



**Planning and Community
Development Department**
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : SF1819: Lorson Ranch East Filing 2

Schedule No.(s) : #:5500000402, 5500000426, 5514400007, 5514408088

Legal Description : A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND OF THE EAST HALF, SOUTHEAST QUARTER (E 1/2, SE 1/4) SECTION 14, AND A REPLAT OF TRACT E OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NUMBER 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14; THENCE N89°32'23"E ALONG SAID NORTH LINE, A DISTANCE OF 1482.79 FEET;

THENCE S00°28'00"E A DISTANCE OF 454.28 FEET;

THENCE S02°33'09"E A DISTANCE OF 136.79 FEET;

THENCE N87°26'51"E A DISTANCE OF 9.30 FEET;

THENCE S02°33'09"E A DISTANCE OF 160.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LAMPREY DRIVE, AS RECORDED IN "LORSON RANCH EAST FILING NO. 1" UNDER RECEPTION NUMBER 219714288 IN THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG THE BOUNDARY OF "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING TWENTY-ONE (21) COURSES:

1)THENCE S87°26'51"W A DISTANCE OF 111.93 FEET;

2) THENCE N47°33'09"W A DISTANCE OF 18.48 FEET;

3)THENCE N02°33'09"W A DISTANCE OF 16.93 FEET,

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

5)THENCE S02°33'09"E A DISTANCE OF 19.24 FEET;

6)THENCE S71926°26"W A DISTANCE OF 46.20 FEET;

7)THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 56°56'49" (THE CHORD OF WHICH BEARS S54°17'59"W A DISTANCE OF 567.33 FEET), AN ARC DISTANCE OF 591.38 FEET;

8)THENCE S58°27'30"W A DISTANCE OF 33.75 FEET;

9)THENCE S20°50'17"W A DISTANCE OF 50.00 FEET;

10)THENCE S16°33'16"E A DISTANCE OF 33.97 FEET;

11) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 160°13'33" (THE CHORD OF WHICH BEARS S07°42'45"W A DISTANCE OF 167.94 FEET), AN ARC DISTANCE OF 168.50 FEET;

12) THENCE S00°24'02"E A DISTANCE OF 41.44 FEET;

13)THENCE S04°23'45"W A DISTANCE OF 101.66 FEET;

14) THENCE S00°24'02"E A DISTANCE OF 94.82 FEET;

15) THENCE S52°37'06"W A DISTANCE OF 48.31 FEET;

16) THENCE S89°35'58"W A DISTANCE OF 621.14 FEET;

17) THENCE N00°06'29"W A DISTANCE OF 663.07 FEET;

18)THENCE S89°54'29"W A DISTANCE OF 221.60 FEET;

19)THENCE S49°33'34"W A DISTANCE OF 447.72 FEET;

20)THENCE S03°27'32"W A DISTANCE OF 397.12 FEET;

21)THENCE S89°35'58"W A DISTANCE OF 242.34 FEET TO THE SOUTHWEST CORNER OF TRACT E OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NUMBER 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE WESTERLY BOUNDARY OF TRACT E, "PIONEER LANDING AT LORSON RANCH FILING NO. 2" THE FOLLOWING FOUR (4) COURSES:

1)THENCE N08°50'55"E A DISTANCE OF 436.63 FEET;

2) THENCE N42°43'38"E A DISTANCE OF 313.14 FEET;
3) THENCE N45°28'23"E A DISTANCE OF 55.11 FEET;
4) THENCE N00°17'57"W A DISTANCE OF 939.46 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 14; THENCE N89°42'01"E ALONG SAID NORTH LINE 412.53 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 53.866 ACRES MORE OR LESS.

APPLICANT INFORMATION

Company : Eagle Development Company

Name : Jeff Mark

☒ Owner ☐ Consultant ☐ Contractor

Mailing Address : 212 N. Wasatch Avenue, Suite 301, Colorado Springs, CO 80903

Phone Number : (303) 210-7747

FAX Number :

Email Address : jmark@landhuisco.com

ENGINEER INFORMATION

Company : Basecamp AEC, Inc.

Name : Steven Meiggs, PE

Colorado P.E. Number : 64496

Mailing Address : PO Box 2196, Edwards, CO 81632

600 Corporate Circle, Suite A, Golden, CO 80401

Phone Number : 813-422-0931

FAX Number :

Email Address : steve@basecampaec.com

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

08/14/2026
Date

Engineer's Seal, Signature
And Date of Signature



Steven Meiggs

8/14/2026

please sign across
seal per DORA
regulations

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **El Paso County Standard Drawing of the Engineering Criteria Manual (ECM) Detail SD 4-20**, is requested.

Identify the specific ECM standard which a deviation is requested:

The ECM manual does not include chemical grout as a repair method for roadways and utility trenches. Currently, the ECM standard drawings, previously found in Appendix F, Detail SD_4-20, outline the process for utility trench repair in asphalt pavement. This process involves excavating down to the bottom of the utility line, compacting the soil in 6-inch lifts, and then placing a new base course followed by new pavement.

State the reason for the requested deviation:

Deviation request for the use of the chemical grout to stabilize the soils within the roadway and utility trenches where settlement and distress were observed and to lift and relevel pavement, concrete flatwork, and stormwater catch basins. The deviation request is requested for Lorson Ranch East Filing 2 (File# SF1819)

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

The proposed alternative of chemical grouting to stabilize the observed settlement/distress is a less invasive methodology that doesn't require excavation and replacement of asphalt, sidewalks, or curb/gutters. El Paso County – Engineering Criteria Manual, Revision 6. December 13, 2016, utility trench repair detail for asphalt pavement (File name SD_4-20) was utilized in the northern half of Lorson Ranch Hills Filing 1. However, more than half of the repaired locations are exhibiting ongoing settlement. The proposed chemical grout injection alternative addresses the settlement by injecting an initial stabilizing layer/lens at a depth of approximately 4', approximately 1' above the existing water lateral, and a second lifting layer/lens at approximately a depth of 1.5' to 2'. The initial stabilizing layer minimizes overburden pressure/stresses from further compacting the soils below 4'. The second lifting injection works similarly but also mitigates surficial dynamic loads from further compacting underlying soils. Together, the multiple layers of injection, when controlled and monitored, can effectively stabilize, lift, and relevel pavement, stormwater structures, and concrete flatwork in minimal time without excavation and its associated disturbance and disruption. Chemical grout injection as a repair method to stabilize soils and lift/relevel foundations/roads/concrete has been utilized in the construction industry since the 1980s and is considered common and customary.

