

Memo To: El Paso County Planning and Community Development

From: Core Engineering Group, LLC.

Subject: SF17-11 Carriage Meadows South at Lorson Ranch Filing No. 1 Final Plat 2nd Review - Response to Comments

Date: August 14, 2017

EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT
Environmental

The El Paso County Environmental Division has completed its review of the Carriage Meadows South Plat. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

1. The El Paso County Environmental Division has reviewed the submitted Noxious Weed Management Plan which indicates that "At this time, there have been no known noxious weeds identified within the Lorson Ranch Development by El Paso County weed management personnel." El Paso County does not map noxious weeds on private property and it is the landowner's responsibility to identify and treat noxious weeds that are present on the property. The Noxious Weed Management Plan must be updated to identify any noxious weed species present on the property as well as treatment methods for such species. The updated document must be provided to the Planning and Community Development Department. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to the Colorado Noxious Weed Act and the El Paso County Weed Management Plan.

It is strongly recommended that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845.

Response: We have obtained all approvals and the entire site has been graded as part of the Early Grading Plan process.

Parks

The Planning Division of the Community Services Department has reviewed the development application for Carriage Meadows South at Lorson Ranch Final Plat and has the following comments of behalf of El Paso County Parks. The original Carriage Meadows South at Lorson Ranch PUD Development Plan and Preliminary Plan was previously considered by the Park Advisory Board on August 10, 2016 and endorsed the following recommendation:

"Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch PUD / Preliminary Plan include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$78,624 and urban fees in the amount of \$49,608. A park

lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.”

These comments are consistent with previously Park Advisory Board-endorsed comments and will be presented to the Park Advisory Board on June 14, 2017.

Carriage Meadows South at Lorson Ranch is zoned PUD and is located southeast of the intersection of Marksheffel Road and Fontaine Boulevard. The Final Plat totals 106.64 acres and includes 235 single-family residential lots on 34.84 acres, future commercial/utility tracts totaling 21.61 acres, and right-of-way totaling 16.17 acres. Consistent with the El Paso County standards for PUD zoning, the applicant is proposing a dedication of open space that would exceed the 10% minimum requirement by providing 34.02 acres, or 32% of the site, as open space.

The El Paso County Parks Master Plan shows the Jimmy Camp Creek Primary Regional Trail running along the eastern edge of Jimmy Camp Creek within the project area. The previously approved PUD/Preliminary Plan drawings show the regional trail but it is not shown on the Final Plat drawings. Therefore, Park staff recommends that Final Plat drawings show the regional trail along the eastern edge of Jimmy Camp Creek, and dedication of the 25-foot wide regional trail easement within Tract E and F to the County for regional trail purposes.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Final Plat include the following conditions: (1) A 25-foot wide public trail easement shall be provided and shown on the final plat for a Regional Trail along the eastern edge of Jimmy Camp Creek; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban fees in the amount of \$60,395.

Sincerely, Jason Meyers

Comment 1: Attachment: Comment_SF1711_1.pdf Park Advisory Board Endorsed comments on behalf of El Paso County Parks.

Comment 2: Attachment: Comment_SF1711_2.pdf CSD e-mail communication with applicant regarding trail dedication language.

Response: the 25' trail has been added. The park fees are okay.

EL PASO /TELLER COUNTY 911

No action is needed for 911. All road names have been previously reserved for this project.

Thanks, Connie

EL PASO COUNTY ATTORNEY'S OFFICE

Water review will be drafted following receipt of review letter from State Engineer's Office. Edi Anderson.

Response: The State Engineer's Office response in the comments was that they have sufficiency of water for this subdivision. See El Paso County Public Health comments

EL PASO COUNTY PUBLIC HEALTH

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed 235 lot residential development will be provided water by Widefield Water and Sanitation District. There is a finding for water quality sufficiency from this Colorado Department of Public Health and Environment regulated and approved district.
- Wastewater service will be provided by Widefield Water and Sanitation District (WWSD). Per the March 23, 2017, letter from WWSD there is adequate capacity for wastewater treatment for the entire project.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- Detention ponds, if planned, must have mosquito control responsibilities included as a part of the maintenance agreement in an effort to control West Nile Virus.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information. Earthmoving activities greater than 25 acres requires a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk- ability features help reduce obesity and associated heart diseases.

Mike McCarthy
El Paso County Public
Health Environmental Health
Division 719-575-8602
mikemccarthy@elpasoco.com
23May2017

Response: Comments noted. No action needed.

COLORADO DIVISION OF WATER RESOURCES

We received your submittal concerning the Final Plat for Carriage Meadows South at Lorson Ranch. Our office most recently provided comments for the Carriage Meadows South at Lorson Ranch Preliminary Plan dated January 12, 2017. According to the submittal, it does not appear the Final Plat has changed from that proposed in the Preliminary Plan; therefore, the opinion of this office regarding the proposed water supply, provided in the letter dated January 12, 2017, applies to this Final Plat submittal.

Additional Comments

Should the project include a proposal to collect stormwater runoff in a drainage/water quality pond, the Applicant should be aware that, unless the proposed improvements to the existing storm water structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available on DWR's website to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

at: <http://w>

Should you have any questions concerning this matter, please feel free to contact me directly.

Sincerely,

Caleb Foy, P.E.

Water Resources Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)

Response: Water sufficiency found in January 12, 2017 letter. Ponds meet requirements and the SDI datasheets have been submitted to the county.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

Comment: Regarding a request for approval of a final plat for Carriage Meadows South at Lorson Ranch, Enumerations has the following comments:

1. I could not find in our records a confirmation from ElPaso/TellerE911 that the road names shown have been approved for this development. Email confirmation of road name approval is needed before Enumerations will sign off of the plat.
2. Provide a large format copy of this development for addressing. Indicate with (xxxx) all lots and tracts which will require an address. If corner lots will need an address on both streets, indicate with (xxxx) on both streets.
3. Prior to plat, Enumerations will review the mylar for addressing, street names, title block and floodplain statement. A \$10 per lot/tract addressed Enumerations fee will be due at that time.
4. Provide a copy of the final recorded plat for our records. Enumerations will not approve any plan submitted for this development without a copy of the final recorded plat.

Response: 1. Road names have been approved. See approval comment by E911. 2. Addresses have been acquired and are on the plat. 3. Noted. 4. Noted.

Floodplain

1. The map number shown on the first page of the plat is incorrect. The correct map number is: 08041C957F
2. The floodplain area in this development is contained in tracts as per Regional Building Code section RBC313. For any questions or concerns regarding floodplain code compliance issues, contact Floodplain Administrator Keith Curtis (keith@pprbd.org, 719-327-2898)

BRENT JOHNSON Enumerations Plans Examiner

Response: the map number is corrected.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA recognizes the ten (10) foot front lot, five (5) foot side lot and ten (10) foot rear lot line utility easement shown on the plat. MVEA also requests a twenty (20) foot exterior easement on plat and the platting of existing MVEA facilities with easement. If open space, drainage and tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. Additional easements may be required in order to serve this development.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely, Cathy Hansen-Lee

Response: utility easements on tracts have been provided

FOUNTAIN MUTUAL IRRIGATION COMPANY

Comment 1: The proposed FMIC ditch easement is being platted within "Tracts D & G" as shown on the Final Plat. However, under the "General Notes" on the cover page, Note No. 15, states Tracts "D & G" are for "Open Space, Utility, Drainage, Detention Facilities, Recreation Uses & FMIC purposes". The FMIC Ditch easement is an exclusive easement for FMIC purposes only. Please have applicant remove the references for "Tracts D & G" for "Open Space, Utility, Drainage, Detention Facilities, and Recreation Uses".

Comment 2: The FMIC ditch easement will require access from both the north end (Fontaine Blvd.) and south end (Lorson Blvd) for maintenance purposes. The north end access can be provided from the southeast corner of Fontaine Blvd. & Carriage Meadows Dr. with the construction of mountable curb and an easement along the south right-of-way line of Fontaine Blvd for access to the FMIC easement. The south end of the FMIC easement may be accessible with mountable curb from Lorson Blvd. (both north & south) but final grading will determine the steepness of these access roadways.

Response: 1. FMIC placed in separate tracts and have a "FMIC Preservation Area" land use. There is no public access on the tracts. The FMIC tract in JCC has a drainage use and a 25' regional trail across it. 2. A mountable curb provided on Carriage Meadows Drive. The south end shows mountable curb on Lorson Boulevard.

UNITED STATES POSTAL

Comment 1: Attachment: Comment_SF1711_1.pdf I have marked the CBU locations on the attached plat: Rubicon/Clatsop – 4×16 and 1×8 with 4 parcel lockers built in the CBU Mandan – 5×16 Galpin – 3×16 Wando/Somcoe – 3×16 and 1×8 with 4 parcel lockers built in the CBU Lighting will be needed.

Comment 2: please let me know if the plat did not attach. *Response:*

there are mailbox kiosks and they are labeled.

2015 Financial Assurance Estimate Form (with pre-plat construction)

10/15/2015

Project Information	
Carriage Meadows South at Lorson Ranch	6/20/2017
Project Name	Date

Section 1 - Grading and Erosion Control BMPs	Quantity	Units		Price		% Complete	Remaining
Earthwork*		CY	@	\$ 5	= \$		\$ - *
Permanent Seeding*		AC	@	\$ 582	= \$		\$ - *
Mulching*		AC	@	\$ 507	= \$		\$ - *
Permanent Erosion Control Blanket*		SY	@	\$ 6	= \$		\$ - *
Temporary Erosion Control Blanket		SY	@	\$ 3	= \$		\$ -
Vehicle Tracking Control		EA	@	\$ 1,625	= \$		\$ -
Safety Fence		LF	@	\$ 3	= \$		\$ -
Silt Fence		LF	@	\$ 4	= \$		\$ -
Temporary Seeding		AC	@	\$ 485	= \$		\$ -
Temporary Mulch		AC	@	\$ 507	= \$		\$ -
Erosion Bales		EA	@	\$ 21	= \$		\$ -
Erosion Logs		LF	@	\$ 6	= \$		\$ -
Rock Ditch Checks		EA	@	\$	= \$		\$ -
Inlet Protection	20.00	EA	@	\$ 153	= \$ 3,060.00		\$ 3,060.00
Sediment Basin		EA	@	\$ 1,625	= \$		\$ -
Concrete Washout Basin	1.00	EA	@	\$ 776	= \$ 776.00		\$ 776.00
			@	\$	= \$		\$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.							
Section 1 Subtotal				= \$	3,836.00		\$ 3,836.00

Section 2 - Public Improvements**	Quantity	Units		Price		% Complete	Remaining
- Roadway Improvements							
Construction Traffic Control	1.00	LS	@	\$ 5,000	= \$ 5,000.00		\$ 5,000.00 *
Aggregate Base Course	14,600.00	Tons	@	\$ 18	= \$ 262,800.00		\$ 262,800.00 *
Asphalt Pavement	9,200.00	Tons	@	\$ 65	= \$ 598,000.00		\$ 598,000.00 *
Raised Median, Paved		SF	@	\$ 7	= \$		\$ - *
Electrical Conduit, Size =		LF	@	\$ 14	= \$		\$ - *
Traffic Signal, complete intersection		EA	@	\$ 250,000	= \$		\$ - *
Regulatory Sign	20.00	EA	@	\$ 100	= \$ 2,000.00		\$ 2,000.00 *
Advisory Sign		EA	@	\$ 100	= \$		\$ - *
Guide/Street Name Sign	28.00	EA	@	\$ 200	= \$ 5,600.00		\$ 5,600.00 *
Epoxy Pavement Marking	450.00	SF	@	\$ 12	= \$ 5,400.00		\$ 5,400.00 *
Thermoplastic Pavement Marking	1,000.00	SF	@	\$ 22	= \$ 22,000.00		\$ 22,000.00 *
Barricade - Type 3	8.00	EA	@	\$ 115	= \$ 920.00		\$ 920.00 *
Delineator (Type I)		EA	@	\$ 21	= \$		\$ - *
Curb and Gutter, Type C (Ramp)	18,600.00	LF	@	\$ 21	= \$ 390,600.00		\$ 390,600.00 *
Curb and Gutter, Type A (6" Vertical)	4,300.00	LF	@	\$ 16	= \$ 68,800.00		\$ 68,800.00 *
Curb and Gutter, Type B (Median)		LF	@	\$ 13	= \$		\$ - *
Pedestrian Ramp	340.00	SY	@	\$ 108	= \$ 36,720.00		\$ 36,720.00 *

where are the CDOT type F barricades?

We added barricades here

Cross Pan		310.00	SY	@	\$ \$53	=	\$ 16,430.00		\$ 16,430.00	*
Curb Chase		2.00	EA	@	\$ \$1,300	=	\$ 2,600.00		\$ 2,600.00	*
Guardrail Type 3 (W-Beam)			LF	@	\$ \$18	=	\$		\$ -	*
Guardrail Type 7 (Concrete)			LF	@	\$ \$67	=	\$		\$ -	*
Guardrail End Anchorage			EA	@	\$ \$1,978	=	\$		\$ -	*
Guardrail Impact Attenuator			EA	@	\$ \$3,564	=	\$		\$ -	*
Sound Barrier Fence			LF	@	\$ \$100	=	\$		\$ -	*
- Storm Drain Improvements										
Concrete Box Culvert (M Standard), Size (W x H)			LF	@	\$	=	\$		\$ -	*
Reinforced Concrete Pipe (RCP) 24" HERC		224.00	LF	@	\$ 90	=	\$ 20,160.00		\$ 20,160.00	*
18" Reinforced Concrete Pipe		486.00	LF	@	\$ \$69	=	\$ 33,534.00		\$ 33,534.00	*
24" Reinforced Concrete Pipe		1,281.00	LF	@	\$ \$84	=	\$ 107,604.00		\$ 107,604.00	*
30" Reinforced Concrete Pipe		80.00	LF	@	\$ \$94	=	\$ 7,520.00		\$ 7,520.00	*
36" Reinforced Concrete Pipe			LF	@	\$ \$124	=	\$		\$ -	*
42" Reinforced Concrete Pipe			LF	@	\$ \$134	=	\$		\$ -	*
48" Reinforced Concrete Pipe			LF	@	\$ \$178	=	\$		\$ -	*
54" Reinforced Concrete Pipe			LF	@	\$ \$182	=	\$		\$ -	*
60" Reinforced Concrete Pipe			LF	@	\$ \$216	=	\$		\$ -	*
66" Reinforced Concrete Pipe			LF	@	\$ \$263	=	\$		\$ -	*
72" Reinforced Concrete Pipe			LF	@	\$ \$283	=	\$		\$ -	*
Corrugated Steel Pipe (CSP) Size			LF	@	\$	=	\$		\$ -	*
18" Corrugated Steel Pipe			LF	@	\$ \$66	=	\$		\$ -	*
24" Corrugated Steel Pipe			LF	@	\$ \$96	=	\$		\$ -	*
30" Corrugated Steel Pipe			LF	@	\$ \$101	=	\$		\$ -	*
36" Corrugated Steel Pipe			LF	@	\$ \$136	=	\$		\$ -	*
42" Corrugated Steel Pipe			LF	@	\$ \$147	=	\$		\$ -	*
48" Corrugated Steel Pipe			LF	@	\$ \$169	=	\$		\$ -	*
54" Corrugated Steel Pipe			LF	@	\$ \$193	=	\$		\$ -	*
60" Corrugated Steel Pipe			LF	@	\$ \$227	=	\$		\$ -	*
66" Corrugated Steel Pipe			LF	@	\$ \$278	=	\$		\$ -	*
72" Corrugated Steel Pipe			LF	@	\$ \$330	=	\$		\$ -	*
78" Corrugated Steel Pipe			LF	@	\$ \$381	=	\$		\$ -	*
84" Corrugated Steel Pipe			LF	@	\$ \$432	=	\$		\$ -	*
Flared End Section (FES) RCP +		7.00	EA	@	\$ 800	=	\$ 5,600.00		\$ 5,600.00	*
Flared End Section (FES) CSP +			EA	@	\$	=	\$		\$ -	*
End Treatment- Headwall			EA	@	\$	=	\$		\$ -	*
End Treatment- Wingwall			EA	@	\$	=	\$		\$ -	*
End Treatment - Cutoff Wall			EA	@	\$	=	\$		\$ -	*
Curb Inlet (Type R) L=5', Depth < 5 feet			EA	@	\$ \$3,791	=	\$		\$ -	*
Curb Inlet (Type R) L=5', 5'-10' Depth		8.00	EA	@	\$ \$5,044	=	\$ 40,352.00		\$ 40,352.00	*
Curb Inlet (Type R) L =5' , 10'-15' Depth			EA	@	\$ \$6,027	=	\$		\$ -	*
Curb Inlet (Type R) L =10', Depth < 5 feet		9.00	EA	@	\$ \$5,528	=	\$ 49,752.00		\$ 49,752.00	*
Curb Inlet (Type R) L =10' , 5'-10' Depth			EA	@	\$ \$6,694	=	\$		\$ -	*
Curb Inlet (Type R) L =10' , 10'-15' Depth			EA	@	\$ \$7,500	=	\$		\$ -	*
Curb Inlet (Type R) L =15' , Depth < 5 feet		2.00	EA	@	\$ \$7,923	=	\$ 15,846.00		\$ 15,846.00	*
Curb Inlet (Type R) L =15' , 5'-10' Depth			EA	@	\$ \$8,000	=	\$		\$ -	*
Curb Inlet (Type R) L =15' , 10'-15' Depth			EA	@	\$ \$8,800	=	\$		\$ -	*
Curb Inlet (Type R) L =20' , Depth < 5 feet			EA	@	\$ \$8,000	=	\$		\$ -	*
Curb Inlet (Type R) L =20' , 5'-10' Depth			EA	@	\$ \$8,830	=	\$		\$ -	*
Curb Inlet (Type R) L = _____, ___' - ___' Depth			EA	@	\$	=	\$		\$ -	*
Curb Inlet (Type R) L = _____, ___' - ___' Depth			EA	@	\$	=	\$		\$ -	*
Grated Inlet (Type C), < 5' deep			EA	@	\$ \$3,270	=	\$		\$ -	*
Grated Inlet (Type D), < 5' deep		1.00	EA	@	\$ \$3,908	=	\$ 3,908.00		\$ 3,908.00	*
Storm Sewer Manhole, Box Base, Depth < 15 feet			EA	@	\$ \$8,592	=	\$		\$ -	*
Storm Sewer Manhole, Slab Base, Depth < 15 feet		6.00	EA	@	\$ \$4,575	=	\$ 27,450.00		\$ 27,450.00	*
Geotextile (Erosion Control)			SY	@	\$ \$5	=	\$		\$ -	*
Rip Rap, d50 Size from 6" to 24"		10.00	CY	@	\$ \$98	=	\$ 980.00		\$ 980.00	*
Rip Rap, Grouted			CY	@	\$ \$215	=	\$		\$ -	*
Drainage Channel Construction, Size (W x H)			LF	@	\$	=	\$		\$ -	*
Channel Lining, Concrete			CY	@	\$ \$450	=	\$		\$ -	*
Channel Lining, Rip Rap			CY	@	\$ \$98	=	\$		\$ -	*
Channel Lining, Grass			AC	@	\$ \$1,287	=	\$		\$ -	*

Channel Lining, Other Stabilization		SY	@	\$	\$3	=	\$		\$	-	*
Detention Outlet Structure	2.00	EA	@	\$	20,000	=	\$	40,000.00	\$	40,000.00	*
Detention Emergency Spillway	1.0	EA	@	\$	15,000	=	\$	15,000.00	\$	15,000.00	*
Permanent Water Quality Facility (Describe)	3.00	EA	@	\$	25,000	=	\$	75,000.00	\$	75,000.00	*
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6				Section 2 Subtotal		=				422,546.00	
						=	\$	1,859,576.00		1,859,576.00	**

you will need to provide a spillway for all ponds.

Markup Summary

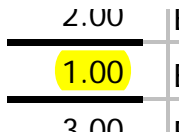
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you will need to provide a spillway for all ponds.

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8/3/2017 11:50:57 AM (1)



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where are the CDOT type F barricades?

FINAL DRAINAGE PLAN

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

PUD SP-16-002

JUNE 20, 2017

changed name of
subdivision to
match plat. RLS

correct file number

changed file
number. RLS

Prepared for:

Lorson, LLC
212 N. Wahsatch Ave, Suite 301
Colorado Springs, Colorado 80903
(719) 635-3200

Prepared by:

Core Engineering Group, LLC
15004 1ST Avenue South
Burnsville, MN 55306
(719) 570-1100

Project No. 100.030



CORE
ENGINEERING GROUP

Design Point 4

Design Point 4 is located on the north side of Pond G1.7 and includes Basins G1.6 & G1.7

(5-year storm)

Tributary Basins: G1.6 & G1.7

Upstream flowby: 0

Inlet/MH Number:

Total Street Flow:

Flow Intercepted: 83.2 cfs

Flow Bypassed:

Inlet Size:

Street Capacity:

(100-year storm)

Tributary Basins: G1.6 & G1.7

Upstream flowby: 0

Inlet/MH Number:

Total Street Flow:

Flow Intercepted: 151.7 cfs

Flow Bypassed:

Inlet Size:

Street Capacity:

Comments: A swale with 5' bottom, 0.5% slope, and 3:1 side slopes will carry 100cfs. Full development of these basins will require additional storm sewer into Pond G1.7. The swale is okay for interim undeveloped conditions.

Design Point 5

Design Point 5 is located on the south side of Pond G1.7 and includes Basins G1.1-G1.7. The total inflow to Pond G1.7 is 106.4cfs in the 5-year storm event and 195.9cfs in the 100-year storm event. Pond G1.7 will detain runoff so the downstream storm sewer can be accommodated in a 48" storm sewer outfall. Pond G1.7 is an interim pond that could be moved depending on whether or not Brownsville Subdivision No. 2 is developed as part of Lorson Ranch in the future.

