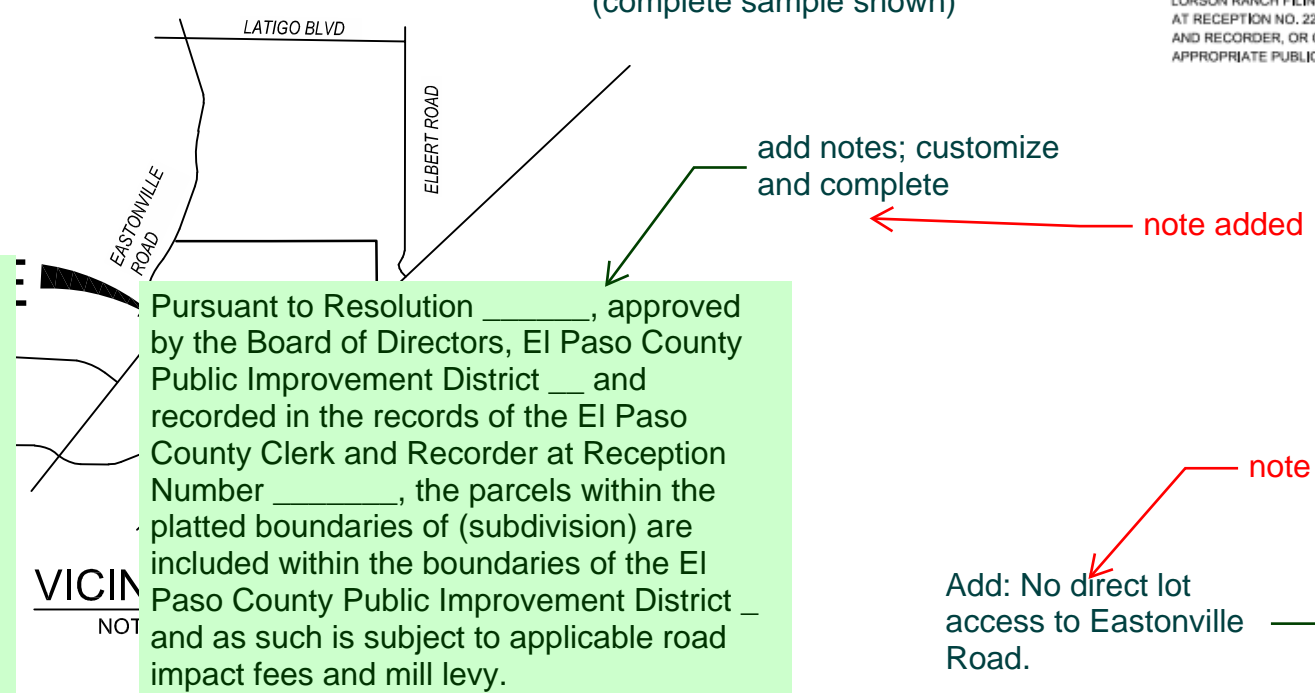
Urban Park Fee \_\_\_\_\_  
 Regional Park Fee \_\_\_\_\_

**EDWARD-JAMES SURVEYING, INC.**  
 4732 Eagleridge C Pueblo, CO 810 Office: (719) 545-1100 Fax: (719) 545-6100  
 926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206



**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: **ERF**  
 H-SCALE: **N/A**  
 JOB NO.: **2217-01**  
 DATE CREATED: **9-27-2022**  
 DATE ISSUED: **10-14-2022**  
 SHEET NO: **1** OF **5**



Special District Notes:  
 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.

ROW acreage; Lot Acreage; all should add up to 100%  
 35.564 acres-samples provided

TRACT NO.	AREA	USE/ALLOWED STRUCTURES
A	8.077 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE
B	1.521 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE
C	1.102 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE
D	0.004 AC	

TRACT	SIZE (ACRES)	PERCENTAGE	USE
A	8.077	22.38%	OPEN SPACE, PUBLIC TRAIL, DRAINAGE
B	1.521	4.28%	OPEN SPACE, PUBLIC TRAIL, DRAINAGE
C	1.102	3.10%	OPEN SPACE, PUBLIC TRAIL, DRAINAGE
D	0.004	0.01%	
TOTAL	35.564	100.00%	

### GENERAL NOTES:

- THE DATE OF PREPARATION IS OCTOBER 6, 2022.
- THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5,285.07 FEET.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER \_\_\_\_\_ PREPARED BY \_\_\_\_\_ WITH AN EFFECTIVE DATE OF \_\_\_\_\_.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: THIS PROPERTY, IS LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C055G AND 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018.
- UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, AND DRAINAGE EASEMENT AND AN ADJACENT 10 FOOT WIDE EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY PLOTTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS, UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- TRACTS A, B, C, AND D ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTER, AN OTHER USES.
- THERE SHALL BE NO DIRECT ACCESS TO EASTONVILLE ROAD. \_\_\_\_\_ complete this note
- THE \_\_\_\_\_ METROPOLITAN DISTRICT NO. \_\_\_\_\_ IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_, RECORDS OF EL PASO COUNTY, COLORADO.

Add the following notes:  
 1. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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. 19-471), 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.  
 2. 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.

Please add the note stating who will be installing the fencing and who the maintenance responsibility is with (it may be District for fencing along roadways).  
 unknown as of now

**KNOW ALL MEN BY THESE PRESENTS:**  
 THAT \_\_\_\_\_ BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

### LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARINGS: THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S29°17'12"E, A DISTANCE OF 1,315.11 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096 THE FOLLOWING TWO (2) COURSES

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1630.00 FEET, A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
- N07°40'18"W, A DISTANCE OF 624.33 FEET;

THENCE N80°44'04"E, A DISTANCE OF 61.10 FEET; THENCE S53°42'43"E, A DISTANCE OF 7 FEET; THENCE S85°28'03"E, A DISTANCE OF 07 FEET; THENCE S57°00'05"E, A DISTANCE OF 40 FEET; THENCE S70°55'24"E, A DISTANCE OF 40 FEET; THENCE N89°47'08"W, A DISTANCE OF 11 FEET; THENCE N41°03'22"E, A DISTANCE OF 11 FEET; THENCE EASTONVILLE ROAD, SAID

**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 plated 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 by 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.

**DEDICATION:**  
 THE UNDERSIGNED BEING AND EASEMENTS AS SHOWN STREETS HEREBY PLATED IMPROVEMENTS WILL BE PROVIDED AT SAID OWNER'S ACCEPTANCE BY RESOLUTION UTILITY EASEMENTS SHOW HEREON, THE ENTITIES RECEIVING THE PERPETUAL RIGHT OF INGRESS AND RELATED FACILITIES.

**NOTARIAL:**  
 STATE OF COLORADO )  
 COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY \_\_\_\_\_ TITLE OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**ACCEPTANCE OF DEDICATION:**  
 The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: \_\_\_\_\_ BY: (notarized signature)  
 AS OF \_\_\_\_\_ PRESIDENT  
 OF \_\_\_\_\_ STATE OF COLORADO )  
 COUNTY OF \_\_\_\_\_ )

**NOTICE:**  
 ACCORDING TO COLORADO BASED UPON ANY DEFECT FIRST DISCOVERED IN THIS SURVEY, THE DATE OF THE CERTIFICATION OF THIS SURVEY IS \_\_\_\_\_

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_

My commission expires: \_\_\_\_\_  
 Witness my hand and official seal  
 Notary Public

Replace note #9 with:  
 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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements

revised

revised

note added

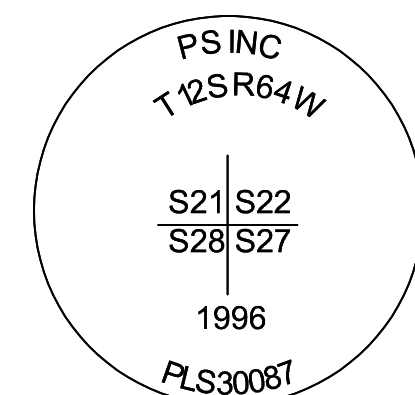
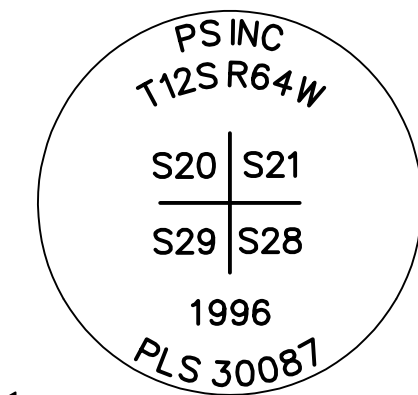
revised

