

File: Q:\2020\7A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plan\70-097 The Ridge @ L.R. No. 2 Pl.dwg PlotName: 1/11/2022 4:10 PM

KNOW ALL MEN BY THESE PRESENTS:

THAT LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES:

- 1) THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
- 2) THENCE N61°35'11"E A DISTANCE OF 30.06 FEET;
- 3) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 4) THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
- 5) THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
- 6) THENCE N38°22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

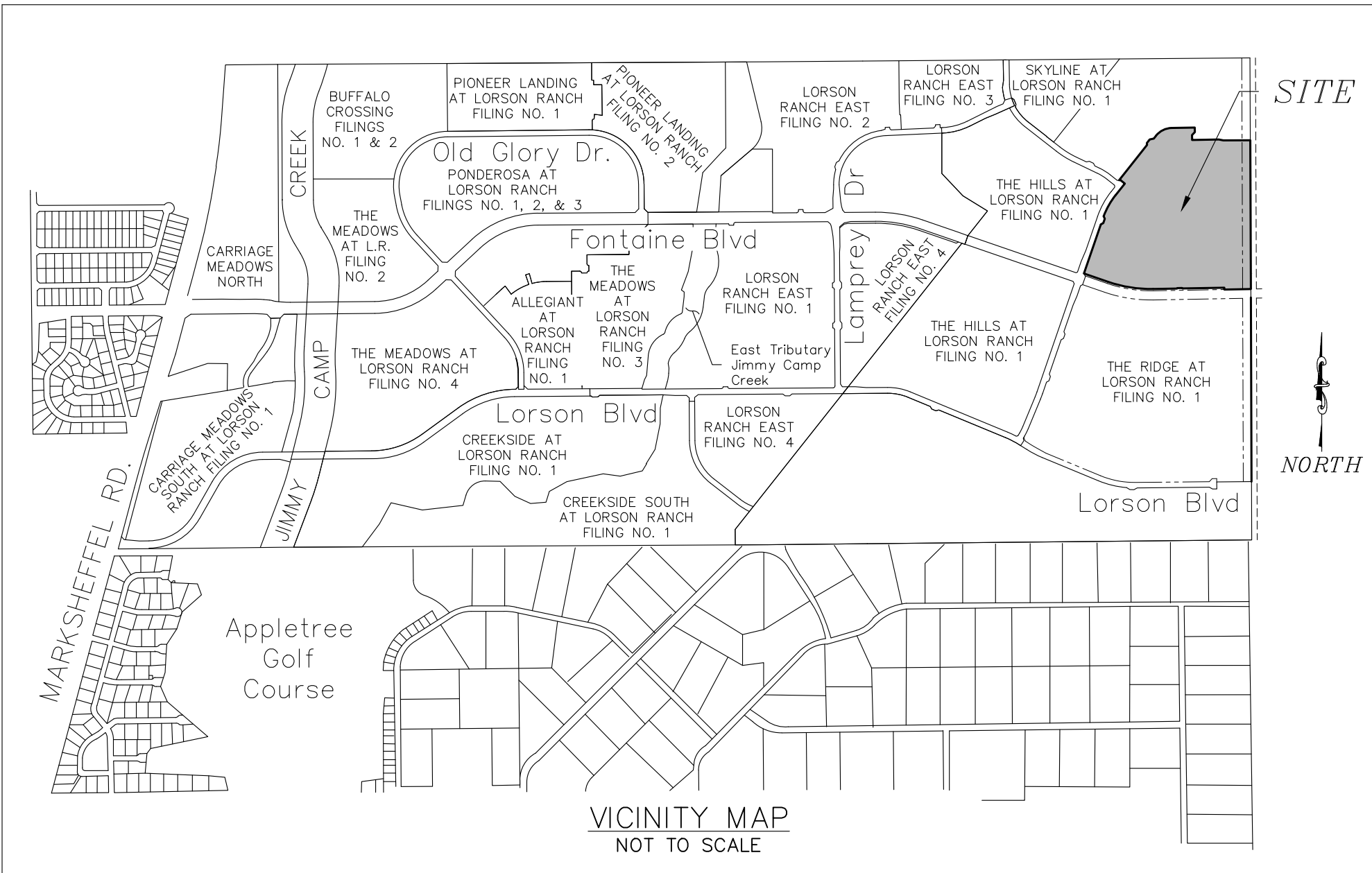
- 1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
- 2) THENCE S83°22'41"W A DISTANCE OF 14.14 FEET;

THENCE N38°22'41"E A DISTANCE OF 492.52 FEET;  
THENCE N06°13'26"W A DISTANCE OF 20.17 FEET;  
THENCE N38°22'41"E A DISTANCE OF 50.00 FEET;  
THENCE N78°40'32"E A DISTANCE OF 45.09 FEET;  
THENCE N38°22'41"E A DISTANCE OF 39.64 FEET TO A POINT OF CURVE;  
THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS N63°40'30"W TO A POINT OF TANGENT;  
THENCE N88°58'20"E A DISTANCE OF 250.65 FEET;  
THENCE S01°01'40"E A DISTANCE OF 50.00 FEET;  
THENCE S43°58'20"W A DISTANCE OF 43.84 FEET  
THENCE S01°01'40"E A DISTANCE OF 54.00 FEET;  
THENCE N88°58'20"E A DISTANCE OF 290.80 FEET;  
THENCE S78°46'08"E A DISTANCE OF 51.17 FEET;  
THENCE N89°46'13"E A DISTANCE OF 294.37 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13;  
THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 1,625.20 FEET;  
THENCE S88°58'20"W A DISTANCE OF 289.60 FEET;  
THENCE N01°01'40"W A DISTANCE OF 20.00 FEET;  
THENCE S88°58'20"W A DISTANCE OF 457.00 FEET;  
THENCE N46°01'40"W A DISTANCE OF 7.07 FEET;  
THENCE S88°58'20"W A DISTANCE OF 50.00 FEET;  
THENCE S43°58'20"W A DISTANCE OF 7.07 FEET;  
THENCE S88°58'20"W A DISTANCE OF 260.16 FEET TO A POINT OF CURVE;  
THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87 FEET BEARS N81°00'56"W TO A POINT OF TANGENT;  
THENCE N71°00'13"W A DISTANCE OF 278.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,522.047 SQUARE FEET (57.898 ACRES, MORE OR LESS).

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 LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. 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.



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 "THE RIDGE 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

BY: JEFF MARK, AUTHORIZED SIGNER, FOR:  
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY  
JEFF MARK, AUTHORIZED SIGNER, FOR:  
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

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 "THE RIDGE 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 201  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 282-5821

BY: JEFF MARK, PRESIDENT, FOR:  
TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY  
JEFF MARK, PRESIDENT, FOR:  
TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, AND G FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 2".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

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 OCTOBER 15, 2020 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 \_\_\_\_\_, 2021.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
102 E. PIKES PEAK AVE., 5TH FLOOR  
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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE RIDGE AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER \_\_\_\_\_

EL PASO COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE:

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 \_\_\_\_\_, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER \_\_\_\_\_ FEE: \_\_\_\_\_

BY: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.531	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
B	0.210	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
C	0.088	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
D	0.110	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
E	1.294	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/POCKET PARK
F	1.563	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
G	3.358	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/FUTURE RIGHT-OF-WAY
TOTAL	7.154		
LRMD = LORSON RANCH METROPOLITAN DISTRICT			

SUMMARY:

277 LOTS	37.945 ACRES	65.54%
7 TRACTS	7.154 ACRES	12.35%
RIGHTS-OF-WAY	12.799 ACRES	22.11%
TOTAL	57.898 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE: \$ 513,996.00

JIMMY CAMP CREEK SURETY FEE: \$ 189,573.00

JIMMY CAMP CREEK BASIN BRIDGE FEE: CREDITS \$ 24,044.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170

REGIONAL PARK FEE: \$ 99,400.00

URBAN PARK FEE: CREDITS \$ 59,000.00

fees are due

FINAL PLAT  
THE RIDGE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED:

SF-22-005

PCD FILE NUMBER SF-21-xx



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 1 OF 7



THE RIDGE AT LORSON RANCH FILING NO. 2

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 | S18, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, S13 | S18 - S24 | S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0976G EFFECTIVE DATE DECEMBER 7, 2018, 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 CAPSTONE TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 4, 2022 AT 8:00AM, FILE NO. 213289, REVISION NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.

