

## MEMORANDUM

DATE: February 26, 2019  
TO: Kari Parsons, PCD-Project Manager  
FROM: Core Engineering Group, Richard Schindler  
SUBJECT: SF-19-003 – Lorson Ranch East Filing No. 3  
Response to Comments Review 1

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### Construction Plans / GEC Plans

1. Remove two pedestrian ramps for the “eye brow” on Mumford Street. *Response: ramps removed.*
2. Ensure that all GEC Plan checklist items (attached) are provided. GEC checklist will be reviewed in detail with the next submittal. *Response: noted*
3. See electronic redlines.

### Financial Assurance Estimate Form.

1. See FAE redlines. Note: costs will be verified with the next submittal. *Response: cost updated for additional erosion control*

### Final Drainage Report (FDR)

1. Use 2019 Drainage and Bridge Fees: <https://planningdevelopment.elpasoco.com/wp-content/uploads/fees/2019-Drainage-Basin.pdf> *Response: fees updated to 2019*
2. See electronic redlines.

**LETTER OF INTENT**

- **SUBDIVISION NAME:** Lorson Ranch East Filing No. 3 Final Plat is situated to the east of Marksheffel Road, north 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 19.497 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 81 lots and one tracts for landscape/utility purposes. The landscape/utility/buffer/open space tract will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number **SF 19-0xx** has been assigned to this project. **updated**
- **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 3 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 (System) easement and waterline crosses the property from north to south. The proposed LR East Filing 3 Plat includes 81 single family detached lots, .497 acres for a density of 4.15 DU/ Acre. The school site and adjacent streets (Fontaine Blvd & Lamprey Dr) have been previously platted. 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 two lot types: 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. bridges will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1. **added language from development agreement**

Add total number of approved units (lots) which is different than recorded per the 6th amended development agreement.

1. **Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.**
  - Lorson Ranch East Filing 3 is in compliance with the approved sketch plan amendment and the recently approved Lorson Ranch East PUD/ Preliminary Plan approved on January 23, 2018 (PUDSP-16-003). The Lorson Ranch East Filing 3 is east of the Lorson Ranch East Filing No. 2 and located northeast of the Lorson Ranch East Filing 1 development across the street along Fontaine Blvd. The proposed Filing 3 is compatible and similar in nature to these previously approved developments. There are no adjacent developments to the north as this land is vacant.
2. **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 3 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 planned with this type of density. In addition, the continuation of the utilities eastward could also serve the communities to the south shall a need arise to extend public facilities southward.

landscape along 1/2 road to be provided with development (its not in row so should not be an issue as early grading has occurred)

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 north. To the west is Lorson Ranch East Filing No. 2 which is a similar development.

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

- ❑ **EXISTING AND PROPOSED FACILITIES,** ETC: Existing facilities consist of existing sanitary sewer and watermain in the area of the site. Proposed facilities consist of local residential roads, water, storm sewer, electric, gas, telecommunications. The detention/WQ pond (Pond C5) to serve this site was constructed in Lorson Ranch East Filing No. 1. The East Tributary of Jimmy Camp Creek is located on the west side of this plat and is required to be stabilized from Fontaine Boulevard north to the northern plat limits. The East Tributary has been constructed and stabilized per the approved CLOMR and construction drawings prepared by Kiowa County. The only remaining item is to prepare a LOMR of the creek. FEMA 100-year floodplain boundaries to match the as-constructed conditions. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 3 final plat comprises of 19.497 acres. The final plat has 5.58 acres of ROW and ROW reservation, 0.962 acres of open space, and 12.955 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DWELLING TYPE:** 81 Single Family Residential Dwelling Units on 19.497 acres (4.15 Du/ Acre).
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.), and 60' x 110' (6,600' SF).
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 19.497 acres. The final plat has 5.580 acres of ROW/ROW reservation, and 0.962 acres of open space. Open Space = 0.962 acres (4.93% of 19.497 acres). This includes a tract for a buffer 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 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 3

