



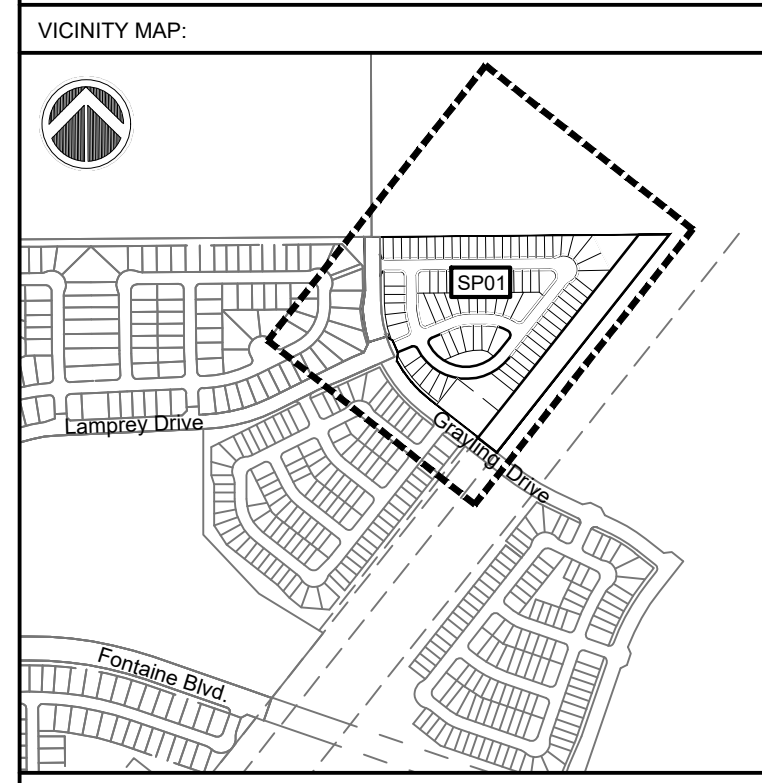
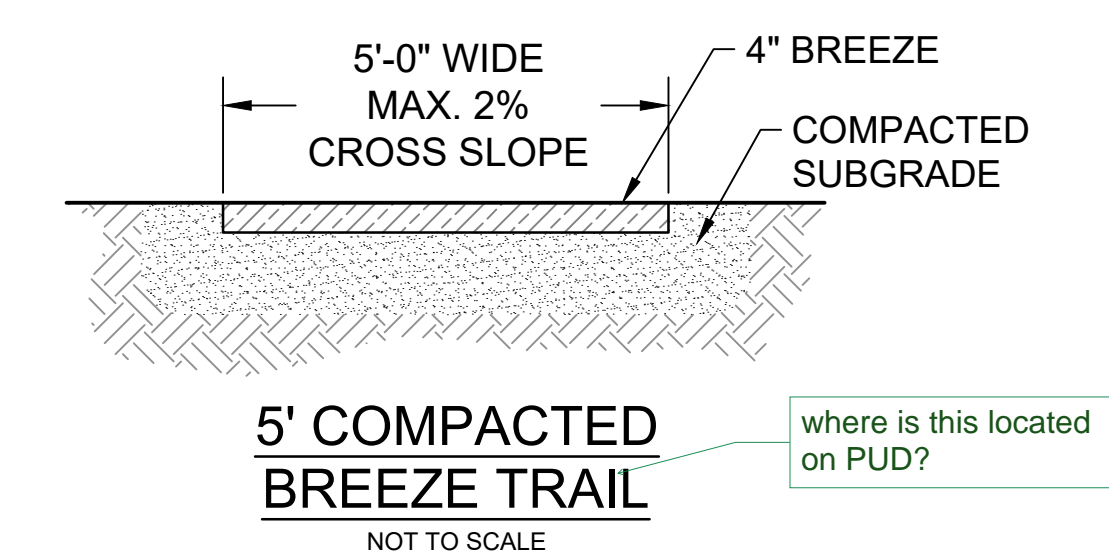
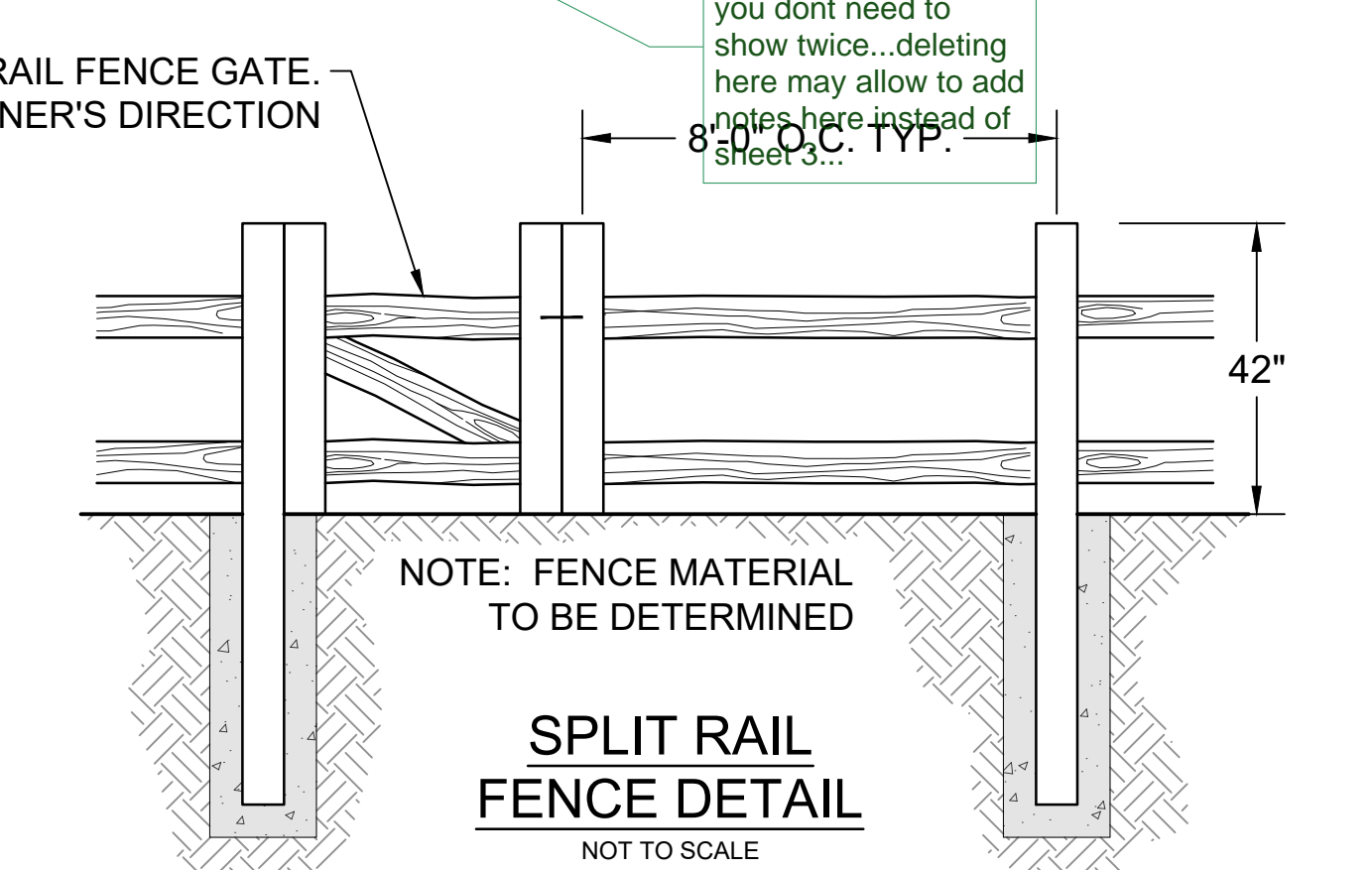
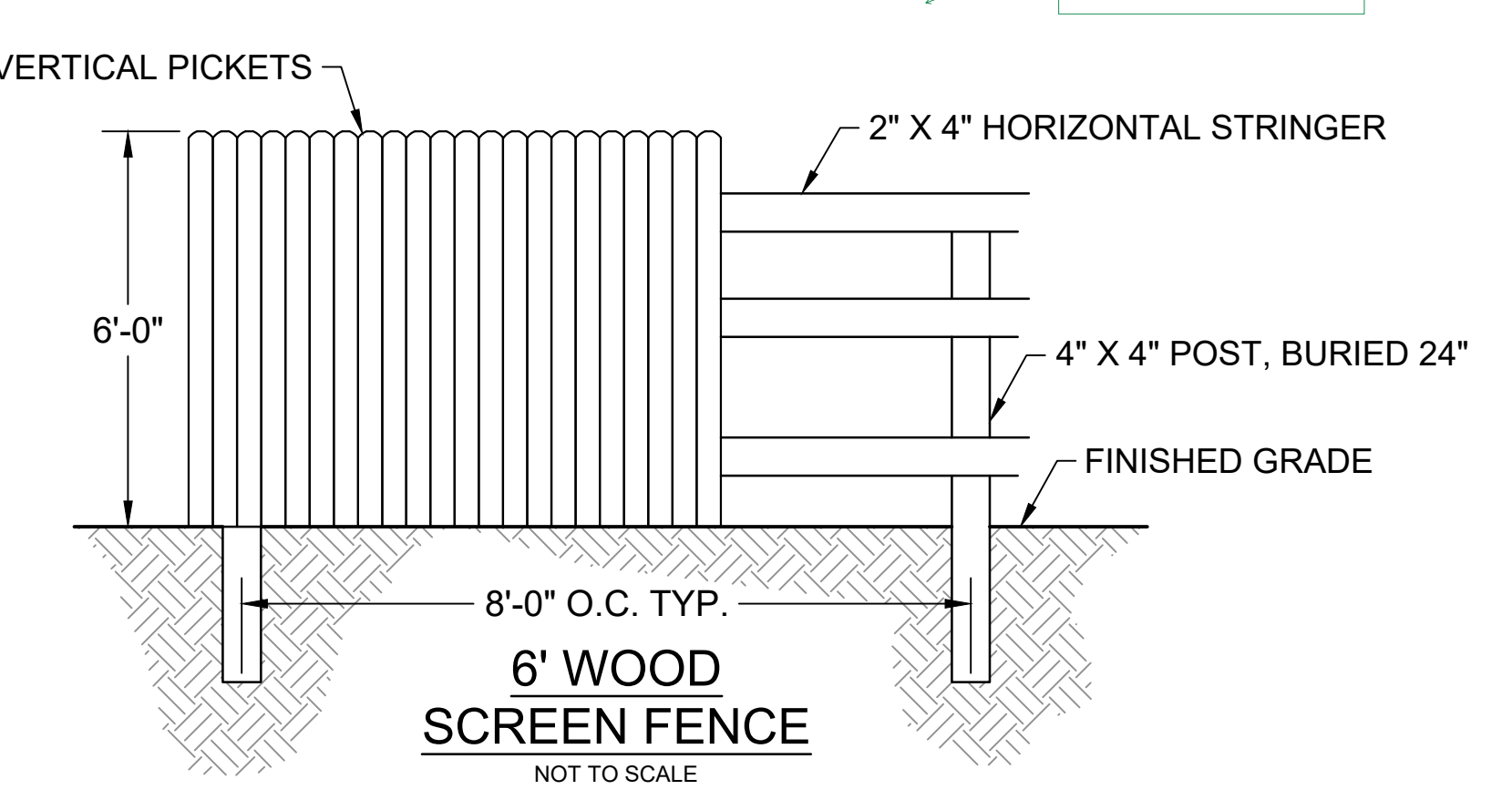
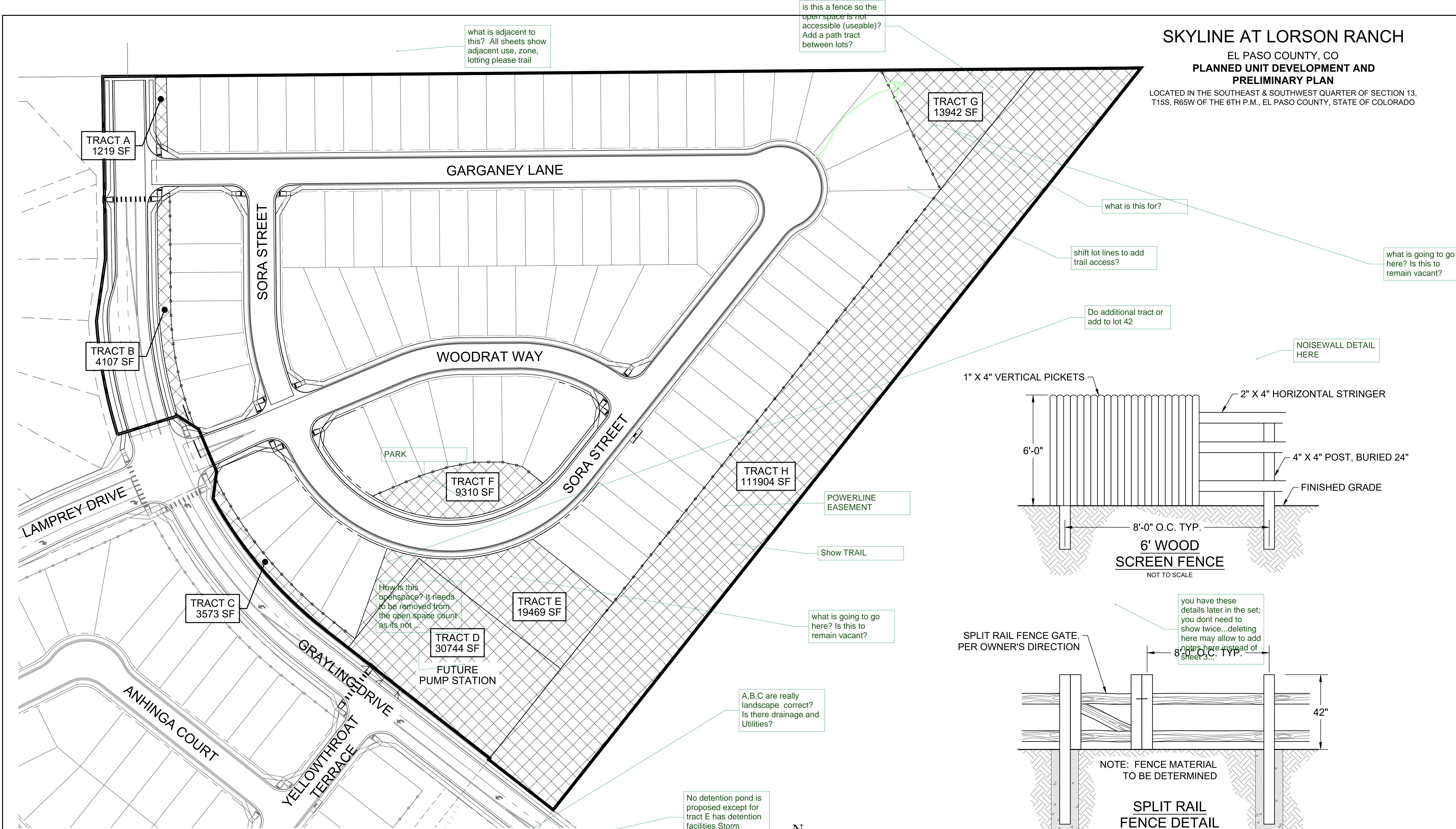
# SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
 T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT:  
 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0206  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

