

TO: Kari Parsons, PCD-Project Manager
FROM: Core Engineering, Rich Schindler
DATE: June 9, 2020
SUBJECT: SF-20-011 Carriage Meadows South Filing 2
First submittal response to comments

Final Plat

1. See redline comments concerning the home perimeter drains, street underdrain and lot specific geologic and soils reports. *RE: plat notes updated.*

Transportation / Traffic Impact Study *RE: see LSC responses attached.*

1. See redline comments address the conditions of approval from the PUD SP-19-005
 - a. Escrows needed for the fair share intersection improvements.
 - b. EPC decision concerning intersection type.
 - c. Timeline for warrant analysis for the Developer to evaluate and construct the intersection signals.

SIA

Address in the SIA the three items listed above and provided as redlines on the Traffic Impact Study. *RE: we will coordinate with Lori on what needs to go into the SIA.*

Grading and Erosion Control Plan, SWMP, GEC and SWMP Checklists

1. See comments provided by El Paso County Stormwater group. *RE: we already have a swmp plan for this site and a state permit. Changes will be made in the field as necessary and incorporated into the on-site documents.*

PBMP Applicability Form

1. Upload the accepted form from PUD SP-19-005, project. *RE: form uploaded*

Financial Assurance Estimate Form

1. Note redline comments *RE: comments incorporated*

BMP/Pond Maintenance Agreement

1. Note: unresolved comment from PUD SP-19-005 project, address if the existing FSD pond maintenance agreement needs to be updated. *RE: the FSD ponds do not need to be updated therefore the existing agreements should suffice.*

- **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows South at Lorton Ranch Filing No. 2 final plat comprises of 5.44 acres. The final plat has 1.36 acres of streets/ROW, 2.38 acres of open space/landscaping, and 1.68 acres of residential lots.
- **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 49 Single Family Residential Dwelling Units on 5.43 acres (9.02 D.U./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 1440 sq. ft. 24' x 60' (1,440 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 5.43 acres. Open Space/Landscaping = 2.38 acres (43.8% of 5.43 acres). This includes fifteen tracts for buffered/landscaping/open space.
- **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public and private sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Carriage Meadows South Filing 2 HOA.
- **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows South at Lorton Ranch Filing No. 2.
- **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District.
- **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and apartment uses.
- **AREAS OF REQUIRED LANDSCAPING:**

The proposed Carriage Meadows South at Lorton Ranch Filing No. 2 includes the approved landscape plan for roadway buffer and open space tracts owned and maintained by the HOA. There are no landscaping improvements within public ROW.

All required landscape and streetscape planting associated with the approved landscape plan for the Carriage Meadows at Lorton Ranch Filing No. 2 PUD (PCD File No. PUDSP-19-005) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Fontaine Blvd. includes 1 tree per 20 linear feet of frontage (172) within a 25-foot setback for a total of 9 trees as part of this filing along the south side of Fontaine Blvd. 52 trees with 70 substitution shrubs are located within the 25' roadway setback (minor/arterial) of Carriage Meadows Drive within a 10' roadway landscape setback. Landscaping has been provided within the open space tract areas consistent with planned pedestrian and outdoor amenities as approved on the PUD. There are no proposed streetscape plantings within the proposed open spaces tracts. The planting design incorporates a mix of evergreen and deciduous trees. Additional areas of open space include the existing FMC easement and the open space provided along the east tributary of Jimmy Camp Creek and no landscaping will be proposed in these open space areas. Landscaping will be constructed by the developer and maintained by the Carriage Meadows South Filing 2 HOA. All open space tracts within the filing include planned trail networks which connect open spaces throughout the greater Lorton Ranch development area.

Recorded landscape shows landscape in tracts and park lands play area & HOA planned-Please address



Summary of Comments on Microsoft Word - CMS2 Final Plat Letter of Intent 3.30.2020










Page: 4

Author: dsdpansons	Subject: Image	Date: 5/13/2020 9:40:05 AM
Author: dsdpansons	Subject: Callout	Date: 5/13/2020 9:39:59 AM
Recorded landscape shows landscape in tracts and park lands play area is also planned-Please address		
Author: RSchindler	Subject: Sticky Note	Date: 6/4/2020 6:52:24 AM
added note regarding enhanced landscaping		

- [illegible]

☒ address

address in LOI and
add to FAE

	Author: dsdparsons	Subject: Callout	Date: 5/13/2020 9:37:39 AM
date PID was filed			
	Author: RSchindler	Subject: Sticky Note	Date: 6/4/2020 6:54:03 AM
note added: Lion has the inclusion letter			
	Author: dsdparsons	Subject: ImageDate:	5/13/2020 9:33:11 AM
	Author: dsdparsons	Subject: Callout	Date: 5/13/2020 9:33:16 AM
address			
	Author: RSchindler	Subject: Sticky Note	Date: 6/4/2020 7:03:02 AM
new section for incrow added			
	Author: dsdparsons	Subject: ImageDate:	5/13/2020 9:34:18 AM
	Author: dsdparsons	Subject: Callout	Date: 5/13/2020 9:34:39 AM
address in LOI and add to FAE			
	Author: RSchindler	Subject: Sticky Note	Date: 6/4/2020 7:05:21 AM
added sentence in recreational facilities section and in FAE			
	Author: dsdparsons	Subject: ImageDate:	5/13/2020 9:35:40 AM

TO: Kari Parsons, PCD-Project Manager

FROM: Steve Kuehster, PCD-Engineering 719-243-8055 cell

DATE: May 15, 2020 2, 2020

SUBJECT: SF-20-011 Carriage Meadows South Filing 2
First Submittal

Engineering Division

Planning and Community Development (PCD) Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

A written response to all comments and redlines is required for review of the re-submittal. Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal.

Final Plat

1. See redline comments concerning the home perimeter drains, street underdrain and lot specific geologic and soils reports.
I have been notified that there are no street underdrains, and note 5 has been removed.

Transportation / Traffic Impact Study

1. See redline comments address the conditions of approval from the PUD SP-19-005
 - a. Escrows needed for the fair share intersection improvements.
 - b. EPC decision concerning intersection type.
 - c. Timeline for warrant analysis for the Developer to evaluate and construct the intersection signals.

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Grading and Erosion Control Plan, SWMP, GEC and SWMP Checklists

1. See comments provided by El Paso County Stormwater group.

PBMP Applicability Form

1. Upload the accepted form from PUD SP-19-005, project.

Financial Assurance Estimate Form

1. Note redline comments

BMP/Pond Maintenance Agreement

1. Note: unresolved comment from PUD SP-19-005 project, address if the existing FSD pond maintenance agreement needs to be updated.