added language for landscaping lorson blvd and deferring the landscaping

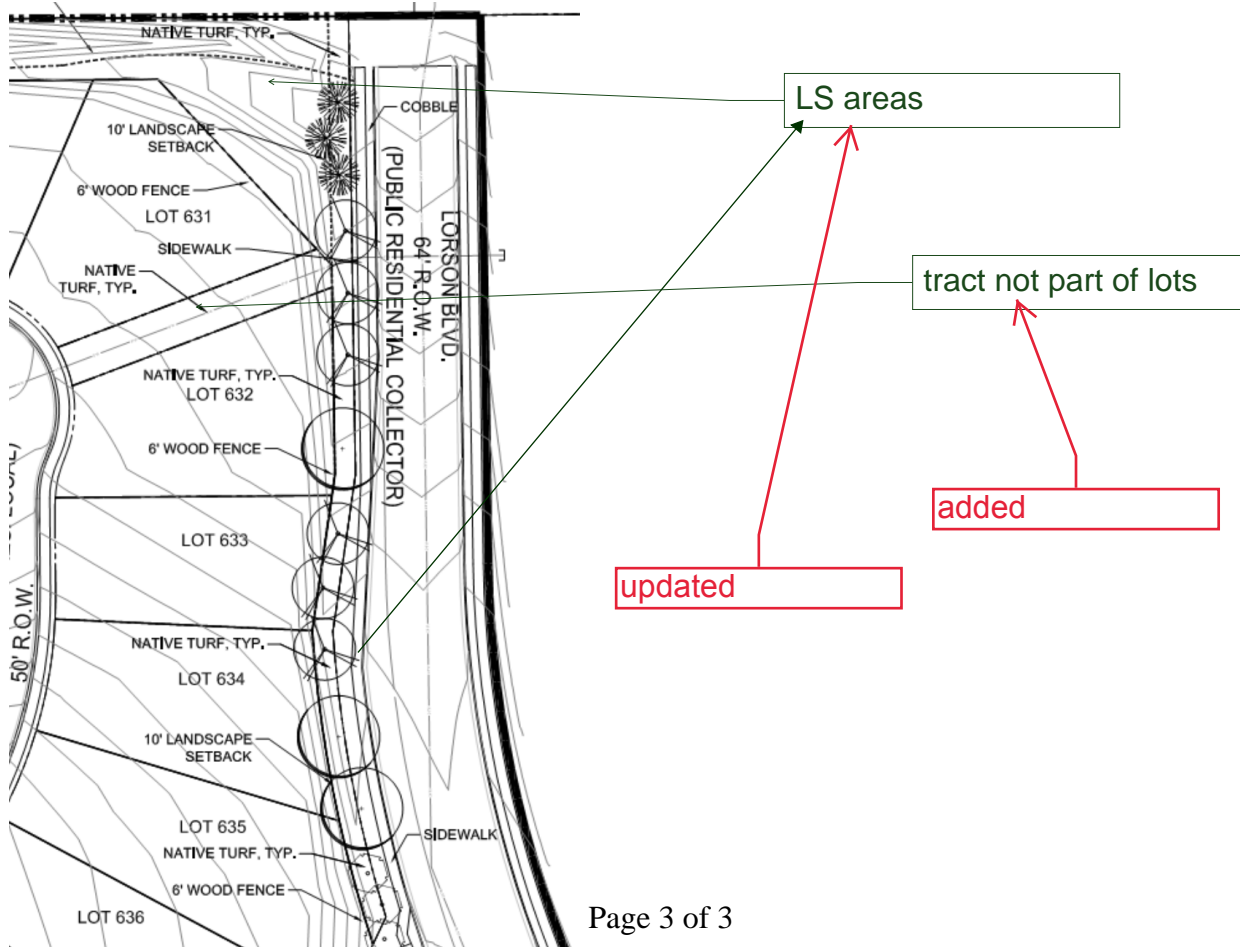
no waivers, just deferment

LS ? for 1/2 of the street now.

tract added

Add tract between lots as shown on PUD

- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed for the landscape portion maintained by the Lorson Ranch Metro District. landscape portion updated
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** YES it DOES along Staff supports 1/2 of the trees being planted  
The proposed Lorson Ranch East Final Plat Filing 3 does not include landscaping. There are no proposed streetscape plantings along Lamprey Drive or within the proposed open space.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Mumford Drive and Lamprey Drive.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 3 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 modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted 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.



