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

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 85 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972. AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN. AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SKYLINE AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SKYLINE AT LORSON RANCH PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

GENERAL NOTES:

- REFER TO APPROVED LORSON RANCH DEVELOPMENT AGREEMENT #6, AS AMENDED, BY THE EL PASO COUNTY BOARD OF COUNTY LOTS COMMISSIONERS FOR DEVELOPMENT INFORMATION.
- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL
- LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS. ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE
- DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACKS THROUGH WHICH MVEA UTILITIES WILL BE
- LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED. TRACT D, Pump Station will take access off of PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
 - SIDE: FIVE FEET (5) delete this note 6 REAR: TEN FEET (10)
- ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED.
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES. Maintained by
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH. 10. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR YARDS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN
- REVIEW COMMITTEE. 11. NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- 12. NEW SIDEWALKS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- 13. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY. EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
- 14. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE
- 15. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- 16. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

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.

STREETS:

- (is there a design standard for these? SHoW) ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- 3. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL

2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN

- BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- 4. «BASED UPON FUTURE NOISE STUDIES ILLUSTRATING MITIGATION TO BE NECESSARY, ANY REQUIRED SOUND WALLS SHALL BE CONSTRUCTED AS DEVELOPMENT OCCURS AND WILL FOLLOW UNIT DEVELOPMENT ALONG FONTAINE BLVD. THE NOISE WALL WILL BE LOCATED ALONG THE BACK OF
- LOTS WITHIN THE LANDSCAPE SETBACK/ BUFFER TRACTS. A NEW NOISE STUDY MAY BE REQUIRED PRIOR TO AMENDING, DOWNSIZING, OR REMOVING ANY REQUIREMENT FOR NOISE WALLS.
- URBAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD if it is to ECM

standard than we

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

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

INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE LORSON RANCH METRO DISTRICT CCR'S AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT: WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

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

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING ALL OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS AND A PORTION OF THE PARCEL DESCRIBED IN A BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 204201653 IN THE EL PASO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3":

THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 32.00 FEET TO THE

NORTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 3"; THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'41"W ALONG SAID WESTERLY LINE 1,158.91 FEET; THENCE N52°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS:

THENCE N38°22'41"E ALONG SAID LINE, 2.00 FEET;

THENCE N52°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE:

THENCE 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS N40°31'27"W;

THENCE N07°28'57"E, NON-TANGENT TO THE PREVIOUS COURSE, 33.43 FEET; THENCE N22°54'14"W A DISTANCE OF 56.00 FEET; THENCE N57°31'41"W A DISTANCE OF 30.77 FEET TO THE EAST LINE TRACT B, "LORSON RANCH EAST FILING NO. 3"; THENCE SI 7°09'24"E A DISTANCE OF 0.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE S72°50'06"W ALONG THE SOUTH LINE THEREOF 77.00 FEET TO THE EAST LINE OF TRACT A, "LORSON RANCH EAST FILING NO. 3' THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES; 1. THENCE 141.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL

ANGLE OF 13°19'48", AND A CHORD OF 141.60 FEET WHICH BEARS NI0°29'59"W;

2. THENCE N08°18'15"E A DISTANCE OF 76.43 FEET; 3. THENCE N00°52'02"W A DISTANCE OF 223.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13;

THENCE N89°32'23"E ALONG SAID SOUTH LINE 32.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 686,691 S.F. (15.764 ACRES MORE OR LESS).

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, CI/4 SI3, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3,25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 \ SI8, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET.

LANDSCAPE:

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

- 1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- 2. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1. 4. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND
- ANY OBJECT WITHIN THE SITE 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
- 6. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES. FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
- 7. TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH, ANY FUTURE TRAILS SHALL BE PUBLIC, FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- 8. ANY-FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1. Located in Tract H

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE 'DECEMBER 7, 2018'

1. A "GEOLOGY AND SOILS REPORT, SKYLINE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, JANUARY 15, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 6 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS, BEDROCK, AND RADON. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, incorporate CGS

THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER

except as deviations

are approved.