The chemical grout injection should be high-density polymer resins that, when mixed, will create a rapidly expanding (full rise time of between approximately 15 to 30 seconds or less at the intended injection temperature [115 to 130 degrees Fahrenheit]) polyurethane foam that can lift, realign, and fill voids under concrete slabs and asphalt being supported by base soils. Hydrophilic or permeation-type chemical grouts should not be utilized. In addition, the resulting polyurethane foam should be a closed-cell material that is hydro-insensitive and should have an unconfined expansion ratio of between 15:1 and 20:1 and 4-5 pounds per cubic foot (pcf) free rise density. Once injected, the recommended resin mixture should rapidly expand into the composite material (foam), binding and densifying soils, filling voids, and exerting a controlled compressive uplift force under a limited area of the slab/pavement. The foam should then cure to 90 percent of its compressive strength within 25 minutes of injection into a stable replacement base material.

The chemical grout should initially be injected approximately 4 feet on center within the utility trenches through a 1/2" injection rod advanced to a depth no greater than 4 feet below land surface (bls) through 5/8" diameter drilled holes. After an initial stabilizing injection volume that will be determined on a case-by-case basis, the injection rod tip will be raised to approximately 1.5' to 2' bls or within 0' to 1' ft bls of the base of the cement-treated subgrade (CTS) to lift and relevel the concrete slabs or pavement. When being utilized to relevel installed stormwater vaults, concrete sidewalks, or concrete curbs, the material will be injected directly beneath the concrete. The elevations of the pavement/slabs should be monitored continuously during the chemical grouting process.

The proposed materials will consist of Utah Foam Products, Inc., AT-840-8 or AT-840-10, or NCFI Polyurethanes NCFI-4RH (formerly 24-003). The material utilized will depend on the outside temperature, pavement temperature (colder pavement will deflect/bend less), the presence/absence of CTS, and/or product availability. Note that the rate of expansion can be adjusted via

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

the injection plant preheating temperature, with high temperatures resulting in quicker reaction/rise times. The contractor is offering a two-year warranty on the injected areas, such that if some additional settlement of significance occurs, the contractor will return to reinject that area. The 2-year warranty shall also be for the County to execute should there be any additional settlement. The intent is for the developer and the County to be able to call on the contractor for any issues. A copy of the Concrete Stabilization Technologies (CST) Method & Deep Injection Process Overview and Warranty will be attached along with all the materials' cutsheets and specifications, which states:

"Project Warranty – For a period of two (2) years following work completion, CST warrants that the lifted pavements will not settle more than ½". For additional settlement of the injected area CST shall re-lift the subject pavements one time during the warranty period, by drilling and re-injecting material below the pavement, free of charge. If settlement occurs more than once in the injected areas, or in deeper or other untreated soils during the warranty period, CST will reinject at the original contract price during the warranty period.

The soil injection process entails injecting expanding structural polymer through multiple probes at directly below the pavement and into the 4' zone of soils to increase the bearing capacity of the soils where injected.

If additional settlement occurs due to improper drainage of water, a water leak of any kind, or excessive weight put on the pavements, this warranty is void.

Material Warranty – For a period of two (2) years following work completion, CST warrants the polyurethane material against significant shrinkage or deterioration. During the warranty period, CST shall replace by re-injection any materials that fail to perform as warranted including, shrinkage, or deterioration.

All original CST contract agreement language and terms and conditions apply in any warranty work.

CST does NOT warrant that its process or material will prevent or control erosion of non-treated surrounding soils. Further, CST assumes no liability for pavement movement caused by non-treated soil settlement."

Contacts for Warranty:

Clint Mathis

Phone: 303-306-9191

Fax: 303-306-9099

Email: cmathis@cststabilization.com

Project: Lorson Ranch, East NO. 2&3, Skyline NO. 1, The Hills, The Ridge

The roadway load capacity will be increased/strengthened by using this product. The placed and cured material (polyurethane) is generally considered non-reactive. Polyurethane material injected below the surface of the soil will remain as injected, and any degradation would be negligible. Under normal conditions, when buried in soil or beneath pavement/concrete, the material will not degrade. The polyurethane material will not degrade unless exposed to UV light.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☐ The ECM standard is inapplicable to the particular situation.
- ☐ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- ☒ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

The proposed alternative of chemical grouting to stabilize the observed settlement/distress is much quicker and less invasive methodology that doesn't require excavation and replacement of asphalt, sidewalks, or curb/gutters. El Paso County – Engineering Criteria Manual, Revision 6. December 13, 2016, utility trench repair detail for asphalt pavement (File name SD_4-20) was utilized in the northern half of Lorson Ranch Hills Filing 1. However, more than half of the repaired locations are exhibiting ongoing settlement.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The requested deviation will achieve the intended results of repair by stabilizing and lifting/releveling roadways, concrete flatwork, and stormwater structures to meet criteria and the approved plans that have been affected by ground settlement with a reduced risk to the underlying utilities when compared to the current standard of excavation and backfill. Additionally, the requested deviation will be accomplished in far less time (hours compared to days), with minimal disturbance to the public.

The deviation will not adversely affect safety or operations.

The deviation will not affect safety or operations. The chemical grout repair is non-invasive and causes minimal disturbance to the public. The injected material (structural polyurethane foam) is safe (inert and non-reactive) and can be excavated, by hand, or machine, if necessary, and disposed of as normal waste.

The deviation will not adversely affect maintenance and its associated cost.

The deviation will not affect maintenance and its associated cost. The chemical grout can be hand-excavated and disposed of as normal waste.

The deviation will not adversely affect aesthetic appearance.

The deviation will not affect aesthetic appearance. The chemical grout is injected into the subsurface soils and helps reduce observed settlement by re-leveling roadways and sidewalks. This method will reduce the number of locations that will require surficial patching and, therefore, will improve aesthetic appearance when compared to the current method of excavation and patching.

The deviation meets the design intent and purpose of the ECM standards.