Design Point 6

Design Point 6 is located south of Swale G1.8 and includes Basins G1.7, G1.8a, and G1.8b. It is our intent to divert as much flow as possible to the on-site detention Pond G1/G2 for detention. This will allow Lorson Ranch to drain a portion of the Southwest corner of this site without constructing a detention/WQ pond. The resultant tributary area is significant. By diverting flow from G1.8a and G1.8b, we can maintain offsite flow rates in the Marksheffel Road barrow ditch. This design point was modeled in hydraflow hydrographs. **text added for developed flow and requirement to meet full spectrum detention. RLS**

If pond G1.7 is intended to be interim, please state that the balance of the components needed to meet County Criteria must be installed at the time any developed flow enters this pond (otherwise, you must provide all of them in this development's GEC plan). All plans/documents should state that it is interim. (this is a cya for our MS4 permit)

the two pipes have a total capacity of 28.6cfs in the 100-year storm event. Please confirm and state that this is conformance with the previous report cited.

added
conformance
statement and
reference to MDDP
for cms. RLS

Design Point 32

Design Point 32 is the total flow in the 36" pipe to Jimmy Camp Creek. The total flow consists of flow from Pond G1/G2 and Pond G3 and is 4.5cfs in the 5-year storm event and 65.7cfs in the 100-year storm event. All flow discharges to Jimmy Camp Creek onto a rip rap pad. The existing flow to Jimmy Camp per the UDCF pre-development flow rates are 69cfs in the 100-year storm event. The proposed runoff rate is less than the pre-development flow rate.

Please confirm and state that
this is conformance with the
previous report cited.

6.0 DETENTION AND WATER QUALITY PONDS

Detention and Storm Water Quality for Carriage Meadows South is required per El Paso County criteria. We have implemented the Full Spectrum approach for detention for Carriage Meadows South per the Denver Urban Drainage Districts specifications. There is one interim detention pond and two permanent full spectrum ponds proposed for this development. The interim detention pond does not have full spectrum or water quality features and is strictly to slightly reduce runoff so the downstream storm sewer (48" Storm Sewer) can accommodate the increased flows from the developed conditions. The two permanent full spectrum ponds incorporate storm water quality features. The detention ponds in Carriage Meadows South will be owned and maintained by the Lorson Ranch Metropolitan District.

Interim Conditions for Ponds

It is the intent to utilize Interim Pond G1.7, and permanent full spectrum ponds G1/G2, and G3 as interim sedimentation basins until the storm sewer system is constructed and the roads have been paved. The interim sediment basins will consist of a 1.5' x 2' high rip rap berm with a perforated standpipe per Detail SB-1 of the DCM Volume 2 located upstream of the storm sewer outlet pipe. When the streets/utilities have been constructed Ponds G1/G2, and G3 will require permanent sedimentation forebays, concrete low flow channels, and permanent outlet structures for full spectrum detention. We are recommending construction of the storm sewer pipes to interconnect the interim ponds which would drain to JCC in case the street/utility construction lags behind grading. If the storm sewer interconnection pipes are not constructed the interim ponds are retention ponds which is not the intent of this report.

two or
three?

two permanent full
spectrum ponds.
RLS

Interim Pond G1.7 (Interim District Pond)

This is an interim detention pond located north of the residential areas and west of Carriage Meadows Drive. If the Brownsville Subdivision No. 2 develops as part of Lorson Ranch all or a portion of this pond could be moved to a more effective location to the southwest. Interim Pond G1.7 reduces the size of the downstream storm sewer to a 48" diameter that flows south to Swale G1.8. The smaller size outfall pipe is necessary to maintain cover over the pipe. This pond was modeled in Hydrflow and does not include water quality features. Pond G1.7's developed inflow hydrograph has a 35 minute duration and the outflow hydrograph stores and drains the pond volume in around 110 minutes. Pond G1.7 will fill and drain out in less than two hours because of the large 48" diameter storm sewer outfall pipe. Pond G1.7 does not overdetain runoff when compared to existing conditions.

- Incoming flows: 107cfs/196cfs in the 5-year and 100-year storm event
- Detained flows: 62.7cfs/95cfs in the 5-year and 100-year storm event
- Pipe Outlet: 48" RCP at 0.5%
- 5-yr WSEL= 5695.10, 100-yr WSEL=5696.94
- Volume: 1.22 ac-ft storage in 5-year, 2.40 acre-ft storage in 100-year

now that we have
passed the over lot
grading and are onto
final grading,
shouldn't this be
permanent conditions
now? text should be
amended.

Swale G1.8 (District Facility)

This swale is located west of the residential areas adjacent to Marksheffel Road. The swale does have some storage volume in it which is why it is included in the hydraulic calculations. If the Brownsville Subdivision No. 2 develops as part of Lorson Ranch all or a portion of this swale could be moved to a more effective location or changed into a pond. Swale G1.8 helps reduce the size of storm sewer

two or three?

Subject: Text Box
Page Label: 26
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:50:02 PM
Color: 

8/2/2017 2:52:09 PM (1)



Subject: Callout
Page Label: 26
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:52:09 PM
Color: 

8/2/2017 2:52:26 PM (1)

to Jimmy Camp Creek. The total flow consists of the 5-year storm event and 65.7cfs in the 100-year storm event. The existing flow to the rip rap pad. The existing flow to the rip rap pad is 68cfs in the 100-year storm event. The proposed rate. Please confirm and state that this is conformance with the previous report cited.

Subject: Text Box
Page Label: 26
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:52:26 PM
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8/2/2017 2:54:15 PM (1)

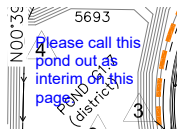
If the southwest corner of the site to the southwest without constructing any other tributary areas is significantly reduced, the riparian/offshore flow is the same/ditch. By diverting the upstream Markhorfield Road area we are the former ditch to trend runoff from Linn (downed) and backlogs in at the design point in 47' lands in the dryer shore and 46' lands in the 100' or less in the design point in 47' lands. The 46' depth is also the stream area change in land use when they are plotted. This design point is graphs.

If pond G-7 is intended to be interim, please state that the balance of the components needed to meet County Criteria must be installed at the time any developed flow enters this pond (otherwise, you must provide all of this in the development plan).

All plan documents should state that it is interim, this is a copy for MSA permit).

Subject: Text Box
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:54:15 PM
Color: 

8/2/2017 3:00:30 PM (1)




Subject: Text Box
Page Label: 200
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 3:00:30 PM
Color: 

8/3/2017 11:26:21 AM (1)

RANCH

16-002 correct file number

, 2017

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:26:21 AM
Color: 

correct file number

**PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and Lorson, LLC (Developer) and Lorson Ranch METROPOLITAN DISTRICT (Metro District), a quasi-municipal corporation and political subdivision of the State of Colorado. The above may occasionally be referred to herein singularly as “Party” and collectively as “Parties.”

Recitals

A. WHEREAS, the District provides various municipal services to certain real property in El Paso County, Colorado referred to as Carriage Meadows South at Lorson Ranch and

B. WHEREAS, Developer is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

C. WHEREAS, Developer desires to plat and develop on the Property a subdivision to be known as Carriage Meadows South at Lorson Ranch and


D. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this subdivision on Developer’s promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices (“BMPs”) for the subdivision; and

E. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer’s promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

F. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County’s Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County’s rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

G. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer’s promise to maintain a subdivision’s drainage facilities in the event the County does not assume such responsibility; and

H. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

I. WHEREAS, Developer desires to construct for the subdivision ^{three?}  detention basin/stormwater quality BMP(s) (“detention basin/BMP(s)”) as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County’s MS4 Permit, and to provide for operating, cleaning, maintaining and repairing such detention basin/BMP(s); and

J. WHEREAS, Developer desires to construct the detention basin/BMP(s) on property that is or will be platted as [Tract M, Tract P, and Tract H, Carriage Meadows South at Lorson Ranch](#) and as set forth on [Exhibit B](#) attached hereto; and

K. WHEREAS, Developer shall be charged with the duty of constructing the detention basin/BMP(s) and the Metro District shall be charged with the duties of operating, maintaining and repairing the detention basin/BMP(s) on the Property described in [Exhibit B](#); and

L. WHEREAS, it is the County’s experience that subdivision developers and property owners historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

M. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this Subdivision due to the Developer’s or the Metro District’s failure to meet its obligations to do the same; and

N. WHEREAS, the County conditions approval of this Subdivision on the Developer’s promise to so construct the detention basin/BMP(s), and further conditions approval on the Metro District’s promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this Subdivision; and

O. WHEREAS, the County could condition subdivision approval on the Developer’s promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer’s and the Metro District’s promises contained herein; and

P. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Subdivision upon the Developer’s grant herein of a perpetual Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s); and


Q. WHEREAS, Pursuant to Colorado Constitution, Article XIV, Section 18(2) and Section 29-1-203, Colorado Revised Statutes, governmental entities may cooperate and contract with each other to provide any function, services, or facilities lawfully authorized to each.

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Developer and the Metro District agree that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon themselves, their respective successors and assigns.

3. Construction: Developer shall construct on that portion of the Property described in Exhibit B attached hereto and incorporated herein by this reference  two detention basin/BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Development Services Department (DSD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the DSD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement, and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. Rough grading of the detention basin/BMP(s) must be completed and inspected by the El Paso County Development Services Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project, and shall have the right to seek reimbursement from the Developer and its respective successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Metro District agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s), and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the

FINAL SITE GRADING CONSTRUCTION PLANS
FOR
CARRIAGE MEADOWS SOUTH at LORSON RANCH
FINAL GRADING / EROSION CONTROL PLANS



Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C0.1	COVER SHEET
C0.2	NOTES (GENERAL, GRADING, EROSION CONTROL)
C0.3	TYPICAL SECTIONS
C4.1 ~ C4.3	GRADING AND EROSION CONTROL, PLAN AND DETAILS
C4.4 ~ C4.8	POND GRADING
C4.9 ~ C4.11	STORM SEWER
C4.12	DETAILS
C4.13-C4.14	OFFSITE BORROW AREA

DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE
REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

BUSINESS NAME LORSON, LLC

BY JEFF MARK DATE _____

TITLE MANAGER

ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

CONSTRUCTION APPROVAL

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH
COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE
ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS
WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE
APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS
AND/OR ACCURACY OF THIS DOCUMENT.

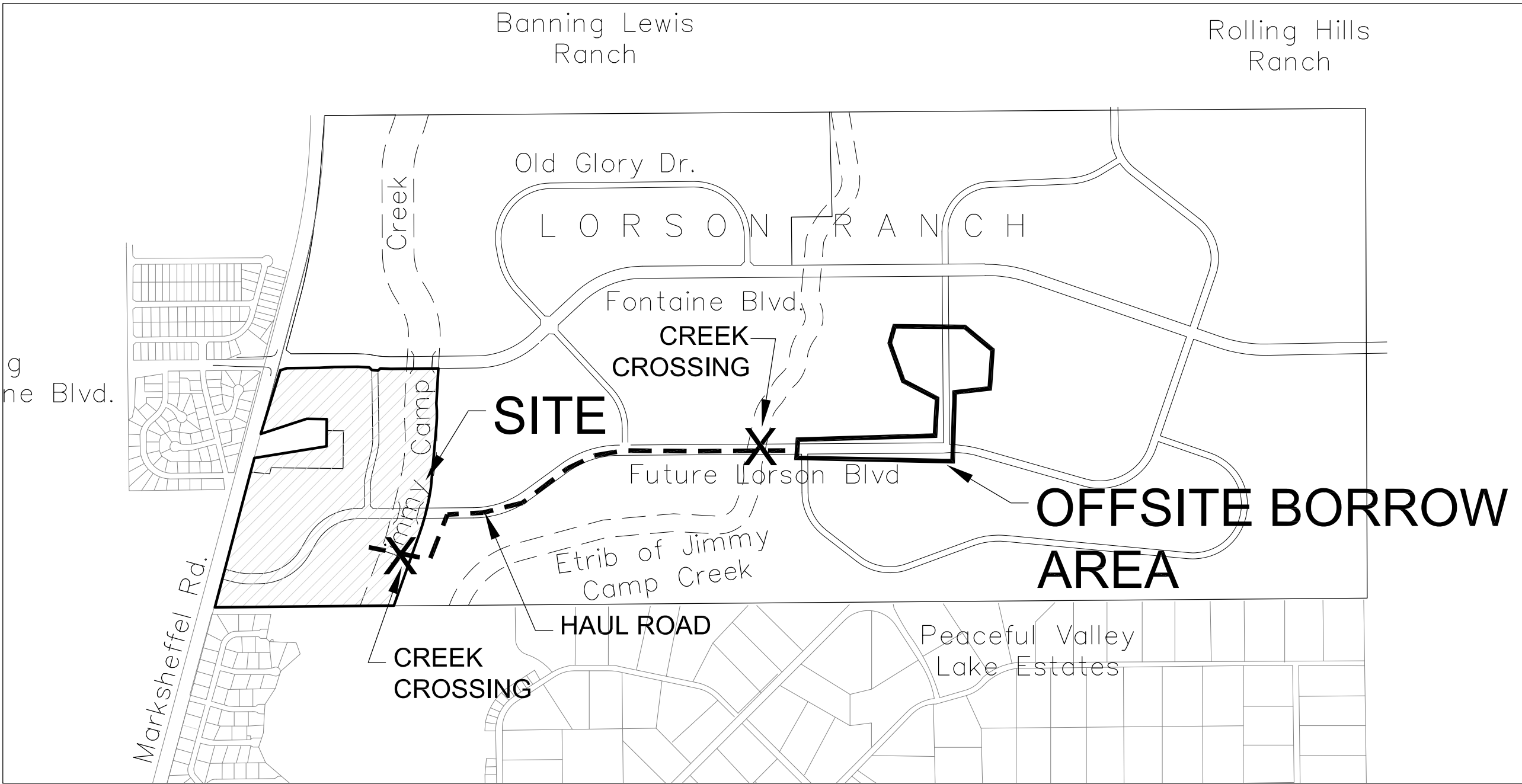
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND
DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES I AND II, AND
ENGINEERING CRITERIA MANUAL AS AMENDED. CONSTRUCTION DOCUMENTS WILL
BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO
COUNTY ENGINEER.

JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE
CONDITIONS:

ENGINEER'S APPROVAL

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION
AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY
THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT
RESPONSIBILITY FOR ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART
IN PREPARING THIS PLAN

RICHARD L. SCHINDLER, P.E. # 33997
FOR AND ON BEHALF OF CORE ENGINEERING GROUP



VICINITY MAP
NO SCALE

PREPARED FOR:
LORSON, LLC
N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
719-635-3200
CONTACT: JEFF MARK

PREPARED BY:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
719-570-1100
CONTACT: RICHARD L. SCHINDLER P.E.

LEGEND

- STREET R.O.W.
- PROPOSED STORM SEWER

WATER / SANITARY

WIDEFIELD WATER AND SANITATION
DISTRICT
37 WIDEFIELD BLVD.
SECURITY, CO 80911
719-390-7111

CABLE

COMCAST
P.O. BOX 173838
DENVER, CO 80217
970-641-4774

ELECTRIC

MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719-495-2283

SECURITY FIRE PROTECTION
DISTRICT

400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121

TELEPHONE

CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
719-278-4651

GAS

BLACK HILLS ENGERGY
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719-393-6639

EL PASO COUNTY

PLANNING AND COMMUNITY
DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE
65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 8941°52" WEST. THE EAST QUARTER CORNER OF
SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID
SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK

FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR.
ELEVATION 5724.072 (N.G.V.D. 29)

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO
SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH
M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN
REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS
INCLUDED IN THE COST OF THE PROJECT.

SF 17-011

CORE
ENGINEERING GROUP



15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE
DESCRIPTION
NO.
PROJECT: CARRIAGE MEADOWS SOUTH
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COVER SHEET
FINAL SITE GRADING
AND EROSION CONTROL PLANS

DATE
JUNE 20, 2017

PROJECT NO.
100.030

SHEET NUMBER

C0.1

TOTAL SHEETS: 17

3. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECT TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR THIS PROJECT.

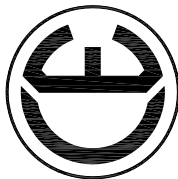
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

text changed.

CONFERENCE IS HELD WITH PCD INSPECTIONS.

2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY PCD IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

CORE
ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com



NO.	DESCRIPTION	DATE

PROJECT:

CARRIAGE MEADOWS SOUTH
FONTAINE PARK TRAILGROWS OR
EL PASO COUNTY, COLORADO

PREPARED FOR:

LORSON, LLC
912 N. HIGHWAY STATE 391
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

FINAL SITE GRADING PLAN NOTES

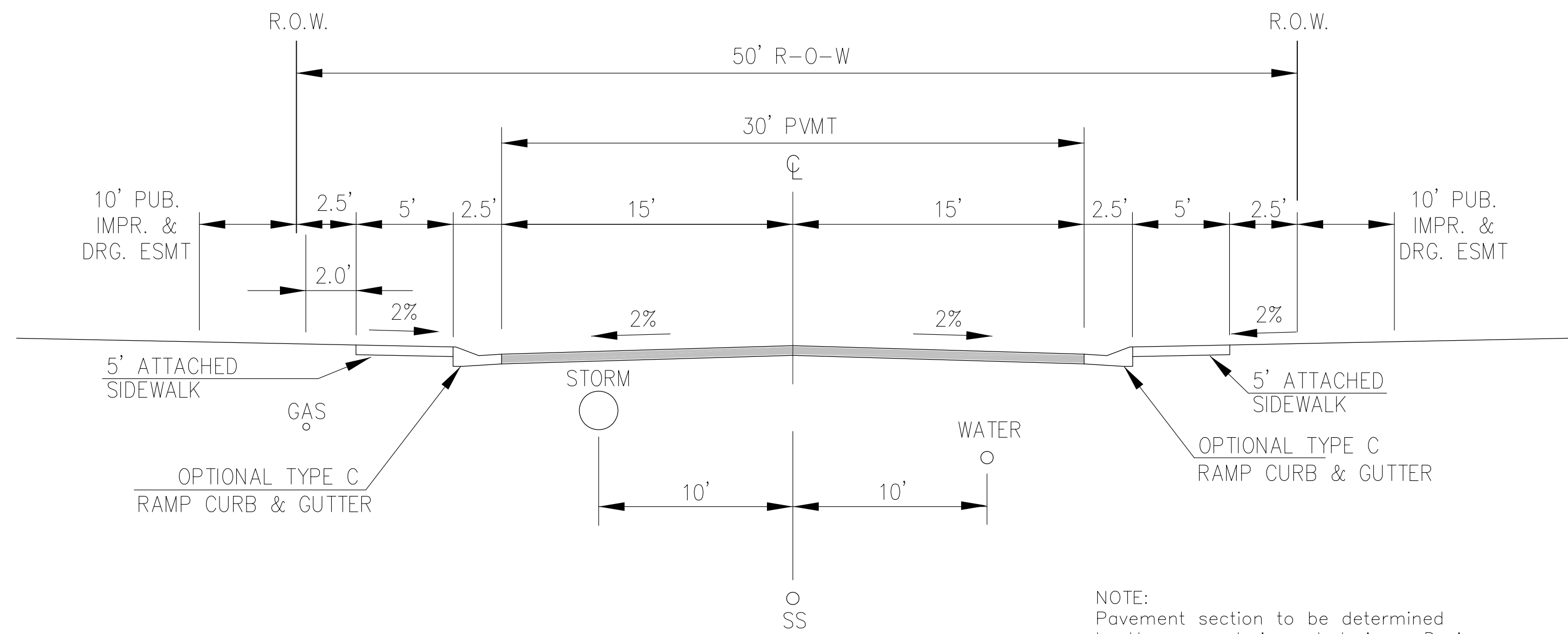
DATE
JUNE 20, 2017

PROJECT NO.
100.030

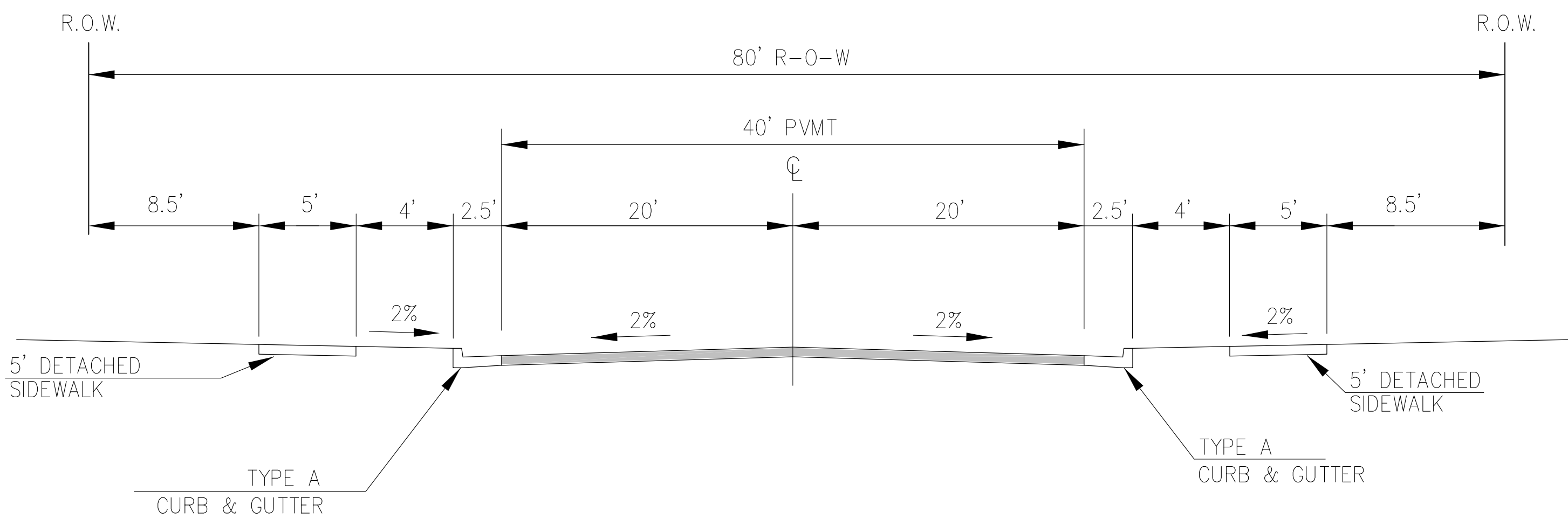
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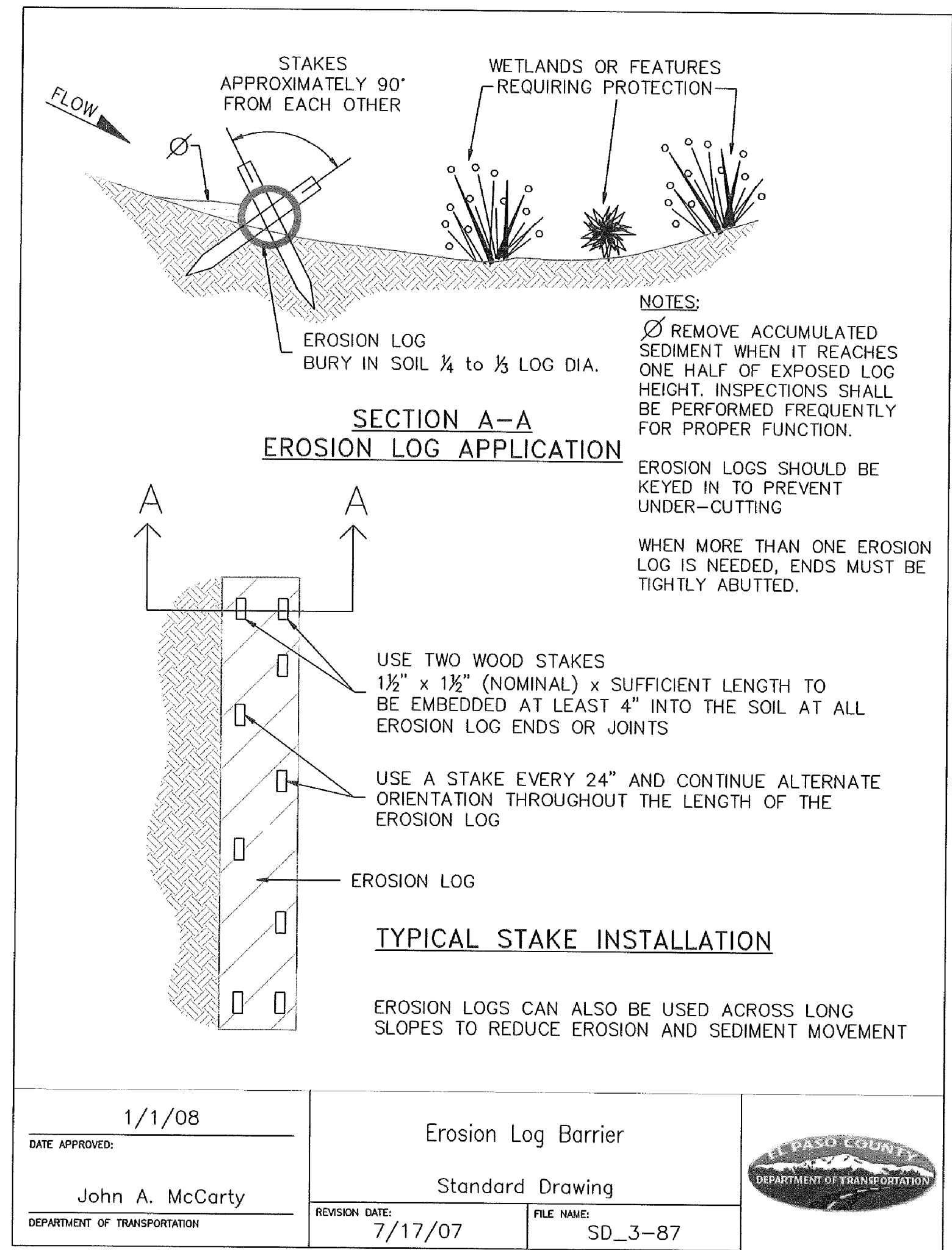
TOTAL SHEETS: 17