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 PUD MODIFICATION TABLE lot-specific subsurface soil investigations are required for site-specific (AS PERMITTED BY LDC SECTION 4.2.6.(F)(2)(g))

CENTERLINE TO CENTERLINE

CLOSER THAN 175'.

ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

*SEE LETTER OF INTENT FOR ADDITIONAL JUSTIFICATION OF PROPOSED MODIFICATIONS TO ECM STANDARDS

LDC/ ECM SECTION CATEGORY STANDARD **MODIFICATION JUSTIFICATION** TO PERMIT URBAN LOCAL ROAD ACCESS CRITERIA: ROADS THE 175' INTERSECTION SPACING REQUIREMENT ECM SECTION SHALL NOT INTERSECT URBAN ROADWAYS AND A COLLECTOR WAS CREATED WHEN SINGLE-FAMILY RESIDENTIAL ACCESS 2.2.5.(E) ROADWAY TO INTERSECT LOTS WERE LARGER IN NATURE BASED ON MARKET CRITERIA LOCAL ROADWAYS CLOSER THAN

delete off PUD Jeff are these rather modifications if Jeff deviations NOT Rice agrees. modifications? ALLOW ONLY TWO PEDESTRIAN PEDESTRIAN PEDESTRIAN RAMPS AT 4-WAY RAMPS TO BE CONSTRUCTED **FACILITIES** INTERSECTIONS. 2.5.2.(C2) AT THE T-INTERSECTION OF GARGANEY LANE AND SORA STREET: ALLOW ONLY SIX PEDESTRIAN RAMPS TO BE deviation not PUD CONSTRUCTED AT SORA STREET AND WOODRAT WAY; AND ALLOW ONLY THREE

175' FROM EACH OTHER

(CENTERLINE TO CENTERLINE).

ALONG THE ADA CURB RETURNS. HOWEVER, THE INTERSECTIONS ARE PROVIDING DIFFERENT ACCESS POINTS AND DOES NOT LIMIT PEDESTRIAN PEDESTRIAN RAMPS TO BE MOVEMENTS. CONSTRUCTED AT THE T-INTERSECTION OF SORA STREET AND WOODRAT WAY

DEMAND HAS SHIFTED TOWARDS SMALLER LOTS WITH MORE COMMON OPEN SPACE. THE 175' SPACING REQUIREMENT DID NOT CONSIDER THESE SMALLER LOTS. APPLYING THIS STANDARD WOULD PREVENT THE USE OF THE SMALL LOTS ILLUSTRATED WITH THIS PUDSP. THE THREE INTERSECTIONS ARE IN CLOSE PROXIMITY OF OTHER INTERSECTIONS WITH ALL THE REQUIRED RAMPS CONSTRUCTED INSTALLATION OF ALL CORNER RAMPS AT THESE THREE INTERSECTIONS IS NOT FEASIBLE AS THE GRADING CANNOT MEET ADA REQUIREMENTS

DEMAND AT THAT TIME. IN RECENT YEARS MARKET

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: THE AFOREMENTIONED LORSON LLC HAS EXECUTED THESE PRESENT	S THIS DA	Y OF
20 A.D. , A COLORADO LIMITED LIABILITY COMPANY		
AUTHORIZED AGENT, MANAGER		
STATE OF COLORADO)		
)SS. EL PASO COUNTY)		
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS DA	Y OF:	20 A.D. BY
WITNESS MY HAND AND SEAL:		
MY COMMISSION EXPIRES:		
NOTARY PUBLIC		
COLINITY OF DITIFICATION		
COUNTY CERTIFICATION		
THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN	ACCORDANCE WITH B	OARD RESOLUTION
#AND DATEAPPROVING THE PUD AND ALL APPLICABLE E	L PASO COUNTY REGU	LATIONS.

