

PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 207712672 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 452,029 SQUARE FEET (10.377 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 "PONDEROSA AT LORSON RANCH FILING NO. 3". 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:
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST:

SECRETARY/TREASURER

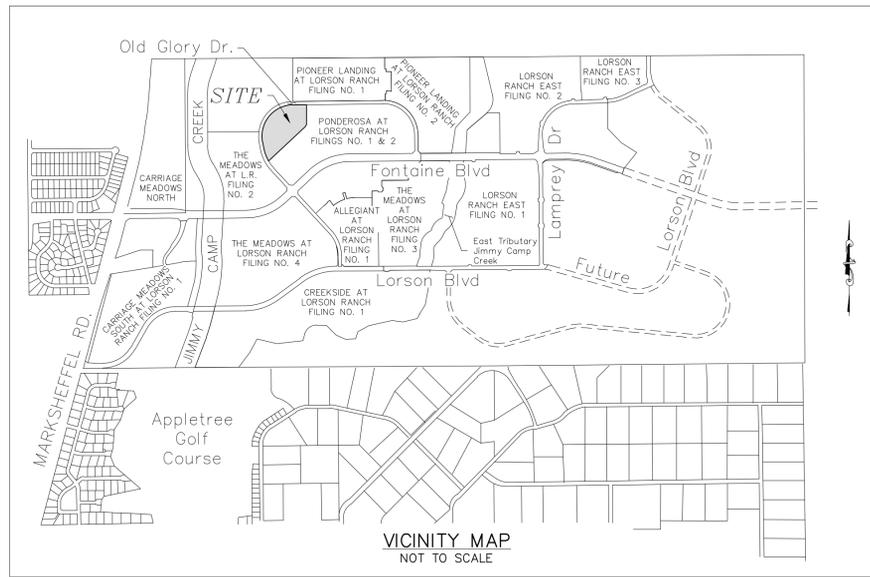
STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FRONT LOT 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 TEN FOOT (10') 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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY
JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND P FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY
JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 22, 2019 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 _____, 2020.

VERNON P. TAYLOR DATE
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED DATE OF THE CERTIFICATION SHOWN HEREON.

Sidewalks along Old Glory Drive are located in tracts A & B, detention is within tract B. LRMD is identified as providing maintenance

per the PUDSp the detention and landscape along Old Glory were to be maintained by the District

verify after PUDSP is corrected

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "PONDEROSA AT LORSON RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2020, 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

CLERK AND RECORD'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

FEES:

DRAINAGE FEE: PAID WITH RECORDING OF THE PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 1"

JIMMY CAMP CREEK SURETY FEE: \$ 0.00

BRIDGE FEE: PAID WITH RECORDING OF THE PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 1"

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

PARK FEE: \$ 41,400.00

URBAN PARK FEE: \$ 25,920.00

verify with Jason Meyer at Parks

TRACT TABLE				
TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.696	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
B	1.522	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
C	0.170	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
D	0.191	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
E	0.114	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
F	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
G	0.048	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
H	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
I	0.145	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
J	0.079	P3HOA	P3HOA	PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
K	0.156	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
L	0.647	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
M	0.129	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
N	0.019	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
O	0.320	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
P	1.217	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
Q	1.241	P3HOA	P3HOA	PRIVATE DRIVES/PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
TOTAL	6.916			

P3HOA = PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION
LRMD = LORSON RANCH METROPOLITAN DISTRICT
MAINTENANCE RESPONSIBILITIES OF THE LORSON RANCH METROPOLITAN DISTRICT IS LIMITED TO THE DETENTION POND, AND STORM DRAIN PIPES EMPTYING DIRECTLY INTO IT

Update note accordingly per comments on the GEC regarding the private storm sewer system.

Note contents revised.

SUMMARY:

90 LOTS	3.461 ACRES	33.35%
17 TRACTS:		
9 STANDARD	3.108 ACRES	29.95%
3 OPEN SPACE	1.556 ACRES	15.00%
5 PRIVATE ROADS & PARKING	2.252 ACRES	21.70%
TOTAL	10.377 ACRES	100.00%

SF2016
Added to all sheets.

