

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. SUBD-26-0036**

Report Date: 06/03/2026

Description : 39 single family lot community directly north of filing 10.

Address : 0 Warrick ST

Record Type : Subdivision (Major and Minor)

Document Filename : FP_V1_5-6-26.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Barbara Reinardy	barbara.reinardy@coloradosprings.gov	719-385-5601
Don Smith	donald.smith@asd20.org	-
Amy Vanderbeek	amy@pprbd.org	-
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Matthew Alcuran	malcuran@csu.org	-
Erica Schmitz	erica.schmitz@coloradosprings.gov	-
Molly O'Brien	molly.obrien@coloradosprings.gov	-
Cory Sharp	cory.sharp@coloradosprings.gov	-
Caelen Wendt	cwendt@csu.org	-

General Comments

Comment ID	Reviewer : Department	Review Comments
15	Amy Vanderbeek : Regional Building-Enumerations	1. Lot 39 is a corner lot, the address on Warrick Street should be added as 9750. Lot 17 is a corner lot, the address on Warrick should be added as 9774. Tract A address between lots 11-12 should be added as 9840 Warrick Street. Lot 12 address should be 9830 not 6830. Lot 15 address is incorrect and should be 9806 not 6806. 2. Standard final plat comments; 39 lots & 1 tract with address. Total plat fee: \$400.00 a. Enumerations will review the pre-plat (mylar) prior to plat for address placement, street names, and title block. b. A \$10.00 per lot and tract platting fee will be due at the time of the review of the pre-plat, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK

Comment ID	Reviewer : Department	Review Comments
		REGIONAL BUILDING DEPARTMENT or PPRBD. As of December 5th 2023, the fee for all credit/debit cards has changed from the flat 2.95% fee to the following: Over the phone Credit/Debit Card payments will be 2.3% and In-Person Debit Card payments will be 1.5% (in-person only). Paid directly to the Enumerations Department. c. Pre-plat reviews can be reviewed via "pdf" or in-person. The pre-plat will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations stamping the pre-plat and receiving payment of plat fees. If any pre-plat changes occur, even if changes do not apply to Enumerations, we still need to re-stamp the pre-plat. The Enumerations stamped pre-plat copy should match the recorded document minus a few signatures. If you would like an in-person review, please make an appointment on our website, Link d. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Please email the Enumerations staff member that reviewed your project. Amy@pprbd.org; Brent@pprbd.org; or BeckyA@pprbd.org Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: amy@pprbd.org

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
20	1	Erica Schmitz : City Engineering - SWENT	There is an approved Final Drainage Report, STM-REV24-1444, but the fees are for 2024. These need to be updated to 2026 fees. Please submit a Drainage Memo for this project.
21	1	Erica Schmitz : City Engineering - SWENT	Cottonwood Creek also goes close to Warrick Street
22	1	Erica Schmitz : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Erica Schmitz (erica.schmitz@coloradosprings.gov) with any questions related to SWENT comments. Please reference the Planning review number in all communications.
23	1	Erica Schmitz : City Engineering - SWENT	Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals. For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project. For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required. A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded. An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval. FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.). Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed. Please see SWENT's website for updated checklists: Link