OWNER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200  
 DEVELOPER:  
**CHALLENGER HOMES**  
 8605 EXPLORER DRIVE, SUITE 250  
 COLORADO SPRINGS, CO 80920  
 (719) 598-5192



PROJECT:  
**SKYLINE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
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EL PASO COUNTY, CO  
 FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

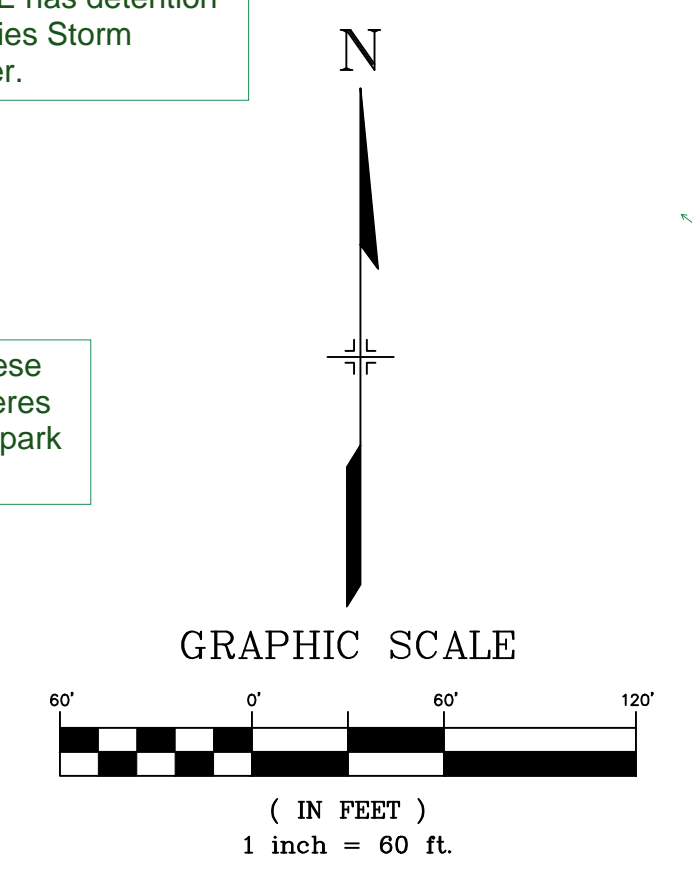
DRAWING INFORMATION:  
 PROJECT NO: 20.1129.002  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

## PUD TRACT MAP AND DETAILS

**DT01**  
 SHEET 02 OF 07  
 PCD FILE NO.:

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	1,219	X		X	X	X	LRMD	LRMD
B	4,107	X		X	X	X	LRMD	LRMD
C	3,573	X		X	X	X	LRMD	LRMD
D	30,744					X	WWSD	WWSD
E	19,469	X		X	X	X	LRMD	LRMD
F	9,310	X	X	X	X	X	LRMD	LRMD
G	13,942	X		X	X	X	LRMD	LRMD
H	111,904	X		X	X	X	LRMD	LRMD
	194,269							

LRMD = LORSON RANCH METROPOLITAN DISTRICT  
 WWSD = WIDEFIELD WATER AND SANITATION DISTRICT  
 NOTE: TRACT D MAY INCLUDE UTILITIES, ACCESS DRIVE, STRUCTURES, FENCING AND LANDSCAPING.  
 TRACT D SHALL BE DEDICATED TO THE WIDEFIELD WATER AND SANITATION DISTRICT.



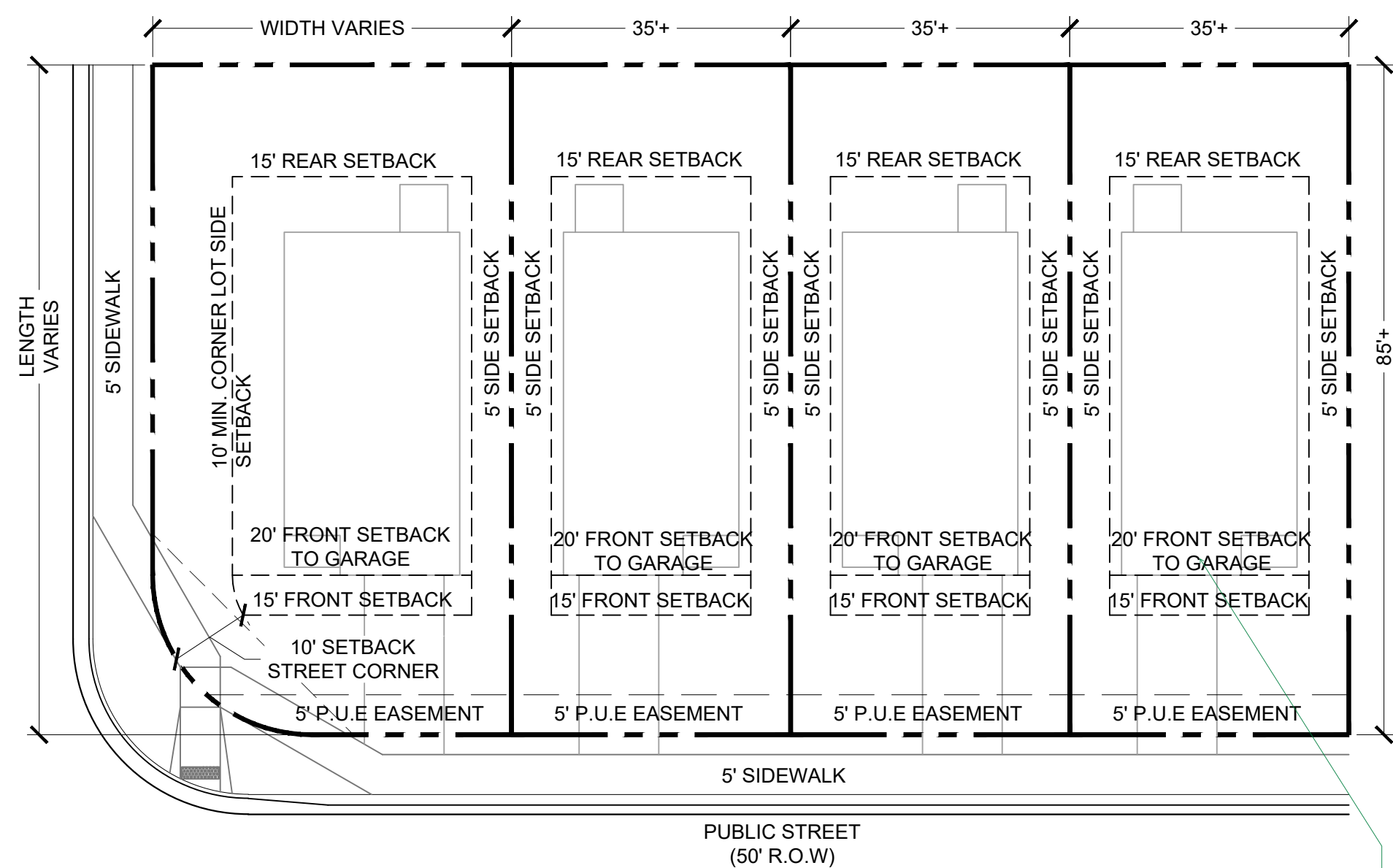
FILE LOCATION: S:\20.1129.002\LORSON RANCH AREA A\100 DWG\104 PLAN SET\SIDE DEVELOPMENT PLAN\DT01.DWG

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CONSULTANTS:  
 PLANNER/LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 OWNER: LORSON LLC 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903  
 DEVELOPER: CHALLENGER HOMES 8605 EXPLORER DRIVE, SUITE 250, COLORADO SPRINGS, CO 80920



LOTS 1-85

So the garage is behind the house?

### DIMENSIONAL STANDARDS AND GUIDELINES

#### DIMENSIONAL STANDARDS FOR LOTS 1 - 85

- MINIMUM LOT AREA:
  - DWELLING, SINGLE FAMILY: 2,500 SF
  - MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
  - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
  - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
  - PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
- SETBACK REQUIREMENTS (SEE DETAILS):
  - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
  - SIDE YARD: FIVE FEET (5', 10' MIN. BETWEEN BUILDINGS)
  - REAR YARD: FIFTEEN FEET (15')
  - CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
  - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
  - SETBACK REQUIREMENTS:
    - SIDE YARD: FIVE FEET (5')
    - REAR YARD: FIVE FEET (5')

what about attached pergolas and decks...will they really fit outside of the 15-foot setback?