The deviation is a common industry repair and stabilization method and, based on previous attempts of repair by the design content of Detail SD_4-20 that still show signs of ongoing settlement, will improve upon the intent and purpose of the ECM standard.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Not Applicable

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

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Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

Exhibit showing Chemical
Grout Locations on Lorson
Ranch East Filing 2

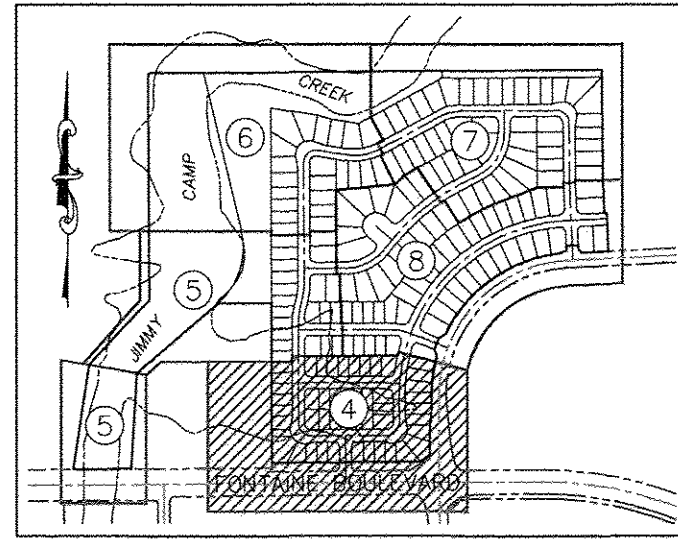
LORSON RANCH EAST FILING NO. 2

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

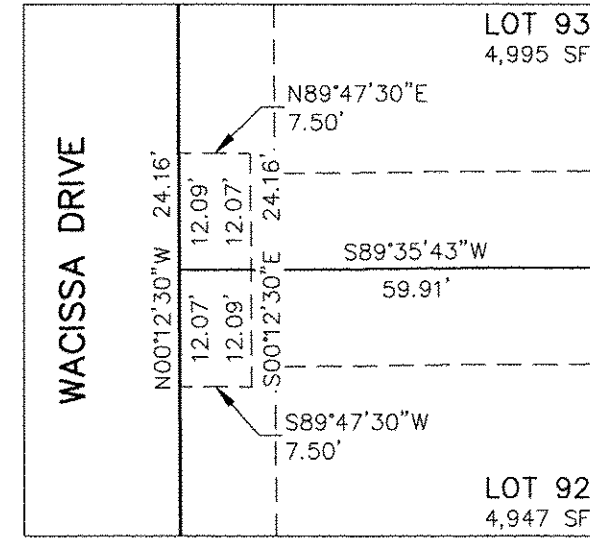
14462

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- Ch CHORD
- ChL CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- 6880 BASE FLOODPLAIN ELEVATION LABEL
- BASE FLOODPLAIN ELEVATION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



SHEET INDEX
NOT TO SCALE



MAIL KIOSK
EASEMENT DETAIL
LOTS 92 & 93
SCALE: 1" = 20'

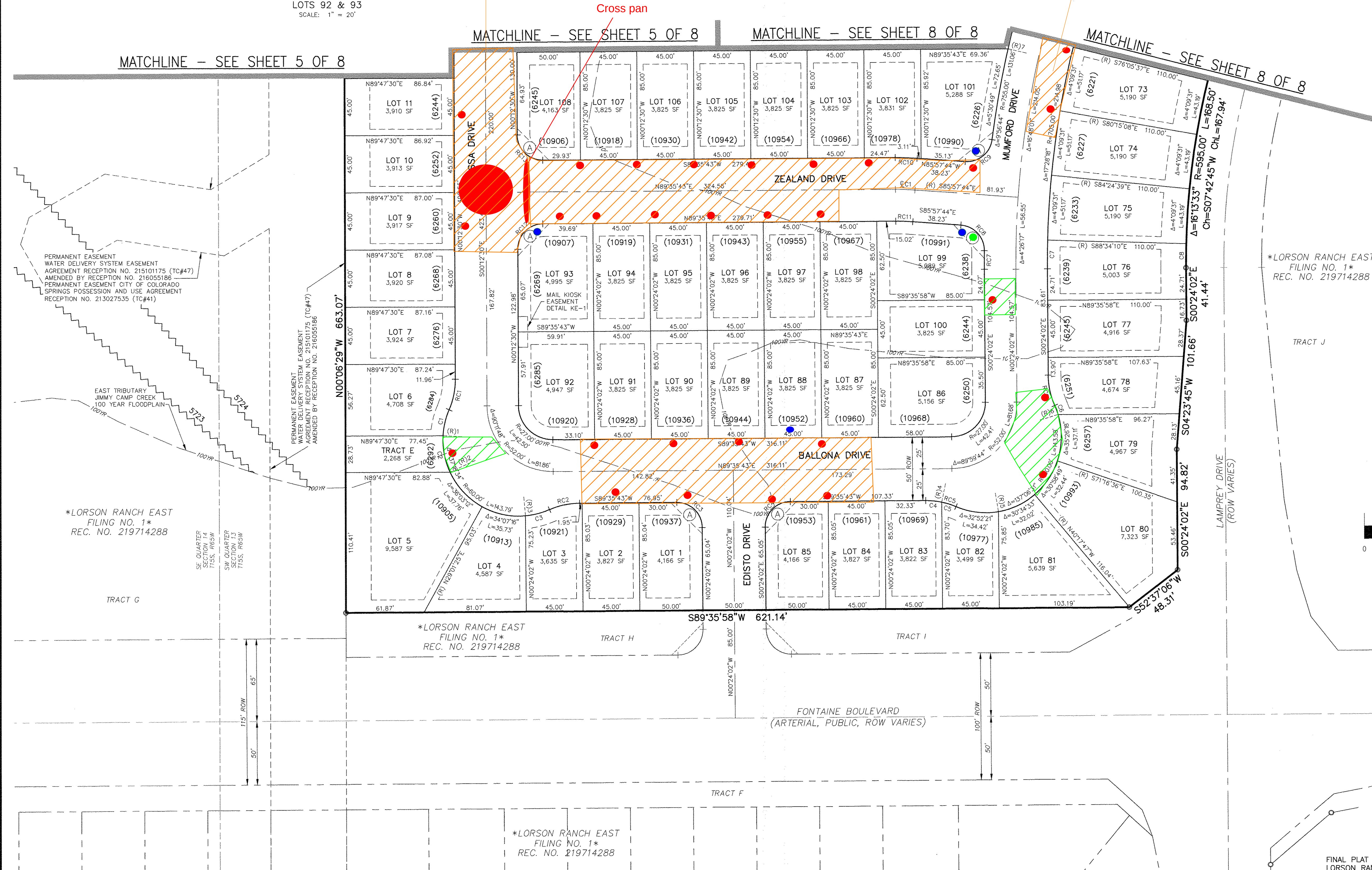
- Sinking Road/Sidewalk - area to be treated with chemical grout
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- Mill and Overlay
- Stand alone patches, All patches WILL go the the centerline seam

