

# CREEKSIDE AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED)"  
 UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO,  
 BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4)  
 SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

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

## TO WIT:

TRACT "A" OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)" AS RECORDED UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4) OF SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 261,761 SQUARE FEET (6.009 ACRES, MORE OR LESS).

## OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

### OWNER ADDRESS:

212 N. WAHSATCH AVENUE  
 SUITE 301  
 COLORADO SPRINGS, CO 80903  
 PHONE: (719) 635-3200  
 FAX: (719) 635-3244

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

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

SECRETARY/TREASURER

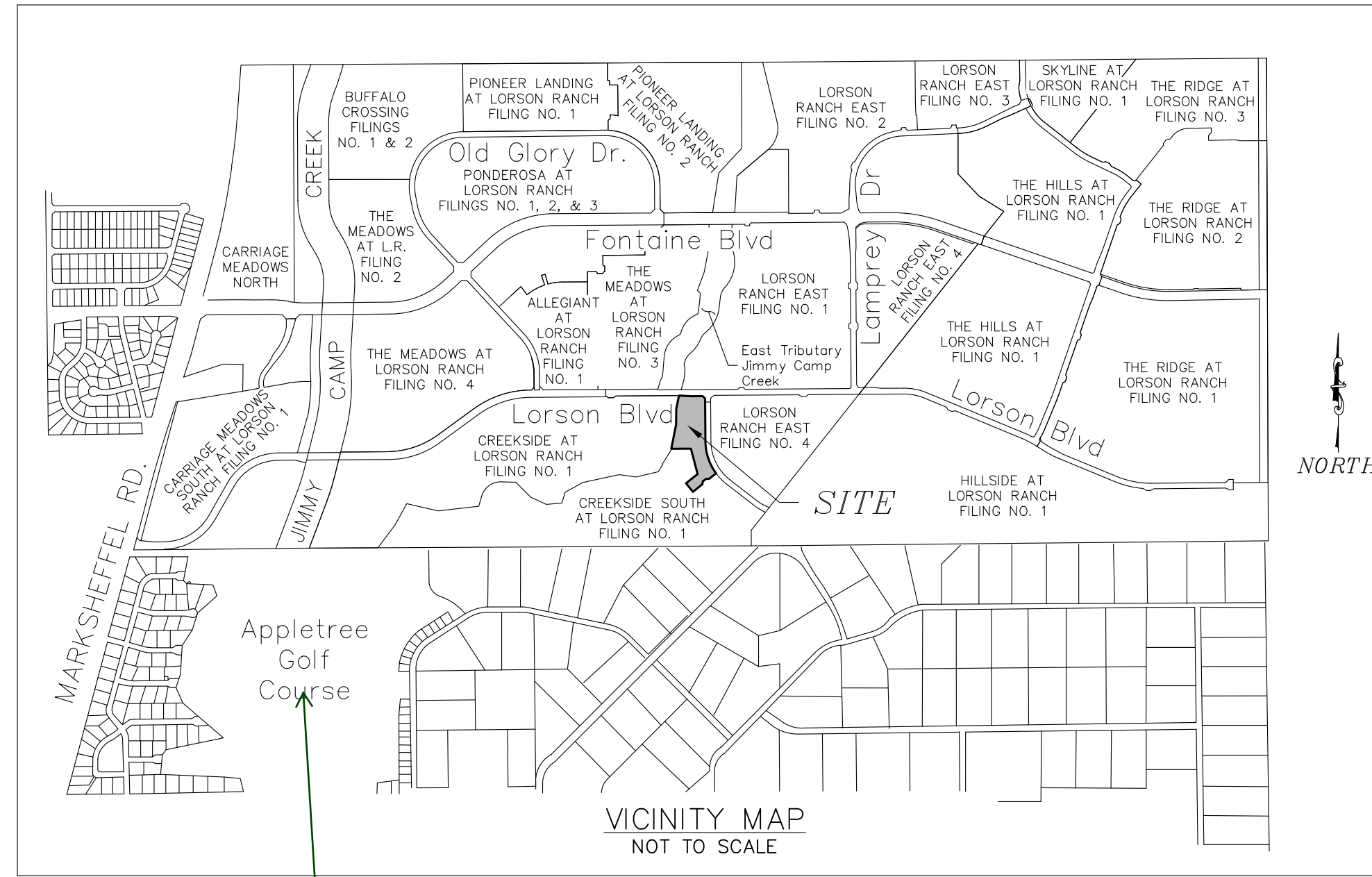
STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY  
 JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:  
 LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