Attachments

1. Final Plat redlines
2. FAE redlines
3. TIS redlines.

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form
<input checked="" type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	PBMP Applicability Form
<input checked="" type="checkbox"/>	Traffic Impact Study (signed)
<input checked="" type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input checked="" type="checkbox"/>	Street Utility Construction Plans (signed)
<input checked="" type="checkbox"/>	Deviation Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input checked="" type="checkbox"/>	ESQCP (signed)
<input checked="" type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	AutoCAD base drawing (submitted to DPW)
<input checked="" type="checkbox"/>	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: <u>Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, Street light and curb chase license agreement, etc.</u>
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input checked="" type="checkbox"/>	* Stormwater Management Plan (SWMP) and checklist Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____)
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee: <i>Early Grading or Standalone Grading</i> \$ 1,637.00 (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: _____

* - required items to obtain an ESQCP

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

- ☒ = Need final / signed version
- ☒ = complete, in file
- ☐ = PCD Staff to provide

- ☐ = Undetermined at this time
- ☐ = Need later

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

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

TO WIT:

TRACT O, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714083 IN THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, BEING A PORTION OF THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT O, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD;

THENCE ALONG THE WESTERLY LINE OF TRACT U, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES:

- (1) THENCE S03°20'53"W A DISTANCE OF 348.68 FEET TO A POINT OF TANGENT;
- (2) THENCE 288.07 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,274.97 FEET, A CENTRAL ANGLE OF 7°15'18", A CHORD OF 287.87 FEET WHICH BEARS S00°42'37"W TO A POINT OF REVERSE CURVE;
- (3) THENCE 92.97 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,725.00 FEET, A CENTRAL ANGLE OF 3°05'17", A CHORD OF 92.96 FEET WHICH BEARS S02°22'12"E TO THE NORTHEAST CORNER OF TRACT V, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1";

THENCE N89°10'11"W ALONG SAID NORTH LINE, 86.65 FEET TO THE NORTHEAST CORNER OF LOT 103, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"; THENCE S84°58'40"W ALONG SAID NORTH LINE AND THE NORTH LINE OF RUBICON DRIVE, 160.0 FEET TO THE WEST RIGHT-OF-WAY LINE OF RUBICON DRIVE; THENCE S05°01'20"E ALONG SAID RIGHT-OF-WAY LINE LINE, 4.47 FEET TO THE NORTHEAST CORNER OF LOT 102, "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1";

THENCE S80°06'50"W ALONG THE NORTH LINE OF LOTS 102 THROUGH 98, A DISTANCE OF 269.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARRIAGE MEADOWS DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

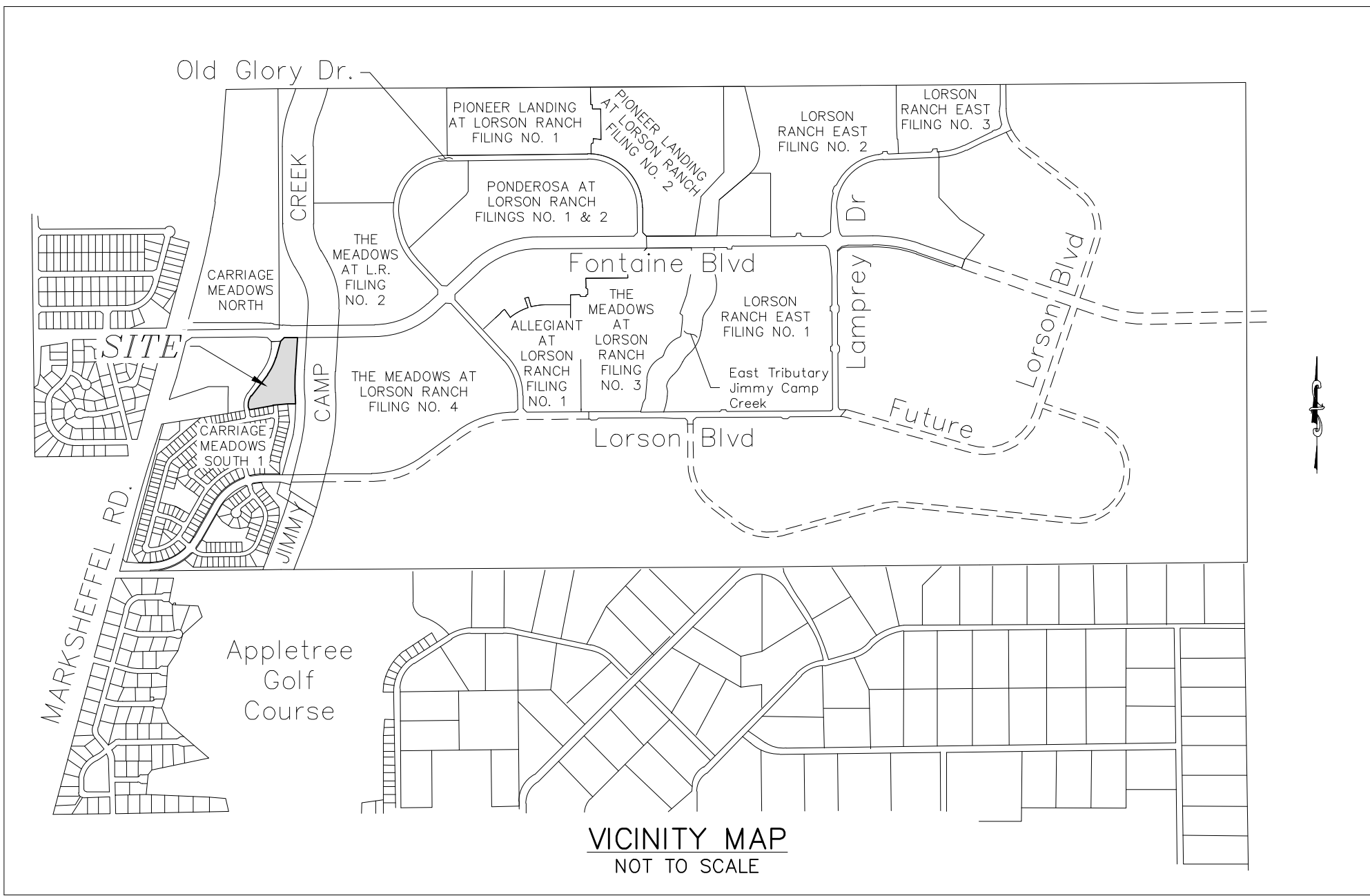
- (1) THENCE N09°53'10"W A DISTANCE OF 17.76 FEET TO A POINT OF CURVE;
- (2) THENCE 140.64 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 46°02'46", A CHORD OF 136.89 FEET WHICH BEARS N13°08'13"E TO A POINT OF TANGENT;
- (3) THENCE N36°09'36"E ALONG SAID TANGENT 118.53 FEET;

