

MEMORANDUM

DATE: September 19, 2019

TO: Kari Parsons, PCD-Project Manager

FROM: Rich Schindler, Core Engineering Group

SUBJECT: SF-19-013 – Creekside at Lorson Ranch
Second Submittal – response to comments

Final Plat

1. See final plat redlines. **Partially resolved; see updated redlines.** *Response: plat updated*

Transportation / Traffic Impact Study (TIS) *Response: plat updated*

1. Note: the TIS indicates that warrants will likely be met for the signal at Marksheffel Road and Lorson Blvd. upon buildout of this subdivision. With the escrow amount proposed in the traffic memo the costs of the intersection improvements should be mostly covered.
 - a. A decision regarding the County's preferred intersection option is pending and will be provided upon receipt of future warrant study(s).
 - b. A recommended condition of approval will be provided identifying warrant study, design and construction requirements for the required intersection improvements.
 - c. It appears that this signal (or roundabout) will not be reimbursable under the requirements of the Road Fee program (#3 on page 19 of the implementation document).

Final Drainage Report (FDR)

1. Provide a channel design report or add the necessary information to the FDR. **Resolved; see comments below. Provide the approved final channel design report in Appendix F.** *Response: we will update the FDR when the channel report is available. This may have to be after the report is signed.*
2. **Resolved.**
3. Submit a copy of the LOMR to PCD (electronic model only will be adequate) when available. *Response: LOMR should be approved in the next week. This will be forwarded to PCD.*
4. **Resolved.**
5. Note: An O&M manual for the permanent stormwater measures in the drainageways will need to be provided; the template for this document will be provided to you when available. **(TBD)** *Response: noted*
6. **Adjust the channel construction costs (page 20) to match revisions to the Kiowa channel costs (currently \$1.9 million vs. \$800,000).** *Response: cost updated.*
7. **Adjust the proposed drainage plans as appropriate for revisions to the channel plans.** *Response: we will update the FDR maps when the channel design is approved. This may have to be after the report is signed.*

Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP

1. **through 4 – Resolved.**
5. Ensure that all GEC Plan checklist items (~~attached~~) are provided for both the onsite and channel plans. GEC checklist will be reviewed in detail with the next submittal. **Partially resolved; see redlined checklists.** *Response: checklist updated.*
6. **Provide details in these CDs or the channel CDs showing the detention outfall pipes and how the outfalls integrate with the proposed channel improvements.** *Response: Kiowa will integrate outfalls into the creek cd's.*

Channel Construction Plans and Design Report (also in CDR-19-002)

1. **Please provide an electronic print/conversion of the plans to pdf for review (not printed to paper then scanned). A lot of information is not visible (existing contours) or barely shown (utilities?).**
2. **See redlined plans and design report.**
3. **County criteria generally require low-flow channels to be designed for the 10-year event (reference DCM 10.5.4); provide calculations/modeling and discussion addressing this. See redlines regarding channel velocities, degradation and stabilization, and whether or not additional grade control should be provided.**
4. **The channel profile grade labels appear to be spot labels of existing grades. Clarify with additional labels or clearly label the average overall grades between stations based on the design.**
5. **It appears that at least one additional grade control (drop or check) structure is required between the two proposed structures to minimize potential channel degradation. Consider placing a drop or check structure at the location of a drop structure shown in the DBPS corresponding to Station 30+00 on the plans. Reference UDFCD Chapter 9, Section 2.9. Please discuss with Staff.**
6. **Provide an electronic copy of the HEC-RAS model when available.**
7. **An updated ESQCP form is required as part of ECM updates; provide with the next submittal. The form can be found at <https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Erosion-and-Stormwater-Quality-Control-Permitrev.2019.docx>.**
8. **Provide the new PBMP Applicability Form, which can be found at: <https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/PBMP-Applicability-Form.docx>.**
9. **As noted at the beginning of these comments, updated checklists are required, which are to be provided by the design engineer. Provide with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at: https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP_Checklists.xlsx. The GEC Plan and SWMP will be reviewed in detail with the checklists.**
10. **Provide the wetland delineation update and mitigation plan when available.**

Forms / SIA / Financial Assurance Estimate (FAE) Form

1. **Note: Updated FAE quantities and costs will be reviewed in detail with the next submittal. Provide quantities on the new FAE form, which can be e-mailed upon**

request, or is available at <https://planningdevelopment.elpasoco.com/wp-content/uploads/Forms/Collateral/2019-Financial-Assurance-Estimate-final.xlsx>.

- a. **Add costs for the Street Name Signs (\$200 EA?).** *Response: cost added*
 - b. **Replace landscaping and underdrain costs.** *Response: cost added for landscaping and underdrain*
 - c. **See redlines.**
2. **(See comment #7, below.)**
3. Add the grass buffer strips to the PDB/BMP maintenance agreement and easement. Note: An updated PDB/BMP maintenance agreement and easement template is being developed and may be required depending on the date of project approval; Staff will provide this to you when/if it is approved for use prior to project approvals. **Resolved; provide a graphic exhibit with Exhibit B showing the locations of the ponds and buffer strips (similar to the exhibit in the license agreement). (New form is not available at this time.)** *Response: exhibit updated/added*
4. Note: The MS4 Post-Construction Documentation Form and SDI worksheets were reviewed with PUDSP-18-005. The forms for Pond C1-R are not necessary for a retrofit.
5. Note: A license agreement will be required for landscaping in the right-of-way. *Response: agreement included*
6. See attached Engineering Final Submittal Checklist for reference.
7. **Channel improvements FAE:** *Response: will be addressed in CDR 19-002*
 - a. **Add the PCD file number (CDR-19-002).**
 - b. **Provide mulching quantities to match seeding.**
 - c. **Note: quantities and costs will be verified with the next submittal.**
8. **Remove the "X" from Part IV.1.B (Pollutant Removal/80% Total Suspended Solids Removal (TSS)) on the PBMP Applicability Form. (This is a different category than a FSD EDB with WQCV.)** *Response: form updated*

2019 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 4/18/2019

PROJECT INFORMATION		
8/9/2019	100.045	
Project Name: Creekside at Lorson Ranch Filing No. 3	Date: July 15, 2019	PCD File No. SF 19-013