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

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



## EASEMENTS:

UNLESS OTHERWISE SHOWN:  
 ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES 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 FIVE FOOT (5') PUBLIC IMPROVEMENT EASEMENT AND A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.  
 THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.  
 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.

is this still valid? is golf course active?

## ACCEPTANCE CERTIFICATE FOR TRACTS:

### LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, AND D 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 "CREEKSIDE 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 \_\_\_\_\_, 2023,  
 A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

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

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

i dont think there are trails in every tract

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	0.766	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
B	0.232	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
C	0.192	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
D	0.154	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
TOTAL	1.344		
LRMD = LORSON RANCH METROPOLITAN DISTRICT			

## 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 \_\_\_\_\_, 2023.

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 "CREEKSIDE 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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_

← Assessor not needed

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 \_\_\_\_\_, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

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

When this is printed on Mylar are these font sizes small? They seem smaller than usual.

## SUMMARY:

38 LOTS	3,339 ACRES	55.57%
4 TRACTS	1,344 ACRES	22.36%
RIGHTS-OF-WAY	1,326 ACRES	22.07%
TOTAL	6,009 ACRES	100.00%

## FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:		\$ 67,368.00
JIMMY CAMP CREEK SURETY FEE:		\$ 21,265.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS	\$ 3,149.00
SCHOOL FEE:		\$ 7,866.00
REGIONAL PARK FEE:		\$ 000,000.00
URBAN PARK FEE:	CREDITS	\$ 000,000.00

remove surety fee- no longer requiring this

provide a recorded parkland agreement or add fees

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$17,480 and urban park fees in the amount of \$11,020 will be required upon recording of the Filing No. 2 Final Plat.

FINAL PLAT  
 CREEKSIDE AT LORSON RANCH  
 FILING NO. 2  
 JOB NO. 70-105  
 DATE PREPARED: 01/24/2023  
 DATE REVISED:



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

PCD FILE NUMBER \_\_\_\_\_ SF-23-xxx

CIVIL CONSULTANTS, INC.

SHEET x OF 4

CREEKSIDE AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED" UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