- i. (TC#9) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 06, 2004 AT RECEPTION NO. 204055084.
- ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197523, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209877, APRIL 15, 2005 AT RECEPTION NO. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056119. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197517, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197524, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209878 AND APRIL 21, 2005 AT RECEPTION NO. 205056120. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
- v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. RESOLUTION NO. 05-336 APPROVING SAID DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 APPROVING SAID DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176. FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090408. RESOLUTION NO. 12-196 APPROVING SAID FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090407. FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531.
- vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 09, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-426 REGARDING REZONING RECORDED MARCH 03, 2007 AT RECEPTION NO. 207028942.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT RECEPTION NO. 208120452.
- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382 REGARDING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.

GENERAL PLAT NOTES: (CONT.)

- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137058, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS EVIDENCED BY ORDER: COURT ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013. RESOLUTION NO. 16-307 APPROVING SAID AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095697 AND SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-493 REGARDING APPROVAL OF THE RIDGE AT LORSON RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-21-006) RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 221231432.
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.
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-\_\_\_\_\_, 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 "THE RIDGE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE RIDGE 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 HEARING.
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 LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATIONS. 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. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

GENERAL PLAT NOTES: (CONT.)

14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE RIDGE AT LORSON RANCH FILING NO. 1" 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 THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT 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. \_\_\_\_\_, 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 \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "THE RIDGE AT LORSON RANCH FILING NO. 1" 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 STUDY, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG - ROCKY MOUNTAIN GROUP DATED MARCH 22, 2021, REVISED JULY 2, 2021, JOB NO. 175706) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/ PRELIMINARY PLAN FILE (PUDSP-\_\_\_\_\_) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS, FAULTS, SEISMICITY, RADON, EROSION, STEEP SLOPES, AND FILL SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA, AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
22. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. \_\_\_\_\_.
23. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
24. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
25. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
26. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY.
27. PPRBD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. \_\_\_\_\_.

add the reception number please for this Parks Lands Agreement

Note 7 and note 16 are one in same combine

change color, add file PUDSP 21 6

add the GEO note from the prelim plan to this please- See CGS comments and add to note as requested (Note will become lengthy)

**FLOODPLAIN NOTE:** See plat note 2.

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 108041C0976G, EFFECTIVE DATE DECEMBER 7, 2018.

**GEOLOGY & SOILS:**

A "GEOLOGY AND SOILS REPORT, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, JULY 2, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 134 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, FAULTS AND SEISMICITY, RADON, AND EROSION. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. BEDROCK CAN BE EXCAVATED USING TYPICAL CONSTRUCTION EQUIPMENT. EXTERIOR, PERIMETER FOUNDATION DRAINS SHALL BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL.

Colorado Geological SurveyCGS previously reviewed the planned unit development and preliminary plan referral (PUDSP216) for 994 single-family units on approximately 206.473 acres located east of Marksheffel Road and Fontaine Blvd. We understand that Filing No. 2 will consist of 277 single-family lots and 7 tracts within 57.898 acres. Rocky Mountain Group's (RMG, July 2, 2021) response to CGS's comments for PUDSP216 satisfactorily addresses our previous concerns.

The site does not contain steep slopes or mapped floodplains, nor is it exposed to any geologic hazards that preclude the proposed development. As noted on page 14 of RMG's Soils and Geology Study (RMG, July 2, 2021), geologic constraints are present and include expansive soils and bedrock, faults, seismicity, radon, and erosion. We offer the following comments.

1. As noted on page 16 of RMG's report, "The subexcavation should extend to minimum depths of 5 to 10 feet (as indicated on Figure 3, Subexcavation Recommendations) below the bottom of all proposed foundations components, and at least those same distances (laterally) beyond the proposed "buildable" area on each lot." CGS agrees with RMG that "the subexcavation and replacement process does not guarantee that the swell potential will be reduced to acceptable levels." The earthwork contractor should be made aware that additional "overexcavation and replacement of some or all of the previously placed fill material may be required," as stated by RMG on page 13.

2. As noted on page 13 of RMG's report, "lot-specific subsurface soil investigations are still required at the time of construction to verify that the expansive potential of the claystone has been reduced to acceptable levels by the recommended moisture-conditioning and replacement operations." CGS recommends a note be added to the plans stating that prior to residential construction, lot-specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development. Also, the geologic constraints listed in Note 21 of the Final Plat (MS Civil Consultants, Inc., January 11, 2022) and Item 6 of the Final Plat Criteria in the Letter of Intent (Matrix Design Group, undated) should be updated to include the constraints listed in RMG's report (page 14). Hydrocompactive soils, steep slopes, and fill soils were indicated in the Final Plat and Letter of Intent, however, these hazards/constraints were not identified in RMG's investigation.

3. As noted on page 19 of RMG's report, "A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface." RMG did not encounter groundwater in their borings during drilling. As noted by RMG (page 19), "depending on the conditions encountered during site-specific subsurface soil investigations and the conditions observed at the time of the open excavation observations, additional subsurface drainage systems may be recommended." CGS agrees with RMG that "surface and subsurface drainage systems should be implemented" and that "Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces."

4. The Geotechnical Report Note on the Grading Plans (CORE, December 2021) should be updated to include RMG's most recent revision (July 2, 2021).

Provided RMG's recommendations are adhered to, and lot-specific subsurface soil investigations are performed, CGS has no objection to the proposed residential use and density for Filing No. 2.

Submitted 2/18/2022 by Amy Crandall, Engineering Geologist, Colorado Geological Survey (303-384-2632 or acrandall@mines.edu)

FINAL PLAT  
THE RIDGE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED:



212 N. WAHSATCH AVE., SUITE 205  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

PCD FILE NUMBER\_SF-21-xxx

CIVIL CONSULTANTS, INC.

SHEET 2 OF 7

SF225 all sheets



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  
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— CENTERLINE  
- - - EASEMENT LINE  
- - - ADJACENT SUBDIVISION LINE  
- - - ADJACENT PROPERTY LINE  
- - - EXISTING RIGHT OF WAY LINE  
- - - EXISTING CENTERLINE  
- - - EXISTING EASEMENT  
- - - SECTION/QUARTER SECTION LINE  
- - - MATCHLINE  
\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

THE RIDGE AT LORSON RANCH FILING NO. 2

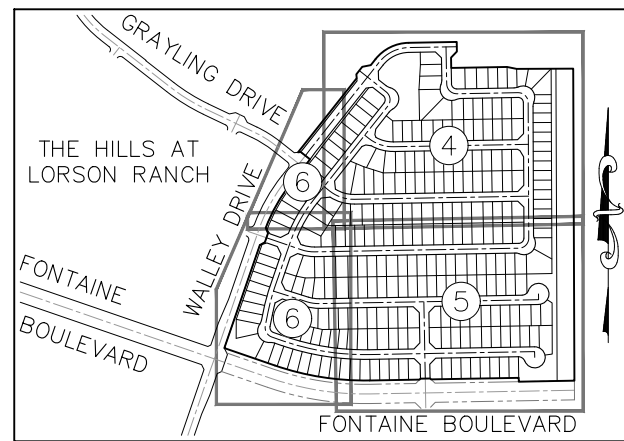
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