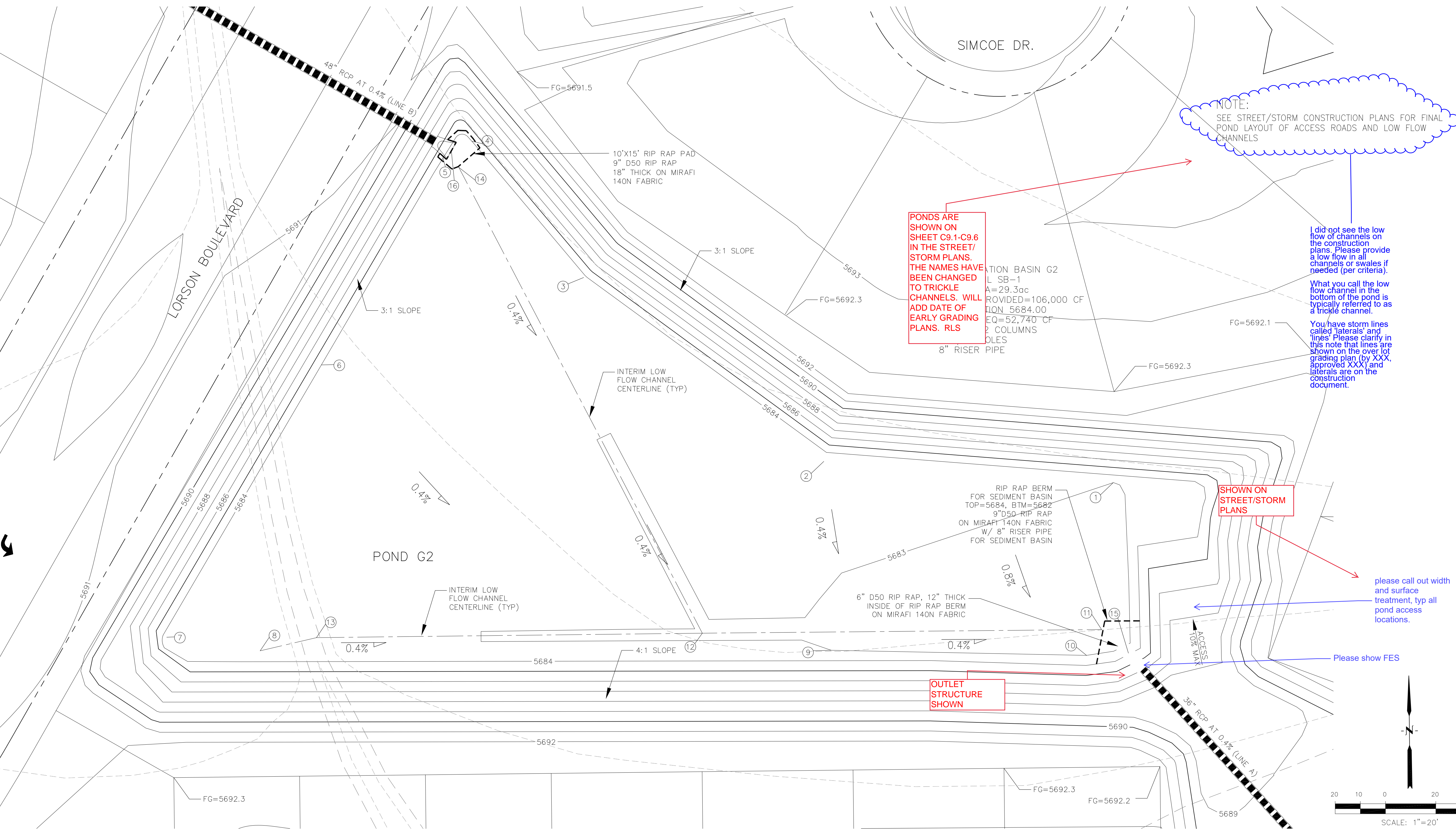


TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL
NOT TO SCALE
WANDO DRIVE
RUBICON DRIVE
MANDAN DRIVE
CLATSOP DRIVE
GALPIN DRIVE
SIMCOE DRIVE
CARRIAGE MEADOWS DRIVE (INTERIM)



TYPICAL SECTION 80' R.O.W.
RESIDENTIAL URBAN COLLECTOR
NOT TO SCALE
LORSON BOULEVARD





POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
10	20358.26	20684.49	5683.00	POND BOTTOM
11	20368.54	20690.48	5682.00	LOW FLOW CHANNEL INVERT
12	20367.09	20531.78	5682.26	LOW FLOW CHANNEL INVERT
13	20365.32	20378.38	5683.27	LOW FLOW CHANNEL INVERT
14	20552.37	20434.96	5683.49	LOW FLOW CHANNEL INVERT
15	20359.14	20701.15	5680.70	INVERT 36" RCP
16	20558.92	20432.02	5683.55	INVERT 48" RCP

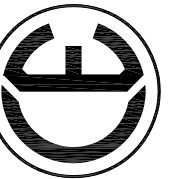
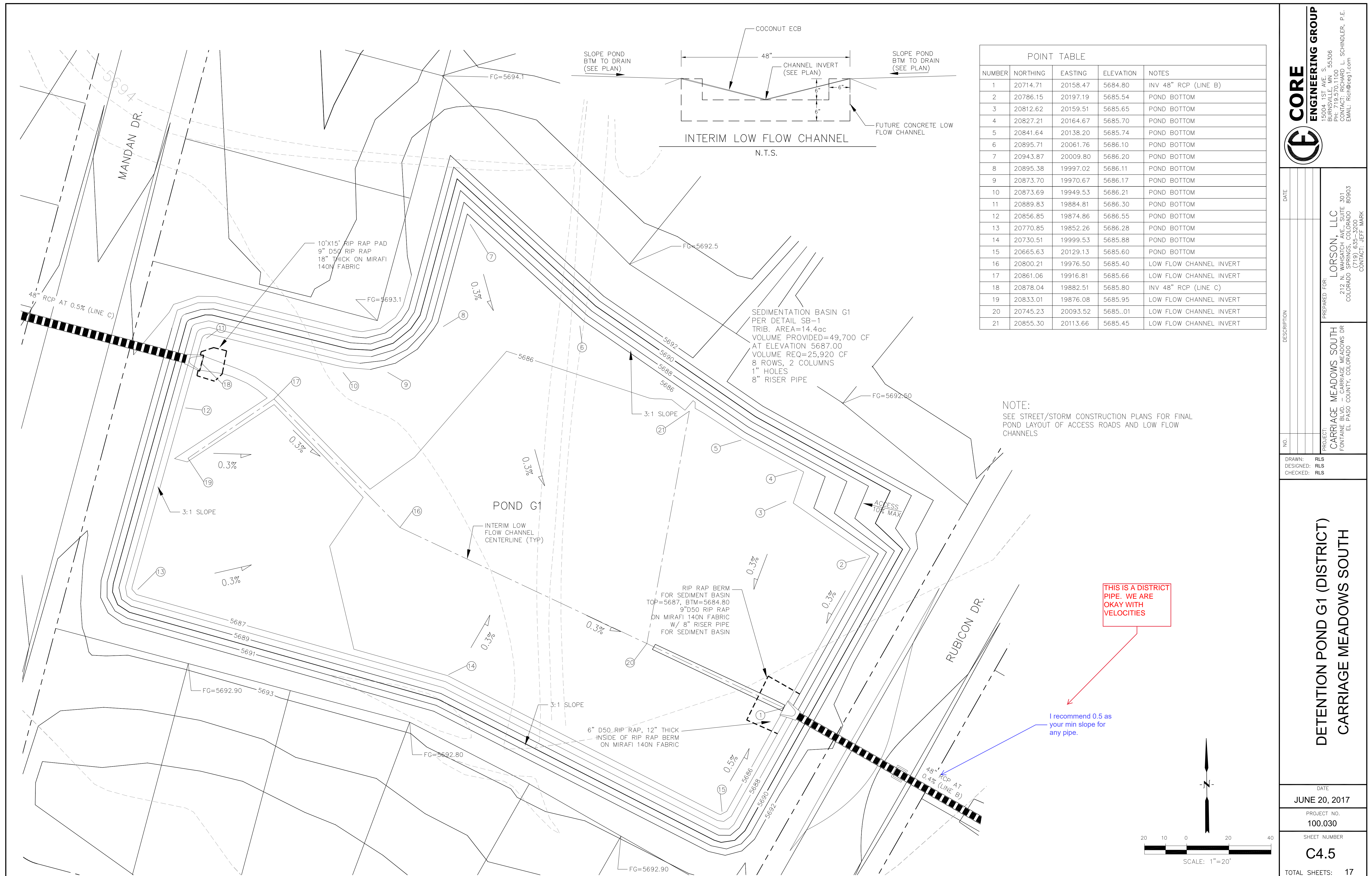
NO.	DESCRIPTION	DATE

PROJECT: **CARRIAGE MEADOWS SOUTH**
 FONTAINE BLVD. – CARRIAGE MEADOWS DR
 EL PASO COUNTY, COLORADO

PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DETENTION POND G2 (DISTRICT)
CARRIAGE MEADOWS SOUTH

DATE	JUNE 20, 2017
PROJECT NO.	100.030
SHEET NUMBER	C4.4
TOTAL SHEETS:	17



ORSON, LLC
WAHSATCH AVE., SUITE 301
SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT: CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. – CARRIAGE MEADOWS DR
EL PASO COUNTY, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DETENTION POND G1 (DISTRICT)
CARRIAGE MEADOWS SOUTH

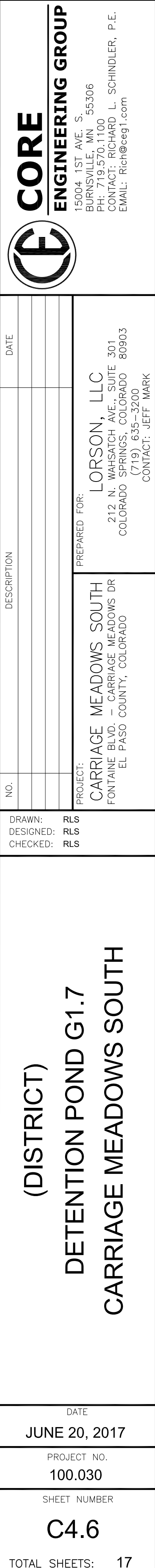
DATE
JUNE 20, 2017

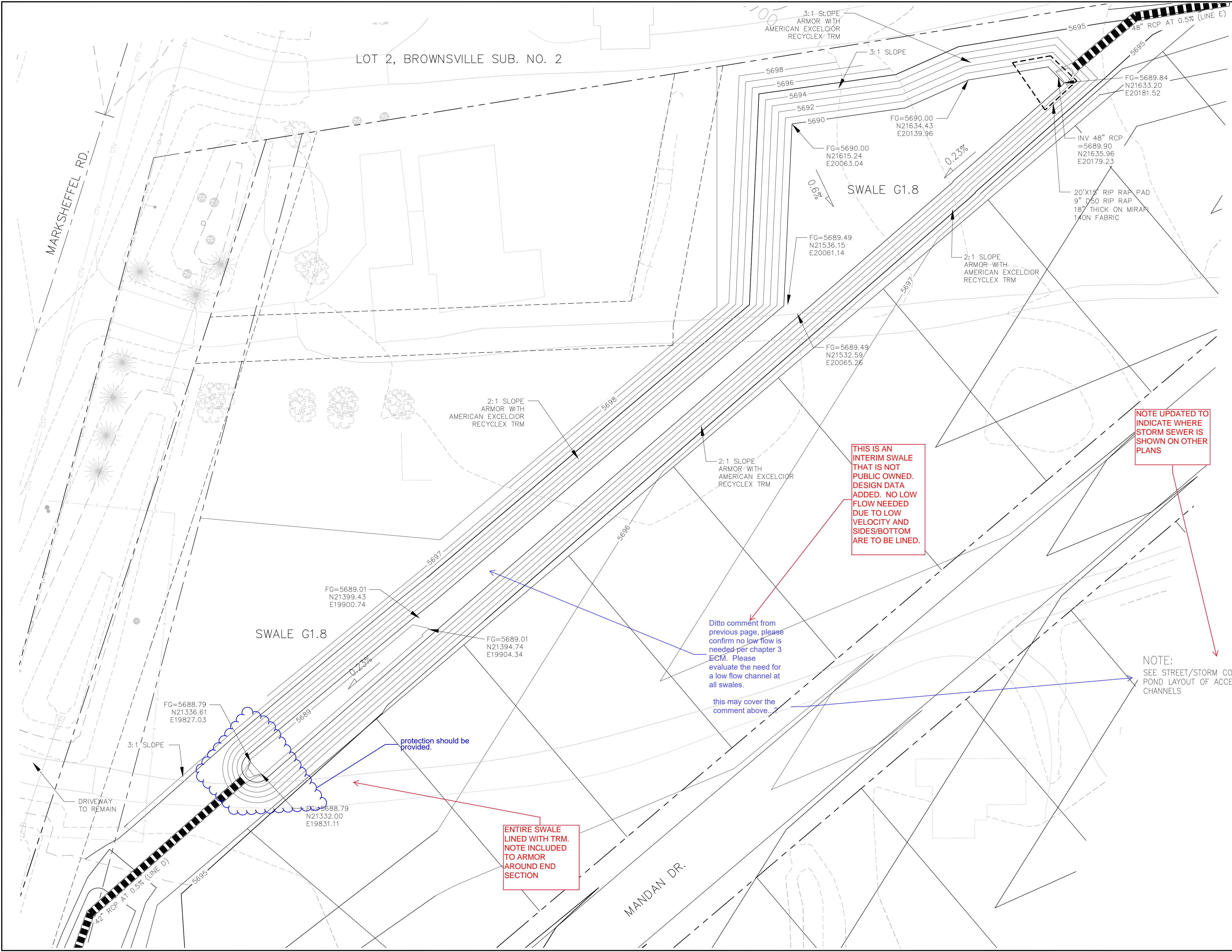
PROJECT NO.
100.030

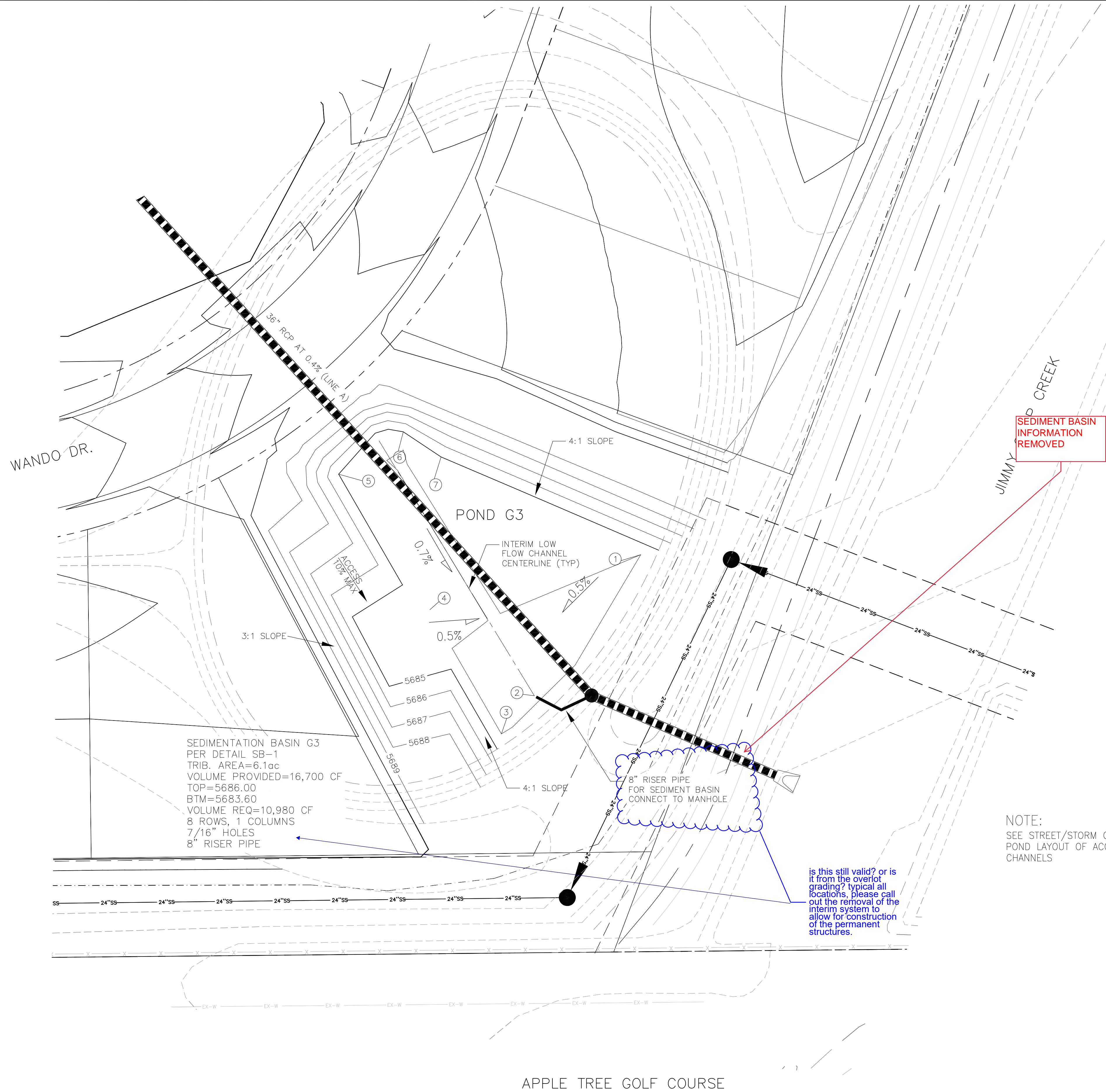
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C4.5

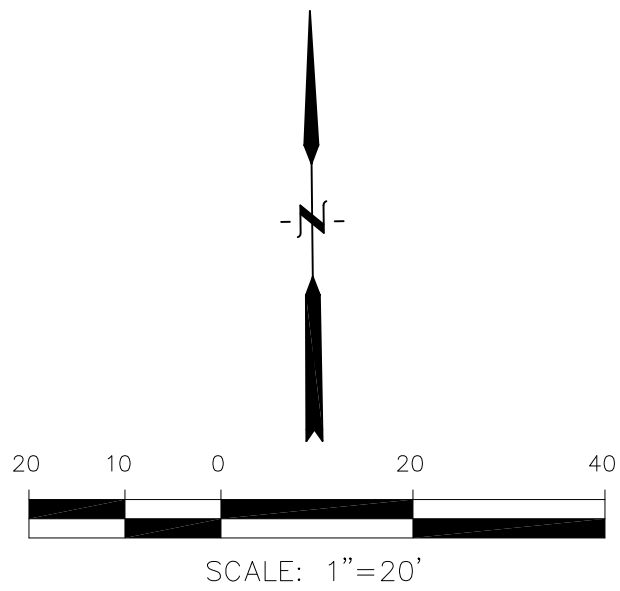
TOTAL SHEETS: 17







POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	20152.70	20951.65	5684	POND BOTTOM
2	20102.39	20913.69	5683.33	POND BOTTOM
3	20088.79	20901.93	5684	POND BOTTOM
4	20133.08	20876.39	5684.20	POND BOTTOM
5	20181.43	20843.88	5685	POND BOTTOM
6	20196.53	20866.94	5685	POND BOTTOM
7	20187.57	20880.42	5685	POND BOTTOM



CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNING WOOD, CO 80906
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

PROJECT: CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. - CARRIAGE MEADOWS DR
EL PASO COUNTY, COLORADO

PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

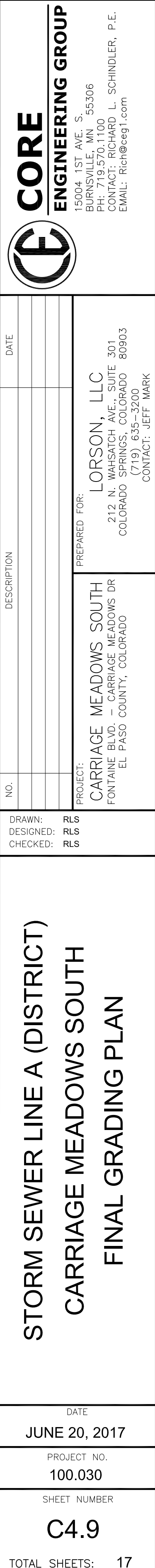
DETENTION POND G3 (DISTRICT)
CARRIAGE MEADOWS SOUTH

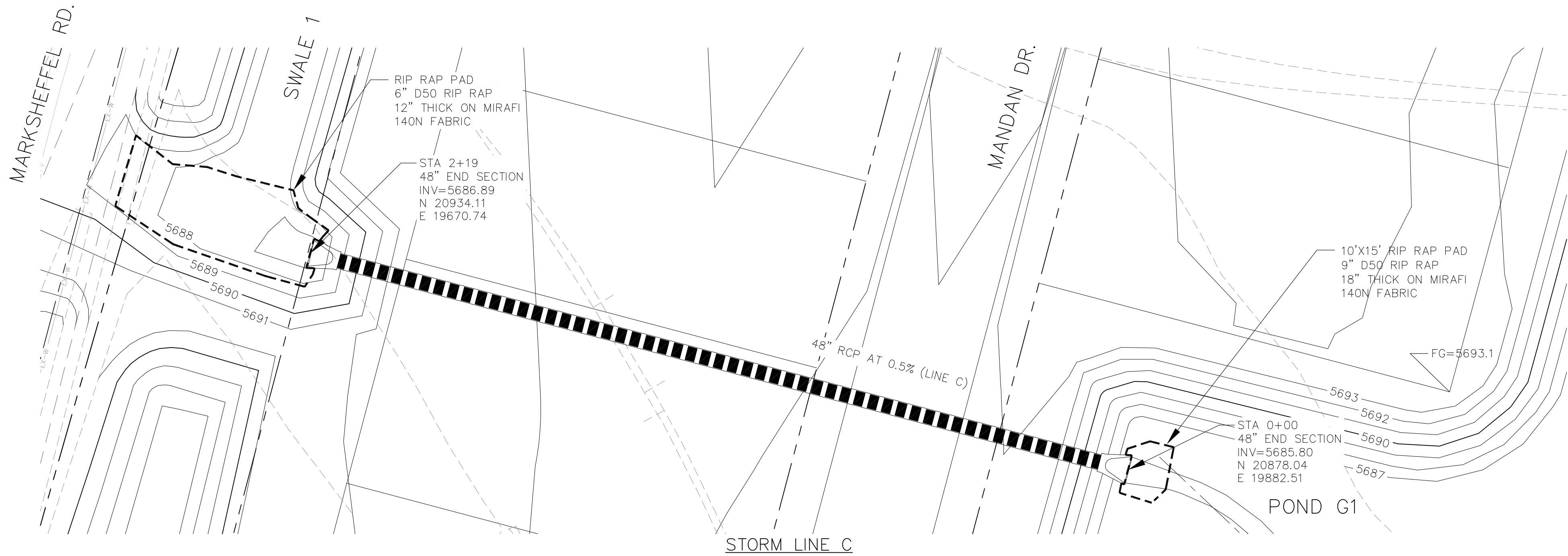
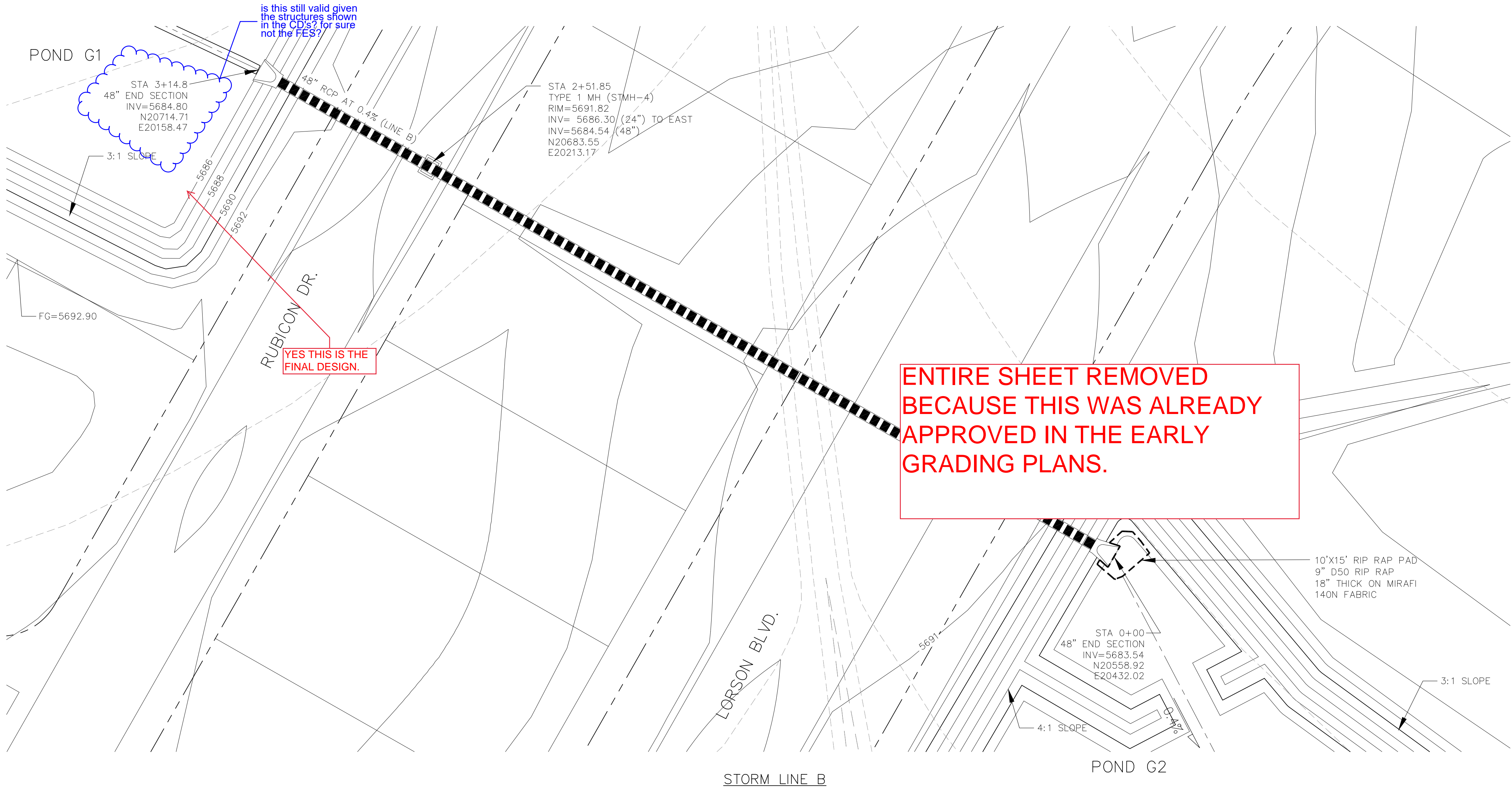
DATE
JUNE 20, 2017

PROJECT NO.
100.030

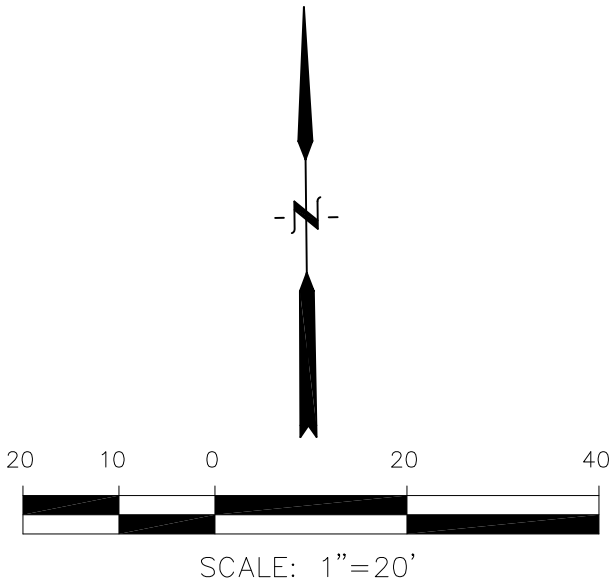
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TOTAL SHEETS: 17

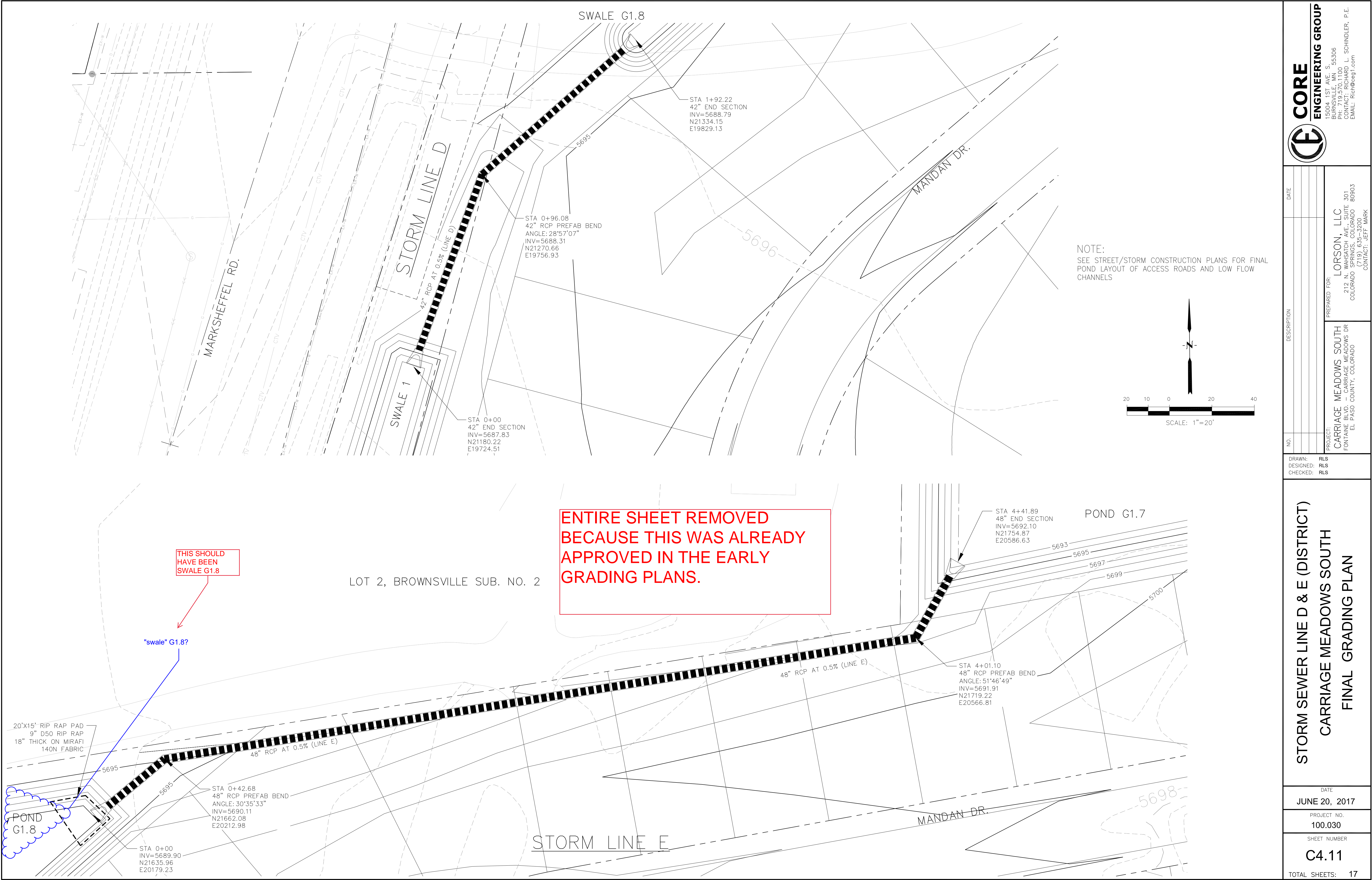




NOTE:
SEE STREET/STORM CONSTRUCTION PLANS FOR FINAL
POND LAYOUT OF ACCESS ROADS AND LOW FLOW
CHANNELS



15004 1ST AVE. S. BURNING WOODS, CO 80506 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
PROJECT:	LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS
STORM SEWER LINE B & C (DISTRICT) CARRIAGE MEADOWS SOUTH FINAL GRADING PLAN	
DATE	JUNE 20, 2017
PROJECT NO.	100.030
SHEET NUMBER	C4.10
TOTAL SHEETS:	17



DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION

NO.

PROJECT NO.

100.030

SHEET NUMBER

C4.11

TOTAL SHEETS:

17

CORE

ENGINEERING GROUP

15004 1ST AVE. S.
SUITE 100
BURNING WOODS, MN 55306
PHONE: 763.870.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

PREPARED FOR:

LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

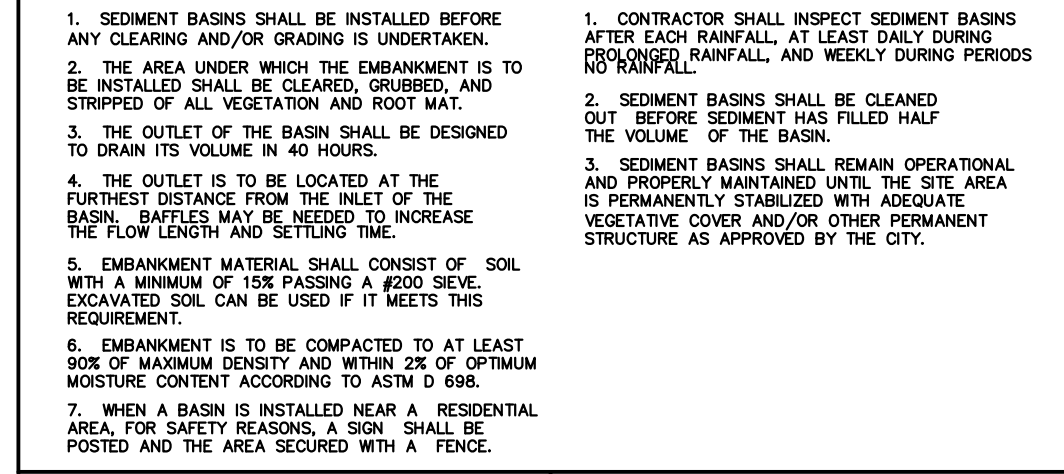
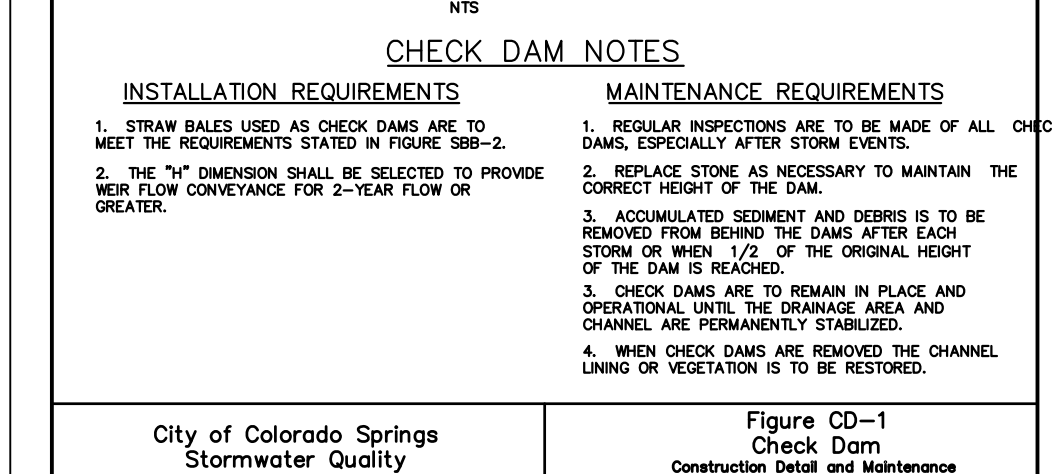
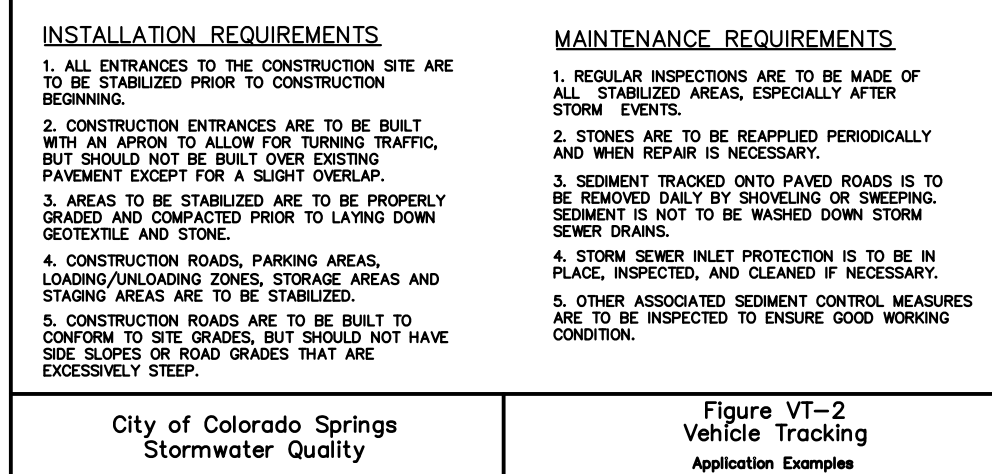
PROJECT:

CARRIAGE MEADOWS SOUTH
FONTAINE BLVD. - CARRIAGE MEADOWS DR
EL PASO COUNTY, COLORADO

STORM SEWER LINE D & E (DISTRICT)

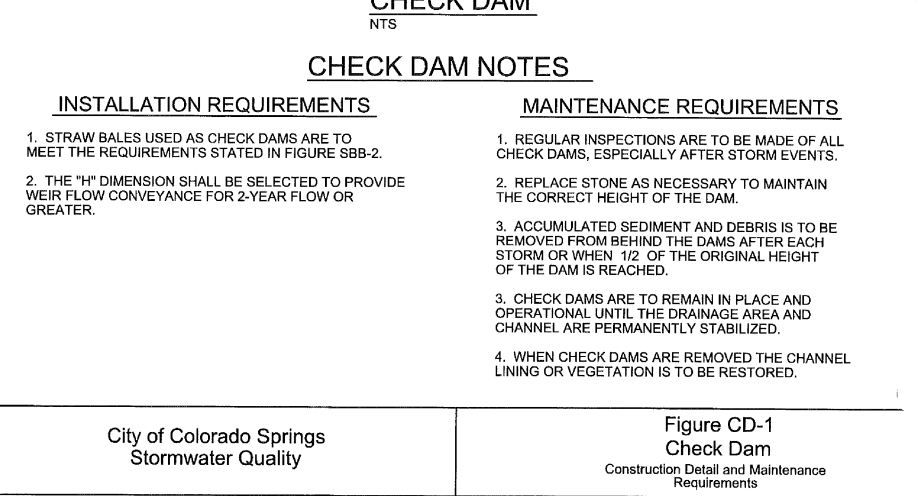
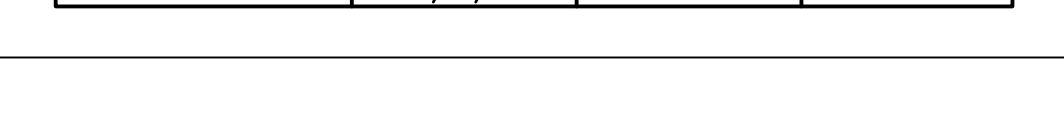
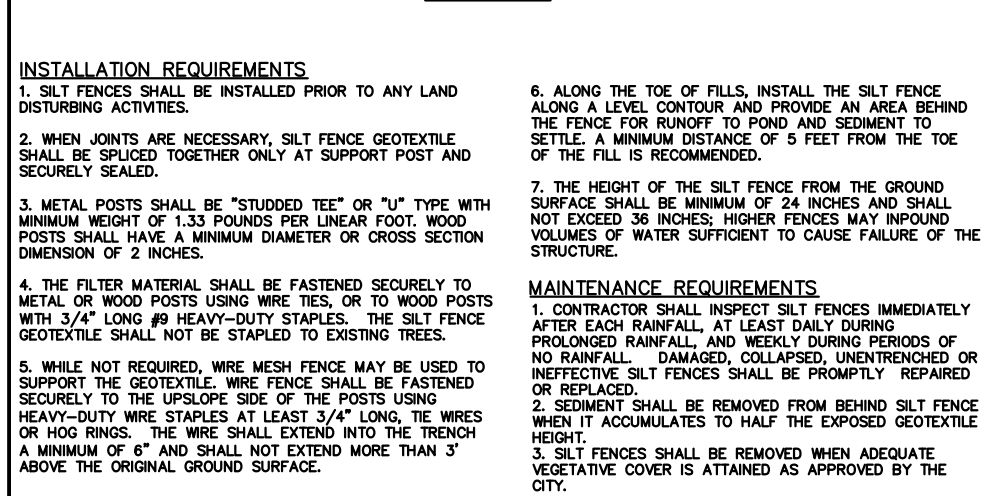
CARRIAGE MEADOWS SOUTH

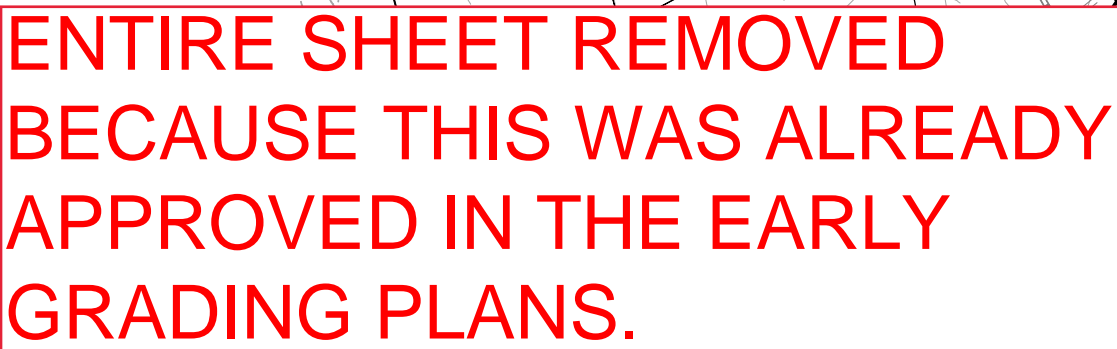
FINAL GRADING PLAN



INSTALLATION REQUIREMENTS	MAINTENANCE REQUIREMENTS
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.	1. CONTRACTOR SHALL PROVIDE PROTECTION OF INLET AT LEAST DAILY DURING CONSTRUCTION.
2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.	2. DAMAGED BALES SHALL BE REPLACED IF NECESSARY TO BE REPAIRED.
3. SEE STRAW BALE BARRIER FIGURE S8B-2 FOR INSTALLATION REQUIREMENTS.	