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
* Earthwork							
less than 1,000; \$5,300 min		CY	\$ 8.00	\$ -	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	\$ -	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	\$ -	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	\$ -	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50	\$ -	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	\$ -	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmt.)		AC	\$ 800.00	\$ -	\$ -		\$ -
* Mulching		AC	\$ 750.00	\$ -	\$ -		\$ -
* Permanent Erosion Control Blanket		SY	\$ 6.00	\$ -	\$ -		\$ -
* Permanent Pond/BMP Construction	3,000	CY	\$ 20.00	\$ 60,000.00	\$ 60,000.00		\$ 60,000.00
* Permanent Pond/BMP (Spillway)	2	EA	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00		\$ 20,000.00
* Permanent Pond/BMP (Outlet Structure)	3	EA	\$ 15,000.00	\$ 45,000.00	\$ 45,000.00		\$ 45,000.00
Safety Fence		LF	\$ 3.00	\$ -	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	\$ -	\$ -		\$ -
Vehicle Tracking Control	3	EA	\$ 2,370.00	\$ 7,110.00	\$ 7,110.00		\$ 7,110.00
Silt Fence	200	LF	\$ 2.50	\$ 500.00	\$ 500.00		\$ 500.00
Temporary Seeding	10	AC	\$ 628.00	\$ 6,280.00	\$ 6,280.00		\$ 6,280.00
Temporary Mulch	10	AC	\$ 750.00	\$ 7,500.00	\$ 7,500.00		\$ 7,500.00
Erosion Bales	200	EA	\$ 25.00	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	\$ -	\$ -		\$ -
Rock Check Dams		EA	\$ 500.00	\$ -	\$ -		\$ -
Inlet Protection	9	EA	\$ 167.00	\$ 1,503.00	\$ 1,503.00		\$ 1,503.00
Sediment Basin		EA	\$ 1,762.00	\$ -	\$ -		\$ -
Concrete Washout Basin	1	EA	\$ 900.00	\$ 900.00	\$ 900.00		\$ 900.00
<i>(insert items not listed but part of construction plans)</i>							
MAINTENANCE (35% of Construction BMPs)				\$ 10,077.55	\$ 10,077.55		\$ 10,077.55
Section 1 Subtotal				\$ 163,870.55	\$ 163,870.55		\$ 163,870.55

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)	8,690	Tons	\$ 28.00	\$ 243,320.00	\$ 243,320.00		\$ 243,320.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	\$ -	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	\$ -	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	\$ -	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	\$ -	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) - 4" thick	6,435	Tons	\$ 88.00	\$ 566,280.00	\$ 566,280.00		\$ 566,280.00
Raised Median, Paved		SF	\$ 8.00	\$ -	\$ -		\$ -
Regulatory Sign/Advisory Sign	16	EA	\$ 300.00	\$ 4,800.00	\$ 4,800.00		\$ 4,800.00
Guide/Street Name Sign	24	EA	\$ -	\$ -	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 13.00	\$ -	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	\$ -	\$ -		\$ -
Barricade - Type 3		EA	\$ 200.00	\$ -	\$ -		\$ -
Delineator - Type 1		EA	\$ 24.00	\$ -	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	1,000	LF	\$ 30.00	\$ 30,000.00	\$ 30,000.00		\$ 30,000.00
Curb and Gutter, Type B (Median)		LF	\$ 30.00	\$ -	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	13,710	LF	\$ 30.00	\$ 411,300.00	\$ 411,300.00		\$ 411,300.00
4" Sidewalk (common areas only)		SY	\$ 48.00	\$ -	\$ -		\$ -
5" Sidewalk	8,180	SY	\$ 60.00	\$ 490,800.00	\$ 490,800.00		\$ 490,800.00
6" Sidewalk		SY	\$ 72.00	\$ -	\$ -		\$ -
8" Sidewalk		SY	\$ 96.00	\$ -	\$ -		\$ -
Pedestrian Ramp	30	EA	\$ 1,150.00	\$ 34,500.00	\$ 34,500.00		\$ 34,500.00
Cross Pan, local (8" thick, 6' wide to include return)	240	LF	\$ 61.00	\$ 14,640.00	\$ 14,640.00		\$ 14,640.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	\$ -	\$ -		\$ -
Curb Chase		EA	\$ 1,480.00	\$ -	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	\$ -	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	\$ -	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,068.00	\$ -	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,787.00	\$ -	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	\$ -	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	\$ -	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	\$ -	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000.00	\$ -	\$ -		\$ -

Summary of Comments on 100.045-2019 Financial Assurance Estimate.xlsx

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Author: dsdrice Date: 9/17/2019 7:44:33 PM
Filing No. 3

Author: RSchindler Subject: Sticky Note Date: 9/20/2019 12:55:10 PM
updated

Author: dsdrice Date: 9/17/2019 7:32:03 PM

Author: RSchindler Subject: Sticky Note Date: 9/20/2019 12:55:51 PM
added price per each

PROJECT INFORMATION		
8/9/2019		100.045
Project Name:	Creekside at Lorson Ranch Billing No. 3	Date: July 15, 2019 PCD File No. 37-19-012

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Author: dsdrice Date: 9/17/2019 7:44:47 PM
Filing No. 3

Author: RSchindler Subject: Sticky Note Date: 9/20/2019 12:55:41 PM
updated

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<i>(insert items not listed but part of construction plans)</i>				\$ -		\$ -
STORM DRAIN IMPROVEMENTS				\$ -		\$ -
Concrete Box Culvert (M Standard), Size (W x H)		LF		\$ -		\$ -
18" Reinforced Concrete Pipe	1,226	LF	\$ 65.00	\$ 79,690.00		\$ 79,690.00
24" Reinforced Concrete Pipe	286	LF	\$ 78.00	\$ 22,308.00		\$ 22,308.00
30" Reinforced Concrete Pipe		LF	\$ 97.00	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 120.00	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	\$ -		\$ -
54" Reinforced Concrete Pipe	44	LF	\$ 245.00	\$ 10,780.00		\$ 10,780.00
60" Reinforced Concrete Pipe		LF	\$ 288.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	\$ -		\$ -
Flared End Section (FES) RCP Size = 24"	3	EA	\$ 2,000.00	\$ 6,000.00		\$ 6,000.00
<small>(unit cost = fix pipe unit cost)</small>						
Flared End Section (FES) CSP Size =		EA		\$ -		\$ -
<small>(unit cost = fix pipe unit cost)</small>						
End Treatment - Headwall		EA		\$ -		\$ -
End Treatment - Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 7,188.00	\$ 7,188.00		\$ 7,188.00
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	3	EA	\$ 7,861.00	\$ 23,583.00		\$ 23,583.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	4	EA	\$ 10,633.00	\$ 42,532.00		\$ 42,532.00
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'	1	EA	\$ 5,731.00	\$ 5,731.00		\$ 5,731.00
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	\$ -		\$ -
Storm Sewer Manhole, Slab Base	4	EA	\$ 6,395.00	\$ 25,580.00		\$ 25,580.00
Geotextile (Erosion Control)		SY	\$ 6.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	100	Tons	\$ 80.00	\$ 8,000.00		\$ 8,000.00
Rip Rap, Grouted		Tons	\$ 95.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -

PROJECT INFORMATION			
		8/9/2019	100.045
Project Name:	Creekside at Lorson Ranch	Filing No. 3	PCD File No. SF-19-013
Date:	July 15, 2019		

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Author: dsdrice Date: 9/17/2019 7:42:37 PM
Filing No. 3