THENCE N39°01'21"E, A DISTANCE OF 100.12 FEET; THENCE N36°09'36"E, A DISTANCE OF 74.13 FEET TO A POINT OF CURVE; THENCE 207.94 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 20°01'26", A CHORD OF 206.88 FEET WHICH BEARS N26°08'53"E; THENCE N15°51'17"E, NON-TANGENT TO THE PREVIOUS COURSE, 187.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FONTAINE BOULEVARD;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- (1) THENCE N44°18'57"E A DISTANCE OF 56.44 FEET;
- (2) THENCE N89°26'47"E A DISTANCE OF 144.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 236,952 SQUARE FEET (5.440 ACRES) OF LAND, 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 "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2". 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 HERON 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. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY
ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS DAY OF , 2020, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

EASEMENTS:

UNLESS OTHERWISE SHOWN, 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 TEN FOOT (10) 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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, AND R FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS DAY OF , 2020, A.D. BY JEFF MARK, DIRECTOR, CARRIAGE MEADOWS SOUTH FILING NO. 3 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

SURVEYORS CERTIFICATE

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

I ATTEST THE ABOVE ON THIS DAY OF , 2020.

VERNON P. TAYLOR DATE
COLORADO PLS NO. 25966, 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.

Changed as requested.

Planning and
Community
Development Director

admin
plat no BOCC block
Please review the
recorded plat Falcon
Market Place for
signature blocks , SIA
etc...

Certificates revised and
rearranged to reflect those
in the example given.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF , 2020, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

PCD Executive
Director

Changed as requested.

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" ON THIS DAY OF , 2020, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT O'CLOCK .M., THIS DAY OF , 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: BY: DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.052	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
B	0.031	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
C	0.162	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
D	0.022	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
E	0.065	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
F	0.061	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
G	0.273	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
H	0.239	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
I	0.120	CMS2HOA/CMS2HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
J	0.297	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
K	0.029	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
L	0.006	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
M	0.922	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
N	0.070	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
O	0.035	CMS2HOA/CMS2HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES
P	0.561	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING
Q	0.262	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING
R	0.128	CMS2HOA/CMS2HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/ DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/ PRIVATE ROADS/PARKING
TOTAL	3.335		
CMS2HOA = CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION			

SUMMARY:

9 LOTS	1.681 ACRES	30.92%
8 PUBLIC ROW	0.424 ACRES	7.80%
8 TRACTS:		
4 STANDARD	1.359 ACRES	24.97%
4 OPEN SPACE	1.025 ACRES	18.83%
4 PRIVATE STREETS	0.951 ACRES	17.48%
TOTAL	5.440 ACRES	100.00%

FEEES:

DRAINAGE FEE:	PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"
JIMMY CAMP CREEK SURETY FEE:	\$ 0.00
BRIDGE FEE:	PAID WITH RECORDING OF THE PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1"
SCHOOL FEE:	FEEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
PARK FEE:	\$ 22,800.00
URBAN PARK FEE:	\$ 14,400.00

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

011

PCD FILE NUMBER SF-20-XXX
PCD file number completed.

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE SOUTH LINE OF FONTAINE BOULEVARD AS SHOWN ON THE RECORD PLAT OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1", AND MONUMENTED AS SHOWN HEREON, BEARS N89°26'47"E A DISTANCE OF 585.13 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF APRIL 5, 2020 AT 7:30 AM, FILE NO. 62099UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES. DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598.
 - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL THE LAND FOR SUCH LATERAL DITCHES AS MAY BE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNED TO CONVEY, AND SUPPLY WATER FROM ITS RESERVOIRS CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS CONTAINED IN WARRANTY DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY ANNA A RICE OF ONE-FOURTH OF THE MINERAL RIGHTS AS CONTAINED IN DEED RECORDED JUNE 21, 1961 IN BOOK 1864 AT PAGE 362, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST.
 - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO EASEMENT AND ITS RIGHT OF WAY OF UNSPECIFIED WIDTH OR LOCATION CONVEYED TO THE MOUNTAIN ELECTRIC ASSOCIATION, INCORPORATED, A COLORADO CORPORATION AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 26, 1965 IN BOOK 1939 AT PAGE 548.
 - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 16, 1965 IN BOOK 2253 AT PAGE 885. THE EXACT COURSE OF SAID EASEMENTS IN NOT SET FORTH THEREIN.
 - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE GRANTED TO F. MARTIN BROWN AND HAZEL BROWN AS CONTAINED IN DEED RECORDED JUNE 6, 1973 IN BOOK 2593 AT PAGE 602. SAID EASEMENT RUNS ALONG THE EASTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD, IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22.
 - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 22, 1973 IN BOOK 2615 AT PAGE 632. THE EXACT COURSE OF SAID EASEMENT IN NOT SET FORTH THEREIN.
 - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO EASEMENT AND RIGHT OF WAY OF UNSPECIFIED WIDTH OR LOCATION CONVEYED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, AS CONTAINED IN DEED RECORDED SEPTEMBER 14, 1944, RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492.
 - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE STATE OF COLORADO, THE UNITED STATES OF AMERICA, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER THE WATERS AND PRESENT AND PAST BED AND BANKS OF JIMMY CAMP CREEK.
 - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SHOWN ON THE PLAT OF SAID SUBDIVISION BROWNSVILLE SUBDIVISION FILING NO. 2 RECORDED JUNE 7, 1996 IN PLAT BOOK H-6 AT PAGE 81.
 - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO 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 AUGUST 9, 1996 AT RECEPTION NO. 96100770 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
 - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RULING AND DECREE OF THE WIDFIELD WATER AND SANITATION DISTRICT RECORDED APRIL 2, 2004 AT RECEPTION NO. 204053078.
 - xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084 AND AMENDMENT RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624.
 - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-507 RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597.
 - xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 2, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197512. AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197519. ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209873, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056115, AND RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056120, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960 AND RECORDED AUGUST 28, 2017 AT RECEPTION NO. 217102864. NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192907.
 - xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO 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 21, 2005 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 OF INCLUSION WITH SAID DISTRICT NO. 3, RECORDED APRIL 01, 2019 AT RECEPTION NO. 219032829.