THE RIDGE AT  
LORSON RANCH FILING NO. 2  
TOTAL AREA = 2,522,047 S.F.  
57.898 AC +/-

\*UNPLATTED\*  
BARGAIN AND SALE DEEDS  
REC. NO. 215088324 REC. NO. 215091604  
REC. NO. 215091605 REC. NO. 215091606  
REC. NO. 215091607 REC. NO. 215091608

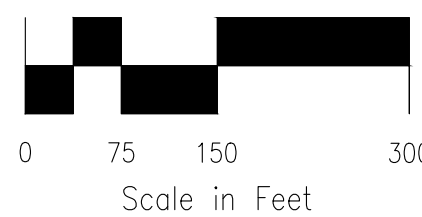
\*UNPLATTED\*

FOUND #6 REBAR W/  
3 1/4" ALUM. CAP  
STAMPED AS SHOWN



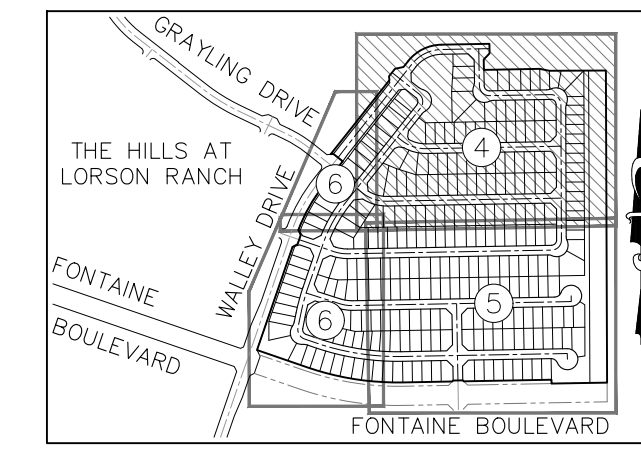
SHEET INDEX  
NOT TO SCALE

1" = 150'





THE RIDGE AT LORSON RANCH FILING NO. 2  
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX

NOT TO SCALE

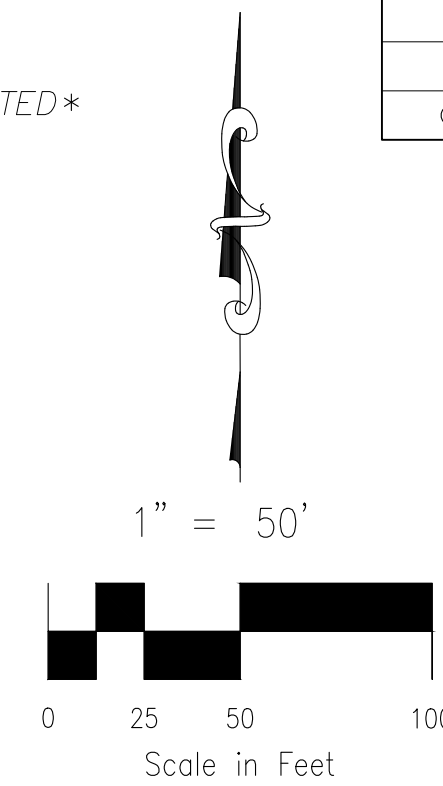
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- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
- SL-D SIGHT LINE EASEMENT SEE DETAILS SHEET 7
- KE-D MAIL KIOSK EASEMENT SEE DETAILS SHEET 7

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC2	42.41	27.00	90°00'00"
RC3	24.20	60.00	23°06'21"
RC4	42.79	27.00	90°47'52"

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N21°37'19"W	15.50
RL2	N68°22'41"E	21.47
RL3	S61°01'40"E	14.35

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	24.67	60.00	23°33'23"
C2	24.67	60.00	23°33'23"
C3	15.37	60.00	14°40'31"
C4	8.83	60.00	8°25'49"
C5	7.89	60.00	7°32'08"
C6	16.31	60.00	15°34'13"
C7	1.59	175.00	0°31'10"
C8	30.25	225.00	7°42'13"
C9	18.68	175.00	6°06'59"
C10	20.34	225.00	5°10'43"



FINAL PLAT  
THE RIDGE AT LORSON RANCH  
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JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED:

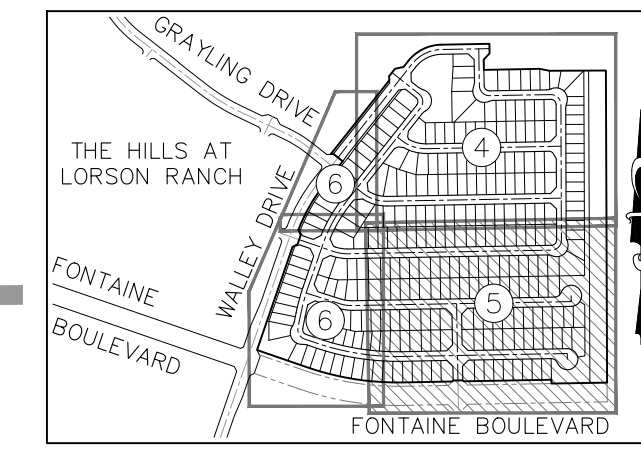


212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



THE RIDGE AT LORSON RANCH FILING NO. 2  
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

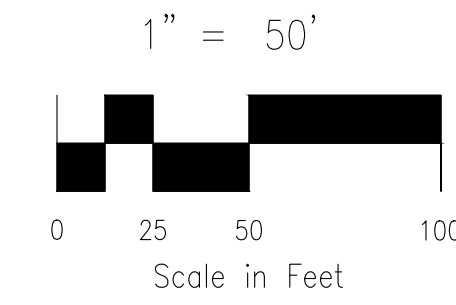
SEE SHEET 4 OF 7



SHEET INDEX  
NOT TO SCALE

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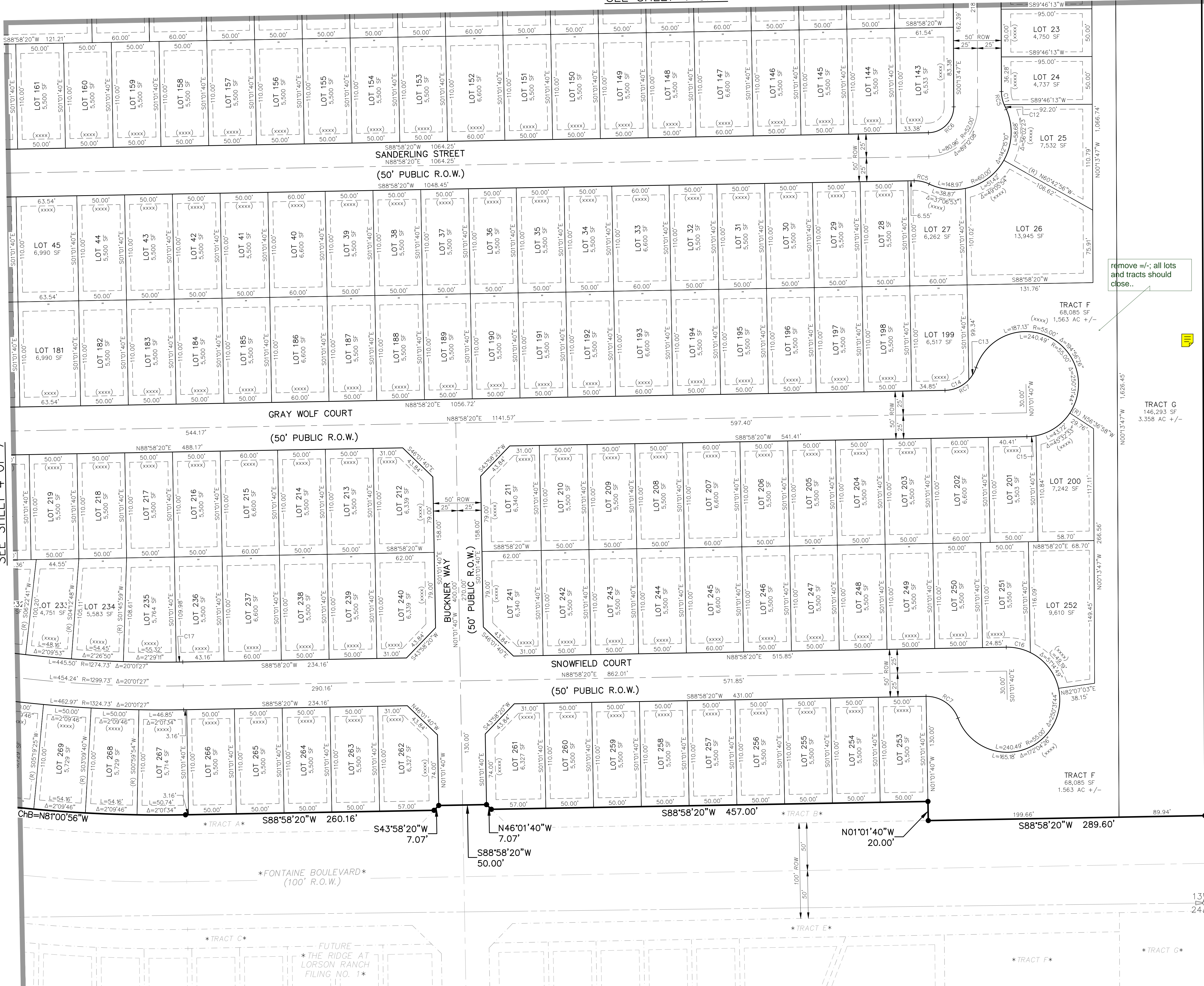
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- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- KE-D MAIL KIOSK EASEMENT SEE DETAILS SHEET 7



RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC5	16.20	35.00	26°31'31"
RC6	42.04	27.00	89°12'08"
RC7	43.08	35.00	70°31'44"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	14.10	35.00	23°04'33"
C12	58.68	60.00	56°02'23"
C13	15.03	35.00	24°35'48"
C14	28.06	35.00	45°55'56"
C15	9.64	55.00	10°02'45"
C16	26.12	55.00	27°12'29"
C17	6.84	1274.73	0°18'27"

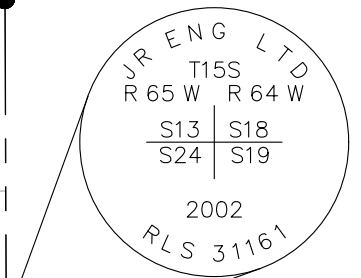
SEE SHEET 4 OF 7



S00°13'35"E 1,625.20'

\*UNPLATTED\*

FOUND #6 REBAR W/  
3 1/4" ALUM. CAP  
STAMPED AS SHOWN



\*UNPLATTED\*  
SPECIAL WARRANTY DEED  
REC. NO. 209144818

PCD FILE NUMBER\_SF-21-xxx

FINAL PLAT  
THE RIDGE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED:

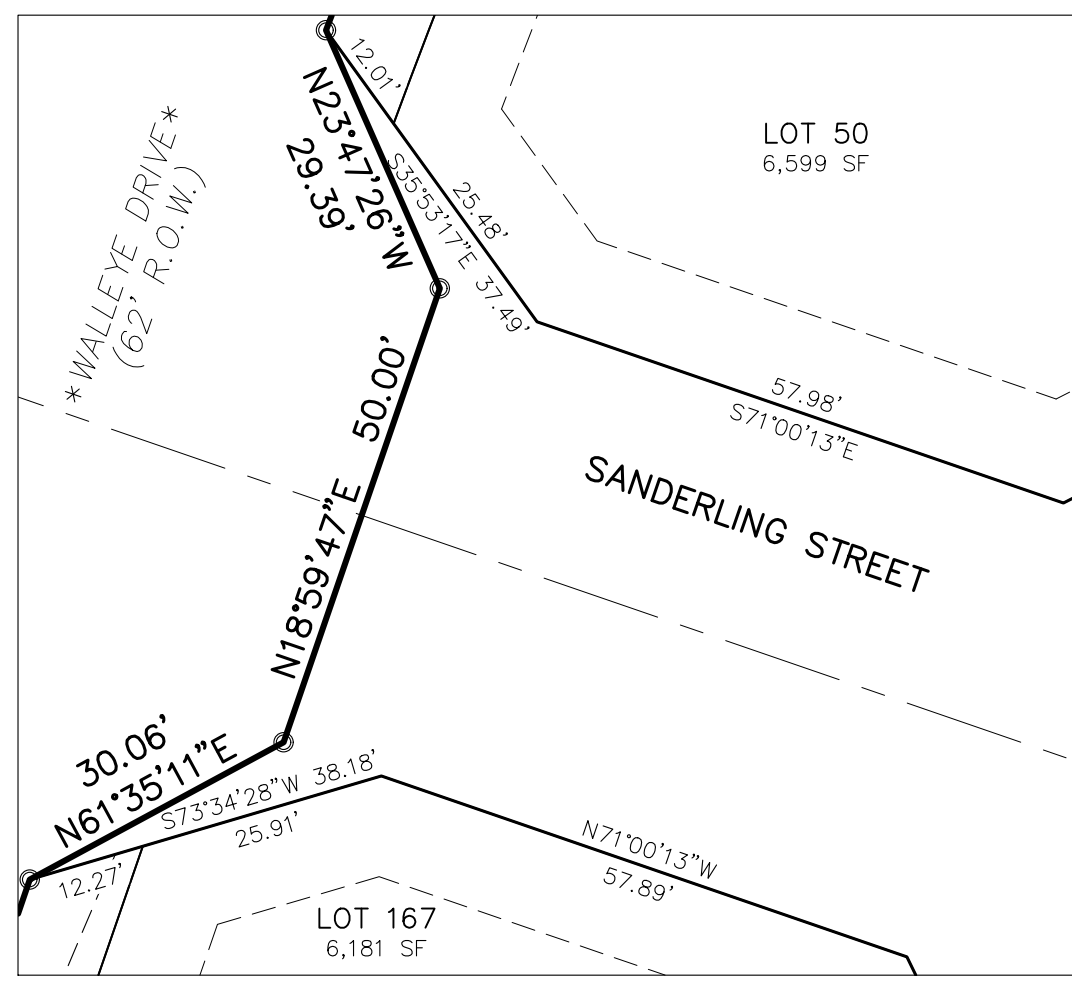


212 N. WAHSATCH AVE., STE. 305  
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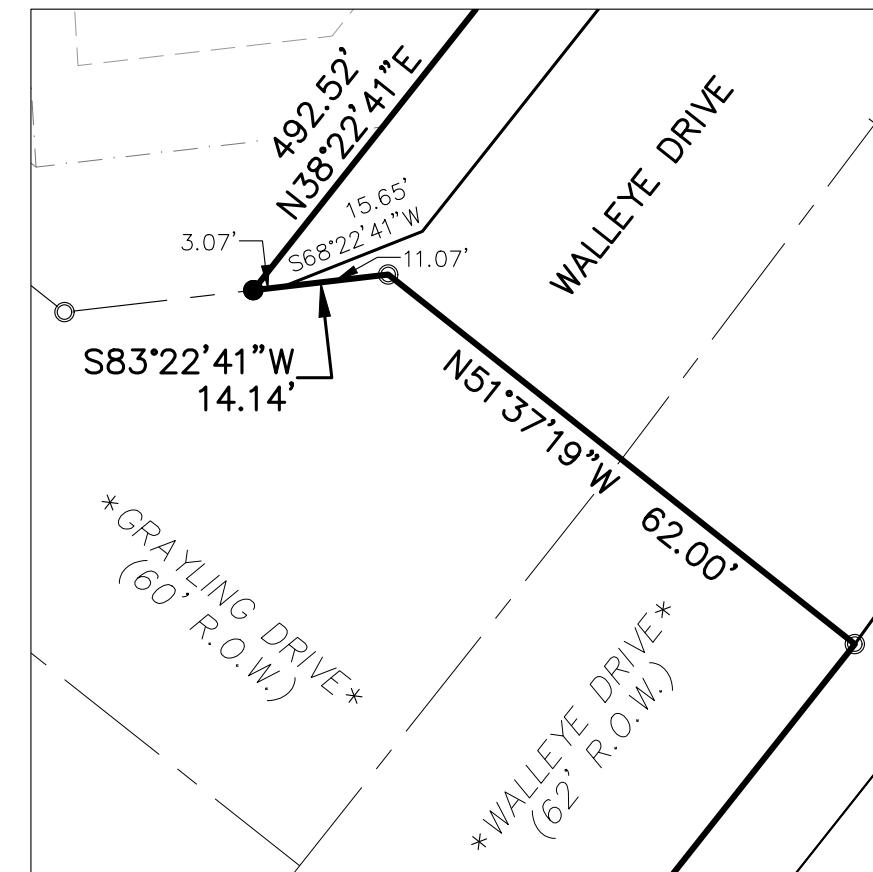


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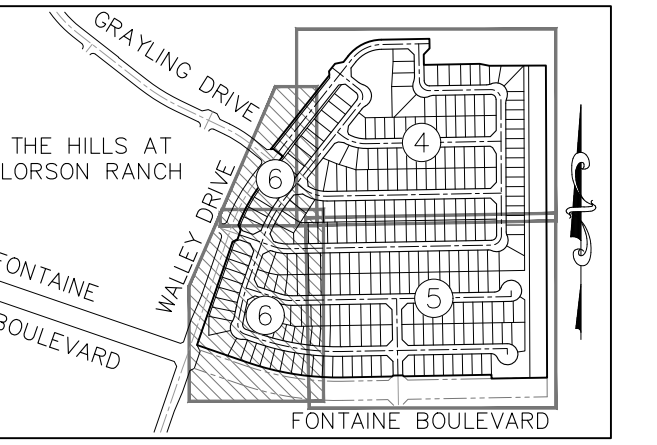
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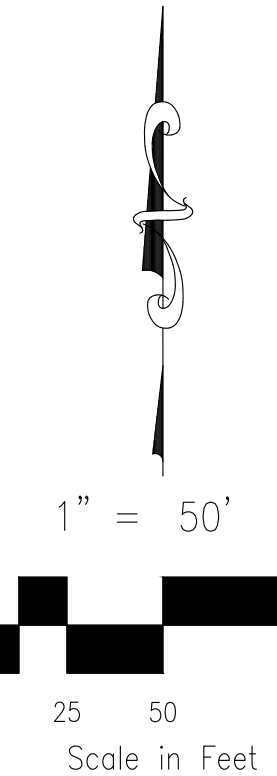
R.O.W. INTERSECTION DETAIL  
WALLEYE DRIVE/SANDERLING STREET  
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SCALE: 1" = 20'



R.O.W. INTERSECTION DETAIL  
WALLEYE DRIVE/GRAYLING DRIVE  