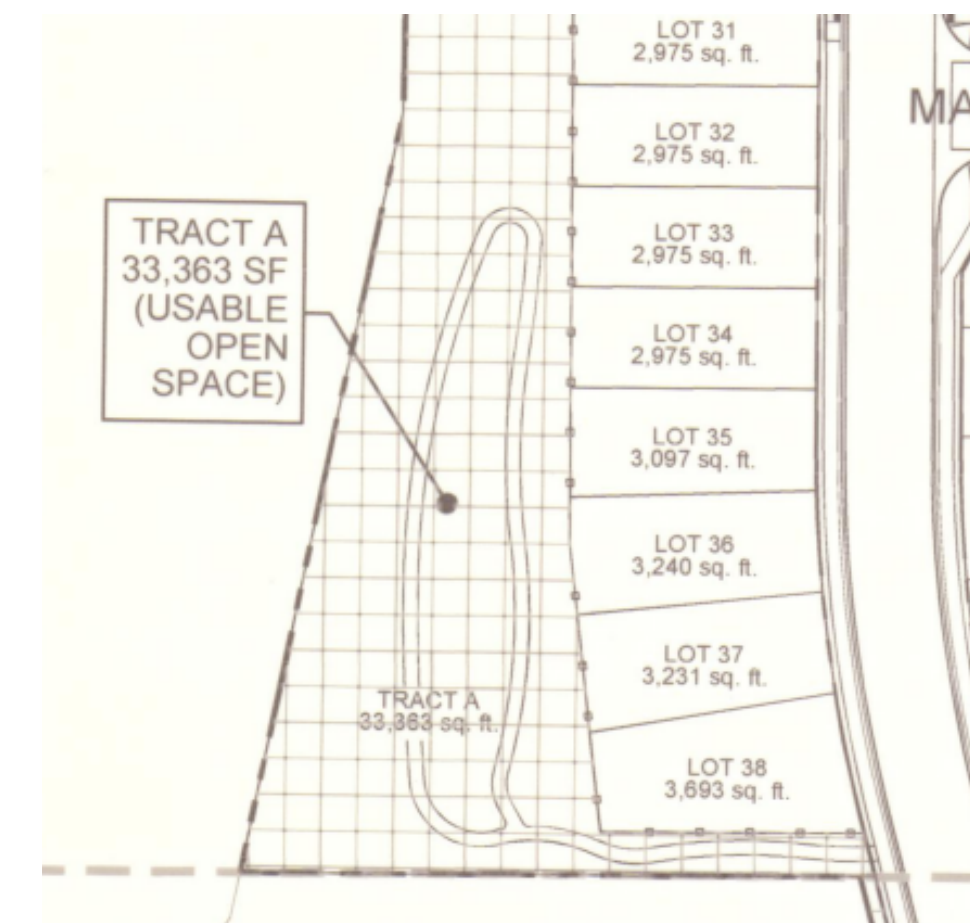
- 1. BASIS OF BEARING: A PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF TRAPPE DRIVE AS SHOWN ON THE PLAT OF "LORSON RANCH EAST FILING NO. 4" RECORDED UNDER RECEPTION NO. 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO...
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, 2018 REVISED TO REFLECT LOMC 19-08-0605P, EFFECTIVE DATE MAY 4, 2020...
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 11, 2023 AT 8:00 AM...

GENERAL PLAT NOTES: (CONT.)

- (TC#20) THIS ITEM HAS BEEN INTENTIONALLY DELETED.
(TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-278...
(TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-322...
(TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CREEKSIDE SOUTH AT LORSON RANCH PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED SEPTEMBER 15, 2020 AT RECEPTION NO. 220143366 AND RECORDED NOVEMBER 24, 2020 AT RECEPTION NO. 220191656.

GENERAL PLAT NOTES: (CONT.)

- 14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER...
15. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1", RECORDED UNDER RECEPTION NO. 221099718 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
16. 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. 221099717.



Delete highlighted portion

verify that the tract does not need to be re-included as lots with Lori Seago. I think it does, but not sure.

Note 23 on the Final Plat (MS Civil Consultants, Inc., 1/24/2023) should be updated to RMG's correct Soil and Geology Study (February 21, 2022 Amended July 7, 2022).

add installed by X, maintained by X.. (If trail not depicted on plat) state, "public trail access adjacent to lot 38."

Add notes (I didnt see utility provider note)

File: 0:\2024\05\Creekside Filing 2\Creekside Filing 2\_Lorson\Survey\Plan\105\_Creekside @ LR No. 2 FP Aug. Plotstamp: 1/24/2023, 3:48 PM

Creekside at Lorson Ranch Filing 2 PUDSP223

correct

- 15. ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
16. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
17. WATER & WASTEWATER SERVICE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
18. FENCING TO BE INSTALLED BY BUILDER, OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNER.
19. PERIMETER FOUNDATION DRAINS SHALL BE MAINTAINED BY THE HOMEOWNER THE LORSON RANCH METROPOLITAN DISTRICT SHALL CONSTRUCT AND MAINTAIN AN UNDERDRAIN SYSTEM WITHIN THE STREET AND A STUB SHALL BE PROVIDED TO EACH LOT FOR A HOMEOWNER CONNECTION.