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:

PCD FILE NUMBER 19-XXX



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST LINE OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 207712672, MONUMENTED AT EACH END BY A No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH WITH EXISTING GRADE. SAID EAST LINE IS ASSUMED TO BEAR S00°00'00"E A DISTANCE OF 337.70 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 9, 2020 AT 7:30AM, FILE NO. 67678 UTC, AMENDMENT NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS CONTAINED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084.
 - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366 CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7 RECORDED ON SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548 AND AMENDMENT TO SERVICE PLAN BY RESOLUTION NO. 07-223 RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. DECLARATION IN CONNECTION THEREWITH RECORDED MAY 14, 2009 AT RECEPTION NO. 209053517.
 - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION AND SERVICE AGREEMENT RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
 - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925.
 - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
 - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NOS. 06-212 AND 06-213 RECORDED AUGUST 10, 2006 AT RECEPTION NOS. 206118540 AND 206118541.
 - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127024.
 - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED AUGUST 24, 2007 AT RECEPTION NO. 207111329 AND RE-RECORDED SEPTEMBER 18, 2007 AT RECEPTION NO. 207121467.
 - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116857.
 - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION POND AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116858.
 - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207712672.
 - xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION 12-126 RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
 - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863. DEED OF CONVEYANCE IN CONNECTION THEREWITH RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047875.
 - xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN ORDER FOR EXCLUSION OF REAL PROPERTY RECORDED APRIL 16, 2014 AT RECEPTION NO. 214031437.
 - xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED _____ AT RECEPTION NO. _____ AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-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.
7. ALL DEVELOPMENT WITHIN "PONDEROSA AT LORSON RANCH FILING NO. 3" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR PONDEROSA AT LORSON RANCH FILING NO. 3 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.

GENERAL PLAT NOTES: (CONT.)

8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, 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.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PONDEROSA AT LORSON RANCH FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PONDEROSA AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. _____.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "PONDEROSA AT LORSON RANCH FILING NO. 3" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. A "GEOLOGY AND SOILS REPORT FOR LOTS 1-90 TOWNHOMES AT PONDEROSA NORTH AT LORSON RANCH, FILING NO. 3, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON NOVEMBER 7, 2019 AND AMENDED ON JANUARY 20, 2020, JOB NO. 172414. 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.

Soil and Geologic Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source: (name lots or location of area)
•Rockfall Runout Zone: (name lots or location of area)
•Potentially Seasonally High Groundwater: (name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Update note to identify maintenance of the sight distance easement is the responsibility of the homeowner's association.

Ponderosa Filing No. 3 Homeowner's Association responsibility for easements added to note.

District responsible for landscape along Old Glory per PUDSP

Note revised to include Lorson Ranch Metropolitan District. Maintenance responsibilities are identified on the cover sheet in the Tract Table and the Tract Acceptance Statements.

Duplicate note deleted. Notes added.

Add the following notes:
- There shall be no direct lot access to Old Glory Drive.
- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with the El Paso County standards in effect at the date of the request for dedication and maintenance.

complete

Awaiting response with required information.

standrd note please provide details

Note verbiage revised after consulting with geotechnical engineer regarding content and wording.

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:

SF2016 added to all sheets.