The following names have been approved and are reserved for the Lorson East Filing No. 3 project:

Note: Those streets in **RED** have exceptions and need to be addressed.

ESN: 237      City: Unincorporated El Paso County      PSAP: EPSO      Location: East of Marksheffel Road, North of Fontaine Boulevard

Yamhill Drive— previously approved

Mumford Drive— previously approved and a logical extension from fil no 2

Halifax Drive- previously approved

\*\*\*Nappa Drive – Need clarification was previously approved with the spelling of **NAPA DRIVE**. Either spelling is acceptable please define which is the preferred choice.\*\*\*

A list of Reserved Street names can be found at <http://elpasoteller911.org/191/Street-Emergency-Number-Databases>.

Regarding a request for approval of a final plat for Lorson Ranch East Filing No. 3, Enumerations has the following comments:

1. A copy of this plat has been submitted to Enumerations for addressing. Once the addresses have been returned, they should be placed on the mylar in the appropriate locations.
2. Prior to recording, Enumerations will review the mylar for addressing, street names, title block, and floodplain statement. An Enumerations fee of \$10 per lot/tract addressed will be due at the time of mylar review.
3. Provide a copy of the final recorded plat for our records. Enumerations will not approve any plans for this development without a copy of the final recorded plat in our records.

Pikes Peak  
Regional Building  
Department

Floodplain has the following comments:

1. There is a floodplain statement on page 1, and general plat note number 2 on page 2 is also a floodplain statement. The duplicate statements aren't necessary. In any case, the map number shown on both is incorrect. The correct map number is 08041C1000G.
2. The floodplain statement on page 1 makes reference to a LOMC. The larger parcel from which this area will be platted is impacted by floodplain area, but, the area for this plat is not and so the reference to the LOMC is not needed.
3. Contact Floodplain Administrator Keith Curtis (keith@pprbd.org , 719-327-2898) with any floodplain related questions.

Brent Johnson  
Enumerations Plans Examiner  
Pikes Peak Regional Building Department  
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

PG 1 FLOOD NOTE DELETED



**LETTER OF INTENT**

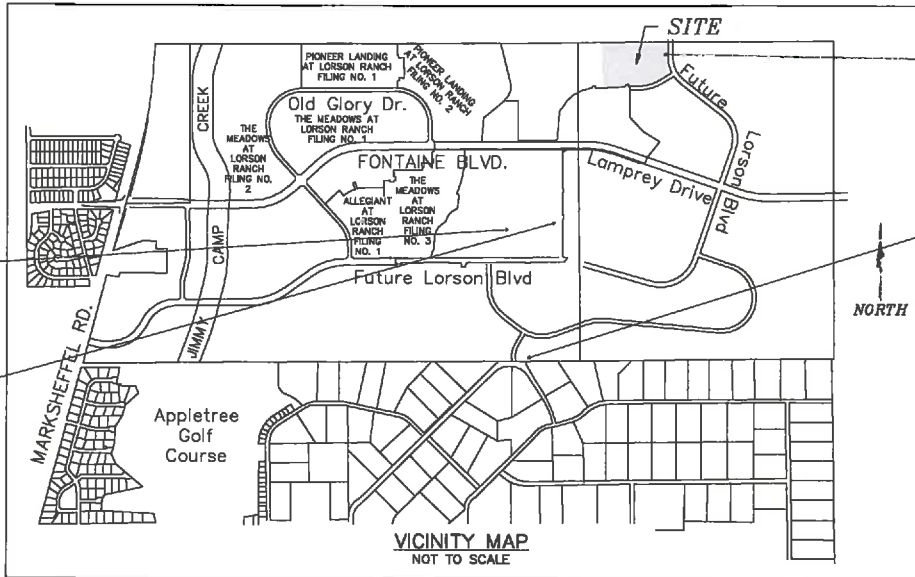
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- **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *ADDED TO ALL PLAT SHEETS*  
**Owner** = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
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LORSON RANCH EAST FILING NO. 3

