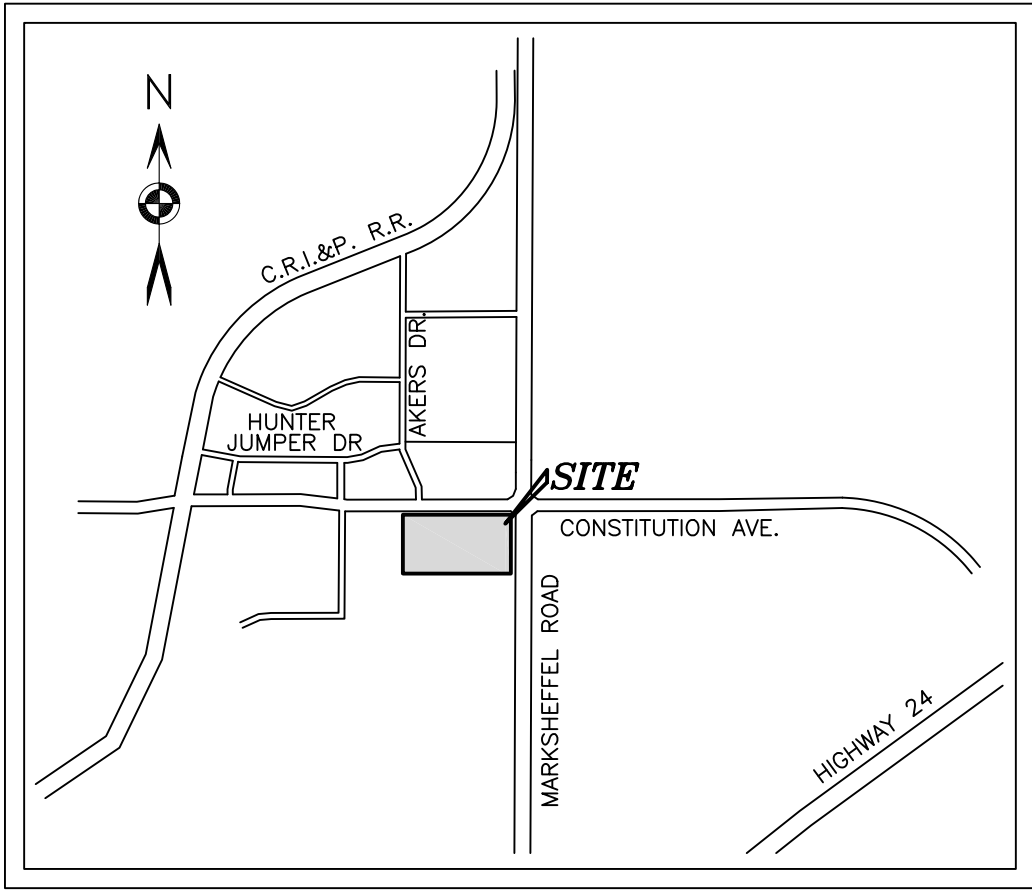


FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1  
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
(NOT TO SCALE)

KNOW ALL BY THESE PRESENTS:

That Citizen on Constitution, LLC, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

Tracts M and N, Urban Collection at Palmer Village, County of El Paso, State of Colorado.

DEDICATION

The above owner has caused said parcel of land to be platted into lots, a street, and easements as shown hereon. The tract of land herein platted shall be known as CITIZEN ON CONSTITUTION FILING No. 1 in the County of El Paso, State of Colorado.

dedication of Akers  
and Constitution  
ROW- incorporate  
language to the  
dedication statement

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, a street, and easements as shown hereon under the name and subdivision of CITIZEN ON CONSTITUTION 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 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:

Citizen on Constitution, LLC

By: Eric Garrett

Title: Manager

FEATHERGRASS INVESTMENTS, LLC  
ATTN: KENNETH DRISCOLL  
719-651-9133  
[kdriscoll719@gmail.com](mailto:kdriscoll719@gmail.com)  
4715 N. CHESTNUT ST  
COLORADO SPRINGS, CO 80907

THE GARRETT COMPANIES, INC.  
ATTN: RACHEL HARMON  
317-775-1853  
[RHarmon@TheGarrettCo.com](mailto:RHarmon@TheGarrettCo.com)  
1051 GREENWOOD SPRINGS BLVD, SUITE 101  
GREENWOOD, IN 46143

NOTARIAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: Eric Garrett, Manager

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

missing plat checklist items -please  
add

EASEMENT STATEMENT:

1. Easements are as shown hereon with the sole responsibility for maintenance of these easements being vested with the current property owner(s).