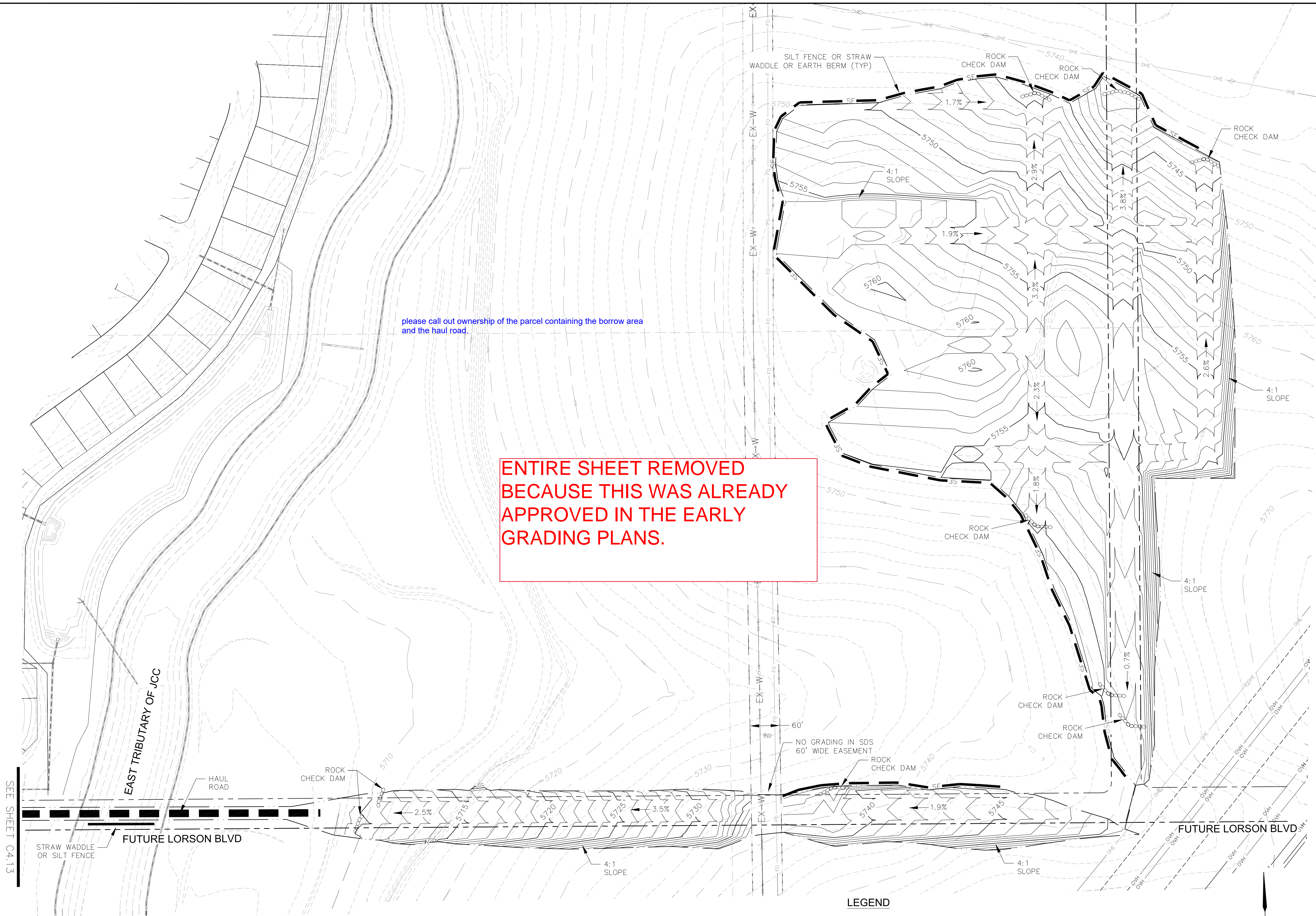
Figure IP-2
Straw Bale Inlet Protection
Construction Detail and Maintenance





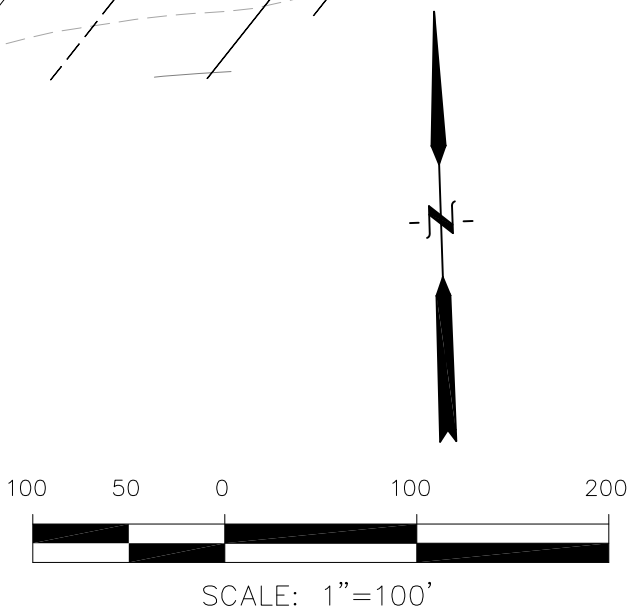
Please call out ownership of all parcels affected by this plan.

<div>CARRIAGE MEADOWS SOUTH FINAL GRADING AND EROSION CONTROL PLAN</div>		DATE	
		JUNE 20, 2017	
		PROJECT NO.	
		100.030	
		SHEET NUMBER	
		C4.13	
TOTAL SHEETS:		17	



NOTE:
1. SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES AND STEEPER
3. A PERMIT IS REQUIRED FROM THE FLOODPLAIN ADMINISTRATOR TO CROSS THE EAST TRIBUTARY OF JIMMY CAMP CREEK AND JIMMY CAMP CREEK

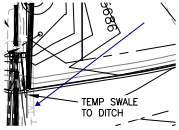
- LEGEND
- 5721- - - - - EXISTING MINOR CONTOUR
 - 5720- - - - - EXISTING MAJOR CONTOUR
 - 5720- - - - - PROPOSED CONTOUR
 - - - - - EXISTING STORM SEWER
 - SF - SF - SF - PROPOSED SILT FENCE, STRAW WATTLE OR EARTH BERM
 - - - - - LIMITS OF CONSTRUCTION
 - 100--YR FEMA FLOODPLAIN
 - CHECK DAM (SD-3-62)



CORE ENGINEERING GROUP 15004 1ST AVE. S. BURNING WOOD, CO. 80506 PHONE: 719.570.1100 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@ceg1.com	
DATE	
DESCRIPTION	
NO.	
PROJECT NO.	100.030
PROJECT	CARRIAGE MEADOWS SOUTH FONTAINE BLVD. - CARRIAGE MEADOWS DR EL PASO COUNTY, COLORADO
PREPARED FOR	LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
CARRIAGE MEADOWS SOUTH FINAL GRADING AND E.C. PLAN OFFSITE BORROW AREA	
DATE	JUNE 20, 2017
PROJECT NO.	100.030
SHEET NUMBER	C4.14
TOTAL SHEETS:	17

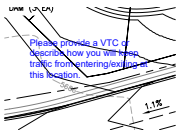
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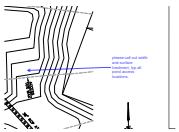
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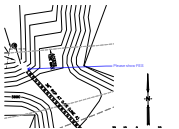
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please call out width and surface treatment, typ all pond access locations.

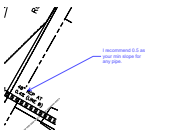
8/2/2017 1:07:08 PM (1)



Subject: Callout
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Author: dsdnijkamp
Date: 8/2/2017 1:07:08 PM
Color: ■

Please show FES

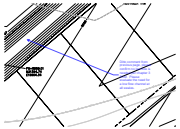
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Author: dsdnijkamp
Date: 8/2/2017 1:07:52 PM
Color: ■

I recommend 0.5 as your min slope for any pipe.

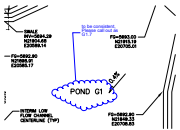
8/2/2017 1:12:06 PM (1)



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Page Label: 10
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Author: dsdnijkamp
Date: 8/2/2017 1:12:06 PM
Color: ■

Ditto comment from previous page, please confirm no low flow is needed per chapter 3 ECM. Please evaluate the need for a low flow channel at all swales.

8/2/2017 1:22:12 PM (1)



Subject: Cloud+
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 1:22:12 PM
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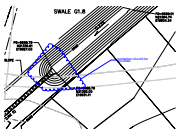
to be consistent, Please call out as G1.7

8/2/2017 1:24:02 PM (1)



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Lock: Unlocked
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Date: 8/2/2017 1:24:02 PM
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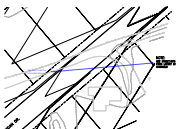
8/2/2017 1:25:22 PM (1)



Subject: Cloud+
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Date: 8/2/2017 1:25:22 PM
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protection should be provided.

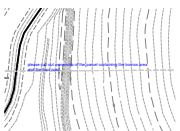
8/2/2017 1:27:12 PM (1)



Subject: Callout
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Checkmark: Unchecked
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Date: 8/2/2017 1:27:12 PM
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this may cover the comment above...?

8/2/2017 1:35:31 PM (1)




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Author: dsdnijkamp
Date: 8/2/2017 1:35:31 PM
Color: ■

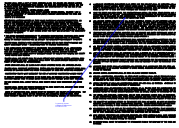
please call out ownership of the parcel containing the borrow area and the haul road.


8/2/2017 12:03:59 PM (1)

1. RECORDS
Y CONSTRU
ITY DSD INS
OR ALL SLO

Subject: Highlight
Page Label: 2
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 12:03:59 PM
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8/2/2017 12:04:31 PM (1)




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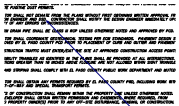
In general, please change all references to DSD to PCD.


8/2/2017 12:06:56 PM (1)

OT DEVIATE FR
AND DSD. CC
RORS OR INCC

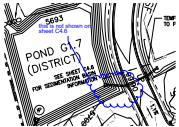
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8/2/2017 12:07:55 PM (1)



Subject: Arrow
Page Label: 2
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Author: dsdnijkamp
Date: 8/2/2017 12:07:55 PM
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8/2/2017 12:10:44 PM (1)




Subject: Cloud+
Page Label: 6
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Author: dsdnijkamp
Date: 8/2/2017 12:10:44 PM
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this is not shown on sheet C4.6

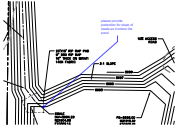
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Subject: Callout
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Date: 8/2/2017 12:31:48 PM
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please call out as interim

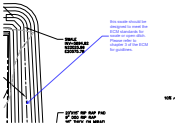
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Subject: Callout
Page Label: 9
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Date: 8/2/2017 12:33:06 PM
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please provide protection for slope of swale as it enters the pond.

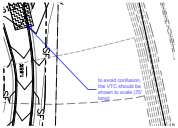
8/2/2017 12:51:14 PM (1)



Subject: Callout
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 12:51:14 PM
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this swale should be designed to meet the ECM standards for swale or open ditch. Please refer to chapter 3 of the ECM for guidelines.

8/2/2017 12:54:40 PM (1)



Subject: Callout
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Date: 8/2/2017 12:54:40 PM
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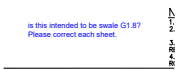
to avoid confusion, the VTC should be shown to scale (75' long).

8/2/2017 12:56:47 PM (1)

2. STRAW EC
- AND SLOP
3. POND G1.8
- RECYCLEX TRM
4. A PERMIT

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Date: 8/2/2017 12:56:47 PM
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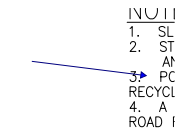
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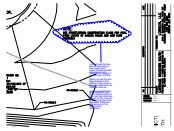
is this intended to be swale G1.8? Please correct each sheet.

8/2/2017 2:28:13 PM (1)



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Date: 8/2/2017 2:28:13 PM
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8/2/2017 2:34:35 PM (1)



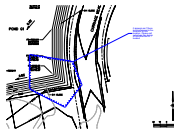
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Page Label: 7
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Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:34:35 PM
Color: ■

I did not see the low flow of channels on the construction plans. Please provide a low flow in all channels or swales if needed (per criteria).

What you call the low flow channel in the bottom of the pond is typically referred to as a trickle channel.

You have storm lines called 'laterals' and 'lines' Please clarify in this note that lines are shown on the over lot grading plan (by XXX, approved XXX) and laterals are on the construction document.

8/2/2017 2:37:12 PM (1)



Subject: Cloud+
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:37:12 PM
Color: ■

it appears as if there is no reference to the structure at this location. Please call out where the design of this structure is located

8/2/2017 2:38:04 PM (1)

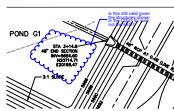


Subject: Text Box
Page Label: 16
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:38:04 PM
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Please provide approval from Floodplain administrator to cross creeks prior to County Engineer approval of this document.

Please call out ownership of all parcels affected by this plan.

8/2/2017 2:40:32 PM (1)



Subject: Cloud+
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:40:32 PM
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is this still valid given the structures shown in the CD's? for sure not the FES?

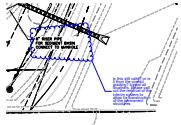
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Date: 8/2/2017 2:41:29 PM
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"swale" G1.8?

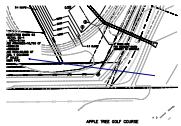
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Subject: Cloud+
Page Label: 11
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Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 2:44:20 PM
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is this still valid? or is it from the overlot grading?
typical all locations, please call out the removal of
the interim system to allow for construction of the
permanent structures.

8/2/2017 2:44:42 PM (1)



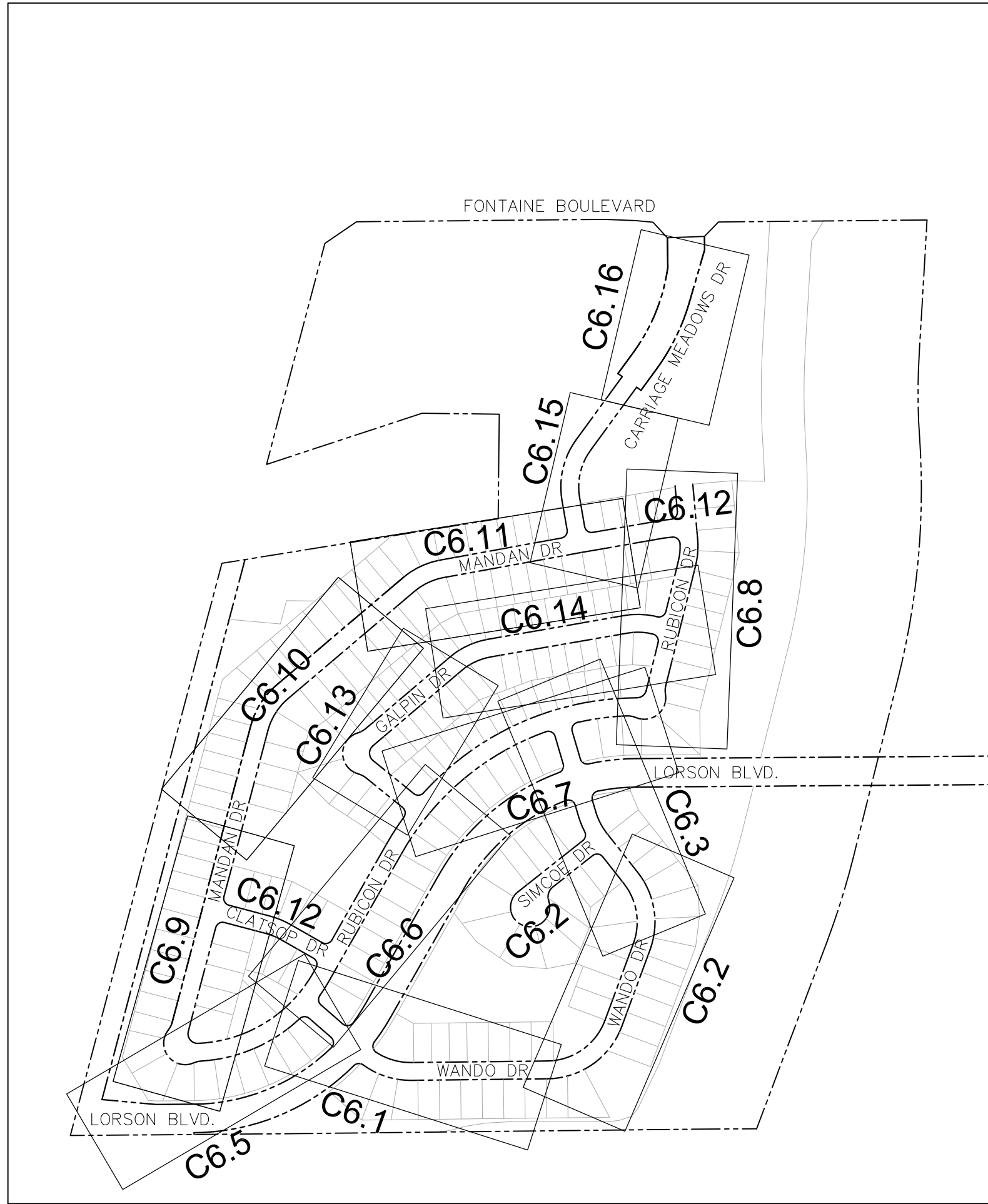
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8/2/2017 3:23:19 PM (1)



Subject: Cloud+
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 3:23:19 PM
Color: ■

Please confirm compliance with section ECM
3.3.1, angle of confluence.



WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
37 WIDEFIELD BLVD.
SECURITY, CO 80911
719-390-7111

CABLE
COMCAST
P.O. BOX 173838
DENVER, CO 80217
970-641-4774

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719-495-2283

SECURITY FIRE PROTECTION DISTRICT
400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121

TELEPHONE
CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
719-278-4651

GAS
BLACK HILLS ENERGY
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719-393-6639

EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 8941°52' WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK

FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.



PREPARED FOR:
LORSON, LLC
N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
719-635-3200
CONTACT: JEFF MARK

PREPARED BY:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
719-570-1100
CONTACT: RICHARD L. SCHINDLER P.E.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING AND PROPOSED RIGHT OF WAY
- EXISTING AND PROPOSED LOT LINES
- EXISTING AND PROPOSED EASEMENTS
- STREET CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING 24" SANITARY SEWER
- EXISTING GASMAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE TV
- EXISTING PHONE OR FIBER OPTIC
- EXISTING STORM DRAIN
- PROPOSED STORM SEWER
- EXISTING MANHOLES
- PROPOSED SANITARY AND STORM MANHOLES
- EXISTING AND PROPOSED WATERMAIN VALVES
- EXISTING AND PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER INLET
- LIMITS OF CONSTRUCTION

SF 17-011



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1.1	COVER SHEET
C1.2	NOTES
C1.3	TYPICAL SECTIONS
C2.1	STREET HORIZONTAL CONTROL
C5.1-C5.3	SIGNING/STRIPING PLANS
C6.1-C6.16	PLAN AND PROFILES
C6.17-C6.20	PLAN AND PROFILE - LORSON BOULEVARD
C6.21	MARKSHEFFEL ROAD TURN LANE CONSTRUCTION
C6.22	MARKSHEFFEL ROAD GRADING/EROSION CONTROL PLAN
C6.23	STORM SEWER LATERAL K
C9.1-C9.6	DETENTION POND DETAILS
C10.1-C10.3	DETAILS

DEVELOPER'S STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER HAS READ AND WILL COMPLY WITH ALL THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS AND THE ACCOMPANYING DRAINAGE REPORT.

BUSINESS NAME LORSON, LLC

BY _____ DATE _____

TITLE _____

ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

CONSTRUCTION APPROVAL

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. CONSTRUCTION DOCUMENTS WILL BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER.