FINAL PLAT CREEKSIDE AT LORSON RANCH FILING NO. 2 JOB NO. 70-105 DATE PREPARED: 01/24/2023 DATE REVISED:



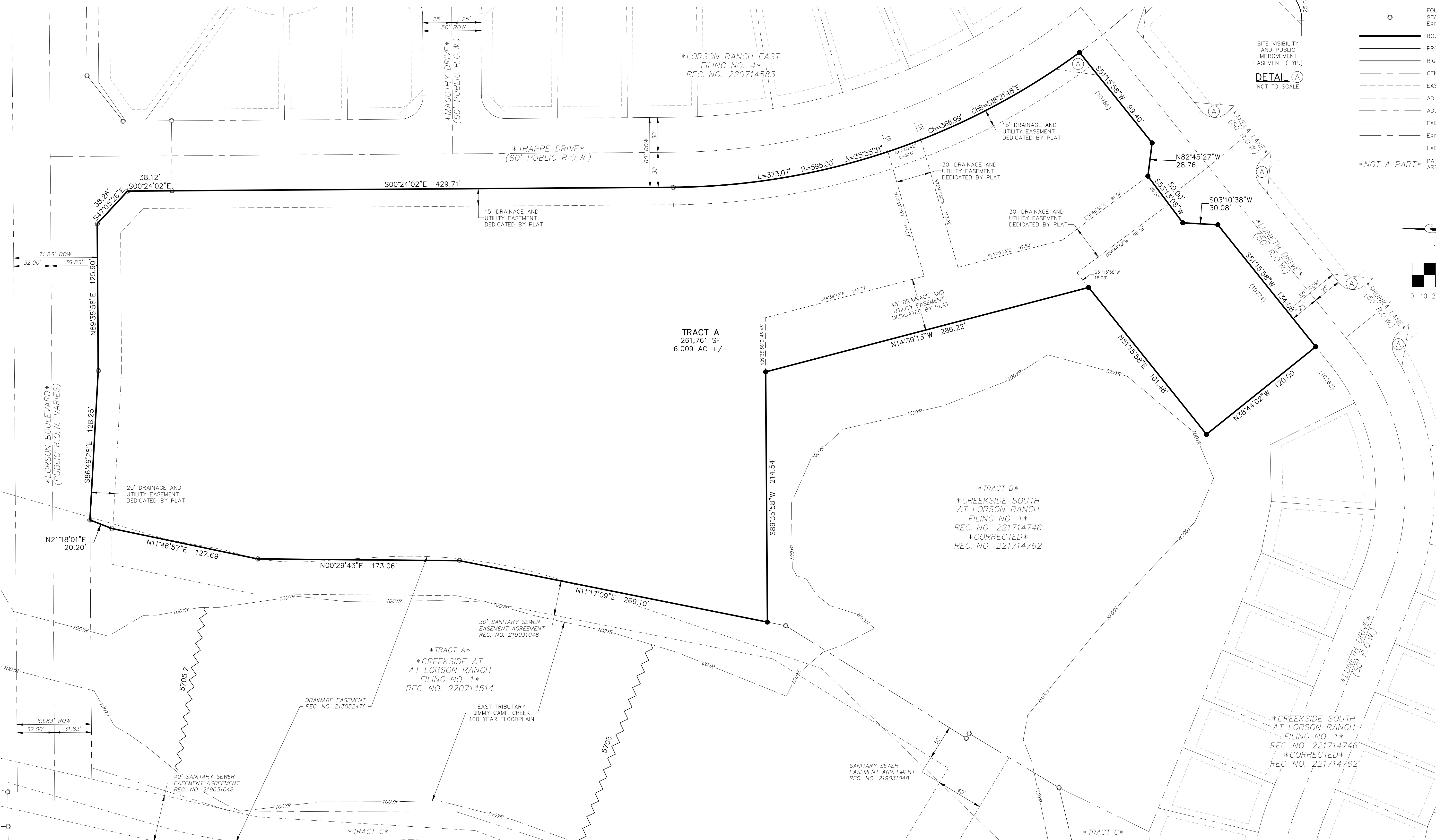
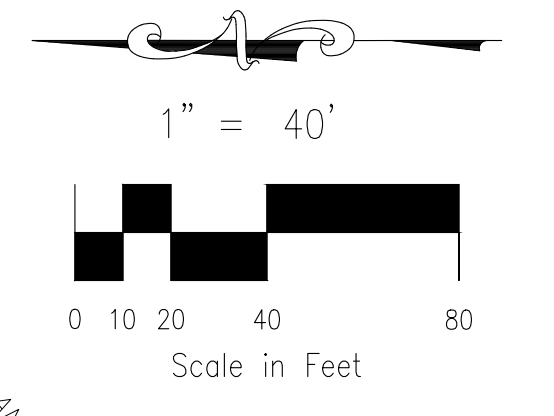
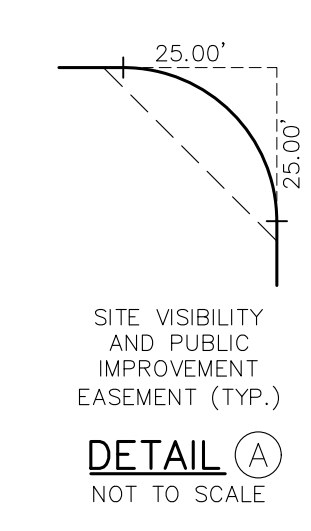
212 N. WAHSATCH AVE., STE. 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