Easements:  
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

customize to this lot

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.

President, Board of County Commissioners

Date

ADD

8.4.5. Drainage Considerations and Standards  
Drainage Easements Required for Runoff Leaving Roadside Ditch. Drainage easements shall be established for runoff which enters private property from a roadside ditch.(4)Width of Drainage Easements. (a)General Requirements. A drainage easement or right-of-way shall conform to the lines of watercourse and the requirements of this Code, the ECM, and related technical documents, and be of a width adequate for the intended purpose and maintenance. The minimum requirements for easements shall be based on the base flood, but shall not be less than 15 feet in width unless otherwise approved by the ECM Administrator.(b)Standard Drainage Easement Widths and Locations. Drainage easements may be coincident with the required utility easements unless requested otherwise by the review engineer. The standard drainage easements for urban and rural lots shall be provided as follows:(i)Urban Density.

- Side Lot Lines: 5 feet
- Rear Lot Lines: 7 feet

UTILITY

(2)Easement Locations and Dimensions. (a)Easements Along Lot and Tract Lines. Utility easements shall be provided along lot and tract lines in accordance with the serving utility, this Code, and ECM.(b)Easements Abutting Rear Lot Lines. Where an easement abuts a rear lot line which is not the rear lot line of another lot, or which is on the perimeter of the division of land, the easement width shall be 10 feet or more.(c)Utility Easements Combined with Drainage Easements. Where easements are combined with a water course, drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.(d)Standard Easement Widths and Locations. Unless otherwise required by the utility provider, the standard utility easements for urban and rural lots shall be provided as follows.(i)Urban Density.

- Side Lot Lines: 5 feet.
- Rear Lot Lines: 7 feet.

SHEET INDEX

SHEET 1 – COVER, LEGAL DESCRIPTION, VICINITY MAP

SHEET 2 – GENERAL NOTES

SHEET 3 – AS PLATTED BOUNDARY

SHEET 4 – AS RE-PLATTED BOUNDARY

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, 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 October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for CITIZEN ON CONSTITUTION FILING No. 1 was approved for filing by the El Paso County, Colorado Planning and Community

Development Department this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Planning and Community Development Director

Date

RECORDING

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at \_\_\_\_\_ O'clock \_\_\_\_M., this

day of \_\_\_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_\_\_

of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

By: \_\_\_\_\_  
Deputy

SF 22 6

FEES:

School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_

Park Fee: \_\_\_\_\_

Drainage Fee: \_\_\_\_\_

Urban Park Fee \_\_\_\_\_  
Regional Park Fee \_\_\_\_\_  
Schhol District No. \_\_\_\_ fee \_\_\_\_\_

Add the basin name

PCD File No. \_\_\_\_\_

DATE: 01/28/2022 REVISIONS			
No.	Remarks	Date	By

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
[www.BARRONLAND.com](http://www.BARRONLAND.com)  
PROJECT No.: 21-048 SHEET 1 OF 4



FINAL PLAT

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COUNTY OF EL PASO, STATE OF COLORADO

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

Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.

Constitution Heights Metro

SURVEYOR'S NOTES

1. 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 herein.
2. The approval of this Replat vacates all prior plats for the area described by this plat.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. NCS-1074278-INDY, with an effective date of January 19, 2022 as provided by First American Title Insurance Company.
5. This survey was performed in the field on October 6, 2021.

6. The overall subject parcel contains a calculated area of 534,215 square feet (12.264 acres) of land, more or less.

7. BASIS OF BEARINGS: Bearings are based upon the South Right-of-Way line of Constitution Avenue, as described in "Parcel B" within the Warranty Deed recorded under Reception No. 210085356, monumented on the West with a #4 rebar with yellow plastic cap stamped "PLS 4842" and on the East with a #5 rebar with yellow plastic cap stamped "Aztec PLS 36567" and is assumed to bear N 89°53'50" E, a distance of 1691.84 feet.