Add SF2311



# GRANDVIEW RESERVE FILING NO. 1

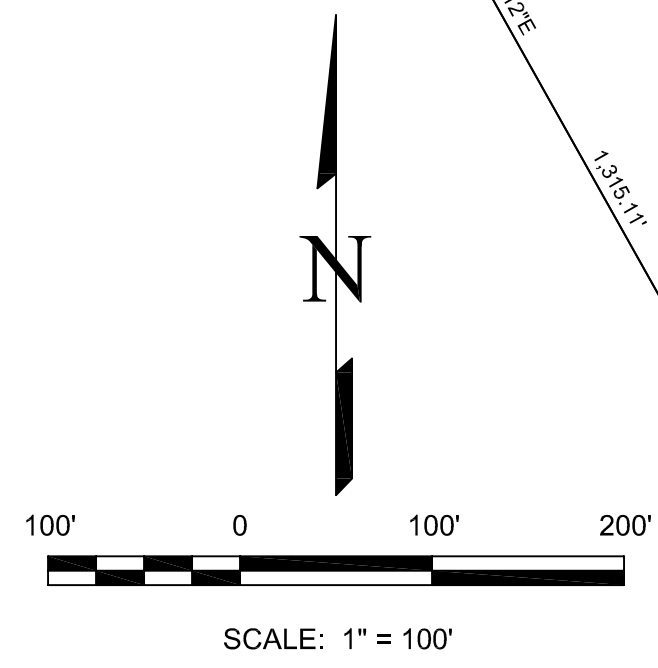
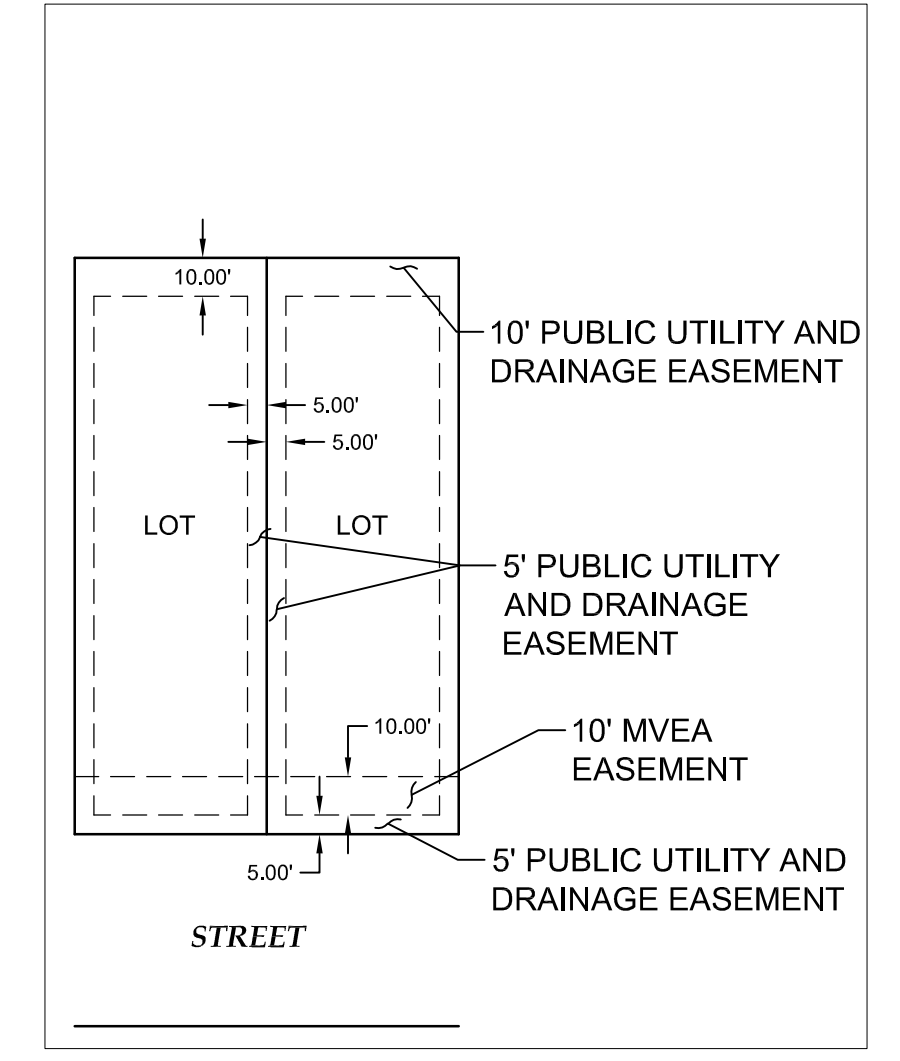
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POINT OF COMMENCING

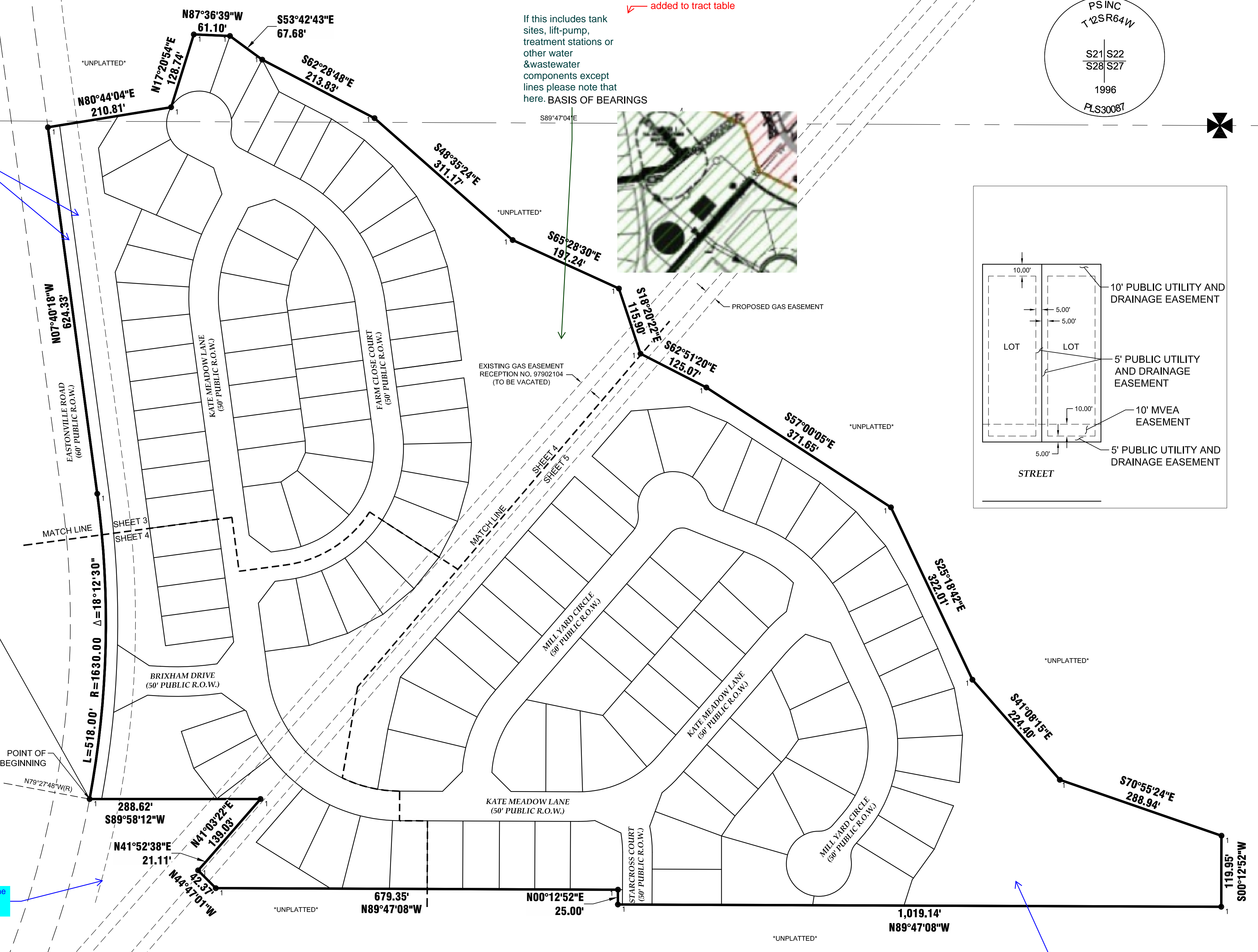
labeled  
Label all easements

added to tract table  
If this includes tank sites, lift-pump, treatment stations or other water & wastewater components except lines please note that here. BASIS OF BEARINGS