CLERK AND RECORDER CERTIFICATION

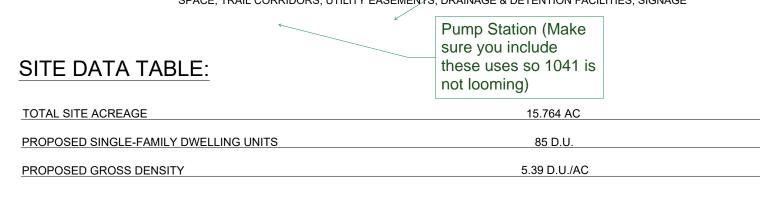
CHAIR, BOARD OF COUNTY COMMISSIONERS

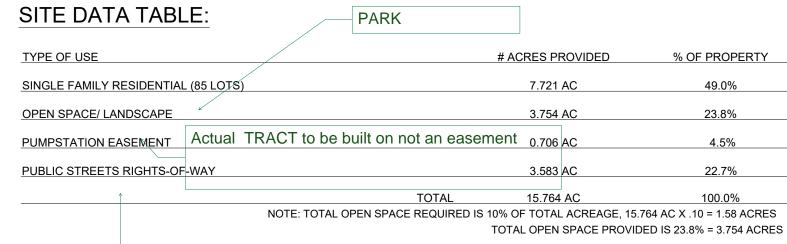
EL PASO COUNTY CLERK AND RECORDER

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT









Add POWERLINE EASMENT LIKE ON HILLS PUDSP

SHEET INDEX:

01	CS01	PUD TITLE SHEET
02	DT02	PUD TRACT MAP & DETAILS
03	DT03	PUD DETAILS
04	SP01	PUD SITE PLAN
05-07	LS01-03	LANDSCAPE PLANS

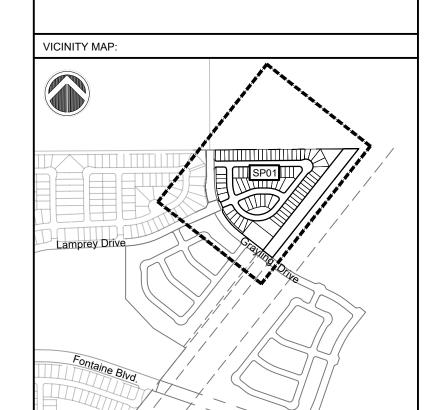
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY COLORADO SPRINGS, CO 8092 PHONE: (719) 575-0100 FAX: (719) 575-0208 CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306