### DEVELOPMENT STANDARDS AND GUIDELINES

#### PRINCIPAL USES:

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

\*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

#### TEMPORARY USES:

- MODEL HOME/ SUBDIVISION SALES OFFICE
- CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
- YARD OR GARAGE SALES

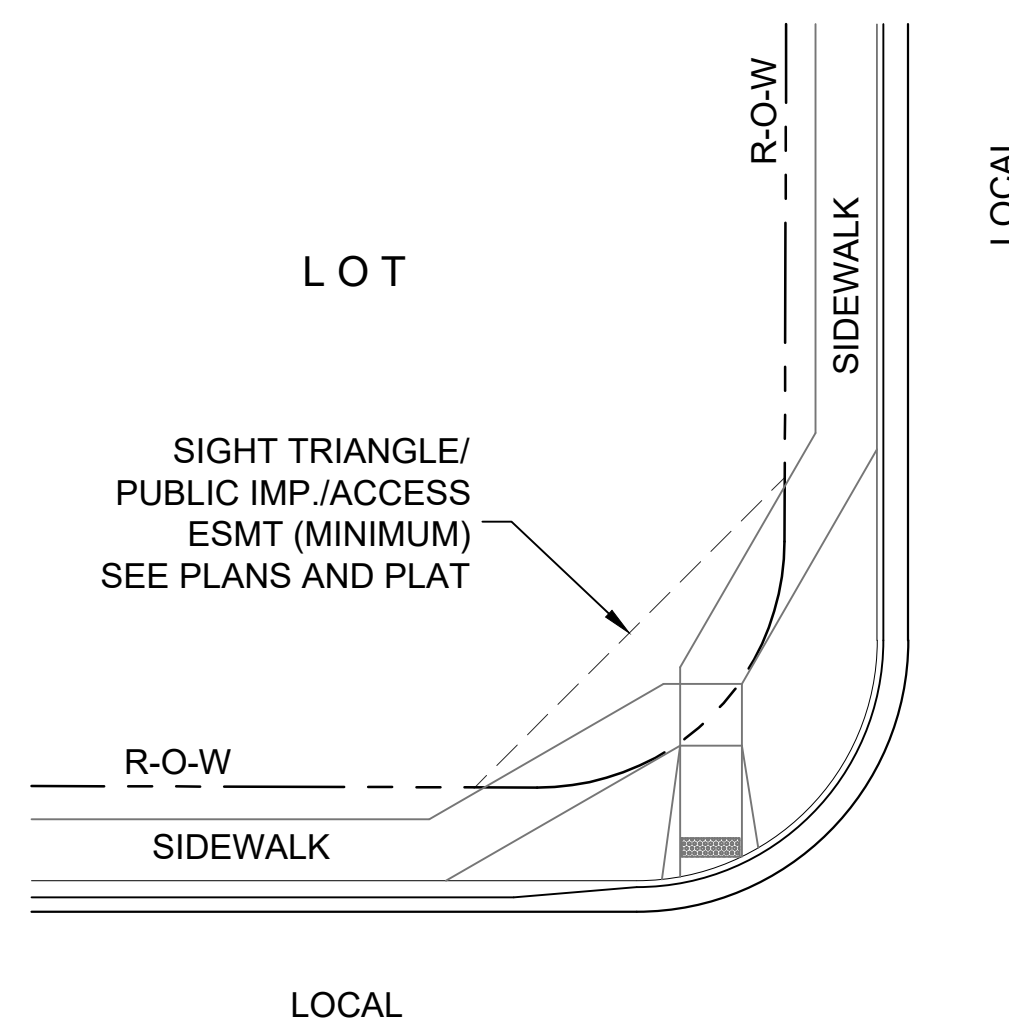
\*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

#### ACCESSORY USES:

- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

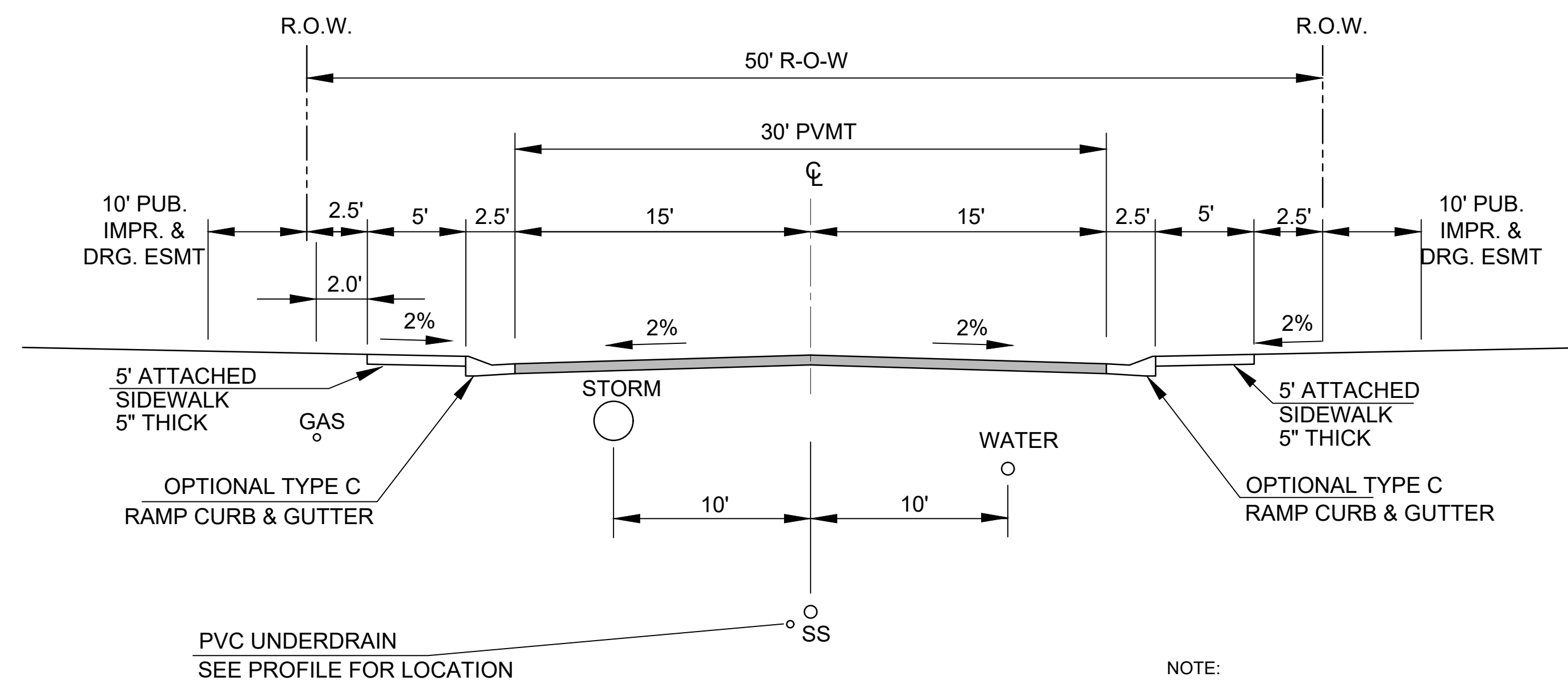
\*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

Identify the specifics for the tracts that will be built on; provide the setbacks, uses, height, max coverage for the tracts... and show LS & parking, driveway access, standards, where is the access to the pump station tract?



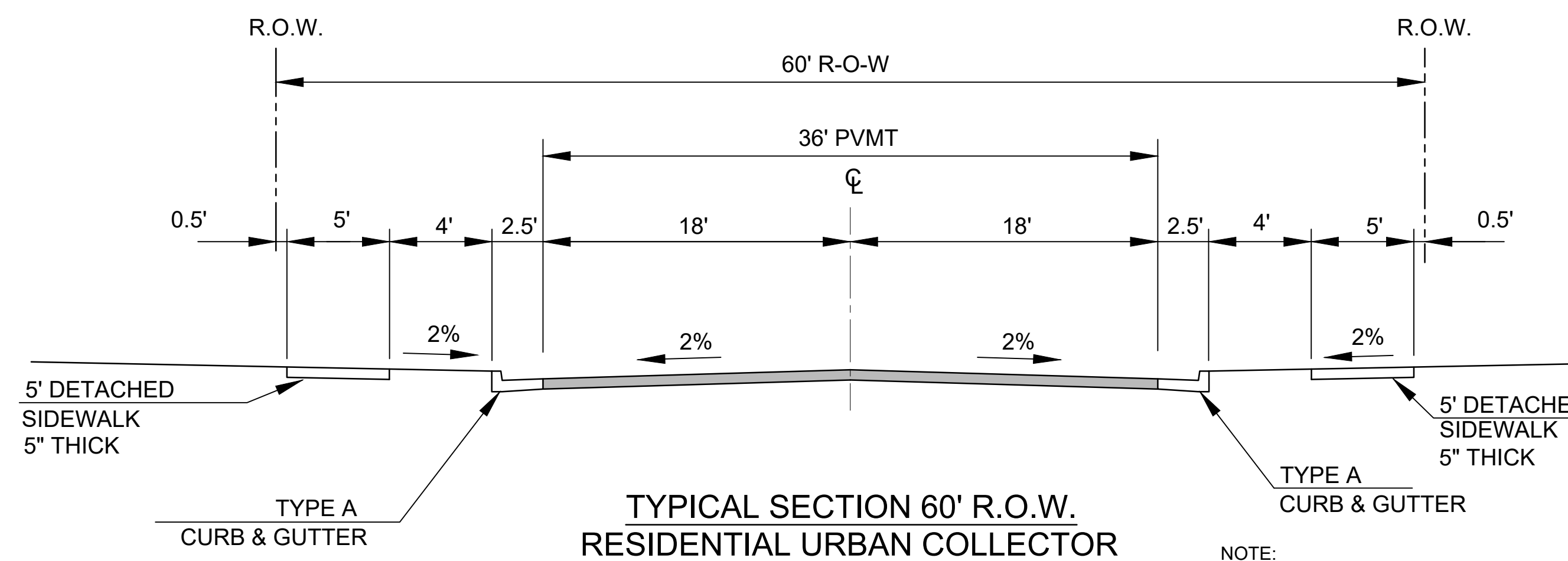
- NOTE:
- ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS.
  - SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT.
  - SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLE.