- LEGEND:**
- SET NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
  - (R) RADIAL BEARING
  - AREA IS NOT PART OF THIS SUBDIVISION PLAT
  - - - ADJACENT PROPERTY BOUNDARY LINE
  - - - PROPOSED EASEMENT PER THIS PLAT
  - - - EXISTING EASEMENT
  - BOUNDARY LINE
  - ( ) PROPERTY ADDRESS

Where does easement line go? Continue or end at a reasonable location  
line has been extended



OVERALL MAP

tracts labeled  
Label Tracts

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206  
 4732 Eagleledge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247



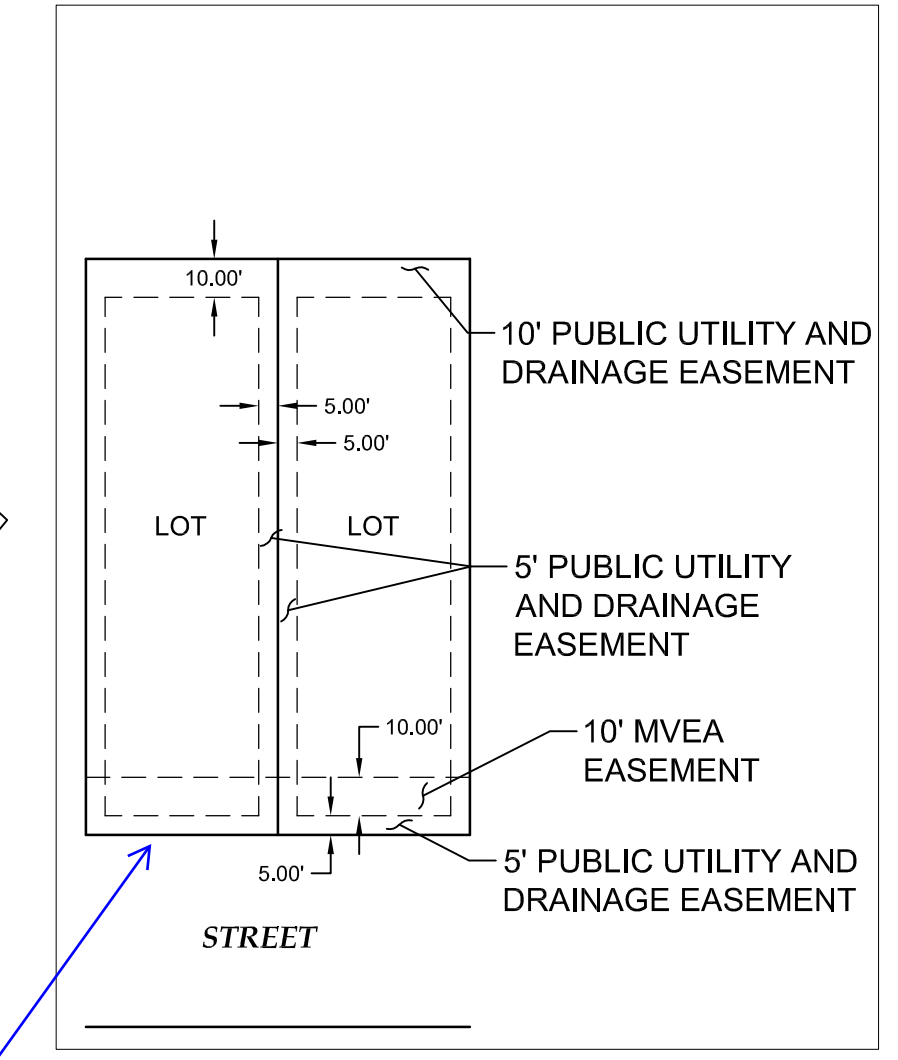
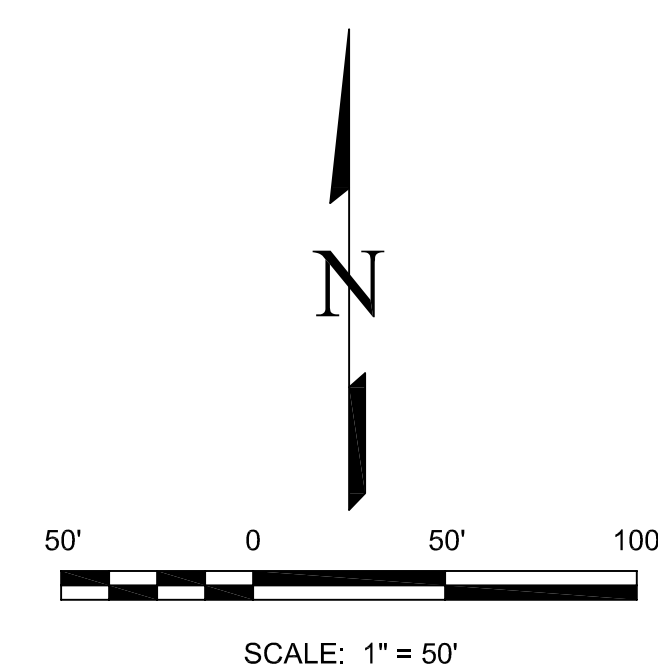
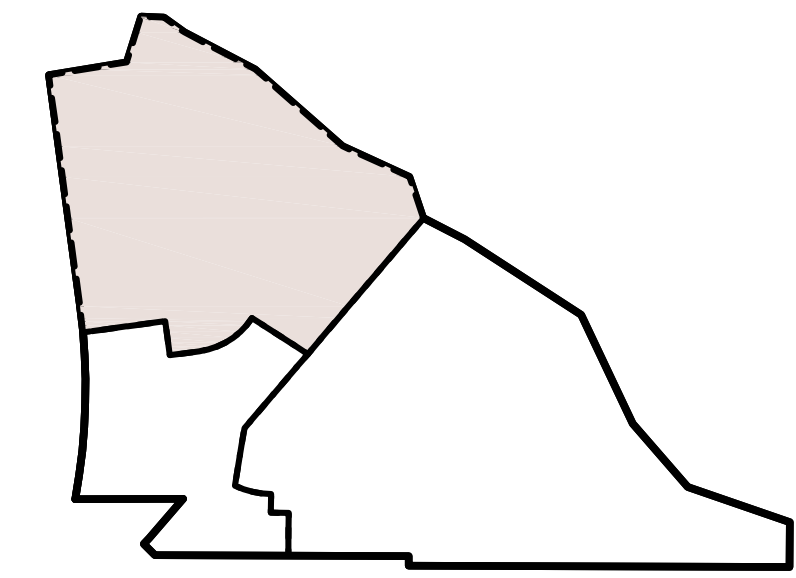
**GRANDVIEW RESERVE FILING NO. 1  
FINAL PLAT**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	10-14-2022
SHEET NO	2 OF 5