Author: RSchindler Subject: Sticky Note Date: 9/20/2019 12:56:24 PM
updated

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
		EA	= \$	-		\$ -
		EA	= \$	-		\$ -
		EA	= \$	-		\$ -
* - Section 3 is not subject to defect warranty requirements				Section 3 Subtotal	= \$ 1,882,736.00	\$ 1,882,736.00
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 4,000.00	= \$ 4,000.00		\$ 4,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00	= \$ 2,000.00		\$ 2,000.00
Total Construction Financial Assurance						\$ 4,084,638.55
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						= \$ 4,074,561.00
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 431,406.40
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

Approved by Owner / Applicant

Date

CREEKSIDE AT LORSON RANCH FILING NO. 1
 A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
 ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORP, A COLORADO CORPORATION, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 8 REBAR STAMPED "T15S R65W, S23 S24, PLS 31161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 8 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR S89°41'54"W, S318.44 FEET.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23; THENCE N89°41'54"E ALONG SAID CENTERLINE 142 FEET TO THE SOUTHEAST CORNER OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 218714083 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINES OF SAID "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES;

- (1) THENCE N60°38'33"E A DISTANCE OF 999.24 FEET TO A POINT OF CURVE;
- (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2188.98 FEET, A CENTRAL ANGLE OF 68°31'11", (THE CHORD OF WHICH BEARS N17°19'27"E, 248.71 FEET), AN ARC DISTANCE OF 248.84 FEET TO A POINT OF TANGENT;
- (3) THENCE N04°02'20"E ALONG SAID TANGENT 298.78 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 4" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 215713398;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID "THE MEADOWS AT LORSON RANCH FILING NO. 4" THE FOLLOWING EIGHT (8) COURSES

- (1) THENCE N89°28'58"E A DISTANCE OF 598.84 FEET TO A POINT OF CURVE;
- (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 948.17, A CENTRAL ANGLE OF 35°42'16", (THE CHORD OF WHICH BEARS N71°44'51"E, 581.34 FEET), AN ARC DISTANCE OF 598.86 FEET TO A POINT OF TANGENT;
- (3) THENCE N53°53'43"E ALONG SAID TANGENT 488.38 FEET TO A POINT OF CURVE;
- (4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1668.48 FEET, A CENTRAL ANGLE OF 38°19'14", (THE CHORD OF WHICH BEARS N70°22'27"E, 658.81 FEET), AN ARC DISTANCE OF 678.98 FEET;
- (5) THENCE N04°35'58"E NON-TANGENT TO THE PREVIOUS COURSE 33.38 FEET;
- (6) THENCE N00°24'02"W A DISTANCE OF 161.34 FEET TO A POINT OF CURVE;
- (7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 598.89 FEET, A CENTRAL ANGLE OF 15°51'49", (THE CHORD OF WHICH BEARS N08°19'59"W, 158.45 FEET), AN ARC DISTANCE OF 158.96 FEET;
- (8) THENCE N73°44'10"E RADIAL TO THE PREVIOUS COURSE 5.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "OLD GLORY DRIVE" AS RECORDED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 208057363 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID "OLD GLORY DRIVE" THE FOLLOWING FOUR (4) COURSES;

- (1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIAL TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 571.99 FEET, A CENTRAL ANGLE OF 15°51'37", (THE CHORD OF WHICH BEARS S08°19'52"E, 157.83 FEET), AN ARC DISTANCE OF 168.53 FEET TO A POINT OF TANGENT;
- (2) THENCE S00°24'02"E ALONG SAID TANGENT 183.34 FEET;
- (3) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
- (4) THENCE N00°24'02"W A DISTANCE OF 40.17 FEET TO THE SOUTHWEST CORNER OF "ALLEGIAN AT LORSON RANCH" AS PLATTED UNDER RECEPTION NO. 212713204 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINES OF SAID "ALLEGIAN AT LORSON RANCH" THE FOLLOWING TWO (2) COURSES;

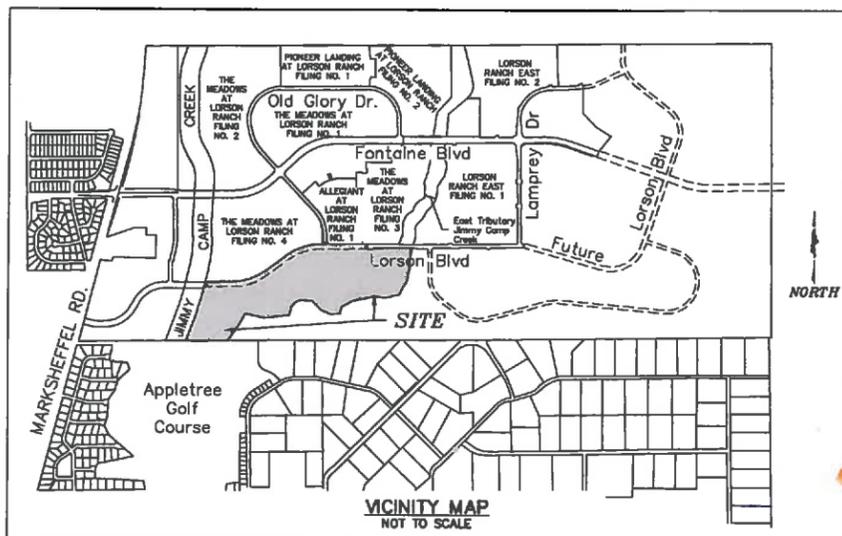
- (1) THENCE S45°24'22"E A DISTANCE OF 58.57 FEET;
- (2) THENCE N89°35'58"E A DISTANCE OF 594.34 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3" AS PLATTED UNDER RECEPTION NO. 213713398 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N89°35'58"E ALONG THE SOUTHERLY LINE THEREOF 85.21 FEET TO THE WESTERLY LINE OF "LORSON RANCH EAST FILING NO. 1" AS PLATTED UNDER RECEPTION NO. 215714263 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING SIX (6) COURSES;