GENERAL PLAT NOTES: (CONT.)

- xvii. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDFIELD WATER AND SANITATION DISTRICT AND LORSON LLC, RECORDED MAY 31, 2005 AT RECEPTION NO. 205878708.
- xvii. (TC#27) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205186520.
- xix. (TC#28) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED DECEMBER 28, 2005 AT RECEPTION NO. 205203994.
- xx. (TC#29) THE PROPERTY MAY BE SUBJECT TO LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP AS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206024127.
- xxi. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENTS, AND EASEMENT AGREEMENT RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127024.
- xxii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119 OA-CGM (AIRPORT ZONE-COMMERCIAL GENERAL MILITARY) DISTRICT TO CAS-O (COMMERCIAL AIRPORT ZONE) RECORDED JULY 18, 2007 AT RECEPTION NO. 207095753.
- xxiii. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED SEPTEMBER 9, 2007 AT RECEPTION NO. 207116858.
- xxiv. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189, RESOLUTION NO. 09-115 RECORDED APRIL 8 AT RECEPTION NO. 209035762 AND RESOLUTION NO. 10-473 RECORDED NOVEMBER 19, 2010 AT RECEPTION NO. 210117602.
- xxv. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 05-526 RECORDED NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- xxvi. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND RE-RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301.
- xxvii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 10-4 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176.
- xxviii. (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 12-126 RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
- xxix. (TC#38) THE PROPERTY MAY BE SUBJECT TO RESERVATION OF ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID SUBJECT LAND AS CONTAINED IN MINERAL QUITCLAIM DEED TO BRADLEY MARKSHEFFEL LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137046 AND AT RECEPTION NO. 212137048.
- xxx. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
- xxxi. (TC#40) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005096.
- xxxii. (TC#41) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005097.
- xxxiii. (TC#42) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION AS CONTAINED IN DEED RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005100.
- xxxiv. (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 16-066 RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022300.
- xxxv. (TC#44) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED POSSESSION AND USE AGREEMENT RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022301.
- xxxvi. (TC#45) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 16-067 RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022302.
- xxxvii. (TC#46) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AGREEMENT RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022303.
- xxxviii. (TC#47) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED RESOLUTION NO. 17-96 REZONE TO THE PUD DISTRICT (PUDSP-16-002) RECORDED MARCH 14, 2017 AT RECEPTION NO. 217029448.
- xxxix. (TC#48) THE PROPERTY MAY BE SUBJECT TO LORSON RANCH CARRIAGE MEADOWS SOUTH PUD DEVELOPMENT AND PRELIMINARY PLAN MAP RECORDED APRIL 5, 2017 AT RECEPTION NO. 217038741.
- xl. (TC#49) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 17-262 RECORDED SEPTEMBER 27, 2017 AT RECEPTION NO. 217116463.
- xli. (TC#50) THE PROPERTY MAY BE SUBJECT TO NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1 RECORDED JANUARY 25, 2018 AT RECEPTION NO. 218714083. AFFIDAVIT OF CORRECTION IN CONNECTION THEREWITH RECORDED MARCH 01, 2018 AT RECEPTION NO. 218024175.
- xlii. (TC#51) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AND AGREEMENT AND EASEMENT, RECORDED JANUARY 25, 2018 AT RECEPTION NO. 218009910.

GENERAL PLAT NOTES: (CONT.)

- xliii. (TC#52) THE PROPERTY MAY BE SUBJECT TO DECLARATION OF 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 25, 2018 AT RECEPTION NO. 218009911 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. AMENDED DECLARATION IN CONNECTION THEREWITH RECORDED . (NOT YET OF RECORD).
 - xliv. (TC#53) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS DOCUMENT NO. LORSONMETRO.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1. I have been informed that there is no underdrain for this subdivision; this note will be deleted.
 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 "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. . 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.
 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 "CARRIAGE MEADOWS SOUTH FILING NO. 2" 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 CARRIAGE MEADOWS SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. .
 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. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, 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. 2" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
 21. A "SOILS AND GEOLOGY REPORT FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON ., 2019 AND REVISED ON ., 2019. THERE ARE NO SIGNIFICANT SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS DO EXIST RELATED TO THE POTENTIAL FOR EXPANSIVE OR HYDROCOMPACTIVE SOILS. THE GEOLOGIC CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES.

Changed per responses from RMG.

Be consistent with the terminology, note 21 uses "Hydrocompactive" and Note 22 uses "Loose". Use the term RMG recommends in their reports.

Red ink? PLEASE CHANGE

Provide the data (report) that meets this condition and the appropriate plat notes. As discussed in the staff report for the PUDSP

GENERAL PLAT NOTES: (CONT.)

22. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO CONSTRUCTION ON ALL LOTS. IN ADDITION TO PROVIDING ANTICIPATED FOUNDATION DESIGN RECOMMENDATIONS, THESE INVESTIGATIONS SHOULD ALSO CONSIDER LOT-SPECIFIC RECOMMENDATIONS RELATING TO THE FOLLOWING GEOLOGIC CONDITIONS: MITIGATION FOR **Loose** AND/OR EXPANSIVE SOIL CONDITIONS (IF ENCOUNTERED) AND POTENTIAL SHALLOW GROUNDWATER CONDITIONS AND FEASIBILITY OF UNDERSLAB DRAINS.
 23. AT A MINIMUM, SEPARATE SUBSURFACE PERIMETER DRAINS SHOULD BE PROVIDED AROUND THE BELOW-GRADE (HABITABLE) PORTIONS OF EACH FOUNDATION. ADDITIONAL DRAINAGE MEASURES MAY ALSO BE REQUIRED AS DETERMINED BY THE LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION AND/OR THE LOT-SPECIFIC EXCAVATION OBSERVATION PERFORMED AT THE TIME OF CONSTRUCTION.
 24. SOIL AND GEOLOGY CONDITIONS: THERE ARE NO SIGNIFICANT GEOLOGIC HAZARDS, HOWEVER THE POTENTIAL CONSTRAINTS THAT DO EXIST ARE THE POTENTIAL FOR: EXPANSIVE AND/OR HYDROCOMPACTIVE SOIL AND UNCONTROLLED FILL. THE FOLLOWING LOTS HAVE BEEN IMPACTED BY THE GEOLOGIC CONDITIONS: . MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE GEOLOGY AND SOILS REPORT, CARRIAGE MEADOWS SOUTH AT LORSON RANCH, FILING NO. 2, EL PASO COUNTY, COLORADO PREPARED BY RMG - ROCKY MOUNTAIN GROUP, JOB NO. ., LAST DATED ., 2019 IN FILE AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. Clarify that these perimeter drains connect to the under drain system referenced in Note 8.
- complete this note
- multiple reports one with plat and more with PUDSP

