

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

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

KNOW ALL MEN BY THESE PRESENTS:

THAT MELODY HOMES INC., 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 210.81 FEET; THENCE N17°20'54"E, A DISTANCE OF 128.74 FEET; THENCE S87°36'39"E, A DISTANCE OF 61.10 FEET; THENCE S53°42'43"E, A DISTANCE OF 67.68 FEET; THENCE S62°28'48"E, A DISTANCE OF 213.93 FEET; THENCE S48°35'24"E, A DISTANCE OF 311.17 FEET; THENCE S65°28'30"E, A DISTANCE OF 197.24 FEET; THENCE S18°20'22"E, A DISTANCE OF 115.50 FEET; THENCE S62°51'20"E, A DISTANCE OF 125.07 FEET; THENCE S57°00'05"E, A DISTANCE OF 371.65 FEET; THENCE S25°18'42"E, A DISTANCE OF 322.01 FEET; THENCE S41°08'15"E, A DISTANCE OF 224.40 FEET; THENCE S70°55'24"E, A DISTANCE OF 289.94 FEET; THENCE S00°12'52"W, A DISTANCE OF 119.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 1,019.14 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 679.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EASTONVILLE ROAD, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,636,306 SQUARE FEET OR 37.564 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOW SHOWN HEREON SHALL BE KNOWN AS GRANDVIEW RESERVE FILING NO. 1, IN THE COUNTY OF EL PASO, STATE OF COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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.

OWNER'S 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 GRANDVIEW RESERVE FILING NO. 1. 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 THE 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)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D., BY _____ AS _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

WITNESS MY HAND AND OFFICIAL SEAL _____

SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS:

(_____) 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:

(_____) AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY.

ACCEPTANCE CERTIFICATE FOR TRACTS (ACCEPTING ENTITY IN EXISTENCE):

THE DEDICATION OF TRACTS A, B, C AND D WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE GRANDVIEW METROPOLITAN DISTRICT.

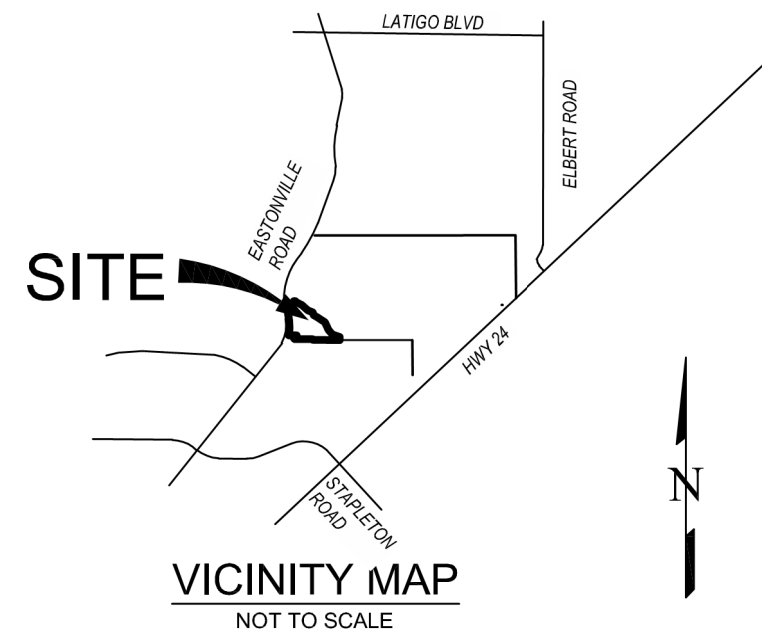
BY: _____
PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D., BY _____ AS _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

WITNESS MY HAND AND OFFICIAL SEAL _____



SUMMARY:		
119 LOTS	20.075 ACRES	53.45%
4 TRACTS (NON R.O.W.)	10.756 ACRES	28.64%
RIGHTS-OF-WAY	6.729 ACRES	17.91%
TOTAL	37.564 ACRES	100.00%

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	8.129 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, MAINTENANCE ROAD, TRAILS, WELL AND PUMP YARD	GRANDVIEW RESERVE METROPOLITAN DISTRICT
B	1.521 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAILS	GRANDVIEW RESERVE METROPOLITAN DISTRICT
C	1.102 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAILS	GRANDVIEW RESERVE METROPOLITAN DISTRICT
D	0.004 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAILS	GRANDVIEW RESERVE METROPOLITAN DISTRICT
E	0.525 AC	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY

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 SC55108560-5, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2022.
- 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 184-508, 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 08041C0555 AND 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018.
- UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND DRAINAGE EASEMENT AND AN ADJACENT 10 FOOT WIDE MVEA EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINE 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 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.
- 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, AND 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.
- THE GRANDVIEW METROPOLITAN DISTRICT IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS 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.
- 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.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT _____ AND RECORDED UN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF GRANDVIEW RESERVE FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY IMPROVEMENT DISTRICT _____ AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY. 2 or 3 District...

