

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE 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

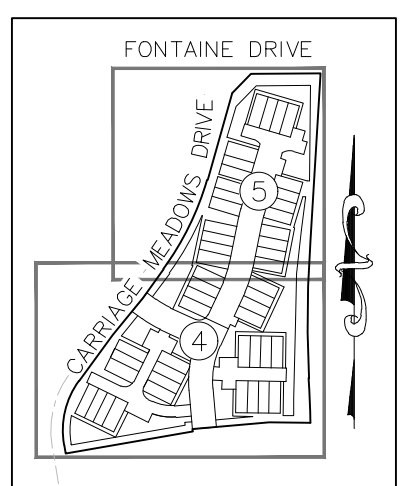
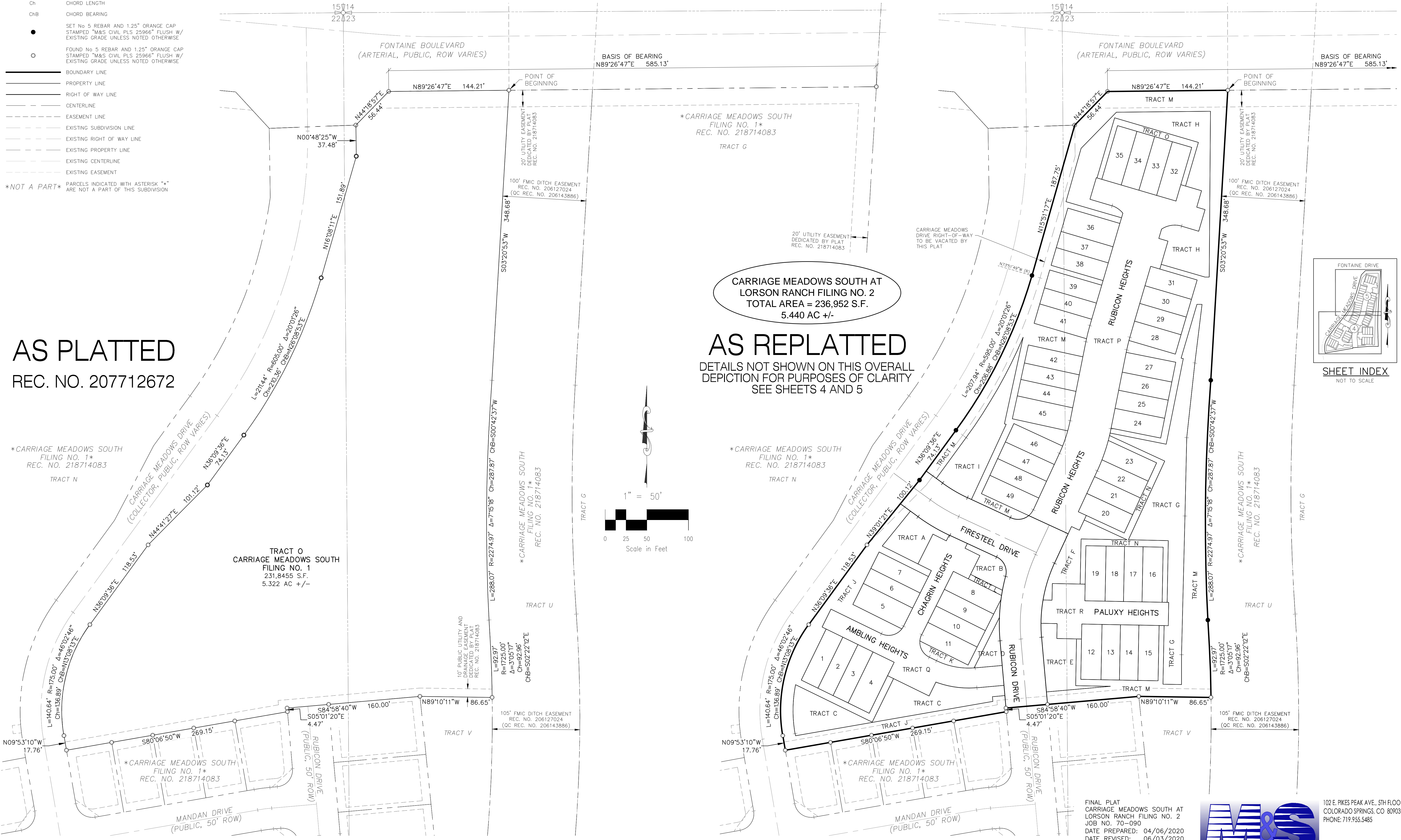
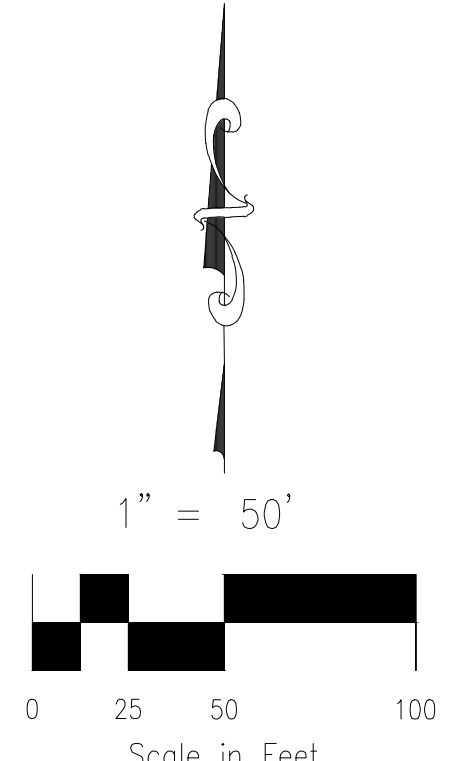
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

