

## MEMORANDUM

DATE: April 23, 2021

TO: Kari Parsons, PCD-Project Manager

FROM: Rich Schindler, Core Engineering Group

SUBJECT: SF-21-010 – The Hills at Lorson Ranch Filing No. 1  
First Submittal Response to Comments

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### General/Letter of Intent

1. Note: The following condition of approval is from PUDSP-20-003 and applies to this final plat: (8) The developer shall participate in a fair and equitable manner in the design and construction of intersection improvements at the intersection of Fontaine Boulevard and Old Glory Drive, which shall be determined during the final plat review process. *RE: noted. An intersection escrow agreement will be submitted after next review.*
2. See LOI redlines.

### Final Plat

1. See minor final plat redlines.

### Transportation / Traffic Impact Study (TIS)

1. The developer shall participate in a fair and equitable manner in the design and construction of intersection improvements at the intersections of Fontaine Boulevard and Old Glory Drive. Address how the intersection improvements will be designed and provided for (set up escrow account?) and when they will be needed relative to The Hills at Lorson Ranch Filing No. 1 development. *RE: traffic report memo has table and discussion*
2. Should escrow be provided for the Fontaine Blvd. / Carriage Meadows Dr. intersection from this final plat? *RE: not per traffic memo.*
3. Provide the previously requested School Zone Traffic Safety Evaluation study in accordance with the CDOT 2014 manual. Ensure that the following concerns are addressed: *RE: school zone traffic study is included in the re-submittal*
  - a. Traffic counts - actual and estimated - because of reductions during COVID.
  - b. Crosswalk signage and striping – additional recommendations. Are illuminated/flashing signs and/or any additional designated crossings warranted? Pedestrian crossing publication excerpts:
  - c. Geometrically designed pedestrian crossing alternatives that could include pedestrian median refuge islands.
  - d. With the minor road to major road traffic differential and potential pedestrian increases, long-term options (roundabout/signal/T/possibly restricted crossing U-turn intersections) going forward.
  - e. School drop-off and pick-up patterns and directions to parents.
  - f. School crossing guard guidance and recommendations.
  - g. Pedestrian crossing publication excerpts:

(1) "FHWA- Rectangular Rapid Flashing Beacon (RRFB) presentation (2015)" states: "RRFBs are NOT a substitute for good crosswalk placement and design. RRFBs supplement the crosswalk – call attention to the crosswalk warning signs. Pre-requisites for RRFB: Use best practices for: crosswalk placement, pavement markings, lighting."

(2) ITE Journal "Characteristics effecting drivers yielding at RRFBs" (Mar 2017), Summary, states: "The evaluations revealed that the following roadway and traffic control device characteristics are associated with higher yielding: - When the distance being crossed is shorter. - When a median refuge is present."

(3) Benefits of a raised median pedestrian refuge island is well-documented in several publications and includes: - Allows pedestrians to make 2-stage crossings, - Improved safety and comfort, - Improved pedestrian visibility, - Reduced crossing delay, - Refuge area for slower pedestrians, - Raised medians have been associated with significantly lower pedestrian crash rates.

#### Final Drainage Report (FDR)

1. See minor FDR redlines.

#### Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP

1. Provide USPS mail kiosk/cluster details. A license agreement is required. *RE: We have requested the details from USPS and will provide once received. The ROW agreement has been submitted and will be updated for kiosk locations.*
2. See CD redlines.
  - a. Verify that all viewports have been adjusted to show labels in the upper portions of the profiles. *RE: viewports are adjusted*
3. See GEC Plan and Stormwater comments.
  - a. If sheets were not changed from the previous EGP set, those sheets should be referenced rather than included again in this set. *RE: sheets labeled for information only.*
  - b. Include detention pond details in the GEC plan set. *RE: provided references to the approved CD's for the ponds. If you require the details, we will add them.*
  - c. Ensure that proposed contours match the street profiles (raised 1 foot from EGP grading east of the power lines). *RE: contours match the profiles.*
4. Note: A soils/geotechnical investigation as appropriate for roadway and drainage construction (see ECM Section 2.2.6) will be required in conjunction with the necessary pavement design. *RE: noted.*
5. Verify compliance with the new ECM Chapter 6; a link is provided below for reference. Provide detailed pedestrian ramp / curb return and pedestrian crossing elevation plans to ensure there will not be compliance issues at the time of construction, particularly at crosswalks at stop conditions. *RE: details have been updated.*
6. Note: See previously approved plans under project numbers CDR-20-007 and EGP-20-005.

#### Forms / SIA / Financial Assurance Estimate (FAE) Form

1. FAE: If the FAE is intended to cover all collateral for this project, CDR-20-007 and EGP-20-005, combine the quantities and add the percentages complete. Use the 2021 form/unit costs. *RE: the new FAE for is used and the projects have been combined.*
2. See SIA redlines.

3. Note: County acceptance of the roads after completion will require vacation or subordination of utility easements coincident with the ROW, such as easement 218025811 overlapping Grayling Drive. *RE: water/sewer easements will be vacated.*
4. Note: The MS4 Post-Construction Documentation Form and SDI worksheets were reviewed with PUDSP-20-003.
5. The license agreement exhibit needs to show any mail kiosks in/using the right-of-way. *RE: we will show them.*



File: Q:\02091A HILLS AT LORSON RANCH\HILLS AT LORSON RANCH\Draw\SURVEY\70-091 The Hills at LR No. 1 Final Plat.dwg Plotstamp: 1/19/2021 7:53 PM

# THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, **AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION,** AND SAINT AUBYN 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 SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, T15S, R65W, OF THE 8th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714285 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF AND ITS NORTHERLY EXTENSION, SAID LINE BEING THE NORTHWESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2665 PAGE 715 OF THE EL PASO COUNTY RECORDS, 1352.92 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206041590;

THENCE CONTINUING N38°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 286.16 FEET;

THENCE N38°22'41"E A DISTANCE OF 447.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1"

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

- 1) THENCE S70°06'29"E, A DISTANCE OF 34.95 FEET;
- 2) THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;
- 3) THENCE N38°22'35"E, A DISTANCE OF 0.03 FEET TO THE SOUTHWEST CORNER OF TRACT J, "LORSON RANCH EAST FILING NO. 1";

THENCE ALONG THE LINES OF SAID TRACT J THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE N38°22'35"E, ALONG THE EASTERLY LINE THEREOF 345.15 FEET;
- 2) THENCE N58°24'10"W, A DISTANCE OF 314.29 FEET;
- 3) THENCE N43°26'13"W, A DISTANCE OF 336.42 FEET;
- 4) THENCE N0°00'00"E, A DISTANCE OF 440.98 FEET TO THE SOUTH LINE OF "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES;

- 1) THENCE N87°26'51"E, A DISTANCE OF 11.92 FEET;
- 2) THENCE 304.41 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", THE CHORD OF 302.21 FEET BEARS N75°30'05"E;
- 3) THENCE N63°33'19"E, A DISTANCE OF 194.38 FEET;
- 4) THENCE N87°51'09"E, A DISTANCE OF 113.39 FEET;
- 5) THENCE N65°49'40"E, A DISTANCE OF 232.85 FEET;
- 6) THENCE 90.04 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 9°40'45", THE CHORD OF 89.94 FEET BEARS N21°59'18"W;

THENCE S57°31'41"E, A DISTANCE OF 30.77 FEET;

THENCE S22°54'14"E, A DISTANCE OF 56.00 FEET;

THENCE S07°28'57"W, A DISTANCE OF 33.43 FEET;

THENCE 213.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS S40°31'27"E;

THENCE S52°01'21"E, A DISTANCE OF 254.47 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE S38°22'41"W, ALONG SAID NORTHWESTERLY LINE 2.00 FEET;

THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;

THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;

THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;

THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;

THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;

THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;

THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;

THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS S58°02'51"E;

THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;

THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;

THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;

THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;

THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 888.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;

THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;

THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;

THENCE S26°00'13"E, A DISTANCE OF 36.77 FEET;

THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;

THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;

THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;

THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;

THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

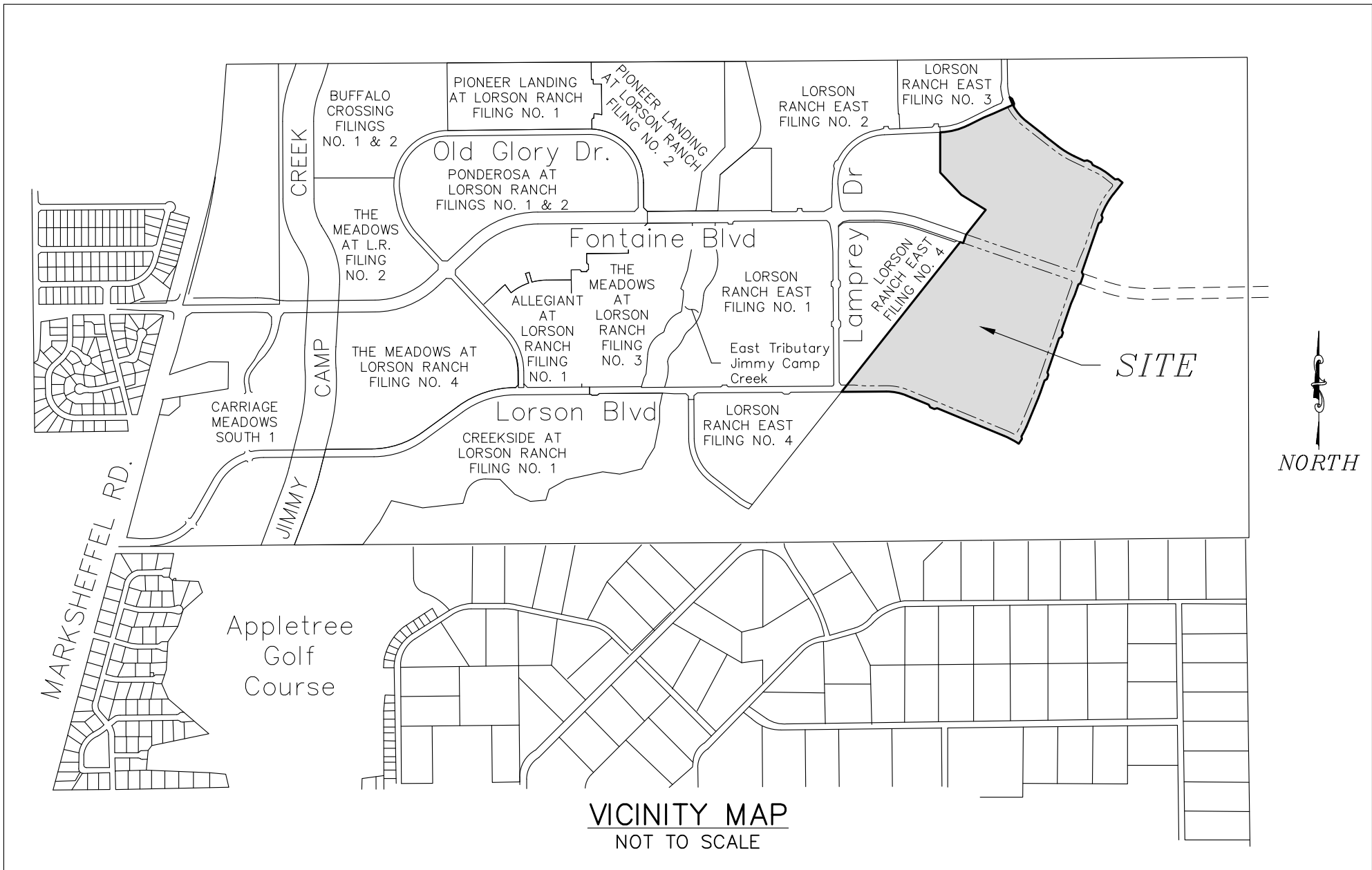
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;

THENCE 62.79 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;

THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;

THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;



## LEGAL DESCRIPTION (CONT.)

THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;

THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;

THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;

THENCE N56°58'07"W, A DISTANCE OF 9.29 FEET;

THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;

THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;

THENCE S73°54'03"W, A DISTANCE OF 32.07 FEET;

THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;

THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;

THENCE N67°31'03"W, A DISTANCE OF 263.79 FEET;

THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;

THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 5,365,261 S.F. (123.169 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 "THE HILLS 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 LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, **AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION,**

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2021, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:  
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, **AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION,**

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

The client is in the process of transferring all of the property except for the parcels owned by Lorson Conservation Invest 2 to Saint Aubyn Homes. The only two owners and signatories on the plat will be the two listed herein.