Cross pan

MATCHLINE - SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8



RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S86°43'39"E
(R)2	N65°04'38"E
(R)3	N05°06'50"W
(R)4	S11°47'15"W
(R)5	N09°43'15"W
(R)6	S73°17'06"W
(R)7	S77°07'13"E

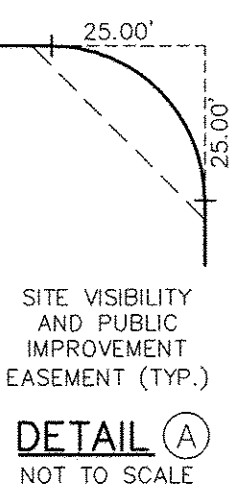
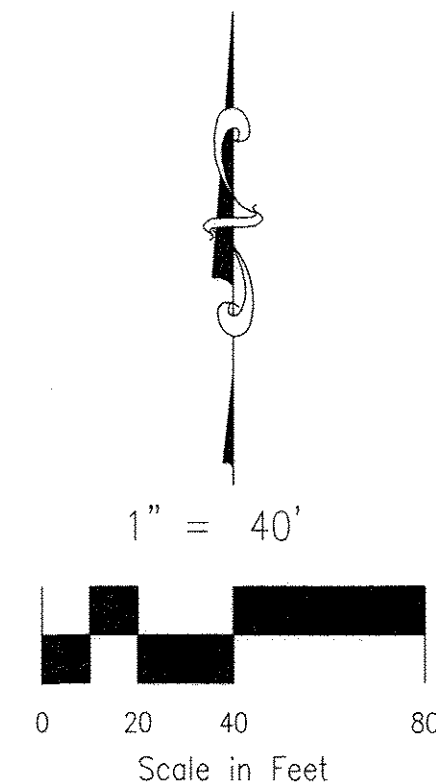
CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	200.00	4°26'33"	15.51

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	60.00	2°33'23"	24.67
RC2	60.00	2°33'23"	24.67
RC3	20.00	90°00'16"	31.42
RC4	20.00	89°59'44"	31.41
RC5	60.00	2°33'23"	24.67
RC6	60.00	2°33'23"	24.67
RC7	755.00	1°06'34"	14.62
RC8	20.00	86°40'17"	30.25
RC9	20.00	86°40'17"	30.25
RC10	225.00	4°26'33"	17.45
RC11	175.00	4°26'33"	13.57
RC12	20.00	89°48'12"	31.35
RC13	20.00	90°11'48"	31.48

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	60.00	20°04'32"	21.02
C2	60.00	28°11'43"	29.53
C3	60.00	18°51'50"	19.75
C4	60.00	12°11'32"	12.77
C5	60.00	11°21'51"	11.90
C6	60.00	7°14'31"	7.58
C7	705.00	1°49'52"	22.53
C8	595.00	1°49'52"	19.02

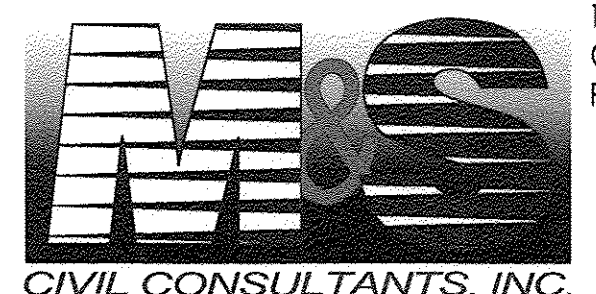
*LORSON RANCH EAST
FILING NO. 1*
REC. NO. 219714288