8. The subject property shown herein lies within Zone X, areas determined to be outside the 500-year floodplain, as shown on Federal Emergency Management Agency flood insurance rate map number 08041C0756G, effective December 7, 2018.

9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0756G, effective December 7, 2018.

10. There shall be no direct Lot access to Constitution Avenue or Marksheffel Road.

11. Geologic hazard note:

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 geotechnical investigation and geologic hazard evaluation prepared by CTL Thompson Inc., dated April 24, 2020 and is held in the Urban Collection at Palmer Village PUD preliminary plan file (PUDSP-19-011) at the El Paso County planning and community development departments. --Artificial/undocumented fill (the majority of lots)

These conditions can be mitigated by regarding, properly engineered foundations, and recognized construction techniques. The proposed units within the subdivision will not include basements, which will mitigate the potential shallow groundwater constraint.

12. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.

13. Snow storage shall be accommodated on site at the ends of the Private drive aisles, not in the Public Right-of-Way.

14. Emergency access gates are to be designed by the Developer and must include the Diablo Control Proximity Auto Opening System ([www.diablocontrols.com](http://www.diablocontrols.com)) and override to provide emergency and Fire Department ingress and egress.

15. Any person who knowingly removes or knowingly causes to be removed any Public land survey monument, as defined by Section 38-53-103 (18), C.R.S., or control corner, as defined in Section 38-53-103 (6), C.R.S., or a restoration of any such monument or who knowingly removes or knowingly causes to be removed any bearing tree knowing such is a bearing tree or other accessory, as defined by Section 38-53-103(1), C.R.S., even if said person has title to the land on which said monument or accessory is located, commits a class 2 misdemeanor unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument or accessory removed and has filed or caused to be filed a monument record pursuant to Article 53 of Title 38, C.R.S.

16. A standard Aviation Easement conveyed to the City of Colorado Springs, appurtenant to the Colorado Springs Airport recorded March 14, 1989 in Book 5612 at Page 726 covers the subject Property but is not shown herein.

17. A standard Aviation Easement recorded March 20, 2014 at Reception No. 214022685 covers the subject Property but is not shown herein.

18. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. 221188154 and the approved construction plans and preliminary acceptance of said improvements has been received from El Paso County. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred and have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee construction of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. This Plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision improvements agreement, by the planning and community development department director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso board of county commissioners of all improvements required to be constructed and completed in accordance with said subdivision improvements agreement. The partial release of Lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of Lots authorized by the Subdivision improvements agreement.

"Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_"

Add another \_\_\_\_\_ this plat will also have a unique SIA

SUMMARY:

277 LOTS	37.945 ACRES	65.54%
7 TRACTS	7.154 ACRES	12.35%
RIGHTS-OF-WAY	12.799 ACRES	22.11%
TOTAL	57.898 ACRES	100.00%

? ac--- detention  
2.51 acre

sample- Customize  
for this plat

for Constitution and Akers. City of CS will control access permits for Marksheffel after the City accepts Marksheffel ROW.

Access to Marksheffel is being provided from lot 1. Please revise note limited to right out only controlled by City of CS.

GEOTECHNICAL INVESTIGATION  
CONSTITUTION AVE AND MARKSHEFFEL RD  
REBAR DEVELOPMENT  
COLORADO SPRINGS, COLORADO

Prepared For:  
THE GARRETT COMPANIES  
1001 Governor Spence Boulevard  
Colorado Springs, CO 80905  
Attention: Karl Beal  
CTL Project No: C03460-026  
November 10, 2021

Java Springs, Colorado 80901 Telephone: 719.520.6000 Fax: 719.520.6002



Colorado Springs, CO 80910  
Phone 719-520-6000  
Fax 719-520-6005  
[www.elpasoco.com](http://www.elpasoco.com)