## 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 AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. 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.

## FLOOD PLAIN CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0976S DATED DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.

## 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 HILLS 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 201  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 282-5821

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

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2021, A.D. BY JEFF MARK, PRESIDENT, FOR:  
SAINT AUBYN HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY 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 SEPTEMBER 23, 2021 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 DATE

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 HILLS AT LORSON RANCH FILING NO. 1" 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 \_\_\_\_\_

## CLERK AND RECORD'S CERTIFICATE:

STATE OF COLORADO } ss  
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

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

## ACCEPTANCE CERTIFICATE FOR TRACTS:

## LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, AND I 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 HILLS AT LORSON RANCH FILING NO. 1".

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

STATE OF COLORADO } ss

COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2021, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

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

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

TRACT	SIZE (SF)	LANDSCAPE PARK OFFER SPACE TRACT	POCKET PARK	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	127,899	X		X	X	X		LRMD	LRMD
B	7,671	X	X	X	X	X		LRMD	LRMD
C	10,096	X		X	X	X		LRMD	LRMD
D	135,380	X		X	X	X		LRMD	LRMD
E	20,188	X	X	X	X	X		LRMD	LRMD
F	11,653	X		X	X	X		LRMD	LRMD
G	206,233	X		X	X	X		LRMD	LRMD
H	98,720	X	X	X	X	X		LRMD	LRMD
I	14,490	X		X	X	X		LRMD	LRMD
J	18,234	X		X	X	X		LRMD	LRMD
K	411,468	X		X	X	X	X	LRMD	LRMD
L	626,397	X			X	X	X	LRMD	LRMD
1,862,808									

LRMD = LORSON RANCH METROPOLITAN DISTRICT

## TRACT TABLE

TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	2.479	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
B	0.176	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
C	0.232	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
D	3.108	LRMD/LRMD	DRAINAGE/DETENTION/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
E	0.463	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
F	0.253	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
G	4.734	LRMD/LRMD	DRAINAGE/SIGNAGE/DETENTION/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
H	2.266	LRMD/LRMD	DRAINAGE/DETENTION/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
I	0.148	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
J	0.419	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
K	9.447	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/ELECTRIC EASEMENTS
L	14.448	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/ELECTRIC EASEMENTS
TOTAL	38.173		
LRMD = LORSON RANCH METRO DISTRICT			

There are three pocket parks (which is how they are identified in the PUD table) listed in the plat tract table: Tracts B, E, and H.

LOOK AT PUD and make this match for uses- There are 3 parks in the development for example....

## SUMMARY:

514 LOTS	54.093 ACRES	43.92%
12 TRACTS	38.173 ACRES	30.99%
RIGHTS-OF-WAY	30.903 ACRES	25.09%
TOTAL	123.169 ACRES	100.00%

## FEES:

DRAINAGE FEE: \$ \_\_\_\_\_

JIMMY CAMP CREEK SURETY FEE: \$ \_\_\_\_\_



# THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

Utilities provided BY  
x,y,x, gas electric,  
water wastewater

Notes 24, 25, and 26  
added identifying utility  
service providers.

Reception number  
added to note 15.

220211669

Use this reception.-  
agreement was  
recored at early  
grading

## GENERAL PLAT NOTES:

- BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHWEST BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&s CIVIL PLS 29566" AND AT THE NORTHEAST WITH A NO. 5 REBAR AND 2 INCH ALUMINUM CAP STAMPED "LS 29413". SAID LINE IS ASSUMED TO BEAR N38°22'41"E A DISTANCE OF 1352.92 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
- 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.
- A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 15, 2021 AT 7:30AM, FILE NO. 73131 UTC, AMENDMENT NO. 2 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAYBE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
  - (TC#10) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683031.
  - (TC#11) THE PROPERTY MAY BE SUBJECT TO AN EASEMENT 225 FEET WIDE FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF EQUIPMENT FOR THE TRANSMISSION OF ELECTRICITY, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY THE INSTRUMENT RECORDED AUGUST 20, 1964 IN BOOK 2030 AT PAGE 238.
  - (TC#12) THE PROPERTY MAY BE SUBJECT TO AN EASEMENT AND RIGHT OF WAY 100 FEET WIDE, CONVEYED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, A COLORADO CORPORATION, BY INSTRUMENT RECORDED APRIL 01, 1974 IN BOOK 2665 AT PAGE 715. THE EASEMENT RIGHTS WERE ASSIGNED TO TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC., BY INSTRUMENT RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719.
  - (TC#13) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED OCTOBER 23, 1986 IN BOOK 5258 AT PAGE 1049, JULY 31, 2013 AT RECEPTION NO. 213098578 AND NOVEMBER 20, 2013 AT RECEPTION NO. 213140853.
  - (TC#14) 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, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084.
  - (TC#15) 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 DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973, CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869.
  - (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366 REGARDING APPROVAL OF THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICTS NOS. 1 THROUGH 7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548, RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523.
  - (TC#17) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197513 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209874, APRIL 15, 2005 AT RECEPTION NO. 205053570 AND APRIL 21, 2005 AT RECEPTION NO. 205056116, ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
  - (TC#18) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875, APRIL 15, 2005 AT RECEPTION NO. 205053571 AND APRIL 21, 2005 AT RECEPTION NO. 205056117, SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166 AND JUNE 17, 2019 AT RECEPTION NO. 219066581, ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
  - (TC#19) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 5, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197515 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209876, APRIL 15, 2005 AT RECEPTION NO. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056118, ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.

## GENERAL PLAT NOTES: (CONT.)

- (TC#20) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197516 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209877, APRIL 15, 2005 AT RECEPTION NO. 205053572 AND APRIL 21, 2005 AT RECEPTION NO. 205056119, ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
- (TC#22) THE PROPERTY MAY BE SUBJECT THE EFFECT OF LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP RECORDED MAY 9, 2006 AT RECEPTION NO. 206035127 AND RECORDED DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
- (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 REGARDING ZONING RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.
- (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITATION SEWER EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067533. RELEASED 220039930.
- (TC#25) THE PROPERTY MAY BE SUBJECT TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 REGARDING ZONING RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RERECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94, APPROVING DEVELOPMENT AGREEMENT NO. 2, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176.
- (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FOURTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090408. RESOLUTION NO. 12-196 APPROVING THE FOURTH AMENDED DEVELOPMENT AGREEMENT, LORSON RANCH BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212090407.
- (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.
- (TC#29) THE PROPERTY MAY BE SUBJECT TO CONVEYANCE OF ALL OF THE OIL, GAS, AND OTHER MINERALS IN AND UNDER THE LAND BY MINERAL QUITCLAIM DEEDS RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137051, RECEPTION NO. 212137058 AND RECEPTION NO. 212137059, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. RELINQUISHMENT AND QUITCLAIM OF SURFACE RIGHTS IN CONNECTION THEREWITH RECORDED APRIL 21, 2020 AT RECEPTION NO. 222054583.
- (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FIFTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624.
- (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS AND OBLIGATIONS AS CONTAINED IN SIXTH AMENDED RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION DEVELOPMENT AGREEMENT FOR LORSON RANCH, COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 215020531.
- (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN W AGREEMENT GRANTED TO WIDEFIELD WATER AND S 16, 2015 AT RECEPTION NO. 215101175.
- (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN A 23, 2016 AT RECEPTION NO. 216055186.
- (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS AND OBLIGATIONS AS CONTAINED AMENDED AND RE AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RE 16-307, APPROVING AN AMENDED AND RESTATED SC BEFORE THE BOARD OF COUNTY COMMISSIONERS, RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216113012.
- (TC#35) THE PROPERTY MAY BE SUBJECT TO THE EF DEVELOPMENT & PRELIMINARY PLAN RECORDED FE 218018251, RESOLUTION NO. 18-038 REGARDING APP AMENDMENT (REZONING) AND PUD DEVELOPMENT P BOARD OF COUNTY COMMISSIONERS, COUNTY OF E JANUARY 24, 2018 AT RECEPTION NO. 218009074.
- (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EA WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218025811.
- (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218025812.

Add Language

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. \_\_\_\_\_

Note 22 added with supplied verbiage,  
reception number will be added once a  
license agreement has been recorded.

USE standard SIA  
note Please

Note 13 revised with  
verbiage provided.

## GENERAL PLAT NOTES: (CONT.)

- (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218025813.
  - (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 1, 2018 AT RECEPTION NO. 218049450.
  - (TC#40) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 1, 2018 AT RECEPTION NO. 218049451.
  - (TC#41) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 1, 2018 AT RECEPTION NO. 218049453.
  - (TC#42) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JUNE 25, 2019 AT RECEPTION NO. 219070477.
  - (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JUNE 25, 2019 AT RECEPTION NO. 219070479.
  - (TC#44) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JUNE 25, 2019 AT RECEPTION NO. 219070480.
  - (TC#45) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JUNE 25, 2019 AT RECEPTION NO. 219070481.
  - (TC#46) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JUNE 25, 2019 AT RECEPTION NO. 219070485.
  - (TC#47) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVING A CREDIT FOR LORSON RANCH LL FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOF02000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
  - (TC#48) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS DOCUMENT NO. LORSONMETRO-\_\_\_\_\_, correct please
  - (TC#49) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-422 RECORDED DECEMBER 8, 2020 AT RECEPTION NO. 220200115.
  - (TC#50) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT, RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211669.
  - (TC#51) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE HILLS AT LORSON RANCH PLANNED DEVELOPMENT AND PRELIMINARY PLAN RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211670.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
  - UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
  - THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
  - ALL DEVELOPMENT WITHIN "THE HILLS AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
  - 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.
  - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  - SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
  - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
  - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
  - NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
  - THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE HILLS 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.

## GENERAL PLAT NOTES: (CONT.)

- 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. \_\_\_\_\_.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. \_\_\_\_\_, PUD reception number (220211670) added to note 16.
- 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.
- EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
  - DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
  - DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
  - DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
  - DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
  - DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
  - DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
  - SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
- 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 HILLS 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.
- A "GEOLOGY AND SOILS STUDY, THE HILLS AT LORSON RANCH, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON FEBRUARY 27, 2020, JOB NO. 193922. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS ARE IN SAID REPORT, FILE PUDSP-\_\_\_\_\_, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

22.

leave more space  
for filling in the  
number

Additional space for  
the resolution and  
reception numbers  
added to note 20.

20-003  
File number added to note 21.

Add the following note: Verbiage added as note 23.

ALL TRACTS ADJACENT TO LORSON BOULEVARD AND FONTAINE BOULEVARD (TRACTS D, G, H, J, K, AND L) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE/AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN THE HILLS AT LORSON RANCH FILING NO. 1.