LOCAL ROADWAY SIGHT TRIANGLE  
 PUBLIC IMPROVEMENT ESMT.  
 NOT TO SCALE



TYPICAL SECTION 50' R.O.W.  
 RESIDENTIAL URBAN LOCAL  
 NOT TO SCALE

NOTE:  
 PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

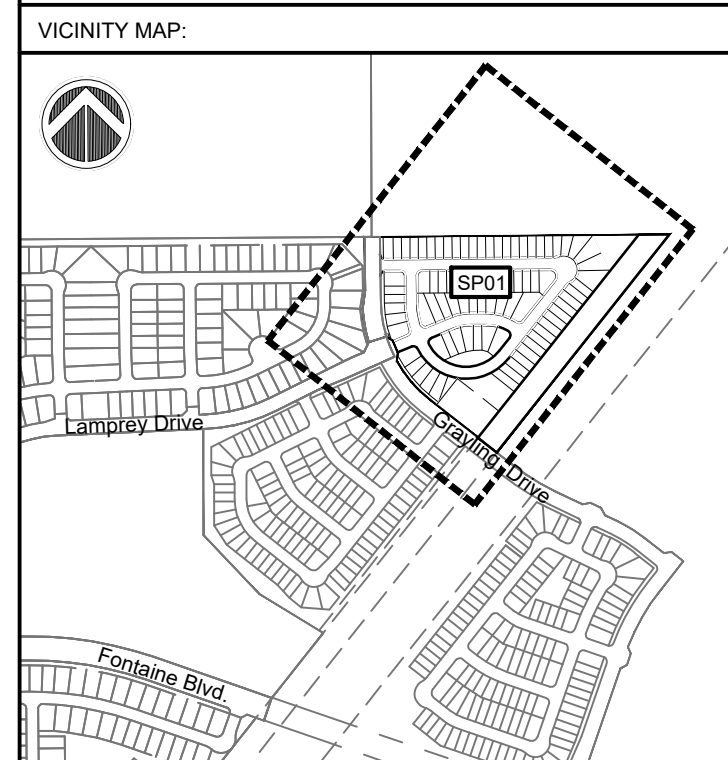


TYPICAL SECTION 60' R.O.W.  
 RESIDENTIAL URBAN COLLECTOR  
 NOT TO SCALE

DESIGN SPEED: 40 MPH  
 POSTED SPEED: 35 MPH

WALLEYE DRIVE (NORTH OF FONTAINE)  
 GRAYLING DRIVE

NOTE:  
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 CHECKED BY: JRA  
 APPROVED BY: JRA

## PUD DETAILS

DT02

SHEET 03 OF 07

PCD FILE NO.:

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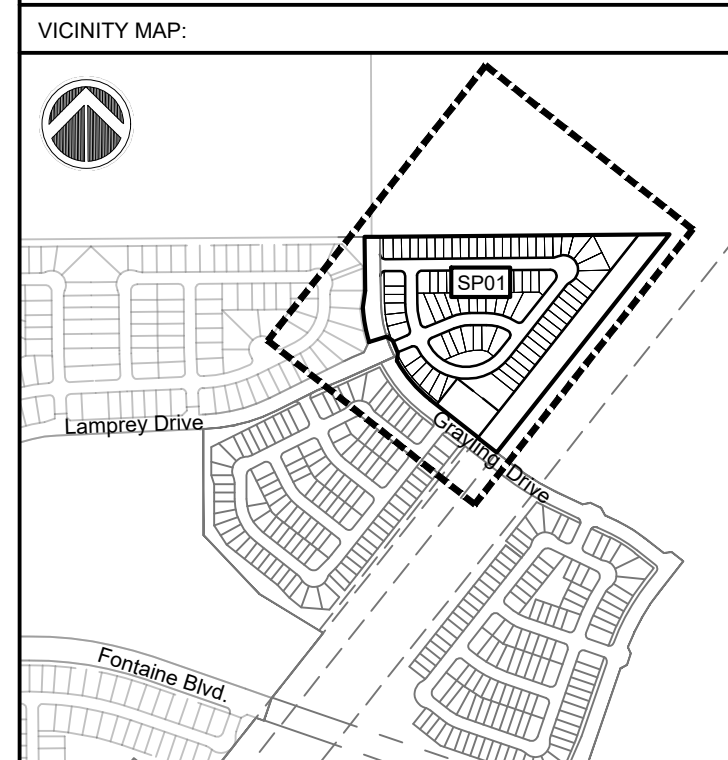
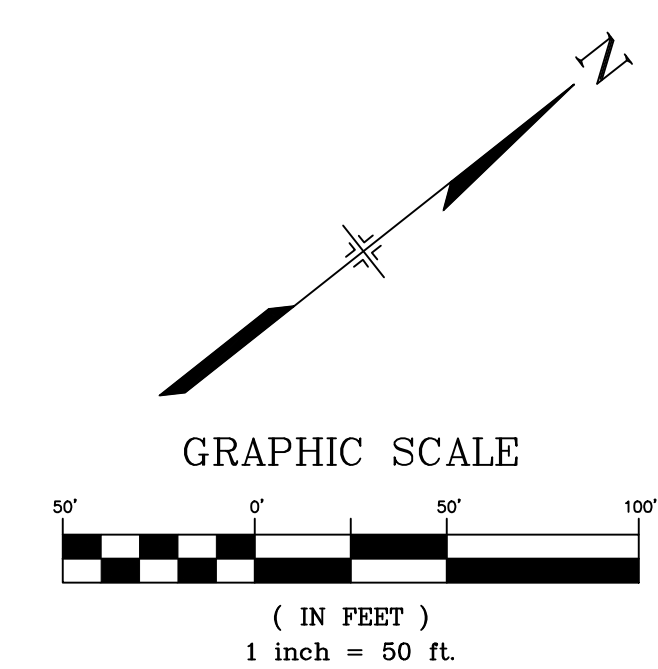
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 COLORADO SPRINGS, CO 80903  
 (719) 635-3200

DEVELOPER:  
**CHALLENGER HOMES**  
 8605 EXPLORER DRIVE, SUITE 250  
 COLORADO SPRINGS, CO 80920  
 (719) 598-5192

## LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6" WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD\_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



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 APPROVED BY: JRA  
 SHEET TITLE:

## SITE PLAN

SP01

SHEET 04 OF 07

PCD FILE NO.:

LORSON LLC NOMINEE FOR  
 MURRAY FOUNTAIN LLC  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO, 80903-3476  
 ZONING (PUD)  
 AG. GRAZING LAND

BLH NO 2 LLC  
 111 S TEJON ST STE 222  
 COLORADO SPRINGS  
 CO, 80903-2246  
 ZONING  
 (R1-6 PIP2/CR M2/CR A)  
 AG. GRAZING  
 LAND

BULL HILL LLC  
 3 WIDEFIELD BLVD COLORADO  
 SPRINGS CO, 80911-2126  
 ZONING (PUD)  
 AG. GRAZING LAND

LORSON LLC NOMINEE FOR  
 MURRAY FOUNTAIN LLC  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO, 80903-3476  
 ZONING (PUD)  
 AG. GRAZING LAND

FUTURE PUMP STATION

TRACT D  
 30744 SF

140.00' x 220.01' EASEMENT  
 AGREEMENT  
 RECEPTION NO. 218025813  
 GRANT OF RIGHT OF WAY  
 RECEPTION NO. 218049451

TRACT E  
 19469 SF

TRACT H  
 111904 SF

TRACT G  
 13942 SF

100' TRI-STATE  
 GENERATION AND  
 TRANSMISSION  
 ASSOCIATION INC.  
 BOOK 2665 PAGE 715 &  
 BOOK 2846 PAGE 719

225' PUBLIC SERVICE COMPANY  
 ELECTRIC EASEMENT  
 BOOK 2030 PAGE 238

LORSON LLC NOMINEE FOR LORSON CONSERVATION INVEST 2 LLL  
 212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476  
 ZONING (PUD) AG. GRAZING LAND

are the proposed  
 contours correct  
 here?

Any trail connectivity  
 provided?

is this a fence so the  
 open space is not  
 accessible (useable)?  
 Add a path tract  
 between lots?

is this a separate  
 tract?

depict all SF,  
 distances, bearings  
 for all tracts. The  
 tracts should close.

landscape should be provided for these tracts and any other tracts that will be  
 built on...as well as dimensional standards

FILE LOCATION: S:\20.1129.002\LORSON RANCH AREA A\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG

**GENERAL NOTES:**

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

**SHRUB/ TREE PLANTING NOTES:**

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

**SODDING & SEEDING:**

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
    - FOR AREAS LARGER THAN 0.1 ACRE - HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEE UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDING AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.

**SKYLINE AT LORSON RANCH**  
EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-9100 FAX: (719) 575-0209  
CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100  
OWNER: LORSON LLC 212 N. WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903 (719) 635-3200  
DEVELOPER: CHALLENGER HOMES 8605 EXPLORER DRIVE, SUITE 250 COLORADO SPRINGS, CO 80920 (719) 598-5192