Fill in these items

GENERAL NOTES: CONTINUED

- 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 AT RECEPTION NO. _____ 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 RESTRICTS SUBDIVISION IMPROVE EITHER APPROVAL OF BOARD OF COUNTY CO TRANSFER MAY ONLY SUBMISSIONS IMPROVI

- DEVELOPER SHALL CO AN OTHER AGENCIES F DIVISION OF WILDLIFE, WILDLIFE SERVICE REC
- UTILITY PROVIDERS: WATER-GRANDVIEW MI WASTEWATER- WOODA ELECTRIC- MOUNTAIN I GAS- BLACK HILLS ENE
- THE FOLLOWING LOTS MAY BE IMPACTED BY GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE FILING NO. 1. EASTONVILLE ROAD AND U.S. HIGHWAY 24 FALCON, COLORADO, BY CTL THOMPSON INC. DATED MAY 9, 2022 IN FILE GRANDVIEW RESERVE FILE NUMBER PUDSP2110 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED: 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 1-32, 44-54, 69-71, 75-88, 94-100, 110-119.

GEOLOGIC HAZARD NOTE:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT TITLED, "GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 FALCON, COLORADO BY CTL THOMPSON INC. DATED MAY 9, 2022 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: PUDSP2110 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARD HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS AND CRAWL 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 PROVIDED.
- HARD BEDROCK: THE SANDSTONE AND CLAYSTONE OF THE JERSON 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 1-32, 44-54, 69-71, 75-88, 94-100, 110-119.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT 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, _____, 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 SUPERVISOR AND THAT ALL MONUMENTS EXIST AND SHOW 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____.

_____, PROFESSIONAL LAND SURVEYOR DATE _____
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR GRANDVIEW RESERVE FILING NO. 1 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) 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 _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ 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. complete this note _____ CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
URBAN PARK FEE: _____
REGIONAL PARK FEE: _____
DRAINAGE FEE: _____

Fill in prior to Mylar print

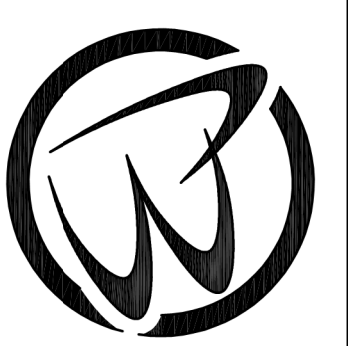
NOTE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. PCD FILE NO. SF2311

NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
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

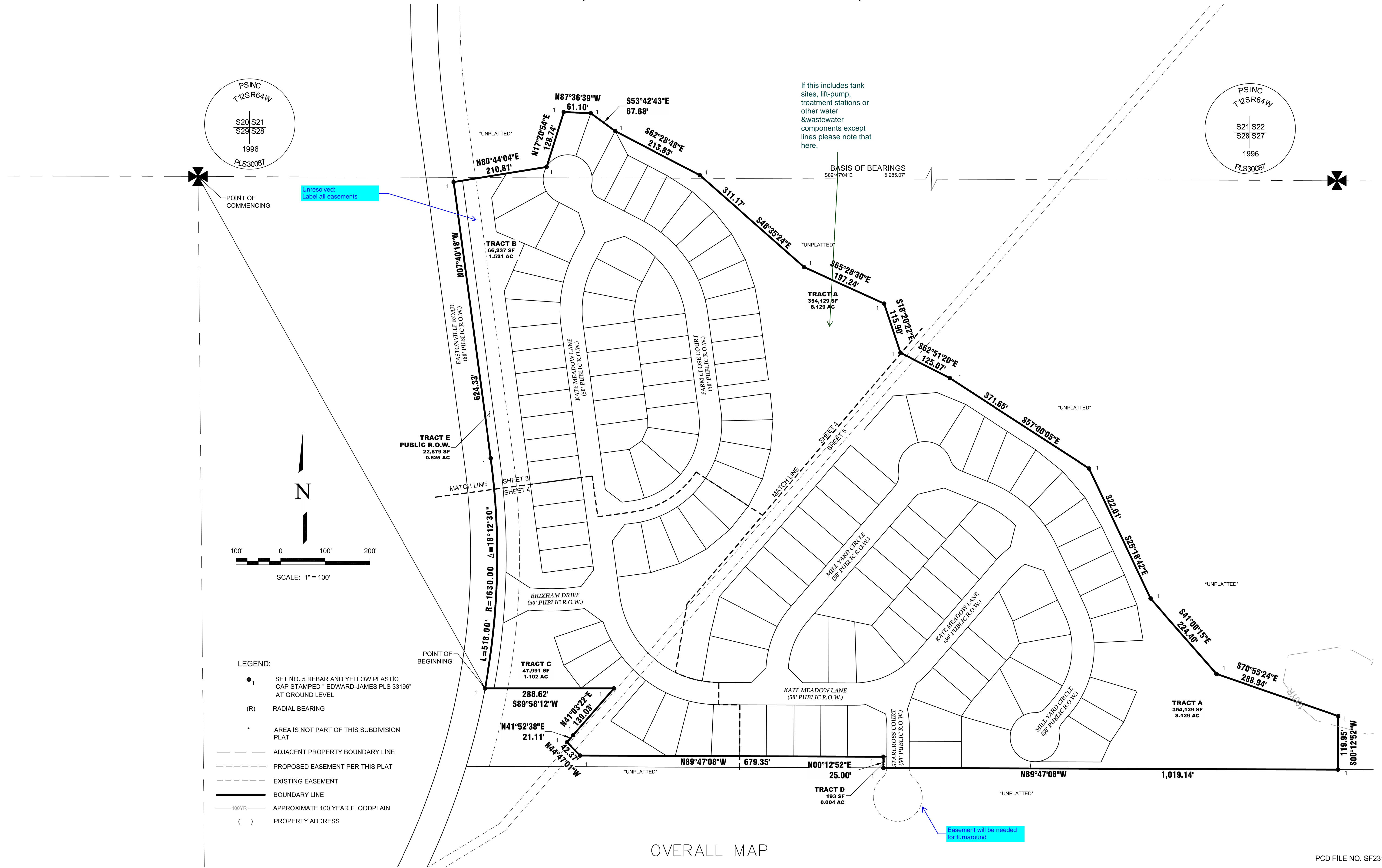
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	3-15-2024
SHEET NO	1 OF 5