LORSON LLC

PHONE: (719) 570-1100

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

NO. DATE

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

DRA	WING INFORM	MATION:	
PRC	DJECT NO:	20.1129.002	
			DRAWING INFORMATION: PROJECT NO: 20.1129.002

DESCRIPTION

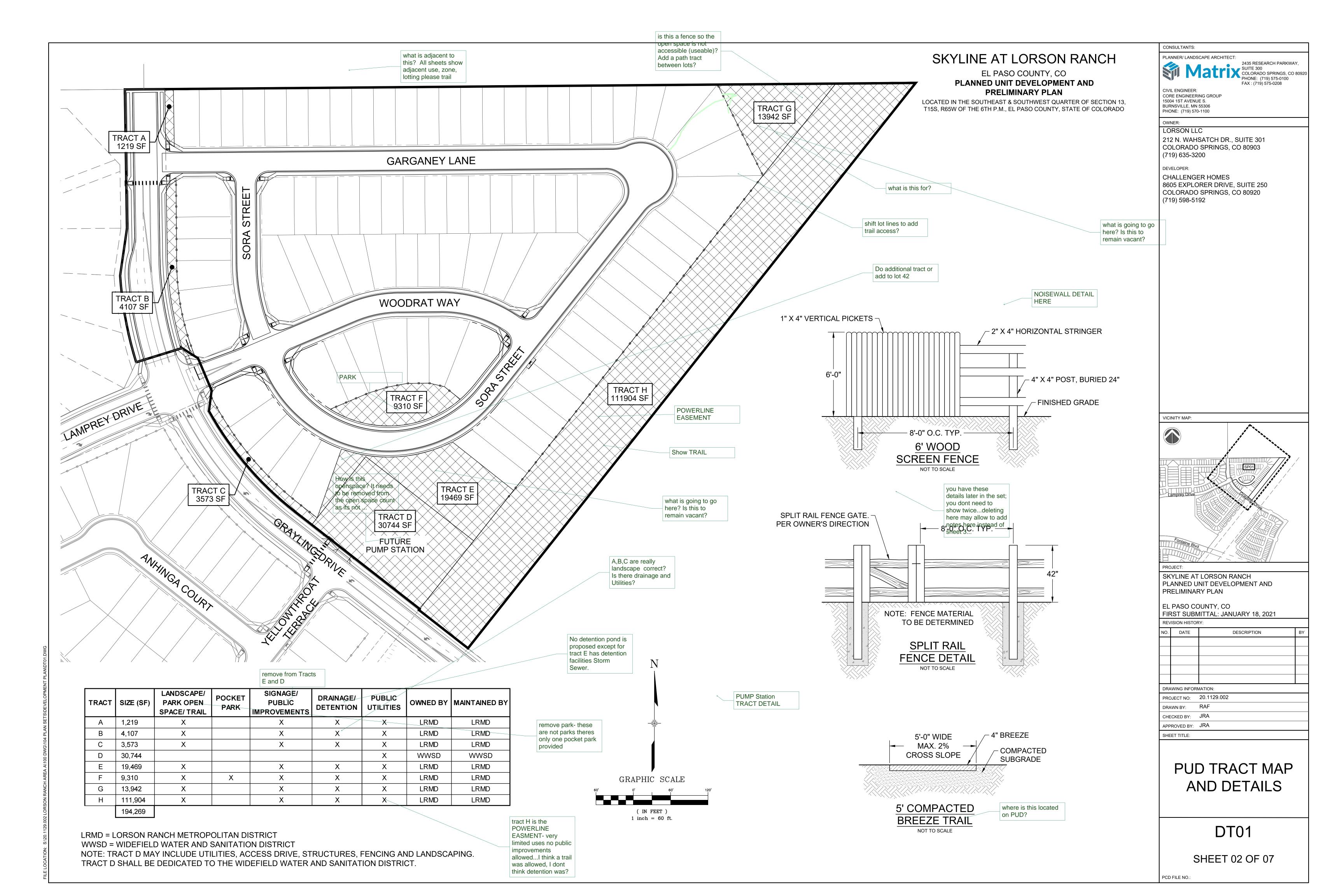
DRAWN BY: CHECKED BY: JRA APPROVED BY: JRA SHEET TITLE:

PUD TITLE SHEET

CS01

SHEET 01 OF 07

PCD FILE NO .:



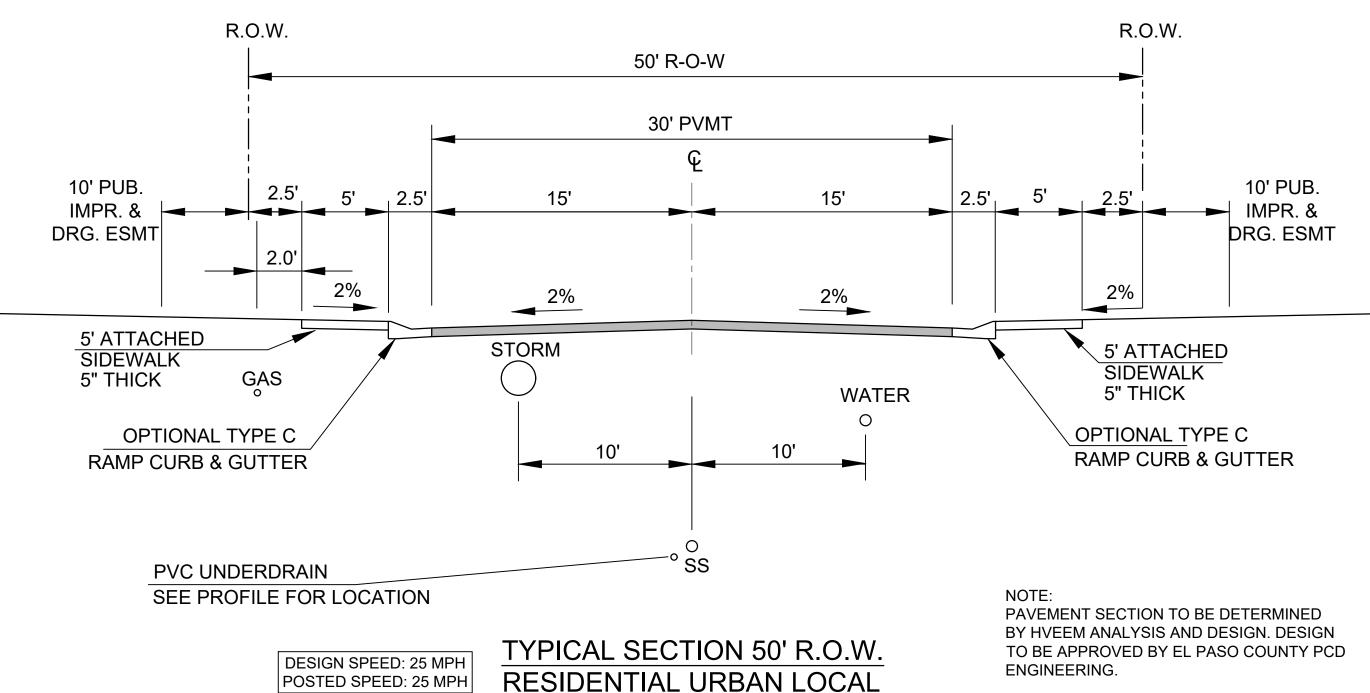
SKYLINE AT LORSON RANCH

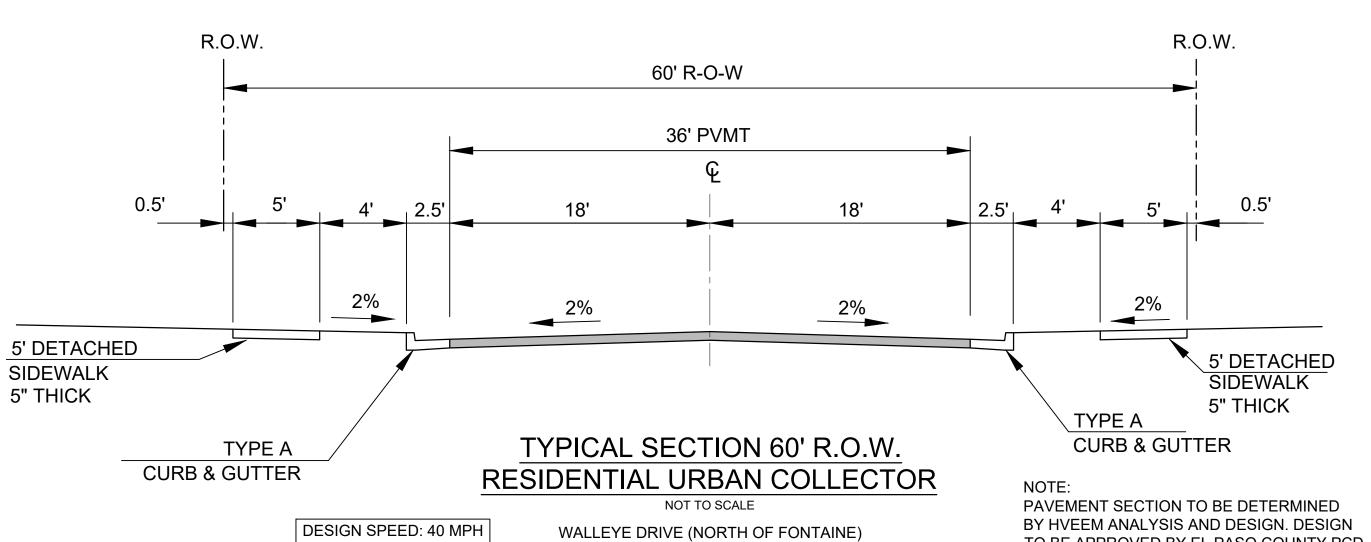
EL PASO COUNTY, CO

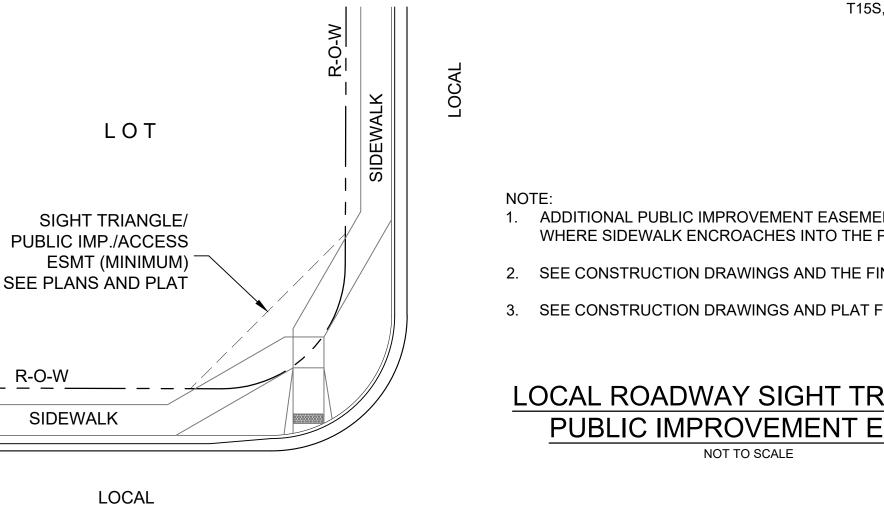
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

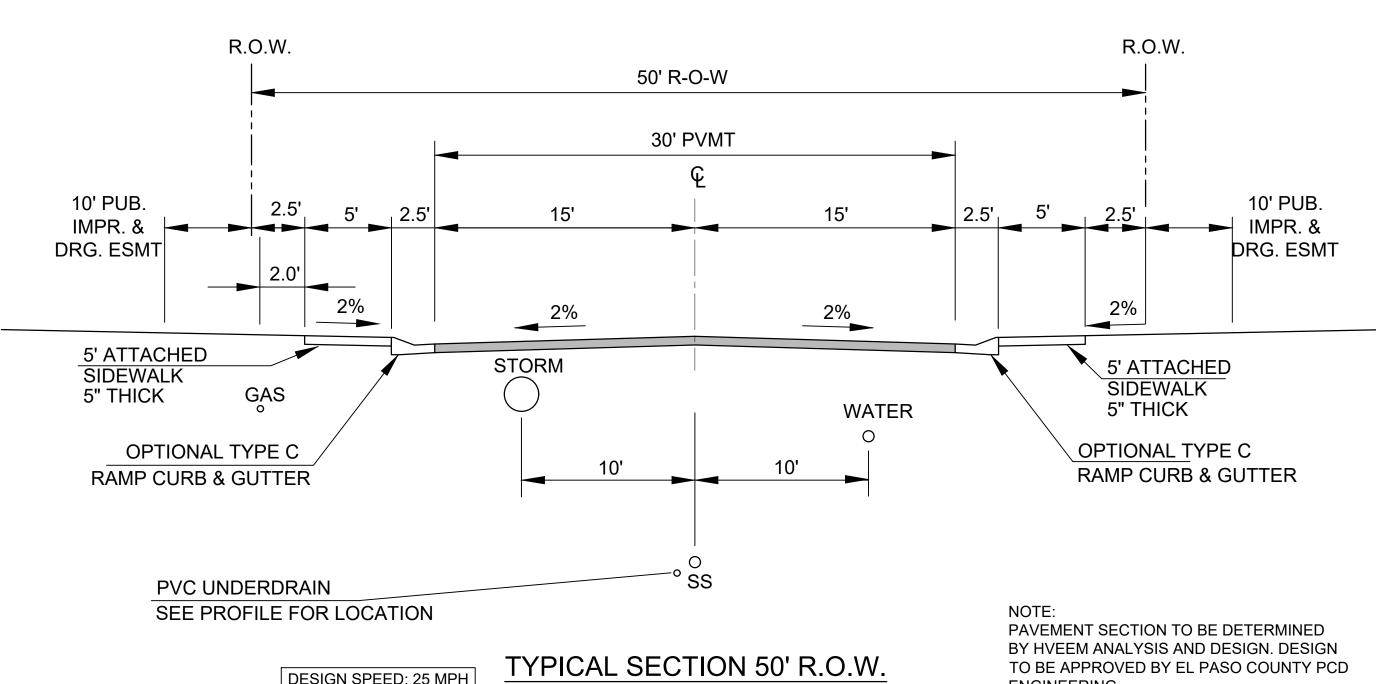
LOT 1. ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED SIGHT TRIANGLE/ WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. PUBLIC IMP./ACCESS ESMT (MINIMUM) 2. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT. SEE PLANS AND PLAT 3. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLE. R-O-W LOCAL ROADWAY SIGHT TRIANGLE **SIDEWALK** PUBLIC IMPROVEMENT ESMT. NOT TO SCALE