- (1) THENCE S00°24'02"E A DISTANCE OF 60.00 FEET;
 - (2) THENCE N89°35'58"E A DISTANCE OF 14.78 FEET;
 - (3) THENCE S45°24'02"E A DISTANCE OF 14.14 FEET;
 - (4) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
 - (5) THENCE N51°27'14"E A DISTANCE OF 29.49 FEET;
 - (6) THENCE N89°35'58"E A DISTANCE OF 693.52 FEET;
- THENCE S21°18'01"W A DISTANCE OF 20.20 FEET;
 THENCE S11°48'57"W A DISTANCE OF 127.89 FEET;
 THENCE S00°29'43"W A DISTANCE OF 173.06 FEET;
 THENCE S1°17'09"W A DISTANCE OF 255.14 FEET;
 THENCE S31°58'08"W A DISTANCE OF 182.34 FEET;
 THENCE S 55°54'51"E A DISTANCE OF 4.71 FEET;
 THENCE S31°05'09"W A DISTANCE OF 90.00 FEET;
 THENCE S76°28'55"W A DISTANCE OF 247.86 FEET;
 THENCE N82°16'06"W A DISTANCE OF 183.82 FEET;
 THENCE S77°50'20"W A DISTANCE OF 405.01 FEET;
 THENCE S60°50'25"W A DISTANCE OF 219.41 FEET;
 THENCE S17°08'25"W A DISTANCE OF 123.42 FEET;
 THENCE S85°20'33"W A DISTANCE OF 169.20 FEET;
 THENCE N65°32'01"W A DISTANCE OF 188.48 FEET;
 THENCE N44°43'03"W A DISTANCE OF 230.04 FEET;
 THENCE N88°34'10"W A DISTANCE OF 160.16 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 24°59'25", (THE CHORD OF WHICH BEARS S53°58'07"W, 281.74 FEET), AN ARC DISTANCE OF 291.40 FEET TO A POINT OF TANGENT;
 THENCE S16°29'24"W ALONG SAID TANGENT 116.82 FEET;
 THENCE S83°30'09"W A DISTANCE OF 446.06 FEET;
 THENCE N77°01'58"W A DISTANCE OF 350.83 FEET;
 THENCE S28°55'26"W A DISTANCE OF 285.02 FEET;
 THENCE S38°43'29"W A DISTANCE OF 311.41 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;
 THENCE S89°41'54"W ALONG SAID CENTERLINE 749.79 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 83.888 ACRES MORE OR LESS.



Are there CSU utilities in this plat? **NO, REFERENCE REMOVED**

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CREEKSIDE AT LORSON RANCH 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 OWNERS' 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 ETTITES 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 ADDRESS:
 212 N. WASHBACH AVENUE
 SUITE 301
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 635-3200
 FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORP, A COLORADO CORPORATION, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY-FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENTS, RESUBDIVISION RECEPTION NUMBERS 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.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, 2018 REVISED TO REFLECT CLOMR CASE NO. 08-08-8428R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-083P, EFFECTIVE DATE JANUARY 28, 2015, AND LOMC 19-08-0805P, EFFECTIVE DATE HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L, FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
 COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, 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 NOVEMBER 02, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE 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 _____, 2019.

VERNON P. TAYLOR DATE _____
 COLORADO PLS NO. 25866, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
 20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, COLORADO 80903

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CREEKSIDE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" ON THIS _____ DAY OF _____, 2019, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
 COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	26.659	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL TRAIL/ OPEN SPACE
B	2.102	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL TRAIL/OPEN SPACE
C	0.728	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	1.124	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
E	1.071	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL TRAIL/ OPEN SPACE
F	1.154	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
G	3.444	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
H	0.193	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
I	5.193	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
J	0.170	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
K	0.880	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL TRAIL/ OPEN SPACE
L	0.786	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	43.514		

LRMD = LORSON RANCH METRO DISTRICT

SUMMARY:

235 LOTS	24.815 ACRES	29.87%
12 TRACTS	43.514 ACRES	52.97%
RIGHTS-OF-WAY	14.759 ACRES	17.78%
TOTAL	83.063 ACRES	100.00%

FEES:

DRAINAGE FEE:	\$ 428,674.00
JIMMY CAMP CREEK SURETY FEE:	\$ 170,800.00
BRIDGE FEE:	\$ 20,100.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
PARK FEE:	\$ 107,160.00
URBAN PARK FEE:	\$ 87,880.00

FINAL PLAT
 CREEKSIDE AT LORSON RANCH
 FILING NO. 1
 JOB NO. 70-068
 DATE PREPARED: 05/15/2019
 DATE REVISED: 07/11/2019



102 E. Pikes Peak Ave., 5th Floor
 Colorado Springs, CO 80903
 PHONE: 719.955.5485

CREEKSIDE AT LORSON RANCH FILING NO. 1
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "T155 R65W, 323 324, PLS 31181", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR S89°41'54"W, 5319.46 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
 2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0057G DATED DECEMBER 7, 2018 REVISED TO REFLECT CLOMR CASE NO. 08-08-0425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMG 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015, AND LOMG 18-08-0805P, EFFECTIVE DATE _____ HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON. FIRM ELEVATIONS SHOWN ON THIS PLAT ARE BASED UPON NGVD 1928.
 3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF MAY 7, 2019 AT 7:30AM, FILE NO. 64831 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- I. (TC#9) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987 IN ROAD BOOK A AT PAGE 76, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 66 WEST AND 63 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES. NOTE: RESOLUTION NO. 04-207 REGARDING ROAD ORDER, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193567 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193568.
 - II. (TC#10) THE PROPERTY MAY BE SUBJECT TO ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ACCRETION, RELICTION, EROSION OR AVULSION OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS IN JIMMY CAP CREEK LYING WITHIN SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED BANK OR CHANNEL AS A LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LANDS.
NOTE: THERE ARE NO DOCUMENTS IN THE LAND RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO, ACCURATELY LOCATING PAST OR PRESENT LOCATION(S) OF THE CENTER THREAD, BANK, BED OR CHANNEL OF THE ABOVE JIMMY CAP CREEK OR INDICATING ANY ALTERATIONS OF THE SAME AS FROM TIME TO TIME MAY HAVE OCCURRED.
 - III. (TC#11) THE PROPERTY MAY BE SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE STATE OF COLORADO, THE UNITED STATES OF AMERICA, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER THE WATERS AND PRESENT AND PAST BED AND BANKS OF JIMMY CAMP CREEK.
 - IV. (TC#12) THE PROPERTY MAY BE SUBJECT RESERVATION AS CONTAINED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 633 AT PAGE 88.
 - V. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY EASEMENT TO MOUNTAIN VIEW ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 984 AT PAGE 492.
 - VI. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 95-415, GENERAL 109 RECORDED JANUARY 3, 1998 AT RECEPTION NO. 96001104 AND RESOLUTION NO. 96-446, GENERAL -123 RECORDED DECEMBER 20, 1998 AT RECEPTION NO. 9616842.
 - VII. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 (LORSON RANCH AT JIMMY CAMP SKETCH PLAN APPROVAL) RECORDED APRIL 6, 2011 AT RECEPTION NO. 204055084 AND AMENDMENT RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007824.
 - VIII. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-366 (CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7) RECORDED ON SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548, AMENDED SERVICE PLAN - RESOLUTION NO. 07-233 RECORDED JULY 17, 2007 AT RECEPTION NO. 207095823.
 - IX. (TC#18) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS DISCLOSED BY THE ORDER AND DECREE RECORDED ON DECEMBER 28, 2004 AT RECEPTION NO. 204209874 AND AS AMENDED BY INSTRUMENTS RECORDED APRIL 21, 2005 AT RECEPTION NO. 205058110, RECEPTION NO. 205058116, RECORDED JUNE 17, 2015 AT RECEPTION NO. 215082852, RECORDED MAY 26, 2018 AT RECEPTION NO. 216059893, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080990, RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109165.
 - X. (TC#19) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS DISCLOSED BY THE ORDER AND DECREE RECORDED ON DECEMBER 28, 2004 AT RECEPTION NO. 204209875 AND AS AMENDED BY INSTRUMENTS RECORDED APRIL 21, 2005 AT RECEPTION NO. 205058111, AT RECEPTION NO. 205058117, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080990.
 - XI. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
 - XII. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 19, 2005 AT RECEPTION NO. 205128925. NOTE: RESOLUTION NO. 05-338 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 28, 2005 AT RECEPTION NO. 205132968, RESOLUTION NO. 05-338 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189, RESOLUTION NO. 08-228 RECORDED MAY 20, 2008 AT RECEPTION NO. 208057388, RESOLUTION NO. 09-116 RECORDED APRIL 8, 2009 AT RECEPTION NO. 209035762, RESOLUTION NO. 10-473 RECORDED NOVEMBER 19, 2010 AT RECEPTION NO. 210117762.
 - XIII. (TC#22) THE PROPERTY MAY BE SUBJECT TO 22. THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAPS RECORDED MARCH 9, 2008 AT RECEPTION NO. 208035127 AND DECEMBER 28, 2008 AT RECEPTION NO. 208187069.
 - XIV. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 08-185 (APPROVAL PRELIM PLAN) RECORDED JUNE 1, 2008 AT RECEPTION NO. 208080469.
 - XV. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-164 (REZONE) RECORDED JUNE 12, 2006 AT RECEPTION NO. 208088499.