Comment ID	Page Reference	Reviewer : Department	Review Comments
16	1	Matthew Alcuran : Col Springs Utilities	Informational Item, please acknowledge: Information Items: Final Plat Contact Customer Contract Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility-related costs that may apply to this development. In instances where metered water and/or wastewater connections exist on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities. Colorado Springs Utilities require wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org .
19	2	Caelen Wendt : Col Springs Utilities	Appears that this Utility Easement has been recorded via Rec. No. 226022691. Please change all instances this easement to 'Utility Easement'
1	1	Molly O'Brien : Planning	Add City file number to all sheets
9	1	Cory Sharp : Planning	planning review fee: 39 lots at \$107.49 per lot = \$4192.11
10	1	Cory Sharp : Planning	please revise to match drawing N 00-00-00 E
11	1	Cory Sharp : Planning	please check/revise the date
12	1	Cory Sharp : Planning	please check/revise USAFA noise notice not the latest note: "This property may be impacted by noise and/or similar sensory effects caused by, but not limited to, the normal daily activities from the United States Air Force Academy's Airmanship Program, combat training, and special events. These activities include, but are not limited to, fixed and rotary wing aircraft, live weapons fire training at the firing range, simulated explosives, controlled hunting during hunting seasons, and other activities that may produce noise, vibrations, dust, smoke and all other effects that may be produced by such activities and experienced beyond the Installation's boundaries. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight, and military training purposes and special events, or until all airfields on the Air Force Academy shall cease to be actively used and special events are permanently discontinued. This notice shall run in perpetuity with the land."
17	1	Caroline Miller : Planning	As detailed with PUDD-24-0014 and D20 comments, Park and School Fee boxes will be notated as 'Land Dedication' by staff on plat mylar. Citywide Development Impact (Police & Fire) Fees will be due at time of building permit.
24	1	Molly O'Brien : Planning	Comments from El Paso County have been uploaded to record in a separate document. Please review comments.
13	2	Cory Sharp : Planning	the easement lines along the internal lots within the recorded adjacent plats can be removed

Comment ID	Page Reference	Reviewer : Department	Review Comments
2	1	Barbara Reinardy : Real Estate Services	The Old Ranch Metropolitan District is shown as a property owner, but there is no signature/notary certificate provided.
6	1	Barbara Reinardy : Real Estate Services	Not seeing that Forestgate is anywhere in the vicinity. Does it apply to this plat?
7	1	Barbara Reinardy : Real Estate Services	Informational: This property will need to be conveyed to Revel 1 LLC, (and the Wolf Ranch Metro District?) from David D. Jenkins prior to platting.
3	2	Barbara Reinardy : Real Estate Services	Why can't this easement be dedicated by this plat vs. separate instrument?
4	2	Barbara Reinardy : Real Estate Services	Please redirect this arrow.
5	2	Barbara Reinardy : Real Estate Services	On both sheets: SUBD-26-0036
8	1	Don Smith : School Districts	Academy District 20 is in receipt of File #SUBD-26-0036 for approval of the Revel at Wolf Ranch Filing No. 11. The District is requesting land dedication in lieu of fees per the existing City Code for all residential units within this development included in the approved master plan for Wolf Ranch. The District is experiencing ongoing residential development. The District gained approximately 13,650 new residential units between 2018 and 2025 which included 5,650 Single Family, 1,225 Single Family Attached, and 6,800 Apartments as reported to the District by local developers. During that same timeframe, the District only experienced a total membership increase of 23 students. This information is updated annually in October. A drop in the birth rate plus the significant increase in the cost of housing has slowed student growth in the District. The District is able to serve each student who is a resident of District 20. If you need additional information, please contact me. Don Smith Planning Consultant

There is an approved Final Drainage Report, STM-REV24-1444, but the fees are for 2024. These need to be updated to 2026 fees. Please submit a Drainage Memo for this project.

Info Only: Please contact the Lead Reviewer, Erica Schmitz (erica.schmitz@coloradosprings.gov) with any questions related to SIVENT comments. Please reference the Planning review number in all communications.

Informational: This property will need to be conveyed to Revel 1 LLC, (and the Wolf Ranch Metro District?) from David D. Jenkins prior to platting.

The Old Ranch Metropolitan District is shown as a property owner, but there is no signature/notary certificate provided.