Send the application into County attorney for PID Inclusion and complete note

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



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

Unresolved: Label all easements

Easement will be needed for turnaround

OVERALL MAP

NO.	REVISIONS	DESCRIPTION	DATE

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

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



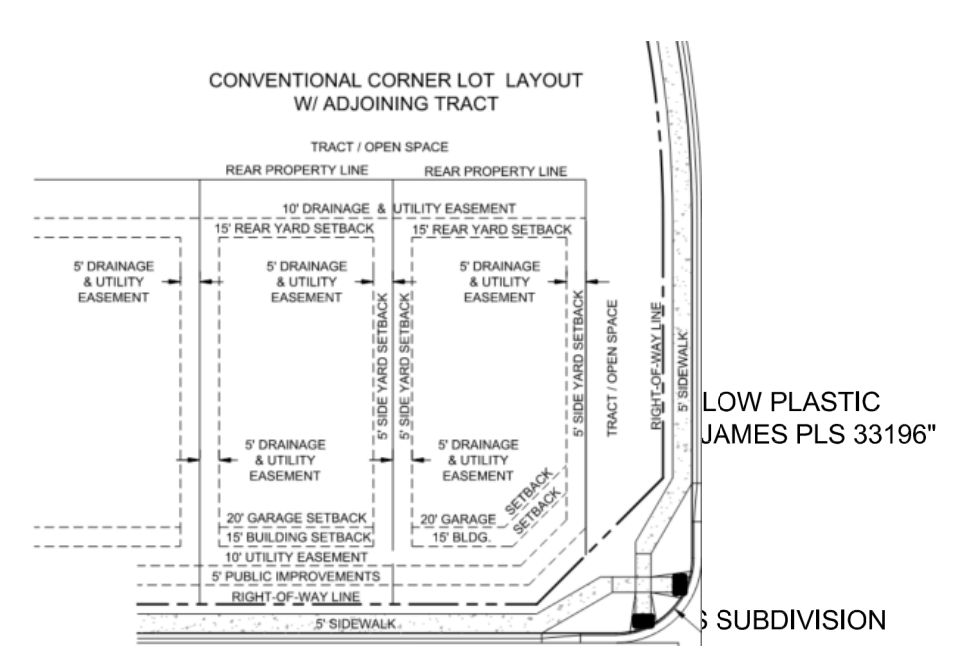
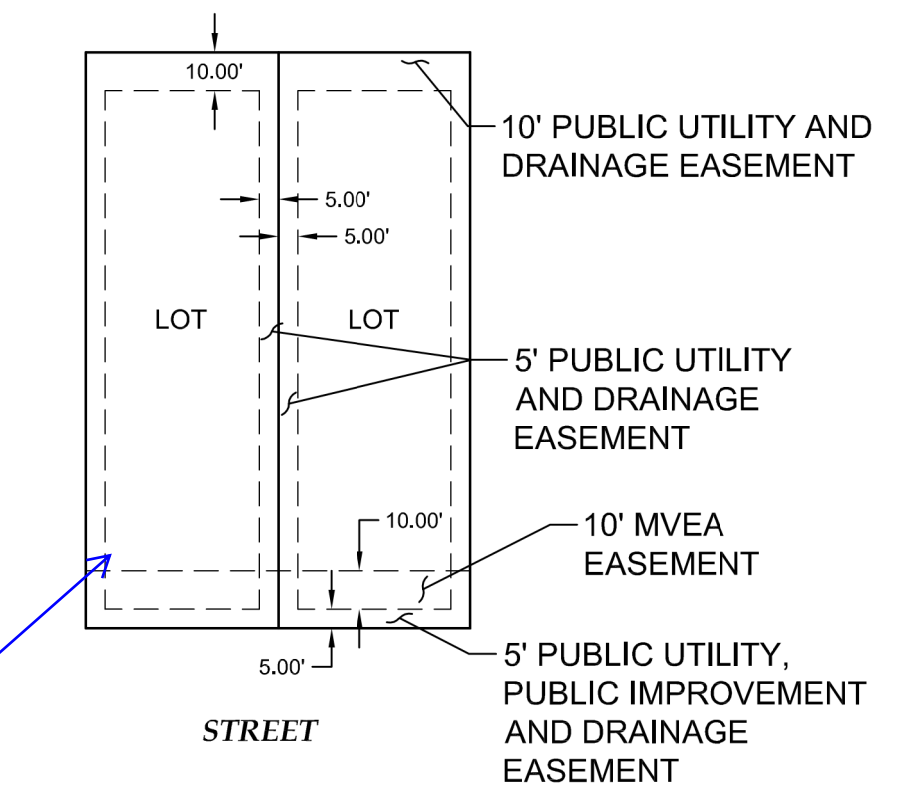
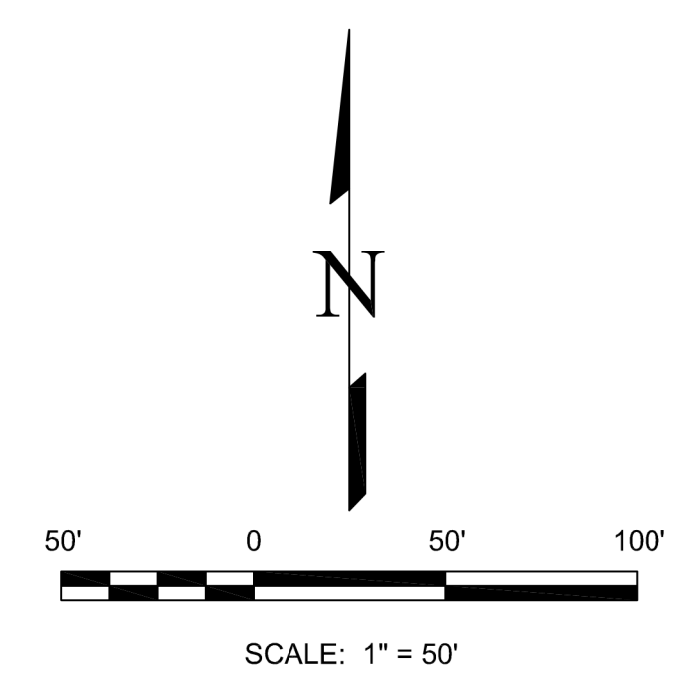
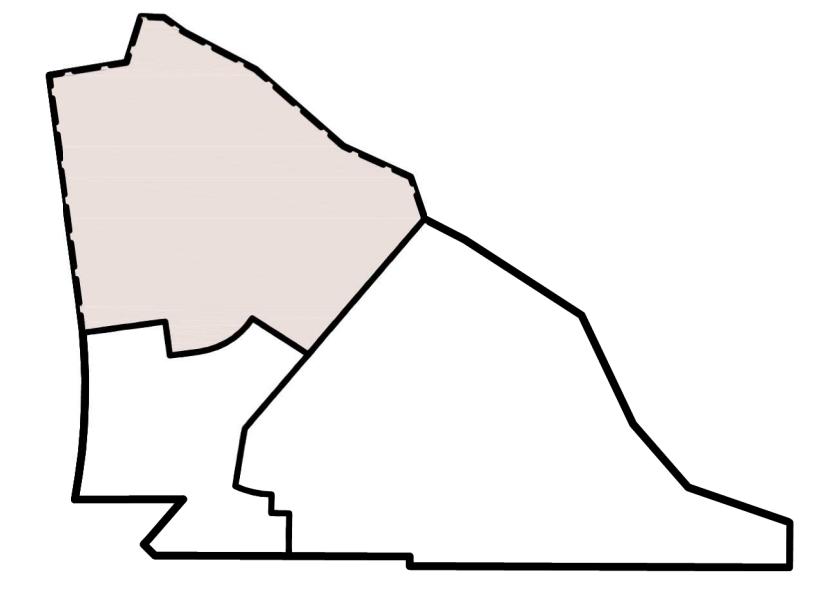
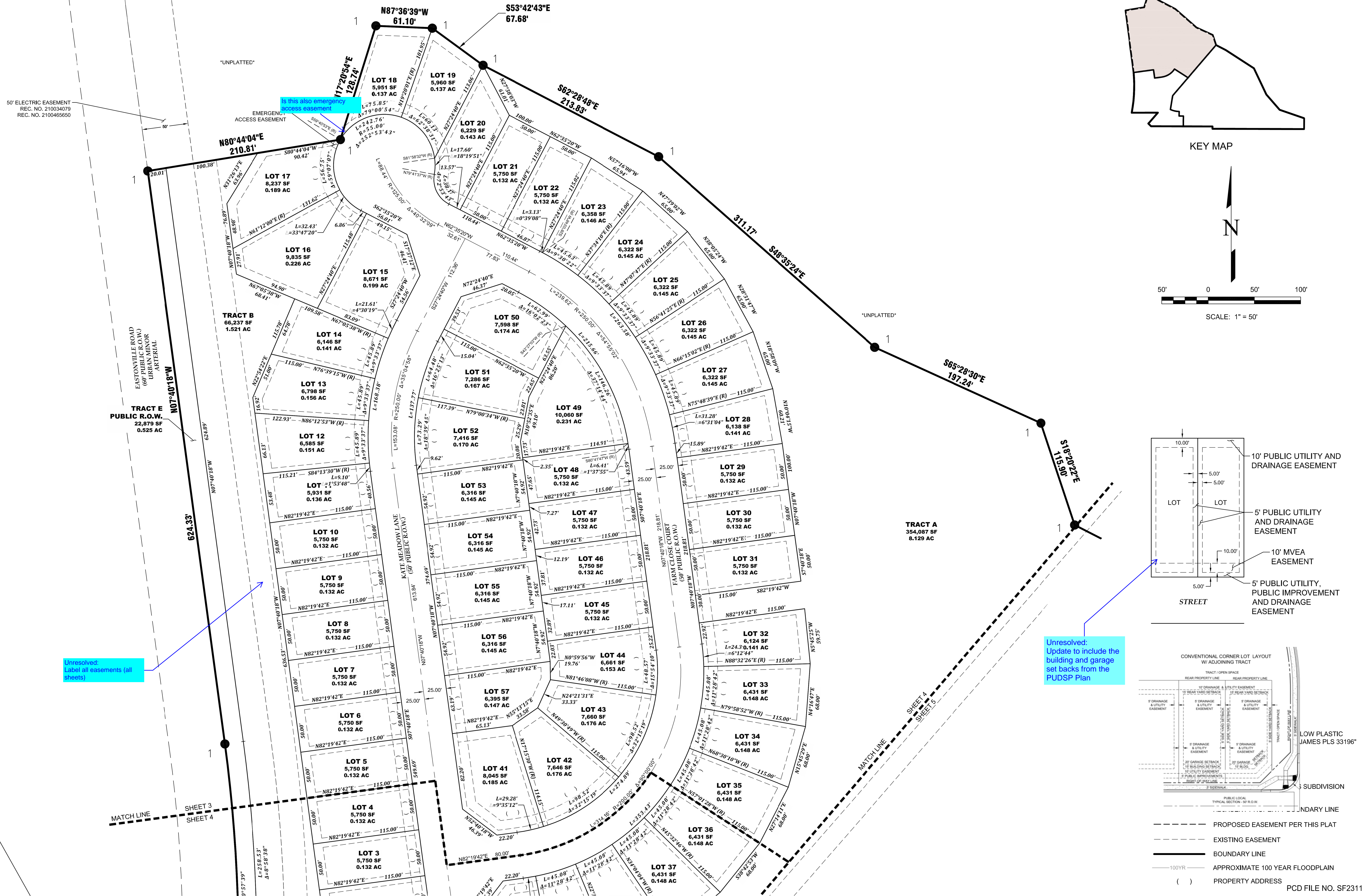
GRANDVIEW RESERVE FILING NO. 1
FINAL PLAT