COMMUNITY DEVELOPMENT  
DEPARTMENT

SUBDIVISION PLAT CHECKLIST

Recorded July 2019	
	Offsets which are to be set on the extension of any lot, tract or parcel boundary line shall be noted on the plat at the time of recording and shall comply with C.R.S. Section §38-61-105. This note shall specify the standard offset distance and any nonstandard distances. An example of a note is as follows: "All offsets are 1" metal disks embedded in concrete sidewalks set on the lot line extended, 5 feet from the platted lot corner along all streets except as follows:" and "Nonstandard offsets for lot lines between: Lots 2 and 3, is 5.87 feet, Lots 6 and 7, is 6.03 feet." If no offset monuments are to be set in conjunction with the plat the following note shall be included on the plat: "Note: No offset monuments are to be set in conjunction with this plat."
3	Surveyor Information and Notes C.R.S. 38-60-10, 38-60-101
	Certification by a registered land surveyor that the subdivision plat represents a survey made by the surveyor and that the monuments shown on the subdivision plat are accurate as located, that all dimensions and other details are correct and that all monuments will be set to establish property corners or control points as required by the County. The certification shall include the title, name, address, seal, and signature of the registered land surveyor and date of certification and revision dates.
	The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-6-508" and
	Referential to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference to a certain title policy including the policy number.
4	Names, Numbering, Lots, Tracts and Road Information 7.2.5 LDC
	A number associated with each lot and block in the subdivision, beginning with the numeral 1 (one) and continuing consecutively throughout the property being subdivided, with no omissions or duplications. Tracts shall be given an alpha designation. All lot, and tract numbering shall conform to the provisions of Section 7.2.5 of the LDC.
	The address of each lot as provided by the Pikes Peak Regional Building Department (added prior to recording).
	Right-of-way lines, widths, and street names of all existing and proposed streets within and immediately adjacent to the property being subdivided. Street names shall be approved by El Paso Teller E9-1-1 Authority. Alleys, greenways, bikeways, trails, and other transportation lines shall also be indicated. Private drives and streets shall be labeled as such and shall include assignment of maintenance responsibility.
	The use designations, maintenance responsibility, and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside.
	The use designations, maintenance responsibility, and beneficiary of all proposed or existing easements and rights-of-way showing when conveyed by reception number, and rights-of-way.
5	Other Plat Information
	The boundary of the subdivision delineated with a heavy solid line.
	The identification and designation of the boundary lines of any 100-year floodplain, and the source of the designation. 8.4.2 LDC
	Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.
	Lots that require special studies for development or that present significant constraints and/or hazards to development shall bear notation. 8.4.9 LDC
	Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision. 8.4.2 LDC
	Notes limiting ingress or egress to certain roadways pursuant to the ECM, as applicable. 8.4.3 LDC

SURVEYOR'S NOTES (CONTINUED)

19. 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 submittal. 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.

20. All property within this subdivision, except Right of Way Dedications as shown herein, is subject to a declaration of covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

21. Notice of potential aircraft overflight and noise impact associated with airport: this serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.

22. 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. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage Easements.

23. No driveway shall be established unless an access permit has been granted by El Paso County.

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

25. The following reports have been submitted in association with the preliminary plan or Final Plat for this Subdivision and are on file at the County Planning and Community Development Department: transportation impact study; drainage report; water resources report; wastewater disposal report; geology and soils report; fire protection report; noise report.

26. Developer shall comply with Federal and State laws, regulations, ordinances, review and permit requirements, and other Agency requirements, if any, of applicable Agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife service regarding the endangered species act, particularly as it relates to the listed species (e.g., Preble's Meadow jumping mouse).

27. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

28. The land within the Plat is zoned PUD as identified within PCD file number PUDSP-19-011. The PUD development plan, guidelines and landscape plan are recorded at Reception No. 221174755

29. Utility Providers:

Sanitary Sewer: Cherokee Metropolitan District

Water: Cherokee Metropolitan District

Electric: Colorado Springs Utilities

Gas: Colorado Springs Utilities

Delete note: no its not zoned PUD; it is RM30 it is being rezoned from commercial to RM30