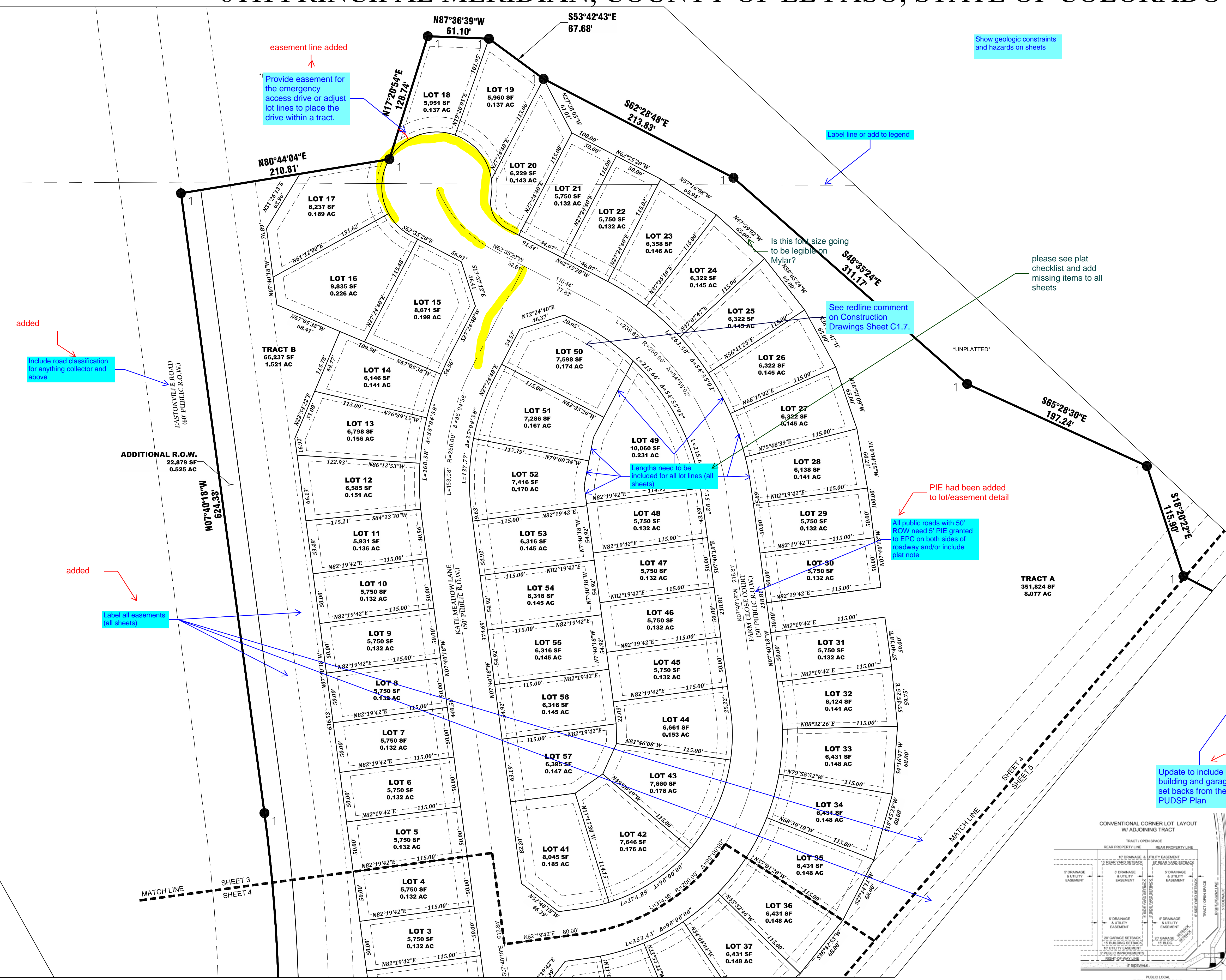
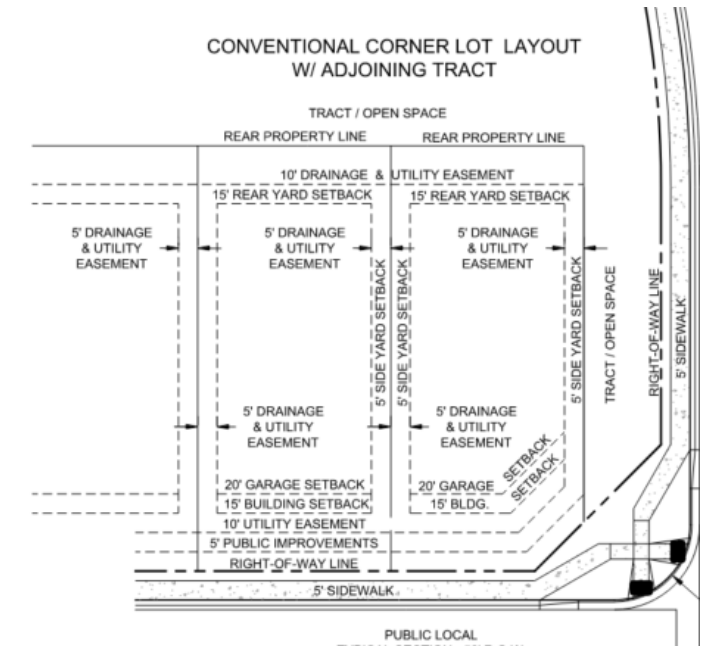


# GRANDVIEW RESERVE FILING NO. 1

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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- SET NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED " EDWARD-JAMES PLS 33196" AT GROUND LEVEL
  - (R) RADIAL BEARING
  - AREA IS NOT PART OF THIS SUBDIVISION PLAT
  - ADJACENT PROPERTY BOUNDARY LINE
  - PROPOSED EASEMENT PER THIS PLAT
  - EXISTING EASEMENT
  - BOUNDARY LINE
  - ( ) PROPERTY ADDRESS



Annotations on the plat:

- Provide easement for the emergency access drive or adjust lot lines to place the drive within a tract.
- Show geologic constraints and hazards on sheets
- Label line or add to legend
- Is this font size going to be legible on Mylar?
- please see plat checklist and add missing items to all sheets
- See redline comment on Construction Drawings Sheet C1.7.
- added
- Include road classification for anything collector and above
- added
- Label all easements (all sheets)
- PIE had been added to lot/easement detail
- All public roads with 50' ROW need 5' PIE granted to EPC on both sides of roadway and/or include plat note
- building and garage set backs are not listed on plats
- Update to include the building and garage set backs from the PUDSP Plan
- Lengths need to be included for all lot lines (all sheets)
- added
- added