PCD FILE NUMBER SF-19-XXX



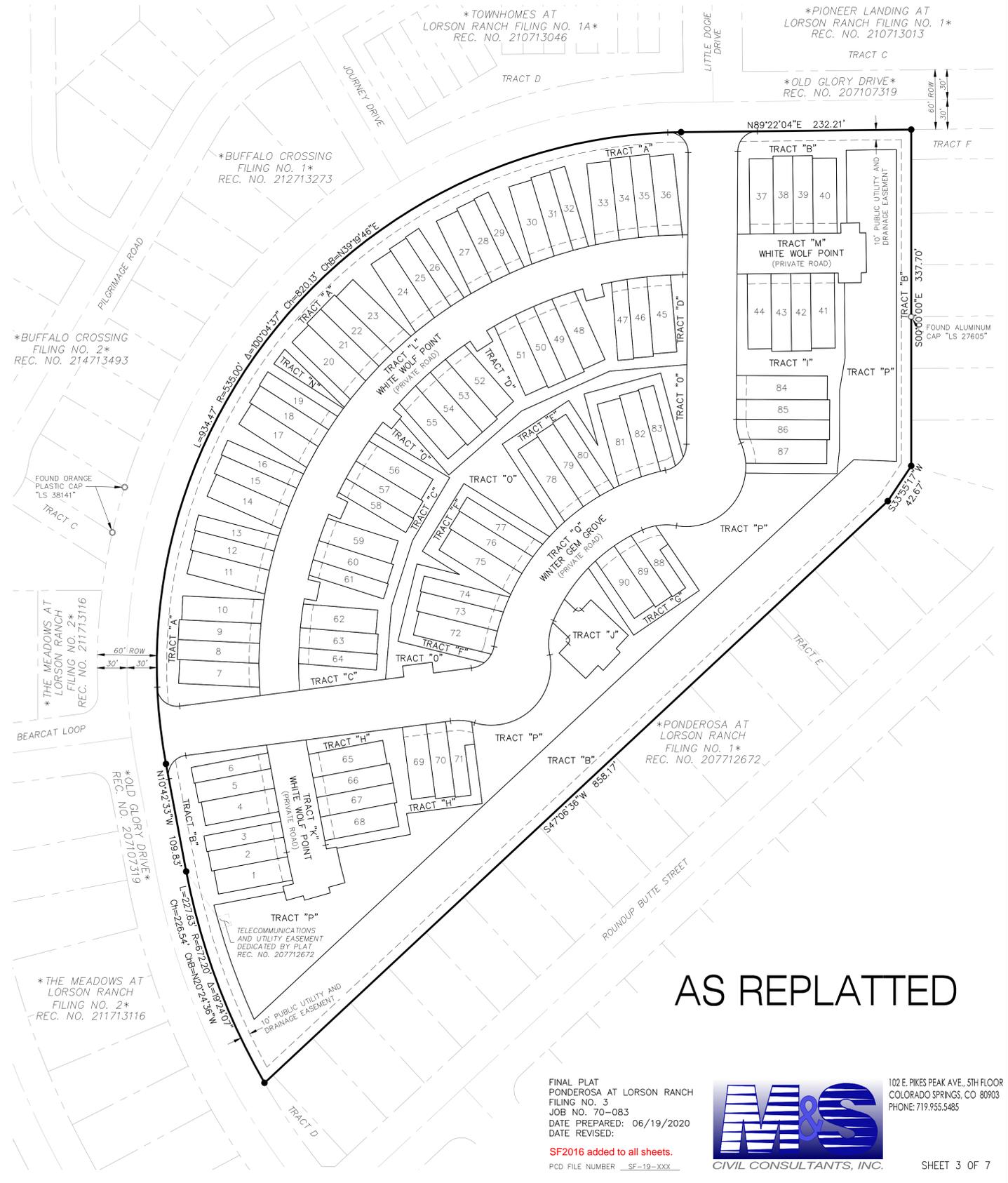