TRACT J



DETAIL A
NOT TO SCALE

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020



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

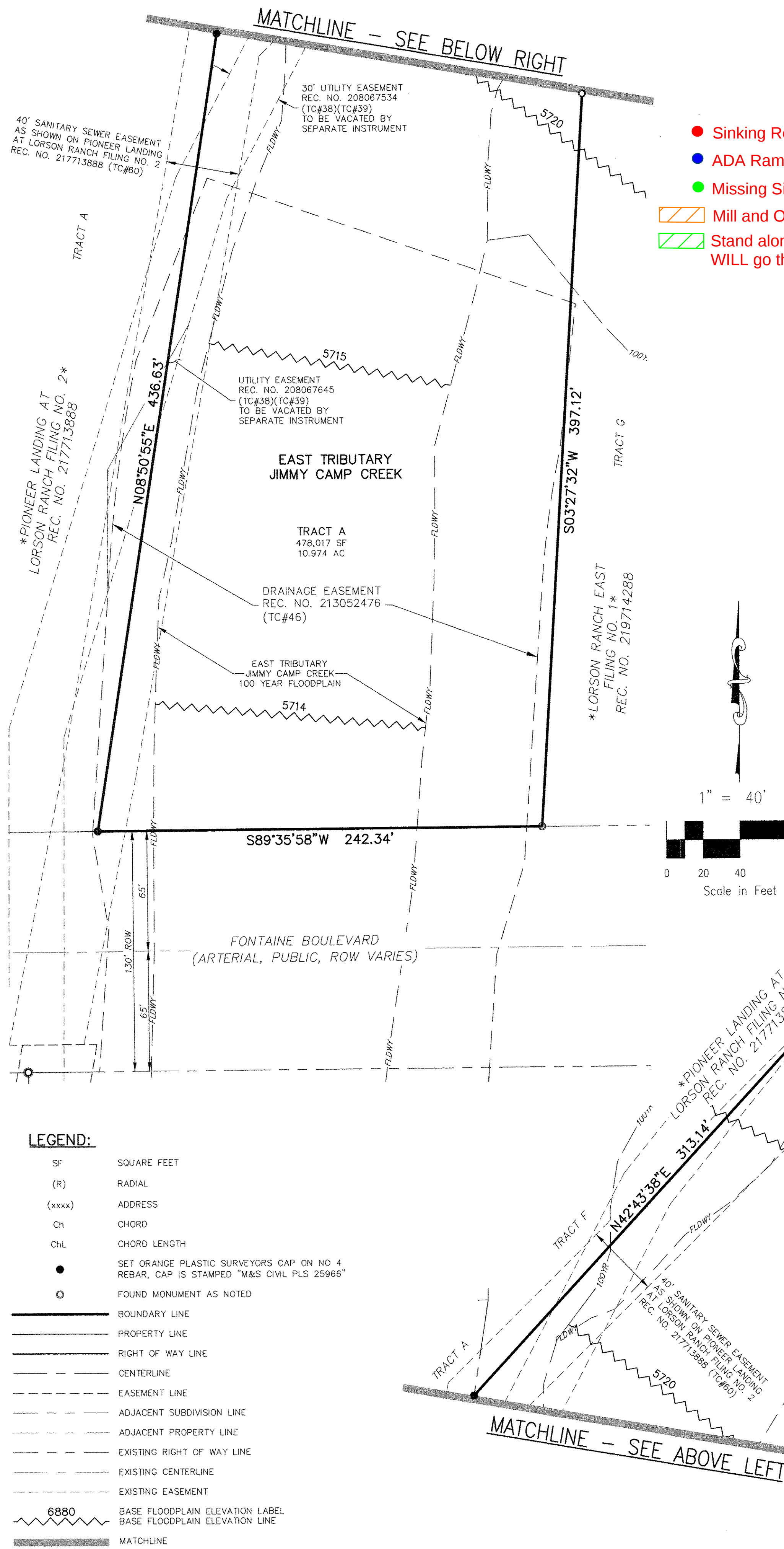
PCD FILE NUMBER SF-18-019

SHEET 4 OF 8

LORSON RANCH EAST FILING NO. 2

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

14462

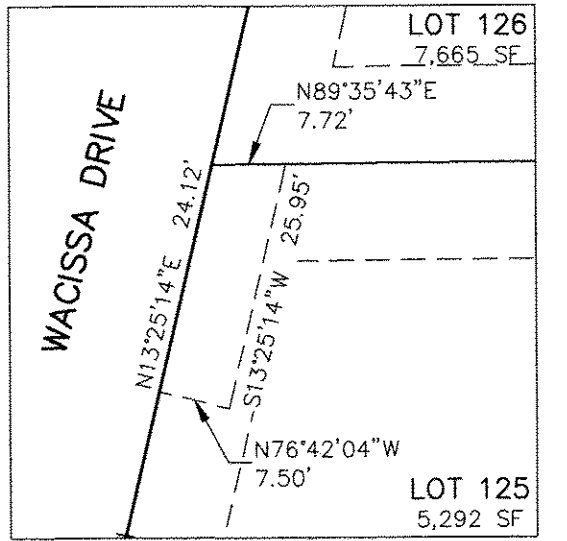


- Sinking Road/Sidewalk - area to be treated with chemical grout
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- ▨ Mill and Overlay
- ▨ Stand alone patches, All patches WILL go the the centerline seam

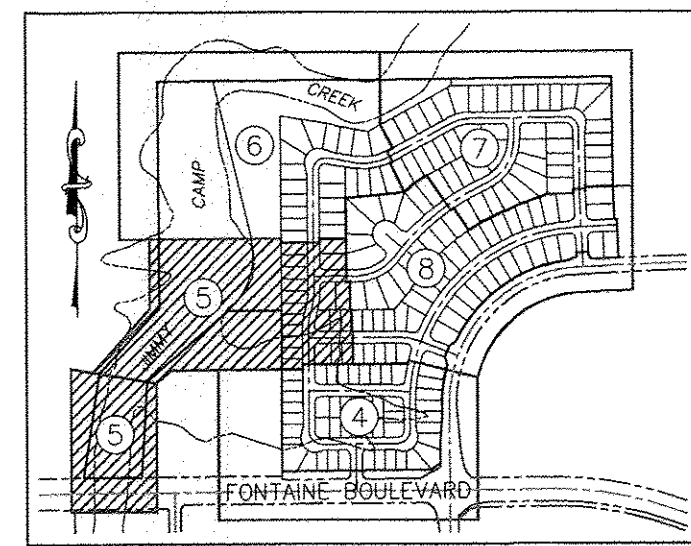
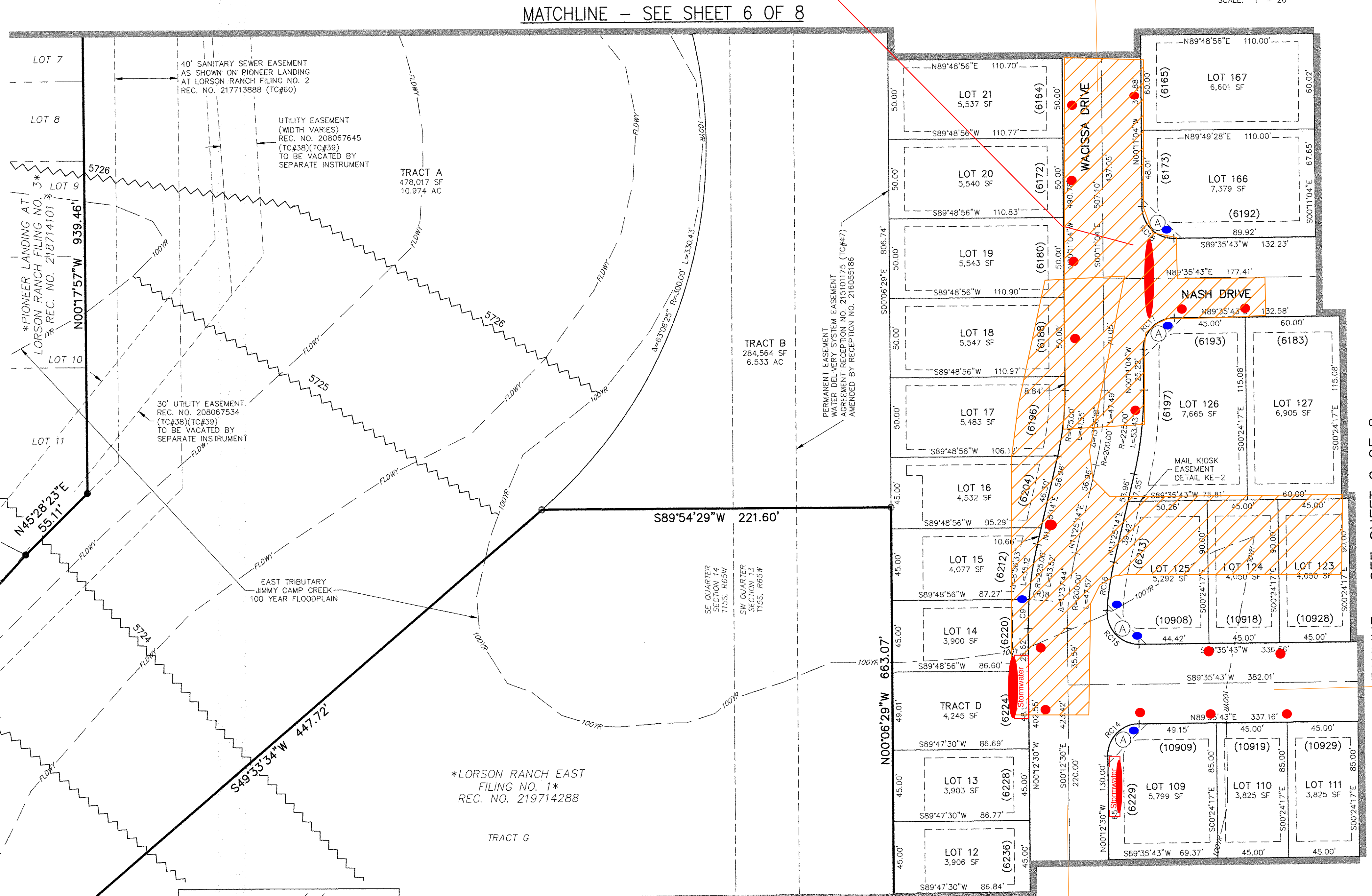
RADIAL BEARING TABLE	
LINE #	BEARING
(R)8	S85°31'19"E