i will upload the plat checklist so that you can add the missing items

SF226

PCD File No. \_\_\_\_\_

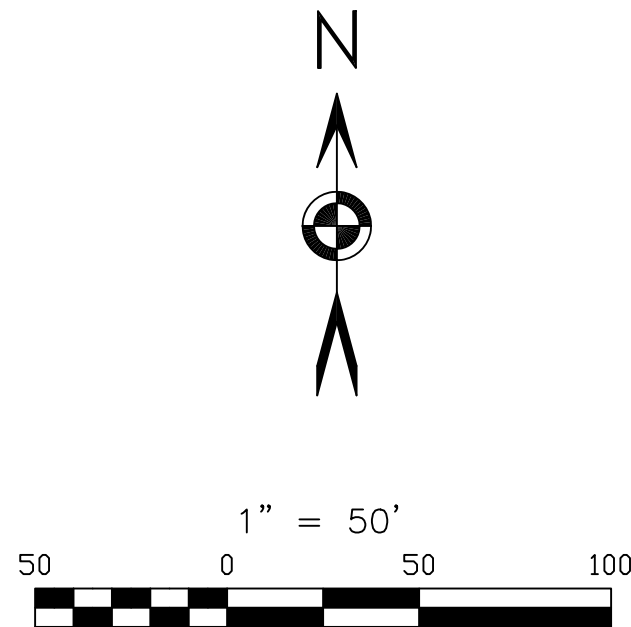
DATE: 01/28/2022		REVISIONS	
No.	Remarks	Date	By

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
[www.BARRONLAND.com](http://www.BARRONLAND.com)  
PROJECT No.: 21-048 SHEET 2 OF 4

FINAL PLAT

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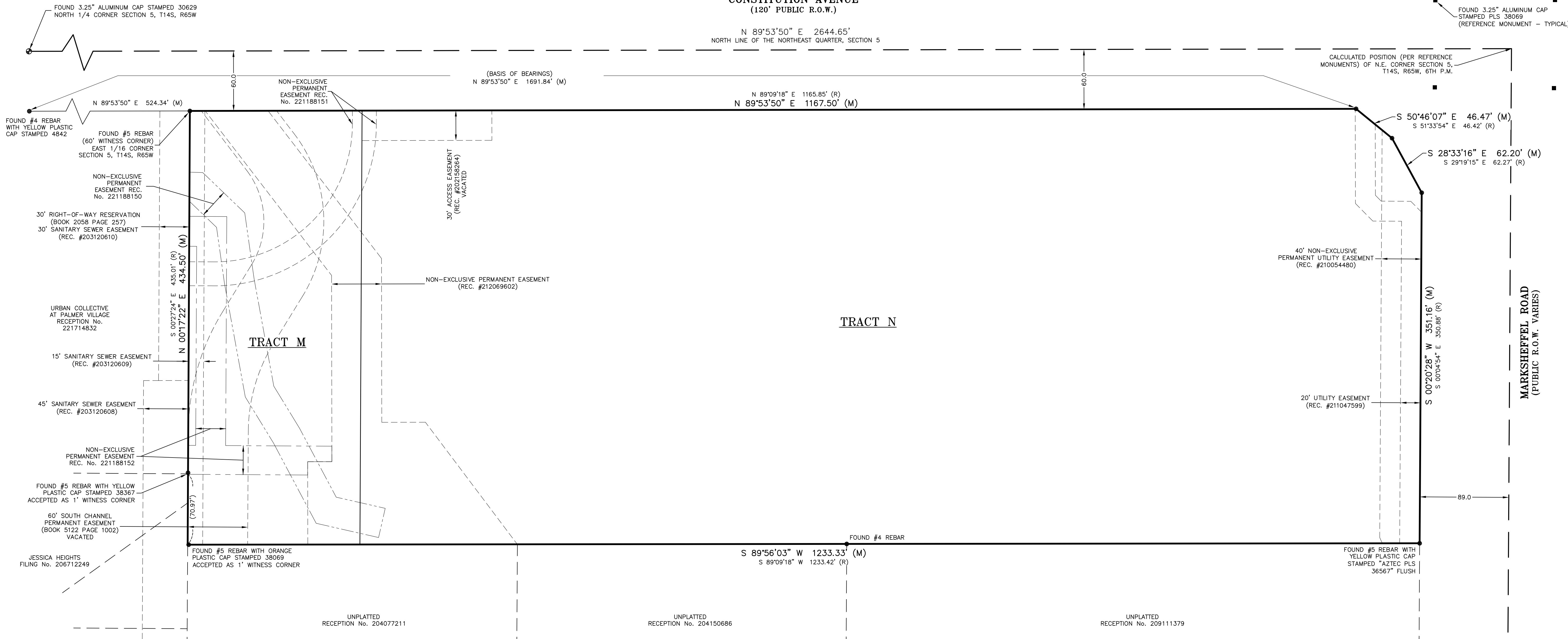


LEGEND:

- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567" UNLESS NOTED OTHERWISE
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- R.O.W. RIGHT-OF-WAY
- (XXXX) LOT ADDRESS
- SUBJECT PARCEL LINES
- ADJACENT PARCEL LINES
- SECTION LINES
- EASEMENT LINES
- EASEMENT LINES
- EASEMENT LINES

AS PLATTED

CONSTITUTION AVENUE  
(120' PUBLIC R.O.W.)