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	3-15-2024
SHEET NO.	2 OF 5

GRANDVIEW RESERVE FILING NO. 1

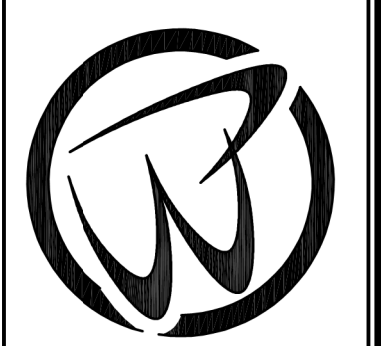
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



- PROPOSED EASEMENT PER THIS PLAT
- - - EXISTING EASEMENT
- BOUNDARY LINE
- - - APPROXIMATE 100 YEAR FLOODPLAIN
- () 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



**GRANDVIEW RESERVE FILING NO. 1
FINAL PLAT**

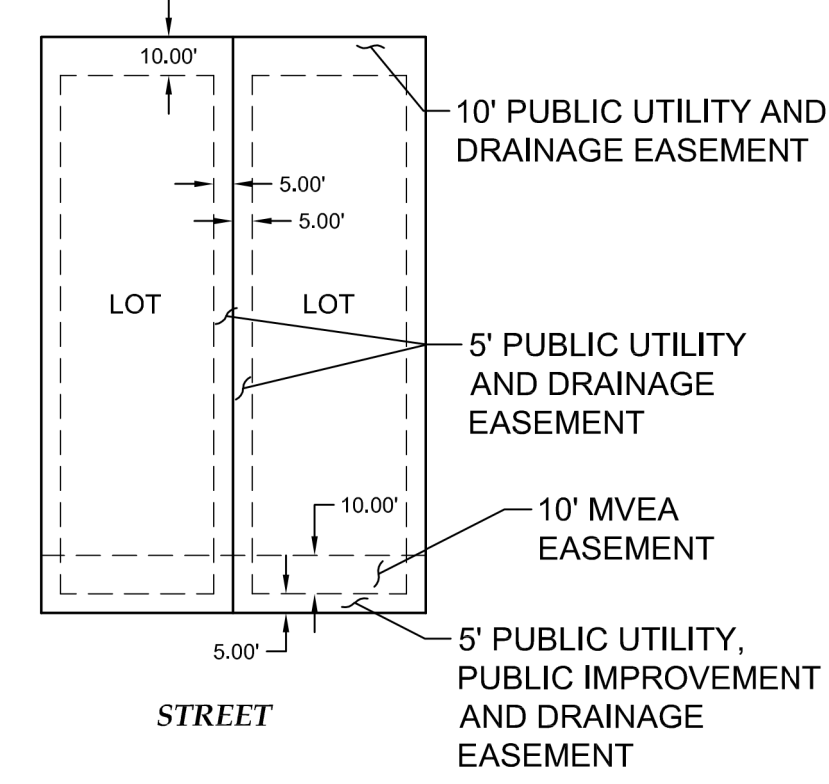
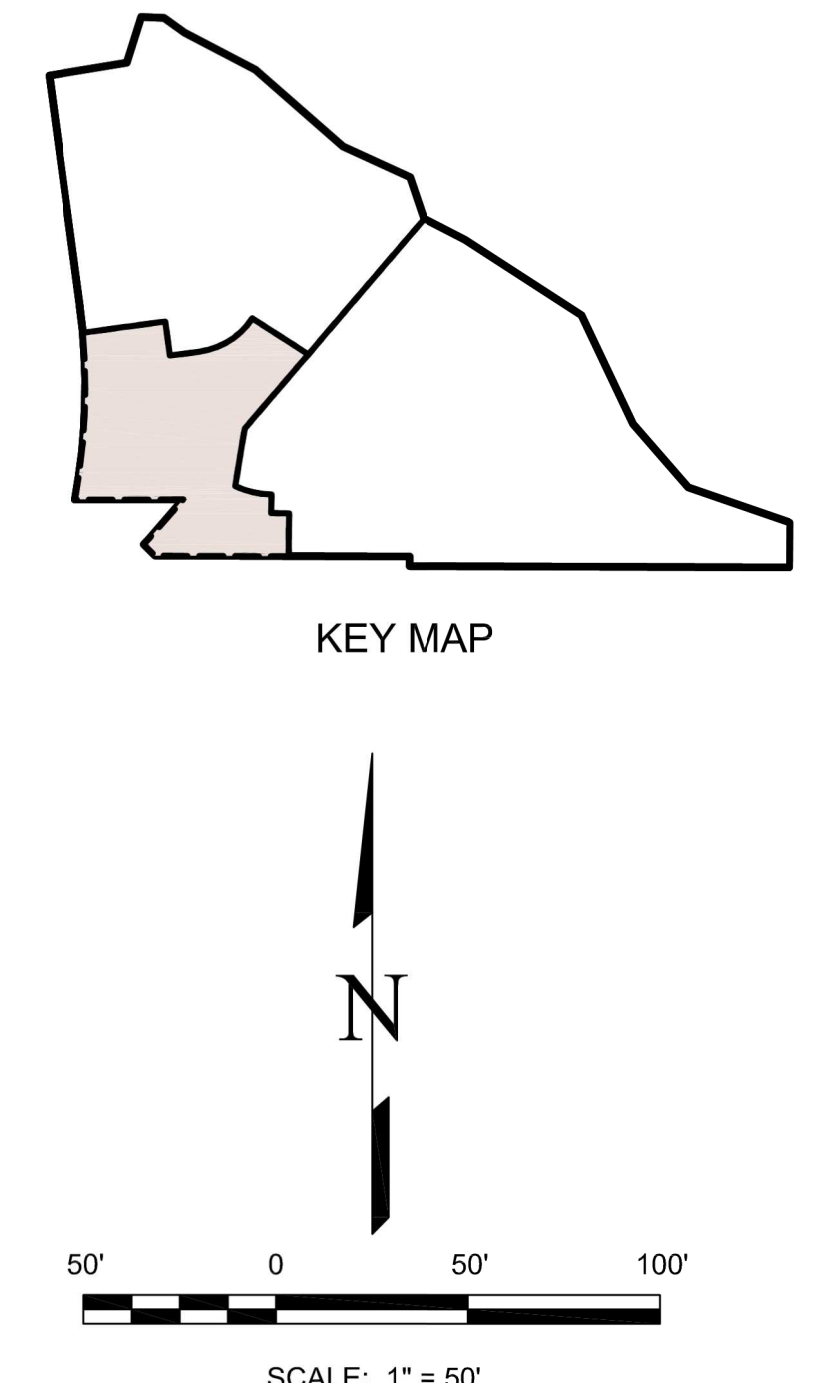
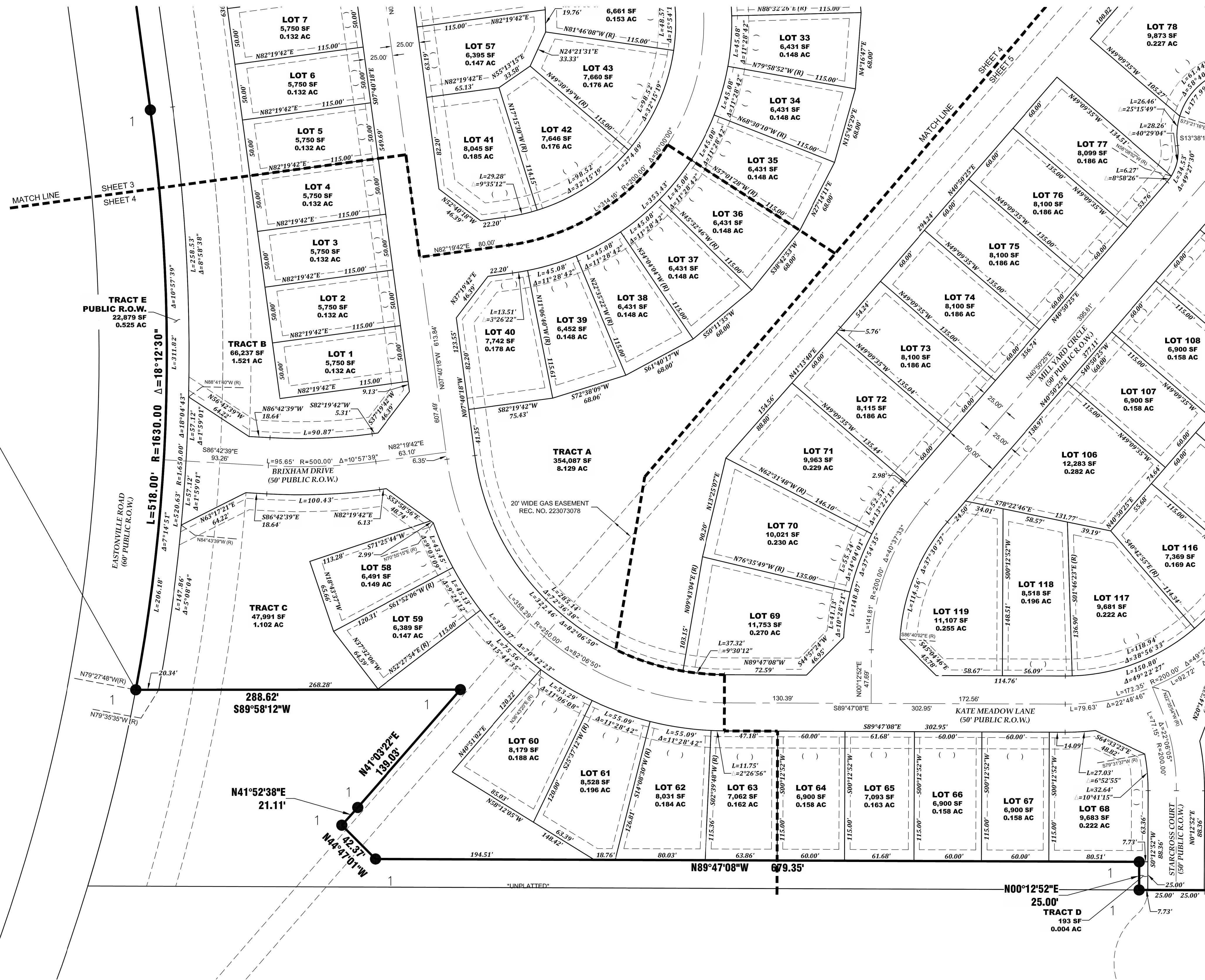
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	6-16-2023
SHEET NO.	3 OF 5