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

4732 Eagleledge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

**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: **ERF**

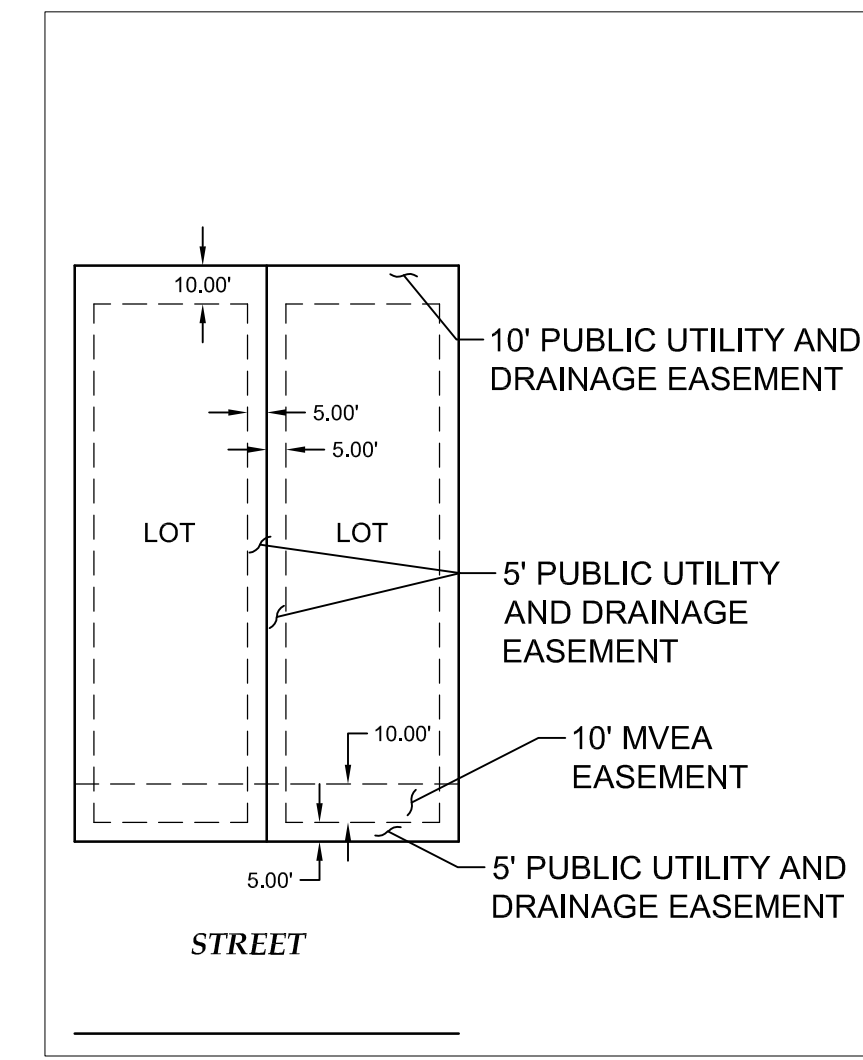
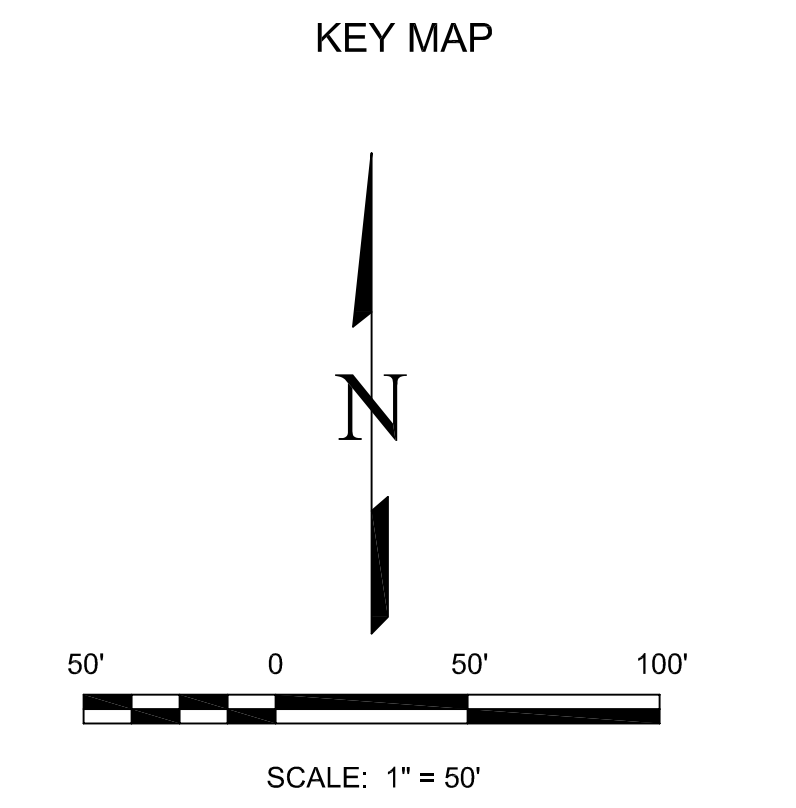
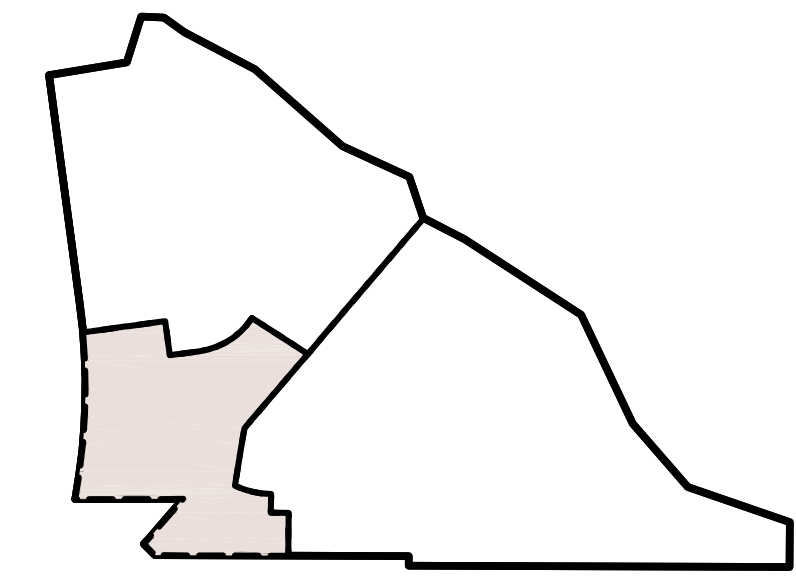
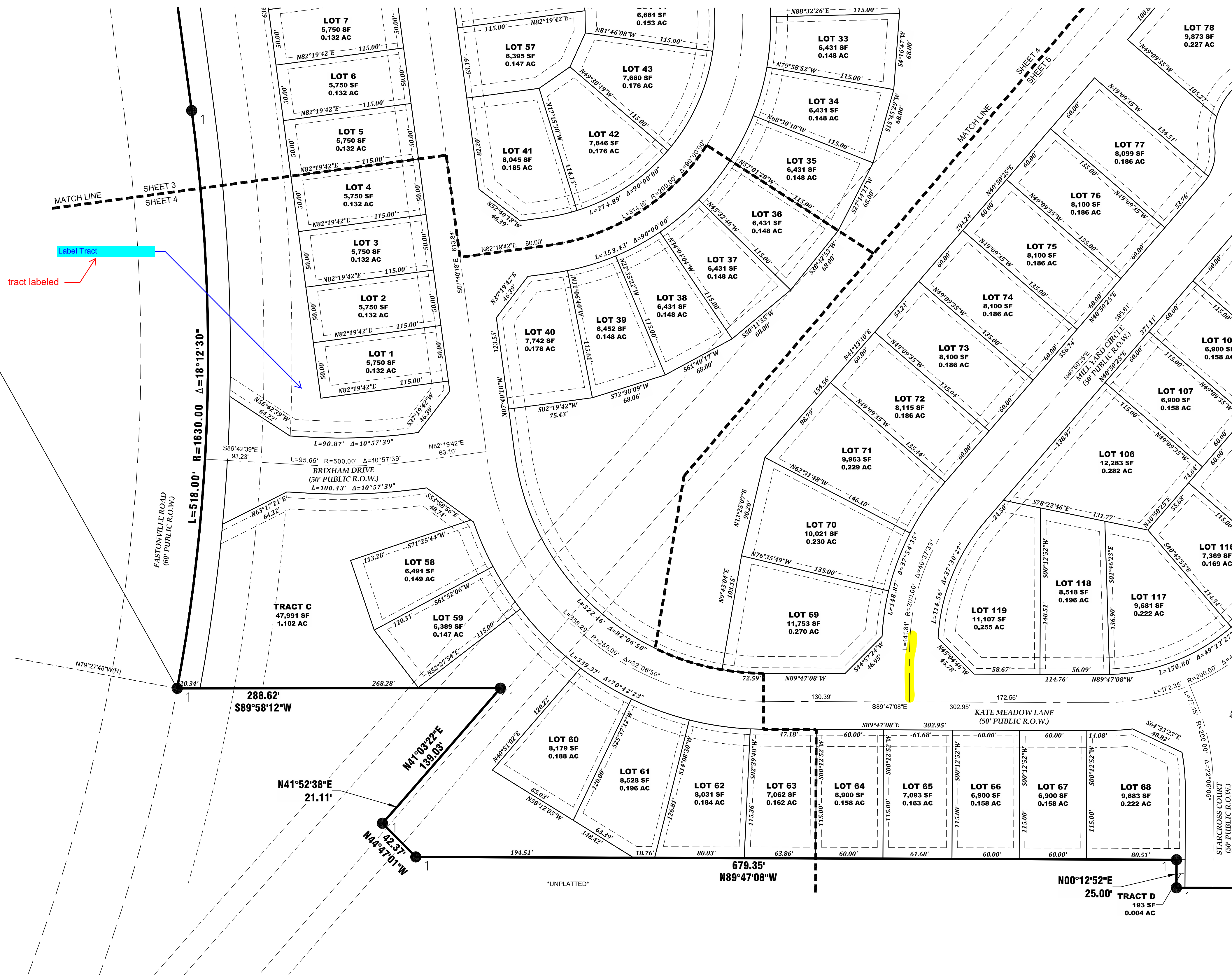
H-SCALE: **1" = 50'**