PCD File No. \_\_\_\_\_

DATE: 01/28/2022		REVISIONS	
No.	Remarks	Date	By

**BARRON & LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 21-048

SHEET 3 OF 4



FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1

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- (XXXX) LOT ADDRESS

- SUBJECT PARCEL LINES
- ADJACENT PARCEL LINES
- SECTION LINES
- EASEMENT LINES
- EASEMENT LINES
- EASEMENT LINES

what kind of easement lines are these?

Subdivision Boundary lines  
Lot / tract lines  
(unique to sub boundary lines)  
dedication lines

FOUND 3.25" ALUMINUM CAP STAMPED PLS 38069 (REFERENCE MONUMENT - TYPICAL)

CALCULATED POSITION (PER REFERENCE MONUMENTS) OF N.E. CORNER SECTION 5, T14S, R65W, 6TH P.M.

AS RE-PLATTED

CONSTITUTION AVENUE  
(120' PUBLIC R.O.W.)

N 89°53'50" E 2644.65'  
NORTH LINE OF THE NORTHEAST QUARTER, SECTION 5

N 89°09'18" E 1165.85' (R)  
N 89°53'50" E 1167.50' (M)

PROJECT DESCRIPTION

Creation of create a single lot and tract for a 300-unit multifamily unit multifamily development in the RM-30 District. Final development plans will include 2 - three (3) story buildings with tuck under, detached garage, and uncovered surface parking, indoor/outdoor recreation amenities, and open spaces.

LOT 1

424,698 Sq. Ft.  
(9.750 ACRES)  
(XXXX)

does this include the ROW dedications? I thought you were creating detention pond tracts? I do not see them?

Please provide centerline data for the proposed Akers Dr. Ensure that the proposed ROW width, radius, lengths, etc. match the CD's that have yet to be submitted. Please be aware that approved CD's will be required prior to this application moving forward to hearing. Akers Drive and all public improvements, storm sewer system, pond etc. shall be included in the FAE and SIA.

Additionally, be aware that additional comments to this plat may be provided once CD's are submitted for review.

that portion will be vacated w dedication of Akers by this developer and build out of Akers by this developer

labels: CL data, Public ROW

verify row dedication and lot boundary matched CDS

will pond not be provided in a tract? Please address.

Ensure that the appropriate ROW width is maintained (min. 80') in this area.

Provide the appropriate egress/ingress access easement at connection to Akers and throughout the site.

the cds MUST be submitted for roads, ponds etc. w/ second submittal of plat; The plat needs to be consistent with CDS etc... The row dedication and tract shall incorporate the acreage...in tract(s) and row dedication.

ie right-out only access along Marksheffel Road.

- 20' ROW from the eastern boundary for future widening of Marksheffel
- Pedestrian sidewalk improvements along public frontages pedestrian access and circulation easements, utilities, landscape buffers and setbacks, and a tract(s) for stormwater and water quality facilities.
- vacate unneeded or otherwise obsolete easements to be identified on the plat graphics and cover sheet notes section.

DATE: 01/28/2022				REVISIONS			
No.	Remarks	Date	By	No.	Remarks	Date	By

PUD File No. \_\_\_\_\_

**BARRON & LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
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PROJECT No.: 21-048 SHEET 4 OF 4

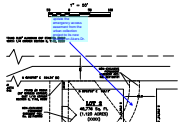
# Plat V\_1 comments.pdf Markup Summary 3-2-2022

## Daniel Torres (7)

in PLS 36867" and is assumed to bear N 89°53'50" E, a  
not to be smaller than the 100-year floodplain, as shown on F-  
1007066, effective December 17, 2016.  
f by the flood insurance rate map number 08041007066, a  
another flood. Access to Marksheffel is being  
provided from lot 5. Please  
review note.  
a collection measure and a map of the hazard area run  
by CIL Thompson Inc., dated April 24, 2020 and is held in  
at the El Paso County planning and community development  
division, and recognized construction techniques.  
such will mitigate the potential adverse groundwater control

**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 2/28/2022 9:37:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Access to Marksheffel is being provided from lot 1.  
Please revise note



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 2/28/2022 10:32:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

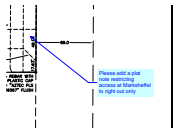
update the emergency access easement from the  
urban collection project to its new location on  
Akers Dr.