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	0.052	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
B	0.031	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
C	0.162	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
D	0.022	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
E	0.065	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
F	0.061	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
G	0.273	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
H	0.239	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
I	0.120	CM52HOA/CM52HOA	OPEN SPACE/LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
J	0.297	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
K	0.029	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
L	0.006	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
M	0.922	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
N	0.070	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
O	0.035	CM52HOA/CM52HOA	LANDSCAPING/SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES
P	0.561	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
Q	0.262	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
R	0.128	CM52HOA/CM52HOA	SIGNAGE/PUBLIC IMPROVEMENT/SIDEWALKS/PEDESTRIAN EASEMENTS/DRAINAGE/DETENTION/PUBLIC UTILITIES/PRIVATE DRIVES/PRIVATE ROADS/PARKING
TOTAL	3.335		
CM52HOA = CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION			

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

PCD FILE NUMBER SF-20-XXX
PCD file number completed.

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966", UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

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

AS PLATTED
REC. NO. 207712672

*CARRIAGE MEADOWS SOUTH
FILING NO. 1*
REC. NO. 218714083
TRACT N

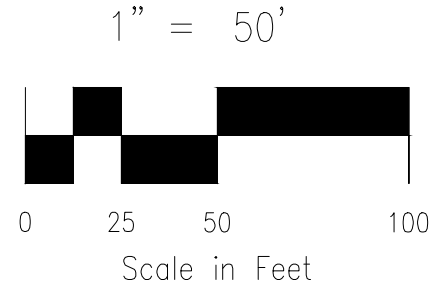
TRACT O
CARRIAGE MEADOWS SOUTH
FILING NO. 1
231,845 S.F.
5.322 AC +/-

*CARRIAGE MEADOWS SOUTH
FILING NO. 1*
REC. NO. 218714083
TRACT U

L=92.97'
R=1725.00'
Δ=305.17°
Ch=92.96'
ChB=S02°22'12"E

105' FMIC DITCH EASEMENT
REC. NO. 206127024
(QC REC. NO. 206143886)

TRACT G



TRACT U

TRACT V

*CARRIAGE MEADOWS SOUTH
FILING NO. 1*
REC. NO. 218714083
TRACT G

20' UTILITY EASEMENT
DEDICATED BY PLAT
REC. NO. 218714083

CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 2
TOTAL AREA = 236,952 S.F.
5.440 AC +/-

AS REPLATTED

add [a] items from
plat checklist to this
sheet-

*CARRIAGE MEADOWS SOUTH
FILING NO. 1*
REC. NO. 218714083
TRACT N

CARRIAGE MEADOWS
DRIVE RIGHT-OF-WAY
TO BE VACATED BY
THIS PLAT

CARRIAGE MEADOWS DRIVE
(COLLECTOR, PUBLIC, ROW VARIES)

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
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

105' FMIC DITCH EASEMENT
REC. NO. 206127024
(QC REC. NO. 206143886)

MANDAN DRIVE
(PUBLIC, 50' ROW)

*CARRIAGE MEADOWS SOUTH
FILING NO. 1*
REC. NO. 218714083

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED:

PCD FILE NUMBER SF-20-XXX
PCD file number completed.



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

SHEET 3 OF 5

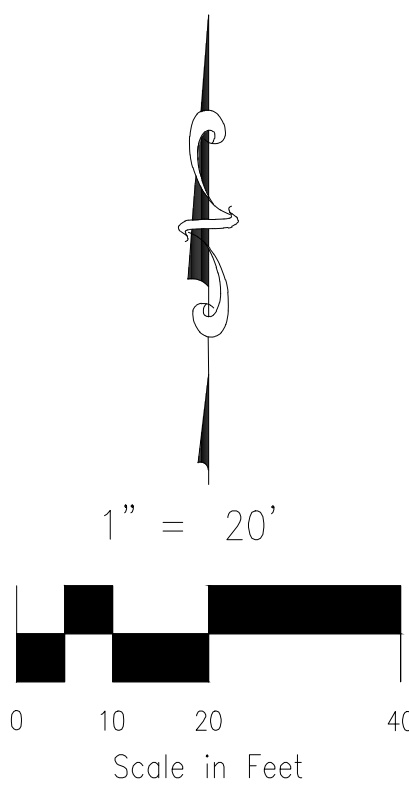
File: C:\70000A CARRIAGE MEADOWS TH\CM5 TH REPLAT.dwg Survey\Plot\70-090 CM52 Plot.dwg Plotstamp: 4/9/2020 4:52 PM

LEGEND:

- SF SQUARE FEET
(R) RADIAL BEARING
(xxxx) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
● SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
○ FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966", UNLESS NOTED OTHERWISE
— BOUNDARY LINE
— PROPERTY LINE
— RIGHT OF WAY LINE
— CENTERLINE
- - - EASEMENT LINE
- - - EXISTING SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT

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

*CARRIAGE MEADOWS SOUTH
FILING NO. 1*
REC. NO. 218714083



CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO



*CARRIAGE MEADOWS SOUTH
FILING NO. 1*
REC. NO. 218714083

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N26°35'11"E	7.69
L2	S26°35'11"W	6.32

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	225.00	5°31'41"	21.71
C2	225.00	1°35'49"	6.27
C3	225.00	1°33'17"	6.11
C4	225.00	1°19'16"	5.19

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED:

PCD FILE NUMBER SF-20-XXX
PCD file number completed.



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT "O" OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" UNDER RECEPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VAVATION OF A PORTION OF CARRIAGE MEADOWS DRIVE RIGHT-OF-WAY, LYING IN THE NE 1/4 SECTION 22 AND THE NW 1/4 SECTION 23, T15S, R65WT OF THE 6TH P.M., EL PASO COUNTY, COLORADO

i don't think i have seen a title block not centered...