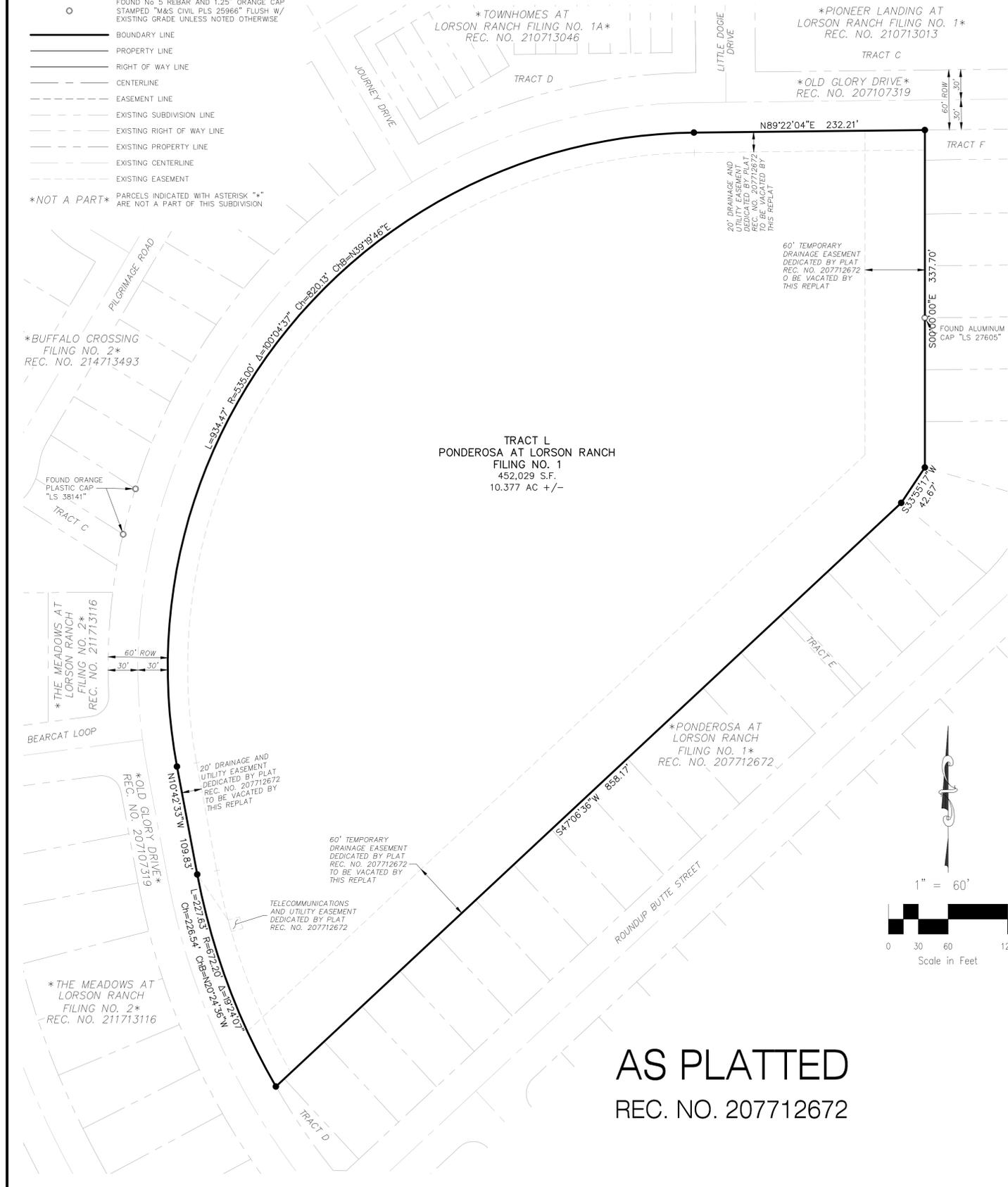
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

