

MEMORANDUM

DATE: May 1, 2018

TO: Kari Parsons, PCD-Project Manager

FROM: Richard Schindler, Core Engineering

SUBJECT: SF-18-008 – Lorson Ranch East Filing No. 1
Response to Comments - First Submittal

Final Plat

1. Provide documentation of separate easements and vacation/termination documents removing encumbrances on proposed rights-of-way, when available.
2. A segment of the Jimmy Camp Creek East Tributary north of Fontaine Blvd. needs to be included in this plat, with perpetual maintenance of the channel by the Lorson Ranch Metro District, since it serves the detention basin outfall.
3. See final plat and title commitment redlines for clarification of these comments and additional comments.
4. Add to Easement Paragraph: All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 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.
5. Amend Note 19 to include Reception # 216055186.
6. Show and label the Permanent Easements granted under Reception Number 216055186

Transportation / Traffic Impact Study

1. See TIS redlines requesting additional information.
2. Note: Fontaine Blvd., including roundabout details, is being reviewed under a separate submittal, CDR183.
3. Please attach the November 2017/January 2018 PUD/Preliminary Plan TIS as an appendix to this Filing 1 TIS.
4. Update Figure 3 from the previous report to include all roads in Phase 1/Filing 1.
5. Provide a noise study for the lots along Fontaine Blvd., assuming the ultimate Principal Arterial cross-section.

Letter of Intent

1. Address whether there will be landscaping needing maintenance within the roundabout center island and, if so, if the Lorson Ranch Metro District will maintain that landscaping. *Response: lorson ranch metro will maintain the landscaping in the center of the roundabout. Sentence added.*
2. See Construction Plans comment #4. *Response: sentence added for vacating those easements*

Final Drainage Report / Drainage Plans

Additional comments may be generated based on the extent of additional information and revisions required. (Report text, calculations and plans were not cross-checked in detail.)

1. Note: For the purposes of the FDR, all drainage facilities necessary for Filing 1 and the surrounding roads need to be included in this report. Separate approved reports may be placed in the appendix for reference. *Response: We tried to insert the Fontaine Blvd FDR into the report but it was so big that anyone reading this report would not be able to distinguish what report is what. We highly recommend not inserting Fontaine FDR and keeping it as a reference.*
2. The report and plans need to address what overlot grading, drainage facilities and utilities have been completed (or assumed to be by the time of final plat approval). Address how construction is proceeding from there, including interim stormwater collection of flows from the undeveloped areas east of Filing No. 1 (construction required with Filing 1). *Response: Section 3.1 has been added to address interim conditions.*
3. Detention pond narrative and calculations need to address both interim (undeveloped upstream with no ponds) and ultimate future conditions. Include estimated school site pond design in series to ensure proper Pond C5 functions. *Response: Section 3.1 has been added to address interim conditions including an appendix with the interim pond calculations. We did not add the school pond yet since it isn't constructed or approved at this time. The school pond will be added with Filing 2 that we are currently working on.*
4. The drainage fee calculations seem much too high. Adjust for the included channel tract north of Fontaine Blvd. and verify calculations. *Response: drainage fees are adjusted*
5. The drainage plans need to account for interim and ultimate future conditions. Additional sheets may be necessary to show this clearly. *Response: additional sheet inserted for interim conditions.*
6. See FDR redlines for additional comments and clarification of these comments. *Response: noted*
7. See redlines on deviation request. *Response: noted*

Construction Plans

1. Show grading tying in at the end of all profiles. If necessary, show the overlot grading as such. *Response: tie-ins shown*
2. Note: The following associated CDs are being reviewed under separate submittals.
 - a. Fontaine Blvd., including roundabout and Lamprey Drive, CDR183
 - b. Lorson Blvd. bridge, CDR182
 - c. Fontaine Blvd. bridge and EFJCC channel improvements, CDR169 (approved Feb 6, 2018) *Response: noted*The portions of these separated projects necessary to serve Lorson Ranch East Filing No. 1 (including the school site) need to be approved and permitted prior to scheduling this plat for BoCC hearing. *Response: noted*
3. Include all maintenance access roads for ponds and the EFJCC channel on the plans. *Response: access roads to ponds shown on these plans. See Kiowa plans for other access roads.*
4. Note: The portions of existing and proposed easements (utility, access, etc.) that overlap proposed/future public road rights-of-way, if any, need to be vacated/terminated prior to platting and County acceptance of the proposed roads. Address this situation specifically in the letter of intent. *Response: noted in letter of intent*
5. See CD redlines for additional comments and clarification of these comments.

Grading and Erosion Control Plan / SWMP

1. GEC Plan:

- a. The limits of construction need to include all work. Limits of disturbance need to include the stripping/grading, etc. *Response: we excluded Fontaine and Lamprey north of Fontaine. We included all the other areas including the concrete washout.*
 - b. The GEC Plan should show existing contours as those post-overlot grading. *Response: new cut out the existing contours where they overlap with the overlot grading areas. We also shaded back Fontaine and a portion of Lamprey to show that there were other construction plans that cover those areas.*
 - c. Show and label sizes/types of all curb and gutter, storm drains, etc. *Response: storm sewer and curb/gutter shown and added to legend. Curb types and inlet types labeled on construction plans. Inlet protection shown*
 - d. See GEC redlines for additional comments and clarification of these comments.
2. Note: A Floodplain Development Permit issued by the Regional Floodplain Administrator will be required for work in the floodplain for any necessary East Tributary channel improvements, if not already obtained. *Response: noted*
 3. Note: Permission will be required from XCEL Energy and other utility easement grantee(s) where applicable prior to approval of the grading plans and CDs to allow grading and location of improvements within the existing utility easement(s) east of the site. *Response: noted*
 4. Note: Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed in detail with the next submittal. *Response: noted*

Forms/SIA/FAE

1. Provide the MS4 Post-Construction Documentation Form for both ponds. The template can be provided electronically.
2. Private Detention Basin/BMP maintenance agreement and easement:
 - a. Change “one” to “two” in Recitals paragraph I. *Response: text changed*
 - b. Change “El Paso County Development Services Department” to “El Paso County Planning and Community Development Department” in Agreement paragraph 3. *Response: text changed*
 - c. Replace the County signature block with the following: *Response: text changed*
 “BOARD OF COUNTY COMMISSIONERS
 OF EL PASO COUNTY, COLORADO

By: _____
 Craig Dossey, Executive Director
 Planning and Community Development Department
 Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.”
 (The latest template for the Agreement can be e-mailed upon request.)

3. FAE:
 - a. 5-inch sidewalk unit cost should be about \$58. *Response: price changed*
 - b. Include underdrains. *Response: underdrains included in san swr*
 - c. Verify that all inlets are included (there are 19 calculation sheets in FDR). *Response: added inlets*

- d. If a noise wall is to be constructed along Fontaine Blvd. include on the FAE. *Response: noise wall not required since Fontaine is a non-res collector*
4. Note: Any proposed trees/plantings in proposed county rights-of-way will require written approval from the ECM Administrator, through a license/maintenance agreement. Issues such as mature tree size and height, high maintenance requirements, destructive root systems and potential leaf litter will need to be addressed. The landscaping shall be appropriate for the conditions and easily maintainable. Draft license agreements for landscaping and mailboxes will be provided when available. (If applicant has a recent version that can be updated for the proposed improvements, applicant may provide the draft on the next review.) *Response: will submit landscaping for center of roundabout*
5. Regarding the SIA and FAE, all offsite improvements reviewed separately that are necessary to serve Filing No. 1, including the two EFJCC bridges, Fontaine Blvd., Lorson Blvd., and any utilities need to be accounted for in the SIA. Separate FAEs may be utilized for the various offsite improvements as long as all are referenced and accounted for in the SIA. *Response: noted*

911 AUTHORITY – ELPASO/TELLER COUNTY

Hello, All street names previously approved Thank you Justin

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations:

1. The area has sat for some time and has never been addressed. *Response: we are getting addresses*
2. Since the area has been reconfigured I can no longer use the large scale copy of all the phases; please provide the entire Lorson Ranch East phases to Enumerations again at larger scale copy for addressing purposes. *Response: noted*
3. A new email from El Paso/Teller County 9-11 Authority is required approving the street names. *Response: see above response from Justin*
4. Standard Development comments: contact enumerations department for addressing. Amy@pprbd.org *Response: noted*
5. Standard final plat comments: enumerations/floodplain will review the mylar prior to plat for address placement, road naming, title block, & floodplain statement. \$10.00 per lot & tract fee will be due at the time of the review of the mylar. If an address is not needed on a tract then no fee applies. Check should be made out to Pikes Peak regional building department. Paid directly to enumerations department. A copy of the final recorded plat is required prior to plan submittal for residential.
Final Submittal Checklist *Response: noted*

LETTER OF INTENT

- SUBDIVISION NAME:** Lorson Ranch East Filing No. 1 Final Plat is situated to the east of Marksheffel Road, north/South of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 126.25 acres. **RESPONSE: 126.255** A portion of the Lorson Ranch East Preliminary Plan area and school site previously dedicated to Widefield School District 3, detention ponds and buffer/open space tracts for buffer/open space purposes. The detention pond and buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District. The previously platted school site parcel is included in this plat and is modified slightly to fit the site requirements of the school and for ROW requirements at the proposed roundabout. Ownership of the school tract will remain as Widefield School District 3. El Paso County Project Number SF-18-0xxx has been assigned to this project.

Acreage does not match corrected legal

SF-18-8

RESPONSE: FILE NUMBER UPDATED

APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE

Owner = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)

Owner = Widefield School District No. 3; 1820 Main Street; Colorado Springs, CO 80911 (attn: Dennis Neal, 719-391-3530)

Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).

- REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 1 Final Plat is based on the previously submitted and approved Lorson Ranch East PUD/ Preliminary Plan PUDSP-16-003. The entire Lorson Ranch East development site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. The proposed LR East Filing 1 Plat includes 303 single family detached lots on approximately 72.5 acres for a density of 4.18 DU/ Acre. The school site and adjacent streets (Fontaine Blvd, Lorson Blvd, Lamprey Dr) were not included in the density calculations. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for Lorson Ranch East includes three lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1.

No access to the south through existing neighborhoods is proposed.

bridges

RESPONSE: REVISED

- Policy 6.1.3** *Enhance compatibility with existing communities* - Lorson Ranch East Filing No. 1 is contiguous and compatible with the approved sketch plan amendment and the recently approved Lorson Ranch East PUD/ Preliminary Plan approved on January 23, 2018 (PUDSP-16-003). **RESPONSE: NO ACCESS NOTE ADDED.** such as density, land use and access.

Address how the outreach has been going with the existing community. This was brought up at the BOCC hearing amndPC hearing with the PUD.