GENERAL PLAT NOTES: (CONT.)

- XVI. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2008 AT RECEPTION NO. 208127024, QUIT CLAIM DEEDS FROM FOUNTAIN MUTUAL IRRIGATION COMPANY RECORDED SEPTEMBER 28, 2008 AT RECEPTION NO. 208143834, AT RECEPTION NO. 208143885 AND AT RECEPTION NO. 208143988 PURPORT TO RELINQUISH THE EXISTING EASEMENT TO THE PRESENT PROPERTY OWNERS.
 - XVII. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SANITARY SEWER EASEMENT AGREEMENT RECORDED MAY 14, 2008 AT RECEPTION NO. 208056334.
 - XVIII. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-826 (REZONE) RECORDED ON NOVEMBER 5, 2006 AT RECEPTION NO. 208120452.
 - XIX. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 208141033, VACATION OF PORTION OF EASEMENT RECORDED DECEMBER 7, 2018 AT RECEPTION NO. 215131277.
 - XX. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 208141043, VACATION OF PORTION OF EASEMENT RECORDED FEBRUARY 20, 2013 AT RECEPTION NO. 213022819.
 - XXI. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 208141183.
 - XXII. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 208141188.
 - XXIII. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2008 AT RECEPTION NO. 208141184.
 - XXIV. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 RECORDED MARCH 22, 2018 AT RECEPTION NO. 210225811 AND RE-RECORDED APRIL 20, 2019 AT RECEPTION NO. 210038301, RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101174.
 - XXV. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 12-200 RECORDED JUNE 18, 2012 AT RECEPTION NO. 212063857.
 - XXVI. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MINERAL QUITCLAIM DEEDS RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137045, AT RECEPTION NO. 212137046, AT RECEPTION NO. 212137047, AT RECEPTION NO. 212137051, AT RECEPTION NO. 212137058, AT RECEPTION NO. 212137058 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145158.
 - XXVII. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213082478.
 - XXVIII. (TC#37) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578 AND AS AMEND BY INSTRUMENT RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140853.
 - XXIX. (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 19-038 RECORDED JANUARY 24, 2019 AT RECEPTION NO. 218009074 AND LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.
 - XXX. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS DOCUMENT NO. LORSONMETRO.
 - XXXI. (TC#40) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 19-61, RECORDED FEBRUARY 13, 2019 AT RECEPTION NO. 219015418.
 - XXXII. (TC#41) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUD DEVELOPMENT AND PRELIMINARY PLAT RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 219020278.
 - XXXIII. (TC#42) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH CROSSING AGREEMENT, RECORDED MARCH 6, 2019 AT RECEPTION NO. 219023135.
 - XXXIV. (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT, RECORDED MARCH 27, 2019 AT RECEPTION NO. 219031048.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-18-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
 7. ALL DEVELOPMENT WITHIN "CREEKSIDE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CREEKSIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 219020279, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
 8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

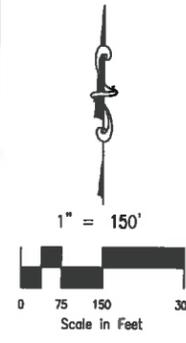
GENERAL PLAT NOTES: (CONT.)

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. RIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 1" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CREEKSIDE AT LORSON RANCH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CREEKSIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. 219020279.
17. 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 DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132968.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025811, RE-RECORDED RECEPTION NO. 210038301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-198, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007824.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2016
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. A "SOILS AND GEOLOGY REPORT FOR CREEKSIDE AT LORSON RANCH FILING NO. 1, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON AUGUST 10, 2018 AND REVISED ON OCTOBER 16, 2018. THERE ARE NO SIGNIFICANT SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS DO EXIST RELATED TO THE POTENTIAL FOR EXPANSIVE OR HYDROCOMPACTIVE SOILS. THE GEOLOGIC CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES.
22. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO CONSTRUCTION ON ALL LOTS. IN ADDITION TO PROVIDING ANTICIPATED FOUNDATION DESIGN RECOMMENDATIONS, THESE INVESTIGATIONS SHOULD ALSO CONSIDER LOT-SPECIFIC RECOMMENDATIONS RELATING TO THE FOLLOWING GEOLOGIC CONDITIONS: MITIGATION FOR LOOSE AND/OR EXPANSIVE SOIL CONDITIONS (IF ENCOUNTERED) AND POTENTIAL SHALLOW GROUNDWATER CONDITIONS AND FEASIBILITY OF UNDERSLAB DRAINS.
23. AT A MINIMUM, SEPARATE SUBSURFACE PERIMETER DRAINS SHOULD BE PROVIDED AROUND THE BELOW-GRADE (HABITABLE) PORTIONS OF EACH FOUNDATION. ADDITIONAL DRAINAGE MEASURES MAY ALSO BE REQUIRED AS DETERMINED BY THE LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION AND/OR THE LOT-SPECIFIC EXCAVATION OBSERVATION PERFORMED AT THE TIME OF CONSTRUCTION.
24. SOIL AND GEOLOGY CONDITIONS: THERE ARE NO SIGNIFICANT GEOLOGIC HAZARDS, HOWEVER THE POTENTIAL CONSTRAINTS THAT DO EXIST ARE THE POTENTIAL FOR: EXPANSIVE AND/OR HYDROCOMPACTIVE SOIL AND UNCONTROLLED FILL. THE FOLLOWING LOTS HAVE BEEN IMPACTED BY THE GEOLOGIC CONDITIONS: 7-11, 20-25, 97, 103-109, 175-177, 184-187, 192 AND 193. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE GEOLOGY AND SOILS REPORT, CREEKSIDE AT LORSON RANCH, FILING NO. 1, EL PASO COUNTY, COLORADO PREPARED BY RMG - ROCKY MOUNTAIN GROUP, JOB NO. 184808, LAST DATED OCTOBER 16, 2018 IN FILE PUDSP-18-005 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