A PORTION OF THE S 1/2 SECTION 13,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



This is an old  
outdated vicinity map  
there has been alot of  
roads and plats  
approved

JCG East Trib?

of roads seems off  
from PUD SP  
LOCATION OR RD  
Name

REMOVE  
CONNECTION...THI  
S IS MIS-LEADING

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY  
REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 02, 2017 BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN  
HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND  
THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE  
LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR  
SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY  
LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

VERNON P. TAYLOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO PLS NO. 25366, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, COLORADO 80903

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

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	0.962	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
B	0.681	LRMD/LRMD	FUTURE LORSON BOULEVARD RIGHT-OF-WAY
TOTAL	1.643		

LRMD = LORSON RANCH METRO DISTRICT

Please add a plat note similar to  
Lorson East Filing No. 1, that  
clarifies this R-O-W area will be  
dedicated to El Paso County at  
no cost when requested.

NOTE 2!  
ADDED TO  
SHEET 2

Please include the  
fees associated with  
this Plat as calculated  
in the Drainage  
Report.  
Credits will be taken  
and written in by State  
prior to recording.

complete so staff  
doesn't write in on  
mylar

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR  
MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE  
OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF (S 1/2) SECTION 13, IN  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO  
COUNTY, COLORADO.

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4)  
SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER  
CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP  
AND AT THE CENTER QUARTER CORNER OF SECTION 13 WITH A 3-1/4" ALUMINUM CAP  
STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF  
2654.23 FEET.

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13;

THENCE, N63°31'43"E A DISTANCE OF 32.00 FEET TO THE EASTERLY LINE OF THAT  
CERTAIN EASEMENT DESCRIBED UNDER RECEPTION NUMBER 218025811 IN THE EL  
PASO COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING TWO (2)  
COURSES;

(1) THENCE S00°52'02"E A DISTANCE OF 267.05 FEET TO A POINT OF CURVE;

(2) THENCE 241.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE  
HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 25°57'39", (THE CHORD OF  
WHICH BEARS S13°50'51"E A DISTANCE OF 239.44 FEET);

THENCE, S65°48'40"W A DISTANCE OF 232.85 FEET;

THENCE, S67°51'06"W A DISTANCE OF 113.39 FEET;

THENCE, S63°33'19"W A DISTANCE OF 184.38 FEET TO A POINT OF CURVE;

THENCE 304.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE  
HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", (THE CHORD OF  
WHICH CHORD BEARS S75°30'05"W A DISTANCE OF 302.21 FEET);

THENCE, S87°26'51"W A DISTANCE OF 11.92 FEET;

THENCE, N02°33'08"W A DISTANCE OF 60.00 FEET;

THENCE, S87°26'51"W A DISTANCE OF 15.33 FEET;

THENCE, N02°33'09"W A DISTANCE OF 34.69 FEET;

THENCE, S87°26'51"W A DISTANCE OF 50.00 FEET;

THENCE, S02°33'08"E A DISTANCE OF 14.59 FEET;

THENCE, S42°26'51"W A DISTANCE OF 28.28 FEET;

THENCE, S87°26'51"W A DISTANCE OF 355.00 FEET;

THENCE, N02°33'09"W A DISTANCE OF 160.00 FEET;

THENCE, S87°26'51"W A DISTANCE OF 9.30 FEET;

THENCE, N02°33'08"W A DISTANCE OF 136.79 FEET;

THENCE, N00°28'00"W A DISTANCE OF 454.28 FEET TO THE EAST-WEST CENTERLINE OF  
SECTION 13;

THENCE N89°32'23"E ALONG SAID CENTERLINE 1171.44 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 849,292 S.F. (19.497 ACRES) MORE  
OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF  
DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED  
HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS,  
PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND  
SUBDIVISION OF "LORSON RANCH EAST FILING NO. 3". ALL PUBLIC IMPROVEMENTS  
SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES  
HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE  
CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND  
EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL  
TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO  
COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC  
IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL  
PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY  
DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER  
PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE  
SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED  
THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT  
PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY  
LINES AND RELATED FACILITIES.