BE IT KNOWN BY THESE PRESENTS:

THAT REVEL 1 LLC., A COLORADO LIMITED LIABILITY COMPANY AND OLD RANCH METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND NO. 5 REBAR AND 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" AT THE NORTHWEST CORNER OF LOT 29 OF REVEL AT WOLF RANCH FILING NO. 10 SUBDIVISION ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED FEBRUARY 12, 2026 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 226715648;

THENCE NORTH 69°57'39" WEST ON THE NORTHEASTERLY LINE OF LOTS 30 THROUGH 36, INCLUSIVE, A DISTANCE OF 380.00 FEET TO A FOUND NO. 5 REBAR AND 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" AT THE NORTHEAST CORNER OF LOT 37 OF SAID REVEL AT WOLF RANCH FILING NO. 10, SAID LINE BEING THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 45°39'35" WEST ON THE NORTHEASTERLY LINE OF SAID LOT 37 AND LOT 38 OF SAID REVEL AT WOLF RANCH FILING NO. 10, A DISTANCE OF 115.14 FEET TO AN ANGLE POINT IN SAID LOT 38;

THENCE SOUTH 89°57'19" WEST ON THE NORTHERLY LINE OF SAID LOT 38 AND LOT 39 OF SAID REVEL AT WOLF RANCH FILING NO. 10, A DISTANCE OF 111.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 39;

THENCE NORTH 20°03'02" EAST A DISTANCE OF 261.47 FEET;

THENCE NORTH 08°21'32" EAST A DISTANCE OF 64.57 FEET;

THENCE NORTH 4- A DISTANCE OF 189.21 FEET TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS NORTH 04°53'43" EAST;

THENCE, EASTERLY ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°04'18", A RADIUS OF 1,080.00 FEET FOR AN ARC DISTANCE OF 95.60 FEET;

THENCE NORTH 89°49'25" EAST A DISTANCE OF 651.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF BLACK FOREST ROAD AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78 AND IN DOCUMENT RECORDED DECEMBER 21, 2022 UNDER RECEPTION NUMBER 222151628 OF SAID RECORDS;

THENCE SOUTH 00°02'41" EAST ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 690.07 FEET TO THE NORTHEAST CORNER OF SAID REVEL AT WOLF RANCH FILING NO. 10;

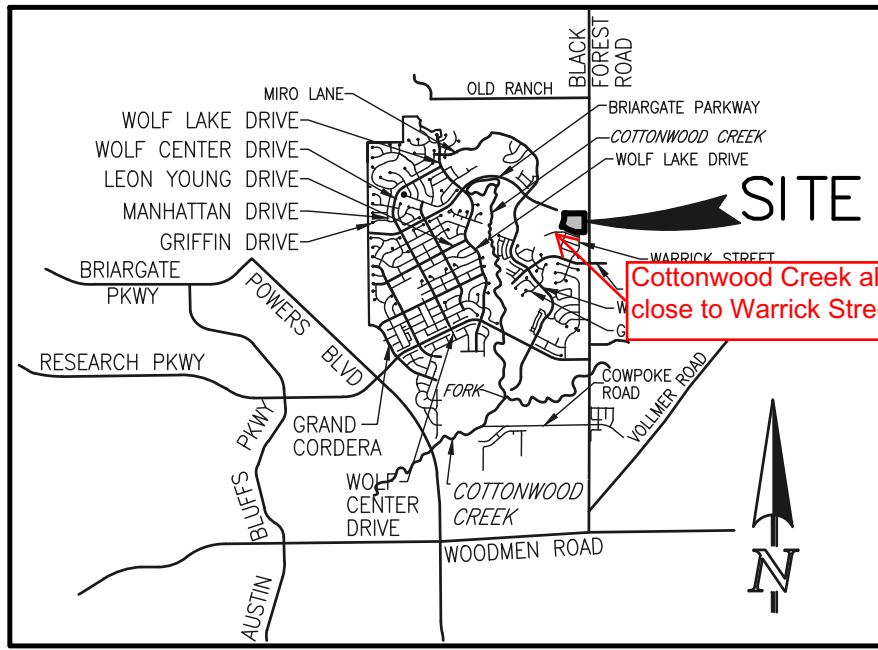
THENCE ON THE NORTHERLY LINE OF SAID REVEL AT WOLF RANCH FILING NO. 10 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°57'19" WEST A DISTANCE OF 225.00 FEET;
2. SOUTH 00°02'41" EAST A DISTANCE OF 17.09 FEET;
3. SOUTH 89°57'19" WEST ON THE NORTHERLY LINE OF SAID LOT 29, A DISTANCE OF 70.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.424 ACRES OF LAND, MORE OR LESS.