LEGEND:

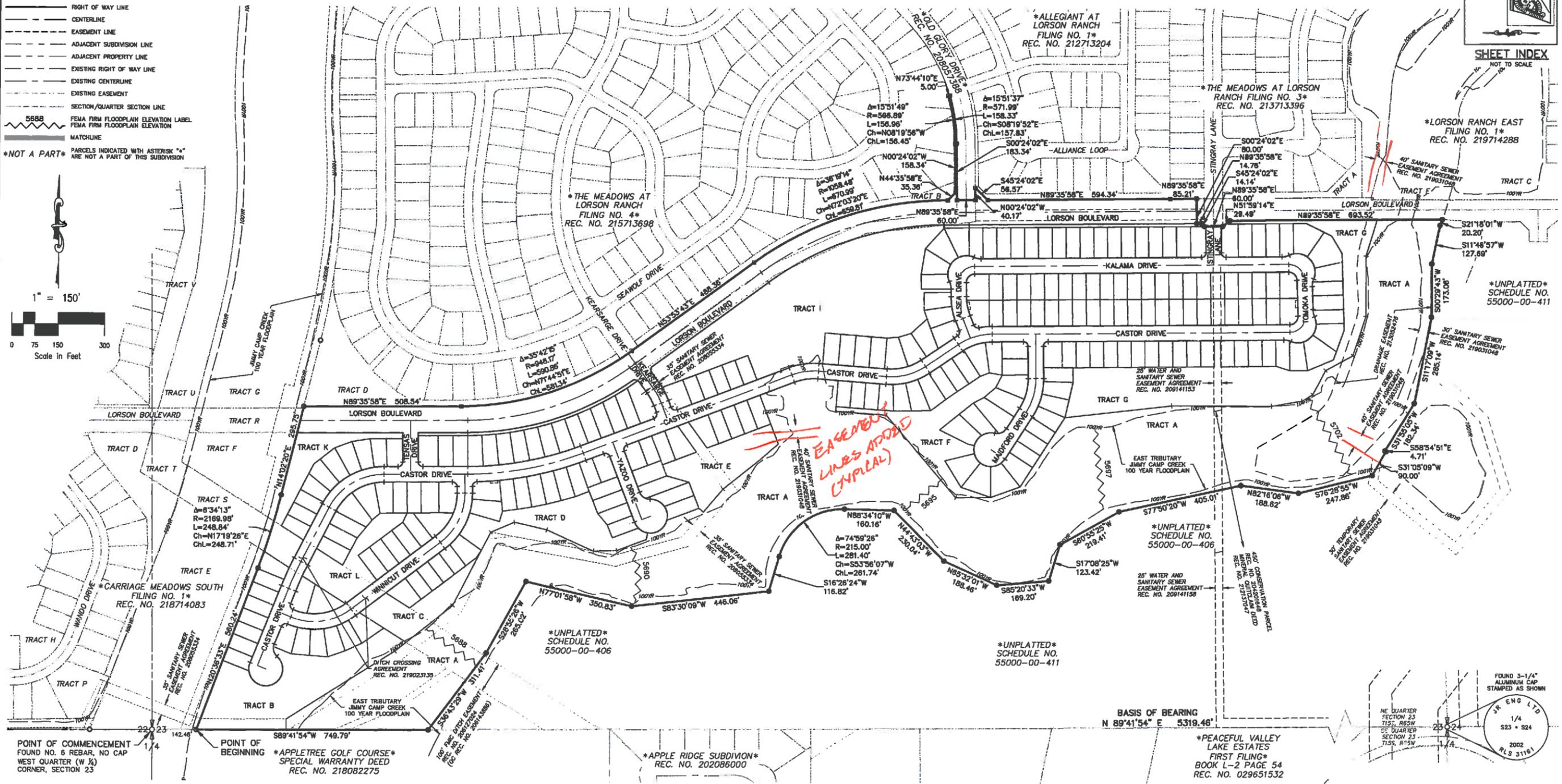
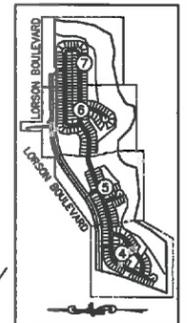
- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25986"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 3 REBAR, CAP IS STAMPED "PLS 25986"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- 5688 FEMA FIRM FLOODPLAIN ELEVATION LABEL
5688 FEMA FIRM FLOODPLAIN ELEVATION
- MATCHLINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



CREEKSIDE AT LORSON RANCH FILING NO. 1
 A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
 ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CREEKSIDE FILING NO. 1
TOTAL AREA = 3,619,292 S.F.
83.088 AC +/-



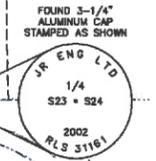
BASIS OF BEARING
N 89°41'54" E 5319.46'

POINT OF COMMENCEMENT
FOUND NO. 6 REBAR, NO CAP
WEST QUARTER (W 1/4)
CORNER, SECTION 23

POINT OF BEGINNING
APPLETREE GOLF COURSE
SPECIAL WARRANTY DEED
REC. NO. 218082275

APPLE RIDGE SUBDIVISION
REC. NO. 202086000

*PEACEFUL VALLEY
LAKE ESTATES
FIRST FILING*
BOOK L-2 PAGE 54
REC. NO. 029651532



FINAL PLAT
 CREEKSIDE AT LORSON RANCH
 FILING NO. 1
 JOB NO. 70-068
 DATE PREPARED: 05/15/2019
 DATE REVISED: 07/11/2019

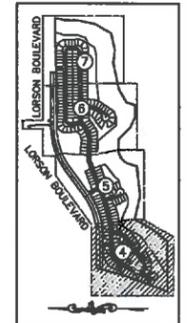


102 E. Pikes Peak Ave., 5th Floor
 Colorado Springs, CO 80903
 PHONE: 719.955.5485

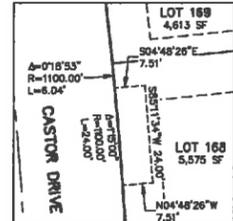
PCD FILE NUMBER SF-19-XXX

SHEET 3 OF 7

CREEKSIDE AT LORSON RANCH FILING NO. 1
 A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
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SHEET INDEX
NOT TO SCALE



MAIL KIOSK EASEMENT DETAIL KE-1
LOT 168
SCALE: 1" = 20'

LOT & TRACT LINE TABLE

LINE #	DISTANCE	BEARING
L1	33.32	S27°12'00"W

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL1	21.03	S00°24'02"E
RL2	21.44	S00°24'02"E