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 VACATION 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

AS PLATTED
REC. NO. 207712672

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

AS REPLATTED
DETAILS NOT SHOWN ON THIS OVERALL DEPICTION FOR PURPOSES OF CLARITY SEE SHEETS 4 AND 5



SHEET INDEX
NOT TO SCALE

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED: 06/03/2020



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

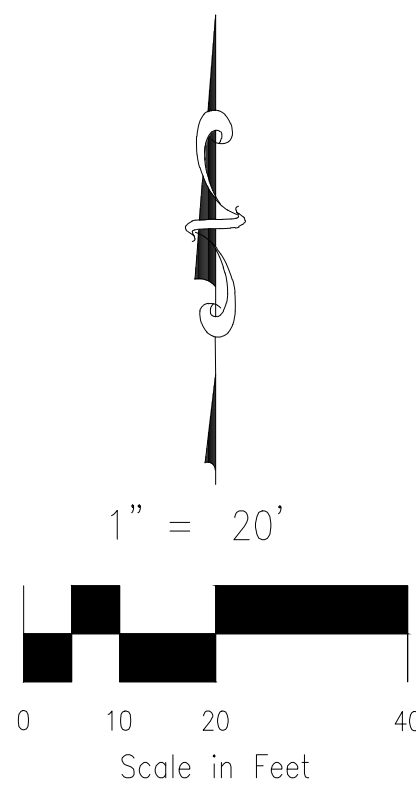
File: C:\70089A\CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2.dwg Plotting Plotstamp: 6/15/2020 1:26 PM

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 VACATION 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

LEGEND:

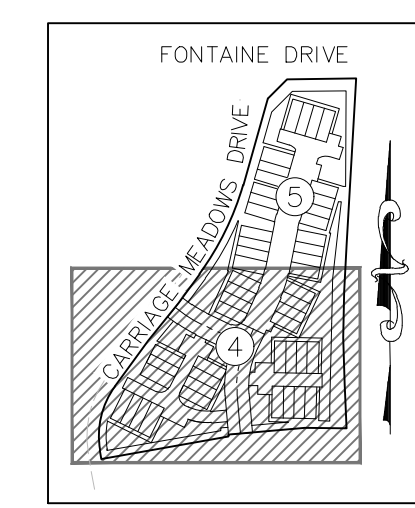
- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION TRACT N



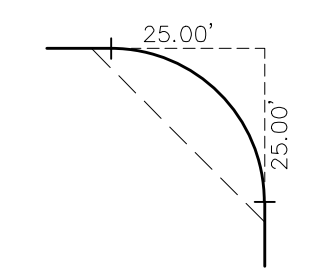
CARRIAGE MEADOWS SOUTH FILING NO. 1 REC. NO. 218714083

does that match the approved PUDSP?

SEE SHEET 5 OF 5



SHEET INDEX NOT TO SCALE



DETAIL (A) NOT TO SCALE

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

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

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

L=92.97' R=1725.00' Δ=3°05'17" Ch=92.96' ChB=502'22'12"E

L=288.07' R=2274.97' Δ=7°15'18" Ch=287.87' ChB=S00°42'37"W

PCD FILE NUMBER SF-20-011



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

File: C:\70090A\CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2\DWG\PLAT.DWG PlotStamp: 6/3/2020 1:27 PM

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 RECEIPTION NO. 218714083 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH VACATION 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