JOB NO.: **2217-01**  
 DATE CREATED: **9-27-2022**  
 DATE ISSUED: **10-14-2022**  
 SHEET NO: **3** 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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- SET NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
  - (R) RADIAL BEARING
  - AREA IS NOT PART OF THIS SUBDIVISION PLAT
  - ADJACENT PROPERTY BOUNDARY LINE
  - - - - PROPOSED EASEMENT PER THIS PLAT
  - EXISTING EASEMENT
  - BOUNDARY LINE
  - ( ) PROPERTY ADDRESS

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206  
 4732 Eagleledge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247



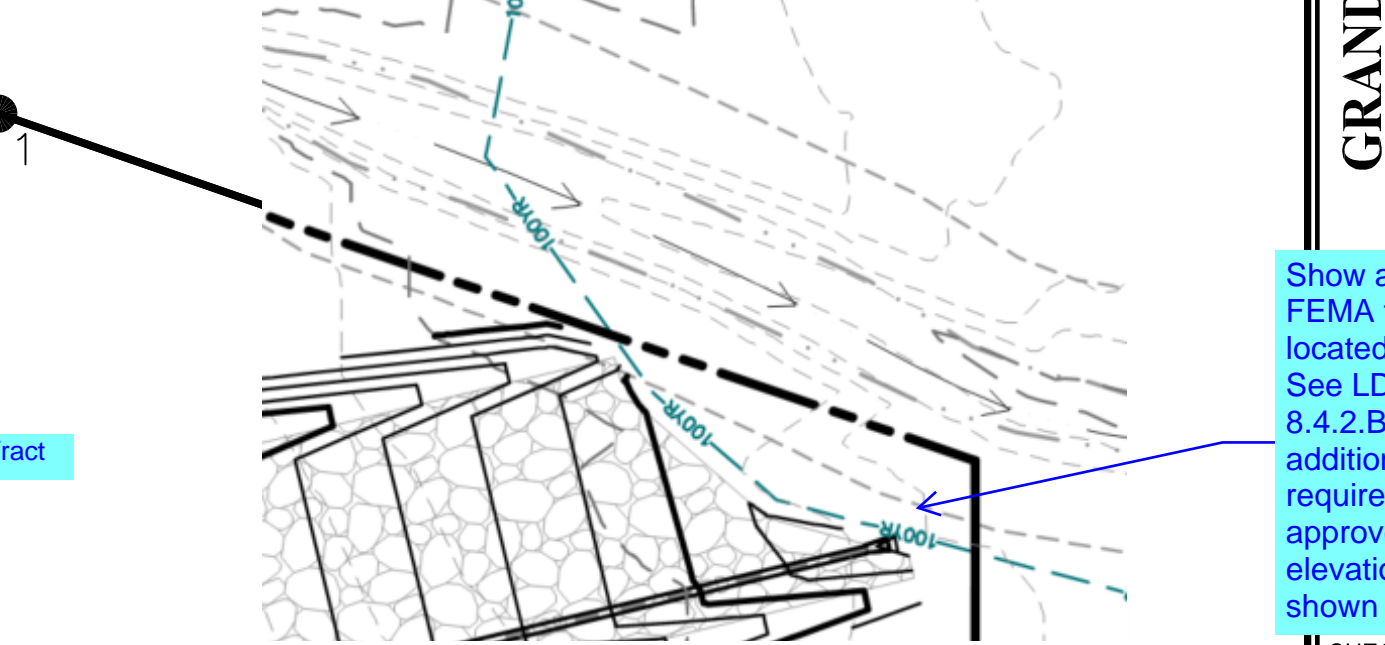
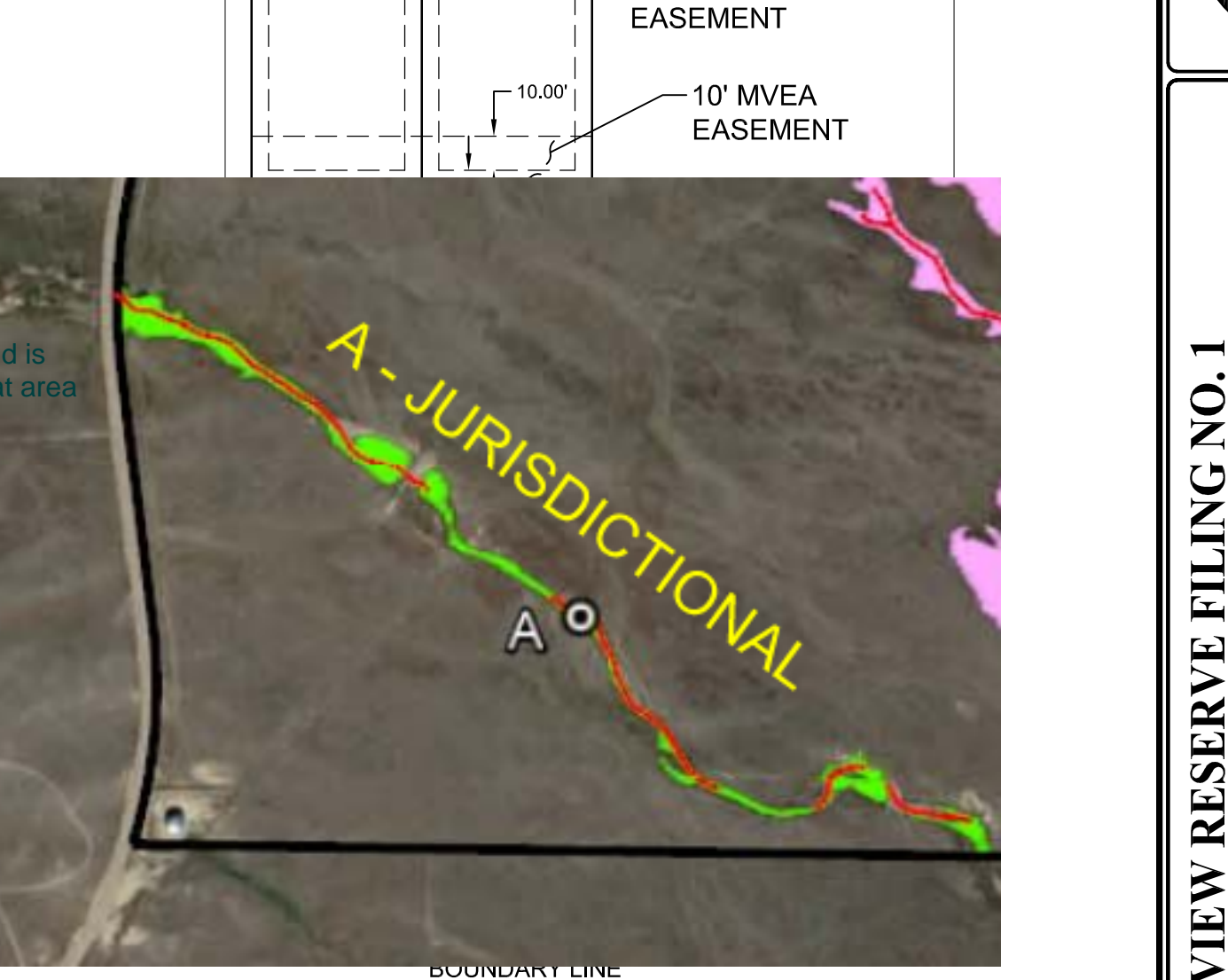
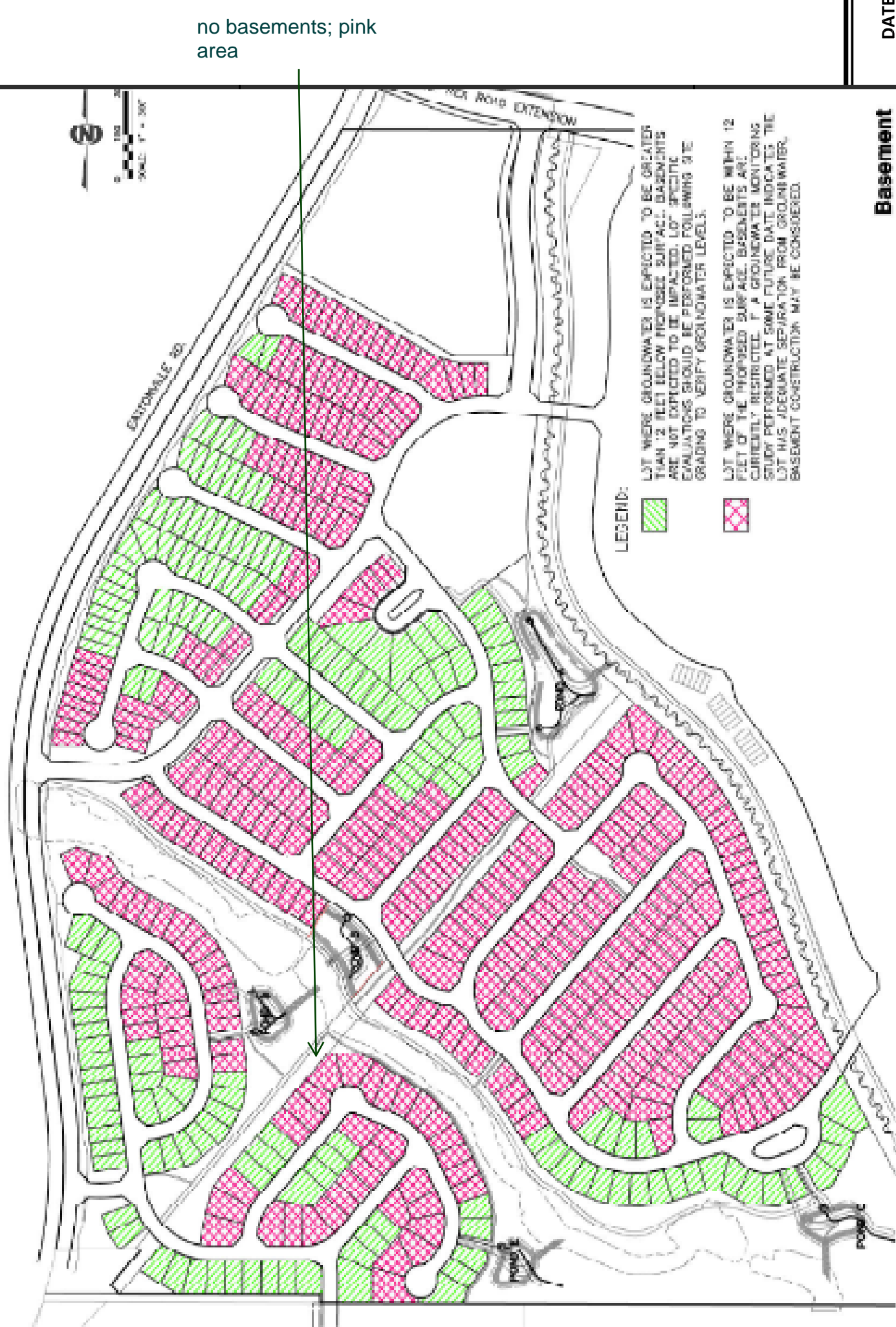
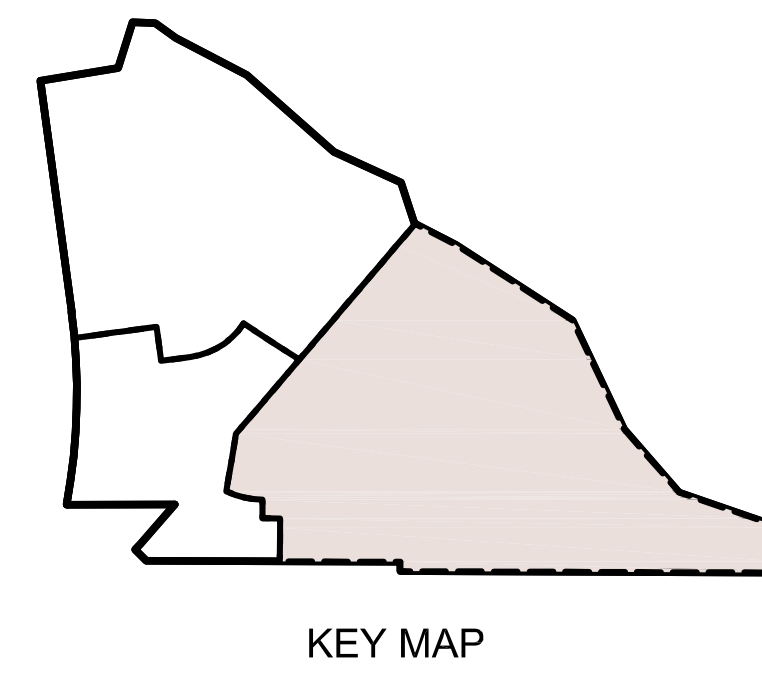
**GRANDVIEW RESERVE FILING NO. 1  
 FINAL PLAT**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	10-14-2022
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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