OWNER ADDRESS:  
212 N. WYATCH AVENUE  
SUITE 301  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 535-3200  
FAX: (719) 535-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:  
LORSON LLC A COLORADO LIMITED LIABILITY COMPANY AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED  
LIABILITY COMPANY.

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D. BY  
JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED  
LIABILITY COMPANY AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED  
LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

EASEMENTS:

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

FLOOD PLAIN CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS  
DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. PANEL NO.  
06041C0076G, DATED REVISED DECEMBER 7, 2018, AND LOINC  
EFFECTIVE DATE: \_\_\_\_ HAVE BEEN EXAMINED AS IT RELATES TO THE  
PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS  
SHOWN HEREON.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS  
HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH  
METROPOLITAN DISTRICT.  
APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 3.

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 4

STATE OF COLORADO } ss

COUNTY OF EL PASO }

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

Add other drainage  
tracts

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 3" ON  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO } ss

COUNTY OF EL PASO }

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

CHUCK BROERMAN, RECORDER

FEES: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

SUMMARY:

81 LOTS	12.956 ACRES	66.45%
2 TRACTS	1.643 ACRES	8.43%
RIGHTS-OF-WAY	4.898 ACRES	25.12%
TOTAL	19.497 ACRES	100.00%

FEES:

DRAINAGE FEE:	CREDITS USED THIS FILING	\$ 0.00
JIMMY CAMP CREEK SURETY FEE:		
BRIDGE FEE:	CREDITS USED THIS FILING	\$ 0.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170	
PARK FEE:		
URBAN PARK FEE:		

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 3  
JOB NO. 43-127  
DATE PREPARED: 01/08/2019  
DATE REVISED:  
SF-19-003  
PCL FILE NUMBER \_\_\_\_\_



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



LORSON RANCH EAST FILING NO. 3  
A PORTION OF THE S 1/2 SECTION 13,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP AND AT THE NORTHEAST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED "PL823044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. PANEL NO. 08041C0976G, DATED REVISED DECEMBER 7, 2018.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC ISSUED BY WESTCOT LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 10, 2018 AT 7:30AM, FILE NO. 62132 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - a. (TC#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.
  - b. (TC#13) ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683031.
  - c. (TC#17) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY AND EASEMENT, RECORDED NOVEMBER 23, 1984 IN BOOK 2045 AT PAGE 552. (AS SHOWN)
  - d. (TC#20) ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 8258 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
  - e. (TC#21) 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. (AS SHOWN)
  - f. (TC#25) 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 NO. 205078708.
  - g. (TC#28) SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2008 AT RECEPTION NO. 206035127.
  - h. (TC#33) 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. (AS SHOWN)
  - i. (TC#34) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208087860.
  - j. (TC#39) 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.
  - k. (TC#40) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047863.
  - l. (TC#45) MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.
  - m. (TC#46) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218026811. (AS SHOWN)

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "LORSON RANCH EAST FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018251.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
  - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132889.
  - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210026931, RE-RECORDED RECEPTION NO. 210036301.
  - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
  - D. DEVELOPMENT AGREEMENT NO. 4 RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
  - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
  - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
  - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212138575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST FILING NO. 3" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

ADDED NOTE 2!

GENERAL PLAT NOTES: (CONT.)