Informational Item, please acknowledge:
Information Items: Final Plat Contact Customer Contract Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility-related costs that may apply to this development. In instances where metered water and/or wastewater connections exist on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities. Colorado Springs Utilities require wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

REVEL AT WOLF RANCH FILING NO. 11

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP

N.T.S.

please check/revise the date

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN. ALL FRONT LOT LINES ABUTTING A PUBLIC RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS AND ALL LOTS ADJACENT TO TWO STREET RIGHT-OF-WAYS ARE HEREBY PLATTED WITH A TWENTY-FIVE (25) FOOT BY TWENTY-FIVE (25) FOOT TRIANGLE EASEMENT FOR PUBLIC IMPROVEMENTS AS SHOWN WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF ALL OTHER PUBLIC IMPROVEMENT EASEMENTS SHOWN HEREON ARE HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS AUGUST 13, 2024.
2. FLOODPLAIN STATEMENT: THIS SITE, REVEL AT WOLF RANCH FILING NO. 10, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0527G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE AE)
3. THE ARTICLES OF INCORPORATION FOR WOLF RANCH OWNERS ASSOCIATION WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20031075467. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOLF RANCH RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 203254733 RECORDS OF EL PASO COUNTY, COLORADO, AND AS AMENDED.
4. NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHT-OF-WAYS, EASEMENTS OR OTHER MATTERS OF RECORD. CLASSIC CONSULTING ENGINEERS AND SURVEYORS WAS NOT PROVIDED A CURRENT TITLE COMMITMENT OR REQUESTED TO SEARCH SAID RECORDS.
8. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
9. ALL LOTS WITHIN THIS SUBDIVISION ARE IN THE UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 4 RECORDED UNDER RECEPTION NO. 206074024 AND AS AMENDED.
10. TRACT A IS FOR PUBLIC IMPROVEMENTS, SIDEWALKS, LANDSCAPING/OPEN SPACE, IRRIGATION AND FENCING. SAID TRACT SHALL BE OWNED AND MAINTAINED BY WOLF RANCH OWNERS ASSOCIATION, INC. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOLF RANCH RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 203254733 RECORDS OF EL PASO COUNTY, COLORADO. OWNERSHIP TO BE CONVEYED BY SEPARATE INSTRUMENT.
11. WOLF RANCH OWNERS ASSOCIATION, INC., SHALL MAINTAIN ALL LANDSCAPING LYING WITHIN PUBLIC RIGHTS OF WAY WITHIN THIS SUBDIVISION.
12. NO DIRECT LOT ACCESS TO BLACK FOREST ROAD OR FORESTGATE DRIVE WILL BE PERMITTED.

Not seeing that Forestgate is anywhere in the vicinity. Does it apply to this plat?

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



JOHN L. BAILEY, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 19586 FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC. DATE

NOTICE:

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

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "REVEL AT WOLF RANCH FILING NO. 11".

CITY PLANNING MANAGER DATE

CITY ENGINEER DATE

CITY CLERK 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 AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