**DEVELOPMENT PLAN DATA :**

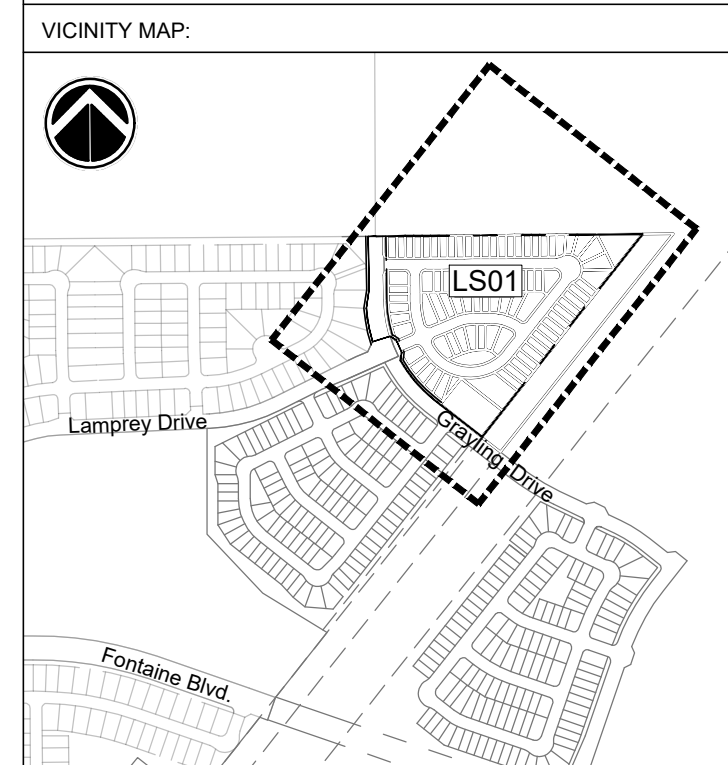
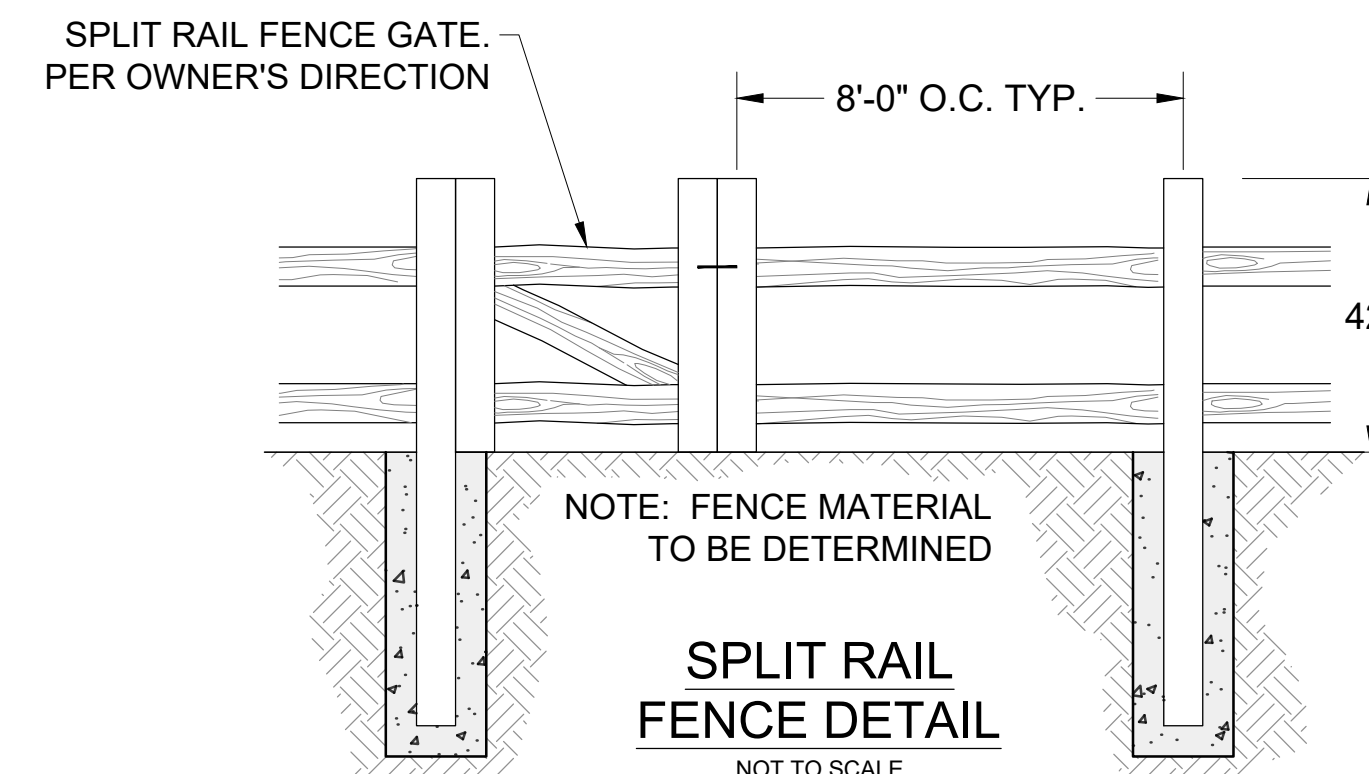
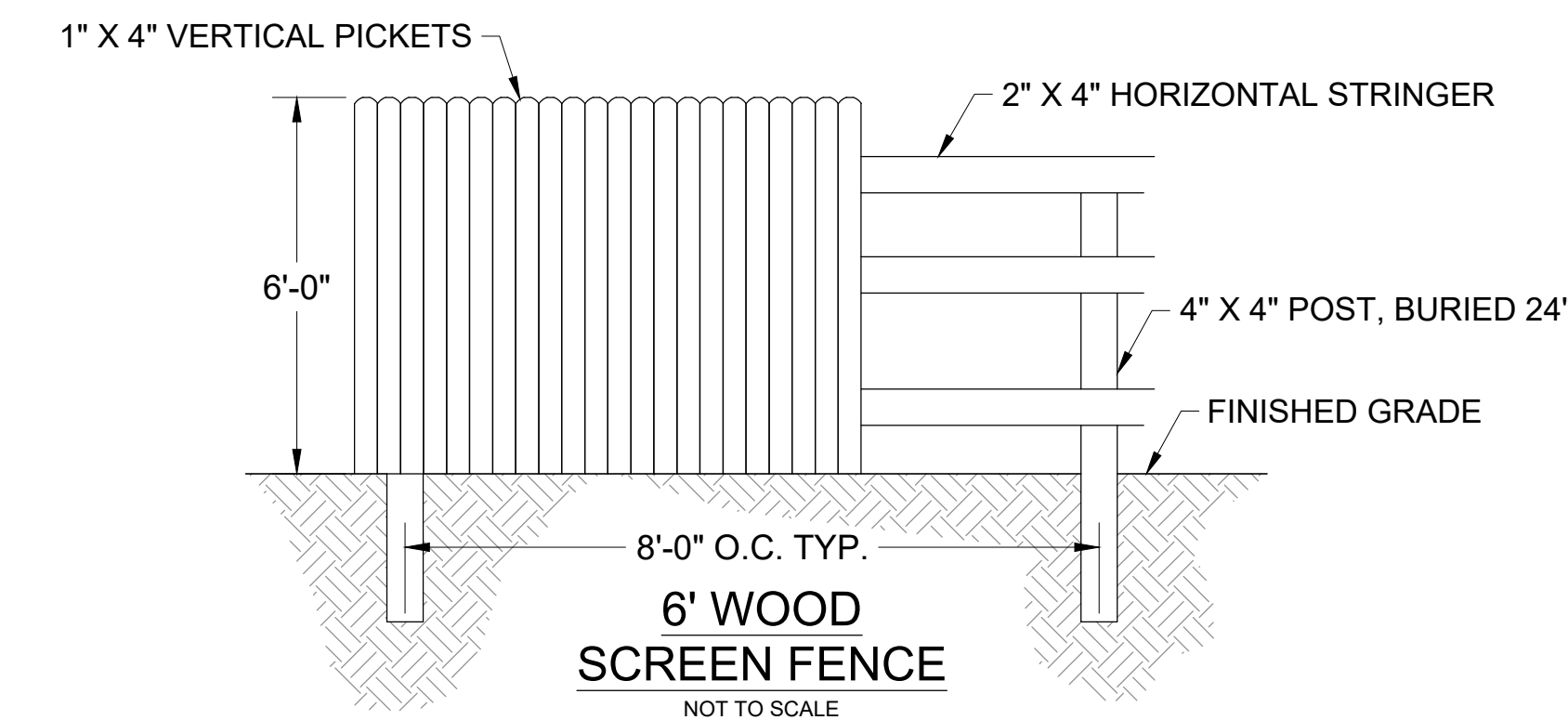
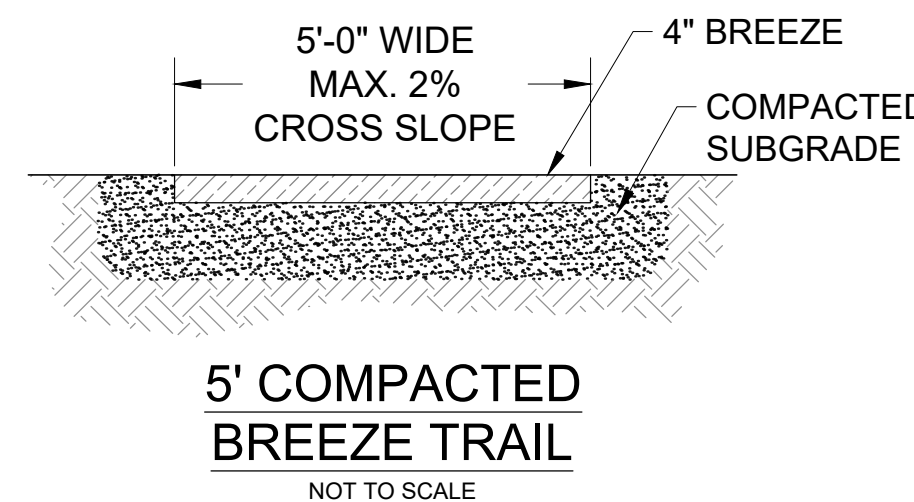
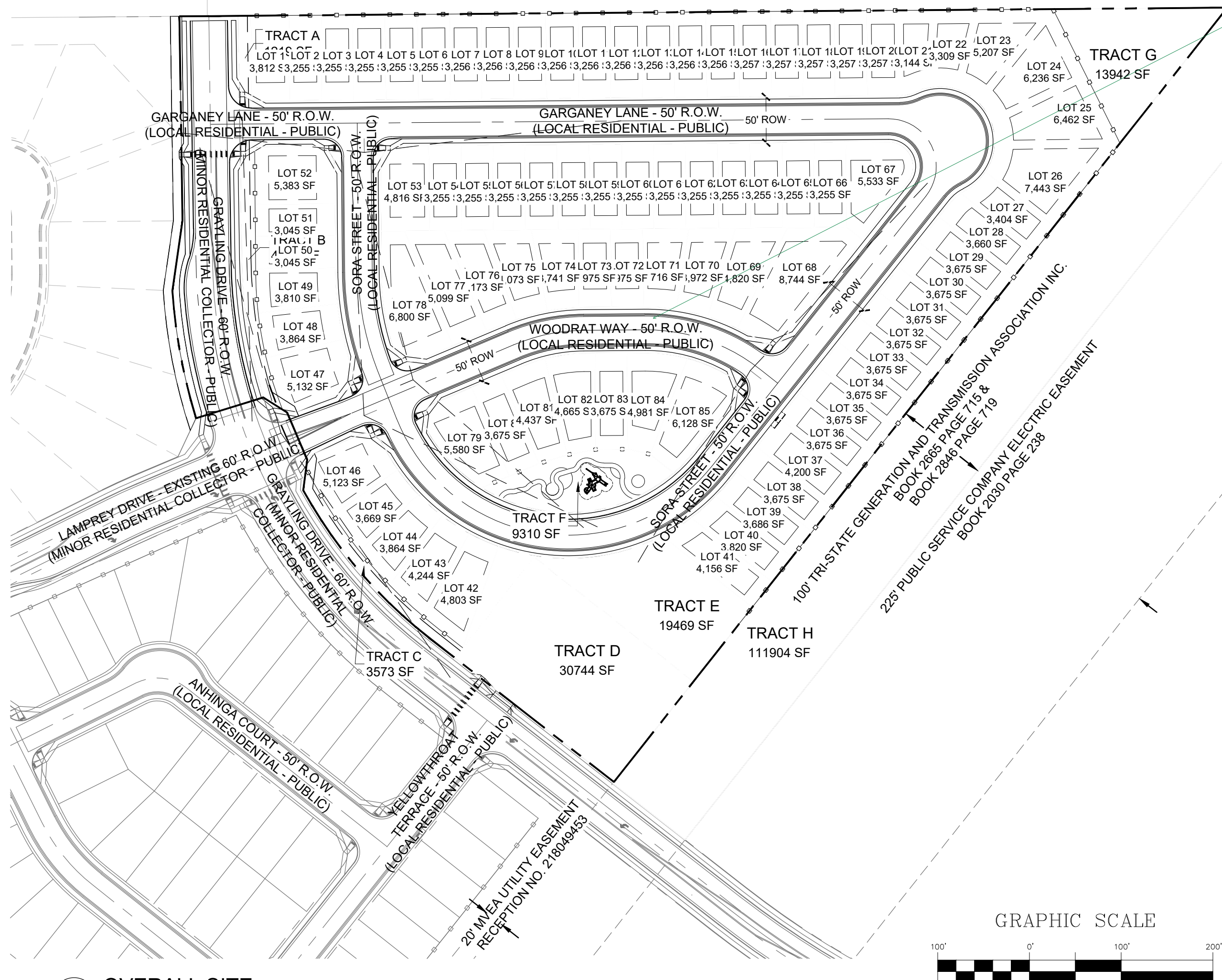
**LANDSCAPE SETBACKS:**

STREET NAME OR ZONE BOUNDARY:	GRAYLING DR. (W)	GRAYLING DR. (E)
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'
LINEAR FOOTAGE:	442'	578'
TREE/FEET REQUIRED:	1 / 30	1 / 30
NUMBER OF TREES REQUIRED/PROVIDED:	15 / 15	20 / 20
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GW	GE
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%

\* TREES FOR POCKET PARKS LABELED: PP

Add the Pump Station landscape and detail

what is this graphic depicting?