PCD FILE NO. SF2311

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
 - - - 100YR APPROXIMATE 100 YEAR FLOODPLAIN
 - () 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**

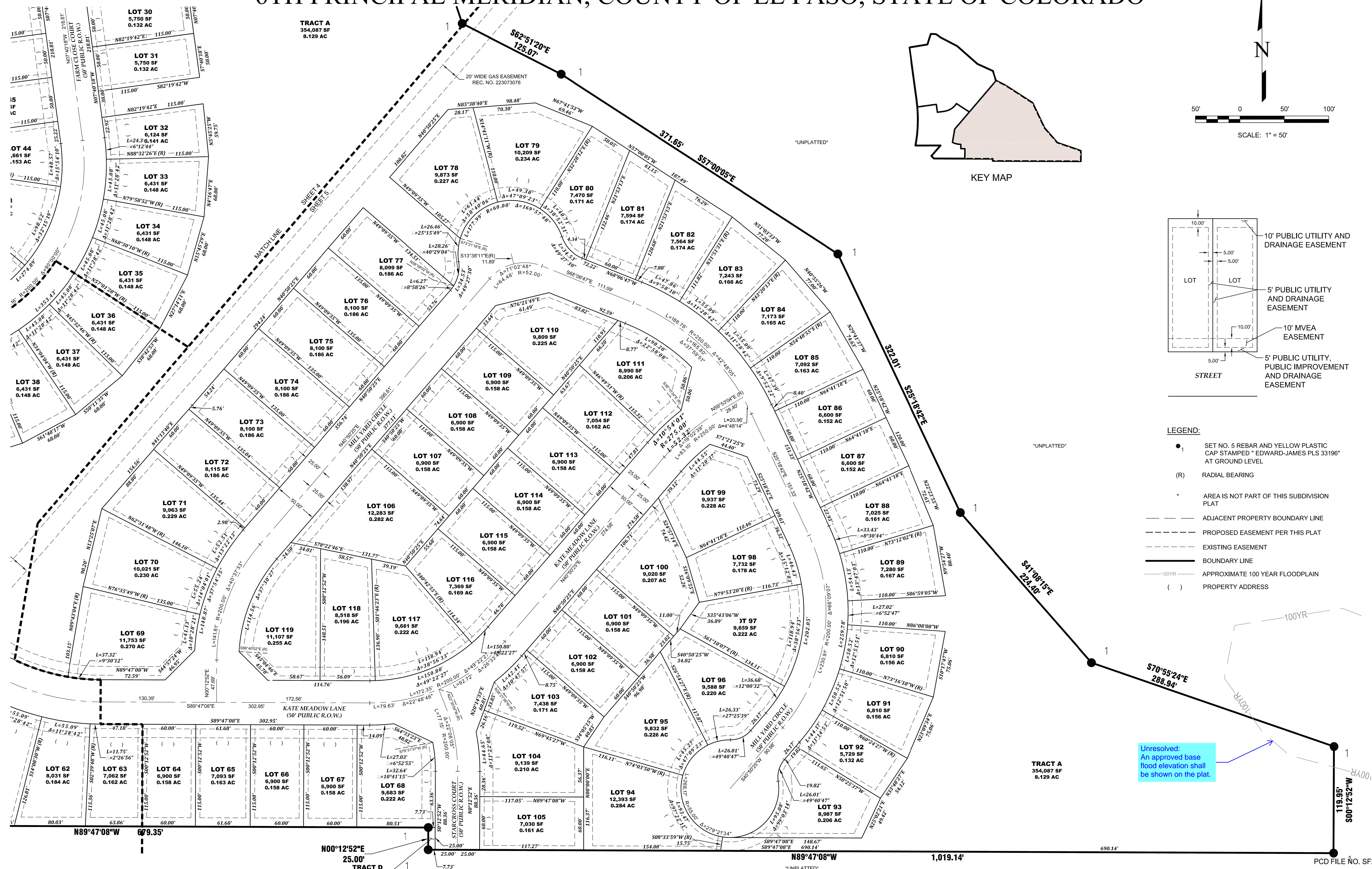
H-SCALE: **1" = 50'**

JOB NO.: **2217-01**
 DATE CREATED: **9-27-2022**
 DATE ISSUED: **3-15-2024**
 SHEET NO: **4** OF **5**

PCD FILE NO. SF2311

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



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Pueblo, CO 81008
 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	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	3-15-2024
SHEET NO	5 OF 5


PCD FILE NO. SF2311

V_2 Plat redlines.pdf Markup Summary


CDurham (11)

17. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF, HIS SUCCESSORS AND ASSIGNEES TO PROVIDE TO THE COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS AND TO FILE WITH THE COUNTY CLERK'S OFFICE THE ORIGINAL AND TWO COPIES OF SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE PROPERTY.