Please wok with Lori Seago to have the PID application completed so plat can be recorded. It takes up to 90 days to complete process for PID

Lori Seago has been contacted (by Core Engineering Group); plat information will be updated once the process is complete and it has been provide to me.

Verify 1 or 4  
Metropolitan district 1 is correct per information provided by the client.

## SOILS:

- A "GEOLOGY AND SOILS REPORT, THE HILLS AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, MAY 20, 2020) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE (PUDSP22003) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC 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.

Note 21 revised to use the verbiage provided; note also incorporates the file number (20-003) from the comment, in blue, above.

The document "Rules And Regulations Governing The Enforcement Of The Covenants, Conditions And Restrictions Of Lorson Ranch" is in the process of being recoded, and the recording information will be included once received.

FINAL PLAT  
THE HILLS AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVISED:

PCD FILE NUMBER SF-21-XXX



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

SHEET 2 OF 9

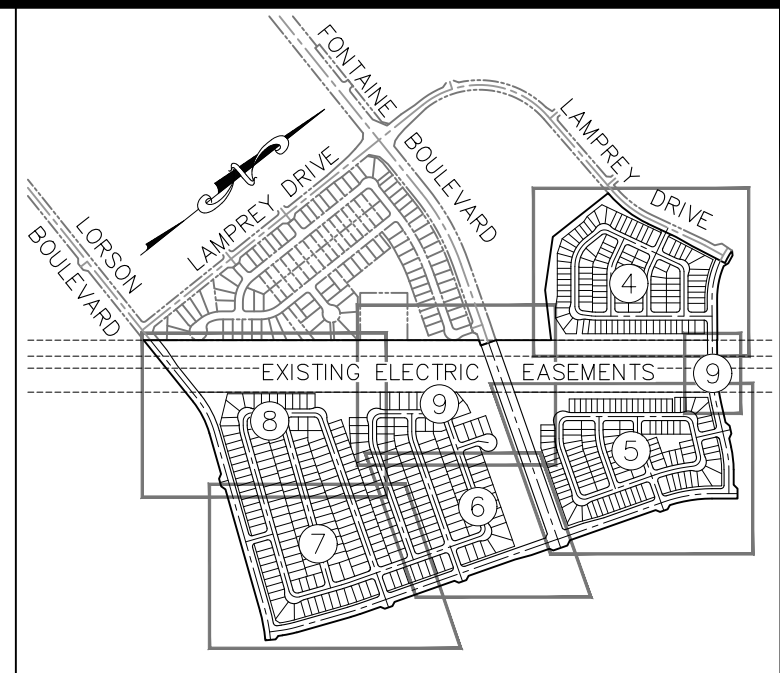
PCD file number added to all sheets.



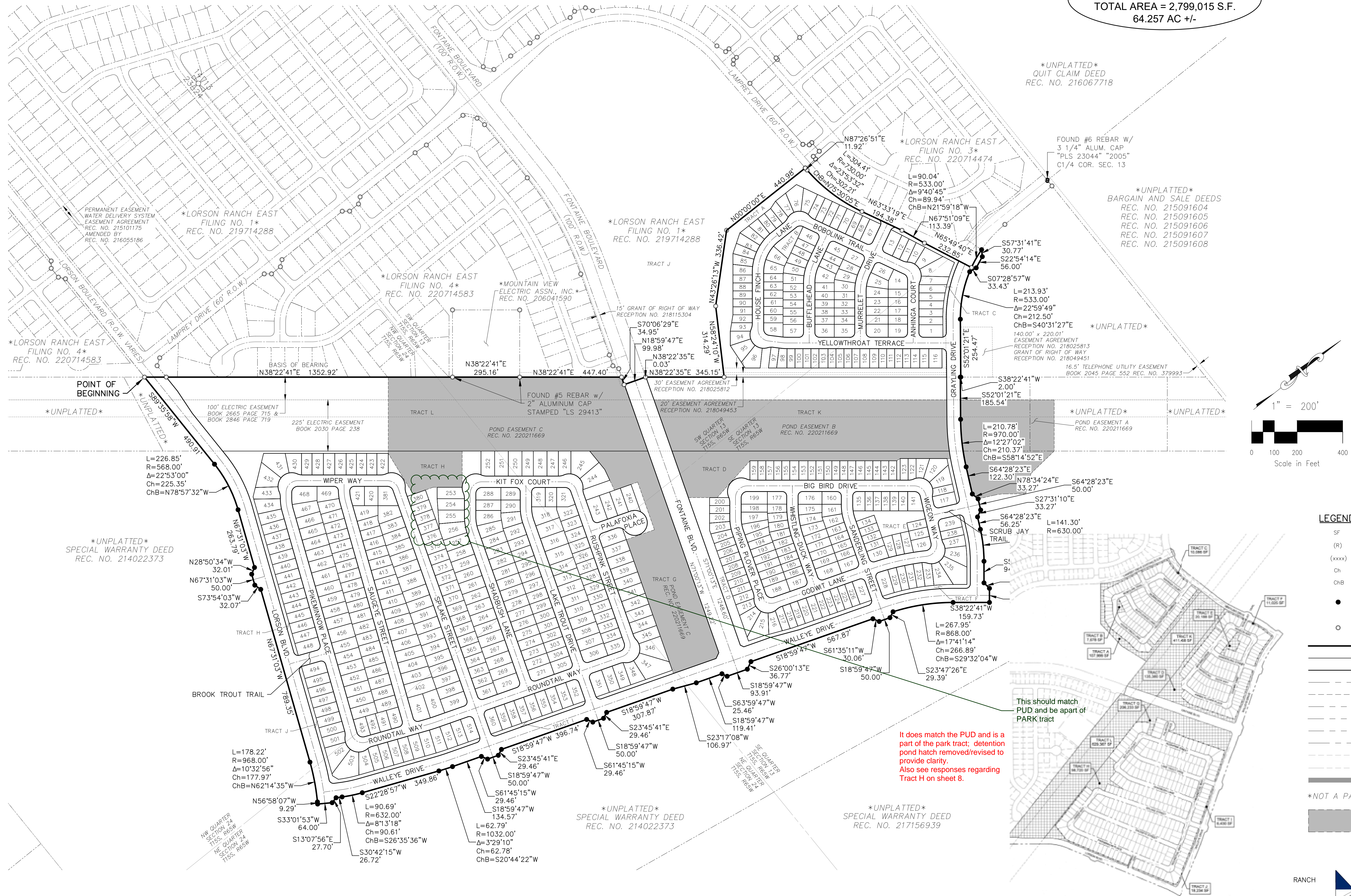
# THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

THE HILLS AT  
LORSON RANCH FILING NO. 1  
TOTAL AREA = 2,799,015 S.F.  
64.257 AC +/-



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
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- 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
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669

RANCH



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

DATE: 11/18/2021  
DATE REVISED: 11/18/2021

PCD FILE NUMBER SF-21-XXX

SHEET 3 OF 9

PCD file number added to all sheets.







SEE SHEET 9 OF 9

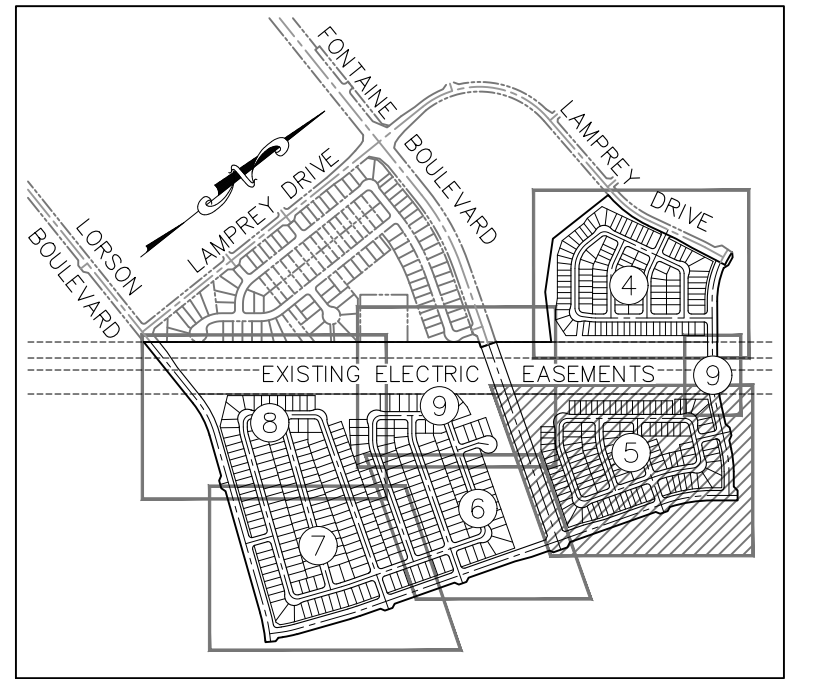
MATCH LINES FOR SHEETS PLEASE

Matchlines added to sheets 4 through 9.

# THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

SEE SHEET 4 OF 9



SHEET INDEX  
NOT TO SCALE



RADIAL BEARING TABLE	
LINE #	BEARING
(R)13	N78°57'02\"W
(R)14	N37°57'19\"E
(R)15	S25°34'31\"W
(R)16	S64°52'28\"E
(R)17	N42°25'47\"W
(R)18	S17°31'55\"W
(R)19	N42°33'10\"E
(R)20	N85°28'52\"W
(R)21	N30°06'22\"E
(R)22	S27°37'24\"W
(R)23	N11°13'34\"E
(R)24	S66°25'06\"E
(R)25	S60°42'20\"E
(R)26	S57°19'33\"E
(R)27	N52°12'37\"W
(R)28	S56°42'40\"E
(R)29	S31°20'02\"W
(R)30	S26°13'20\"W

- 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\* PARCELS INDICATED WITH ASTERISK \"\*\" ARE NOT A PART OF THIS SUBDIVISION
  - PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669

FILE: Q:\20201A HILLS AT LORSON RANCH\Drawings\Plat\20-091 The Hills at Lorson Ranch.dwg (Survey) Plot Date: 1/19/2021 7:06 PM

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL5	20.00	14°28'39\"	5.05
CL15	20.00	75°31'21\"	26.36
C27	60.00	12°25'42\"	13.01
C28	60.00	11°07'41\"	11.65
C29	60.00	23°30'48\"	24.62
C30	60.00	10°18'15\"	10.79
C31	60.00	9°11'32\"	9.63
C32	60.00	14°21'51\"	15.04
C33	60.00	2°42'38\"	2.84

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C34	60.00	20°50'45\"	21.83
C35	225.00	4°38'54\"	18.25
C36	175.00	10°03'54\"	30.74
C37	175.00	9°19'00\"	28.46
C38	225.00	6°04'01\"	23.83
C39	60.00	9°04'44\"	9.51
C40	465.00	2°40'34\"	21.72
C41	175.00	8°16'19\"	25.27
C42	20.00	8°37'37\"	3.01

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C43	20.00	81°22'23\"	28.40
C44	20.00	80°46'35\"	28.20
C45	20.00	7°46'13\"	2.71
C46	60.00	1°52'42\"	1.97
C47	60.00	23°01'36\"	24.11
C48	60.00	17°54'40\"	18.76
C49	60.00	22°16'47\"	23.33
C50	555.00	0°41'43\"	6.74

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	20.00	90°00'00\"	31.42
RC14	60.00	23°33'23\"	24.67
RC15	27.00	77°08'56\"	36.36
RC16	60.00	23°33'23\"	24.67
RC17	60.00	23°33'23\"	24.67
RC18	27.00	90°00'00\"	42.41
RC19	60.00	23°33'23\"	24.67
RC20	60.00	23°33'23\"	24.67

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC21	27.00	90°00'00\"	42.41
RC22	60.00	23°33'23\"	24.67
RC23	20.00	88°32'48\"	30.91
RC24	20.00	91°20'17\"	31.88
RC25	20.00	88°32'48\"	30.91
RC26	60.00	24°54'19\"	26.08
RC27	27.00	96°34'54\"	45.51
RC28	60.00	16°35'52\"	17.38

FINAL PLAT  
THE HILLS AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVISED:



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

PCD FILE NUMBER SF-21-XXX

SHEET 5 OF 9

PCD file number added to all sheets.