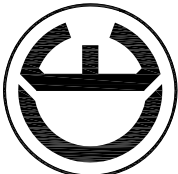
JENNIFER IRVINE, COUNTY ENGINEER/ECM ADMINISTRATOR DATE
CONDITIONS:

ENGINEER'S APPROVAL

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

RICHARD L. SCHINDLER, P.E. # 33997
FOR AND ON BEHALF OF CORE ENGINEERING GROUP

CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com



DATE
DESCRIPTION
NO.
PROJECT: CARRIAGE MEADOWS SOUTH
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COVER SHEET
STREET, STORM SEWER AND POND
CONSTRUCTION PLANS

DATE
JUNE 20, 2017

PROJECT NO.
100.030

SHEET NUMBER

C1.1

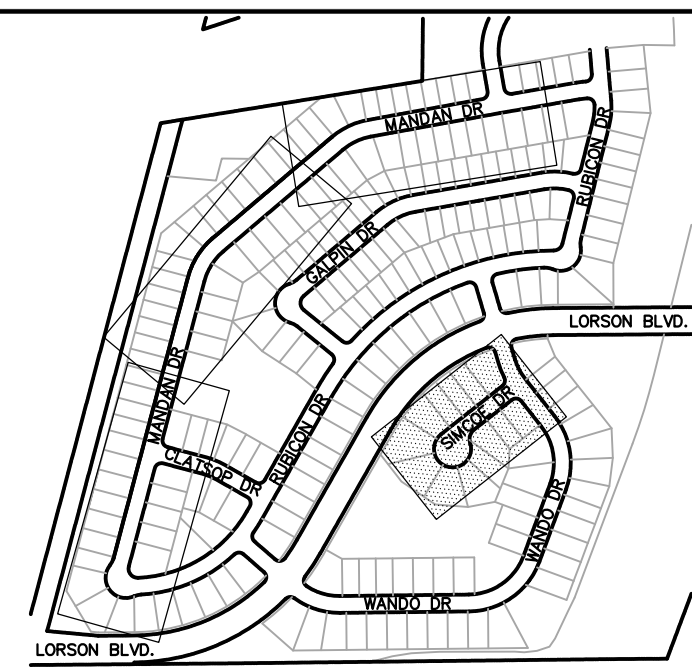
TOTAL SHEETS: 39

1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
3. ALL STORM SEWER SHALL BE CLASS III RCP.
4. ALL MHs SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

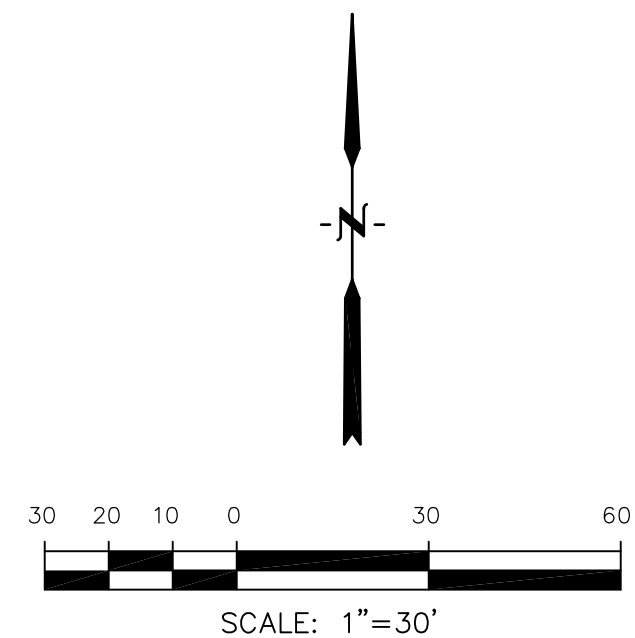
— . . — SUMP PUMP UNDERDRAIN

2 CURB TRANSITION, SEE SHEET C10.1

③ PEDESTRIAN RAMP, SEE SHEET C10.1



 KEY MAP



STORM LATERAL K (DISTRICT)

[illegible]

CORE
ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

[illegible]

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

STREET AND STORM SEWER
STORM LATERAL K

DATE:
JUNE 20, 2017

PROJECT NO.
100.030

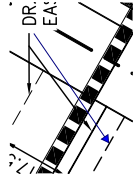
SHEET NUMBER

C6.23

TOTAL SHEETS: 39

Markup Summary

dsdnijkamp (2)



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Author: dsdnijkamp
Date: 8/2/2017 3:20:21 PM
Color: ■



Subject: Callout
Page Label: 30
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 3:20:44 PM
Color: ■

property line

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

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

TO WIT:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AS MONUMENTED BY A NO. 6 REBAR, NO CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4 COR RLS 31161 AND IS ASSUMED TO BEAR N89°41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°27'13"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BARGAIN AND SALE DEED THE FOLLOWING TWO (2) COURSES:

1. THENCE S89°27'13"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 1562.38 FEET (S89°27'04"W, 1562.40 FEET OF RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
2. THENCE N14°49'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1502.96 FEET (1503.03 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 11-6 AT PAGE 81 OF SAID COUNTY RECORDS;

THENCE N14°49'49"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 156.93 FEET (N15°15'00"E, 157.00 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNSVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1. THENCE N80°49'33"E, A DISTANCE OF 784.98 FEET (N81°15'00"E, 785.07 FEET OF RECORD);
2. THENCE N00°39'05"E, A DISTANCE OF 169.33 FEET (N01°05'00"E, 169.38 FEET OF RECORD) TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°39'05"E, A DISTANCE OF 124.06 FEET (N00°38'37"E, 124.03 FEET OF RECORD PER DEED) (N01°05'00"E, 124.00 FEET OF RECORD PER PLAT);
2. THENCE N89°18'08"W, A DISTANCE OF 216.62 FEET (216.53 FEET OF RECORD PER DEED), (N88°55'00"E, 216.53 FEET OF RECORD PER PLAT);
3. THENCE S71°48'21"W, A DISTANCE OF 459.46 FEET (S72°15'00"W OF RECORD PER PLAT);

THENCE N14°49'59"E, A DISTANCE OF 641.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING EIGHT (8) COURSES:

1. THENCE N55°32'45"E, A DISTANCE OF 107.62 FEET;
2. THENCE N89°26'47"E, A DISTANCE OF 696.96 FEET;
3. THENCE S87°39'02"E, A DISTANCE OF 85.64 FEET;
4. THENCE S84°44'52"E, A DISTANCE OF 49.47 FEET;
5. THENCE S42°46'53"E, A DISTANCE OF 59.48 FEET;
6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;
7. THENCE N44°15'57"E, A DISTANCE OF 56.44 FEET;
8. THENCE N89°26'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE S03°20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°15'43", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S00°16'58"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05°03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET;
THENCE S14°02'20"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17°19'26"W, A LONG CHORD DISTANCE OF 248.71 FEET;
THENCE S20°36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 23;
THENCE S89°41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, 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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH". 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.

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2017, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

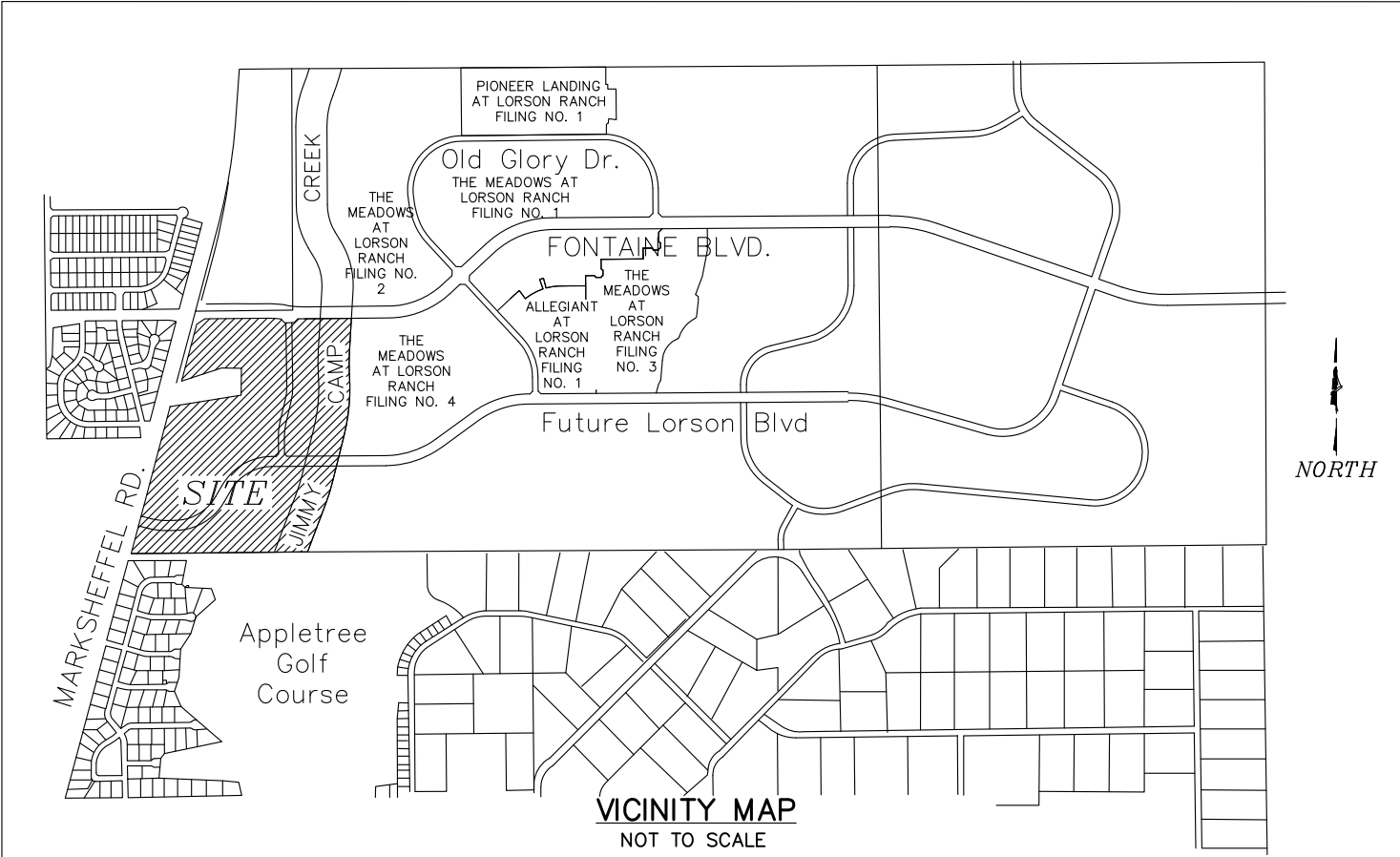
PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH ON THIS _____ DAY OF _____, 2017, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR _____



SURVEYOR'S 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 DATE OF SURVEY, 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 _____, 2017.

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE _____
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80901
(719) 955-5485

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.

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 (NOT SHOWN ALONG MARKSHEFFEL ROAD AND BROWNSVILLE SUBDIVISION NO. 2).

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 060410957 F, EFFECTIVE DATE MARCH 17, 1997. THE FLOODPLAIN WAS REVISED PER LOMR PER CASE NO. 06-08-B643P, EFFECTIVE DATE OF REVISION AUGUST 29, 2007.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS B, C, D, G, H, I, J, K, L, M, N, O, P AND Q ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON RANCH METROPOLITAN DISTRICT NO. 1. APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH.

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

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1.

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

RECORDING:

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 _____, 2017, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

SEE: _____ BY: _____ DEPUTY

Sight visibility triangles have been requested to be shown on the CD's for all areas where lots may need to have landscape restrictions. Where landscape restrictions are required, a plat note should be added. some lots (may not be all inclusive) to look at are 137, 234, 216.8 (tract H), 12, and 13.
Unresolved. Please add a note to outline the visibility line restrictions.
Please add the same restrictions on lots where curves are present, namely the lots listed above.

NOTES:

1. ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°41'52"E, A DISTANCE OF 5319.56 FEET BETWEEN THE WEST ONE-QUARTER CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS MONUMENTED BY A NO. 6 REBAR, NO CAP AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4 COR RLS 31161.

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-10471300-071-C59, AMENDMENT NO. 1, EFFECTIVE DATE: MARCH 8, 2017 AT 7:00 A.M.), AS PROVIDED TO M&S CIVIL CONSULTANTS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. - 5. & 7. M&S CIVIL CONSULTANTS DID NOT ADDRESS THESE ITEMS.

6. THE PROPERTY MAY BE SUBJECT TO WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

8. THE PROPERTY IS SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY OF A RIGHT OF WAY FOR DITCHES AS CONTAINED IN WARRANTY DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88. (NOTHING TO SHOW)

9. THE PROPERTY IS SUBJECT TO UNDIVIDED INTEREST IN ALL MINERAL RIGHTS RESERVED BY: ANNA A. RICE, JUNE 21, 1961, IN BOOK 1864 AT PAGE 362, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS SE 1/4 SECTION 15 AND THE NW 1/4, NE 1/4 SECTION 22).

10. THE PROPERTY IS SUBJECT TO AN EASEMENT(S) FOR WATER LINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN BOOK 2593 AT PAGE 602, IN FAVOR OF: F. MARTIN BROWN AND HAZEL BROWN, RECORDED JUNE 6, 1973. (AS SHOWN)

11. THE PROPERTY IS SUBJECT TO UTILITY LINE EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN BOOK 2665 AT PAGE 715 IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED DATED APRIL 1, 1974. ASSIGNMENT RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719. (AFFECTS SE 1/4 SECTION 15 AND THE NW 1/4, NE 1/4 SECTION 22 DOES NOT AFFECT THE SUBJECT PROPERTY)

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-119 AS RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084. (NOTHING TO SHOW)

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT AS RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708. (AS SHOWN)

14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 AS RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. (NOTHING TO SHOW)

15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-336 AS RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973, AND CORRECTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. (NOTHING TO SHOW)

16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR UTILITY LINES AND RIGHTS INCIDENTAL THERETO AS RECORDED DECEMBER 28, 2005 AT RECEPTION NO. 205203994. (AS SHOWN)

17. THE PROPERTY IS SUBJECT TO EASEMENTS AND NOTES SHOWN ON LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069. (NOTHING TO SHOW. NOTES ARE GENERAL IN NATURE WITH NO SPECIFICS)

18. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT AS RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127024, AND RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143886. (AS SHOWN)

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE RIGHT OF ENTRY AS RECORDED APRIL 16, 2008 AT RECEPTION NO. 208043428. (RIGHT OF ENTRY WAS FOR A SPECIFIC TIME FRAME WHICH HAS EXPIRED)

20. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR SANITARY SEWER LINES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 14, 2008 AT RECEPTION NO. 208055334 (AS SHOWN)

21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 AS RECORDED MARCH 22, 2010, AT RECEPTION NO. 210022931. (NOTHING TO SHOW)

22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 AS RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. (NOTHING TO SHOW)

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 10-94 AS RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210011176. (NOTHING TO SHOW)

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 12-126 AS RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170. (SCHOOL FEES NOT DUE PER THIS AGREEMENT)

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SCHOOL SITE DEDICATION AGREEMENT AS RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863. (SCHOOL SITE DEDICATION AGREEMENT)

26. THE PROPERTY IS SUBJECT TO ALL INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN AS CONVEYED TO BRADLEY MARKSHEFFEL, LLC RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137046. (NOTHING TO SHOW)

27. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SECURITY FIRE PROTECTION DISTRICT AS RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578. (NOTHING TO SHOW)

28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FIFTH AMENDED DEVELOPMENT AGREEMENT AS RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. (NOTHING TO SHOW)

29. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION AS RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005096. (AS SHOWN)

30. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION AS RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005097. (AS SHOWN, THE TEMPORARY CONSTRUCTION EASEMENT DOES NOT HAVE AN EXPIRATION DATE.)

31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 16-067 AS RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022302. (AS SHOWN)

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE POSSESSION AND USE AGREEMENT AS RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022303. (AS SHOWN)

33. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 AS EVIDENCED BY ORDER OF INCLUSION RECORDED MAY 26, 2016 AT RECEPTION NO. 216056939. (NOTHING TO SHOW)

34. THE PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THE CONTINUED AND UNINTERRUPTED FLOW OF JIMMY CAMP CREEK AS THE SAME COURSES THROUGH SUBJECT PREMISES. (NOTHING TO SHOW)

THE FOLLOWING EXCEPTIONS AFFECT THAT PORTION OF BROWNSVILLE SUBDIVISION NO. 2:

35. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED AUGUST 9, 1996 AT RECEPTION NO. 096100770, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND ANNEXATIONS THERETO. (NOTHING TO SHOW)

36. THE PROPERTY IS SUBJECT TO EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND/OR REMOVE A CERTAIN WATER LINE AS CONTAINED IN INSTRUMENT RECORDED APRIL 11, 2000 AT RECEPTION NO. 200039651. (EASEMENT IS LOCATED WEST OF MARKSHEFFEL ROAD AND DOES NOT AFFECT THE SUBJECT PROPERTY)

37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MINERAL DEED AS RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137048. (NOTHING TO SHOW)

38. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION RECORDED JUNE 7, 1996 AT RECEPTION NO. 096070865. (NOTHING TO SHOW)

39. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SECURITY FIRE PROTECTION DISTRICT AS RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578. (NOTHING TO SHOW)

SUMMARY:

235 LOTS	34.83 ACRES	32.73%
18 TRACTS	56.24 ACRES	52.74%
RIGHT-OF-WAY	15.57 ACRES	14.60%
TOTAL	106.64 ACRES	100.00%

Add Filing No. 1 & the description to each page and plat name to be thought out before the second filing. The multi-family residential general filings are the preliminary.

NOTES:

THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED IN INSTRUMENT RECORDED DECEMBER 18, 2014 AT RECEPTION NO. 216005097. (NOTHING TO SHOW)

THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005100. (AS SHOWN) [AFFECTS LOT 1 BROWNSVILLE STATION]

42. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 16-066 AS RECORDED MARCH 4, 2016, AT RECEPTION NO. 216022300. (AS SHOWN)

43. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE POSSESSION AND USE AGREEMENT AS RECORDED MARCH 4, 2016, AT RECEPTION NO. 216022301. (AS SHOWN)

3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: PRELIMINARY PLAN FILE NUMBER _____, 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.

5. ALL DEVELOPMENT WITHIN CARRIAGE MEADOWS SOUTH AT LORSON RANCH SHALL COMPLY WITH THE PID DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS SOUTH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 216005096 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

6. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.

7. NO STRUCTURES 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.

8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

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 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 TRANSPORT

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
TOTAL AREA = (106.64 AC +/-)

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N23°16'27"E
(R)2	N6°22'43"W
(R)3	N15°09'21"W
(R)4	N49°27'07"W
(R)5	N65°08'52"W
(R)6	S89°16'05"W
(R)7	S59°26'12"W
(R)8	N85°35'02"E
(R)9	N54°31'21"W
(R)10	N77°15'51"W
(R)11	N34°25'47"W
(R)12	N8°24'17"E
(R)13	S6°02'42"E
(R)14	S28°48'51"E
(R)15	N49°40'23"W
(R)16	N37°55'00"W
(R)17	N14°24'20"W
(R)18	S23°30'28"E
(R)19	S24°56'30"W
(R)20	N26°04'28"E
(R)21	N76°00'01"E
(R)22	S54°47'15"E
(R)23	S31°46'20"E
(R)24	S30°30'28"E
(R)25	S21°10'06"E
(R)26	S11°04'37"E
(R)27	S3°57'58"E
(R)28	S74°46'23"E
(R)29	S61°55'39"E
(R)30	S56°13'29"E
(R)31	S39°06'05"E
(R)32	S38°23'20"E
(R)33	S25°09'54"E
(R)34	S12°44'07"E
(R)35	S82°08'39"E

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	28.39	20.00	81°19'32"
C2	32.67	20.00	93°34'48"
C3	33.08	20.00	94°46'49"
C4	33.08	20.00	94°46'49"
C5	33.08	20.00	94°46'49"
C6	33.08	20.00	94°46'49"
C7	30.05	20.00	86°05'26"
C8	30.05	20.00	86°05'26"
C9	31.42	20.00	90°00'00"
C10	27.72	20.00	79°24'58"
C11	43.08	35.00	70°31'44"
C12	29.45	20.00	84°22'48"
C13	29.45	20.00	84°22'48"
C14	31.42	20.00	90°00'00"
C15	31.42	20.00	90°00'00"
C16	30.33	20.00	86°53'34"
C17	30.33	20.00	86°53'38"
C18	32.63	20.00	93°29'02"
C19	32.63	20.00	93°29'02"
C20	26.65	60.00	25°26'48"
C21	24.67	60.00	23°33'23"
C22	35.75	27.00	75°51'58"
C23	31.41	20.00	89°58'29"
C24	31.42	20.00	90°00'58"
C25	32.37	20.00	92°43'28"
C26	31.42	20.00	90°00'00"
C27	19.10	225.00	4°51'50"
C28	14.86	175.00	4°51'50"
C29	31.42	20.00	90°00'00"
C30	31.26	20.00	89°33'20"
C31	31.42	20.00	89°59'59"
C32	31.42	20.00	90°00'00"
C33	24.67	60.00	23°33'23"
C34	26.54	60.00	25°20'34"
C35	21.61	60.00	20°38'01"
C36	39.73	27.00	84°18'17"
C37	10.79	27.00	22°54'06"
C38	45.30	175.00	14°49'56"
C39	58.25	225.00	14°49'56"
C40	24.67	60.00	23°33'23"
C41	24.67	60.00	23°33'23"
C42	47.42	27.00	100°38'00"

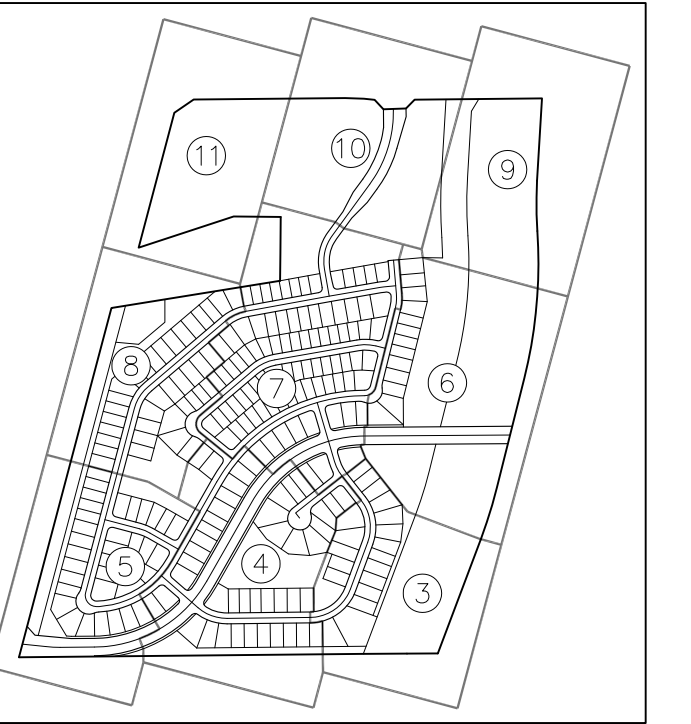
SITE TRIANGLE (VIEW) CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
VC1	3.71	225.00	0°56'39"
VC2	4.05	650.00	0°21'26"
VC3	2.85	175.00	0°55'56"
VC4	6.18	650.00	0°32'41"
VC5	2.94	550.00	0°18'24"
VC6	2.95	555.26	0°18'15"
VC7	3.47	550.00	0°21'41"
VC8	3.47	550.00	0°21'41"
VC9	3.77	650.00	0°19'57"
VC10	5.39	650.00	0°28'29"
VC11	12.48	225.00	3°10'38"
VC12	10.71	439.50	1°23'48"
VC13	10.71	439.50	1°23'48"
VC14	115.14	389.50	16°56'16"
VC15	3.69	810.50	0°15'39"
VC16	3.69	810.50	0°15'39"
VC17	122.69	760.50	9°14'37"
VC18	3.28	760.50	0°14'49"
VC19	5.87	175.00	1°55'18"
VC20	6.11	225.00	1°33'23"