18. LOT (OR TRACT) (OR ENTIRE PROPERTY) IS A BMP MAINTENANCE AGREEMENT AND EASEMENT (AS REQUIRED BY THE COUNTY) IS RESPONSIBLE FOR THE PROVISION OF IMPROVEMENT DISTRICT AND RECORD NUMBER TO THE PARCELS WITHIN THE PLAT WITHIN THE BOUNDARIES OF EL PASO COUNTY BMP IMPACT FEES AND MILL LEVY.

Subject: Highlight
Page Label: 1
Author: CDurham
Date: 4/11/2024 3:23:13 PM
Status:
Color: 
Layer:
Space:

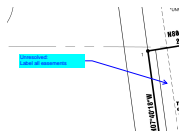
18. PURSUANT TO RESOLUTION _____ AND RECORD NUMBER _____, THE PARCELS WITHIN THE PLAT WITHIN THE BOUNDARIES OF EL PASO COUNTY BMP IMPACT FEES AND MILL LEVY.


Subject: Highlight
Page Label: 1
Author: CDurham
Date: 4/11/2024 3:23:17 PM
Status:
Color: 
Layer:
Space:

18. LOT (OR TRACT) (OR ENTIRE PROPERTY) IS A BMP MAINTENANCE AGREEMENT AND EASEMENT (AS REQUIRED BY THE COUNTY) IS RESPONSIBLE FOR THE PROVISION OF IMPROVEMENT DISTRICT AND RECORD NUMBER TO THE PARCELS WITHIN THE PLAT WITHIN THE BOUNDARIES OF EL PASO COUNTY BMP IMPACT FEES AND MILL LEVY.

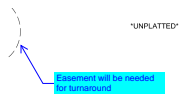
Subject: Callout
Page Label: 1
Author: CDurham
Date: 4/11/2024 3:23:36 PM
Status:
Color: 
Layer:
Space:


Fill in these items



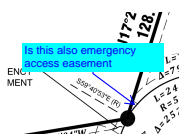
Subject: Callout
Page Label: 2
Author: CDurham
Date: 4/11/2024 4:28:52 PM
Status:
Color: 
Layer:
Space:


Unresolved:
Label all easements



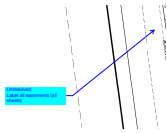
Subject: Callout
Page Label: 2
Author: CDurham
Date: 4/11/2024 5:29:57 PM
Status:
Color: 
Layer:
Space:

Easement will be needed for turnaround



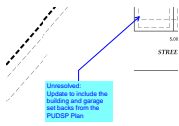
Subject: Callout
Page Label: 3
Author: CDurham
Date: 4/11/2024 4:30:34 PM
Status:
Color: 
Layer:
Space:

Is this also emergency access easement



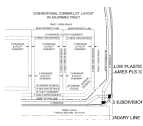
Subject: Callout
Page Label: 3
Author: CDurham
Date: 4/11/2024 4:31:50 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
 Label all easements (all sheets)

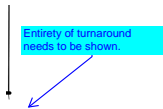


Subject: Callout
Page Label: 3
Author: CDurham
Date: 4/11/2024 4:37:49 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
 Update to include the building and garage set backs from the PUDSP Plan



Subject: Image
Page Label: 3
Author: CDurham
Date: 4/11/2024 4:37:56 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 4
Author: CDurham
Date: 4/11/2024 5:28:56 PM
Status:
Color: ■
Layer:
Space:

Entirety of turnaround needs to be shown.



Subject: Callout
Page Label: 5
Author: CDurham
Date: 4/11/2024 5:24:59 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
 An approved base flood elevation shall be shown on the plat.

dsdparsons (9)



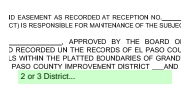
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:37:05 AM
Status:
Color: ■
Layer:
Space:

complete this note



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:38:09 AM
Status:
Color: ■
Layer:
Space:

Send the application into County attorney for PID Inclusion and complete note



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:38:40 AM
Status:
Color: ■
Layer:
Space:

2 or 3 District...



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:39:45 AM
Status:
Color: ■
Layer:
Space:

the LOI and other docs say basements are not allowed in Fil 1



Subject: Image
Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:40:08 AM
Status:
Color: ■
Layer:
Space:

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



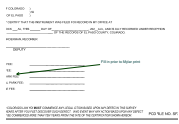
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Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:40:23 AM
Status:
Color: ■
Layer:
Space:

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

Repeat comment

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:40:41 AM
Status:
Color: ■
Layer:
Space:

Repeat comment



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/16/2024 11:42:47 AM
Status:
Color: ■
Layer:
Space:

Fill in prior to Mylar print



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/16/2024 11:43:30 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.