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 4.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "LORSON RANCH EAST FILING NO. 3" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 218018251, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 3  
JOB NO. 43-127  
DATE PREPARED: 01/08/2019  
DATE REVISED:  
SF-19-003



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

PUD FILE NUMBER 12-46-02

SHEET 2 OF 3

# LORSON RANCH EAST FILING NO. 3

A PORTION OF THE S 1/2 SECTION 13,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

\*UNPLATTED\*  
REC. NO. 216067718

LORSON RANCH EAST FILING NO. 3  
TOTAL AREA = 849,292 S.F.  
19.497 ACRES +/-

FOUND #6 REBAR W/  
3 1/4" ALUM. CAP  
"PLS 23044" "2005"  
C1/4 CCR. SEC. 13

POINT OF COMMENCING/  
POINT OF BEGINNING  
N89°31'43"E  
32.00'

NW QUARTER  
SECTION 13  
T15S, R65W  
SW QUARTER  
SECTION 13  
T15S, R65W  
30' UTILITY EASEMENT REC. NO. 216067718  
TO BE VACATED BY SEPARATE INSTRUMENT

Tract with trail please  
depict and identify via  
note installation  
maintenance by  
District.

TRAIL NOT SHOWN ON PLAT FOR  
DIRECTION FROM VEH. USE ADDED  
TO TRAIL TABLE SHEET 1

16.5' TELEPHONE UTILITY EASEMENT BOOK 2045 PAGE 552 REC. NO. 379993

N89°32'23"E 1171.44'

5-foot soft surface  
trail

TRACT A  
41,816 SF  
0.962 AC +/-

TRACT B  
29,680 SF  
0.681 AC +/-

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

TRACT AS

TRACT AT

TRACT AU

TRACT AV

TRACT AW

TRACT AX

TRACT AY

TRACT AZ

TRACT BA

TRACT BB

TRACT BC

TRACT BD

TRACT BE

TRACT BF

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TRACT BI

TRACT BJ

TRACT BK

TRACT BL

TRACT BM

TRACT BN

TRACT BO

TRACT BP

TRACT BQ

TRACT BR

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TRACT BW

TRACT BX

TRACT BY

TRACT BZ

TRACT CA

TRACT CB

TRACT CC

TRACT CD

TRACT CE

TRACT CF

TRACT CG

TRACT CH

TRACT CI

TRACT CJ

TRACT CK

TRACT CL

TRACT CM

TRACT CN

TRACT CO

TRACT CP

TRACT CQ

TRACT CR

TRACT CS

TRACT CT

TRACT CU

TRACT CV

TRACT CW

TRACT CX

TRACT CY

TRACT CZ

TRACT DA

TRACT DB

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TRACT DF

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TRACT DH

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TRACT DO

TRACT DP

TRACT DQ

TRACT DR

TRACT DS

TRACT DT

TRACT DU

TRACT DV

TRACT DW

TRACT DX

TRACT DY

TRACT DZ

TRACT EA

TRACT EB

TRACT EC

TRACT ED

TRACT EE

TRACT EF

TRACT EG

TRACT EH

TRACT EI

TRACT EJ

TRACT EK

TRACT EL

TRACT EM

TRACT EN

TRACT EO

TRACT EP

TRACT EQ

TRACT ER

TRACT ES

TRACT ET

TRACT EU

TRACT EV

TRACT EW

TRACT EX

TRACT EY

TRACT EZ

TRACT FA

TRACT FB

TRACT FC

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TRACT FG

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TRACT FI

TRACT FJ

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TRACT FL

TRACT FM

TRACT FN

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TRACT FP

TRACT FQ

TRACT FR

TRACT FS

TRACT FT

TRACT FU

TRACT FV

TRACT FW

TRACT FX

TRACT FY

TRACT FZ

TRACT GA

TRACT GB

TRACT GC

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TRACT IA

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TRACT IF

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TRACT IN

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TRACT IQ

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TRACT IV

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TRACT IX

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TRACT JI

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TRACT JP

TRACT JQ

TRACT JR

TRACT JS

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TRACT JX

TRACT JY

TRACT JZ

TRACT KA

TRACT KB

TRACT KC

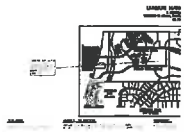
TRACT KD

TRACT KE



# Markup Summary

dsdparsons (17)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:51:05 AM  
**Color:** ■

This is an old outdated vicinity map- there has been alot of roads and plats approved



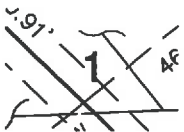
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:51:46 AM  
**Color:** ■

JCC East Trib?