LEGEND:

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

PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:
SF2016 added to all sheets.
PCD FILE NUMBER SF-19-XXX



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

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
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- EXISTING CENTERLINE
- EXISTING EASEMENT

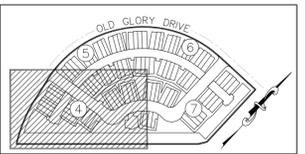
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	580.10	1°25'36"	14.45

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	11.00	N07°24'01"W
L2	11.00	S07°24'01"E
L3(R)	12.50	N80°13'42"W
L4(R)	12.50	S77°22'15"E
L13	5.68	S46°40'03"E
L14	7.28	N46°40'03"W

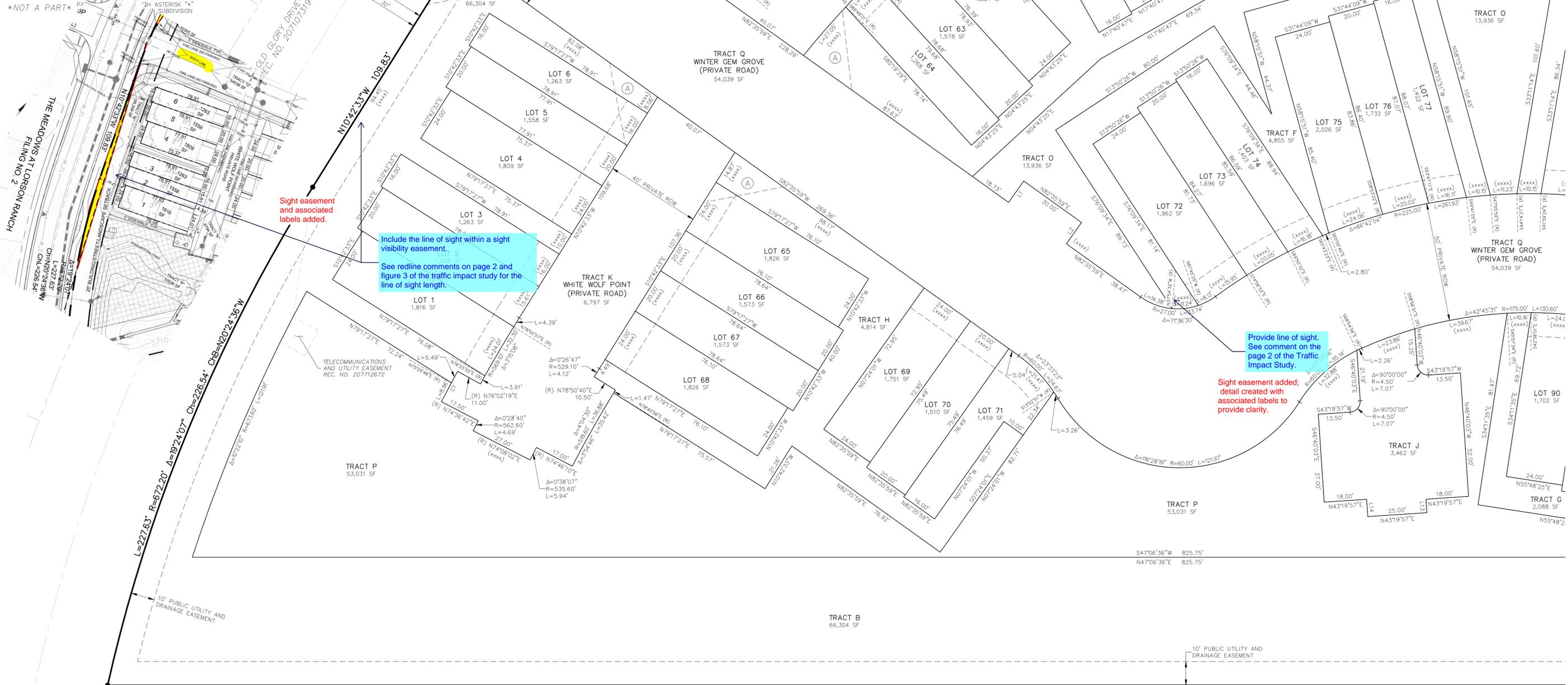


PONDEROSA AT LORSON RANCH FILING NO. 3
 A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

Planning staff will review for completeness after PUDSP is corrected and recorded.
?
 SEE SHEET 5 OF 7



SHEET INDEX
NOT TO SCALE



Sight easement and associated labels added.

Include the line of sight within a sight visibility easement.
 See redline comments on page 2 and figure 3 of the traffic impact study for the line of sight length.

Provide line of sight. See comment on the page 2 of the Traffic Impact Study.

Sight easement added; detail created with associated labels to provide clarity.

PONDEROSA AT LORSON RANCH FILING NO. 1
 REC. NO. 207712672

FINAL PLAT
 PONDEROSA AT LORSON RANCH FILING NO. 3
 JOB NO. 70-083
 DATE PREPARED: 06/19/2020
 DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

SF2016 added to all sheets.
 PCD FILE NUMBER SF-19-XXX

File: C:\100534-1\Tract L Ponderosa\Map\Survey\Plat\70-083 Ponderosa 3 Final Plat.dwg Plotstamp: 7/1/2020 4:03 PM

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD BEARING
- CHB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- EXISTING SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

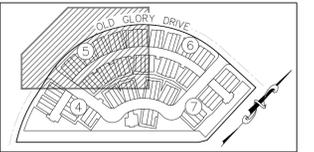
NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

LINE #	DISTANCE	BEARING
L3(R)	12.50	N80°13'42"W
L4(R)	12.50	S77°22'15"E
L5(R)	12.50	N67°17'05"W
L6(R)	12.50	S64°25'39"E
L7(R)	11.00	N51°31'21"W
L8(R)	11.00	S49°06'57"E



PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

*BUFFALO CROSSING
FILING NO. 1*
REC. NO. 212713273

OLD GLORY DRIVE
REC. NO. 207107319

*BUFFALO CROSSING
FILING NO. 2*
REC. NO. 214713493

*THE MEADOWS AT
LORSON RANCH
FILING NO. 2*
REC. NO. 211713116

*THE MEADOWS AT
LORSON RANCH
FILING NO. 2*
REC. NO. 211713116

OLD GLORY DRIVE
REC. NO. 207107319

TRACT Q
WINTER GEM GROVE
(PRIVATE ROAD)
54,039 SF

TRACT O
13,936 SF



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

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:

SF2016 added to all sheets.
PCD FILE NUMBER SF-19-XXX

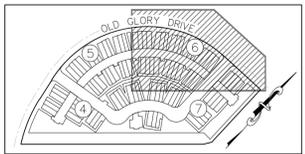
SEE SHEET 6 OF 7

SEE SHEET 4 OF 7

SHEET 5 OF 7

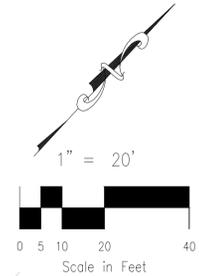
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PONDEROSA AT LORSON RANCH FILING NO. 3
 A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION
 OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

- LEGEND:**
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LINE #	DISTANCE	BEARING
L7(R)	11.00	N51°31'21"W
L8(R)	11.00	S49°06'57"E
L9(R)	12.50	N33°56'19"W
L10(R)	12.50	S31°04'52"E
L11(R)	12.50	N15°33'33"W
L12(R)	12.50	S12°42'07"E

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7

*BUFFALO CROSSING
FILING NO. 1*
REC. NO. 212713273

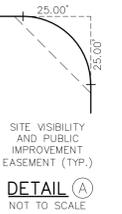
OLD GLORY DRIVE
REC. NO. 207107319

*TOWNHOMES AT
LORSON RANCH FILING NO.
REC. NO. 21071304

*PIONEER LANDING AT
LORSON RANCH FILING NO. 1*
REC. NO. 210713013

Include the line of sight within a sight
visibility easement.
See redline comments on page 2 and
figure 3 of the traffic impact study for
the line of sight length.

Sight easement
and associated
labels added.



File: C:\10053a-tract L Ponderosa\Map\Survey\Plot\70-083 Ponderosa 3 Final Plat.dwg Plotstamp: 7/1/2020 4:05 PM

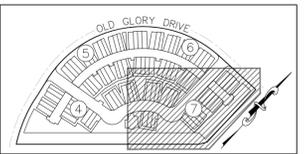
FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:
SF2016 added to all sheets.
PCD FILE NUMBER SF-19-XXX



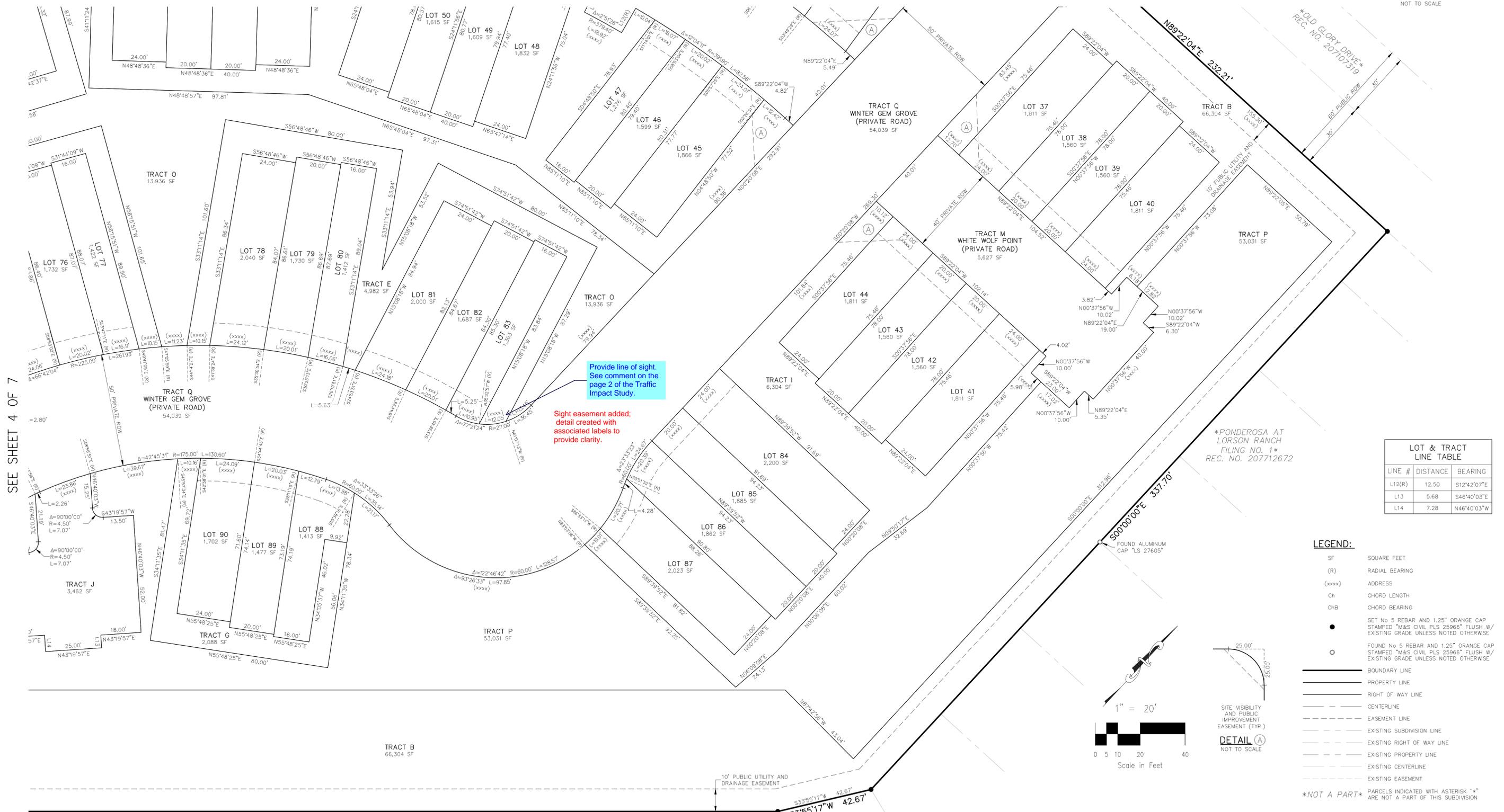
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PONDEROSA AT LORSON RANCH FILING NO. 3
 A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION
 OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 6 OF 7