DATE

Basement Constructability Recommendation

4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

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

GRANDVIEW RESERVE FILING NO. 1  
FINAL PLAT

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

Show and label the FEMA floodplain located in Tract A. See LDC Section 8.4.2.B.1.e.ii for additional requirements. An approved base flood elevation shall be shown on the plat.

CHECKED BY: ERF

H-SCALE: 1" = 50'

JWT

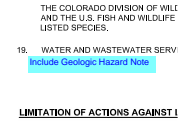
JOB NO. 2217-01  
DATE CREATED 9-27-2022  
DATE ISSUED 10-14-2022  
SHEET NO 5 OF 5

- (e) Base Flood Elevations and Floodplain Boundaries.
- Floodplain Boundaries to be Shown on Plat.  
Approved Base Flood Elevation (BFE) data and 100 year floodplain boundaries shall be shown on the plat.
  - Located within 300 Feet of a Zone A Floodplain.  
If any portion of a division of land is located within 300 feet of a Zone A Floodplain, approved base flood elevations and boundaries are required to be determined and shown on the plat, or the applicant may provide a Floodplain Certification Letter stating that the 100-year floodplain would not be shown to enter the property in question if studied, in accordance with the Pikes Peak Regional Building Code, as may be amended from time to time.



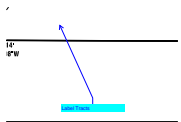
# V1\_Final Plat Drawings.pdf Markup Summary 5-9-2023

CDurham (12)



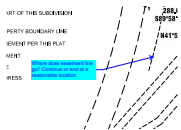
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Include Geologic Hazard Note



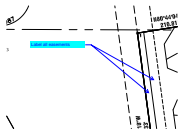
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Label Tracts



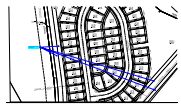
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Where does easement line go? Continue or end at a reasonable location



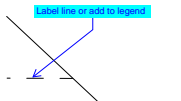
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Label all easements



**Subject:** Callout  
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Label all easements (all sheets)



**Subject:** Callout  
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**Space:**

Label line or add to legend





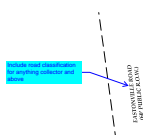
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Lengths need to be included for all lot lines (all sheets)



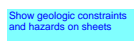
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All public roads with 50' ROW need 5' PIE granted to EPC on both sides of roadway and/or include plat note



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**Page Label:** 3  
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Include road classification for anything collector and above



**Subject:** Text Box  
**Page Label:** 3  
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Show geologic constraints and hazards on sheets



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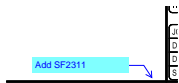
Label Tract



**Subject:** Text Box  
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Label Tract





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Add SF2311

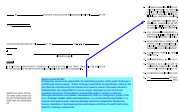


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Add the following notes:

1. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), 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.