THIS SHEET  
SCALE: 1" = 20'



SHEET INDEX  
NOT TO SCALE



1" = 50'

Scale in Feet

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
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- MAIL KIOSK EASEMENT SEE DETAILS SHEET 7

SEE SHEET 5 OF 7

SEE SHEET 4 OF 7

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RCB	38.80	27.00	82°20'11"

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL4	N71°00'13"W	12.03
RL5	N71°00'13"W	11.99

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C18	12.03	1434.73	0°28'49"
C19	11.10	1324.73	0°28'49"
C20	27.40	1274.73	1°13'54"
C21	2.12	60.00	2°01'21"
C22	22.55	60.00	21°32'02"
C23	28.40	1025.00	1°35'14"
C24	8.69	1025.00	0°29'09"
C25	16.36	225.00	4°09'58"
C26	7.08	225.00	1°48'13"
C27	20.21	175.00	6°36'59"
C28	1.64	225.00	0°25'05"
C29	19.00	225.00	4°50'16"
C30	29.90	858.00	1°59'47"

FINAL PLAT  
THE RIDGE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED:



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

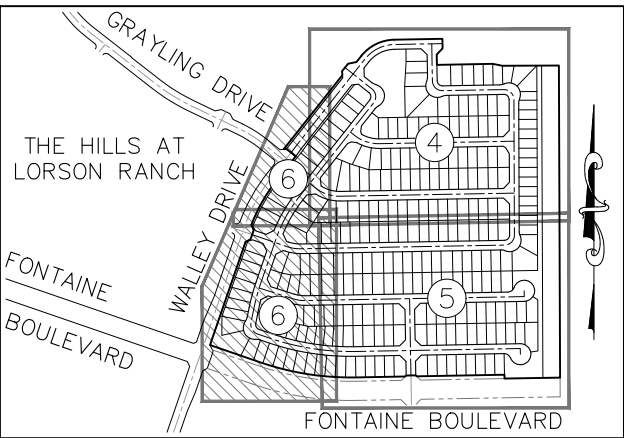
PCD FILE NUMBER SF-21-xxx

CIVIL CONSULTANTS, INC.

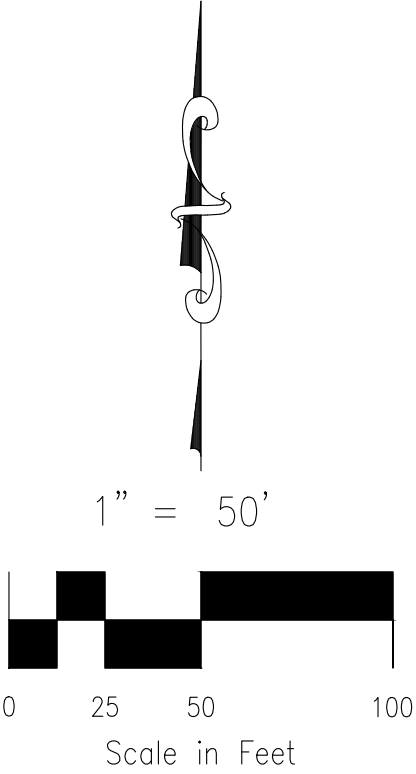
SHEET 6 OF 7



THE RIDGE AT LORSON RANCH FILING NO. 2  
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