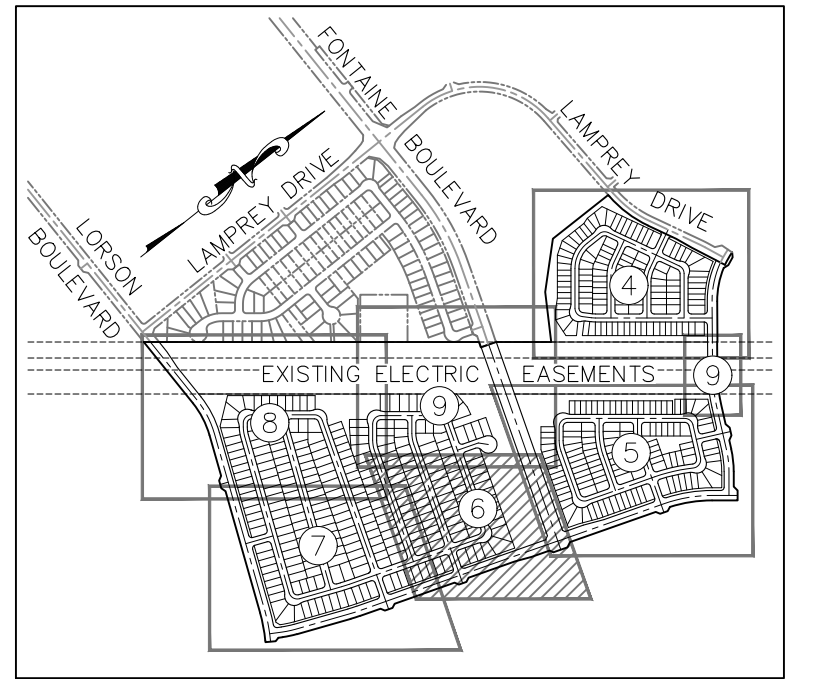
THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

SEE SHEET 9 OF 9

MATCH LINES FOR  
SHEETS PLEASE

Matchlines added to  
sheets 4 through 9.

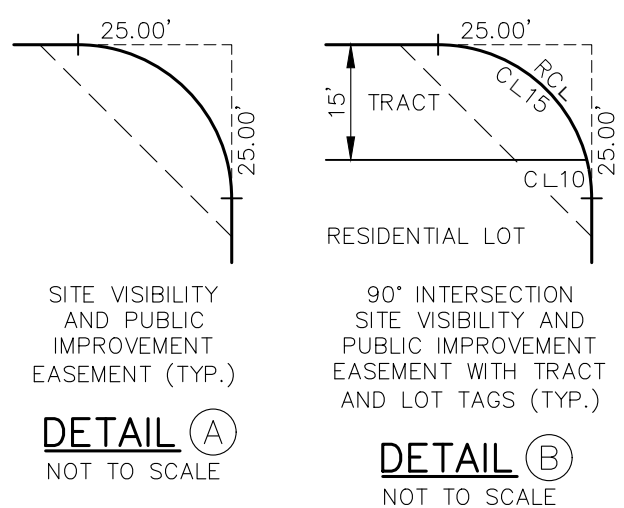


SHEET INDEX  
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC29	60.00	23°33'23"	24.67
RC30	27.00	90°00'00"	42.41
RC31	60.00	23°33'23"	24.67

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C51	60.00	20°09'49"	21.12
C52	60.00	9°07'12"	9.55
C53	60.00	14°26'11"	15.12

RADIAL BEARING TABLE	
LINE #	BEARING
(R)31	S15°36'13"W
(R)32	S56°34'02"E
(R)33	N04°31'08"E
(R)34	S33°28'26"W



**LEGEND:**

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

Trails added.  
Please show trails per checklist.

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK
A	107,999	X	
B	7,878	X	X
C	10,086	X	
D	135,380	X	
E	20,188	X	X
F	11,025	X	
G	206,233	X	
H	98,720	X	X
I	6,430	X	
J	18,234	X	
K	411,468	X	
L	629,367	X	
	1,862,808		

label "PARK" on  
sheets that have  
these tracts

Park labels added to  
all sheets containing  
park tracts.

FINAL PLAT  
THE HILLS AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVISED:

PCD FILE NUMBER SF-21-XXX

PCD file number added to all sheets.



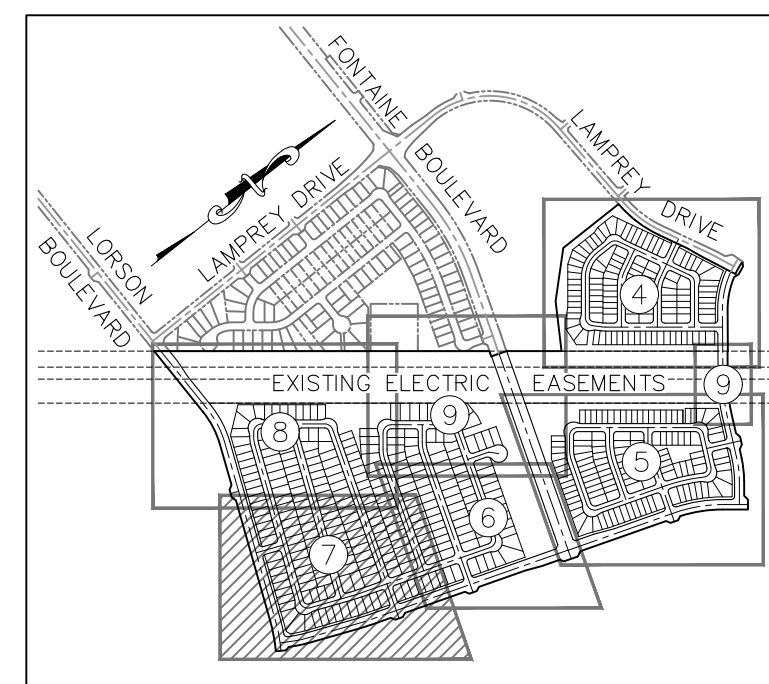
212 N. WAHSATCH AVE., STE 305  
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PHONE: 719.955.5485



THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

SEE SHEET 8 OF 9



SHEET INDEX

NOT TO SCALE

MATCH LINES FOR  
SHEETS PLEASE

Matchlines added to  
sheets 4 through 9.

S73°54'03"W  
32.07'

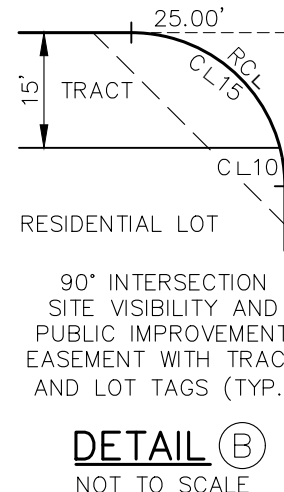
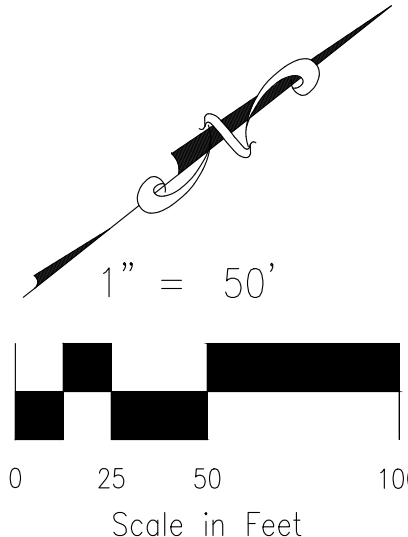
TRACT H  
98,726 SF  
2.266 AC +/-

\*UNPLATTED\*  
WARRANTY DEED  
REC. NO. 214022373

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC32	60.00	23°33'23"	24.67
RC33	27.00	90°00'00"	42.41
RC34	60.00	23°33'23"	24.67
RC35	20.00	87°10'00"	30.43

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C54	798.00	1°29'14"	20.71
C55	798.00	1°59'56"	27.84
C56	848.00	0°36'04"	8.90
C57	953.00	0°36'04"	10.00
C58	60.00	20°10'48"	21.13
C59	60.00	3°22'35"	3.54
C60	60.00	23°33'23"	24.67
C61	60.00	23°16'56"	24.38
C62	60.00	0°16'28"	0.29

RADIAL BEARING TABLE	
LINE #	BEARING
(R)35	N04°31'08"E
(R)36	S33°28'26"W
(R)37	S87°41'51"E
(R)38	S22°45'25"W



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
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---	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

PRIVATE DETENTION BASIN/STORMWATER  
QUALITY BEST MANAGEMENT PRACTICE  
MAINTENANCE AGREEMENT AND EASEMENT  
REC. NO. 220211669

N56°58'07"W  
9.29'

S33°01'53"W  
64.00'

S13°07'56"E  
27.70'

S30°42'15"W  
26.72'

L=90.69'  
R=632.00'  
Δ=8°13'18"  
Ch=90.61'  
ChB=S26°35'36"W

\*UNPLATTED\*  
WARRANTY DEED  
REC. NO. 214022373

FINAL PLAT  
THE HILLS AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVISED:



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

PCD FILE NUMBER SF-21-XXX

SHEET 7 OF 9

PCD file number added to all sheets.



A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

i cant clearly see  
what sheet this is in  
the index...FIX index  
key all sheets



Matchlines added to  
sheets 4 through 9.

Park label added.

\*UNPLATTED\*  
WARRANTY DEED  
REC. NO. 214022373

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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—————	MATCHLINE
NOT A PART*	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
—————	PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669

\*NOT A PART\*

PRIVATE DETENTION BASIN/STORMWATER  
QUALITY BEST MANAGEMENT PRACTICE  
MAINTENANCE AGREEMENT AND EASEMENT  
REC. NO. 220211669

FINAL PLAT  
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SEE SHEET 7 OF 9

SHEET 8 OF 9

SEE SHEET 9 OF 9

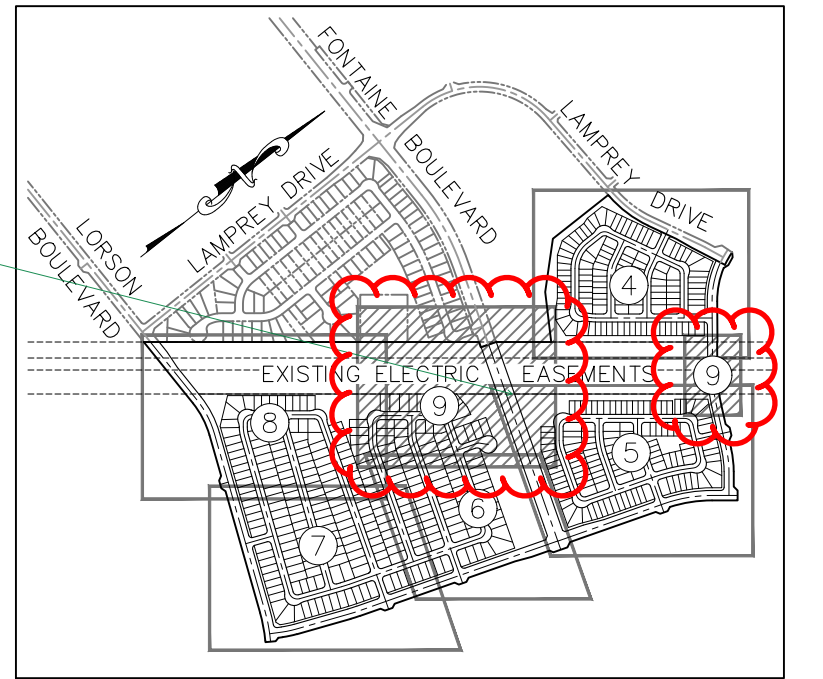


# THE HILLS AT LORSON RANCH FILING NO. 1

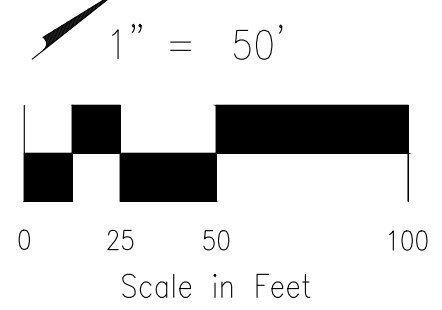
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EL PASO COUNTY, COLORADO

INDEX KEY IS NOT  
CORRECT for each  
page

Yes, it does, though there was a  
display problem with the sheet 9  
key, which has been resolved;  
sheet index key has been revised  
all sheets.