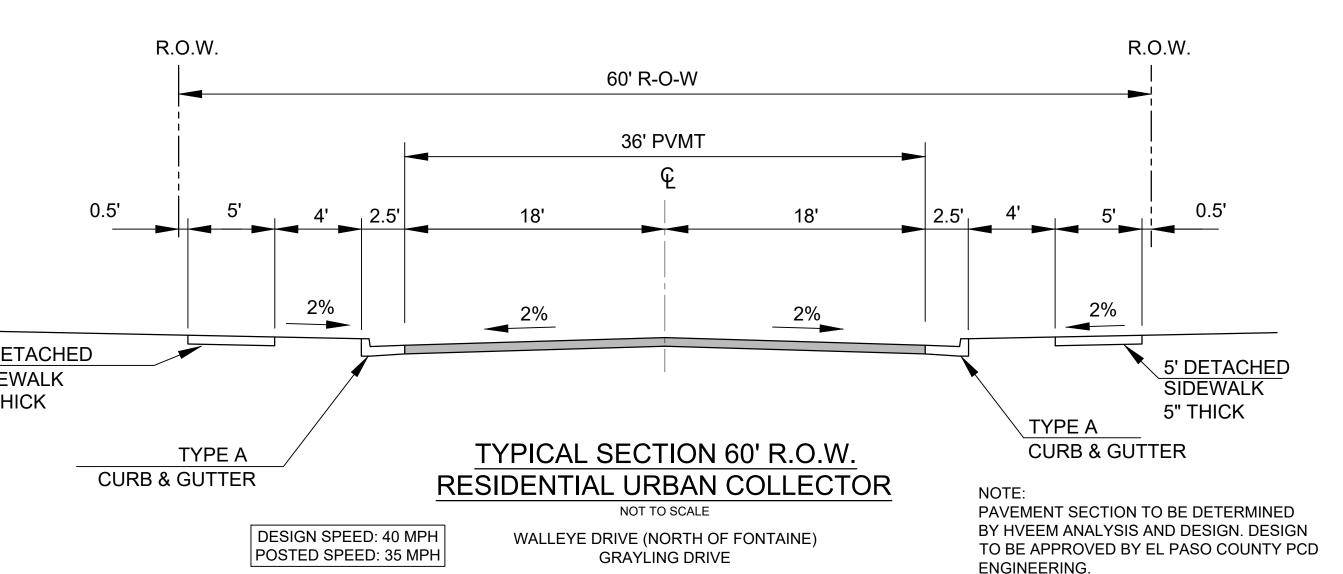






POSTED SPEED: 25 MPH







PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

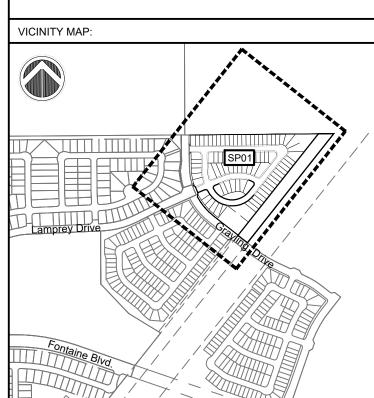
CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100