- Policy 6.1.6** *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.* The LR East Filing 1 is within the overall Lorson Ranch development and is a continuation of the community eastward. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were

RESPONSE: A SENTENCE WAS ADDED TO THE POLICY 6.1.3 SECTION REGARDING ADJACENT COMMUNITIES.

You could mention the upgrading of lines to better serve the community to the south as a benefit.

RESPONSE: NOTE ADDED TO POLICY 6.1.6 SECTION.

3. **Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the south and north. To the west the Jimmy Camp Creek East Tributary creates a natural amenity and buffer between Lorson Ranch neighborhoods.
4. **Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.** – Lorson Ranch East is in response to the market demand for single family residential lots

with the previously approved modifications. If any deviations are now being requested in addition to those approved identify here and justify.

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer south of Fontaine Boulevard and watermain in Fontaine Boulevard at Old Glory Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and a detention/WQ ponds to serve the site. All proposed facilities will be in accordance with FL Dade County design standards.
- ❑ **WAIVER REQUESTED AND JUSTIFICATION:** there are no waivers requested
- ❑ **THE PURPOSE OF THE REQUESTED CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 1 comprises 126.25 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 303 Single Family Residential Dwelling Units on 72.5 acres (4.18 Du/ Acre). We did not include the school site, Fontaine Blvd, Lorson Blvd, Pond C5, and Lamprey Drive for calculating density.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES:**
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL SITES:** USES: None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:**
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 126.25 acres. Open Space, detention, and park = 07.00 acres (5.54% of 126.25 acres). This includes two detention pond tracts, several tracts along the Tributary of Jimmy Camp Creek as open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE SERVED:** through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** The proposed Lorson Ranch East Final Plat Filing 1 includes a landscape plan for streetscape plantings along both Fontaine Blvd. and Lorson Blvd. There are no landscape modifications being

RESPONSE: grass buffer deviation was in first submittal so it is now stated in this paragraph.

RESPONSE: etrib north of fontaine will be included in Ire2 final plat that we are currently preparing

are the tracts containing the channel included

something isn't adding up....

RESPONSE: acreages checked

RESPONSE: underdrain added here

Provide entity responsible for maintaining underdrains.

requested at this time. The proposed landscaping along Fontaine Blvd. includes 1 tree per 20 linear feet of frontage for a total of 63 trees as part of this first filing. The proposed landscaping along Lorson Blvd. includes 1 tree per 30 linear feet of frontage for a total of 48 trees as part of this first filing. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing SDS easement and the open space provided along the east tributary of Jimmy Camp Creek.

Is a noise wall being constructed along Fontaine?

- ❑ **PROPOSED ACCESS LOCATIONS:** Lorson Boulevard and Boulevard and
- ❑ **TRAFFIC IMPACT FEE:** This final plat for No. 2 and will pay the associated fee. IT NOT REQUIRED. A NOTE HAS BEEN ADDED. aso County PID
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and wants to modify the school site boundary slightly to fit the new site plan. This plat adjusts the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. The modified school site size is over the 25-acre minimum size.

Markup Summary

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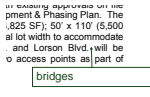
Provide entity responsible for maintaining underdrains.



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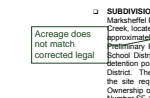
Is a noise wall being constructed along Fontaine?

dsdparsons (9)



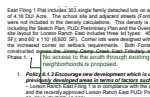
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bridges



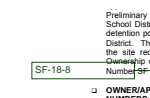
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No access to the south through existing neighborhoods is proposed.



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SF-18-8

equipment toward areas where the necessary urban-level
 services are available or will be developed concurrently. The
 City Council is directed to review and approve the proposed
 amendments to the General Plan and the proposed
 amendments to the Local Plan. The proposed facilities and public
 improvements are subject to the same standards as those
 proposed in the general plan and the local plan.

You could mention the upgrading of
 lines to better serve the community to
 the south as a benefit.

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You could mention the upgrading of lines to better serve the community to the south as a benefit.

Policy 4.3.3 Encourages
 privately developed
 and multi-family
 units to be located
 in the urban core
 and the central
 city area. This
 policy was brought
 up at the SOCC
 hearing with
 the PUD.

Policy 4.4.4 Encourages
 multi-family
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Address how the outreach has been going with the existing community. This was brought up at the BOCC hearing amndPC hearing with the PUD.

AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL
 HOME UNITS AND DENSITIES: None.

Length and width: Single Family Residential average
 something isn't adding up...

PERCENT OF LAND TO BE SET ASIDE:
 Final Plan is 25.25% open space. This includes:
 includes: fish distribution pond tracks, several tracks in
 creek as open space.

RECREATIONAL FACILITIES: Public sidewalks will be
 in park tracks will be maintained by the Lorton Ranch.

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something isn't adding up....

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 g density

are the tracts
 containing the
 channel included?

USES: None.

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are the tracts containing the channel included?

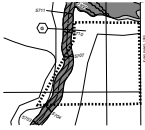
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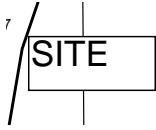
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with the previously approved modifications. If any deviations are now being requested in addition to those approved identify here and justify.

DRAINAGE REPORT COMMENTS



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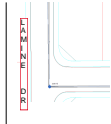
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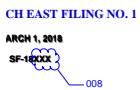


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LAMINE

DR

dsdrice (59)



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Address improvements north of Fontaine.

improvements north of
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south of Fontaine Blvd.

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final plat

text added

south 2,800 feet in accordance with the 1987 as
repealed (initial edition with 01 inch slope
for Jimmy Camp Creek and the East Tributary +
Engineering (DE) for Jimmy Camp Creek and
concept design. The concept design includes a
detention pond requirements. The Kansas State
County drainage/bridge fees apply to the device
within this project. This was constructed in 02
and PDR.

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and PDR

text updated

the major infrastructure to be constructed in the
Ponds C5 and D2. Ponds C5 and D2 were con-
East under PUDOP-16-002.

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Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 10:43:28 AM
Color: ■

address bridges

text added for bridges

adjacent
space in th

Subject: Delete
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 10:48:25 AM
Color: ■

Delete

text deleted

t, the soil of each basin are ass
rs, is adjacent to this site on th
gen space in the future. It is the
towers for detention of storm fic
st Tributary through this site

Subject: Highlight
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 10:49:41 AM
Color: ■

Delete

text deleted

to be wholly comprised of tr
An existing electrical easen
side of this portion of the dt
of this drainage report to uti
The FMIC (irrigation) can be
decommissioned in 2008 e
existing drainage calculator.

Subject: Highlight
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 3:38:19 PM
Color: ■

future Lorson East development?

text updated

ed for this development. The ponds were graded under PUDOP-16-002 and this
initially as a drainage pond.

to be wholly comprised of tr

1. Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
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Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
Section 25.02 (25) identifies the soils within the Lorson Ranch East property as
Section 25.02 (25) identifies the soils within the Lorson Ranch East property as

Subject: Callout
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 10:46:05 AM
Color: ■

(prior to early grading)

text updated

The following analysis necessary to using the above stated system...
Storage capacity for each of the basins are briefly discussed as follows:
Appendix B.1
Address interim conditions offsite flows and future conditions.

Subject: Text Box
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:53:04 PM
Color: ■

new section added for interim analysis

Address interim condition offsite flows and future conditions.

to the basin...
Appendix B.1
Address interim conditions offsite flows and future conditions.

Subject: Text Box
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:51:44 PM
Color: ■

new section added for interim conditions

Address early grading and conditions when that is complete. This report should pick up from there.

discussed as follows:
Appendix B.1
Address interim conditions offsite flows and future conditions.

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 4:20:21 PM
Color: ■

offsite areas added in the interim section

and offsite undeveloped areas (EX1-EX3?)

is presented within the document 100 year frequency of the first tributary of storm...
Appendix B.1
Address interim conditions offsite flows and future conditions.

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 3:29:12 PM
Color: ■

text updated

north of Fontaine Blvd.

ward. This approach will provide a more conservative approach to the...
Appendix B.1
Address interim conditions offsite flows and future conditions.

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 3:45:44 PM
Color: ■

text added for table 6-6

Add: "update (see Appendix B.)"

The following analysis necessary to using the above stated system...
Appendix B.1
Address interim conditions offsite flows and future conditions.

Subject: Cloud+
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 3:44:05 PM
Color: ■

this sentence removed

This is the FDR!

smaller than rainfall points provided on Lamney Drive and Highway 50 to a proposed Type "R" inlet in this basin is 1.7cfs and 3.8cfs for

Subject: Callout
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:27:11 PM
Color: ■

Address sub-basin D1-ex

text updated

smaller than rainfall points provided on Lamney Drive and Highway 50 to a proposed Type "R" inlet in this basin is 1.7cfs and 3.8cfs for

Subject: Cloud+
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:04:46 PM
Color: ■

Include

basin included

smaller than rainfall points provided on Lamney Drive and Highway 50 to a proposed Type "R" inlet in this basin is 1.7cfs and 3.8cfs for

Subject: Cloud+
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 4:19:28 PM
Color: ■

include in this report also

basin included

smaller than rainfall points provided on Lamney Drive and Highway 50 to a proposed Type "R" inlet in this basin is 1.7cfs and 3.8cfs for

Subject: Cloud+
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:05:17 PM
Color: ■

Include

map included

smaller than rainfall points provided on Lamney Drive and Highway 50 to a proposed Type "R" inlet in this basin is 1.7cfs and 3.8cfs for

Subject: Text Box
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:15:31 PM
Color: ■

provide flows

flows added

smaller than rainfall points provided on Lamney Drive and Highway 50 to a proposed Type "R" inlet in this basin is 1.7cfs and 3.8cfs for

Subject: Text Box
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:14:50 PM
Color: ■

provide flows

flows added

3. Lamine Drive, and Yuba Drive.
ive. See the appendix for detailed
provide flows

ve. Runoff is directed south in
line Drive. See the appendix for
3cfs and 5.8cfs for the 5/100-year

Subject: Text Box
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:15:44 PM
Color: ■

flows added

provide flows

it,



Subject: Highlight
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:16:31 PM
Color: ■

1. Address interim and future conditions flows and conveyances for each of the basins below.

Subject: Text Box
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:28:27 PM
Color: ■

text added for interim
flow conditions

Address interim and future conditions flows and
conveyances for each of the basins below.

for the electric easement,
th and west in curb/gutter
ons. provide flows

noff is directed south in
The peak developed flow

Subject: Text Box
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:17:06 PM
Color: ■

flows added

provide flows

in
fs



Subject: Highlight
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:24:13 PM
Color: ■



Subject: Highlight
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:55:58 PM
Color: ■

S



Subject: Highlight
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:56:05 PM
Color:

1



Subject: Highlight
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:10:00 PM
Color:



Subject: Cloud+
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:43:38 PM
Color:

section 3.1 added for interim flow analysis

This needs to be designed and modeled completely for the interim condition. Provide calculations for both interim (Filing 1 plus undeveloped offsite) and ultimate conditions.