EASEMENT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
EC1	24.87	175.00	8°08'32"
EC2	25.59	650.00	2°15'20"

EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
EL1	33.99	S55°16'37"W
EL2	7.50	N75°10'11"W

SIGHT TRIANGLE (VIEW) LINE TABLE		
LINE #	DISTANCE	BEARING
VL1	12.97	N78°57'15"W
VL2	16.67	S21°18'12"E
VL3	12.68	N78°54'50"W
VL4	12.68	N18°59'42"W
VL5	13.79	N46°09'39"W
VL6	13.79	S13°29'18"W
VL7	12.67	S44°12'46"E
VL8	16.25	N11°17'16"E
VL9	35.29	S87°25'47"W
VL10	41.68	N08°32'21"E
VL11	39.40	S84°18'24"W
VL12	39.40	S02°12'55"E
VL13	133.71	N35°10'11"E
VL14	28.19	N19°52'01"W
VL15	34.24	N79°05'55"W
VL16	34.30	N09°44'49"W
VL17	34.30	N87°48'33"E
VL18	34.73	N55°27'05"W
VL19	121.28	S67°46'46"W
VL20	36.67	S25°33'41"W
VL21	36.67	N30°52'53"W
VL22	36.51	N59°37'59"E
VL23	69.14	N02°46'12"E
VL24	26.40	N58°28'34"W
VL25	33.10	N47°47'58"E
VL26	36.87	S53°40'34"E
VL27	38.54	N35°52'46"E
VL28	35.67	S30°10'11"E
VL29	35.67	S59°49'49"W

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	8.99	N84°58'40"E
L2	8.82	S84°58'40"W



SHEET INDEX
NOT TO SCALE



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

PCD FILE NUMBER SF17-11

SHEET 2 OF 11

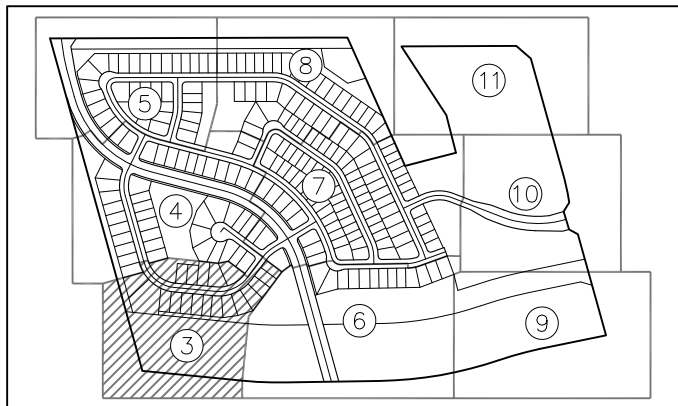
CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

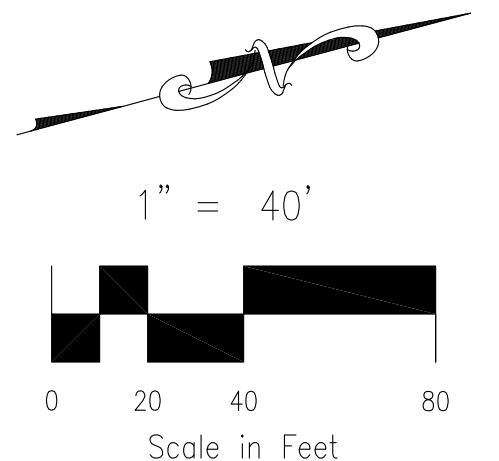
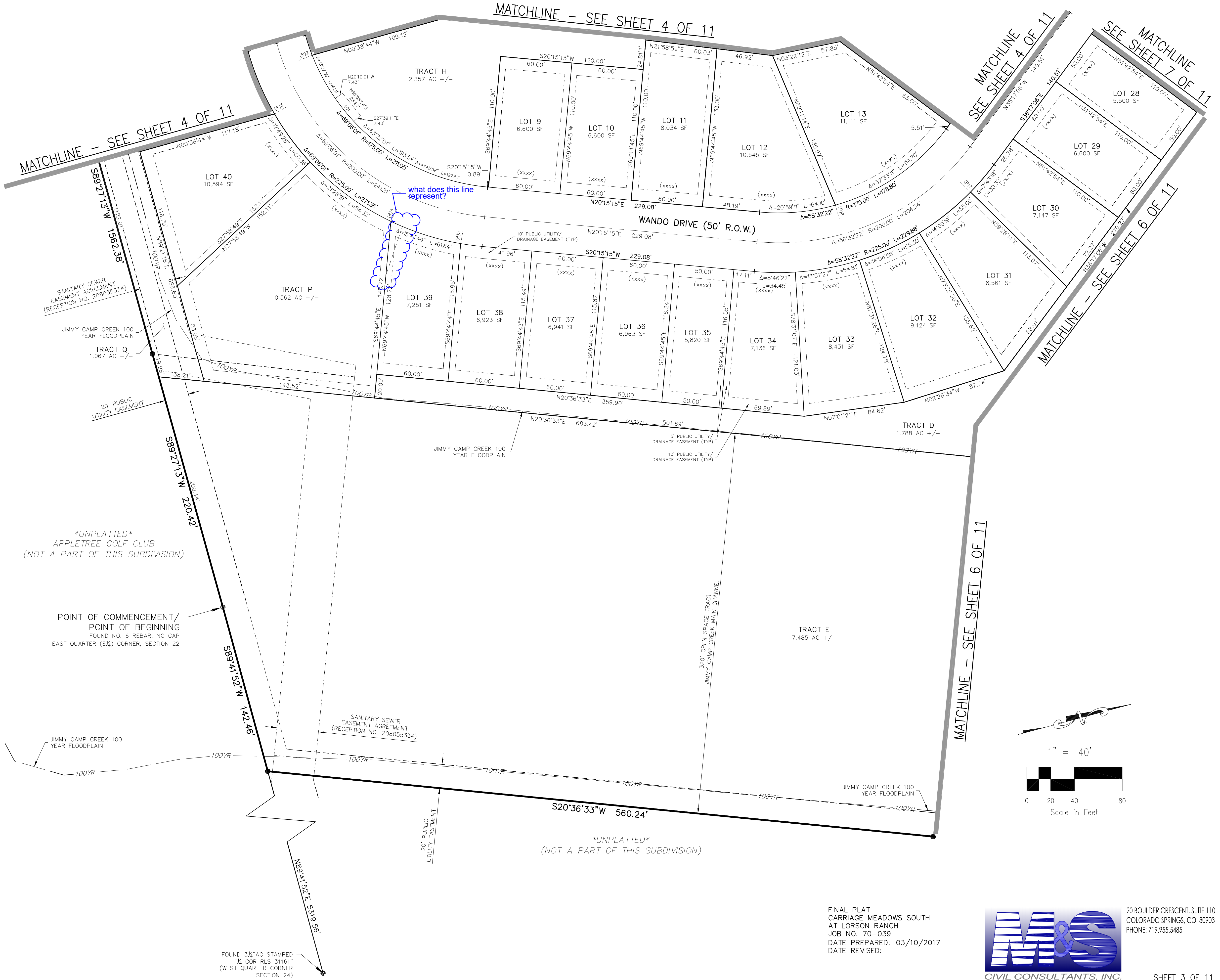
LEGEND:

SF	SQUARE FEET
(R) RADIAL	
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
⊙	ALUMINUM SURVEYORS CAP FOUND AS NOTED
○	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
—	EASEMENT LINE
—	ADJACENT SUBDIVISION LINE
—	EXISTING RIGHT OF WAY LINE
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—	MATCHLINE
Cxx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
Lxx	
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VLxx	
ECxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	

Please provide a reference label as to where we are in Lorson: this sheet (following sheets) is confusing as to location: Jimmy Camp Creek, Marksheffel



SHEET INDEX
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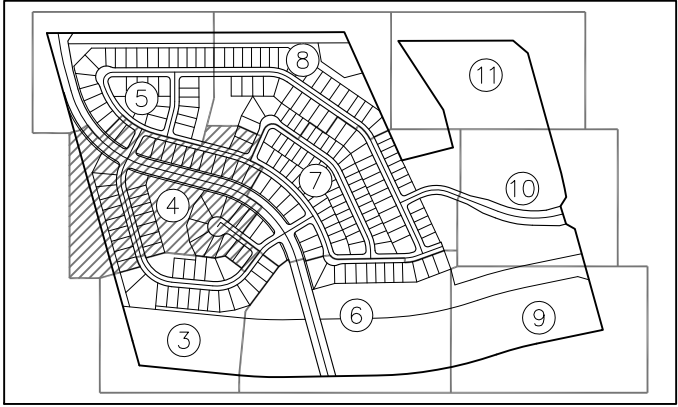
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20 BOULDER CRESCENT, SUITE 110
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SHEET INDEX
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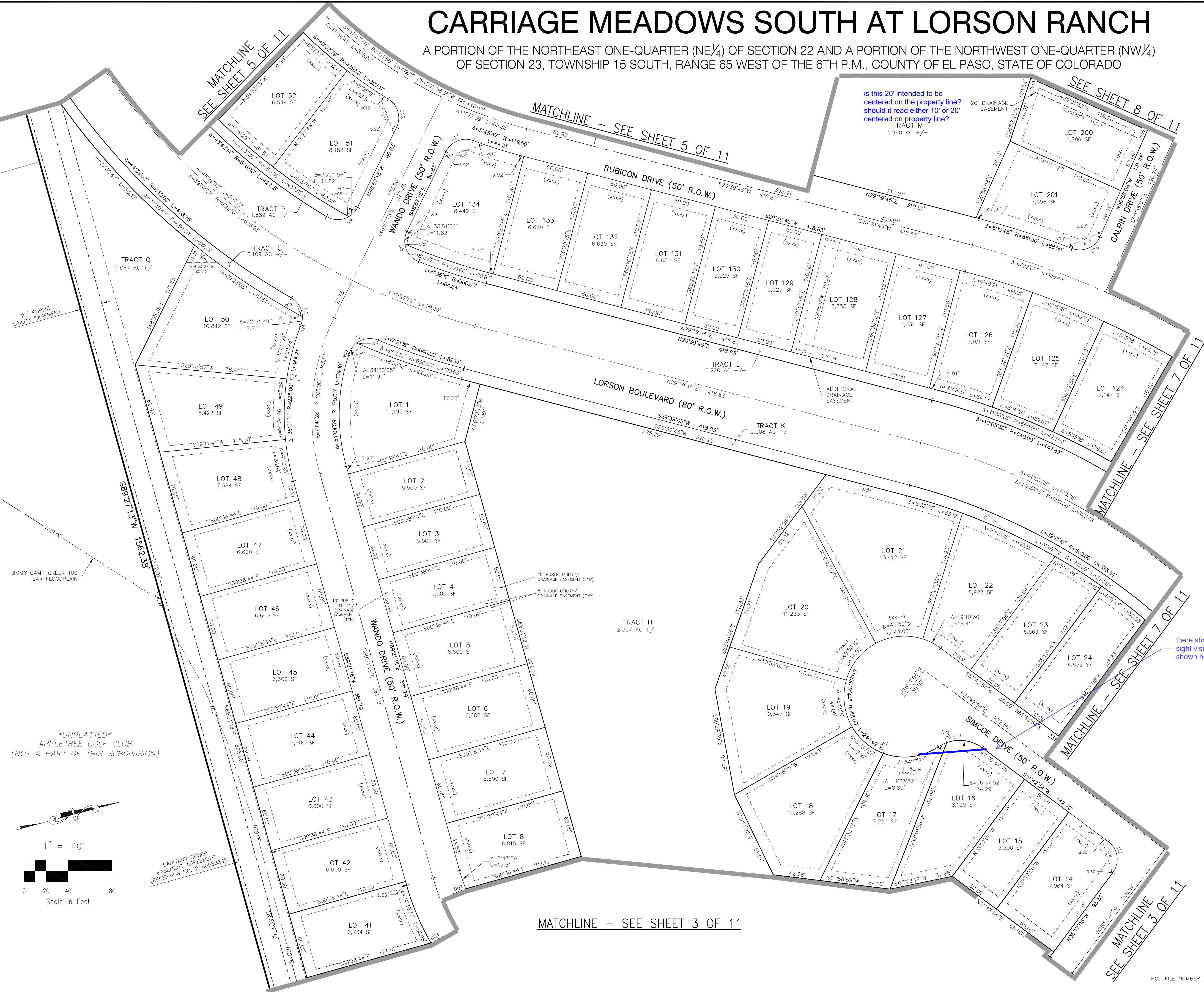
LEGEND:

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(R) RADIAL	
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CH	CHORD
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●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
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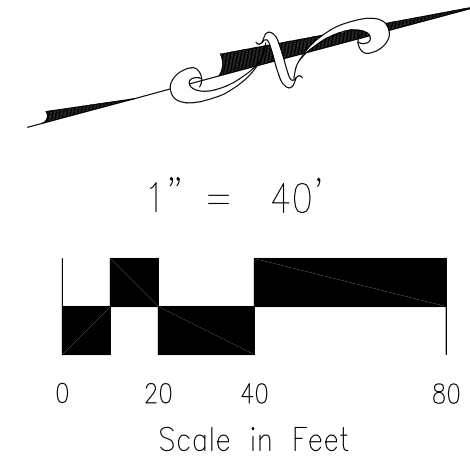
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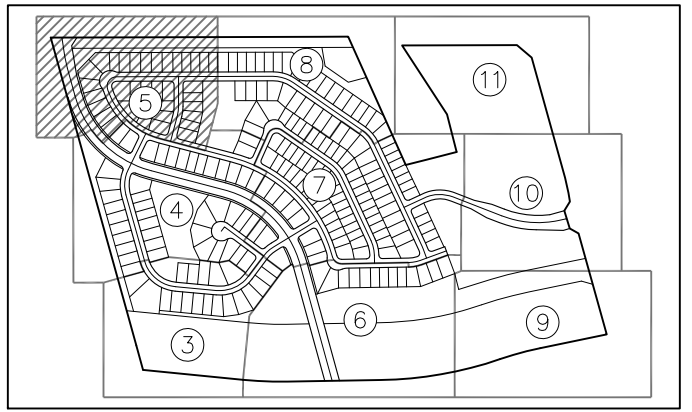
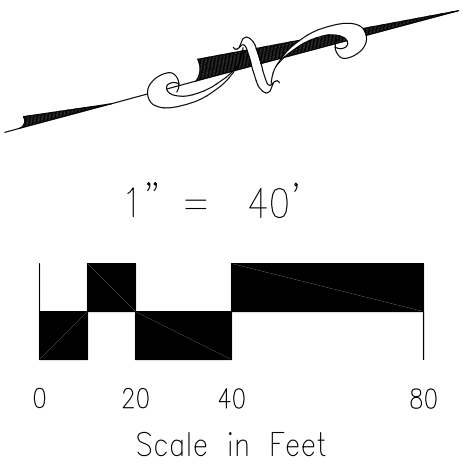


UNPLATTED
APPLETREE GOLF CLUB
(NOT A PART OF THIS SUBDIVISION)



CARRIAGE MEADOWS SOUTH AT LORSON RANCH

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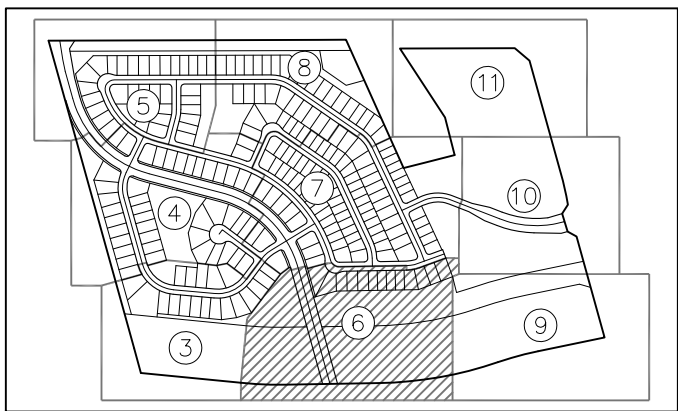
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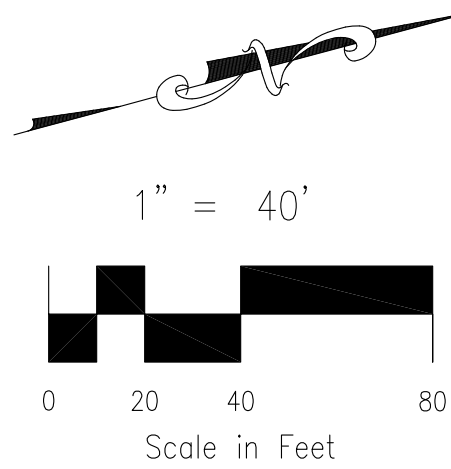
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

LEGEND:

- SF SQUARE FEET
(R) RADIAL
(XXXX) ADDRESS
CH CHORD
CH L CHORD LENGTH
● SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
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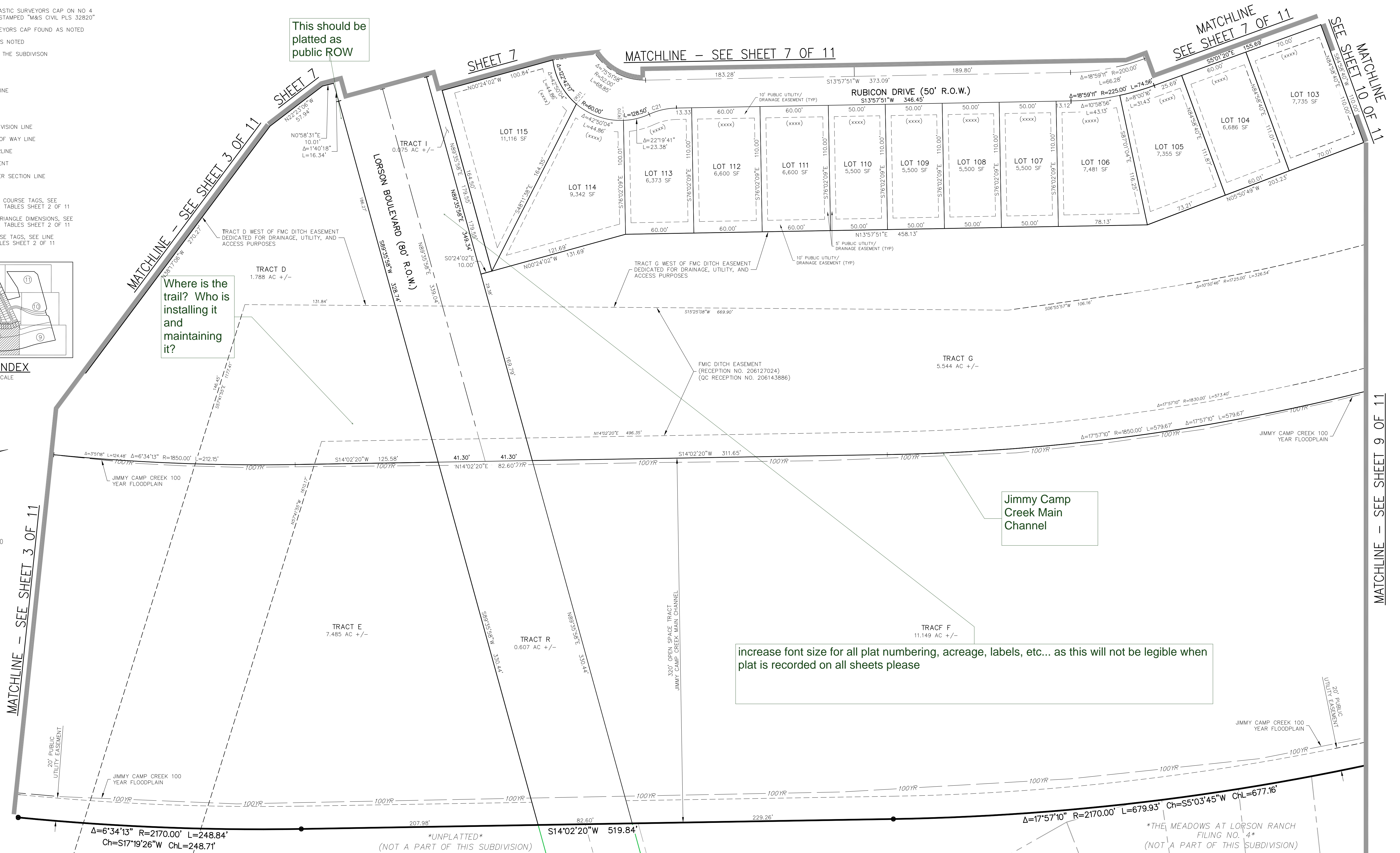


SHEET INDEX
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CARRIAGE MEADOWS SOUTH AT LORSON RANCH

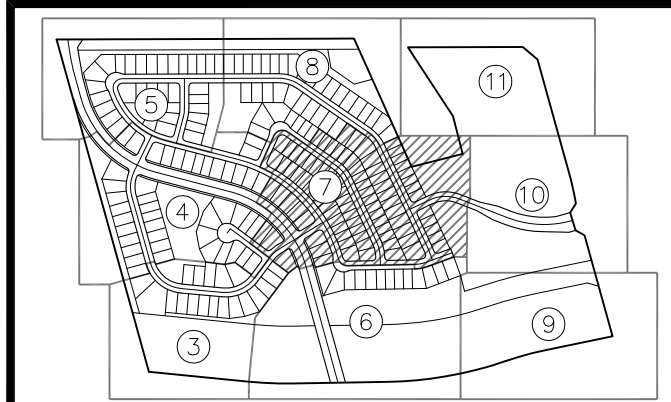
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FINAL PLAT
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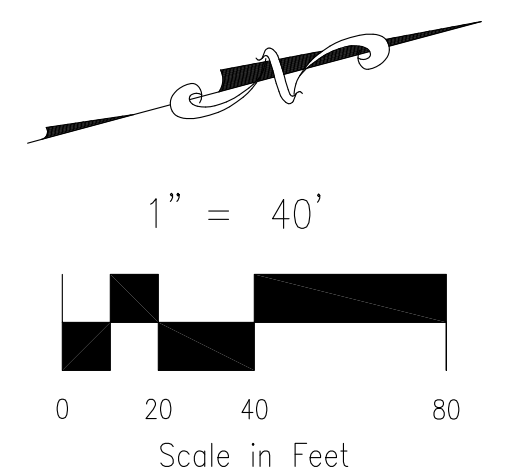
CARRIAGE MEADOWS SOUTH AT LORSON RANCH

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MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 10 OF 11



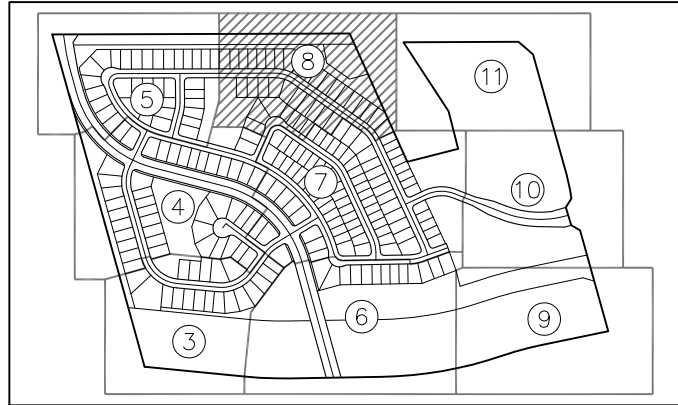
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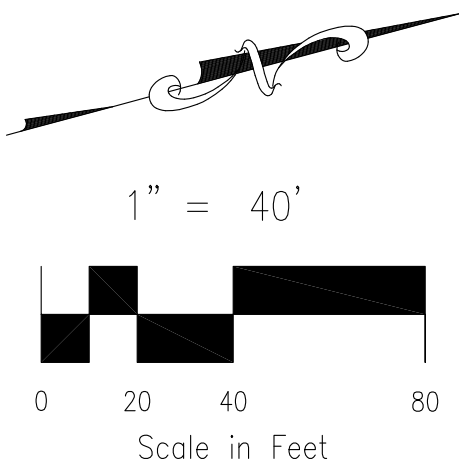
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SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R) RADIAL	
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
⊙	ALUMINUM SURVEYORS CAP FOUND AS NOTED
○	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
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Scale in Feet

FINAL PLAT
CARRIAGE MEADOWS SOUTH
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JOB NO. 70-039
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PCD FILE NUMBER SF17-11

SHEET 8 OF 11

Where is the wall? Please identify and state who is construction and maintaining it in the plat notes.

this appears
deceiving, it doesn't
look like it is centered
on the property line.
Please call out how
much is on each side
of the property line.