SHEET INDEX  
NOT TO SCALE



SEE SHEET 4 OF 9

MATCH LINES FOR  
SHEETS PLEASE

Matchlines added to  
sheets 4 through 9.

\*LORSON RANCH EAST  
FILING NO. 1\*  
REC. NO. 219714288  
TRACT J

\*MOUNTAIN VIEW ELECTRIC  
ASSOCIATION, INC.\*  
SPECIAL WARRANTY DEED  
REC. NO. 206041590

\*LORSON RANCH EAST  
FILING NO. 4\*  
REC. NO. 220714583  
TRACT B

MAKE the perimeter  
of the subdivision  
LINE the thickest so  
we can see what's  
clearly within the plat  
area all sheets

FOUND #5 REBAR w/  
2" ALUMINUM CAP  
STAMPED "LS 29413"  
  
Lineweight of the  
subdivision boundary  
made heavier.

Remove GREY hatch  
from tracts that are  
being platted with this  
plat. Add the park  
labels under the park  
tracts. (all sheets)

Grey hatch removed  
from pond easements  
and replaced with an  
easement boundary  
line identifier.  
Park labels added to  
Tracts B, E, and H.

is this part of this  
plat? This sheet is  
VERY confusing...

Added "\*" denoting "Not A Part" of the  
platted subdivision to adjacent parcels,  
tracts, lots, and street/road names.

SEE SHEET 4 OF 9

\*UNPLATTED\*

\*UNPLATTED\*

\*UNPLATTED\*  
WARRANTY DEED  
REC. NO. 214022373

It is a part of the plat, it is a portion of  
Tract H that is not within the detention  
pond easement. Grey hatch removed  
and replaced with an identifying line  
to help improve clarity.

is this not a part of  
subdivision? what is  
this?

The portion on the lower right is  
a portion of the subdivision;  
matchlines have been added to  
help clarify.

SEE SHEET 5 OF 9

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC44	60.00	23°33'23"	24.67
RC45	27.00	90°00'00"	42.41
RC46	60.00	23°33'23"	24.67
RC47	60.00	23°33'23"	24.67
RC48	27.00	70°37'06"	33.28
RC49	60.00	23°33'23"	24.67
RC50	35.00	70°31'44"	43.08

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C72	60.00	24°15'11"	25.40
C73	225.00	5°17'56"	20.81
C74	225.00	1°19'32"	5.21
C75	175.00	5°58'46"	18.26
C76	60.00	1°26'57"	1.52
C77	60.00	5°00'04"	5.24
C78	60.00	18°33'19"	19.43
C79	35.00	23°52'43"	14.59
C80	35.00	46°39'01"	28.50
C81	225.00	4°45'12"	18.67
C82	225.00	1°52'11"	7.34

RADIAL BEARING TABLE	
LINE #	BEARING
(R)42	N39°04'28"E
(R)43	S29°30'53"E
(R)44	S45°03'25"E
(R)45	N37°33'06"E
(R)46	S24°21'12"E

FINAL PLAT  
THE HILLS AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVISED:



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

PCD FILE NUMBER SF-21-XXX

PCD file number added to all sheets.

SHEET 9 OF 9

SEE SHEET 6 OF 9

SEE SHEET 5 OF 9

SEE SHEET 8 OF 9



## dsdrice (9)

The document "Rules And Regulations Governing The Enforcement Of The Covenants, Conditions And Restrictions Of Lorson Ranch" is in the process of being recorded, and the recording information will be included once received.

Metropolitan district 1 is correct per information provided by the client; also see next response and the third response on the next page (page 2).

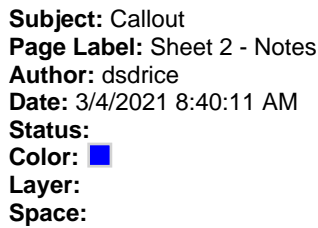
Verbiage from the third comment on the next page (page 2) added as note 23; also see previous response.

File number added to note 21; also see first three comment response on page 4.

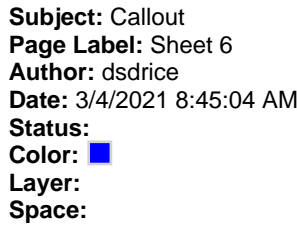
Additional space for the resolution and reception numbers added to note 20.

PUD reception number (220211670) added to note 16.

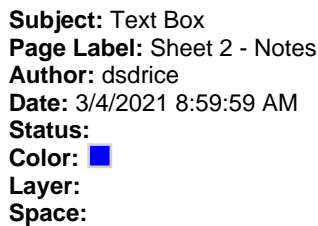




Reception number added to note 15; also see second comment response on page 6.



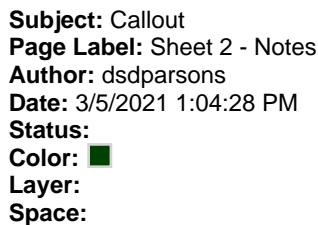
Road name (Fontaine Boulevard) added.



Verbiage added as note 23; also see second and third comment responses from the previous page (page 1).

ALL TRACTS ADJACENT TO LORSON BOULEVARD AND FONTAINE BOULEVARD (TRACTS D, G, H, J, K, AND L) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN THE HILLS AT LORSON RANCH FILING NO. 1.

---

dsdparsons (44)

Notes 24, 25, and 26 added identifying utility service providers.



FEE: \_\_\_\_\_  
N PARK FEE: \_\_\_\_\_  
Is there a parks land agreement under way that will provide relief?

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:13:43 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Is there a parks land agreement under way that will provide relief?  
A parks land agreement is in the works. Information will be proved regarding agreement particulars in a plat note on sheet 2 as it is provided.

STIPPLE, PLAT, 1  
PLAT NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVIEWED:  
PFD FILE NUMBER: SF-21-010  
SF-21-010

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:14:28 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

SF-21-010  
PCD file number added to all sheets.

STIPPLE, PLAT, 1  
PLAT NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVIEWED:  
PFD FILE NUMBER: SF-21-010  
SF-21-010

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:15:27 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

This is th controlling District; are you sure that is the correct district for ownership and maintenance?  
Metropolitan district 1 is correct per information provided by the client.

STIPPLE, PLAT, 1  
PLAT NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVIEWED:  
PFD FILE NUMBER: SF-21-010  
SF-21-010

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:15:59 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

I seriously LUV the new LOGO- Awesome  
Thank you. Unfortunately, the color logo does not reproduce well to the black and white/grey shades used on the final film copies, so a monotone logo will be used on plats. The color logo will be used on construction plans and exhibits.

STIPPLE, PLAT, 1  
PLAT NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVIEWED:  
PFD FILE NUMBER: SF-21-010  
SF-21-010

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:35:02 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Verify that the ownership has not changed and update docs SIA etc if it has,,,  
The client is in the process of transferring all of the property except for the parcels owned by Lorson Conservation Invest 2 to Saint Aubyn Homes. The only two owners and signatories on the plat will be the two listed herein.

STIPPLE, PLAT, 1  
PLAT NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVIEWED:  
PFD FILE NUMBER: SF-21-010  
SF-21-010

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:02:19 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

correct please  
The document "Rules And Regulations Governing The Enforcement Of The Covenants, Conditions And Restrictions Of Lorson Ranch" is in the process of being recoded, and the recording information will be included once received.





**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:04:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment response below.

Use this note from the PUDSP Please.

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:05:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Use this note from the PUDSP Please.

Note 21 revised to use the verbiage provided; note also incorporates response to fourth comment from page 1.



**Subject:** Arrow  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:05:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment response above.



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:05:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please work with Lori Seago to have the PID application completed so plat can be recorded. It takes up to 90 days to complete process for PID

Lori Seago has been contacted (by Core Engineering Group); plat information will be updated once the process is complete and it has been provided to me.



**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:06:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note 22 added with supplied verbiage.



**Subject:** Text Box  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:06:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Recorded at Reception NO.

Reception number will be added to note 22 once a license agreement has been recorded.



Add Language

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:07:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add Language

Note 22 added with supplied verbiage;  
also see last two comment responses  
on previous page (page 4).



**Subject:** Subdivision Improvements  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:08:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note 13 revised with  
verbiage provided.

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 and meet the policy and  
procedure requirements of El Paso County prior to  
the release by the County of any lots for sale,  
conveyance or transfer.

This plat restriction may be removed or rescinded  
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.



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:08:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

USE standard SIA note Please

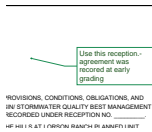
Note 13 revised with verbiage  
provided in previous comment.



IS. NO. EC  
BY CC  
IMPRC  
IMPRC  
RECEI  
OP IN

**Subject:** Arrow  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:08:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

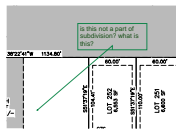
Note 13 revised with verbiage provided in previous comments from preceding page (page 5).



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:10:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Use this reception.- agreement was recored at early grading

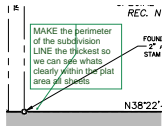
Reception number (220211669) added to note 15; also see first comment response on page 2.



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:19:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this not a part of subdivision? what is this?

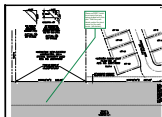
It is a part of the plat, it is a portion of Tract H that is not within the detention pond easement. Grey hatch removed and replaced with an identifying line to help improve clarity.



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:19:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MAKE the perimeter of the subdivision LINE the thickest so we can see whats clearly within the plat area all sheets

Lineweight of the subdivision boundary made heavier.



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:20:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove GREY hatch from tracts that are being platted with this plat. Add the park labels under the tract name for the park tracts. (all sheets)

Grey hatch removed from pond easements and replaced with an easement boundary line identifier. Park labels added to Tracts B, E, and H.



**Subject:** Image  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:21:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Trails added; see also first comment response next page (page 7).

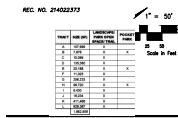




**Subject:** Callout  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:22:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please show trails per checklist.

Trails added; also see last comment response on previous page (page 6).



**Subject:** Image  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:24:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Park label added for Tracts B, E, and H as indicated in next three responses; see also fifth comment response on previous page (page 6).



**Subject:** Callout  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:24:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label "PARK" on sheets that have these tracts

Park labels added to all sheets containing park tracts.

0.463 AC +/-

PARK

**Subject:** Text Box  
**Page Label:** Sheet 5  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:25:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

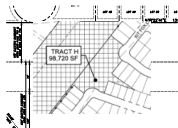
PARK

Park label added.

