
Subject:
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: AutoCAD SHX Text
Date:
Color:

*PONDEROSA AT LORSON RANCH FILING NO.
1 *REC. NO. 207712672

Subject:
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: AutoCAD SHX Text
Date:
Color:

TRACT "B"

dsdruiz (1)



Subject: Admin Replat
Page Label: Sheet 1 - Cover
Status:
Author: dsdruiz
Date: 4/9/2021 9:51:10 AM
Color:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director



Subject: Re: Admin Replat
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 9:52:06 AM
Color:

STATEMENT CHANGED AS REQUESTED

lpackman (2)



Subject: Callout
Page Label: Sheet 1 - Cover
Status:
Author: lpackman
Date: 4/6/2021 3:43:12 PM
Color:

Add: " This property is included within the Lorson Ranch Metropolitan District and is subject to the taxes, fees and requirements of that district."



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 10:23:09 AM
Color:

SENTENCE ADDED AS REQUESTED

Subject: Callout
Page Label: Sheet 1 - Cover
Status:
Author: lpackman
Date: 4/6/2021 3:37:32 PM
Color: ■

Update to "VR-21-05".

Update to "VR-21-05"

Subject: Re: Callout
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 9:49:09 AM
Color: ■

DONE AS REQUESTED

Mercedes Rivas (15)

Subject: Easement&Tract Maintenance
Page Label: Sheet 1 - Cover
Status:
Author: Mercedes Rivas
Date: 3/25/2021 2:26:33 PM
Color: ■

Please add the following Easement and Tract Maintenance note:
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: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,

Subject: Re: Easement&Tract Maintenance
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 10:00:36 AM
Color: ■

TRACTS G AND P OWNERSHIP, MAINTENANCE AND USE ARE NOT CHANGED FROM THE ORIGINAL PLAT. THIS VACATION AND REPLAT IS FOR THE PURPOSE OF MOVING LOTLINES\TRACTLINES ONLY. TRACT TABLE FOR TRACTS G AND P ARE ADDED.



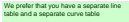
Subject: Wastewater
Page Label: Sheet 1 - Cover
Status:
Author: Mercedes Rivas
Date: 3/25/2021 2:25:24 PM
Color: ■

Wastewater:
 Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
 Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)



Subject: Re: Wastewater
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 9:35:47 AM
Color: ■

WATER AND WASTEWATER SYSTEM IS PROVIDED FOR THE SUBDIVISION. I DON'T UNDERSTAND THIS COMMENT.



Subject: Text Box
Page Label: Sheet 1 - Cover
Status:
Author: Mercedes Rivas
Date: 4/8/2021 3:46:58 PM
Color: ■

We prefer that you have a separate line table and a separate curve table



Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 9:30:35 AM
Color: ■

WE PREFER THE SEGMENT TABLE SO YOU CAN FOLLOW THE COURSES AROUND A PARCEL IN ORDER.



Subject: Water Supply
Page Label: Sheet 1 - Cover
Status:
Author: Mercedes Rivas
Date: 4/9/2021 8:32:05 AM
Color: ■

Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of wells)

Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____.

Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

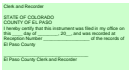
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____

Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Subject: Re: Water Suppy
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 9:35:13 AM
Color: ■

WATER AND WASTEWATER SYSTEM IS PROVIDED FOR THE SUBDIVISION. I DON'T UNDERSTAND THIS COMMENT.



Subject: Clerk & Recorder
Page Label: Sheet 1 - Cover
Status:
Author: Mercedes Rivas
Date: 3/25/2021 3:21:09 PM
Color: ■

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

Subject: Re: Clerk & Recorder
Page Label: Sheet 1 - Cover
Status:
Author: eyokom
Date: 4/27/2021 2:15:37 PM
Color: ■

NOTE REVISED TO MATCH

Subject: Callout
Page Label: Sheet 1 - Cover
Status:
Author: Mercedes Rivas
Date: 3/25/2021 3:21:50 PM
Color: ■

this note needs to match this

Subject: Re: Callout
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 9:50:08 AM
Color: ■

CHANGED AS REQUESTED

Subject: Arrow
Page Label: Sheet 1 - Cover
Status:
Author: Mercedes Rivas
Date: 3/25/2021 3:21:55 PM
Color: ■

Subject: Callout
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 1:04:51 PM
Color: ■

shuold say "as platted"

Subject: Re: Callout
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: vtaylor
Date: 4/9/2021 8:51:36 AM
Color: ■

AS YOU WISH

Subject: Text Box
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 1:13:20 PM
Color: ■

-The PUD amendment would need to be approved prior to replat being approved.

-When vacating a common lot line between 2 lots, the original lot number followed by the letter "A" shall be used to number the new lots (e.g., when vacating the common lot line between lot 1 and lot 2, the newly created lot shall be renumbered lot 1A)

Subject: Re: Text Box
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: vtaylor
Date: 4/9/2021 8:55:38 AM
Color: ■

ADDED "A" TO THE LOT NUMBERS ON THE REPLATTED GRAPHIC

Subject: Text Box
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 1:13:16 PM
Color: ■

Common Area Tracts Labeled. Tracts that are common open space for the subdivision shall be labeled "Common Area Tract" followed by a consecutive letter designation beginning with "A". Common area tracts shall be further identified by 1 of the following applicable designations that shall be placed in parentheses after the common area tract label:

- "Buildable/Support Buildings Only" for those common area tracts that may be occupied by buildings or structures that are intended for use by the lot owners within the subdivision;
- "Non-Buildable" for those common area tracts that are not intended to be occupied by buildings or structures.

Subject: Re: Text Box
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: eyokom
Date: 4/27/2021 2:17:48 PM
Color: ■

TRACTS ARE LABELLED AS THEY WERE IN THE ORIGINAL PLAT

Subject: Arrow
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 1:14:24 PM
Color: ■

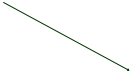
Subject: Callout
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 1:12:31 PM
Color: ■

we need to see all of tract p along with its dimensions.



Subject: Re: Callout
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: vtaylor
Date: 4/9/2021 8:46:11 AM
Color: ■

DIMENSIONS OF THE OVERALL REST OF TRACT P IS SHOWN ON THE OVERALL SUBDIVISION GRAPHIC.



Subject: Arrow
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 12:28:42 PM
Color: ■



Subject: Callout
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 1:13:25 PM
Color: ■

please label and add demensions



Subject: Re: Callout
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: vtaylor
Date: 4/9/2021 8:52:58 AM
Color: ■

LABELED PUBLIC UTILITY EASEMENT AS REQUESTED



Subject: Text Box
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: Mercedes Rivas
Date: 3/25/2021 1:05:11 PM
Color: ■

Please remove this and only show the two details below.



Subject: Re: Text Box
Page Label: Sheet 2 - Vacation & Replat
Status:
Author: vtaylor
Date: 4/9/2021 9:23:44 AM
Color: ■

THIS IS REQUIRED IN ORDER TO SHOW THE REST OF TRACT P. THE DIMENSIONS SHOWN HERE DO NOT DIFFER BETWEEN PLATTED AND REPLATTED

vtaylor (3)



Subject: Snapshot
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 10:01:55 AM
Color: ■



Subject: Snapshot
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 10:01:46 AM
Color: ■

Subject: Snapshot
Page Label: Sheet 1 - Cover
Status:
Author: vtaylor
Date: 4/9/2021 10:01:22 AM
Color: 