Subject: Cloud+
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:42:40 PM
Color:

pond removed from text

Is this pond really necessary for Filing 1? Include details in report if so.



Subject: Callout
Page Label: 22
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:44:47 PM
Color:

Interim ponds in Section 3.1

Provide undeveloped/developed area for interim condition.

Subject: Cloud+
Page Label: 23
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:46:56 PM
Color:

text added for clarity

? Explain.

letter panel that includes water quality and discharge
signed using only the VDCP Full Spectrum approach
is. The water structure is to be operated at all all operations
is to be used for the water structure designed by the
operator. The full spectrum approach will be in the
contract documents.

Provide interim and ultimate
modeling and narrative.

will in separate (linked) document and include
5887.02
5888.04. Top EUBV set at 5888.00. 4/20/18 add with
- 12.5M
- 2017.08. 12.5M
1 to 1000000000
file: \\server\10101_01_1_sds\wqas_flow_489101-1.dwg

Subject: Text Box
Page Label: 23
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:46:36 PM
Color: ■

Provide interim and ultimate modeling and narrative.

section 3.1 added

Table with 4 columns: **Category**, **Value**, **Unit**, **Notes**

Category	Value	Unit	Notes
1	2.5	MGD	
2	2.5	MGD	
3	2.5	MGD	
4	2.5	MGD	
5	2.5	MGD	
6	2.5	MGD	
7	2.5	MGD	
8	2.5	MGD	
9	2.5	MGD	
10	2.5	MGD	
11	2.5	MGD	
12	2.5	MGD	
13	2.5	MGD	
14	2.5	MGD	
15	2.5	MGD	
16	2.5	MGD	
17	2.5	MGD	
18	2.5	MGD	
19	2.5	MGD	
20	2.5	MGD	
21	2.5	MGD	
22	2.5	MGD	
23	2.5	MGD	
24	2.5	MGD	
25	2.5	MGD	
26	2.5	MGD	
27	2.5	MGD	
28	2.5	MGD	
29	2.5	MGD	
30	2.5	MGD	
31	2.5	MGD	
32	2.5	MGD	
33	2.5	MGD	
34	2.5	MGD	
35	2.5	MGD	
36	2.5	MGD	
37	2.5	MGD	
38	2.5	MGD	
39	2.5	MGD	
40	2.5	MGD	
41	2.5	MGD	
42	2.5	MGD	
43	2.5	MGD	
44	2.5	MGD	
45	2.5	MGD	
46	2.5	MGD	
47	2.5	MGD	
48	2.5	MGD	
49	2.5	MGD	
50	2.5	MGD	

Subject: Cloud+
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 12:45:52 PM
Color: ■

re-calculate

fees changed

is this buffer to be constructed and
maintained in accordance with
VDCP

will in separate (linked) document and include
5887.02
5888.04. Top EUBV set at 5888.00. 4/20/18 add with
- 12.5M
- 2017.08. 12.5M
1 to 1000000000
file: \\server\10101_01_1_sds\wqas_flow_489101-1.dwg

Subject: Callout
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:56:58 PM
Color: ■

Is this buffer to be constructed and maintained in accordance with DCM2?

yes

Address maintenance access to EFJCC.

Subject: Text Box
Page Label: 26
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:58:04 PM
Color: ■

Address maintenance access to EFJCC.

text added to explain access to etrib

Table with 4 columns: **Category**, **Value**, **Unit**, **Notes**

Category	Value	Unit	Notes
1	2.5	MGD	
2	2.5	MGD	
3	2.5	MGD	
4	2.5	MGD	
5	2.5	MGD	
6	2.5	MGD	
7	2.5	MGD	
8	2.5	MGD	
9	2.5	MGD	
10	2.5	MGD	
11	2.5	MGD	
12	2.5	MGD	
13	2.5	MGD	
14	2.5	MGD	
15	2.5	MGD	
16	2.5	MGD	
17	2.5	MGD	
18	2.5	MGD	
19	2.5	MGD	
20	2.5	MGD	
21	2.5	MGD	
22	2.5	MGD	
23	2.5	MGD	
24	2.5	MGD	
25	2.5	MGD	
26	2.5	MGD	
27	2.5	MGD	
28	2.5	MGD	
29	2.5	MGD	
30	2.5	MGD	
31	2.5	MGD	
32	2.5	MGD	
33	2.5	MGD	
34	2.5	MGD	
35	2.5	MGD	
36	2.5	MGD	
37	2.5	MGD	
38	2.5	MGD	
39	2.5	MGD	
40	2.5	MGD	
41	2.5	MGD	
42	2.5	MGD	
43	2.5	MGD	
44	2.5	MGD	
45	2.5	MGD	
46	2.5	MGD	
47	2.5	MGD	
48	2.5	MGD	
49	2.5	MGD	
50	2.5	MGD	

Subject: Text Box
Page Label: 43
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:02:10 PM
Color: ■

Provide interim off-site basin calculations.

offsite basin calcs added



Subject: Highlight
Page Label: 73
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:35:15 PM
Color: ■



Subject: Cloud+
Page Label: 73
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 3:21:31 PM
Color: ■

why not?

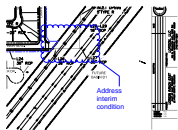
text changed to be clearer



Subject: Text Box
Page Label: 84
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 4:05:49 PM
Color: ■

Provide for all storm systems serving Filing No. 1, including interim conditions accommodating offsite flows.

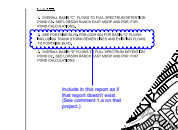
section 3.1 added. interim flows do not exceed design flows



Subject: Cloud+
Page Label: 88
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 4:03:41 PM
Color: ■

Address interim condition

text added



Subject: Cloud+
Page Label: 97
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 11:47:04 AM
Color: ■

Include in this report as if that report doesn't exist. (See comment 1.a on that project.)

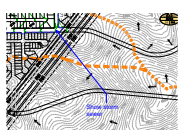
text changed for clarity



Subject: Cloud+
Page Label: 97
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 3:59:03 PM
Color: ■

Where is boundary (aren't basins EX1 through EX3 included)?

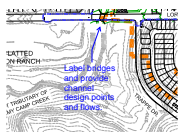
basins included on new map



Subject: Callout
Page Label: 97
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 11:30:38 AM
Color: ■

Show storm sewer

storm sewer added



Subject: Callout
Page Label: 97
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 3:59:54 PM
Color: ■

bridges labeled, design points are on map from pdr that is inserted in map pocket.

Label bridges and provide channel design points and flows.



Subject: Text Box
Page Label: 97
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 4:00:48 PM
Color: ■

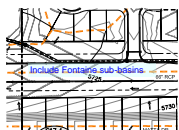
linetype added

Add storm drain linetypes.



Subject: Area Measurement
Page Label: 97
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 3:55:58 PM
Color: ■

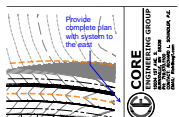
3,846,826 sf



Subject: Text Box
Page Label: 98
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 4:37:50 PM
Color: ■

note added addressing fontaine sub-basins.

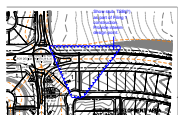
Include Fontaine sub-basins



Subject: Callout
Page Label: 98
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 11:35:27 AM
Color: ■

note added addressing system to the east

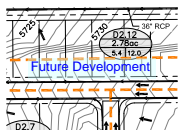
Provide complete plan with system to the east



Subject: Cloud+
Page Label: 98
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 11:32:38 AM
Color: ■

note added. interim map shows flows.

Show stub, TSB(?) as part of Filing 1 construction. Provide interim design point.



Subject: Text Box
Page Label: 99
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:29:32 PM
Color: ■

Future Development

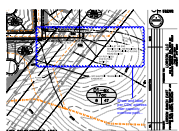
text added



Subject: Text Box
Page Label: 99
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:29:45 PM
Color: ■

Future Development

text added



Subject: Cloud+
Page Label: 99
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:48:02 PM
Color: ■

Show and label per CDs; address riser capacity, overflow path...

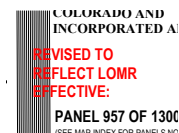
text added

alex.dabdub (2)

January 29,
 2015
 . 957 OF 1300
INDEX FOR PANELS NOT PRINTED

Subject: Text Box
Page Label: 33
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: alex.dabdub
Date: 9/16/2014 1:47:49 PM
Color: ■

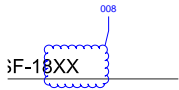
January 29, 2015



Subject: LOMR Stamp
Page Label: 33
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: alex.dabdub
Date: 9/16/2014 1:47:49 PM
Color: ■

Markup Summary - GRADING PLAN

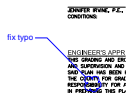
dsdrice (6)



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 1:54:27 PM
Color: ■

008

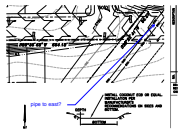
TEXT ADDED



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 1:54:12 PM
Color: ■

fix typo

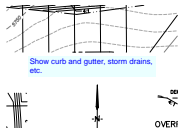
TYPE FIXED



Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 3:30:48 PM
Color: ■

pipe to east?

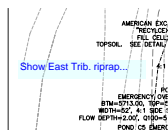
NOTE REGARDING 48" RISER ADDED



Subject: Text Box
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/13/2018 2:04:20 PM
Color: ■

Show curb and gutter, storm drains, etc.

CURB/STORM ADDED



Subject: Text Box
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/12/2018 8:08:03 AM
Color: ■

Show East Trib. riprap...

NOTE ADDED
REFERENCING KIOWA'S PLANS



Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/12/2018 8:06:59 AM
Color: ■

Shouldn't there be riprap at the bottom of the spillway/pipe outfall?

RIP RAP EXTENDED 35' WEST OF END SECTION.
NOTE ADDED TO PLAN

Markup Summary - STREET/STORM CD'S

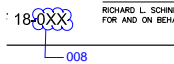
dsdrice (18)



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/9/2018 9:54:24 AM
Color: ■

TEXT UPDATED

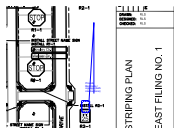
Replace with: "In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Director's discretion."



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/9/2018 9:55:17 AM
Color: ■

TEXT UPDATED

008



Subject: Cloud+
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/10/2018 3:53:23 PM
Color: ■

BARRICADES
ADDED

Provide Barricade / signage (both intersections)



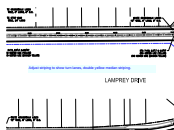
Subject: Text Box
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:48:52 PM
Color: ■

DOUBLE YELLOW
LINES ADDED
WHERE
APPROPRIATE.