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 2/28/2022 10:25:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

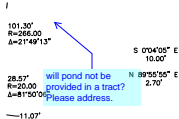
Please provide centerline data for the proposed  
Akers Dr. Ensure that the proposed ROW width,  
radius, lengths, etc. match the CD's that have yet  
to be submitted. Please be aware that approved  
CD's will be required prior to this application  
moving forward to hearing. Akers Drive and all  
public improvements, storm sewer system, pond  
etc. shall be included in the FAE and SIA.

Additionally, be aware that additional comments to  
this plat may be provided once CD's are submitted  
for review.



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 2/28/2022 10:25:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please add a plat note restricting access at  
Marksheffel to right out only



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 2/28/2022 10:24:17 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

will pond not be provided in a tract? Please  
address.



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 2/28/2022 10:28:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide the appropriate egress/ingress access  
easement at connection to Akers and throughout  
the site.



**Subject:** Cloud+  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 2/28/2022 10:36:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Ensure that the appropriate ROW width is maintained (min. 80') in this area.

## dsdparsons (49)



**Subject:** BoCC Certification  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:03:06 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.

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



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:35:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADD



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:19:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

dedication of Akers and Constitution ROW-  
incorporate language to the dedication statement



**Subject:** Easements  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:07:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Easements:  
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



FEES:  
Urban Park Fee: \_\_\_\_\_  
Regional Park Fee: \_\_\_\_\_  
Schhol District No. \_\_\_ fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_  
Drainage Fee: \_\_\_\_\_

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:17:01 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Urban Park Fee \_\_\_\_\_  
Regional Park Fee \_\_\_\_\_  
Schhol District No. \_ fee \_\_\_\_\_

School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_  
Drainage Fee: \_\_\_\_\_  
Add the basin name

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:17:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the basin name

School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_  
Drainage Fee: \_\_\_\_\_

**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:17:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF 22 6  
File No.

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:17:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF 22 6


customize to this lot


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:21:01 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

customize to this lot

THE ENGINEERING CONSULTANTS LLC  
ATTN: VICKI HARRISON  
10000 W. 10TH AVE.  
DENVER, CO 80202  
TEL: 303.733.8800  
WWW.ENRCONSULTANTS.COM  
PROJECT: 10000 W. 10TH AVE. SUITE 101  
DENVER, CO 80202

**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:28:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:48:13 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:49:05 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

EPC shall not maintain the easements, nor the private access into the lot, not the pond tract



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:35:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

8.4.5. Drainage Considerations and Standards  
Drainage Easements Required for Runoff Leaving  
Roadside Ditch. Drainage easements shall be  
established for runoff which enters private property  
from a roadside ditch.(4)Width of Drainage  
Easements. (a)General Requirements. A  
drainage easement or right-of-way shall conform to  
the lines of watercourse and the requirements of  
this Code, the ECM, and related technical  
documents, and be of a width adequate for the  
intended purpose and maintenance. The minimum  
requirements for easements shall be based on the  
base flood, but shall not be less than 15 feet in  
width unless otherwise approved by the ECM  
Administrator.(b)Standard Drainage Easement  
Widths and Locations. Drainage easements may  
be coincident with the required utility easements  
unless requested otherwise by the review  
engineer. The standard drainage easements for  
urban and rural lots shall be provided as  
follows:(i)Urban Density.

- Side Lot Lines: 5 feet
- Rear Lot Lines: 7 feet

#### UTILITY

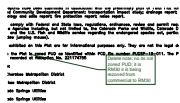
##### (2)Easement Locations and Dimensions.