PROJECT: SKYLINE AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 20.1129.002  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA

**COVER SHEET, NOTES, SITE DETAILS & DATA CHART**

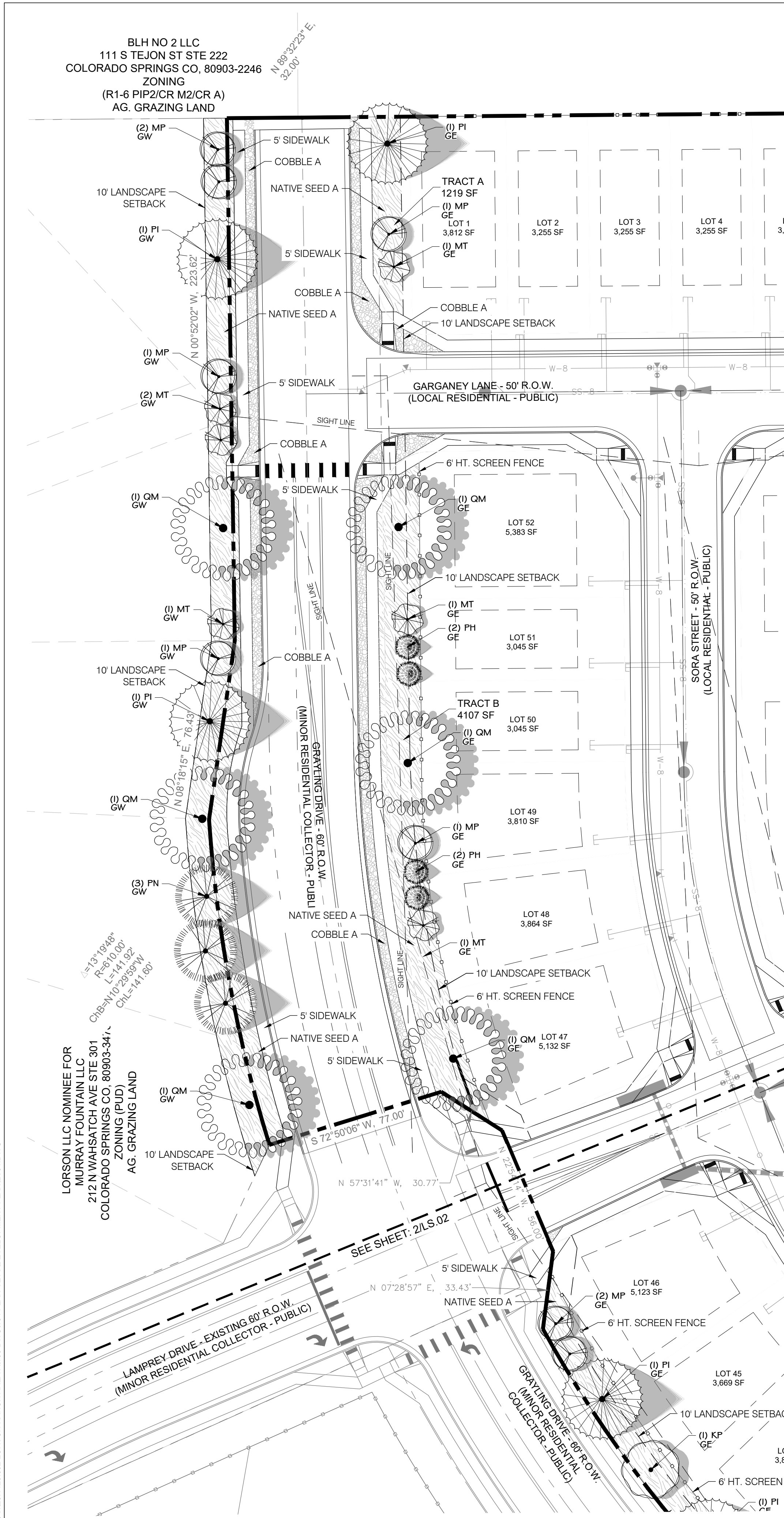
**LS01**  
**SHEET 05 OF 07**

PCD FILE NO.:

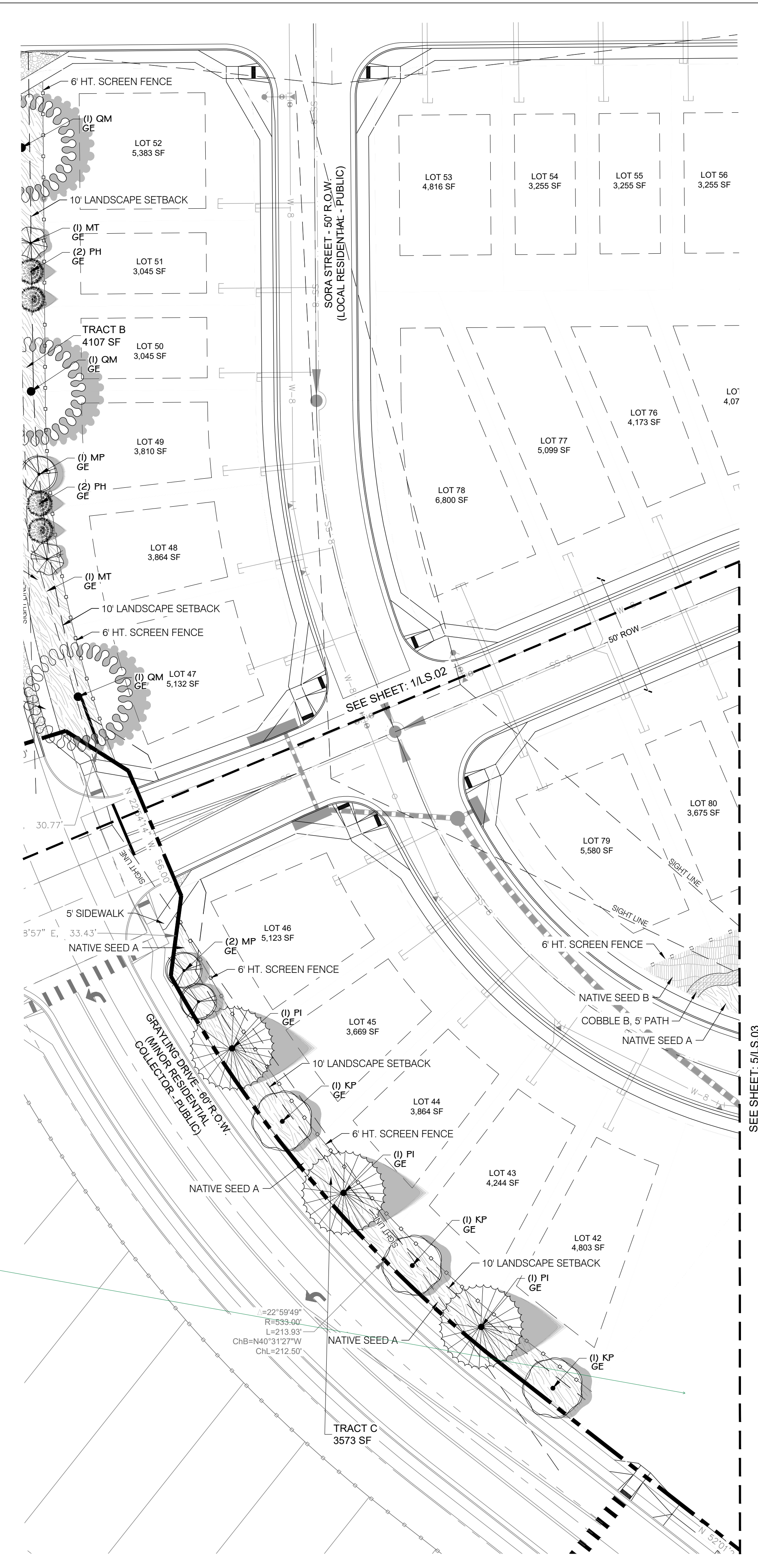
# SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

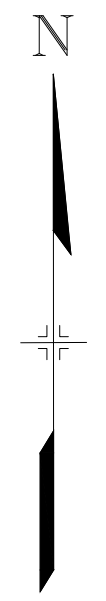
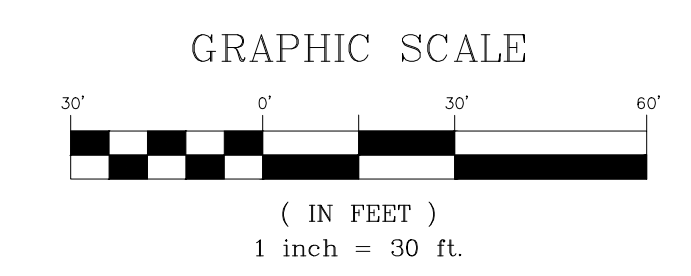
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
 T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



**1** PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 30'



**2** PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 30'



show details for pump station and landscape

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55305  
 OWNER: **LORSON LLC** 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903  
 DEVELOPER: **CHALLENGER HOMES** 8605 EXPLORER DRIVE, SUITE 250, COLORADO SPRINGS, CO 80920

VICINITY MAP:  
  
 PROJECT:  
**SKYLINE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**  
 EL PASO COUNTY, CO  
 FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 20\_1129\_002  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:  
**LANDSCAPE PLAN**

**LS02**  
 SHEET 06 OF 07

PCD FILE NO.:

FILE LOCATION: S:\20\_1129\_002\_LORSON RANCH AREA\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

# SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
 T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 OWNER: LORSON LLC 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903  
 DEVELOPER: CHALLENGER HOMES 8605 EXPLORER DRIVE, SUITE 250, COLORADO SPRINGS, CO 80920

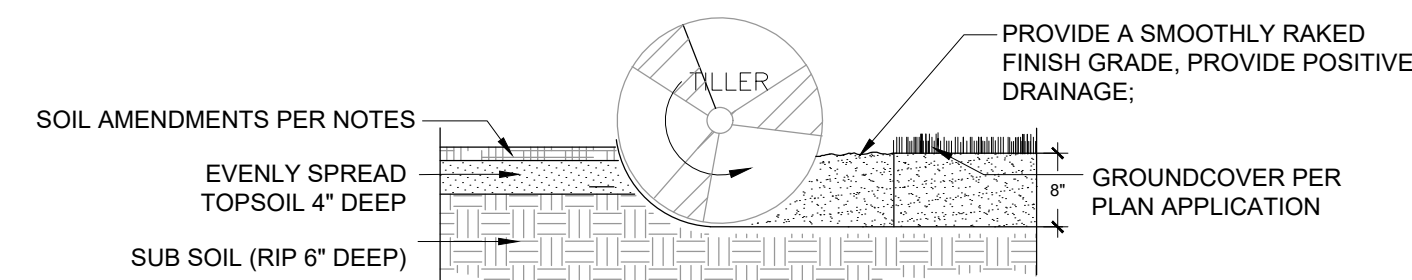
## PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH	4	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6' HT.	B&B	10' - 12'	20'-25'
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25'-30'	30'-40'
	PI	6	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30'-40'	50'-75'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	ML	6	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12'-15'	12' - 15'
	MP	8	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	12'-15'	15'-25'
	MT	6	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5" CAL.	B&B	12'-15'	20'-25'
	PC	16	PRUNUS CERASIFERA 'CRIMSON POINTE' 'CRIMSON POINTE FLOWERING PLUM	1.5" CAL.	B&B	5'-6'	15'-20'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	1	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30'-40'	40' - 50'
	KP	6	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20'- 30'	20'-30'
	QM	6	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40'-50'	50'-60'