PCD FILE NUMBER SF-23-xxx

**CREEKSIDE AT LORSON RANCH FILING NO. 2**  
 A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED)"  
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 SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

**LEGEND:**

- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) 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
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



**AS PLATTED**

FINAL PLAT  
 CREEKSIDE AT LORSON RANCH  
 FILING NO. 2  
 JOB NO. 70-105  
 DATE PREPARED: 01/24/2023  
 DATE REVISED:

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

SHEET 3 OF 4

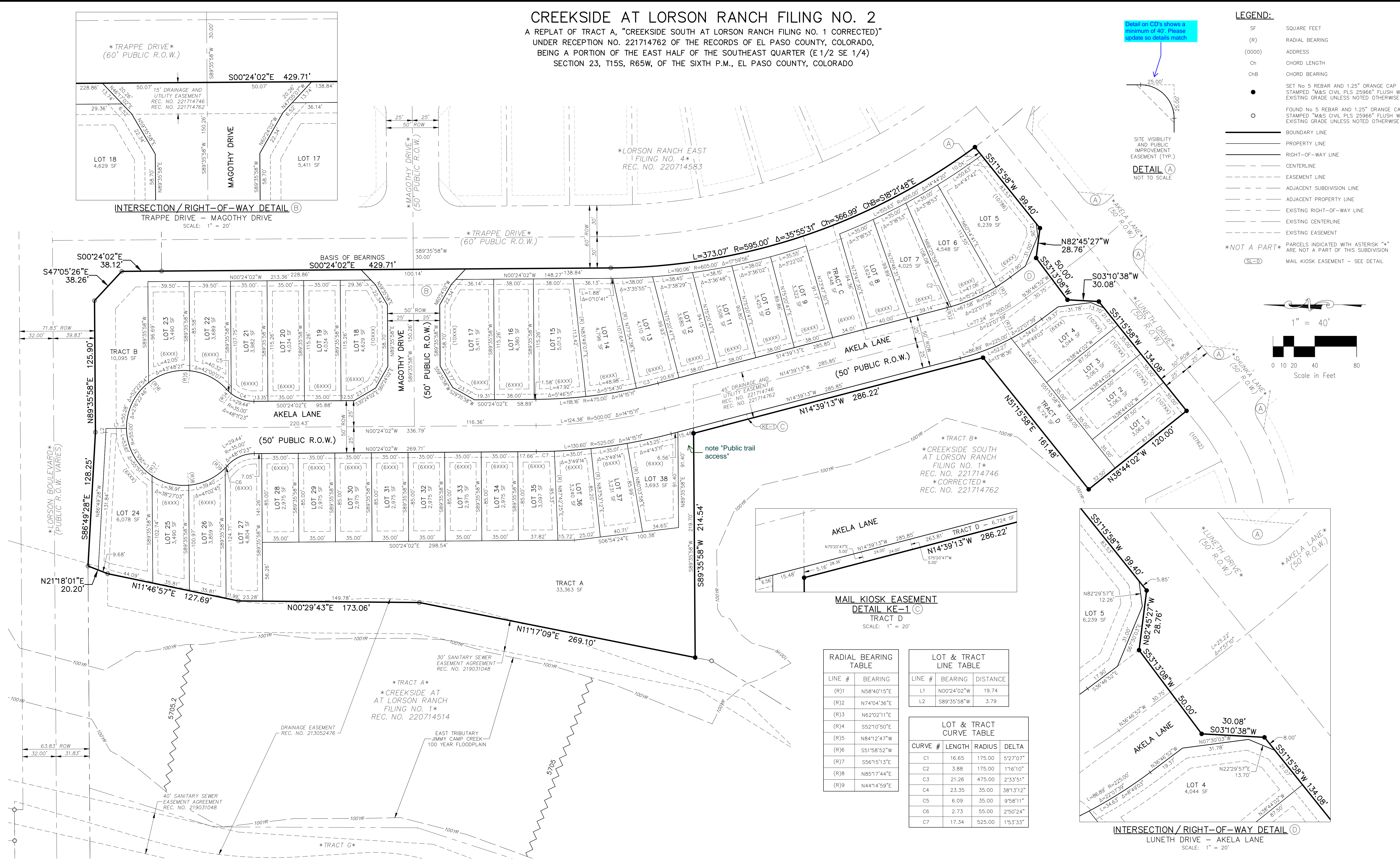
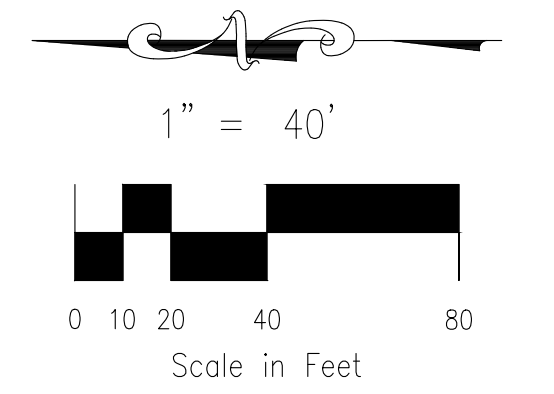
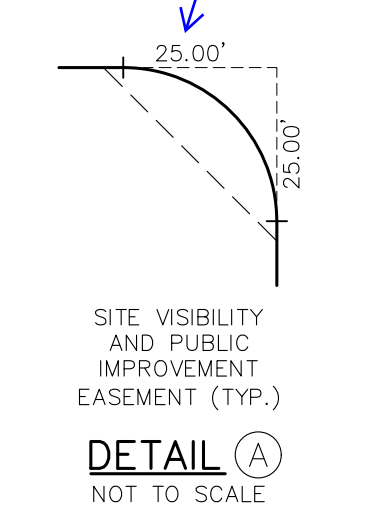
File: G:\170105A Creekside Filing 2\Lorson\Survey\Plat\170-105 Creekside @ LR No 2 FP.dwg Plotstamp: 1/24/2023 10:47 AM

# CREEKSIDE AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED"  
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SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

- LEGEND:**
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  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
  - (SL-D) MAIL KIOSK EASEMENT - SEE DETAIL

Detail on CD's shows a minimum of 40'. Please update so details match



**RADIAL BEARING TABLE**

LINE #	BEARING
(R)1	N58°40'15"E
(R)2	N74°04'36"E
(R)3	N62°02'11"E
(R)4	S52°10'50"E
(R)5	N84°12'47"W
(R)6	S51°58'52"W
(R)7	S56°15'13"E
(R)8	N85°17'44"E
(R)9	N44°14'59"E