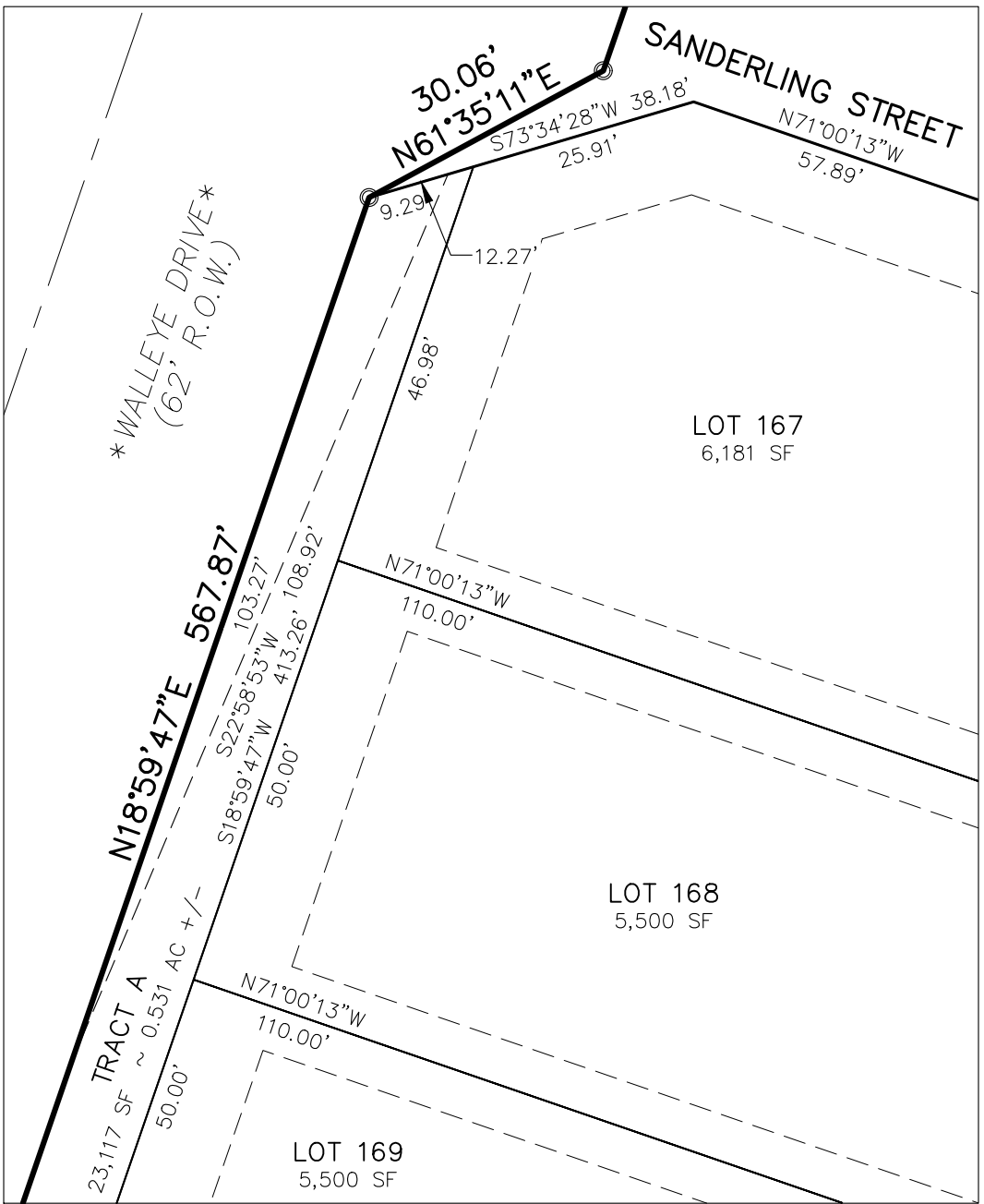


SHEET INDEX  
NOT TO SCALE

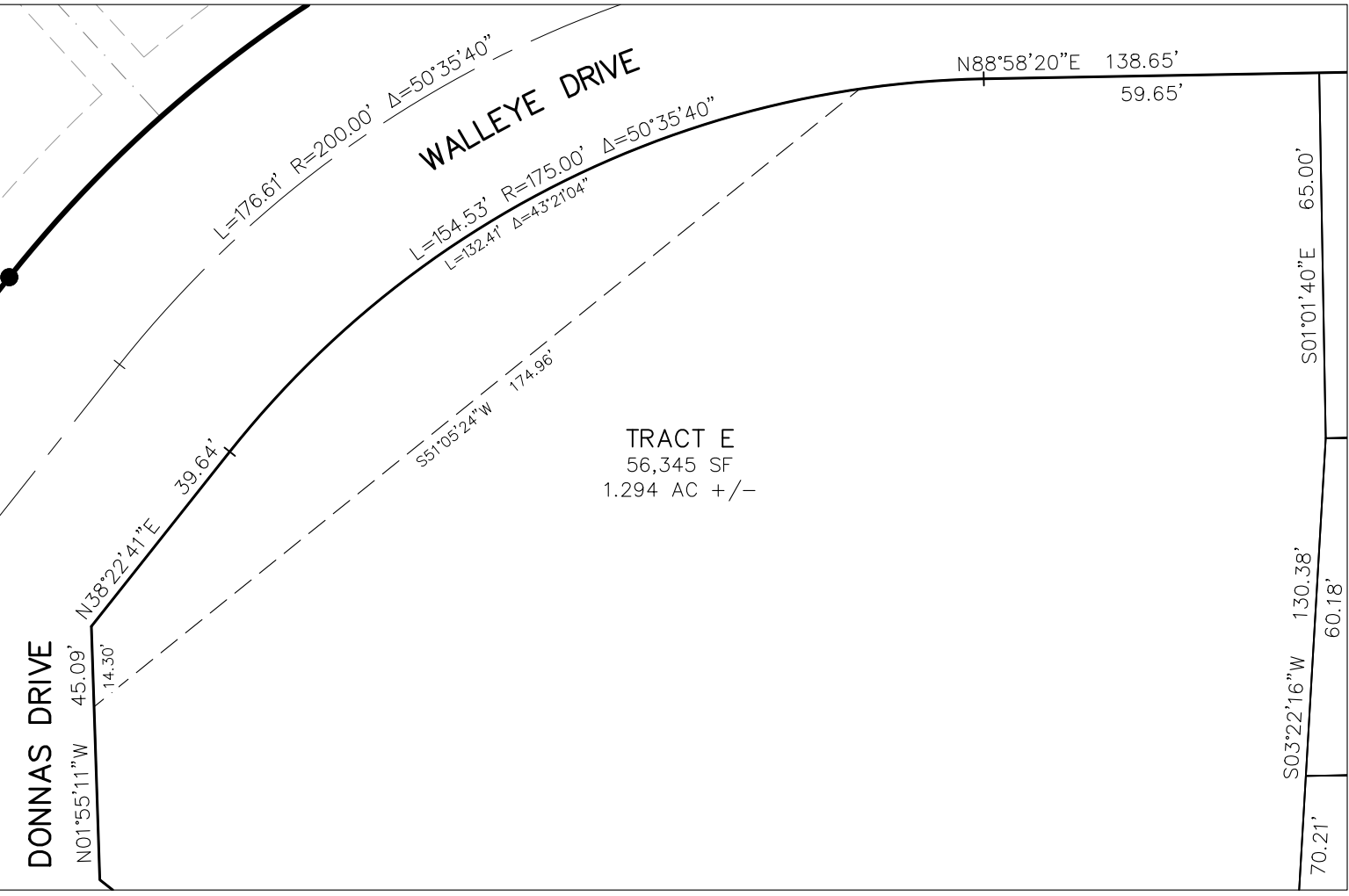


LEGEND:	
SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE
*NOT A PART*	
SL-D	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
KE-D	SIGHT LINE EASEMENT SEE DETAILS SHEET 7
KE-D	MAIL KIOSK EASEMENT SEE DETAILS SHEET 7