SHEET INDEX
NOT TO SCALE



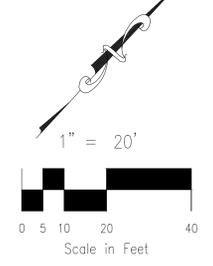
SEE SHEET 4 OF 7

Provide line of sight.
See comment on the
page 2 of the Traffic
Impact Study.

Sight easement added;
detail created with
associated labels to
provide clarity.

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1(2)	12.50	S12°42'07"E
L13	5.68	S46°40'03"E
L14	7.28	N46°40'03"W

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
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S47°06'36"W 858.17'

PONDEROSA AT LORSON RANCH FILING NO. 1
REC. NO. 207712672

S33°55'17"W 42.67'

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:

SF2016 added to all sheets.
PCD FILE NUMBER SF-19-XXX

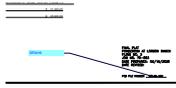


102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

File: C:\100534-1\Tract L Ponderosa\Map\Survey\Plat\70-083 Ponderosa 3 Final Plat.dwg Plotstamp: 7/1/2020 4:05 PM

Plat V_1 redlines.pdf Markup Summary 8-4-2020

dsdlaforce (12)



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdlaforce
Date: 8/3/2020 3:16:45 PM
Status:
Color: ■
Layer:
Space:

SF2016 Added to all sheets.



Subject: Image
Page Label: Sheet 5
Author: dsdlaforce
Date: 8/3/2020 3:45:32 PM
Status:
Color: ■
Layer:
Space:

Sight easement and associated labels added.



Subject: Image
Page Label: Sheet 4
Author: dsdlaforce
Date: 8/3/2020 3:57:07 PM
Status:
Color: ■
Layer:
Space:

Sight easement and associated labels added.



Subject: Text Box
Page Label: Sheet 2 - Notes
Author: dsdlaforce
Date: 8/3/2020 3:59:25 PM
Status:
Color: ■
Layer:
Space:

Add the following notes: Notes added.

- There shall be no direct lot access to Old Glory Drive.

- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with the El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdlaforce
Date: 8/3/2020 4:01:41 PM
Status:
Color: ■
Layer:
Space:

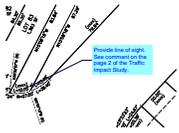
Update note to identify maintenance of the sight distance easement is the responsibility of the homeowner's association.

Ponderosa Filing No. 3 Homeowner's Association responsibility for easements added to note.