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	225.00	4°41'11"	18.40

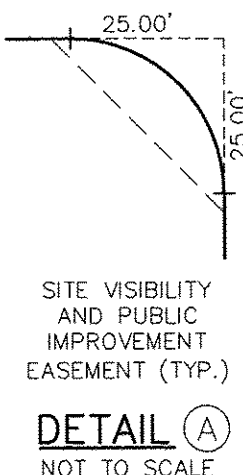
RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC14	20.00	89°48'12"	31.35
RC15	20.00	93°44'01"	32.72
RC16	175.00	10°05'30"	30.82
RC17	20.00	89°46'47"	31.34
RC18	20.00	90°13'13"	31.49



MAIL KIOSK EASEMENT DETAIL
LOT 125
SCALE: 1" = 20'



SHEET INDEX
NOT TO SCALE



MATCHLINE - SEE SHEET 4 OF 8

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020



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

MATCHLINE - SEE SHEET 8 OF 8

PCD FILE NUMBER SF-18-019

SHEET 5 OF 8

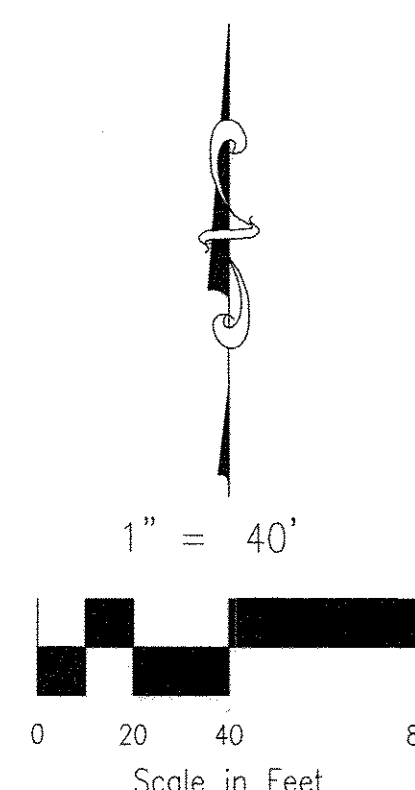
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C10	60.00	19°50'31"	20.78
C11	60.00	17°19'40"	18.15
C12	250.00	2°14'53"	9.81

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

SF	SQUARE FEET
(R)	RADIAL
(xxxx)	ADDRESS
Ch	CHORD
ChL	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
○	FOUND MONUMENT AS NOTED

	BOUNDARY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	BASE FLOODPLAIN ELEVATION LABEL BASE FLOODPLAIN ELEVATION LINE
	MATCHLINE

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



SITE VISIBILITY
AND PUBLIC
IMPROVEMENT
EASEMENT (TYP.)

DETAIL (A)
NOT TO SCALE



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719 955 5485

SHEET 6 OF 8

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020

PCD FILE NUMBER SF-18-019

File: O:\70065A-Larson Ranch East Fil 2\dwg\Survey\Plot\70-065 Final Plat.dwg Plotstamp: 1/7/2020 8:56 AM

RBD ✓

LORSON RANCH EAST FILING NO. 2

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

UNPLATTED
REC. NO. 216067718

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- Ch CHORD
- CHL CHORD LENGTH
- SET ORANGE PLASTIC SURVEYOR'S CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

6880
BASE FLOODPLAIN ELEVATION LABEL
BASE FLOODPLAIN ELEVATION LINE

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

RADIAL BEARING TABLE

LINE #	BEARING
(R)12	S26°33'45"E
(R)13	S03°31'29"E
(R)14	N05°46'12"W
(R)15	S79°23'28"W
(R)16	S87°06'00"E
(R)17	N89°43'47"W
(R)18	N63°44'11"W
(R)19	N52°02'36"W

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC21	20.00	90°00'00"	31.42
RC22	20.00	90°00'00"	31.42
RC23	60.00	23°33'23"	24.67
RC24	60.00	23°33'23"	24.67

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C13	250.00	2°35'27"	11.31
C14	175.00	1°45'01"	5.35
C15	225.00	3°03'29"	12.01
C16	60.00	5°18'11"	5.55
C17	60.00	18°15'12"	19.11
C18	60.00	20°11'23"	21.14
C19	60.00	3°22'00"	3.53
C20	675.00	1°37'52"	19.22
C21	225.00	0°44'14"	2.89
C22	175.00	0°56'52"	2.89
C23	225.00	4°33'48"	17.92

LOT & TRACT CURVE TABLE

LINE #	DISTANCE	BEARING
L1	9.94	S61°41'14"W

- Sinking Road/Sidewalk - area to be treated with chemical grout
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- Mill and Overlay
- Stand alone patches, All patches WILL go to the centerline seam