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	55.00	29°31'03"	28.33
C2	35.00	56°26'43"	34.50
C3	35.00	14°03'00"	8.58
C4	1025.00	1°11'52"	21.43
C5	225.00	1°32'44"	6.07
C6	225.00	8°05'53"	31.80
C7	175.00	9°55'38"	30.32
C8	175.00	1°10'54"	3.81
C9	225.00	7°04'58"	27.81
C10	225.00	5°12'32"	20.46
C11	225.00	5°04'05"	19.90

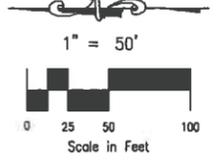
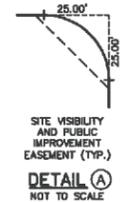
RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC1	35.00	70°31'44"	43.08
RC2	15.00	90°20'56"	23.65
RC3	15.00	6°28'33"	23.42
RC4	15.00	90°00'00"	23.56
RC5	15.00	90°00'00"	23.56
RC6	15.00	90°00'00"	23.56
RC7	15.00	88°27'06"	23.16

RADIAL BEARING TABLE

LINE #	BEARING
(R)1	N82°19'08"E
(R)2	S07°14'57"W
(R)3	N42°30'30"W
(R)4	N68°57'36"W

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 25966"
 - FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - 568E FEMA FIRM FLOODPLAIN ELEVATION LABEL
 - 568 FEMA FIRM FLOODPLAIN ELEVATION
 - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT
 CREEKSIDE AT LORSON RANCH
 FILING NO. 1
 JOB NO. 70-068
 DATE PREPARED: 05/15/2019
 DATE REVISED: 07/11/2019

CIVIL CONSULTANTS, INC.
 102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

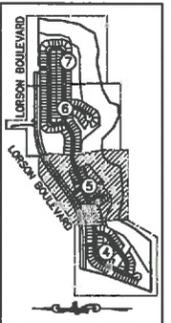
PCD FILE NUMBER SF-19-XXX

File: C:\V00685A\Creekside at Lorson Ranch\Survey\Plot\70-068 Creekside Plat Plot.dwg Plotname: 7/26/2019 1:48 PM

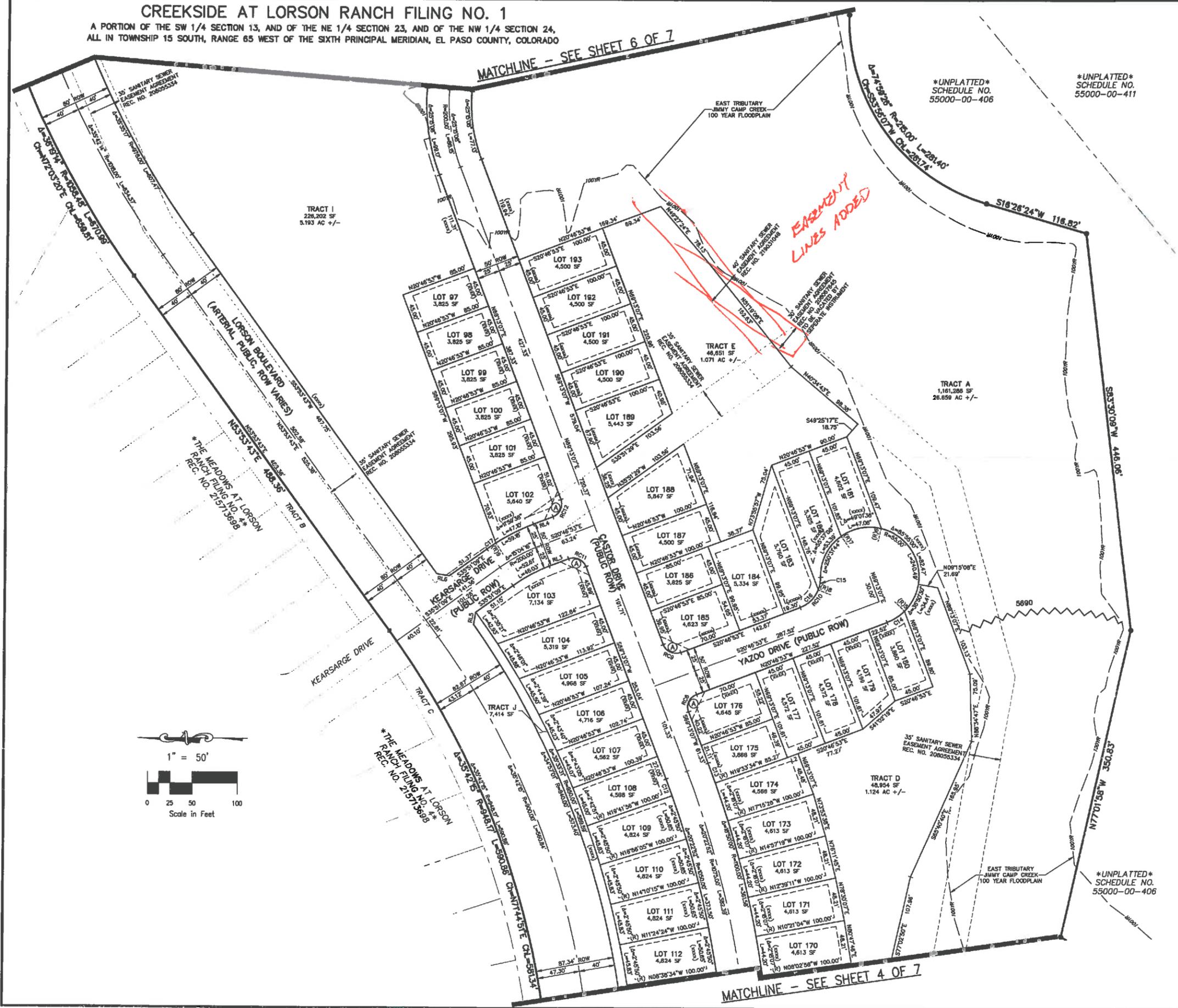
CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 6 OF 7



SHEET INDEX
NOT TO SCALE



UNPLATTED
SCHEDULE NO.
55000-00-406

UNPLATTED
SCHEDULE NO.
55000-00-411

EASEMENT
LINES
ADDED

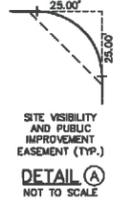
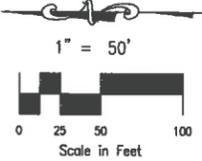
LINE #	BEARING
(R)5	N45°00'30"E
(R)6	N76°38'52"W
(R)7	S54°18'32"W
(R)8	N21°58'00"E
(R)9	S57°13'29"W