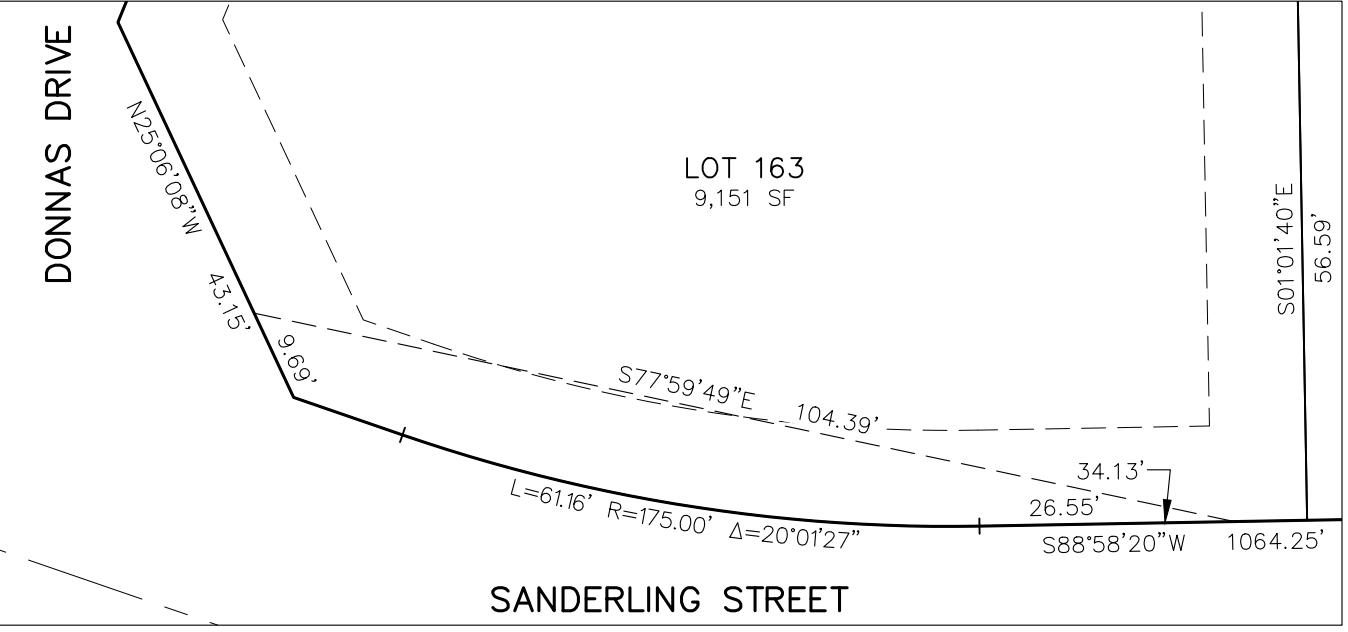
this must be resolved  
to record plat please  
work with US post  
office before next  
submittal



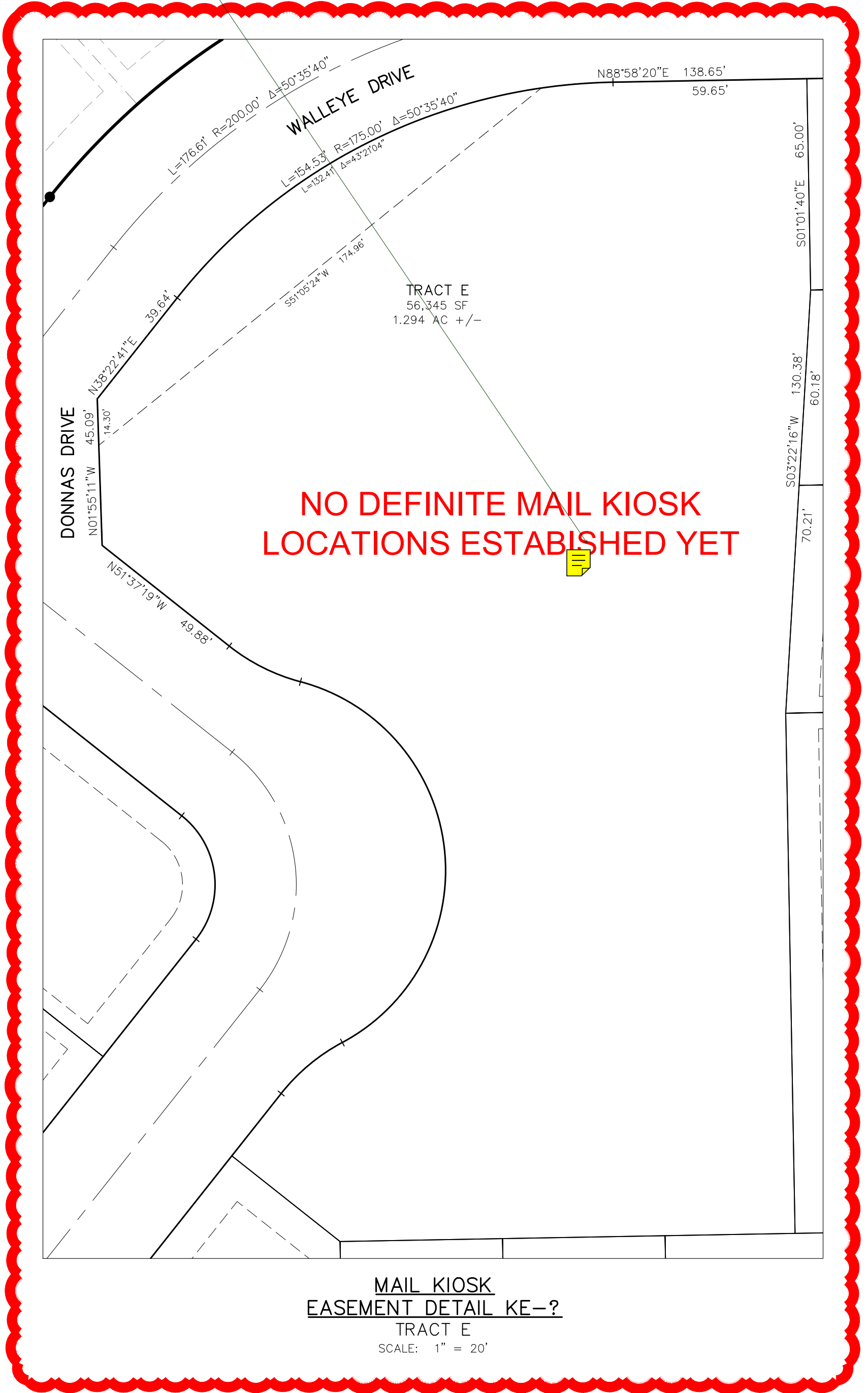
SIGHT LINE EASEMENT SL-2  
TRACT A  
SEE SHEET 6  
SCALE: 1" = 20'



SIGHT LINE EASEMENT SL-1  
TRACT E  
SEE SHEET 4  
SCALE: 1" = 30'



SIGHT LINE EASEMENT SL-3  
LOT 163  
SEE SHEET 6  
SCALE: 1" = 20'



MAIL KIOSK  
EASEMENT DETAIL KE-?  
TRACT E  
SCALE: 1" = 20'

FINAL PLAT  
THE RIDGE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED:

212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485






CIVIL CONSULTANTS, INC.

SHEET 7 OF 7


PCD FILE NUMBER \_SF-21-xxx\_

# ridge2 plat review1 responses.pdf Markup Summary

2 (1)		
	<b>Subject:</b> Callout <b>Page Label:</b> Sheet 2 - Notes <b>Author:</b> CDurham <b>Date:</b> 2/22/2022 11:36:57 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	2
<hr/>		
	<b>Subject:</b> Re: Callout <b>Page Label:</b> Sheet 2 - Notes <b>Author:</b> eyokom <b>Date:</b> 3/30/2022 3:51:06 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Filing number corrected.
<hr/>		
2022 (2)		
	<b>Subject:</b> Text Box <b>Page Label:</b> Sheet 1 - Cover <b>Author:</b> CDurham <b>Date:</b> 2/22/2022 11:35:18 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	2022
<hr/>		
	<b>Subject:</b> Re: Text Box <b>Page Label:</b> Sheet 1 - Cover <b>Author:</b> eyokom <b>Date:</b> 3/30/2022 2:03:09 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Year changed to 2022.
<hr/>		
	<b>Subject:</b> Callout <b>Page Label:</b> Sheet 1 - Cover <b>Author:</b> CDurham <b>Date:</b> 2/22/2022 11:35:34 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	2022
<hr/>		
	<b>Subject:</b> Re: Callout <b>Page Label:</b> Sheet 1 - Cover <b>Author:</b> eyokom <b>Date:</b> 3/30/2022 2:03:48 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Year changed to 2022.