MATCHLINE - SEE SHEET 6 OF 8

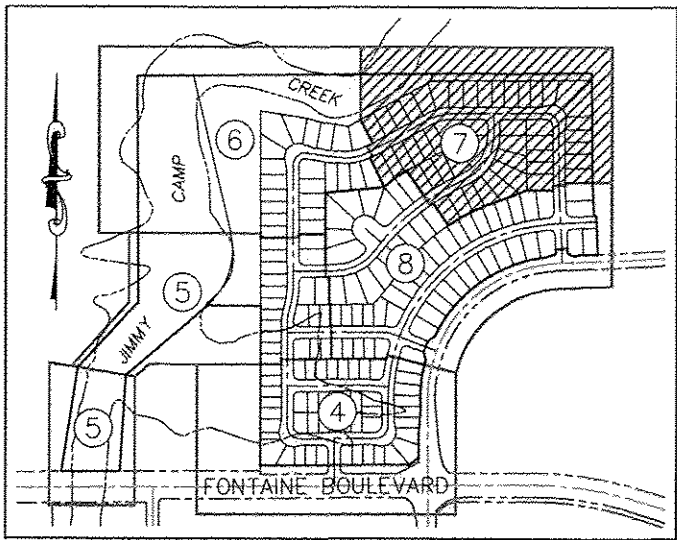
MATCHLINE - SEE SHEET 6 OF 8

SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

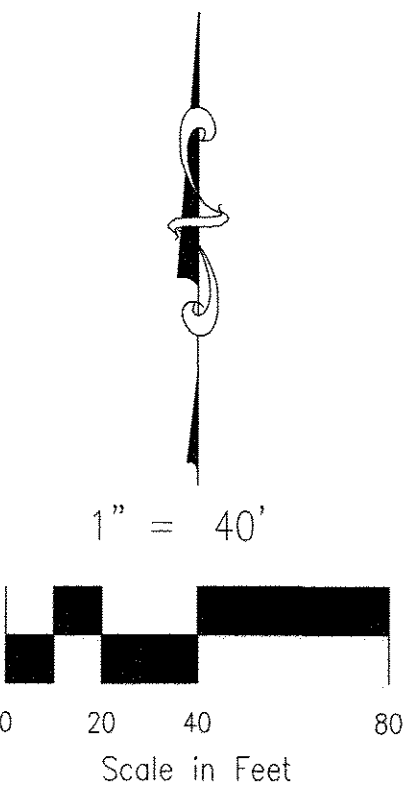


SHEET INDEX
NOT TO SCALE

DETAIL A
NOT TO SCALE

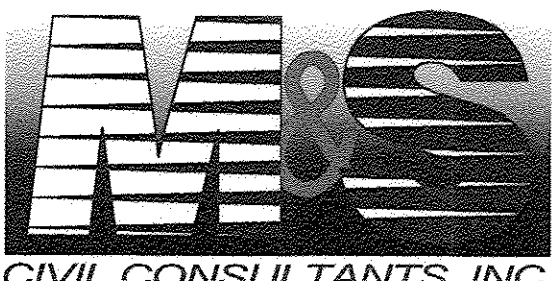
TARBELL DRIVE	
N89°32'00"E 24.15'	S00°28'00"E 7.50'
N00°28'00"W 7.50'	S89°32'00"W 24.15'
LOT 145 7,064 SF	LOT 146 6,994 SF

MAIL KIOSK
EASEMENT DETAIL
LOT 146
SCALE: 1" = 20'



FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020

PCD FILE NUMBER SF-18-019



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

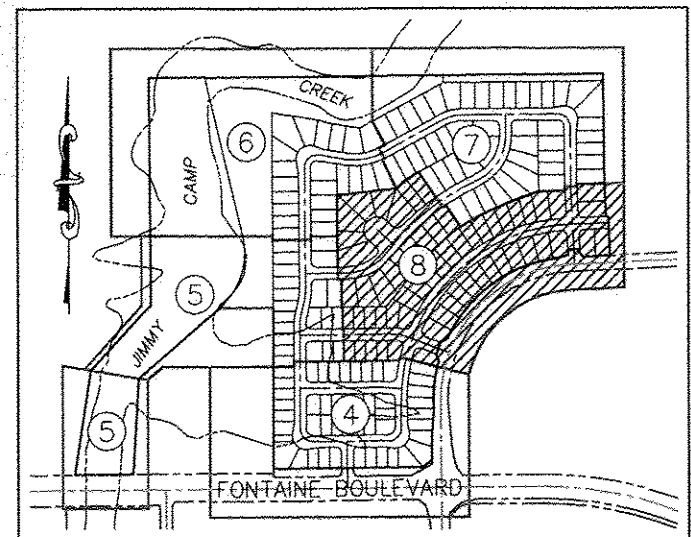
RBD ✓

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LORSON RANCH EAST FILING NO. 2

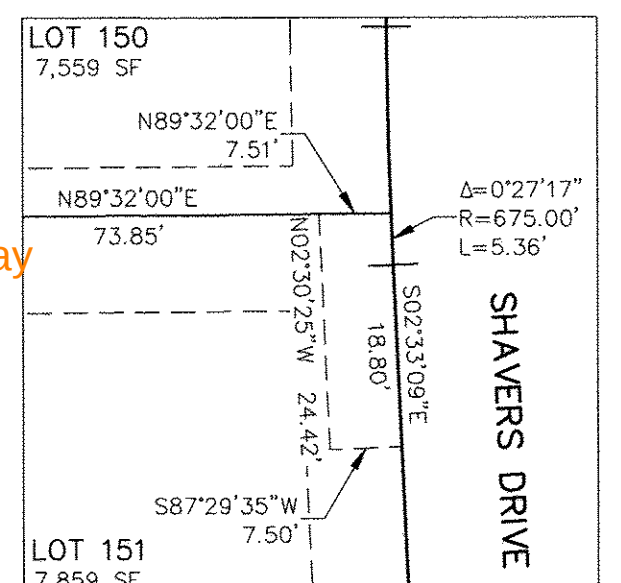
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF
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14462