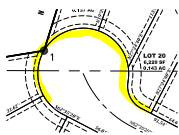
2. Lot \_\_\_ (or Tract \_\_\_) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



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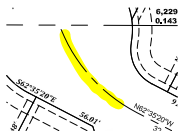
Replace note #9 with:

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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements

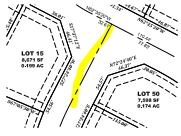


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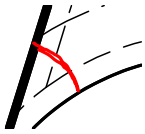




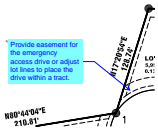
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 Date: 5/4/2023 5:11:46 PM  
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 Date: 5/4/2023 5:11:49 PM  
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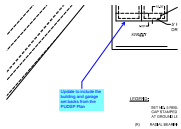


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 Page Label: 3  
 Author: dsdlaforce  
 Date: 5/4/2023 5:13:31 PM  
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Subject: Callout  
 Page Label: 3  
 Author: dsdlaforce  
 Date: 5/4/2023 5:16:15 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

Provide easement for the emergency access drive or adjust lot lines to place the drive within a tract.



Subject: Callout  
 Page Label: 3  
 Author: dsdlaforce  
 Date: 5/4/2023 5:29:42 PM  
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Update to include the building and garage set backs from the PUDSP Plan



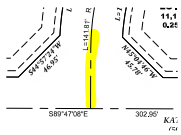
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See redline comment on Construction Drawings Sheet C1.7.



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**Subject:** Highlight  
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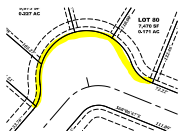
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Update the ROW and easement to include the chamfer for the sight distance triangle per ECM detail SD\_2-77.



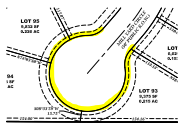
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Provide the curve data for all knuckles and cul-de-sac bulbs (highlighted in yellow). Double check to make sure all necessary line/curve data is provided, not all ROW and Centerlines that are missing the information may have been highlighted.

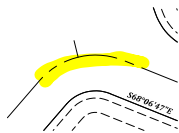


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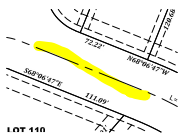


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Provide line bearing and distance (highlighted in yellow). Double check to make sure all necessary line/curve data is provided, not all ROW and Centerlines that are missing the information may have been highlighted.



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**Subject:** Highlight  
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**Subject:** Highlight  
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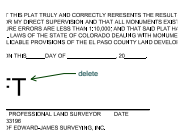


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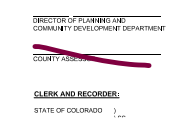
dsdparsons (43)



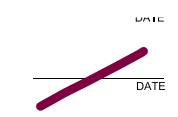
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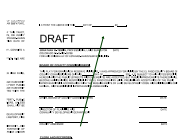
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**Subject:** Arrow  
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**Layer:**  
**Space:**

complete this note

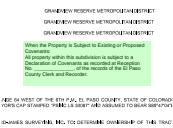


**Subject:** Soils & Geology  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:56:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



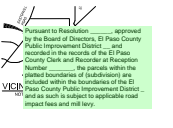
**Subject:** Covenants  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:56:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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:** Special Districts  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:56:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Special District Notes:  
 Special District Disclosure (when the plat is located in a special district):  
 A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat



**Subject:** PID  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:56:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**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.

The Subdivider(s) agrees on behalf of themselves and the Subdivider(s) 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:** Road Impact  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:57:10 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.

add notes; customize and complete

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:58:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add notes; customize and complete

RED SPECIES ACT, PARTICULARLY IF IT R  
 PROVIDED BY THE DIST  
 complete; add other gas and electric providers

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:59:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

complete; add other gas and electric providers

ROW acreage; Lot Acreage; all should add up to 100 % 35.564 acres-samples provided

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:22:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ROW acreage; Lot Acreage; all should add up to 100 % 35.564 acres-samples provided

Complete table

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 10:59:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

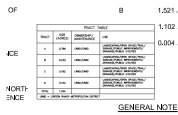
Complete table

8,077 AC OPEN SPACE PUBLIC TRAIL, OPENWGE  
 1,521 AC OPEN SPACE PUBLIC TRAIL, OPENWGE  
 1,521 AC OPEN SPACE PUBLIC TRAIL, OPENWGE  
 5,028 AC  
 SUMMARY  
 11,147 ACRES 0.24%  
 11,147 ACRES 0.24%  
 11,147 ACRES 0.24%  
 11,147 ACRES 0.24%

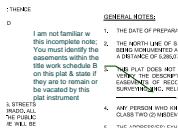
**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:01:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NOTE OF PREPARATIONS OCTOBER 6, 2023.  
 EXHIBIT B OF CASE OCTOBER 20, 2023. HAZARD  
 CONTROL SUBJECT TO LOCAL ORDINANCE 2, 2019. (1) HAZARD CONTROL



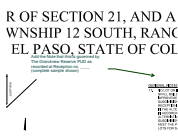


**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:21:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:22:24 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I am not familiar w this incomplete note; You must identify the easements within the title work schedule B on this plat & state if they are to remain or be vacated by this plat instrument



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:09:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the Note that this is governed by The Grandview Reserve PUD as recorded at Reception no. \_\_\_\_ (complete sample shown)



**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:06:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:07:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add: No direct lot access to Eastonville Road.



**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:09:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

OF THE File is from the PUD, you need to translate the title and include with Plat

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:10:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is from the PUD; you need to translate the lots and include with Plat

TRACT NO.	AREA	CI
A	8.077 AC	CI
B	1.521 AC	CI
C	.162 AC	CI
D	0.084 AC	CI

**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:22:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ACCEPTANCE CERTIFICATE FOR THE DEDICATION OF TRACTS TO THE DISTRICT/HOMEOWNER'S ASSOCIATION

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:22:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

complete

MY COMMENTS  
**ACCEPTANCE**  
THE DEDICATION FOR WINNER  
BY: \_\_\_\_\_  
AS \_\_\_\_\_  
OR \_\_\_\_\_

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:24:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please use template

ACCEPTANCE CERTIFICATE FOR THE DEDICATION OF TRACTS TO THE DISTRICT/HOMEOWNER'S ASSOCIATION

**Subject:** Tract Acceptance  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:24:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature)

President  
STATE OF COLORADO )  
ss.  
COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ as \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Witness my hand and official seal

Notary Public





**Subject:** Owner Certification  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:26:19 AM  
**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

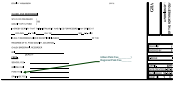
Signatures of officers signing for a corporation shall be acknowledged as follows:  
 (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:  
 (print name) as Manager/Member of company, a state limited liability company.  
 (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:26:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please use template



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:26:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Urban Park Fee \_\_\_\_\_\  
 Regional Park Fee \_\_\_\_\_



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:27:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fill in prior to Mylar print

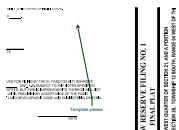


**Subject:** BoCC Certification  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:27:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

\_\_\_\_\_  
 Chair, Board of County Commissioners  
 Date



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:28:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Template please



Please add the note stating who will be installing the fencing and who the maintenance responsibility is with (it may be District for fencing along roadways).

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:46:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please add the note stating who will be installing the fencing and who the maintenance responsibility is with (it may be District for fencing along roadways).

tank sites, pump stations, etc...  
↓  
**TRACT TABLE:**  
USE ALLOWED STRUCTURES

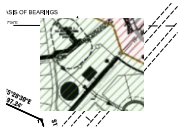
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:57:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tank sites, pump stations, etc...

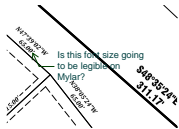


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:56:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

If this includes tank sites, lift-pump, treatment stations or other water & wastewater components except lines please note that here.



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:58:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:29:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is this font size going to be legible on Mylar?



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/8/2023 11:30:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please see plat checklist and add missing items to all sheets

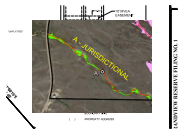


**Subject:** Image  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/8/2023 12:53:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/8/2023 12:54:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

no basements; pink area



**Subject:** Image  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/8/2023 1:03:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/8/2023 1:03:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note- Wetland is outside of plat area