(a)Easements Along Lot and Tract Lines. Utility  
easements shall be provided along lot and tract  
lines in accordance with the serving utility, this  
Code, and ECM.(b)Easements Abutting Rear Lot  
Lines. Where an easement abuts a rear lot line  
which is not the rear lot line of another lot, or which  
is on the perimeter of the division of land, the  
easement width shall be 10 feet or more.(c)Utility  
Easements Combined with Drainage Easements.  
Where easements are combined with a water  
course, drainage way, channel, or stream, an  
additional utility easement of at least 10 feet in  
width shall be provided if the use would be in  
conflict with drainage requirements or  
wetlands.(d)Standard Easement Widths and  
Locations. Unless otherwise required by the utility  
provider, the standard utility easements for urban  
and rural lots shall be provided as follows.(i)Urban  
Density.

- Side Lot Lines: 5 feet.
- Rear Lot Lines: 7 feet.

**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:14:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

missing plat checklist items -please add



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:09:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete note: no its not zoned PUD; it is RM30 it is being rezoned from commercial to RM30



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:21:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

for Constitution and Akers. City of CS will control access permits for Marksheffel after the City accepts Marksheffel ROW.



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:17:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add another \_\_\_\_\_ this plat will also have a unique SIA



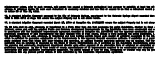
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:22:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

and this plat file add the GEO study



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:13:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

"Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_"



**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:13:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Easement&Tract Maintenance  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:53:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Easement and Tract Maintenance:  
Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_\_ shall be vested to (name the entity: ? Property Owner, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Tract \_\_\_\_ 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.

SF226

**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:15:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF226

SUMMARY:

271 LOTS	31.845 ACRES	65.54%
3 TRACTS	1.164 ACRES	10.20%
88821.54 ACRES	12.208 ACRES	26.13%
TOTAL	45.217 ACRES	100.00%

**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:34:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:33:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

sample- Customize for this plat

2.51ac

**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:34:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

2.51ac



7 ac--- detention  
2.51 acre

**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:35:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

? ac--- detention  
2.51 acre



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:54:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:55:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

i will upload the plat checklist so that you can add the missing items



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:21:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

limited to right out only controlled by City of CS.



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:22:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

only one lot, one tract?



**Subject:** Special Districts  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:50:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

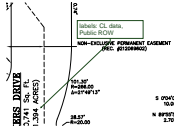
Special District Notes:  
Special District Disclosure (when the plat is located in a special district):  
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.



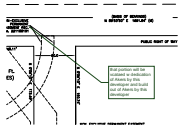
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:49:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Constitution Heights Metro



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:22:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

labels: CL data, Public ROW



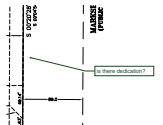
**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:22:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

that portion will be vacated w dedication of Akers by this developer and build out of Akers by this developer



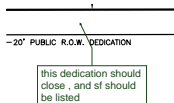
**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:24:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show this tie in on the CDS, and a portion of the easement is to be vacated with plat and potentially a new portion provided to make connection to Akers.



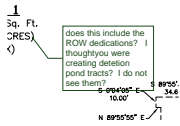
**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:25:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is there dedication?



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:26:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this dedication should close , and sf should be listed

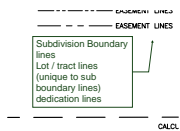


**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:27:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

does this include the ROW dedications? I thought you were creating detention pond tracts? I do not see them?

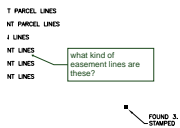


**Subject:** Image  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:29:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:31:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Subdivision Boundary lines  
Lot / tract lines (unique to sub boundary lines)  
dedication lines



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 8:31:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what kind of easement lines are these?



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:12:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

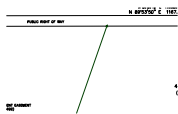
the cds MUST be submitted for roads , ponds etc. w/ second submittal of plat; The plat needs to be consistent with CDS etc... The row dedication and tract shall incorporate the acreage..in tract(s) and row dedication.



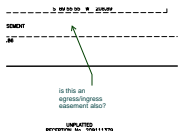
**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:13:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

verify row dedication and lot boundary matched CDS





**Subject:** Arrow  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:14:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:14:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this an egress/ingress easement also?

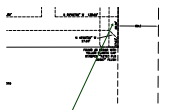


**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:16:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

perimeter utility Chapter 8 Code-drainage easements?



**Subject:** Image  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:19:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 9:19:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/28/2022 10:45:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**