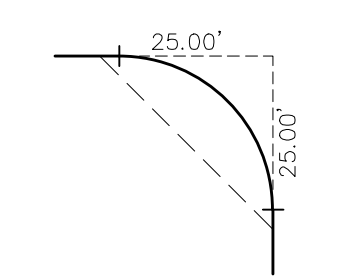
FONTAINE BOULEVARD
(ARTERIAL, PUBLIC, ROW VARIES)



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - - - EXISTING PROPERTY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

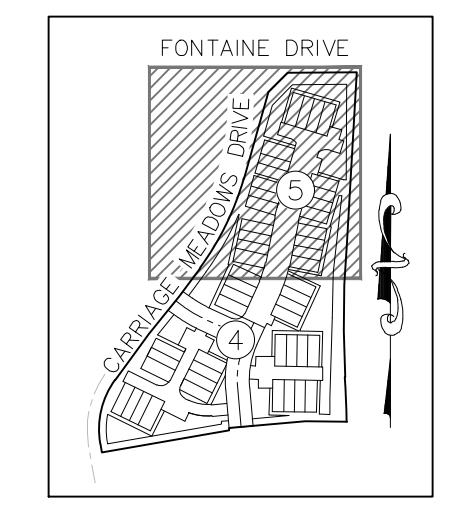
LOT & TRACT CURVE TABLE

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

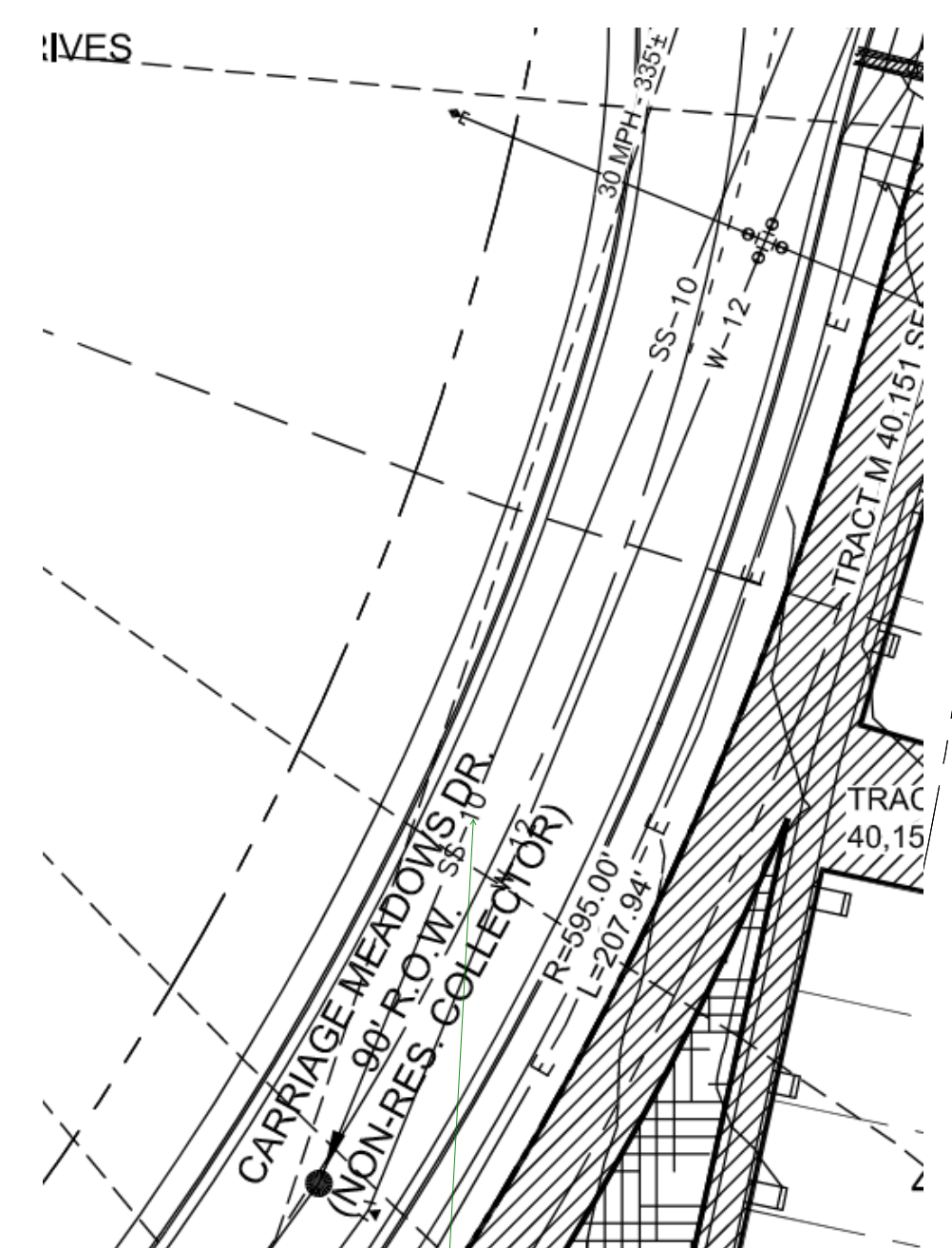
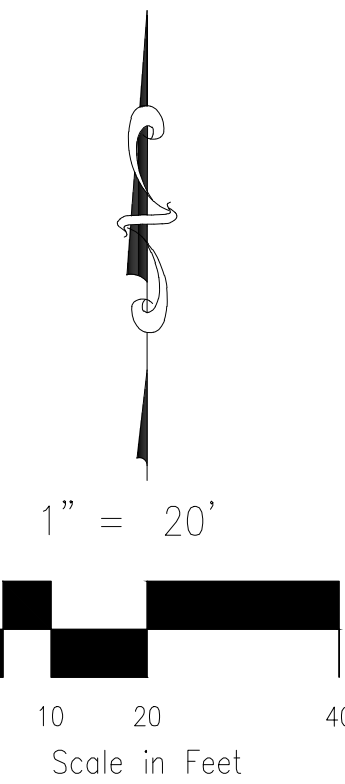


SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL A
NOT TO SCALE



SHEET INDEX
NOT TO SCALE



this is the recorded PUDSP, add the correct row width easements please.

is this font legible when printed?

Please note where the easements re via notes if not graphic.

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

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

SEE SHEET 4 OF 5

FINAL PLAT
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
JOB NO. 70-090
DATE PREPARED: 04/06/2020
DATE REVISED: 06/03/2020



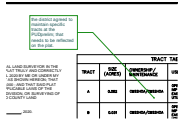
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-20-011

SHEET 5 OF 5

PLAT V_2 redlines.pdf Markup Summary

dsdparsons (17)

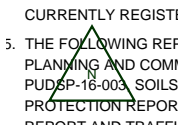


Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/25/2020 1:58:00 PM
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Color: ■
Layer:
Space:

the district agreed to maintain specific tracts at the PUDprelim; that needs to be reflected on the plat.



Subject: Image
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/25/2020 1:58:02 PM
Status:
Color: ■
Layer:
Space:



Subject: Triangle
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 6/25/2020 1:59:53 PM
Status:
Color: ■
Layer:
Space:

N



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/25/2020 12:40:58 PM
Status:
Color: ■
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Space:

Metro District signature? Maintenance of tracts



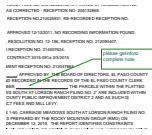
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/25/2020 12:41:21 PM
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comment remains from review 1- not addressed



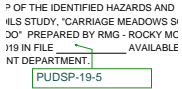
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Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 6/25/2020 2:01:21 PM
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correct file no- they are in he PUDSP-19-5 file that established the zoning and prelim plan (same file that note that note 6 refers to)



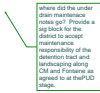
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Author: dsdparsons
Date: 6/25/2020 2:04:37 PM
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Space:

please get info to complete note



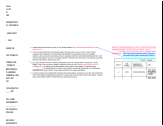
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Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 6/25/2020 2:07:27 PM
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Color: ■
Layer:
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PUDSP-19-5



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 6/25/2020 2:07:55 PM
Status:
Color: ■
Layer:
Space:

where did the under drain maintenance notes go?
 Provide a sig block for the district to accept maintenance responsibility of the detention tract and landscaping along CM and Fontaine as agreed to at the PUD stage.

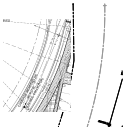


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Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 6/25/2020 2:08:43 PM
Status:
Color: ■
Layer:
Space:

is this font legible when printed?



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 6/25/2020 2:12:02 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: Sheet 5
Author: dsdparsons
Date: 6/25/2020 2:12:35 PM
Status:
Color: ■
Layer:
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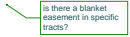
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Author: dsdparsons
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Space:

this is the recorded PUDSP; add the correct row width easements please.



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 6/25/2020 2:16:30 PM
Status:
Color: ■
Layer:
Space:

where are the easements for MVEA, Gas etc?
 Add notes or detail (note is likely)



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 6/25/2020 2:17:00 PM
Status:
Color: ■
Layer:
Space:

is there a blanket easement in specific tracts?



Subject: Callout
Page Label: Sheet 4
Author: dsdparsons
Date: 6/25/2020 2:27:56 PM
Status:
Color: ■
Layer:
Space:

does that match the approved PUDSP?



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 6/25/2020 2:36:51 PM
Status:
Color: ■
Layer:
Space:

Please note where the easements re via notes if not graphic.