TRACT H  
98,726 SF  
2.266 AC +/-

**Subject:** Text Box  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:25:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

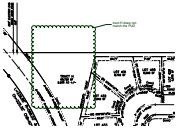
Park label added.



**Subject:** Image  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:27:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Grey pond easement hatch removed to help clarify the tract boundaries and the easement boundaries within the tracts, especially with regards to Tract H

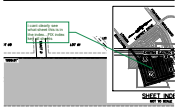




**Subject:** Cloud+  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:27:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tract H does not match the PUD

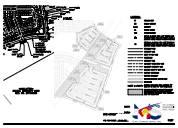
Tract H does match PUD; the pond easement hatch was likely the cause of the confusion and has been revised to provide better clarity. Or perhaps the PUD does not clearly identify what constitutes the boundaries of the tract, because of the thin strips between Tract L and Lots 422 through 431, and along Lorson Boulevard down to Brook Trout Trail?



**Subject:** Callout  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:28:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

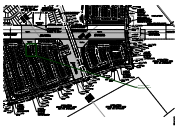
i cant clearly see what sheet this is in the index...FIX index key all sheets

Sheet index key revised for clarity all sheets.



**Subject:** Image  
**Page Label:** Sheet 3 - Overall  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:30:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment response below.



**Subject:** Cloud+  
**Page Label:** Sheet 3 - Overall  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:31:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This should match PUD and be apart of PARK tract

It does match the PUD and is a part of the park tract; detention pond hatch removed/revised to provide clarity. Also see first comment response this page.



**Subject:** Callout  
**Page Label:** Sheet 4  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

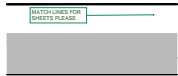
MATCH LINES FOR SHEETS PLEASE  
Matchlines added to sheets 4 through 9.



**Subject:** Callout  
**Page Label:** Sheet 4  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

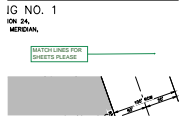
MATCH LINES FOR SHEETS PLEASE  
Matchlines added to sheets 4 through 9.





**Subject:** Callout  
**Page Label:** Sheet 5  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE  
Matchlines added to sheets 4 through 9.



**Subject:** Callout  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE  
Matchlines added to sheets 4 through 9.



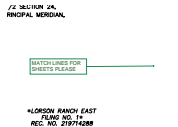
**Subject:** Callout  
**Page Label:** Sheet 7  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE  
Matchlines added to sheets 4 through 9.



**Subject:** Callout  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE  
Matchlines added to sheets 4 through 9.



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:33:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE  
Matchlines added to sheets 4 through 9.



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:34:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this part of this plat?> This sheet is VERY confusing....

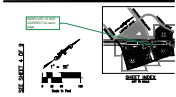
Added "\*" denoting "Not A Part" of the platted subdivision to adjacent parcels, tracts, lots, and street/road names.





**Subject:** Arrow  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:34:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The portion on the lower right is a portion of the subdivision; matchlines have been added to help clarify.



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:34:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

INDEX KEY IS NOT CORRECT for each page  
Yes, it does, though there was a display problem with the sheet 9 key, which has been resolved; also see second comment response page 8.

TRACT	USE
1	RESIDENTIAL
2	RESIDENTIAL
3	RESIDENTIAL
4	RESIDENTIAL
5	RESIDENTIAL
6	RESIDENTIAL
7	RESIDENTIAL
8	RESIDENTIAL
9	RESIDENTIAL
10	RESIDENTIAL
11	RESIDENTIAL
12	RESIDENTIAL
13	RESIDENTIAL
14	RESIDENTIAL
15	RESIDENTIAL
16	RESIDENTIAL
17	RESIDENTIAL
18	RESIDENTIAL
19	RESIDENTIAL
20	RESIDENTIAL
21	RESIDENTIAL
22	RESIDENTIAL
23	RESIDENTIAL
24	RESIDENTIAL
25	RESIDENTIAL
26	RESIDENTIAL
27	RESIDENTIAL
28	RESIDENTIAL
29	RESIDENTIAL
30	RESIDENTIAL
31	RESIDENTIAL
32	RESIDENTIAL
33	RESIDENTIAL
34	RESIDENTIAL
35	RESIDENTIAL
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99	RESIDENTIAL
100	RESIDENTIAL

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:35:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

LOOK AT PUD and make this match for uses-  
There are 3 parks in the development for example....  
There are three pocket parks (which is how they are identified in the PUD table) listed in the plat tract table: Tracts B, E, and H.

TRACT	USE
1	RESIDENTIAL
2	RESIDENTIAL
3	RESIDENTIAL
4	RESIDENTIAL
5	RESIDENTIAL
6	RESIDENTIAL
7	RESIDENTIAL
8	RESIDENTIAL
9	RESIDENTIAL
10	RESIDENTIAL
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99	RESIDENTIAL
100	RESIDENTIAL

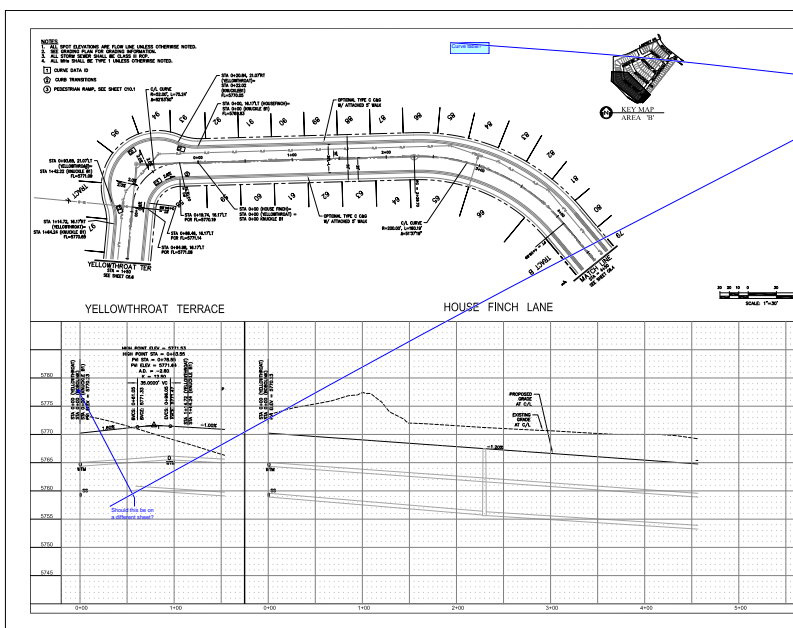
**Subject:** Image  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:36:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See previous comment response.









Page: 13

Author: dtdrice Subject: Text Box Date: 3/4/2021 3:25:07 PM -06'00'

Curve table:

Author: RSchindler Subject: Study Note Date: 3/23/2021 6:39:52 AM

Author: JSchindler  
added curve table

Author: dsdrice Subject: Callout Date: 3/23/2021 6:39:02 AM

Should this be on a different sheet?

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 6:43:36 AM

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 6:43:36 AM

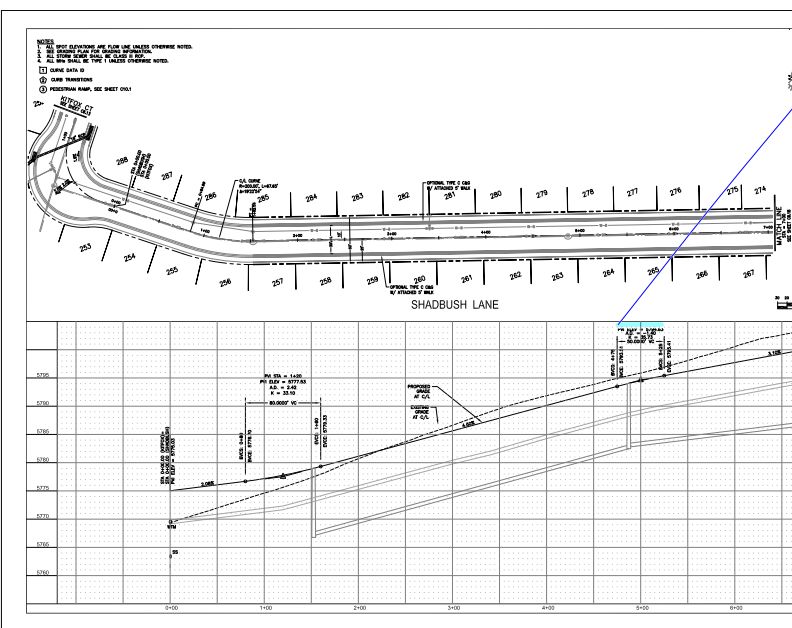










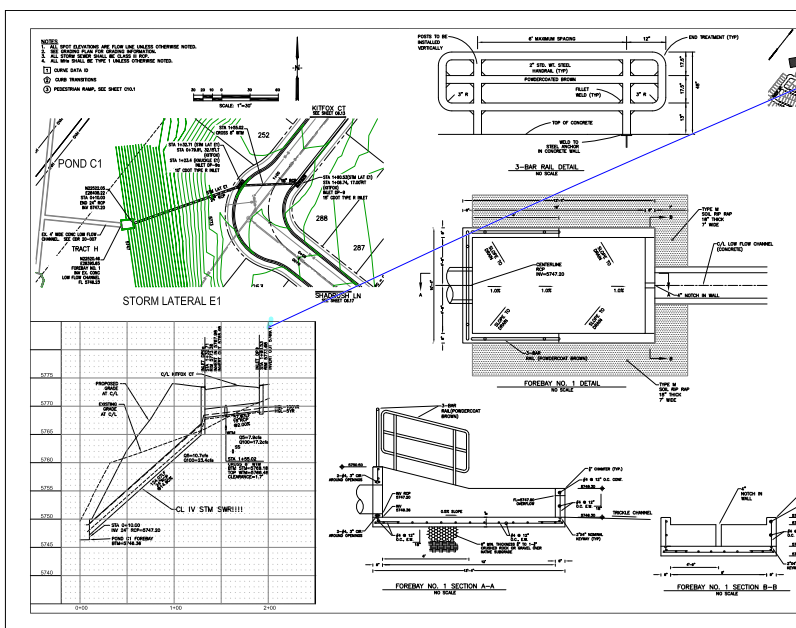


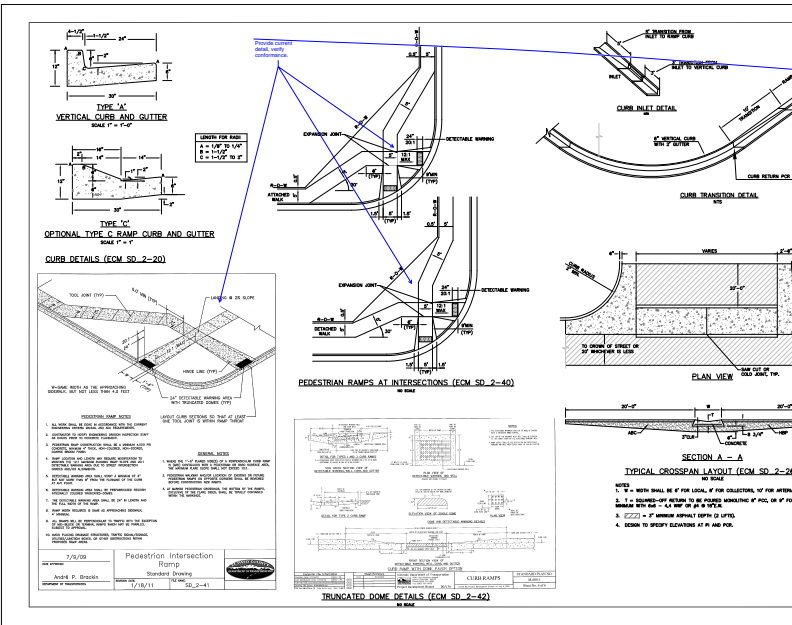












Page: 40

Author: daniel... Project: Caltrans... Date: 3/4/2023 3:54:54 PM -08'00'

Provide current detail, verify conformance.