Adjust striping to show turn lanes, double yellow median striping.



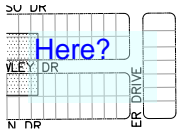
Subject: Highlight
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:30:41 PM
Color: ■



Subject: Text Box
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:49:11 PM
Color: ■

WE WANT TO KEEP THIS THE
SAME AS THE REST OF
LAMPREY NORTH OF
FONTAINE. We did add double
yellows southbound at lorson blvd.

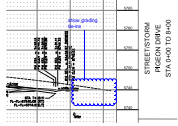
Adjust striping to show turn lanes, double yellow median striping.



Subject: Text Box
Page Label: 24
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:37:08 PM
Color: ■

Here?

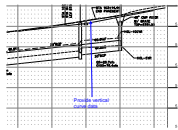
KEY MAP
UPDATED



Subject: Cloud+
Page Label: 27
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 1:35:35 PM
Color: ■

show grading tie-ins

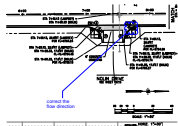
GRADING TIE-INS
ADDED



Subject: Callout
Page Label: 31
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:47:01 PM
Color: ■

Provide vertical curve data

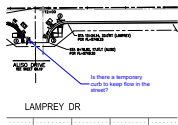
VERTICAL
CURVE DATA
ADDED



Subject: Cloud+
Page Label: 32
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 1:50:15 PM
Color: ■

correct the flow direction

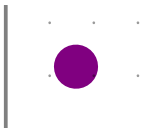
FLOW
DIRECTION
CHANGED



Subject: Callout
Page Label: 33
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 1:48:41 PM
Color: ■

Is there a temporary curb to keep flow in the street?

TEMP CURB
ADDED



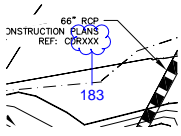
Subject: Highlight
Page Label: 33
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:40:52 PM
Color: ■



Subject: Text Box
Page Label: 36
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 2:44:47 PM
Color: ■

Show access roads.

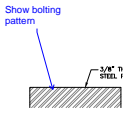
ACCESS ROAD
SHOWN



Subject: Cloud+
Page Label: 36
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 2:44:12 PM
Color: ■

183

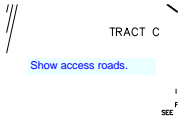
TEXT UPDATED



Subject: Callout
Page Label: 38
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 3:00:50 PM
Color: ■

Show bolting pattern

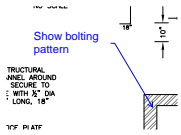
BOLT PATTERN
SHOWN



Subject: Text Box
Page Label: 39
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 3:01:37 PM
Color: ■

Show access roads.

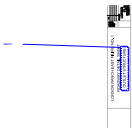
ACCESS ROAD
SHOWN



Subject: Callout
Page Label: 41
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/11/2018 3:02:54 PM
Color: ■

Show bolting pattern

BOLT PATTERN
SHOWN



Subject: Cloud+
Page Label: 44
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 4/15/2018 2:26:03 PM
Color: ■

delete?

TEXT DELETED

TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the site have been made using the nationally published trip generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip generation estimates.


As shown in Table 1, Lorson Ranch East Filing 1 is projected to generate about 2,860 new vehicle-trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 56 vehicles would enter and 168 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 and 6:30 p.m., about 189 vehicles would enter and 111 vehicles would exit the site.

SHORT-TERM AND 2040 TOTAL TRAFFIC

Address school site, its requirements, and separate traffic study to be submitted.

Please refer to Preliminary Plan TIS for the short-term and 2040 total traffic volumes, level of service analysis, and traffic signal warrant analysis.

TRAFFIC SIGNAL ESCROW AMOUNTS

The Lorson Ranch Preliminary Plan TIS estimated a fair share contribution towards a future signal at the intersection of Marksheffel/Lorson would be \$93,950 for Lorson Ranch East Phase 1. Filing 1 is planned to contain 303 of the 331 lots assumed in Phase 1. Based on the proposed number of lots in Filing 1, the contribution for Filing 1 would be \$86,003. 

ROADWAY CLASSIFICATIONS

As shown on Figure 15 of the Lorson Ranch East Preliminary Plan TIS, all of the internal streets within Lorson Ranch East Filing 1 should be classified as Urban Local.

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Lorson Ranch East Filing 1 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$923 per single-family dwelling unit. Based on 303 lots, the total building permit fee would be \$279,669.

* * * * *

Provide a paragraph stating what roads and intersections are being constructed with Filing No. 1. Reference Phasing Plan for Phase 1.

Summary of Comments on traffic redline 1.pdf

Page: 3


 Number: 1 Author: dsdrice Subject: Text Box Date: 4/10/2018 3:43:21 PM

Address school site, its requirements, and separate traffic study to be submitted.

Status

jchodsdon Completed

4/25/2018 8:17:59 AM

 Number: 2 Author: dsdrice Subject: Highlight Date: 4/11/2018 9:35:11 AM

OK

 Number: 3 Author: dsdrice Subject: Text Box Date: 4/10/2018 3:45:17 PM

Provide a paragraph stating what roads and intersections are being constructed with Filing No. 1. Reference Phasing Plan for Phase 1.

Status

jchodsdon Completed

4/25/2018 8:18:10 AM

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 14, A PORTION OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

YES, but changed flooding anyway

SURVEY NOTES:

- 1. BASIS OF BEARING: THE SOUTH LINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED...
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957F AND PANEL NO. 08041C01000F...
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2016 AT 7:30AM...

SURVEY NOTES: (CONT.)

- xv. 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. 213052476...
xvi. THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP RECORDED MAY 9, 2008 AT RECEPTION NO. 206055127...
xvii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175...

SURVEY NOTES: (CONT.)

- 4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO...
5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY...
6. ALL DEVELOPMENT WITHIN "LORSON RANCH EAST FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES...
7. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS...

Are these survey notes?

correct name and complete note

Gazebos are not allowed?

as shown? in accordance with EPC ECM?

Public Works

Parks and

correct name

D.A. No. 6 (Contract 2015-091a 3/3/2015)

Add: All tracts adjacent to Lorson Boulevard and Fontaine Boulevard (Tracts A, B, F, H, I, and K) are reserved for potential public improvements to those roads. The Lorson Ranch Metropolitan District No. 1 shall own and maintain these tracts until such time, if any, that the County requests the deeds conveying the portions of these tracts necessary for right-of-way purposes to El Paso County at no cost to the County...

DETAIL Added

Provide a key map inset with all the map sheet numbers so it is easy to delineate what map sheets is where please. Added to All other sheets



LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

- SF SQUARE FEET
- (R) RADIUS
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 FIBER, CAP IS STAMPED "M&S CIVIL PLS 25866"
- 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
- - - MATCHLINE

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

This legend is very confusing when looking at the graphic sheets. Suggest greying back the line work not included in the plat. Provide varying line types for clarity- applicable to all sheets

Delete this line work as it is confused with the easements

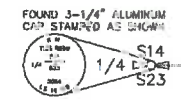
delete?

This boundary looks to include Fontaine Blvd. Are you re-platting it? If so adjust the title to include the vacation of Fontaine Blvd and re platting...

Fontaine was a tract being platted now

Noted
N/A Future Filings 2
Include this channel at least up to detention pond outfall and spillway.

on other sheets

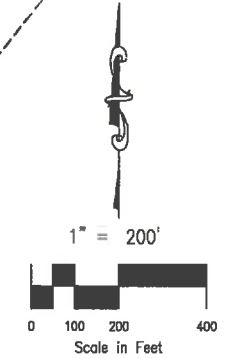


FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN

SE QUARTER SECTION 14 T15S, R65W

NE QUARTER SECTION 23 T15S, R65W

BASIS OF BEARING N89°43'11"E 2647.09'



FINAL PLAT LORSON RANCH EAST FILING NO. 1 JOB NO. 70-055 DATE PREPARED: 12/06/2017 DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

- 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 25666"
 - 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
 - - - MATCHLINE

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

$\Delta=56^{\circ}05'16"$
 $R=30.49'$
 $L=29.85'$
 $Ch=N38^{\circ}38'30"E$
 $ChL=28.67'$

THE MEADOWS AT LORSON RANCH FILING NO. 3
 REC. NO. 213713396

IN PROCESS

See Esmt Note on Cover

Are these the easements or setbacks? Add a lot typical perhaps to a early sheet.

Should the easements be platted with this ROW since the complete ROW is being proposed with this plat.

No Future Plat

Remove Temporary Lines

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	31.42	20.00	89°59'59"
RC2	31.42	20.00	90°00'01"
RC3	31.41	20.00	89°59'44"
RC4	31.42	20.00	90°00'16"
RC5	24.67	50.00	23°33'23"
RC6	24.67	50.00	23°33'23"
RC7	31.41	20.00	89°59'44"
RC8	31.42	20.00	90°00'16"
RC9	31.41	20.00	89°59'44"
RC10	31.42	20.00	90°00'16"
RC11	30.71	20.00	87°57'57"
RC12	32.54	20.00	93°12'59"

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL1	14.34	N21°29'47"E

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	20.94	20.00	60°00'00"
C2	10.47	20.00	28°59'59"
C3	20.94	20.00	60°00'00"
C4	10.47	20.00	30°00'01"
C5	10.46	80.00	6°59'19"
C6	10.20	80.00	9°44'22"
C7	18.18	225.00	4°07'15"
C8	15.31	225.00	3°53'57"
C9	6.84	175.00	2°14'24"
C10	26.58	225.00	6°45'50"
C11	6.05	197.78	1°45'09"

LOT & TRACT CURVE TABLE

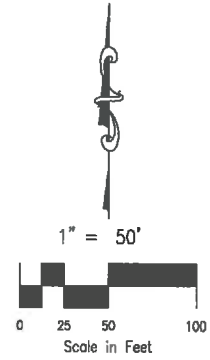
LINE #	DISTANCE	BEARING
L1	10.00	S00°24'02"E
L2	15.00	S00°24'02"E
L3	7.99	S89°35'43"W

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485



LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



MATCHLINE - SEE SHEET 6 OF 11

MATCHLINE - SEE SHEET 6 OF 11

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC13	31.42	20.00	89°59'59"
RC14	24.87	60.00	2°33'23"
RC15	24.87	60.00	2°33'23"
RC16	31.42	20.00	90°00'16"
RC17	31.41	20.00	89°59'44"
RC18	31.42	20.00	90°00'16"
RC19	31.41	20.00	89°59'44"
RC20	31.42	20.00	90°00'16"
RC21	31.41	20.00	89°59'44"
RC22	31.42	20.00	90°00'16"
RC23	31.41	20.00	89°59'44"