Subject: Image
Page Label: Sheet 6
Author: dsdlaforce
Date: 8/3/2020 4:02:24 PM
Status:
Color: ■
Layer:
Space:

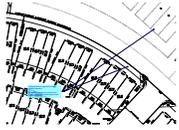
Sight easement and associated labels added.



Subject: Callout
Page Label: Sheet 7
Author: dsdlaforce
Date: 8/3/2020 4:04:32 PM
Status:
Color: ■
Layer:
Space:

Provide line of sight. See comment on the page 2 of the Traffic Impact Study.

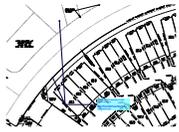
Sight easement added; detail created with associated labels to provide clarity.



Subject: Callout
Page Label: Sheet 6
Author: dsdlaforce
Date: 8/3/2020 4:04:47 PM
Status:
Color: ■
Layer:
Space:

Include the line of sight within a sight visibility easement.

Sight easement and associated labels added. See redline comments on page 2 and figure 3 of the traffic impact study for the line of sight length.



Subject: Callout
Page Label: Sheet 5
Author: dsdlaforce
Date: 8/3/2020 4:04:56 PM
Status:
Color: ■
Layer:
Space:

Include the line of sight within a sight visibility easement.

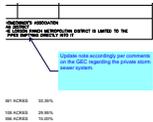
Sight easement and associated labels added. See redline comments on page 2 and figure 3 of the traffic impact study for the line of sight length.



Subject: Callout
Page Label: Sheet 4
Author: dsdlaforce
Date: 8/3/2020 4:05:08 PM
Status:
Color: ■
Layer:
Space:

Include the line of sight within a sight visibility easement.

Sight easement and associated labels added. See redline comments on page 2 and figure 3 of the traffic impact study for the line of sight length.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdlaforce
Date: 8/3/2020 4:07:08 PM
Status:
Color: ■
Layer:
Space:

Update note accordingly per comments on the GEC regarding the private storm sewer system.

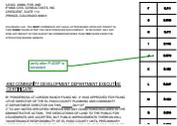
Note contents revised.



Subject: Callout
Page Label: Sheet 4
Author: dsdlaforce
Date: 8/3/2020 4:07:46 PM
Status:
Color: ■
Layer:
Space:

Provide line of sight. See comment on the page 2 of the Traffic Impact Study.

Sight easement added; detail created with associated labels to provide clarity.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 8/4/2020 8:11:36 AM
Status:
Color: ■
Layer:
Space:

verify after PUDSP is corrected



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 8/4/2020 8:12:10 AM
Status:
Color: ■
Layer:
Space:

verify with Jason Meyer at Parks



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 8/4/2020 8:17:10 AM
Status:
Color: ■
Layer:
Space:

per the PUDSp the detention and landscape along Old Glory were to be maintained by the District
Sidewalks along Old Glory Drive are located in tracts A & B, detention is within tract B. LRMD is identified as providing maintenance. Tract Table notes delineate maintenance responsibilities.



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 8/4/2020 8:17:45 AM
Status:
Color: ■
Layer:
Space:

complete
Awaiting response with required information.



Subject: Arrow
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 8/4/2020 8:17:50 AM
Status:
Color: ■
Layer:
Space:

This note was deleted as it was identified as being a duplicate elsewhere in the comments.



Subject: Soils & Geology
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 8/4/2020 8:18:30 AM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

LINE GROUP ON TABLE AT

standrd note please- provide details

Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 8/4/2020 8:18:42 AM
Status:
Color: ■
Layer:
Space:

standrd note please- provide details
 Note verbiage revised after consulting with geotechnical engineer regarding content and wording.



Subject: Arrow
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 8/4/2020 8:19:06 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 8/4/2020 8:19:37 AM
Status:
Color: ■
Layer:
Space:

duplicate PUD note
 Note deleted.



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 8/4/2020 8:20:20 AM
Status:
Color: ■
Layer:
Space:

District responsible for landscape along Old Glory per PUDSP
 Note revised to include Lorson Ranch Metropolitan District. Maintenance responsibilities are identified on the cover sheet in the Tract Table and the Tract Acceptance Statements.



Subject: Callout
Page Label: Sheet 4
Author: dsdparsons
Date: 8/4/2020 8:20:55 AM
Status:
Color: ■
Layer:
Space:

Planning staff will review for completeness after PUDSP is corrected and recorded.