MATCHLINE - SEE SHEET 5 OF 11

MATCHLINE - SEE SHEET 11 OF 11

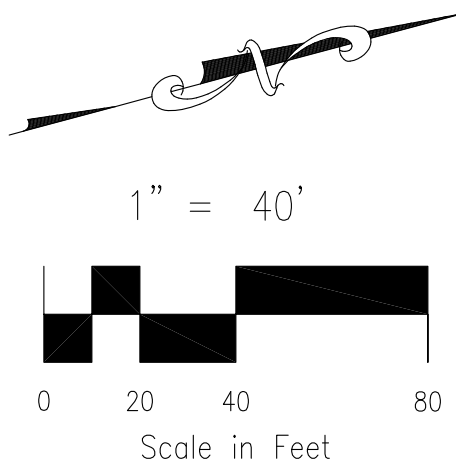
MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 7 OF 11

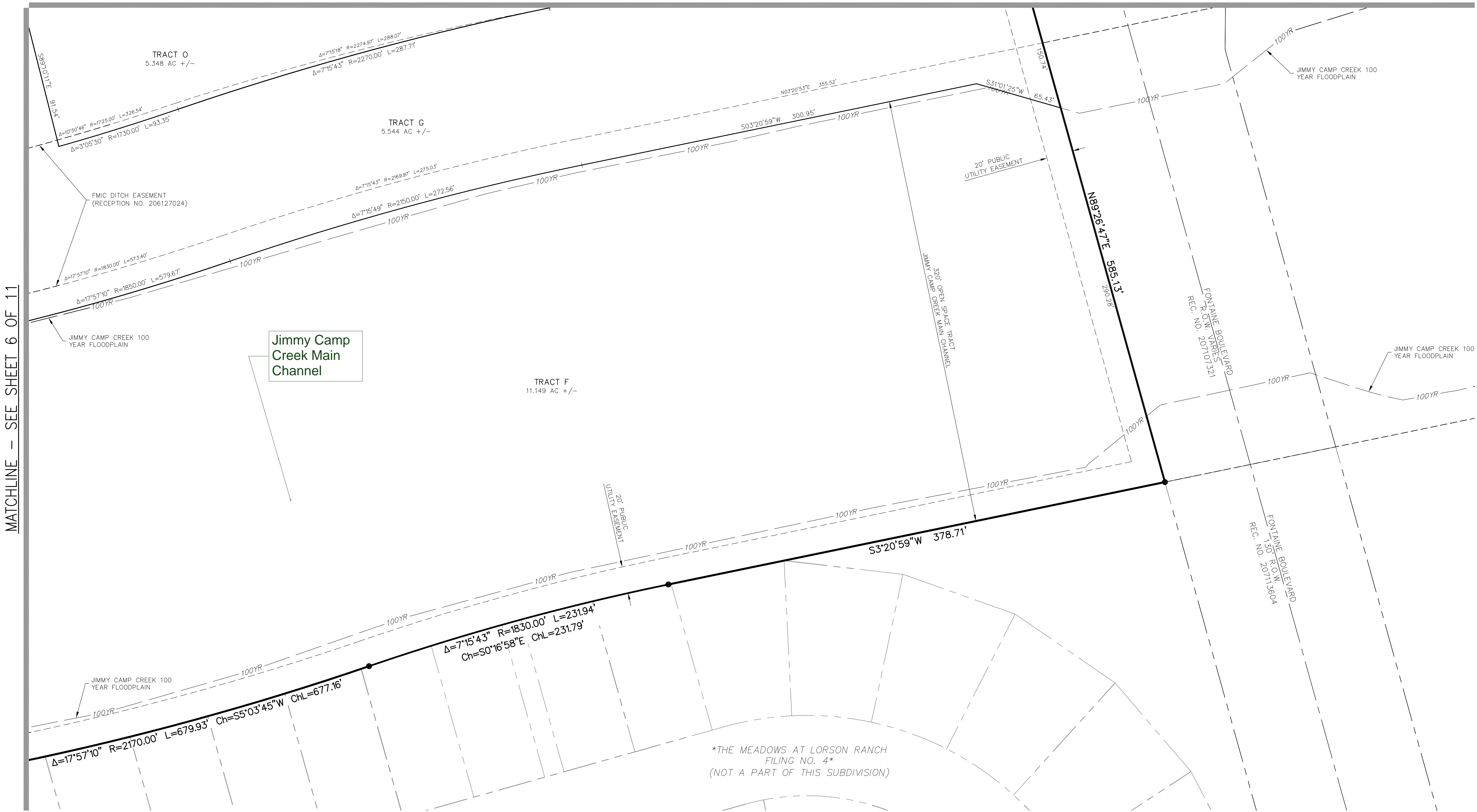
MATCHLINE - SEE SHEET 4 OF 11

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

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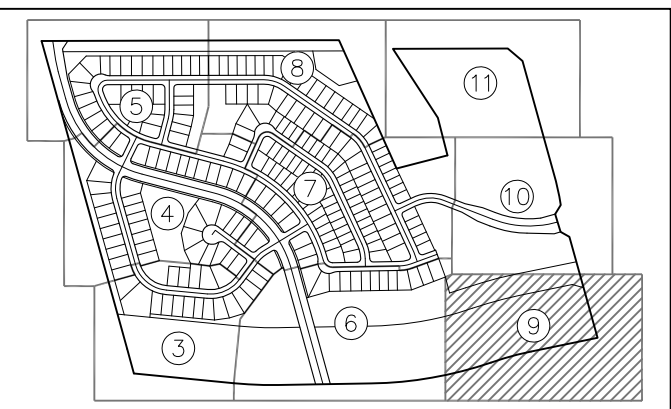


MATCHLINE – SEE SHEET 10 OF 11



LEGEND:

SF	SQUARE FEET
(R) RADIAL	
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
⊙	ALUMINUM SURVEYORS CAP FOUND AS NOTED
○	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
---	EASEMENT LINE
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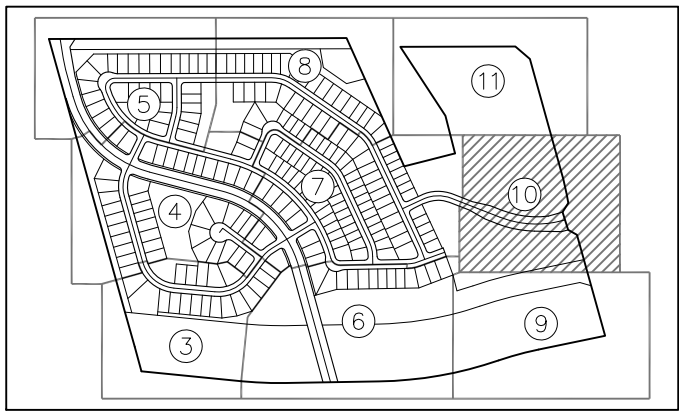
PCD FILE NUMBER SF17-11

SHEET 9 OF 11

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

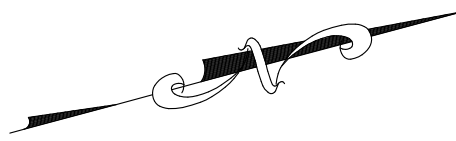
MATCHLINE – SEE SHEET 11 OF 11



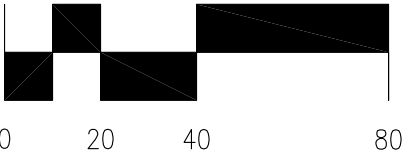
SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R) RADIAL	
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
⊙	ALUMINUM SURVEYORS CAP FOUND AS NOTED
○	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE
Cxx Lxx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VCxx VLxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ECxx ELxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11



1" = 40'



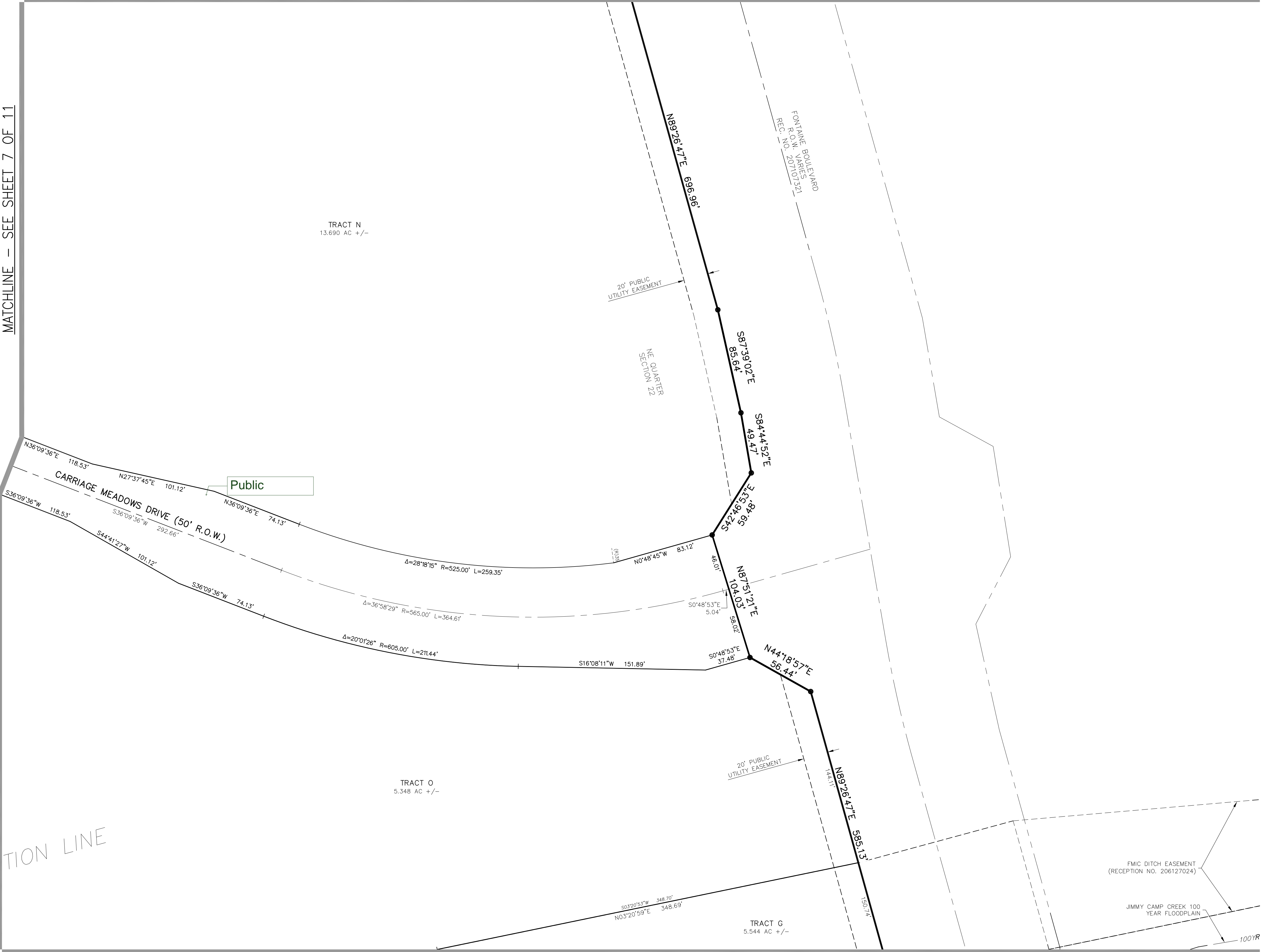
FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

MATCHLINE – SEE SHEET 7 OF 11

MATCHLINE – SEE SHEET 7 OF 11



MATCHLINE – SEE SHEET 9 OF 11

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

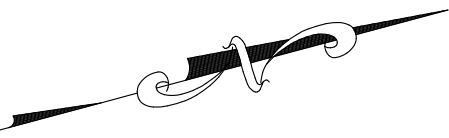
A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGEND:

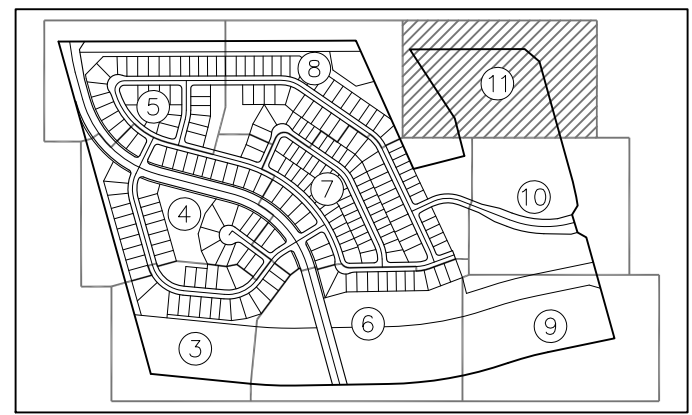
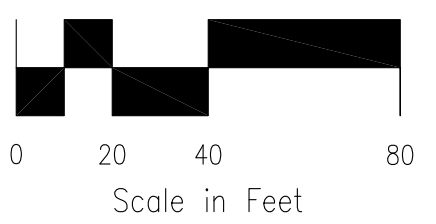
SF	SQUARE FEET
(R) RADIAL	
(XXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
⊗	ALUMINUM SURVEYORS CAP FOUND AS NOTED
○	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION

—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE

Cxx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
Lxx	
VCxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VLxx	
ECxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	



1" = 40'



SHEET INDEX
NOT TO SCALE



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

PCD FILE NUMBER SF17-11

SHEET 11 OF 11

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 10 OF 11

COTTONWOOD GROVE FILING NO. 3
(NOT A PART OF THIS SUBDIVISION)

EXISTING MARKSHEFFEL ROAD
(ROW VARIES)

N14°47'59"E 641.36'

RESOLUTION NO. 16-067
RW-54A REC. NO. 216022302

POSSESSION & USE AGREEMENT
RW-54A REC. NO. 216022303

GRANT-OF-RIGHT-OF-WAY
REC. NO. 216005097

RESOLUTION NO. 16-067
PE-54A REC. NO. 216022302

RESOLUTION NO. 16-067
TE-54A REC. NO. 216022302
POSSESSION & USE AGREEMENT
TE-54A REC. NO. 216022303

POSSESSION & USE AGREEMENT
PE-54A REC. NO. 216022303

75' ROW DEDICATION
REC. NO. 205078708

Future
commercial
development
to be platted

TRACT N
13.690 AC +/-

20' PUBLIC
UTILITY EASEMENT

N89°26'47"E 696.96'

FONTAINE BOULEVARD
ROW VARIES
REC. NO. 20707321
EXISTING FONTAINE BOULEVARD
(ROW VARIES)

S71°48'21"W 459.46'

20' PUBLIC UTILITY
& DRAINAGE EASEMENT
PER PLAT

75' ROW DEDICATION
REC. NO. 205078708

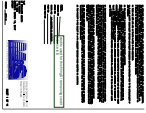
10' IRRIGATION DITCH
EASEMENT PER PLAT

BROWNSVILLE SUBDIVISION LOT 2
RECEPTION NO. 96070865
(NOT A PART OF THIS SUBDIVISION)

N89°18'08"W 216.52'

Markup Summary

dsdparsons (14)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 10:49:00 AM
Color: ■

credits used for this filing \$ / remaining credit balance is \$



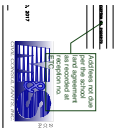
Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 10:51:12 AM
Color: ■

Remove and Add the standard PID inclusion language.



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 10:52:41 AM
Color: ■

Add Filing No. 1 & the description to each page and plat name reference though out plat. The second filing will be the multi-family or commercial filings based on the prelim plan.



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 10:51:36 AM
Color: ■

Add fees not due per the school land agreement as recorded at reception no. ETC...



Subject: Text Box
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 10:55:38 AM
Color: ■

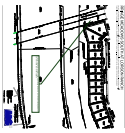
Please provide a reference label as to where we are in Lorson; this sheet (following sheets) is confusing as to location: Jimmy Camp Creek, Marksheffel



Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 10:59:28 AM
Color: ■

Where is the trail? Who is installing it and maintaining it?

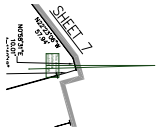




Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:09:24 AM
Color: ■



increase font size for all plat numbering, acreage, labels, etc... as this will not be legible when plat is recorded on all sheets please

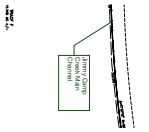


UT SECTION 6A

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:02:54 AM
Color: ■



This should be platted as public ROW

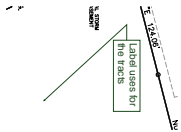


UT SECTION 6A

Subject: Callout
Page Label: 6
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:04:50 AM
Color: ■



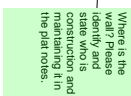
Jimmy Camp Creek Main Channel



Subject: Callout
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:05:21 AM
Color: ■



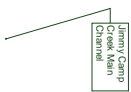
Label uses for the tracts



Subject: Text Box
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:02:02 AM
Color: ■



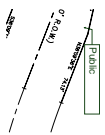
Where is the wall? Please identify and state who is construction and maintaining it in the plat notes.



Subject: Callout
Page Label: 9
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:06:31 AM
Color: ■

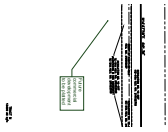


Jimmy Camp Creek Main Channel



Subject: Callout
Page Label: 10
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/3/2017 11:07:42 AM
Color: ■

Public

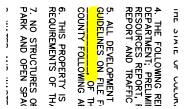


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Page Label: 11
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Author: dsdparsons
Date: 8/3/2017 11:08:15 AM
Color: ■

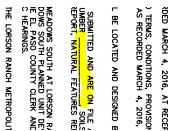
Future commercial development to be platted



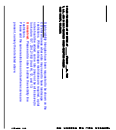
dsdnijkamp (12)



Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:26:04 AM
Color: ■



Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 4:15:05 PM
Color: ■



Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 8:46:04 AM
Color: ■

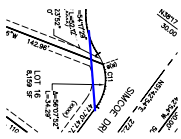
Sight visibility triangles have been requested to be shown on the CD's for all areas where lots may need to have landscape restrictions. Where landscape restrictions are required, a plat note should be added. some lots (may not be all inclusive) to look at are 137, 234, 216,8 (tract H), 12, and 13. Unresolved. Please add a note to outline the visibility line restrictions. Please add the same restrictions on lots where curves are present, namely the lots listed above.



Subject: Cloud+
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 8:18:20 AM
Color: ■

what does this line represent?



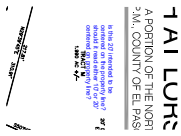


Subject: Line
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 8:28:00 AM
Color: ■



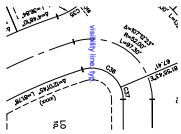
Subject: Callout
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 8:34:06 AM
Color: ■

there should be a sight visibility line shown here.



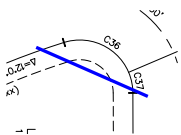
Subject: Text Box
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 3:15:22 PM
Color: ■

is this 20' intended to be centered on the property line? should it read either 10' or 20' centered on property line?

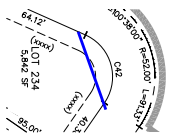


Subject: Text Box
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:11:44 AM
Color: ■

visibility line, typ.

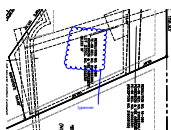


Subject: Line
Page Label: 5
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Status:
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Author: dsdnijkamp
Date: 8/3/2017 9:11:55 AM
Color: ■



Subject: Line
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:13:45 AM
Color: ■





Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/3/2017 9:15:08 AM
Color: ■

typeover



Subject: Callout
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/2/2017 3:10:55 PM
Color: ■

this appears deceiving. it doesn't look like it is centered on the property line. Please call out how much is on each side of the property line.