LINE #	DISTANCE	BEARING
L2	12.73	S20°46'53"E

LINE #	DISTANCE	BEARING
RL3	23.24	S20°46'53"E
RL4	23.24	S20°46'53"E
RL5	14.17	S80°45'14"E
RL6	14.17	S09°01'16"W

CURVE #	RADIUS	DELTA	LENGTH
C12	1050.00	104°53"	19.84
C13	1100.00	113°20"	23.46
C14	55.00	240°729"	23.18
C15	35.00	231°8'43"	14.22
C16	35.00	47°15'01"	28.88
C17	225.00	304°38"	12.08

CURVE #	RADIUS	DELTA	LENGTH
RC8	15.00	90°00'00"	23.56
RC9	15.00	90°00'00"	23.56
RC10	35.00	70°31'44"	43.08
RC11	15.00	90°00'00"	23.56
RC12	15.00	90°00'00"	23.56



LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 2598"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 2596"
- ⊕ FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- 5888 FEMA FIRM FLOODPLAIN ELEVATION LABEL
- 5888 FEMA FIRM FLOODPLAIN ELEVATION
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED: 07/11/2019



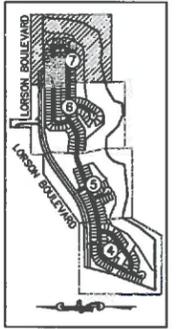
102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER SF-19-XXX

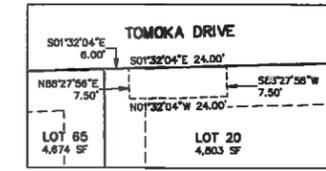
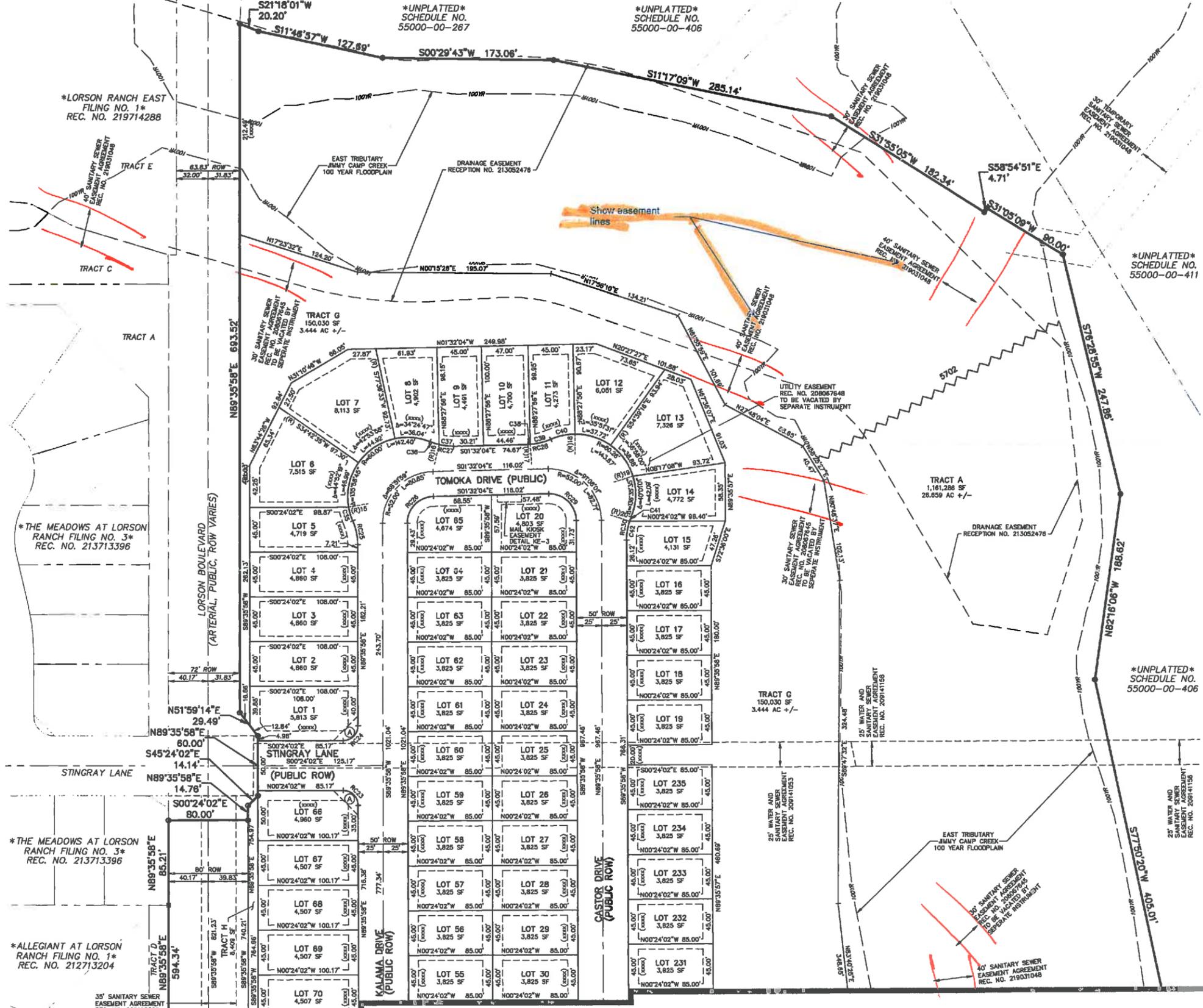
SHEET 5 OF 7

CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE



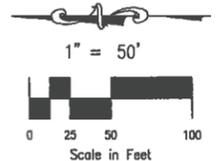
**MAIL KIOSK
EASEMENT DETAIL KE-3**
LOTS 164
SCALE: 1" = 20'

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C35	80.00	13°47'41"	14.45
C36	80.00	9°17'02"	9.72
C37	80.00	14°16'21"	14.95
C38	80.00	2°25'41"	2.54
C39	80.00	20°18'07"	21.26
C40	80.26	23°45'04"	24.98
C41	80.00	4°23'16"	4.59
C42	80.00	18°20'31"	19.21

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC25	80.00	23°33'23"	24.67
RC26	27.00	13°51'59"	41.63
RC27	80.00	23°33'23"	24.67
RC28	80.00	22°43'47"	23.80
RC29	27.00	91°00'01"	42.95
RC30	80.00	22°43'47"	23.80

RADIAL BEARING TABLE	
LINE #	BEARING
(R)15	N10°09'45"W
(R)16	S77°15'43"E
(R)17	N86°02'16"E
(R)18	S89°29'13"W
(R)19	N17°41'17"W
(R)20	S17°56'29"W

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25968"
 - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 25965"
 - FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - FEMA FIRM FLOODPLAIN ELEVATION LABEL
 - FEMA FIRM FLOODPLAIN ELEVATION
 - MATCH-LINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED: 07/11/2019



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: c:\y00088a\Creekside at Lorson Ranch\Survey\Plat\70-068 Creekside Final Plat.dwg PlotDate: 7/26/2019 1:58 PM