Author: Schindler Subject: Sticky Note

Date: 3/23/2023 7:32:00 AM

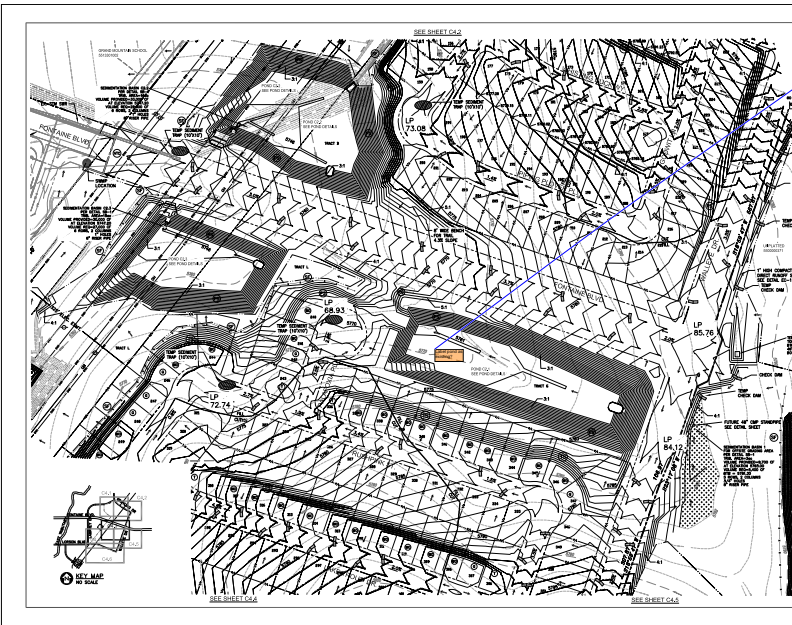
DETAILS UPDATED: OUR SIDEWALK COMPLETES WITH DETAIL FOR SLOPES. HOWEVER, WE DID NOT INCLUDE THE 4" EXTENSION ON THE APPROACH WALK. WE ARE NOW INCLUDING THAT APPROACH ON ALL NEW PROJECTS.





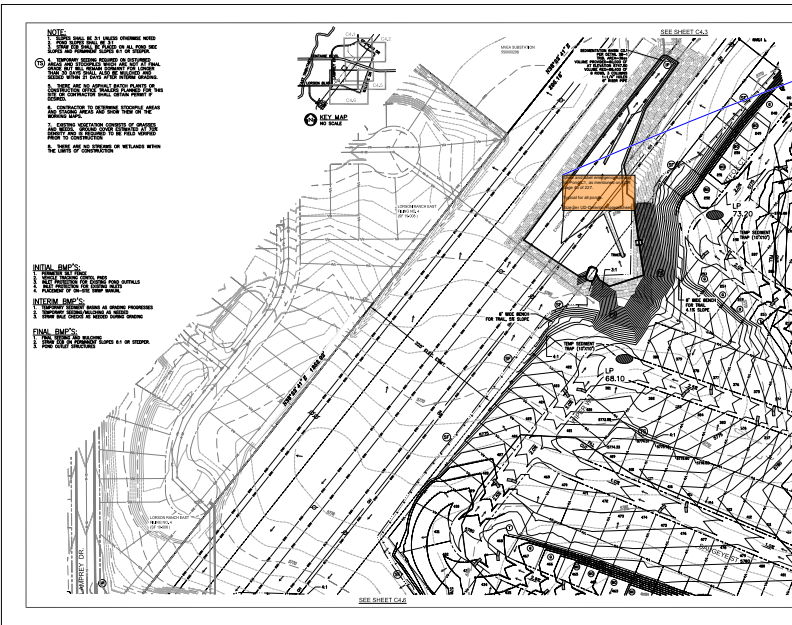






Page: 6

Author: Ghesse Subject: DW - Text Box Date: 2/4/2021 5:51:23 PM -08'00'  
Label: point as existing?  
Author: Schneider Subject: Sticky Note Date: 3/23/2021 8:38:55 AM  
REFERENCE: TOP 20-100 FOR GRADING

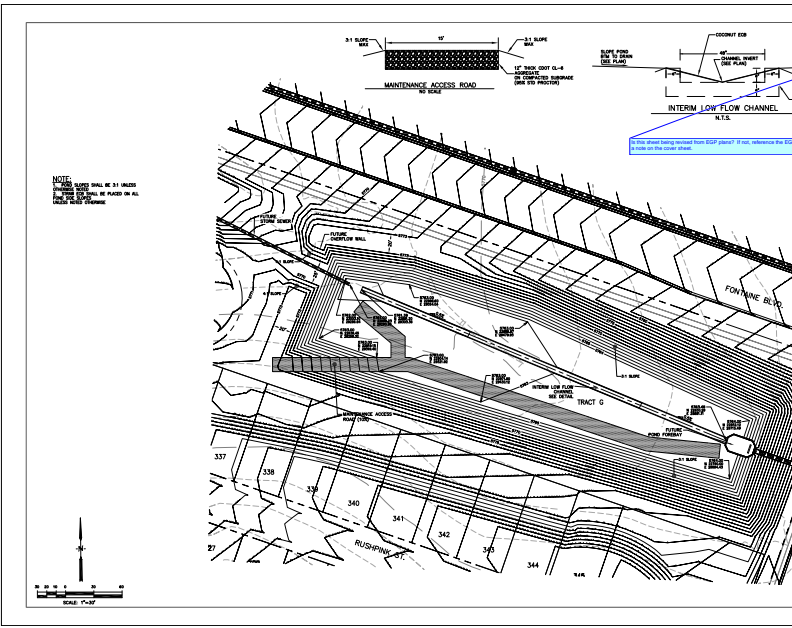


Page: 7

Author: [Name] Subject: [Subject] Date: 2/2/2023 5:10:48 PM Rev: 0000  
Show and label emergency spillway for Pond C1, as mentioned in FDR page 43 of 227 Typical for all ponds. Size per LID-Detention spreadsheet.  
Author: [Name] Subject: [Subject] Date: 2/2/2023 5:10:41 AM  
POND CONSTRUCTION IS IN CONSTRUCTION WHICH IS NOW REFERENCED ON THESE PLANS. ALL ARE SIZED PER LID SPREADSHEETS.



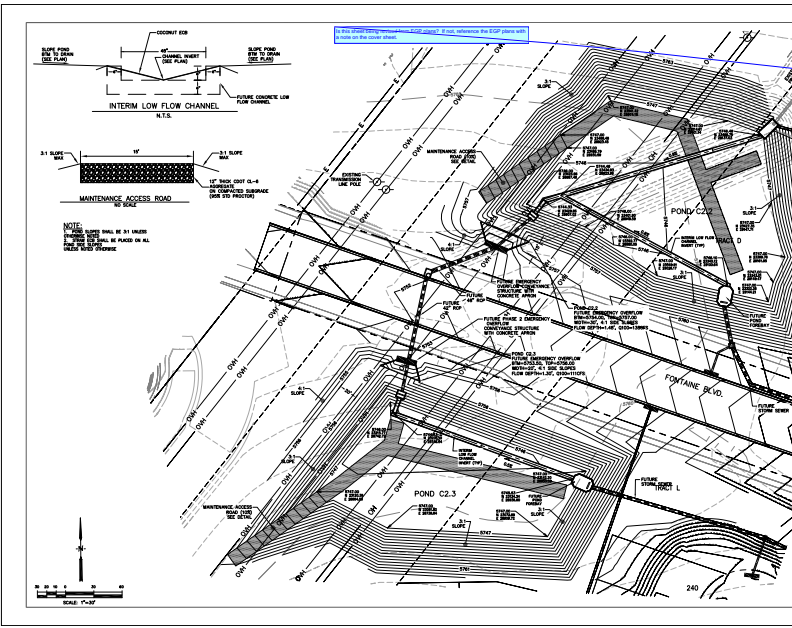


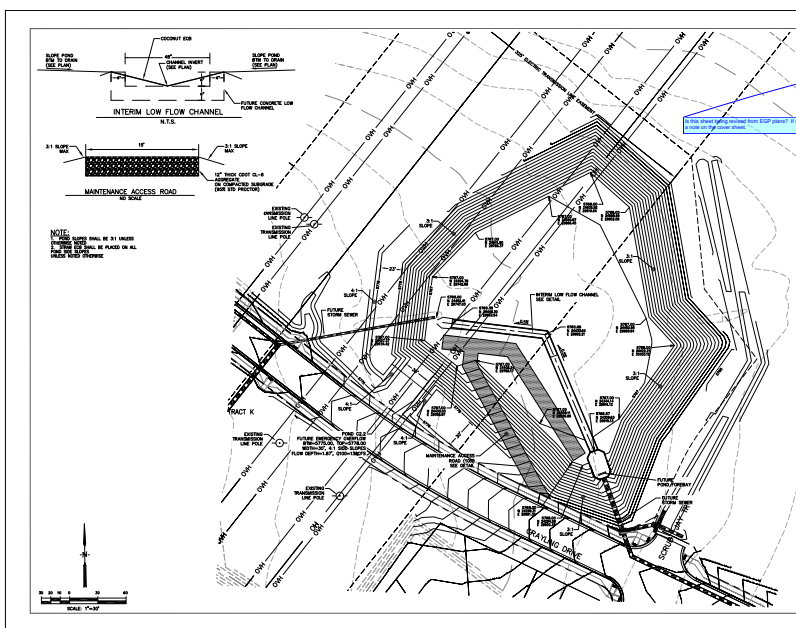


Page: 11

Author: daniel Subject: Test Item Date: 1/4/2023 10:17:18 AM -0500  
Is this sheet being revised from EGP plans? If not, reference the EGP plans with a note on the cover sheet.  
Author: daniel Subject: Test Item Date: 1/4/2023 10:17:18 AM -0500  
NOTE PLACED ON PLANS







Page: 13



**STORMWATER MANAGEMENT PLAN**  
**FOR THE HILLS AT LORSON RANCH**

**PUDSP 20-003**  
**EGP 20-005**

SF-21-010

Stormwater Permit # \_

Certification # \_\_\_\_\_

**Owner/Developer:**

Lorson, LLC  
212 N. Wahsatch Avenue, Suite 301  
Colorado Springs, Colorado 80903  
Contact: Jeff Mark  
(719) 635-3200

**SWMP Administrator/  
Qualified Stormwater Manager:**

TNT Landscaping, Inc  
Trevor Terrill  
4795 Mark Dabbling Rd.  
Colorado Springs, Colorado 80918  
(719) 659-5619

**SWMP Preparer:**

Core Engineering Group, LLC  
Richard L. Schindler, P.E.  
15004 1<sup>st</sup> Avenue S  
Burnsville, MN 55306  
719-659-7800

**Contractor:**

Dwire Earthmoving  
6799 Bismark Road, Suite C  
Colorado Springs, CO 50922  
Contact: Wade Fothergill  
(719) 660-1058

Summary of Comments on Microsoft Word - 100.061-  
swmp

Page: 1

Author: EPC Stormwater - Glenn Reese Subject: SW - Text Box Date: 2/3/2021 4:42:34 PM -06'00'  
SF-21-010

Equipment Staging and Maintenance Area	Spill containment pad, spill kit, pumps, funnels
Fueling Area (site equipment only)	Spill containment pad, spill kit, pumps, funnels
Hazardous Material Staging Area	Spill containment pad, spill kit, pumps, funnels
Unexpected Contaminated Soil	Plastic liner, plastic cover, soil berm, hay bales, lined super sacks