Not center due to size of site and required information to be shown.

where is the centerlines? All items below at a minimum shall be on plat- all sheets

There are plenty of examples of recorded plats(not limited to the ones listed above) showing that not all of these items are shown on all sheets, or even on the plat at all.

Is this size even used anymore? In my 20 years experience, I have never done a plat other than 24" x 36".

Only on cover sheet.

BoCC certification not used per cover sheet comments, P&CD certification used instead.

Closure reports by separate documents. Linetypes of existing features established in legend.

CARRIAGE MEADOWS SOUTH FILING NO. 1 REC. NO. 218714083

Existing easements within the subdivision boundaries have been dimensioned.

Excepted parcels are marked, are not dimensioned, and are designed as indicated in the legend.

Lot development and potential hazards identified in the notes per information provided by Rocky Mountain Group. Not applicable to this subdivision, see plat note 2.

FONTAINE BOULEVARD (ARTERIAL, PUBLIC, ROW VARIES)

All easements that were identified in the title commitment and which can be depicted on the plat and which affect the subdivision in question are shown and labeled on the plat.

easments? detail or show

roadway lines?

What roadway lines are you referring to? Items such as curb and gutter, edge of asphalt/ concrete, etc. are not usually shown on the plat.

N89°26'47"E 144.21'

TRACT M
40,168 SF
0.922 AC +/-

TRACT H
10,414 SF
0.239 AC +/-

TRACT O
1,520 SF
N73°38'40"W 104.75'
22.17' 92.75'
22.17'

TRACT H
10,414 SF
0.239 AC +/-

TRACT M
10,414 SF
0.239 AC +/-

TRACT H
10,414 SF
0.239 AC +/-

TRACT M
10,414 SF
0.239 AC +/-

TRACT H
10,414 SF
0.239 AC +/-

TRACT M
10,414 SF
0.239 AC +/-

TRACT H
10,414 SF
0.239 AC +/-

TRACT M
10,414 SF
0.239 AC +/-

TRACT H
10,414 SF
0.239 AC +/-

TRACT M
10,414 SF
0.239 AC +/-

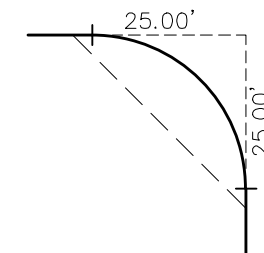
TRACT H
10,414 SF
0.239 AC +/-

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON No. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966", UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C3	225.00	1°33'17"	6.11
C4	225.00	1°19'16"	5.19

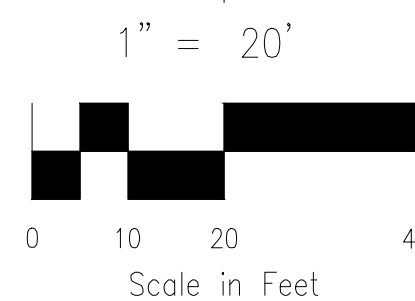


SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL (A)
NOT TO SCALE

ACRERAGE OF TRACTS?
Additional labels added to help identify tracts that are irregular in shape.

CHECK RECORDED pud FOR TRACT NAMES AND LOCATIONS- VERIFY THAT THEY MATCH THE PLAT- SOMETHING SEEMSMISSING HERE ON THIS SHEET....

A review of the PUD provided me shows that all lots, tracts, and public roads as shown on this plat correspond with what is shown on that document.



FINAL PLAT
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED:



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

PCD FILE NUMBER SF-20-XXX
PCD file number completed.


SHEET 4 OF 5
SHEET 5 OF 5

SEE SHEET 4 OF 5

Plat V_1 redlines V_1.pdf Markup Summary


Steve Kuehster (5)

LOT-SPECIFIC
OR **LOOSE** AN
DWATER CON

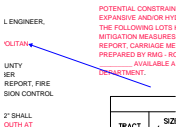
Subject: Highlight
Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:28:26 PM
Status:
Color: 
Layer:
Space:


LOOSE
Changed per information provided by Rocky Mountain Group.

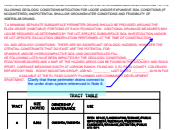



Subject: arrow & box
Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:31:57 PM
Status:
Color: 
Layer:
Space:

Be consistent with the terminology, note 21 uses "Hydrocompactive" and Note 22 uses "Loose". Use the term RMG recommends in their reports.
Changed per information provided by Rocky Mountain Group.



Subject: Arrow
Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:33:16 PM
Status:
Color: 
Layer:
Space:




Subject: arrow & box
Page Label: Sheet 2
Author: Steve Kuehster
Date: 5/14/2020 8:43:03 PM
Status:
Color: 
Layer:
Space:

Clarify that these perimeter drains connect to the under drain system referenced in Note 8.
I have been informed that there is no underdrain for this subdivision; this note (note 5, not note 8) will be deleted.




0-XXX

Subject: text box
Page Label: Sheet 1
Author: Steve Kuehster
Date: 5/14/2020 9:07:43 PM
Status:
Color: 
Layer:
Space:

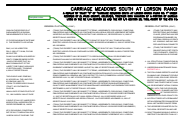
011
PCD file number completed.

dsdparsons (24)



Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:00:27 AM
Status:
Color: 
Layer:
Space:

red ink? PLEASE CHANGE
Changed as requested.



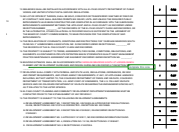
Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:00:47 AM
Status:
Color:
Layer:
Space:

complete notes
Note completed.



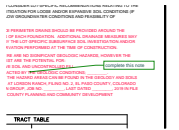
Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:09:52 AM
Status:
Color:
Layer:
Space:

wrong file mad have you applied for the PID with Lori?
Removed resolution and reception numbers per direction from Rich; awaiting correct information.



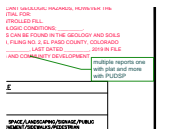
Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:10:10 AM
Status:
Color:
Layer:
Space:

complete this note
Note completed.



Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:11:32 AM
Status:
Color:
Layer:
Space:

complete this note
Changed per information provided by Rocky Mountain Group.



Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:11:57 AM
Status:
Color:
Layer:
Space:

multiple reports one with plat and more with PUDSP
Changed per information provided by Rocky Mountain Group.