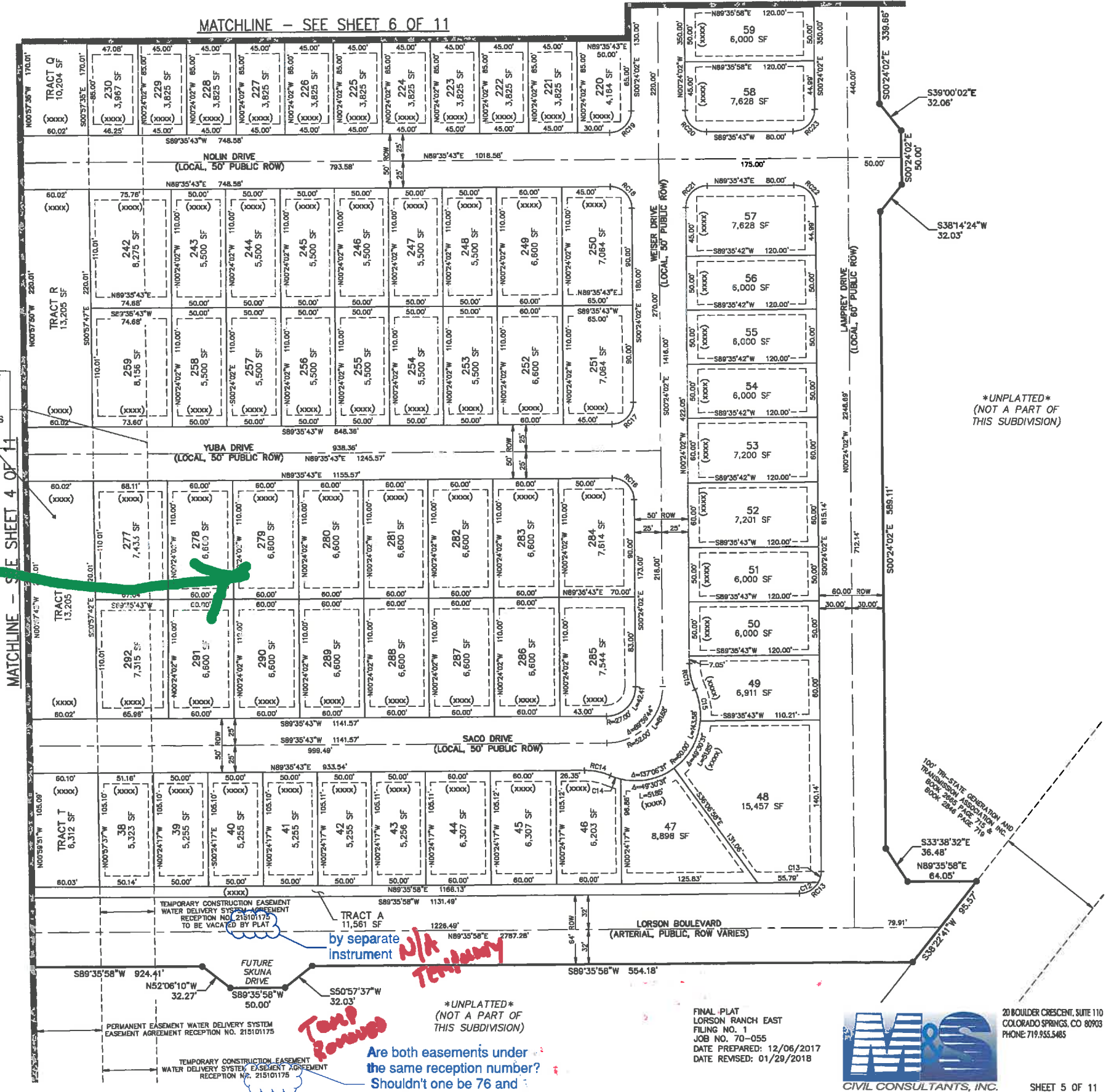
LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C12	20.94	20.00	60°00'00"
C13	10.47	20.00	29°59'59"
C14	10.22	60.00	9°45'33"
C15	26.67	60.00	28°19'56"

- LEGEND:**
- SF SQUARE FEET
 - (K) RADIAL
 - (XXXX) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "MCS CIVIL PLS 25668"
 - 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
 - - - MATCHLINE
 - *NOT A PART*
 - * PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

what are the dashed lines? Is this part of the SDS easement?
Please label the SDS easements in the tracts

where is this? I can't discern where the section of road is in relation to these lots



UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

THE MEADOWS AT LORSON RANCH FILING NO. 2
REC. NO. 213713396

MATCHLINE - SEE SHEET 4 OF 11

by separate instrument N/A Temporary

Temp Easement

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

Are both easements under the same reception number? Shouldn't one be 76 and shouldn't the underlying easements be referenced?

FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

LORSON RANCH EAST FILING NO. 1

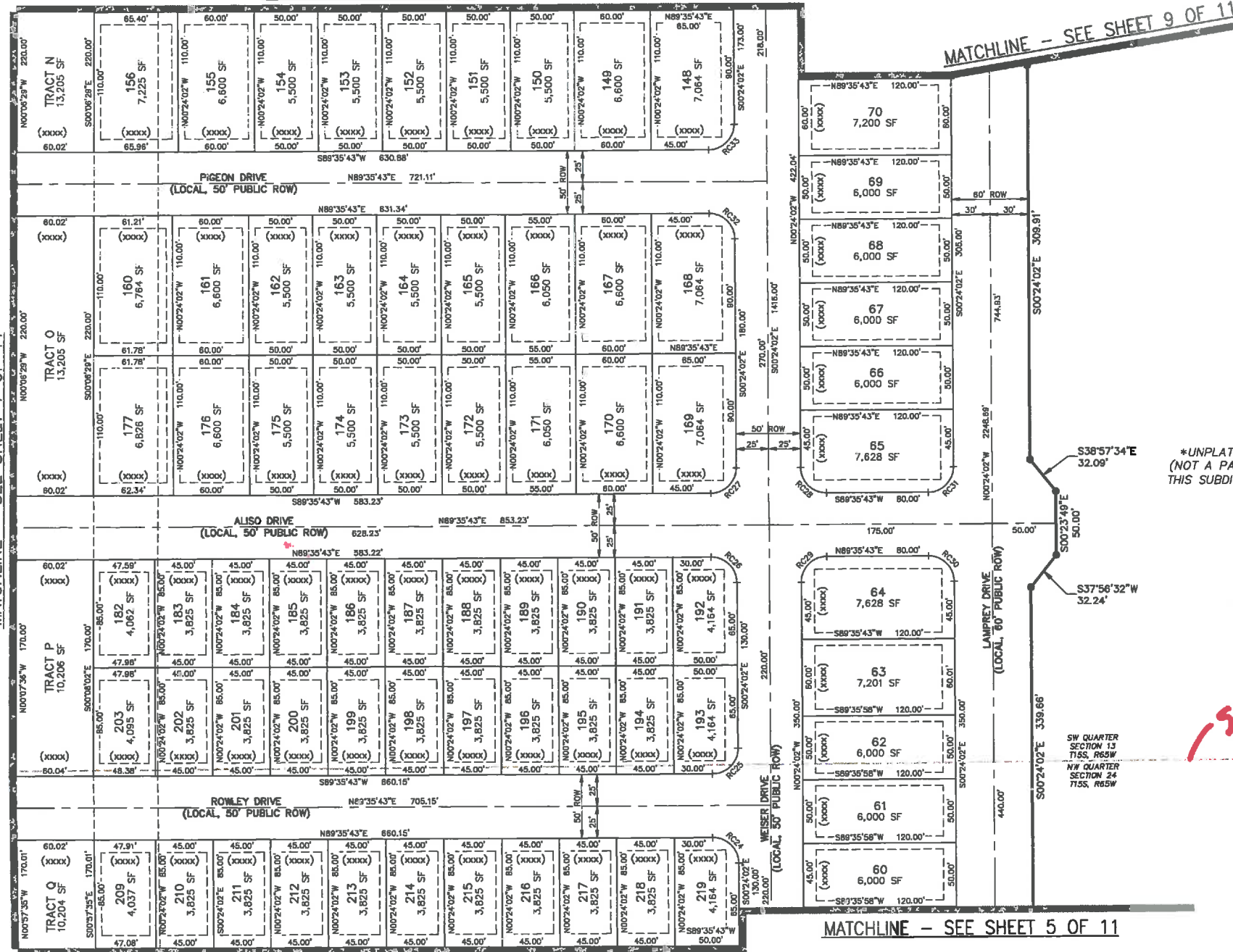
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

- SF SQUARE FEET
 - (R) RADIAL
 - (XXXX) ADDRESS
 - CH CHURCH
 - CH 1 CHURCH 1
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REDUCED CAP IS STAMPED "M&S CIVIL PLS 25066"
 - 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
 - MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

CURVE #	LENGTH	RADIUS	DELTA
RC24	31.42	20.00	90°00'16"
RC25	31.41	20.00	89°59'44"
RC26	31.42	20.00	90°00'16"
RC27	31.41	20.00	89°59'44"
RC28	31.42	20.00	90°00'16"
RC29	31.41	20.00	89°59'44"
RC30	31.42	20.00	90°00'16"
RC31	31.41	20.00	89°59'44"
RC32	31.42	20.00	90°00'16"
RC33	31.41	20.00	89°59'44"

MATCHLINE - SEE SHEET 7 OF 11

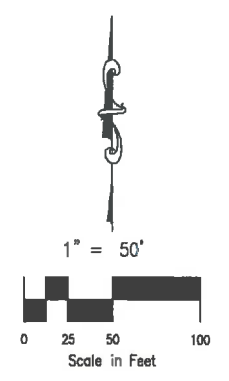


MATCHLINE - SEE SHEET 5 OF 11

MATCHLINE - SEE SHEET 9 OF 11

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

Section Lines
Removed



LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

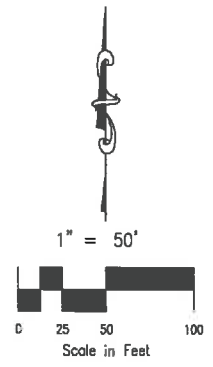
- SF SQUARE FEET
- (R) RADIAL
- (ADDR) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 PERMANENT CAP IS STAMPED "M&S CIVIL PLS 25666"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPOSED LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC34	30.71	23.00	87°57'57"
RC35	32.54	23.00	93°12'59"
RC36	29.18	23.00	83°35'02"
RC37	27.72	23.00	79°24'58"
RC38	18.08	225.00	4°36'16"

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL2	8.06	S74°55'11"E
RL3	8.71	N74°55'11"W

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C16	31.88	235.00	8°06'52"
C17	4.38	225.00	1°06'59"
C18	19.94	175.00	6°31'38"