## LANDSCAPE LEGEND:

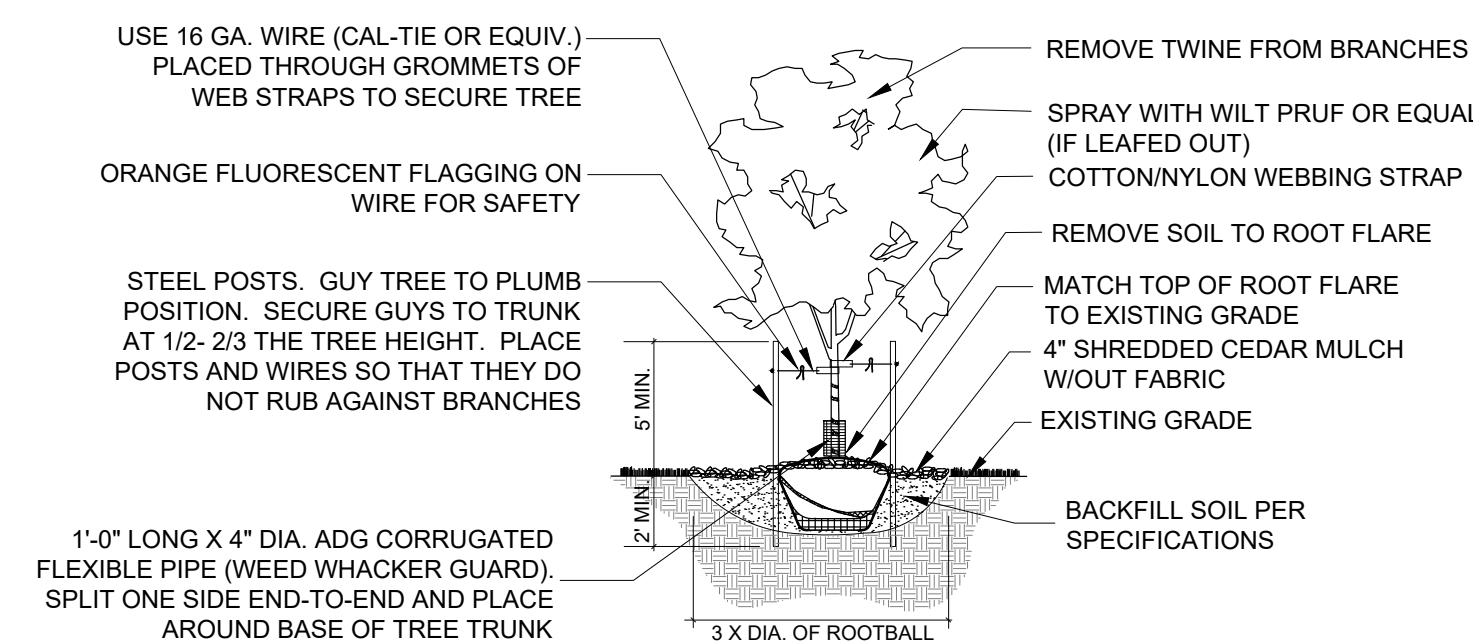
SYMBOL	QUANTITY	DESCRIPTION
	19,464 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	3,323 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	3,076 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	1,100 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP; REF. CIVIL
- UTILITY EASEMENT, TYP; REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK; REF. CIVIL

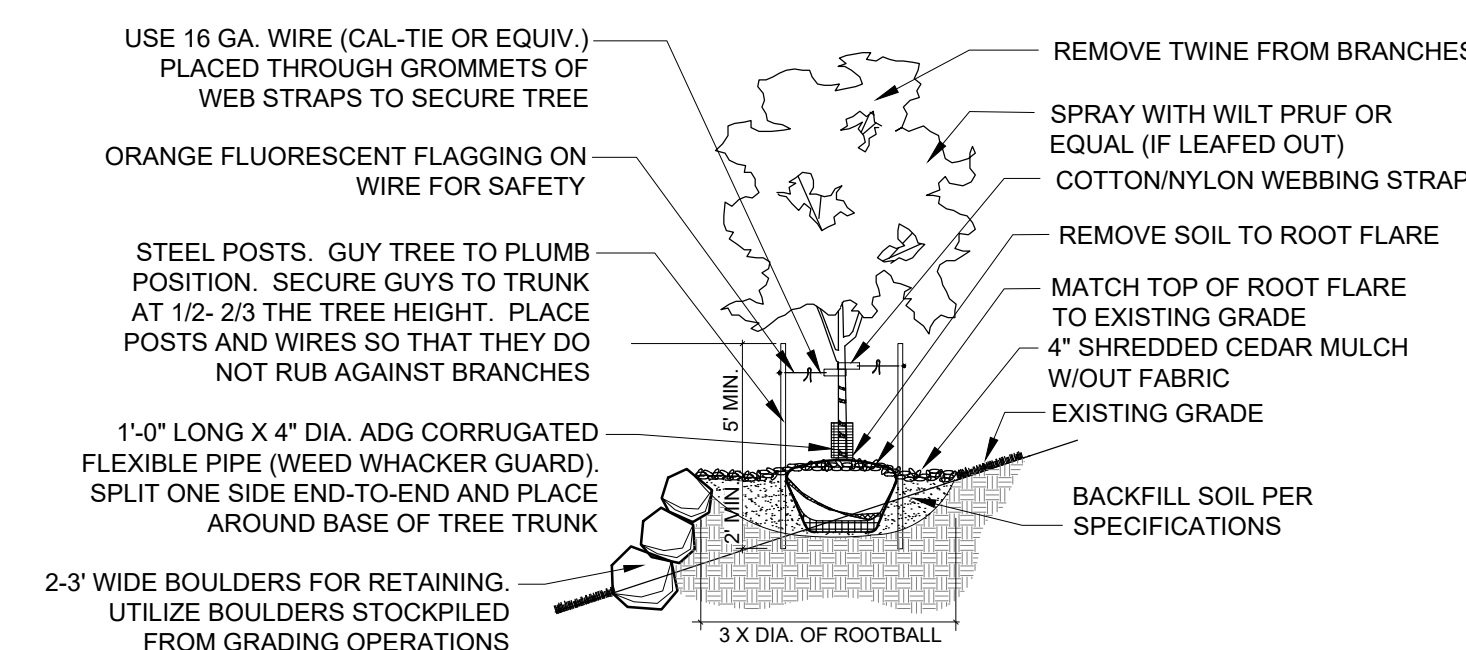


- NOTES:  
 1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.  
 2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.  
 3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

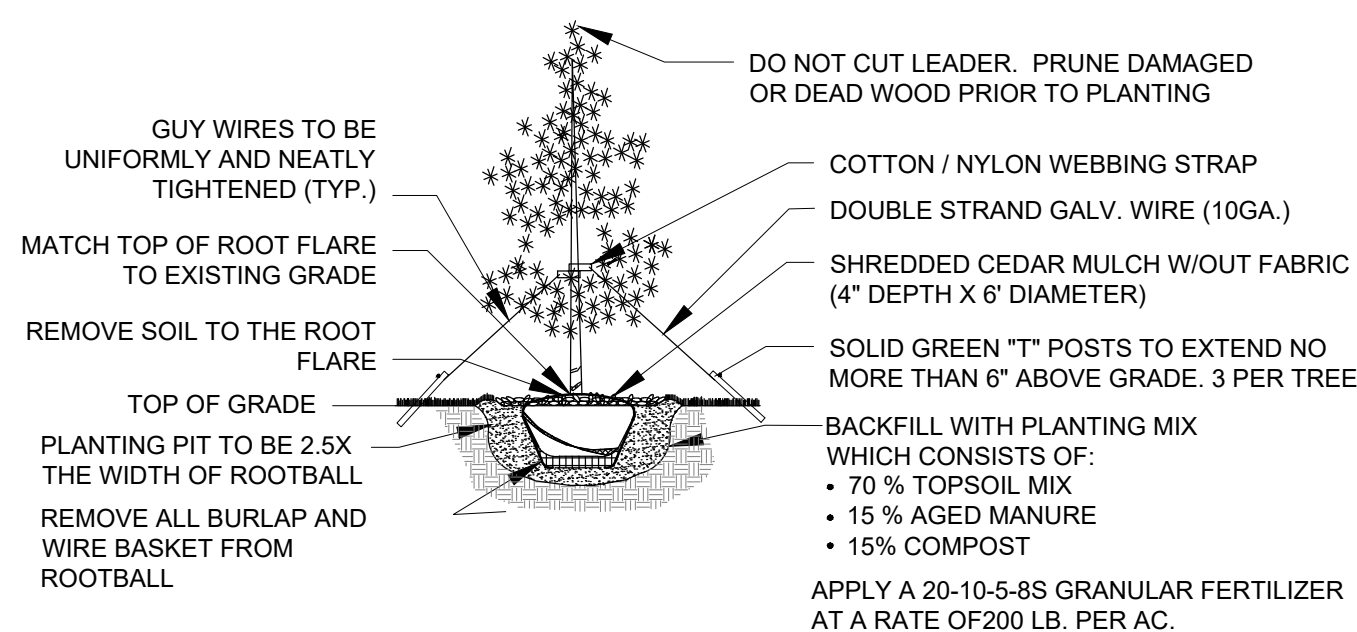
1 SOIL PREP FOR ALL AREAS PLANTING DETAIL NTS