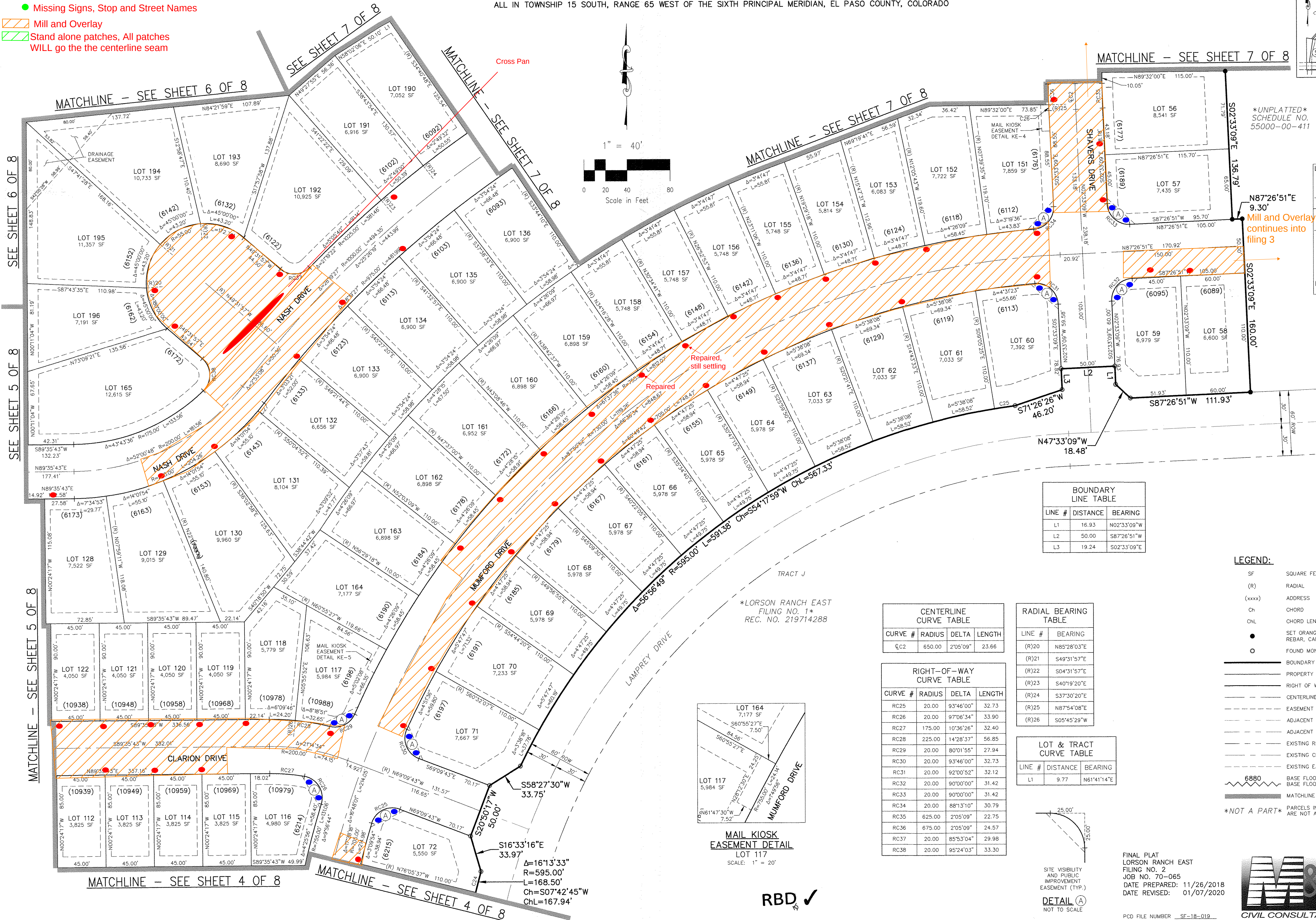
SHEET INDEX
NOT TO SCALE

UNPLATTED
SCHEDULE NO.
55000-00-411



MAIL KIOSK
EASEMENT DETAIL
LOT 151
SCALE: 1" = 20'

- Sinking Road/Sidewalk - area to be treated with chemical grout
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- ▨ Mill and Overlay
- ▨ Stand alone patches, All patches WILL go the the centerline seam



BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	16.93	N02°33'09"W
L2	50.00	S87°26'51"W
L3	19.24	S02°33'09"E

LEGEND:

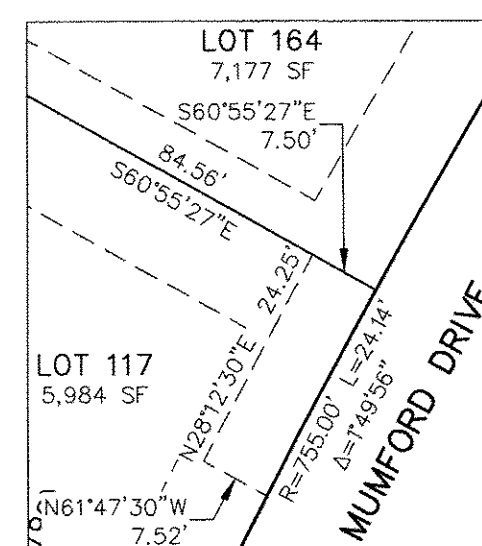
- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- Ch CHORD
- CHL CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- 6880 BASE FLOODPLAIN ELEVATION LABEL
- BASE FLOODPLAIN ELEVATION LINE
- MATCHLINE
- *NOT A PART*
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
EC2	650.00	2°05'09"	23.66

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC25	20.00	93°46'00"	32.73
RC26	20.00	97°06'34"	33.90
RC27	175.00	10°36'26"	32.40
RC28	225.00	14°28'37"	56.85
RC29	20.00	80°01'55"	27.94
RC30	20.00	93°46'00"	32.73
RC31	20.00	92°00'52"	32.12
RC32	20.00	90°00'00"	31.42
RC33	20.00	90°00'00"	31.42
RC34	20.00	88°13'10"	30.79
RC35	625.00	2°05'09"	22.75
RC36	675.00	2°05'09"	24.57
RC37	20.00	85°53'04"	29.98
RC38	20.00	95°24'03"	33.30

RADIAL BEARING TABLE	
LINE #	BEARING
(R)20	N85°28'03"E
(R)21	S49°31'57"E
(R)22	S04°31'57"E
(R)23	S40°19'20"E
(R)24	S37°30'20"E
(R)25	N87°54'08"E
(R)26	S05°45'29"W

LOT & TRACT CURVE TABLE	
LINE #	DISTANCE
L1	9.77



MAIL KIOSK
EASEMENT DETAIL
LOT 117
SCALE: 1" = 20'

RBD ✓

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

FINAL PLAT
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SHEET 8 OF 8