### 7.3 SPILL COUNTERMEASURES

Every preventative measure shall be taken to keep contaminated or hazardous materials contained. If a release occurs, the following actions shall be taken:

- 1. Stop the Spill:** The severity of a spill at the site is anticipated to be minimal as large containers/quantities of Hazardous Materials (HM) are not anticipated. The type of spill would occur while dispensing material at the HM storage facility and would likely be contained in secondary containment. Thus, the use spill kits or other available absorbent materials should stop the spill.
- 2. Warn Others:** Notify co-workers and supervisory personnel of the release. Notify emergency responders if appropriate. For site personnel, an alarm system will consist of three one second blasts on an air horn sounded by the person discovering a spill or fire. In the event of any spill, the Superintendent and Project Manager shall be notified **if the spill is 5 gallons or more the STATE will be contacted along with the Fire Department.**
- 3. Isolate the Area:** Prevent public access to the area and continue to minimize the spread of the material. Minimize personal exposure throughout emergency response actions.
- 4. Containment:** A spill shall only be contained by trained personnel and if it is safe to do so. DO NOT PLACE YOURSELF IN DANGER. Attempt to extinguish a fire only if it is in the incipient stage; trash can size or smaller. For larger spills, wait for the arrival of emergency response personnel and provide directions to the location of the emergency.
- 5. Complete a Spill and Incident Report:** For each spill of a Hazardous Material a spill and incident report shall be completed and submitted to the Owner/Construction Manager and if applicable to the Engineer and the State of Colorado Department of Public Health and Environment

## 8.0 INSPECTIONS

### 8.1 Inspections

Inspections will occur at least every 14 days and within 24 hours of a precipitation or snow melt event producing runoff, which from past experience this occurs with precipitation of 1/4 inch of rain or more. The primary site for tracking weather data and rainfall measurements will be taken from

Weather Underground and a rain gauge will be onsite for verification only.

#### 1. Inspection Personnel:

Checklist Item 25 - add a note that the inspection log will be signed by the SWM.

Author: EPC Stormwater - Glenn Reese Subject: SW - Text Box Date: 2/4/2021 5:26:52 PM -06'00'  
Checklist Item 25 - add a note that the inspection log will be signed by the SWM.

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 2:26:15 PM  
see 9.1 under recordkeeping.



stormwater discharges associated with construction activity or when BMPs are no longer necessary and are removed

### 9.3 Training

Individual(s) Responsible for Training:  
All personnel on site will trained on the site specific SWMP requirements to be conducted by the Qualified Stormwater Manager and/or the site superintendent.

### 9.4 SWMP Location

The on-site SWMP will be located at the SE corner of Fontaine Boulevard and Rockcastle Drive as indicated on Exhibit 1. All signed inspection logs will be kept on-site with the SWMP.

## 10.0 FINAL STABILIZATION

Final stabilization will be accomplished by contractors to re-vegetate the area of disturbance per the approved plans and specifications. Final stabilization will include permanent seeding/mulching of disturbed areas, sediment forebays, erosion control blankets, turf reinforcement mats, and permanent BMP's.

Once 70% of the pre-development vegetative cover has been established and has been accepted, temporary BMP's will be removed and the permit will be terminated and filed.

Long term stormwater quality will be achieved by on-site full spectrum detention ponds with WQ outlet structures.

Final stabilization is anticipated to be completed in December, 2021

This project does not rely on control measures that are owned/maintained by another entity.

Note that:  
The contractor will be responsible for any re-excavation of sediment and debris that collects in the basin depression required to ensure that the basin meets the design grades following construction. The storm lines shall also be cleaned and free of sediment once the site becomes stabilized.

Page: 21

Author: EPC Stormwater - Glenn Reese Subject: SW - Text Box Date: 2/4/2021 5:28:04 PM -06'00'

Note that:The contractor will be responsible for any re-excavation of sediment and debris that collects in the basin depression required to ensure that the basin meets the design grades following construction. The storm lines shall also be cleaned and free of sediment once the site becomes stabilized.

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 2:36:51 PM

noted added to 10.0

2019 Financial Assurance Estimate Form  
(with pre-plat construction)

Use 2021 form/costs

Combine all grading and utility items into one FAE.

PROJECT INFORMATION

1/19/2021 100.062

Project Name: The Hills at Lorson Ranch Date: January 18, 2021 PCD File No. SF 21-x SF-21-010

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>							
Earthwork							
less than 1,000; \$5,300 min		CY	\$ 8.00	\$ -			\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	\$ -			\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	\$ -			\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	\$ -			\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50	\$ -			\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	\$ -			\$ -
* Permanent Seeding (inc. noxious weed mgmt.)		AC	\$ 800.00	\$ -			\$ -
* Mulching		AC	\$ 750.00	\$ -			\$ -
* Permanent Erosion Control Blanket		SY	\$ 6.00	\$ -			\$ -
* Permanent Pond/BMP Construction		CY	\$ 20.00	\$ -			\$ -
* Permanent Pond/BMP (Spillway)		EA	\$ 10,000.00	\$ -			\$ -
* Permanent Pond/BMP (Outlet Structure)		EA	\$ 15,000.00	\$ -			\$ -
Safety Fence		LF	\$ 3.00	\$ -			\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	\$ -			\$ -
Vehicle Tracking Control		EA	\$ 2,370.00	\$ -			\$ -
Silt Fence		LF	\$ 2.50	\$ -			\$ -
Temporary Seeding		AC	\$ 800.00	\$ -			\$ -
Temporary Mulch		AC	\$ 750.00	\$ -			\$ -
Erosion Bales		EA	\$ 25.00	\$ -			\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	\$ -			\$ -
Rock Check Dams		EA	\$ 500.00	\$ -			\$ -
Inlet Protection		EA	\$ 167.00	\$ -			\$ -
Sediment Basin		EA	\$ 1,762.00	\$ -			\$ -
Concrete Washout Basin		EA	\$ 900.00	\$ -			\$ -
[insert items not listed but part of construction plans]							
<b>MAINTENANCE (35% of Construction BMPs)</b>							
Section 1 Subtotal							
= \$ -							

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00
Aggregate Base Course (135 lbs/cf)	27,983	Tons	\$ 28.00	\$ 783,524.00			\$ 783,524.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	\$ -			\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	\$ -			\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	\$ -			\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	\$ -			\$ -
Asphalt Pavement (147 lbs/cf) - 4" thick	20,114	Tons	\$ 88.00	\$ 1,770,032.00			\$ 1,770,032.00
Raised Median, Paved		SF	\$ 8.00	\$ -			\$ -
Regulatory Sign/Advisory Sign	47	EA	\$ 300.00	\$ 14,100.00			\$ 14,100.00
Guide/Street Name Sign	86	EA	\$ 200.00	\$ 17,200.00			\$ 17,200.00
Epoxy Pavement Marking	10,500	SF	\$ 13.00	\$ 136,500.00			\$ 136,500.00
Thermoplastic Pavement Marking	1,570	SF	\$ 23.00	\$ 36,110.00			\$ 36,110.00
Barricade - Type 3	12	EA	\$ 200.00	\$ 2,400.00			\$ 2,400.00
Delineator - Type 1		EA	\$ 24.00	\$ -			\$ -
Curb and Gutter, Type A (6" Vertical)	12,150	LF	\$ 30.00	\$ 364,500.00			\$ 364,500.00
Curb and Gutter, Type B (Median)		LF	\$ 30.00	\$ -			\$ -
Curb and Gutter, Type C (Ramp)	30,300	LF	\$ 30.00	\$ 909,000.00			\$ 909,000.00
4" Sidewalk (common areas only)	6,060	SY	\$ 48.00	\$ 290,880.00			\$ 290,880.00
5" Sidewalk	8,425	SY	\$ 60.00	\$ 505,500.00			\$ 505,500.00
6" Sidewalk		SY	\$ 72.00	\$ -			\$ -
8" Sidewalk		SY	\$ 96.00	\$ -			\$ -
Pedestrian Ramp	142	EA	\$ 1,150.00	\$ 163,300.00			\$ 163,300.00
Cross Pan, local (8" thick, 6' wide to include return)	600	LF	\$ 61.00	\$ 36,600.00			\$ 36,600.00
Cross Pan, collector (9" thick, 8' wide to include return)	160	LF	\$ 92.00	\$ 14,720.00			\$ 14,720.00
Curb Chase		EA	\$ 1,480.00	\$ -			\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	\$ -			\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	\$ -			\$ -
Guardrail End Anchorage		EA	\$ 2,068.00	\$ -			\$ -
Guardrail Impact Attenuator		EA	\$ 3,787.00	\$ -			\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	\$ -			\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	\$ -			\$ -
Electrical Conduit, Size =		LF	\$ 16.00	\$ -			\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	\$ -			\$ -

## Summary of Comments on 100.062- 2019 Financial Assurance Estimate.xlsx

Page: 1

Author: dsdrice Subject: Callout Date: 3/3/2021 7:42:56 PM -06'00'  
Use 2021 form/costs

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 4:17:05 PM  
updated to new form

Author: dsdrice Subject: Text Box Date: 3/4/2021 10:11:06 AM -06'00'  
Combine all grading and utility items into one FAE.

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 4:17:12 PM  
now combined.

Author: Greese Subject: SW - Text Box Date: 2/3/2021 4:42:13 PM -06'00'  
SF-21-010

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 4:17:16 PM  
added

Author: Greese Subject: SW - Text Box Date: 2/3/2021 4:45:28 PM -06'00'  
xxx

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 4:17:29 PM  
new form has just one item for ponds

Author: Greese Subject: SW - Comment Date: 2/3/2021 4:46:34 PM -06'00'  
These 3 items were not included with EGP205. Include with this final plat.

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 4:17:40 PM  
new form has just one item



PROJECT INFORMATION			
1/19/2021		100.062	
Project Name: The Hills at Lorson Ranch	Date: January 18, 2021	PCD File No. SF 21-x	

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	Remaining
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
** Section 3 is not subject to defect warranty requirements						
Section 3 Subtotal			=	\$ -		\$ -
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)	LS		\$ 4,000.00	=	\$ 4,000.00	\$ 4,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)	LS		\$ 2,000.00	=	\$ 2,000.00	\$ 2,000.00
Total Construction Financial Assurance						\$ 6,789,487.00
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 6,789,487.00
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 1,356,697.40
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

**Approvals**

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

\_\_\_\_\_  
Engineer (P.E. Seal Required)

\_\_\_\_\_  
Approved by Owner / Applicant

\_\_\_\_\_  
Date

Keep County signature line

Add:  
Landscaping collateral will be required with the final plat if the landscaping improvements have not been installed and found to be acceptable prior to final plat recording.

Verify:  
Note: The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision. Per ECM Section 2.5.8, landscaping in the ROW must be appropriate for the conditions and easily maintained by the use of power-mowing equipment. The trees shown in the public rights-of-way may need to be moved outside of the ROW or further from the roads.

Page: 4

Author: dsdrice Subject: Callout Date: 3/4/2021 10:09:59 AM -06'00'

Keep County signature line

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 4:18:23 PM  
line now in pdf.

Author: dsdrice Subject: Text Box Date: 3/4/2021 10:09:59 AM -06'00'

Add: Landscaping collateral will be required with the final plat if the landscaping improvements have not been installed and found to be acceptable prior to final plat recording. Verify: Note: The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision. Per ECM Section 2.5.8, landscaping in the ROW must be appropriate for the conditions and easily maintained by the use of power-mowing equipment. The trees shown in the public rights-of-way may need to be moved outside of the ROW or further from the roads.

Author: RSchindler Subject: Sticky Note Date: 3/23/2021 4:25:26 PM  
landscaping added to fae.