Subject: Callout
Page Label: Sheet 2
Author: dsdparsons
Date: 5/13/2020 8:21:56 AM
Status:
Color:
Layer:
Space:

Provide the data (report) that meets this condition and the appropriate plat notes. As discussed in the staff report for the PUDSP
Changed per information provided by Rocky Mountain Group.

note carry over
above?

note carry over above?
Not certain what is meant by "note carry over above"; this note revised per information provided by Rocky Mountain Group.

is that correct 3 years old?

ATE

REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
I/WE CERTIFY THAT THIS PLAT TRULY AND CORRECTLY
A SURVEY MADE ON ~~NOVEMBER 02, 2017~~ BY ME OR
AND THAT ALL MONUMENTS EXIST AS SHOWN
CLOSURE ERRORS ARE LESS THAN 1:10,000; AND
PAID IN FULL COMPLIANCE WITH ALL APPLICABLE
AD DEALING WITH MONUMENTS, SUBDIVISION, OR
APPLICABLE PROVISIONS OF THE EL PASO COUNTY

is that correct 3 years old?

Date revised to reflect most recent survey.

admin plat no BOCC block
Please review the recorded plat Falcon Market Place for signature blocks, SIA etc...

admin
plat no BOCC block Please review the recorded
plat Falcon Market Place for signature blocks , SIA
etc...

Certificates revised and rearranged to reflect
those in the example given.

MANUAL, AND THE SUBDIVISION IMPROVEMENT

CHAIR, BOARD OF COUNTY COMMISSIONERS

PCD Executive Director

COUNTY APPROVAL:

APPROVAL IS GRANTED AND TIME IS SET AT THE

PCD Executive Director
Changed as requested.

TH A

LITY

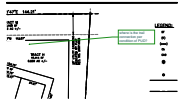
BOARD OF COUN

THIS PLAT FOR "CARRIA

Planning and Community Development Director
Changed as requested.

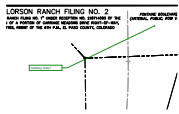
Metro District
signature?
Maintenance of tracts

Metro District signature? Maintenance of tracts
They are already shown on the cover sheet, to the right of this note. Is there something wrong with using the location that they are currently in?



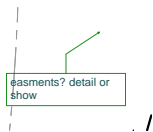
Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:42:27 AM
Status:
Color: ■
Layer:
Space:

where is the trail connection per condition of PUD?
I have examined the PUD that was provide to me, and there is no trail connection within the subdivision boundaries that I can identify.



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:42:44 AM
Status:
Color: ■
Layer:
Space:

roadway lines?
What roadway lines are you referring to? Items such as curb and and gutter, edge of asphalt/ concrete, etc. are not usually shown on the plat.



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:47:21 AM
Status:
Color: ■
Layer:
Space:

easements? detail or show
All easements that were identified in the title commitment and which can depicted on the plat and which affect the subdivision in question are shown and labeled on the plat.



Subject: Image
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:47:43 AM
Status:
Color: ■
Layer:
Space:

See sheet 5 for responses to checklist items.



Subject: Image
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:48:22 AM
Status:
Color: ■
Layer:
Space:

See sheet 5 for responses to checklist items.



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:49:16 AM
Status:
Color: ■
Layer:
Space:

where is the centerlines? All items below at a minimum shall be on plat- all sheets
Centerline information for all public rights-of-way within the subdivision are shown. Tracts which will contain private roads are not rights-of-way and do not have centerlines, per experiences with prior plats. For the "items below...", see sheet 5 for responses to checklist items. There are plenty of examples of recorded plats (not limited to the ones listed above) showing that not all of these items are shown on all sheets, or even on the plat at all.

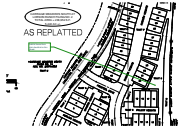
CARRIAGE WHEELS
PLAT OF TRACT "D" OF "CARRIAGE WHEELS"
ARDS OF EL PASO COUNTY, COLORADO
ING IN THE NE 1/4 SECTION 22 AND

I don't think I have
seen a title block not
centered...

Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:49:44 AM
Status:
Color: ■
Layer:
Space:

i don't think i have seen a title block not centered...

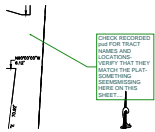
Not center due to size of site and
required information to be shown.



Subject: Callout
Page Label: Sheet 3
Author: dsdparsons
Date: 5/13/2020 8:51:08 AM
Status:
Color: ■
Layer:
Space:

add lal items from plat checklist to this sheet-

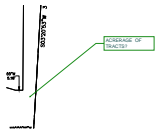
Not all items added; a note was added stating
that certain elements were omitted for clarity
and directing sheets 4 and 5 for full details.



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:56:06 AM
Status:
Color: ■
Layer:
Space:

CHECK RECORDED pud FOR TRACT NAMES
AND LOCATIONS- VERIFY THAT THEY MATCH
THE PLAT- SOMETHING SEEMS MISSING HERE
ON THIS SHEET....

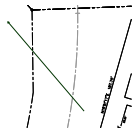
A review of the PUD provided me shows that all
lots, tracts, and public roads as shown on this plat
correspond with what is shown on that document.



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:56:42 AM
Status:
Color: ■
Layer:
Space:

ACRERAGE OF TRACTS?

Additional labels added to help
identify tracts that are irregular
in shape.



Subject: Arrow
Page Label: Sheet 5
Author: dsdparsons
Date: 5/13/2020 8:57:40 AM
Status:
Color: ■
Layer:
Space:



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

1
this was a condition
of approval on
PUDSP...



Carriage Meadows Townhomes Traffic Impact Analysis PUDSP-19-005 (LSC #184720) February 25, 2020

Traffic Engineer's Statement

This traffic report and supporting
comport with the standard of care
prepared in general conformance with

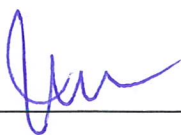
- 2
- a. The fair share attributed to Carriage Meadows South Filing No. 2 shall be deposited as escrow in the amounts of \$10,453 and \$10,909 respectively for the intersections identified above, as identified in the Traffic Impact Analysis dated January 13, 2020, showing the proportionate impacts of the Lorson Ranch subdivision filings that are anticipated to add traffic to these intersections to a level warranting signalization or other improvements. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.
 - b. A decision regarding the County's preferred intersection option (signal, roundabout or channelized tee) for the Lorson Boulevard / Marksheffel Road intersection will be provided upon receipt of future warrant studies.

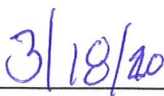


3
Comment

Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.