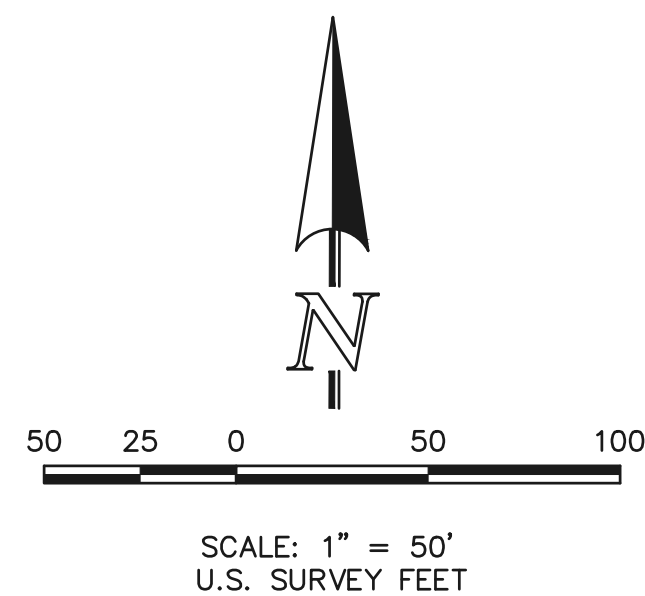
REVEL AT WOLF RANCH
FILING NO. 11
JOB NO. 2555.48
MARCH 8, 2026
SHEET 1 OF 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

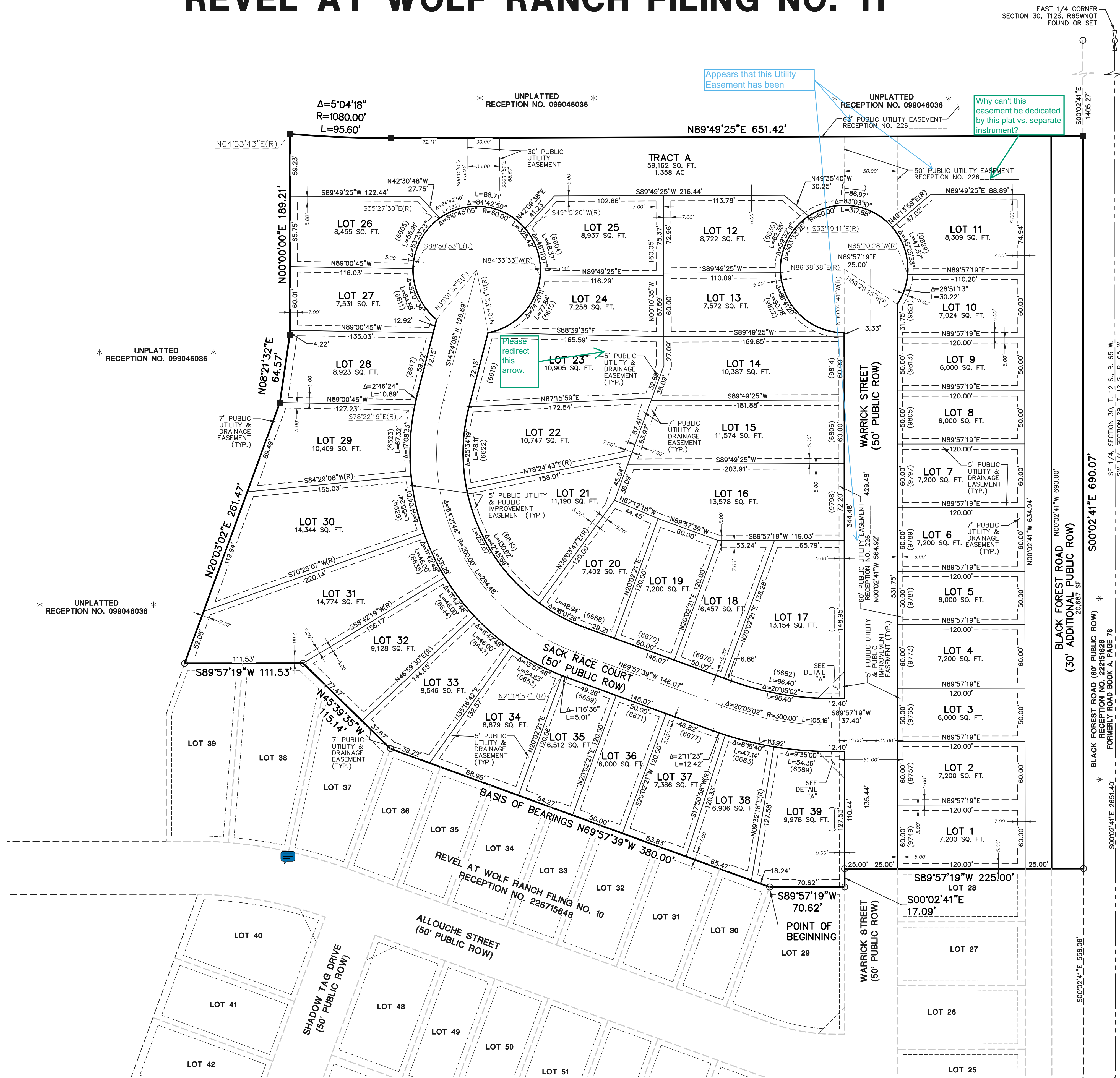
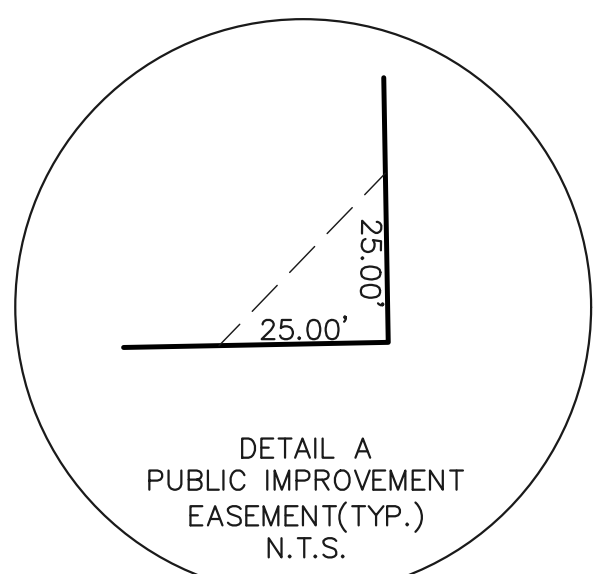
CITY FILE NO. SUBD-26-_____