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L4	4.06	N21°29'47"E
L5	17.02	N00°06'29"W
L8	5.57	S00°06'29"E



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FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) UNPLATTED
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 PEGS, CAP IS STAMPED "M&S CIVIL PLS 29666"
 - FOUND MONUMENT AS NOTED

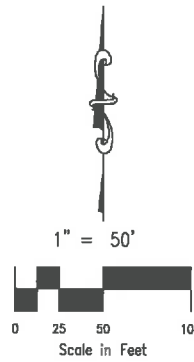
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
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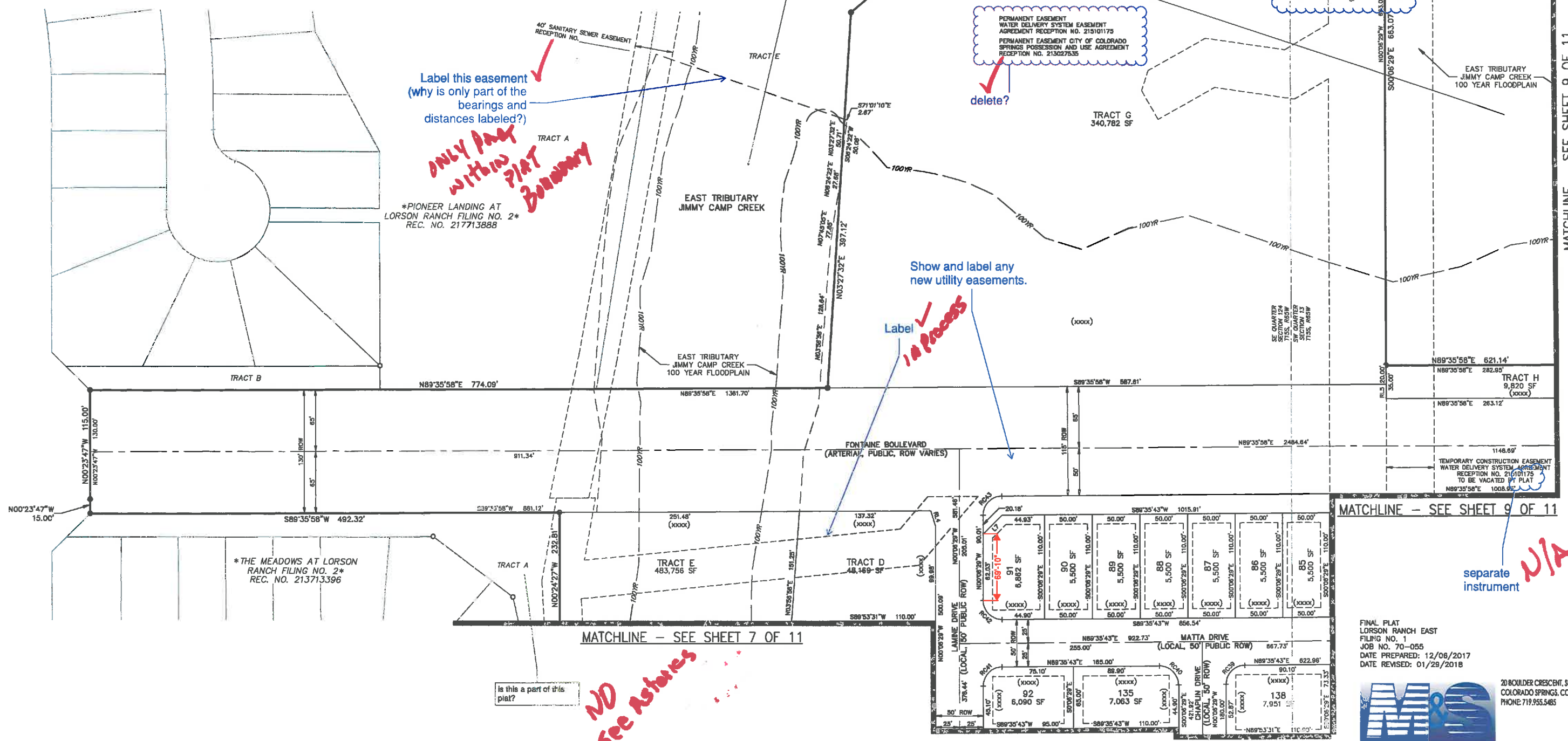
RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC39	31.31	20.00	88°42'12"
RC40	31.52	20.00	90°17'48"
RC41	31.31	20.00	88°42'12"
RC42	31.52	20.00	90°17'48"
RC43	31.31	20.00	88°42'27"

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL4	16.94	N16°54'42"W
RL5	15.00	S00°06'29"E

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L7	28.48	S44°44'45"W



The line work is confusing. The floodplain arrows are not pointing to anything. If the channel is below how is it over to the east on the same page? It is hard to see what is being platted. Boundary line should be different than other lines through out the plat sheets.



Label this easement (why is only part of the bearings and distances labeled?)

ONLY PART WITHIN PLAT BOUNDARY

PIONEER LANDING AT LORSON RANCH FILING NO. 2 REC. NO. 217713888

PERMANENT EASEMENT WATER DELIVERY SYSTEM EASEMENT AGREEMENT RECEPTION NO. 215101175
PERMANENT EASEMENT CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT RECEPTION NO. 213027535

delete?

Show and label any new utility easements.

Label *IN PROCESS*

UNPLATTED (NOT A PART OF THIS SUBDIVISION)

TEMP REMOVED

THE MEADOWS AT LORSON RANCH FILING NO. 2 REC. NO. 213713396

Is this a part of this plat?

NO SEE HISTORY

MATCHLINE - SEE SHEET 9 OF 11

separate instrument *N/A*

FINAL PLAT LORSON RANCH EAST FILING NO. 1 JOB NO. 70-055 DATE PREPARED: 12/06/2017 DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

MATCHLINE - SEE SHEET 9 OF 11

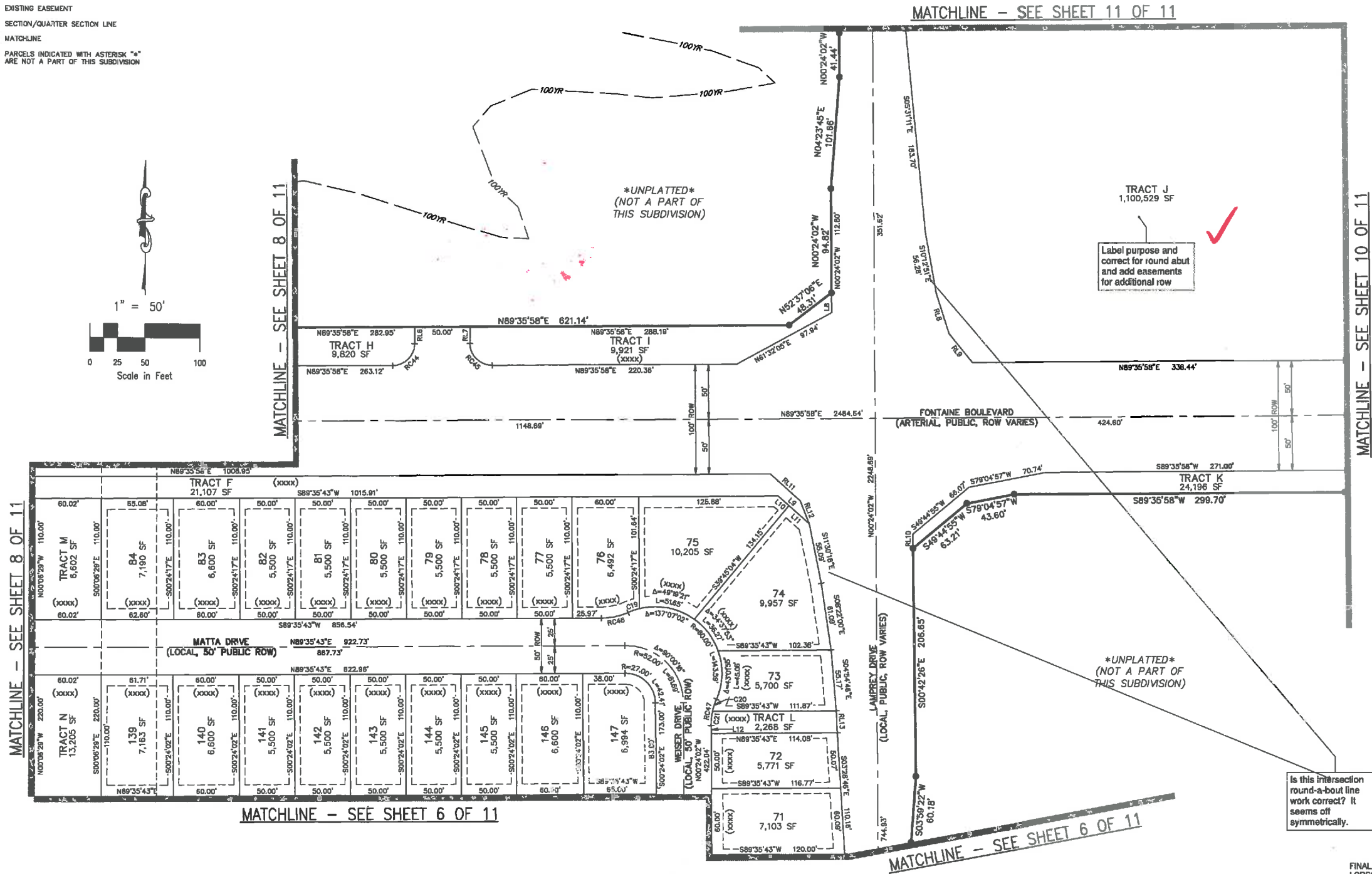
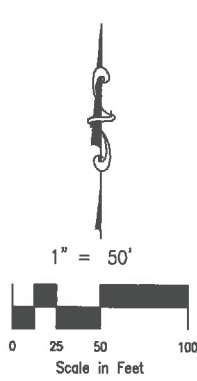
MATCHLINE - SEE SHEET 7 OF 11

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 14, A PORTION OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHOPED
 - CH L CHOPED LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
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 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
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RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC44	31.42	20.00	90°30'00"
RC45	31.42	20.00	90°30'00"
RC46	24.67	60.00	23°33'23"
RC47	24.67	60.00	23°33'23"

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL6	15.00	N00°24'02"W
RL7	15.00	S00°24'02"E
RL8	38.27	S7°11'10"E
RL9	33.84	S38°53'40"E
RL10	13.03	S00°23'55"E
RL11	38.47	S48°04'43"E
RL12	22.31	S21°28'32"E
RL13	20.02	S02°40'46"E

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C19	10.61	60.00	10°07'53"
C20	11.60	60.00	11°04'46"
C21	13.07	60.00	12°28'35"

LOT & TRACT CURVE TABLE

LINE #	DISTANCE	BEARING
L8	17.98	N00°24'02"W
L9	37.78	N48°04'43"W
L10	13.17	N48°04'43"W
L11	24.61	N48°04'43"W
L12	7.04	S00°24'02"E

Label purpose and correct for round about and add easements for additional row

UNPLATTED (NOT A PART OF THIS SUBDIVISION)

Is this intersection round-a-bout line work correct? It seems off symmetrically.