Date

LSC responses to EPC PCD and PWD Comments


Page: 1

 Number: 1 Author: dsdparsons Subject: Callout Date: 5/13/2020 08:30:33

this was a condition of approval on PUDSP...


 Author: jchodsdon Subject: Sticky Note Date: 5/28/2020 11:34:07

LSC Response: This has been noted in the updated TIS report.

 Number: 2 Author: dsdparsons Subject: Image Date: 5/13/2020 08:29:54

 Number: 3 Author: Steve Kuehster Subject: text box Date: 5/15/2020 11:57:10

[Comment](#)

 Author: jchodsdon Subject: Sticky Note Date: 5/28/2020 11:35:24

LSC Response: These comments have been incorporated in the updated TIS report.



**ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED**

Job No. 172445

June 5, 2020

Landhuis Company
212 N. Wahsatch Ave. Ste 301
Colorado Springs, CO

Re: Response to El Paso County Planning Commission Comments
Lots 1-50, Carriage Meadows South at Lorson Ranch, Filing No. 2
El Paso County, Colorado

Dear Lanhuis Company:

RMG – Rocky Mountain Group (RMG) prepared the *Geology and Soils Study* (RMG Job No. 172445, last amended December 12, 2019) for the proposed development to consist of 50 multi-family residential lots on 85.32 acres located south and east of the intersection of Marksheffel Road and Fontaine Boulevard in El Paso County, Colorado. The report was reviewed by personnel of the El Paso County Planning Commission. A copy of the review letter from El Paso County (undated report for PUDSP-19-005, Planning Commission Hearing Date March 3, 2020, Board of County Commissioners Hearing Date March 4, 2020) a copy of RMG's *Response to CGS Comments* letter with supplemental comments from El Paso County personnel, and a copy of the submitted plat map (prepared by M&S Civil Consultants, Inc. dated April 6, 2020, Job No. 70-090) with supplemental comments from El Paso County personnel were provided to us by personnel of M&S Civil Consultants, Inc.

The purpose of this letter is to provide RMG's response to selected El Paso County Planning Commission review comments. For clarity and ease of review we have snipped the El Paso County comment followed by our response.

County Comment:

On the plat map (see image below, highlighted in blue):

23. AT A MINIMUM, SEPARATE SUBSURFACE PERIMETER DRAINS SHOULD BE PROVIDED AROUND THE BELOW-GRADE (HABITABLE) PORTIONS OF EACH FOUNDATION. ADDITIONAL DRAINAGE MEASURES MAY ALSO BE REQUIRED AS DETERMINED BY THE LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION AND/OR THE LOT-SPECIFIC EXCAVATION OBSERVATION PERFORMED AT THE TIME OF CONSTRUCTION.

24. SOIL AND GEOLOGY CONDITIONS: THERE ARE NO SIGNIFICANT GEOLOGIC HAZARDS, HOWEVER THE POTENTIAL CONSTRAINTS THAT DO EXIST ARE THE POTENTIAL FOR: EXPANSIVE AND/OR HYDROCOMPACTIVE SOIL AND UNCONTROLLED FILL. THE FOLLOWING LOTS HAVE BEEN IMPACTED BY THE GEOLOGIC CONDITIONS; _____. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE GEOLOGY AND SOILS REPORT, CARRIAGE MEADOWS SOUTH AT LORSON RANCH, FILING NO. 2, EL PASO COUNTY, COLORADO PREPARED BY RMG - ROCKY MOUNTAIN GROUP, JOB NO. _____, LAST DATED _____, 2019 IN FILE _____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

Clarify that these perimeter drains connect to the under drain system referenced in Note 8.

complete this note

multiple ref with plat ar

RMG Response:

Subsurface perimeter drains should typically discharge into an under drain system where such a system is present and where the site conditions allow. However, even in neighborhoods where under drain systems are provided, site conditions sometimes exist on a lot which would prevent discharging (via gravity alone) a perimeter drain directly into the under drain system. In such cases, the drain system is typically provided with a gravity outfall to a "daylight" condition, or with a sump pit and/or pump. It is our opinion that either approach is considered acceptable, provided that the outfall condition discharges into a location that is a suitable distance beyond the foundation and that is graded to direct the discharge water away from the structure and into an approved surface drainage feature.

County Comment:

On Page 1 of the *RMG Response to CGS Comments* letter (Items G.1 and K.7 from the El Paso County review letter pasted in black text and supplemental comment in green):

Provide the data (report) that meets this condition and the appropriate plat notes. As discussed in the staff report for the PUDSP

Arcl
Str
Geo

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology, soils, and hazards report was prepared and submitted with this request by RMG Engineering dated December 19, 2019. The report identifies constraints within the subject property to include moisture-sensitive (expansive and hydrocompactive) soils. The applicant proposes to mitigate the constraints identified in the report by following RMG Engineering's recommendations to include: additional geotechnical investigation, testing and analysis for design of individual foundations, floor systems, and subsurface drainage to be completed prior to the issuance of lot specific building permits as identified in Recommended Condition of Approval No. 7.

7. The developer shall mitigate the constraints identified in RMG Engineering's geology, soils, and hazards report dated December 12, 2019 prior to the issuance of lot specific building permits. RMG Engineering's recommendations include additional geotechnical investigation, testing and analysis for design of individual foundations, floor systems, and subsurface drainage to be completed prior to the issuance of lot specific building permits.

Job No. 172445

December 6, 2019

Landhuis Company
212 N. Wahsatch Ave. Ste 30
Colorado Springs, CO

Re: Response to CGS Comments
Lots 1-50, Carriage Meadows South at Lorson Ranch, Filing No. 2
El Paso County, Colorado

RMG Response:

The supplemental comment in green appears to be requesting the submittal of the "*data (report) that meets this condition and the appropriate plat notes*" as a condition of approval of the proposed development. While RMG has no objection to the county's request that the appropriate plat notes be added to the submittal, it is not our intent that the additional lot-specific soil investigations be performed prior to development approval.

The intent of the lot-specific subsurface soil investigations recommended by RMG is to characterize the soil conditions that are anticipated to be encountered during construction and to develop recommendations for foundation construction. The intent is for these investigations to be performed after the completion of pre-construction earthwork and overlot grading operations but prior to the start of construction. This is anticipated to be the time when the soil conditions most closely represent the conditions that will be encountered during foundation construction. As such, the information developed in these lot-specific investigations would not be available for submittal with the land development permit application.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group



Kelli Zigler
Project Geologist



Tony Munger, P.E.
Geotechnical Project Manager