**LOT & TRACT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N00°24'02"W	19.74
L2	S89°35'58"W	3.79

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C1	16.65	175.00	5°27'07"
C2	3.88	175.00	1°16'10"
C3	21.26	475.00	2°33'51"
C4	23.35	35.00	38°13'12"
C5	6.09	35.00	9°58'11"
C6	2.73	55.00	2°50'24"
C7	17.34	525.00	1°53'33"

## AS REPLATTED

FINAL PLAT  
CREEKSIDE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-105  
DATE PREPARED: 01/24/2023  
DATE REVISED:




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

File: G:\2023\A\Creekside Filing 2\Creekside Filing 2\LR No 2.FP.Avg. Plotstamp: 1/24/2023 10:48 AM

# V1\_Final Plat Drawings.pdf Markup Summary 2-27-2023


CDurham (6)

003

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003

1

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1

THE CITY OF EL PASO, TEXAS, HAS REVIEWED THIS APPLICATION AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF EL PASO ZONING ORDINANCES AND THE CITY OF EL PASO SUBDIVISION ORDINANCES. THE CITY OF EL PASO HAS ISSUED THIS PERMIT TO DEVELOP THE PROPOSED DEVELOPMENT. THE CITY OF EL PASO HAS REVIEWED THIS APPLICATION AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF EL PASO ZONING ORDINANCES AND THE CITY OF EL PASO SUBDIVISION ORDINANCES. THE CITY OF EL PASO HAS ISSUED THIS PERMIT TO DEVELOP THE PROPOSED DEVELOPMENT.

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

THE ENDANGERED  
18. EL PASO COUNTY I  
ENGINEERING MUSE  
DRIVEWAY.  
21. THE PROPERTY IS

**Subject:** Highlight  
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**Author:** CDurham  
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ENGINEERING


LABORERS,  
ENCL  
NOT DATED  
10/20  
S. THE U.S. FISH  
AND WILDLIFE SERVICE  
REGARDING  
THIS  
STATEMENT  
OF ANY  
STATEMENTS:  
APPROVED BY:  
JD - RECEPTION

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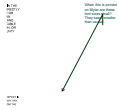
Delete highlighted portion

Detail on CD's shows a  
minimum of 40'. Please  
update so details match.

25.00'

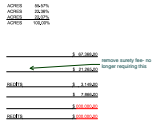
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**Space:**

Detail on CD's shows a minimum of 40'. Please update so details match



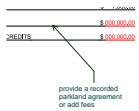
**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/27/2023 7:55:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

When this is printed on Mylar are these font sizes small? They seem smaller than usual.



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/27/2023 7:55:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

remove surety fee- no longer requiring this



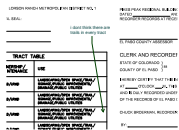
**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:04:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide a recorded parkland agreement or add fees



**Subject:** Text Box  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:04:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$17,480 and urban park fees in the amount of \$11,020 will be required upon recording of the Filing No. 2 Final Plat.



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:44:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

i dont think there are trails in every tract



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:45:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this still valid? is golf course active?

← Assessor not needed  
ASSESSOR DATE

RECORDER'S CERTIFICATE:  
ADO )

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:45:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Assessor not needed



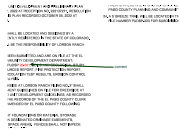
**Subject:** Text Box  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:05:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note 23 on the Final Plat (MS Civil Consultants, Inc., 1/24/2023) should be updated to RMG's correct Soil and Geology Study (February 21, 2022 Amended July 7, 2022).



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:11:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add installed by X, maintained by X.. (If trail not depicted on plat) state, "public trail access adjacent to lot 38."

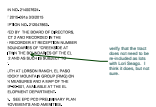


**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:06:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

correct



**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:07:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:08:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

verify that the tract does not need to be re-included as lots with Lori Seago. I think it does, but not sure.



**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:09:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

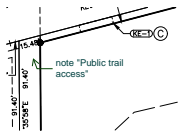


**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:09:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add notes ( I didnt see utility provider note)



**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:10:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** Sheet 4 - As Replatted  
**Author:** dsdparsons  
**Date:** 2/27/2023 8:12:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

note "Public trail access"