Yes see CONST. DOCUMENTS

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FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



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LORSON RANCH EAST FILING NO. 1

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LEGEND:

- SF SQUARE FEET
 - (R) RADIUS
 - (XXX) ADDRESS
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 - CH L CHORD LENGTH
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- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE - SEE SHEET 9 OF 11

MATCHLINE - SEE SHEET 11 OF 11

TRACT J
1,100,529 SF

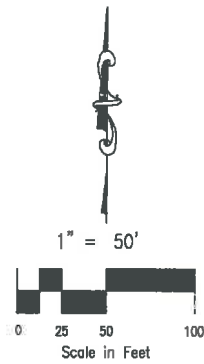
Label purpose and correct for round about and add easements for additional row

The school site is conditioned to pay traffic fees. This should be noted in the note o sheet 2.

TRACT K
24,196 SF

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)



FINAL PLAT
LORSON RANCH EAST
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

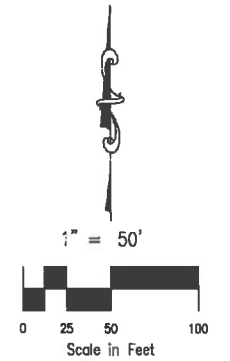
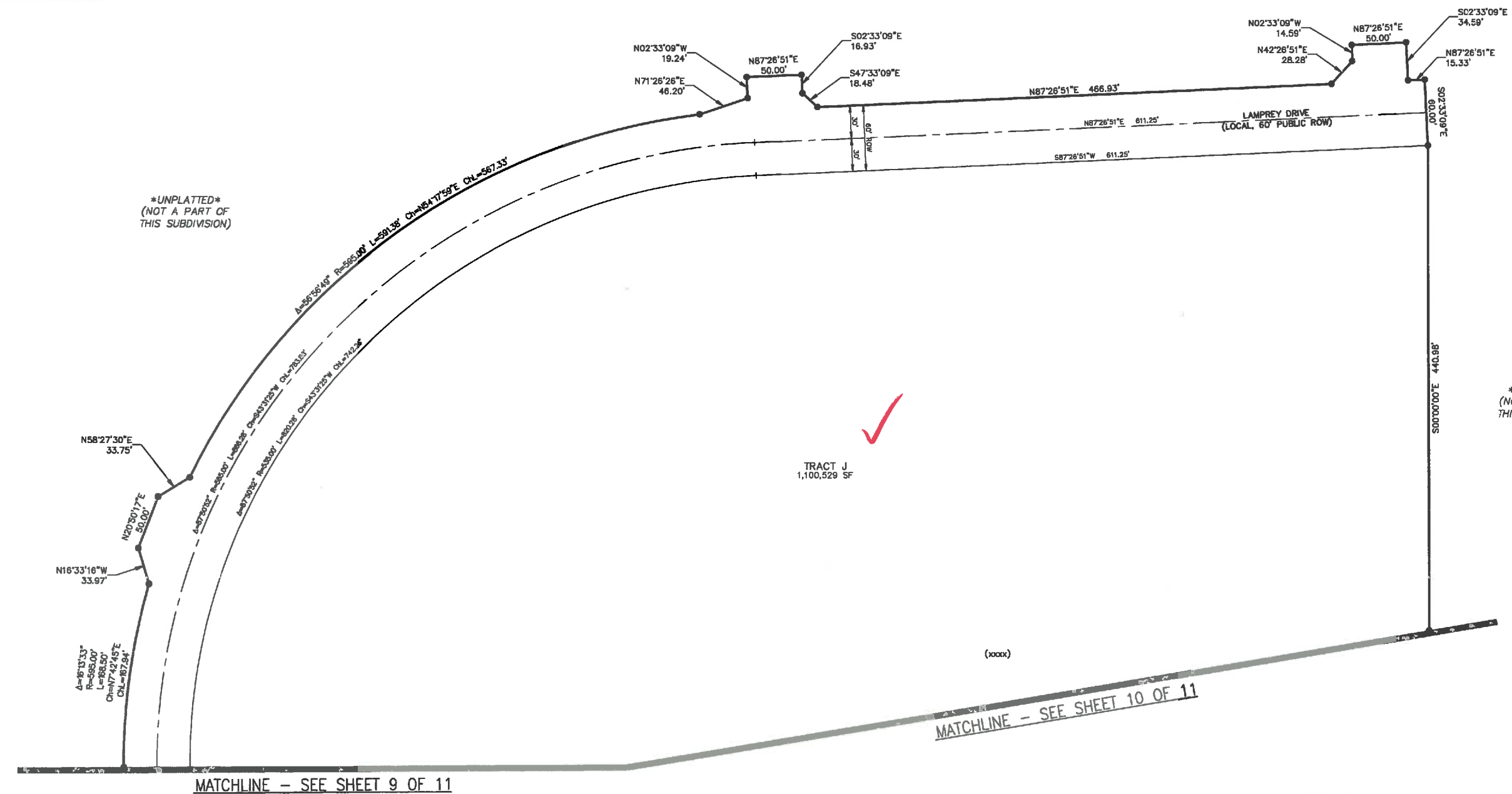
LORSON RANCH EAST FILING NO. 1

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LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHURCH
- CH L CHURCH LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 IRON NAIL, CAP IS STAMPED "M&S CIVIL PLS 25886"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
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FINAL PLAT
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FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/08/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

Stewart Title Guaranty Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II EXCEPTIONS

Effective Date: February 22, 2018 at 7:30am

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. **Resolution of the Board of County Commissioners dated and recorded October 2, 1897 in Road Book A at Page 78, which provided that all Section lines, Township lines on the public Domain East of the Range line separating ranges 85 West and 86 West are declared to be public highways having a width of 60 feet, being 30 feet on each side of said Section lines, Township lines or Range lines.**

NOTE: Resolution No. 04-507 regarding Road Order recorded November 24, 2004 at Reception No.

204193597 and Disclaimer recorded November 24, 2004 at Reception No. 204193598.

10. Reservation by The League Land Company, for itself, its successors and assigns, of a right of way across all of the land for such lateral ditches as maybe necessary to enable the Company and its successors and assigns to convey and supply water from its reservoirs, canals and main laterals to lands lying beyond the described tract, as described in Deed recorded August 28, 1922 in Book 683 at Page 88.
11. 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 Camp 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 Camp Creek or indicating any alterations of the same as from time to time may have occurred.

12. The lawful consequences of the existance of any portion of the subject property of any ponds, reservoirs, irrigation canals, ditches or laterals, including, but not limited to, any of such structures owned and/or used by the Fountain Mutual Irrigation Company.
13. Any assessment or lien of Fountain Valley Soil Conservation District as disclosed by the instrument recorded June 21, 1943 at Reception No. 683031.
14. Terms, agreements, provisions, conditions, obligations and easements as contained in Easement to Public Service Company of Colorado, recorded August 20, 1964 in Book 2030 at Page 238.
15. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Public Service Company of Colorado, recorded September 16, 1968 in Book 2030 at Page 238.
16. Terms, agreements, provisions, conditions, obligations and easements as contained in Consent to Easement, recorded August 20, 1964 in Book 2030 at Page 239.
17. Terms, agreements, provisions, conditions, obligations and easements as contained in Consent to Easement, recorded August 20, 1964 in Book 2030 at Page 240.
18. Terms, agreements, provisions, conditions, obligations and easements as contained in Consent to Easement, recorded December 22, 1966 in Book 2160 at Page 111.
19. *As shown* Terms, agreements, provisions, conditions, obligations and easements as contained in Easement, recorded April 1, 1974 in Book 2665 at Page 715 and Assignment recorded July 27, 1976 in Book 2846 at Page 719.
20. *Vague Description CAN Not be shown* Terms, agreements, provisions, conditions, obligations and easements as contained in Right-of-Way Easement to Mountain View Electric Association, Inc., recorded March 7, 1983 in Book 3684 at Page 492.
21. Any assessment or lien, by reason of inclusion within the Security Fire Protection District as disclosed by Order of Inclusion recorded in Book 5258 at Page 1049 and recorded July 31, 2013 at Reception No. 213098578.

22. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Permanent Utility Easement to the City of Colorado Springs, recorded March 23, 1992 in Book 5951 at Page 291.~~
23. Terms, agreements, provisions, conditions and obligations as contained in Resolutions recorded January 3, 1996 at Reception No. 96001104 and recorded December 20, 1996 at Reception No. 96156842.
24. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-119, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded April 6, 2004 at Reception No. 204055084. Resolution No. 12-196, by and before the Board of County Commissioners, County of El Paso, State of Colorado, in connection therewith recorded August 6, 2012 at Reception No. 212090407. Fifth Amended Development Agreement, in connection therewith recorded January 29, 2014 at Reception No. 214007624. Resolution No. 15-091, by and before the Board of County Commissioners, County of El Paso, State of Colorado, in connection therewith recorded March 4, 2015 at Reception No. 215020531.
25. Any assessment or lien of Widefield Water & Sanitation District as disclosed by the instrument recorded June 20, 2005 at Reception No. 205091663.
26. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-366, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded September 3, 2004 at Reception No. 204150548. Resolution No. 05-336, Approving Development Agreement, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded August 24, 2005 at Reception No. 205131973. Corrected Version of said Resolution No. 05-336 in connection therewith recorded August 25, 2005 at Reception No. 205132869. Resolution No. 07-223, Approving Amended Service Plan, Lorson Ranch Metropolitan Districts 1-7, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded July 17, 2007 at Reception No. 207095523. Resolution No. 07-356 recorded September 11, 2007 at Reception No. 207118189. Development Agreement No. 1 Lorson Ranch, in connection therewith recorded August 19, 2005 at Reception No. 205128925. Development Agreement No. 2, Lorson Ranch, in connection therewith recorded May 22, 2010 at Reception No. 210025931 and rerecorded April 20, 2010 at Reception No. 210036301. Resolution No. 10-94 to Revise Development Agreement, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded October 12, 2010 at Reception No. 210101176. Resolution No. 12-335 Approving Intergovernmental Agreement concerning the Marksheffel Road/Fontaine Boulevard Intersection, recorded September 26, 2012 at Reception No. 212112804. Annual Report and Disclosure Form recorded September 7, 2007 at Reception No. 207116859; recorded October 30, 2013 at Reception No. 213134075, General Disclosure recorded July 11, 2017 at Reception No. 217080960.
27. Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 3, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197513. Amended Order and Decree in connection therewith recorded December 2, 2004 at Reception No. 204197520. Order of Inclusion in connection therewith recorded December 28, 2004 at Reception No. 204209874; recorded April 15, 2005 at Reception No. 205053570, recorded April 21, 2005 at Reception No. 205056110 and at Reception No. 205056116; and recorded April 21, 2005 at Reception No. 205056117. Notice of Special District Authorization of Issuance of General Obligation Indebtedness, in connection therewith recorded November 23, 2004 at Reception No. 204192908. Order and Decree of Correction recorded June 17, 2015 at Reception No. 215062852, recorded May 26, 2016 at Reception No. 216056939,

recorded September 11, 2017 at Reception No. 217109165.

28. Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 4, as set forth in Order and Decree organizing said district as evidenced by instruments recorded December 2, 2004 at Reception No. 204197514, recorded December 28, 2004 at Reception No. 204209875, recorded April 15, 2005 at Reception No. 205053571, recorded April 21, 2005 at Reception No. 205056111 and at Reception No. 205056117 and recorded September 11, 2017 at Reception No. 217109166.
29. Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 5, as set forth in Order and Decree organizing said district as evidenced by instruments recorded December 2, 2004 at Reception No. 204197515, recorded December 28, 2004 at Reception No. 204209876, recorded April 15, 2005 at Reception No. 205053572, recorded April 21, 2005 at Reception No. 205056112 and at Reception No. 205056118, recorded May 9, 2006 at Reception No. 206068332,
30. Terms, conditions, provision, agreements and obligations contained in the Inclusion & Service Agreement between Widefield Water & Sanitation District and Lorson LLC recorded on May 31, 2005 at Reception Number 205078708.
31. Terms, conditions, provisions, agreements and obligations contained in the Development Agreement No. 1 - Lorson Ranch recorded on August 18, 2005 at Reception Number 205128925.

NOTE: Resolution No. 05-336 to approve a development agreement recorded August 24, 2005 at Reception No. 205131973 and correction Resolution recorded August 25, 2005 at Reception No. 205132869.

32. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded November 21, 2005 at Reception No. 205186520.~~
33. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 05-434 recorded November 29, 2005 at Reception No. 205190016.~~
34. Subject to the effect of the Lorson Ranch Overall Development and Phase Plan Maps recorded March 9, 2006 at Reception No. 206035127.
35. ~~INTENTIONALLY DELETED: Terms, condition, provisions, agreements and obligations contained in the Ditch Relocation, Improvement and Easement Agreement recorded on August 8, 2006 at Reception No. 206127024. Quit Claim Deeds from Fountain Mutual Irrigation Company recorded September 28, 2006 at Reception No. 206143884, at Reception No. 206143885 and at Reception No. 206143886, purport to relinquish the existing easement to the present property owners.~~
36. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 06-028 (rezone) recorded on March 1, 2007 at Reception No. 207028942.
37. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 07-119, recorded July 18, 2007 at Reception No. 207095753.~~
38. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance~~

~~Agreement and Easement, recorded September 7, 2007 at Reception No. 207116858.~~

39. ~~INTENTIONALLY DELETED: Terms, agreements, rights, provisions, conditions, obligations and easements as contained in Right of Entry, recorded April 16, 2008 at Reception No. 208043428.~~
40. **N/A DOES NOT FALL WITHIN PIAT**
~~Terms, agreements, provisions, conditions, obligations and easements as contained in Sanitary Sewer Easement Agreement, recorded May 14, 2008 at Reception No. 208055334.~~
41. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitation Sewer Easement Agreement to Widefield Water and Sanitation District, recorded June 12, 2008 at Reception No. 208067533.~~
42. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement, recorded June 12, 2008 at Reception No. 208067660.~~
43. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions and obligations as contained in Carriage Meadows at Lorson Ranch Subdivision Planned Unit Development Guidelines and Design Guidelines recorded July 23, 2008 at Reception No. 208083051.~~
44. ~~INTENTIONALLY DELETED: Notes, easements and restrictions as shown on the plat of Carriage Meadows at Lorson Ranch Subdivision PUD Rezone Development Plan recorded July 23, 2008 at Reception No. 208083052.~~
45. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 05-526 (rezone) recorded on November 5, 2008 at Reception No. 208120452.
46. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreement, recorded December 9, 2009 at Reception No. 209141053 and at Reception No. 209141158.~~
47. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreement, recorded December 9, 2009 at Reception No. 209141164.~~
48. ~~INTENTIONALLY DELETED: Terms, conditions and provisions of Park Lands Agreement recorded April 19, 2011 at Reception No. 211039089.~~
49. ~~INTENTIONALLY DELETED: Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 12-288, by and before the Board of County Commissioners, County of El Paso, State of Colorado recorded August 24, 2011 at Reception No. 211079059.~~
50. Terms, agreements, provisions, conditions and obligations as contained in Mineral Quit Claim Deeds November 16, 2012 at Reception No. 212137047 and recorded December 5, 2012 at Reception No. 212145159.
51. Terms, agreements, provisions, conditions, obligations and easements as contained in Drainage Easement, recorded April 23, 2013 at Reception No. 213052476.

AS SHOWN PERMANENT EASEMENTS ONLY

- 52. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Delivery System Easement Agreement, recorded September 16, 2015 at Reception No. 215101175 and at Reception No. 215101176.
- 53. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association Inc., recorded January 19, 2016 at Reception No. 216005098.~~
- 54. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association Inc., recorded January 19, 2016 at Reception No. 216005099.~~
- 55. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16-065, recorded March 4, 2016 at Reception No. 216022298.~~
- 56. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in El Paso County, Colorado Possession and Use Agreement, recorded March 4, 2016 at Reception No. 216022299.~~
- 57. ~~INTENTIONALLY DELETED: Notes, easements and restrictions as shown on the ALTA/ACSM Land-Title Survey recorded April 4, 2016 at Reception No. 216900032.~~
- 58. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 17-96 recorded March 14, 2017 at Reception No. 217029448 and Map recorded April 5, 2017 at Reception No. 217038741.~~
- 59. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 17-262 recorded September 27, 2017 at Reception No. 217116463.~~

PARCELS C AND D:

- 60. Terms, agreements, provisions, conditions and obligations as contained in Inclusion & Service Agreement between Widefield Water & Sanitation District and Lorson, LLC recorded May 31, 2005 at Reception No. 205078708.
- 61. Matters as set forth and contained in the Lorson Ranch Overall Development and Phasing Plan Map recorded May 9, 2006 at Reception No. 206035127 and recorded December 28, 2006 at Reception No. 206187069.
- 62. **AS SHOWN**
Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreement(s), recorded June 12, 2008 at Reception No. 208067502; at Reception No. 208067503; at Reception No. 208067532; at Reception No. 208067534; at Reception No. 208067645; at Reception No. 208067648.
- 63. **TEMPORARY EASEMENTS NOT SHOWN**
Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement(s), recorded June 12, 2008 at Reception No. 208067652; at Reception No. 208067656; at Reception No. 208067657; at Reception No. 208067667; at Reception No. 208067672; and

Blue dots = verify shown and labeled on plat. ✓

File No: 55463UTC
Amendment No: 1

at Reception No. 208067676.

64. Terms, agreements, provisions, conditions and obligations as contained in Pioneer Landing at Lorson Ranch Subdivision Planned Unit Development Guidelines recorded December 10, 2009 at Reception No. 209141654.
65. ✓ Terms, agreements, provisions, conditions, obligations and easements as contained in Right of Entry to the Colorado Springs Utilities (Southern Delivery System), recorded February 24, 2012 at Reception No. 212020136; and at Reception No. 212020137. City of Colorado Springs Possession and Use Agreement (Southern Delivery System), recorded March 1, 2013 at Reception No. 213027535. *superseded by Rec # 216055186*
66. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 12-126, by and before the Board of County Commissioners, County of El Paso, State of Colorado, regarding School Site Dedication Agreement recorded April 13, 2012 at Reception No. 212042170.
67. Terms, agreements, provisions, conditions and obligations as contained in School Site Dedication Agreement recorded July 27, 2012 at Reception No. 212047863.
68. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 12-382, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Adopting the El Paso County Road Impact Fee Program, recorded November 15, 2012 at Reception No. 212136575.
69. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-118, by and before the Board of County Commissioners, County of El Paso, State of Colorado recorded April 13, 2016 at Reception No. 216037512.
70. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-228, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Rezone, recorded June 29, 2016 at Reception No. 216070955.
71. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-229, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Preliminary Plan, recorded June 29, 2016 at Reception No. 216070956; Resolution No. 16-313, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Final Plan, recorded August 30, 2016 at Reception No. 216098747.
72. Matters as set forth and contained in the Lorson Ranch, Pioneer Landing Filing No. 2 and No. 3, PUD Development Plan Map recorded July 14, 2016 at Reception No. 216077631 and recorded February 2, 2017 at Reception No. 217013429.
73. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-307 recorded August 24, 2016 at Reception No. 216095697 and re-recorded September 30, 2016 at Reception No. 216113012.
74. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-456, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approving a Petition for Inclusion of property within the District - Pioneer Landing Filing No. 2 recorded December 15, 2016 at Reception No. 216145947.

75. **Terms, agreements, provisions, conditions, obligations and easements as contained in Public Right of Way Mailbox License Agreement, recorded January 5, 2017 at Reception No. 217001494.**
76. **Terms, agreements, provisions, conditions, obligations and easements as contained in Public Right of Way Landscape License Agreement, recorded January 5, 2017 at Reception No. 217001495.**
77. **Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded January 5, 2017 at Reception No. 217001496.**
78. **Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement recorded January 5, 2017 at Reception No. 217001497.**
79. **Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded January 5, 2017 at Reception No. 217001508 and any and all amendments and/or supplements thereto.**
80. **Easements, notes and notices as set forth on the plat of subdivision recorded January 5, 2017 at Reception No. 217713888.**
81. **Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.**
82. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 18-038 recorded January 24, 2018 at Reception No. 218009074.**
83. **Matters as shown on the Lorson Ranch East PUD Development & Preliminary Plan recorded February 15, 2018 at Reception No. 218018251.**

FOR INFORMATIONAL PURPOSES ONLY:

Lis Pendens recorded December 9, 2013 at Reception No. 213146131 and Amended Rule and Order recorded May 23, 2016 at Reception No. 216055186

Deed recorded December 9, 2004 at Reception No. 204201648.

Deed recorded December 13, 2017 as Reception No. 217150656.

Deed recorded April 28, 2016 at Reception No. 216044802.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.