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:53:44 AM  
**Color:** ■

The landscape if identified on the recorded PUD should be installed on this side of the ROW. with this plat



**Subject:** Text Box  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:55:22 AM  
**Color:** ■

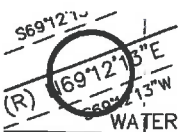
1

DONT UNDERSTAND COMMENT



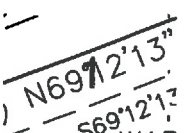
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**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:55:22 AM  
**Color:** ■

DONT UNDERSTAND COMMENT



**Subject:** Circle Count  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:55:24 AM  
**Color:** ■

DONT UNDERSTAND COMMENT



**Subject:** Text Box  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:55:24 AM  
**Color:** ■

1

DONT UNDERSTAND COMMENT



**Subject:** Text Box  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:55:28 AM  
**Color:** ■

1

DONT UNDERSTAND COMMENT



**Subject:** Circle Count  
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**Date:** 2/14/2019 10:55:28 AM  
**Color:** ■

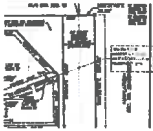
DONT UNDERSTAND COMMENT



**Subject:** Callout  
**Page Label:** 3  
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**Date:** 2/14/2019 10:58:21 AM  
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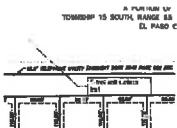
Tract with trail please depict and identify via note installation an maintenance by District.

*ADDED "TRAIL" TO USE IN TRAIL TABLE*



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:58:33 AM  
**Color:** ■

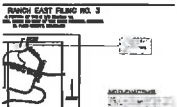
put the water easement in a tract so the District can be responsible- yes



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 2/14/2019 10:58:59 AM  
**Color:** ■

5-foot soft surface trail

*TRAIL NOT SHOWN ON PLOT  
PER DIRECTION FROM LEEN*



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/14/2019 11:03:23 AM  
**Color:** ■

of roads seems off from PUD SP LOCATION OR RD Name

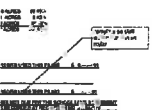


**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/14/2019 11:26:59 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/14/2019 11:27:41 AM  
**Color:** ■

Add other drainage tracts



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/14/2019 11:28:13 AM  
**Color:** ■

complete so staff doesn't write in on mylar



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/6/2019 10:18:33 AM  
**Color:** ■

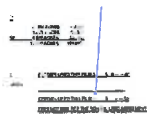
REMOVE CONNECTION....THIS IS MIS-LEADING

Steve Kuehster (6)

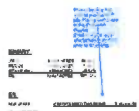
ARED: 01/08/2019  
ED: SF-19-003  
ABER SF-XX-XXX

**Subject:** text box  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 2/21/2019 3:47:52 PM  
**Color:** ■

SF-19-003



**Subject:** Arrow  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 2/25/2019 2:30:46 PM  
**Color:** ■



**Subject:** arrow & box  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 2/25/2019 2:32:40 PM  
**Color:** ■

Please include the fees associated with this Plat as calculated in the Drainage Report. Credits will be taken and written in by Staff prior to recording.

3-127  
RED: 01/08/2019  
ED:  
SF-19-003  
BER SF-XX-XXX

**Subject:** text box  
**Page Label:** 2  
**Author:** Steve Kuehster  
**Date:** 2/25/2019 2:52:20 PM  
**Color:** ■

SF-19-003

-127  
RED: 01/08/2019  
D:  
SF-19-003  
ER SF-XX-XXX

**Subject:** text box  
**Page Label:** 3  
**Author:** Steve Kuehster  
**Date:** 2/25/2019 2:52:34 PM  
**Color:** ■

SF-19-003



**Subject:** arrow & box  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 2/26/2019 10:55:29 AM  
**Color:** ■

Please add a plat note similar to Lorson East Filing No. 1, that clarifies this R-O-W area will be dedicated to El Paso County at no cost when requested.