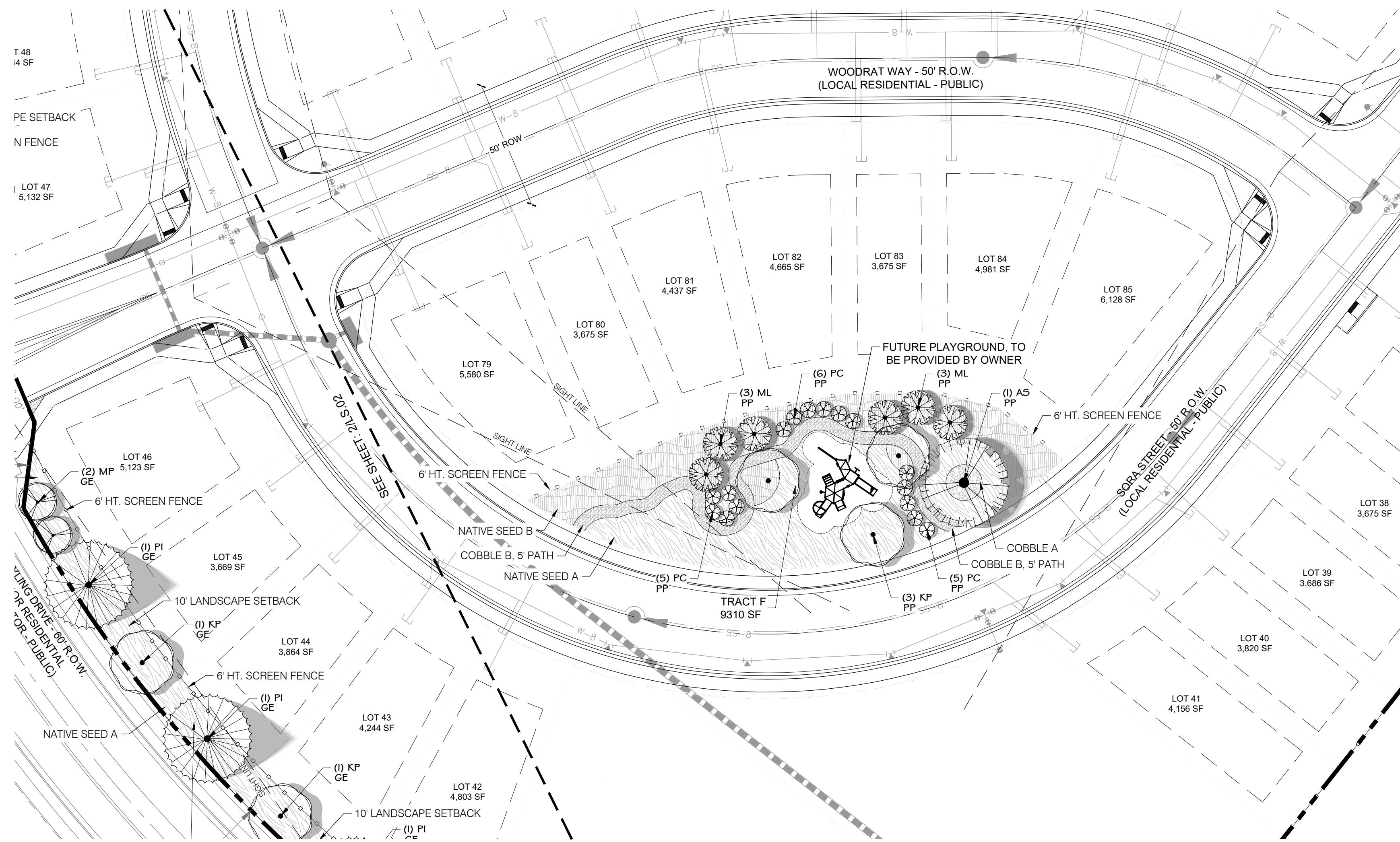
2 DECIDUOUS TREE PLANTING DETAIL NTS



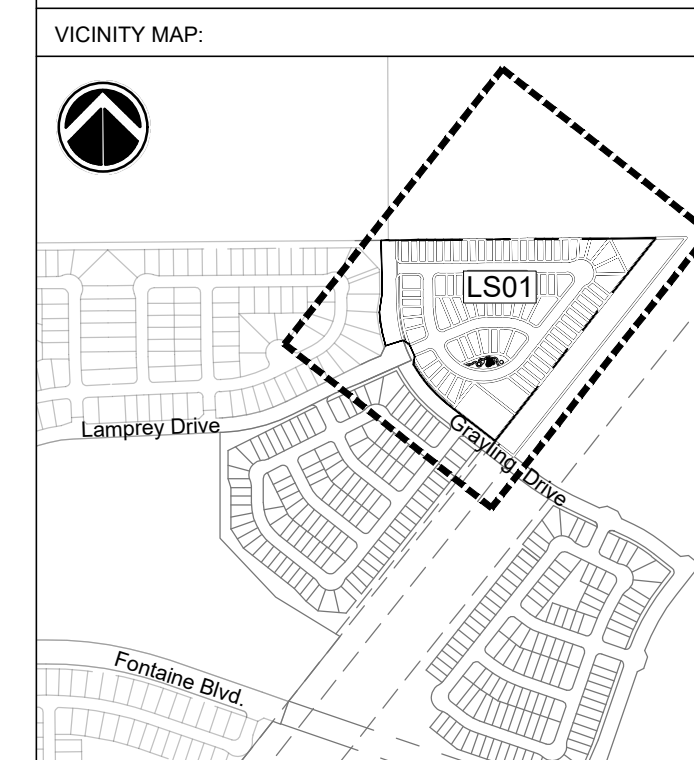
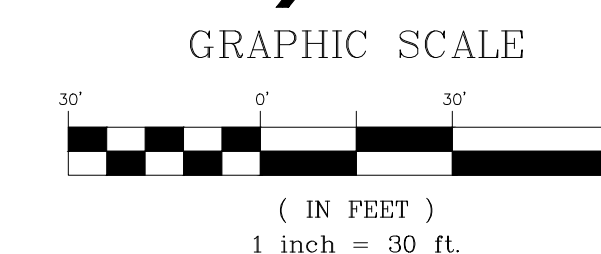
3 TREE SLOPE DETAILS PLANTING DETAIL ON SLOPES (3:1 OR STEEPER) NTS



4 EVERGREEN TREE PLANTING DETAIL NTS



5 PLANTING PLAN / SITE PLAN SCALE: 1" = 30'



PROJECT:  
 SKYLINE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

EL PASO COUNTY, CO  
 FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

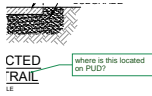
DRAWING INFORMATION:  
 PROJECT NO: 20.1129.002  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

## LANDSCAPE PLAN, DETAILS, SCHEDULE & LEGEND

LS03  
 SHEET 07 OF 07

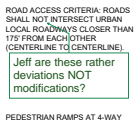
# PUDSP V\_1 Planning Redlines Only.pdf Markup Summary 3-10-2021

dsdparsons (56)



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**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/10/2021 3:58:37 PM  
**Status:**  
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**Layer:**  
**Space:**

where is this located on PUD?



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/10/2021 4:01:04 PM  
**Status:**  
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**Space:**

Jeff are these rather deviations NOT modifications?



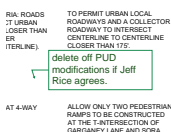
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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/10/2021 4:02:27 PM  
**Status:**  
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**Space:**

modify note to incorporate CGS comments



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/10/2021 4:02:52 PM  
**Status:**  
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" Low to very high swell potential in the underlying soils and bedrock require mitigation. Provided all RMG's recommendations are strictly adhered to, CGS has no objection to the planned development. Prior to residential construction lot-specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development."



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/10/2021 4:04:49 PM  
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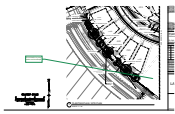
delete off PUD modifications if Jeff Rice agrees.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/10/2021 4:05:14 PM  
**Status:**  
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**Space:**

deviation not PUD mod.





**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdparsons  
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show details for pump station and landscape



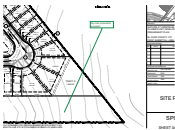
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**Author:** dsdparsons  
**Date:** 3/10/2021 8:07:38 AM  
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So the garage is behind the house?



**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 3/10/2021 8:08:22 AM  
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Identify the specifics for the tracts that will be built on; provide the setbacks, uses, height, max coverage for the tracts... and show LS & parking, driveway access, standards, where is the access to the pump station tract?



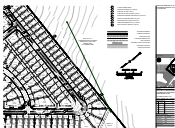
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**Space:**

Any trail connectivity provided?



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 3/10/2021 8:17:26 AM  
**Status:**  
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**Space:**

are the proposed contours correct here?

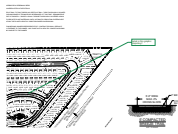


**Subject:** Arrow  
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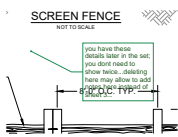
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Add the Pump Station landscape and detail



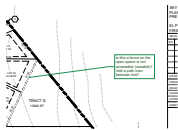
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what is this graphic depicting?



**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 3/10/2021 8:20:48 AM  
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you have these details later in the set; you dont need to show twice...deleting here may allow to add notes here instead of sheet 3...



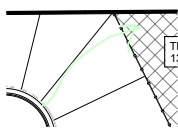
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is this a fence so the open space is not accessible (useable)? Add a path tract between lots?



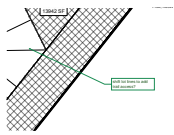
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is this a fence so the open space is not accessible (useable)? Add a path tract between lots?



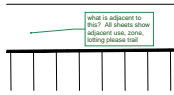
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r



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/10/2021 8:24:29 AM  
**Status:**  
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**Space:**

shift lot lines to add trail access?



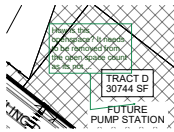
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what is adjacent to this? All sheets show adjacent use, zone, lotting please trail



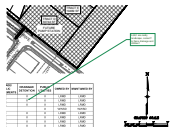
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tract H is the POWERLINE EASMENT- very limited uses no public improvements allowed...I think a trail was allowed, I dont think detention was?



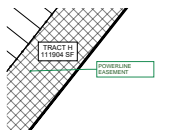
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**Space:**

How is this openspace? It needs to be removed from the open space count as its not ...



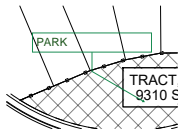
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:07:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

A,B,C are really landscape correct? Is there drainage and Utilities?



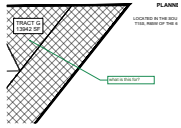
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:07:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

POWERLINE EASEMENT



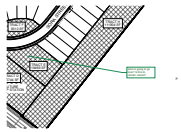
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:08:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PARK



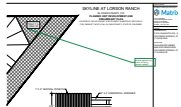
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:08:44 PM  
**Status:**  
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**Layer:**  
**Space:**

what is this for?



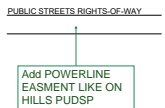
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:09:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is going to go here? Is this to remain vacant?



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:09:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is going to go here? Is this to remain vacant?



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:11:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add POWERLINE EASMENT LIKE ON HILLS PUDSP



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:12:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Actual TRACT to be built on not an easement

ITEM	DESCRIPTION	QUANTITY
	PARK	

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:13:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PARK

ITEM	DESCRIPTION	QUANTITY
	Pump Station (Make sure you include these uses so 1041 is not looming)	

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:13:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Pump Station (Make sure you include these uses so 1041 is not looming)

ITEM	DESCRIPTION	QUANTITY
	Electric Sub station? Are they proposed in future? if so label and place in tract	

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:14:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

lift station? Electric Sub station? Are they proposed in future? if so label and place in tract

ITEM	DESCRIPTION	QUANTITY
	what about attached pergolas and decks..will they really fit outside of the 15-foot setback?	

**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:18:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what about attached pergolas and decks..will they really fit outside of the 15-foot setback?

ITEM	DESCRIPTION	QUANTITY
	depict all SF, distances, bearings for all tracts. The tracts should close.	

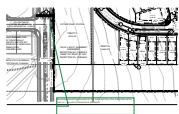
**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:22:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

depict all SF, distances, bearings for all tracts. The tracts should close.

ITEM	DESCRIPTION	QUANTITY
	is this a separate tract?	

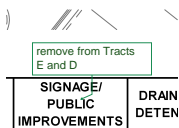
**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:22:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this a separate tract?



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:23:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

landscape should be provided for this tracts and any other tracts that will be built on....as well as dimensional standards



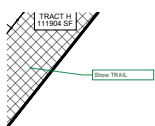
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:28:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

remove from Tracts E and D



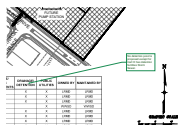
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:28:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

remove park- these are not parks theres only one pocket park provided



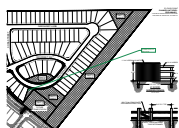
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:28:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show TRAIL



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:29:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

No detention pond is proposed except for tract E has detention facilities Storm Sewer.



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:31:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Do additional tract or add to lot 42

PUMP Station  
TRACT DETAIL

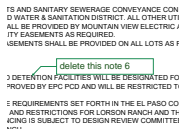
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:33:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUMP Station TRACT DETAIL



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:38:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

State who will own and maintain walls to hold grading on lots throughout site (landscape walls)  
Rich Schindler said the DISTRICT IS NOT maintaining these. State size from 1'-4' foot is allowed at the individual site plan within setbacks.... Walls greater than 4-feet up to 7' feet are allowed in setbacks but MUST be engineered. (is there a design standard for these? SHoW)



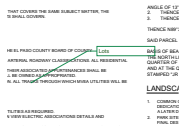
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:39:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this note 6



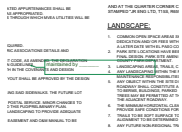
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:40:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

TRACT D, Pump Station will take access off of \_\_\_\_\_



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:40:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Lots



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:41:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

maintained by \_\_\_\_\_

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:41:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

side yards?

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:42:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

except as deviations are approved.

NOISEWALL DETAIL  
HERE

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:43:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NOISEWALL DETAIL HERE

~ 2" X 4" HORIZONTAL STRINGER

NOISEWALL DETAIL  
HERE

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:45:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NOISEWALL Required along rear of lots X through Y , adjacent to FONTAINE to be installed by X, and maintained BY X. Site date and name of study and who completed.

BE PROVIDED ON BOTH SIDES OF ALL STREETS. BASED UPON FUTURE NOISE STUDIES ILLUSTRATING DEVELOPMENT OCCURS AND WILL FOLLOW ON LOTS WITHIN THE LANDSCAPE SETBACK BUFF REMOVING ANY REQUIREMENT FOR NOISE WALL. URBAN LOCAL RESIDENTIAL SINGLE DESIGN LOT. IF IT IS ECM standard than we don't need this note. ARCHITECTURAL CONTROL C

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:46:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

if it is to ECM standard than we dont need this note

INDIVIDUAL UNIT BUILD-OUT DESIGN AND REGULATIONS OF THE LORSON RANCH RESTRICTIONS FOR LORSON RANCH. ADD THE DEV STANDRS AND USES HERE TO SHEET 1 MOVE SOME OF THE OTHER INFO LIKE STREETS, LANDSCAPE, AND ACCC IF NECESSARY.

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:46:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

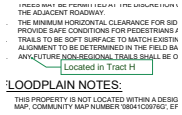
Add the dev standrds and uses here to sheet 1 move some of the other info like streets, landscape, and ACCC if necessary





**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:52:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

only tract F is a park based on table and drawing.  
 what about other tracts?



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 3/9/2021 3:53:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Located in Tract H