5  
T A O

**Subject:** Text Box  
**Page Label:** Sheet 5  
**Author:** eyokom  
**Date:** 3/30/2022 3:47:28 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

5


---

add the east west road names , row width, cllsificstion (1)

**Subject:** Callout  
**Page Label:** Sheet 5  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:49:18 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

add the east west road names , row width,  
cllsificstion




**Subject:** Re: Callout  
**Page Label:** Sheet 6  
**Author:** eyokom  
**Date:** 3/30/2022 2:29:21 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Road information added.


---

add the GEO note from the prelim plan to this please- See CGS comments and add to note as requested (Note will become lengthy)

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:44:59 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

add the GEO note from the prelim plan to this  
please- See CGS comments and add to note as  
requested (Note will become lengthy)




**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/31/2022 6:07:53 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Note replaced with new one provided by Kelli  
Zigler with Rocky Mountain Group.

---


add the reception number please for this Parks Lands Agreement (1)

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:45:57 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

add the reception number please for this Parks  
Lands Agreement





**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/30/2022 4:30:18 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Awaiting recording information.

---

change color, add file PUDSP 21 6 (1)


---



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/31/2022 5:59:54 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

change color, add file PUDSP 21 6




**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/30/2022 3:53:19 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Reports list verified and color changed; file  
number PUDSP-21-6 added.





**Subject:** Text Box  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:53:28 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Colorado Geological SurveyCGS previously reviewed the planned unit development and preliminary plan referral (PUDSP216) for 994 single-family units on approximately 206.473 acres located east of Marksheffel Road and Fontaine Blvd. We understand that Filing No. 2 will consist of 277 single-family lots and 7 tracts within 57.898 acres. Rocky Mountain Group's (RMG, July 2, 2021) response to CGS's comments for PUDSP216 satisfactorily addresses our previous concerns.

The site does not contain steep slopes or mapped floodplains, nor is it exposed to any geologic hazards that preclude the proposed development. As noted on page 14 of RMG's Soils and Geology Study (RMG, July 2, 2021), geologic constraints are present and include expansive soils and bedrock, faults, seismicity, radon, and erosion. We offer the following comments.


1. As noted on page 16 of RMG's report, "The subexcavation should extend to minimum depths of 5 to 10 feet (as indicated on Figure 3, Subexcavation Recommendations) below the bottom of all proposed foundations components, and at least those same distances (laterally) beyond the proposed "buildable" area on each lot." CGS agrees with RMG that "the subexcavation and replacement process does not guarantee that the swell potential will be reduced to acceptable levels." The earthwork contractor should be made aware that additional "overexcavation and replacement of some or all of the previously placed fill material may be required," as stated by RMG on page 13.

2. As noted on page 13 of RMG's report, "lot-specific subsurface soil investigations are still required at the time of construction to verify that the expansive potential of the claystone has been reduced to acceptable levels by the recommended moisture-conditioning and replacement operations." CGS recommends a note be added to the plans stating that prior to residential construction, lot-specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development. Also, the geologic constraints listed in Note 21 of the Final Plat (MS Civil Consultants, Inc., January 11, 2022) and Item 6 of the Final Plat Criteria in the Letter of Intent (Matrix Design Group, undated) should be updated to include the constraints listed in RMG's report (page 14). Hydrocompactive soils, steep slopes, and fill soils were indicated in the Final Plat and Letter of Intent, however, these hazards/constraints were not identified in RMG's investigation.

3. As noted on page 19 of RMG's report, "A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface." RMG did not encounter groundwater in their borings during drilling. As noted by RMG (page 19), "depending on the conditions encountered during site-specific subsurface soil investigations and the conditions observed at the time of the open excavation





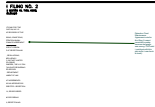
**Subject:** Re: Text Box  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/31/2022 6:08:36 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Note replaced with new one provided by Kelli Zigler with Rocky Mountain Group.

---

Detention Pond Maintenance Agreement note for this filing (it wasnt recorded w pudsp because language was wrong- CAO said i c


---



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:44:42 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Detention Pond Maintenance Agreement note for this filing (it wasnt recorded w pudsp because language was wrong- CAO said i could get with this plat since it was back to back)



**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/31/2022 5:58:57 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Added reception no. 220221699 to the note.

---

fees are due (1)


---



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/22/2022 11:47:47 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

fees are due



**Subject:** Re: Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** eyokom  
**Date:** 3/30/2022 2:05:07 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


School fees added.

---

Fix overlapping texts (1)

---




**Subject:** Callout  
**Page Label:** Sheet 3 - Overall  
**Author:** CDurham  
**Date:** 2/22/2022 11:39:22 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Fix overlapping texts





**Subject:** Re: Callout  
**Page Label:** Sheet 3 - Overall  
**Author:** eyokom  
**Date:** 3/30/2022 2:05:53 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Overlapping text corrected.

---

#### Note 7 and note 16 are one in same combine (1)


---



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:44:11 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Note 7 and note 16 are one in same combine



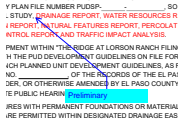
**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/30/2022 3:59:58 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Note 16 deleted; reception number added to note 7.

---

#### Preliminary (1)


---



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** CDurham  
**Date:** 2/22/2022 10:20:56 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Preliminary



**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/30/2022 3:55:18 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


"Preliminary" added.

---

#### PUDSP- 21-6 (1)

---




**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:45:20 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

PUDSP- 21-6





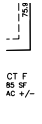
**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/30/2022 4:15:46 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


PUDSP-21-6 added.

---

remove +/-; all lots and tracts should close.. (1)


---



**Subject:** Callout  
**Page Label:** Sheet 5  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:48:05 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

remove +/-; all lots and tracts should close..



**Subject:** Re: Callout  
**Page Label:** Sheet 5  
**Author:** eyokom  
**Date:** 3/30/2022 2:36:12 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


All lots and tracts do close; refer to the closure reports submitted with the plat. +/- changed to M/L (more or less) and added to the acreage note in the legend.

---

See plat note 2. (1)

---

See plat note 2.

**Subject:** Text Box  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/31/2022 6:09:56 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

See plat note 2.

---


SF-22-005 (1)

---

D: 01/11/2022


SF-22-005

IR SF-21-xxx

**Subject:** Text Box  
**Page Label:** Sheet 1 - Cover  
**Author:** CDurham  
**Date:** 2/22/2022 10:00:23 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

SF-22-005




**Subject:** Re: Text Box  
**Page Label:** Sheet 1 - Cover  
**Author:** eyokom  
**Date:** 3/30/2022 2:00:52 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

SF-22-005 added to all sheets.






**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:53:53 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

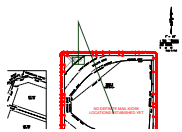
SF225 all sheets




**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/30/2022 2:00:34 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

SF-22-005 added to all sheets.


this must be resolved to record plat please work with US post office before next submittal (1)



**Subject:** Callout  
**Page Label:** Sheet 7  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:50:14 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

this must be resolved to record plat please work with US post office before next submittal




**Subject:** Re: Callout  
**Page Label:** Sheet 7  
**Author:** eyokom  
**Date:** 3/30/2022 2:43:37 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Mail kiosk locations received from USPS and added to plat; details for each location created.

(3)

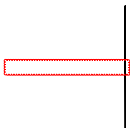


**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/23/2022 2:53:26 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



**Subject:** Re: Image  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/31/2022 6:08:17 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Note replaced with new one provided by Kelli Zigler with Rocky Mountain Group.



---

**Subject:** Cloud  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/31/2022 6:10:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Cloud  
**Page Label:** Sheet 2 - Notes  
**Author:** eyokom  
**Date:** 3/31/2022 6:13:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**