REVEL AT WOLF RANCH FILING NO. 11



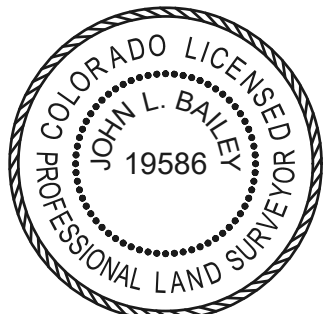
LEGEND

- SET NO. 5 REBAR & 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" TO BE SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- NO. 5 REBAR & 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" RECOVERED FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED
- NO. 5 REBAR YELLOW PLASTIC SURVEYORS CAP STAMPED "NOLTE PLS 25955" RECOVERED 0.3' BELOW THE GROUND
- ✕ SECTION CORNER AS SHOWN
- ⊕ ONE-QUARTER SECTION CORNER AS SHOWN
- () ADDRESS
- * NOT A PART OF THIS MAP
- (R) RADIAL BEARING
- SF SQUARE FEET
- AC ACRES



PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



REVEL AT WOLF RANCH
FILING NO. 11
JOB NO. 2555.48
MARCH 8, 2026
SHEET 2 OF 2



NORTHEAST CORNER SECTION 31, T. 12 S., R. 65 W. FOUND 5/8" REBAR (NO CAP) FLUSH WITH SURFACE OF BLACK FOREST ROAD. THIS MONUMENT IS IN A BUSY HIGHWAY AND IS NOT PRACTICAL TO RE-ESTABLISH AT THIS LOCATION. SAID CORNER HAS BE REFERENCED BY LS #4842 TO THE NE AND SE AND BY PLS #25955 30' TO THE WEST.

On both sheets: SUBD-26-0036