CONSULTANTS:

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 PRELIMINARY PLAN

EL PASO COUNTY, CO

FIRST SUBMITTAL: JANUARY 18, 2021 **REVISION HISTORY:** DATE DESCRIPTION

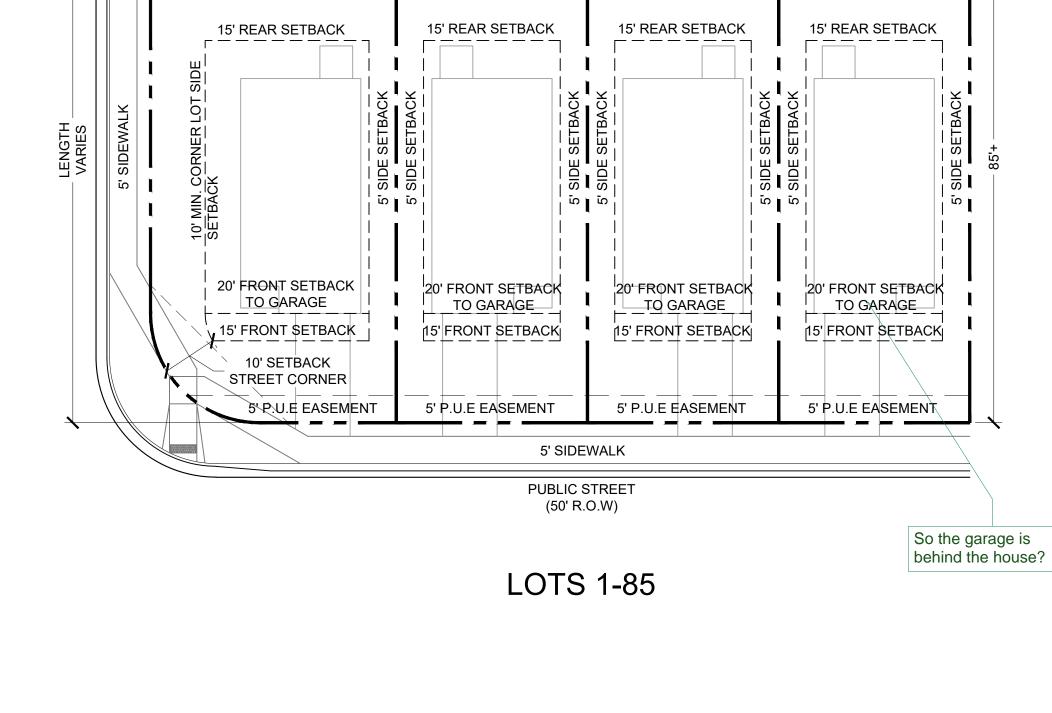
DRA	WING INFORI	MATION:	
PROJECT NO:		20.1129.002	
DRAWN BY:		RAF	
CHECKED BY:		JRA	
APPROVED BY:		JRA	
SHEET TITLE:			

PUD DETAILS

DT02

SHEET 03 OF 07

PCD FILE NO.:



DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1 - 85

1. MINIMUM LOT AREA:

- WIDTH VARIES -

- A. 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. 5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS
- 6. SETBACK REQUIREMENTS (SEE DETAILS): A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - FIFTEEN FEET (15') TO FACE OF HOUSE
- B. SIDE YARD: FIVE FEET (5', 10' MIN. BETWEEN BUILDINGS) C. REAR YARD: FIFTEEN FEET (15')
- D. CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
- 7. 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?

pump station tract?

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.

2. 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,

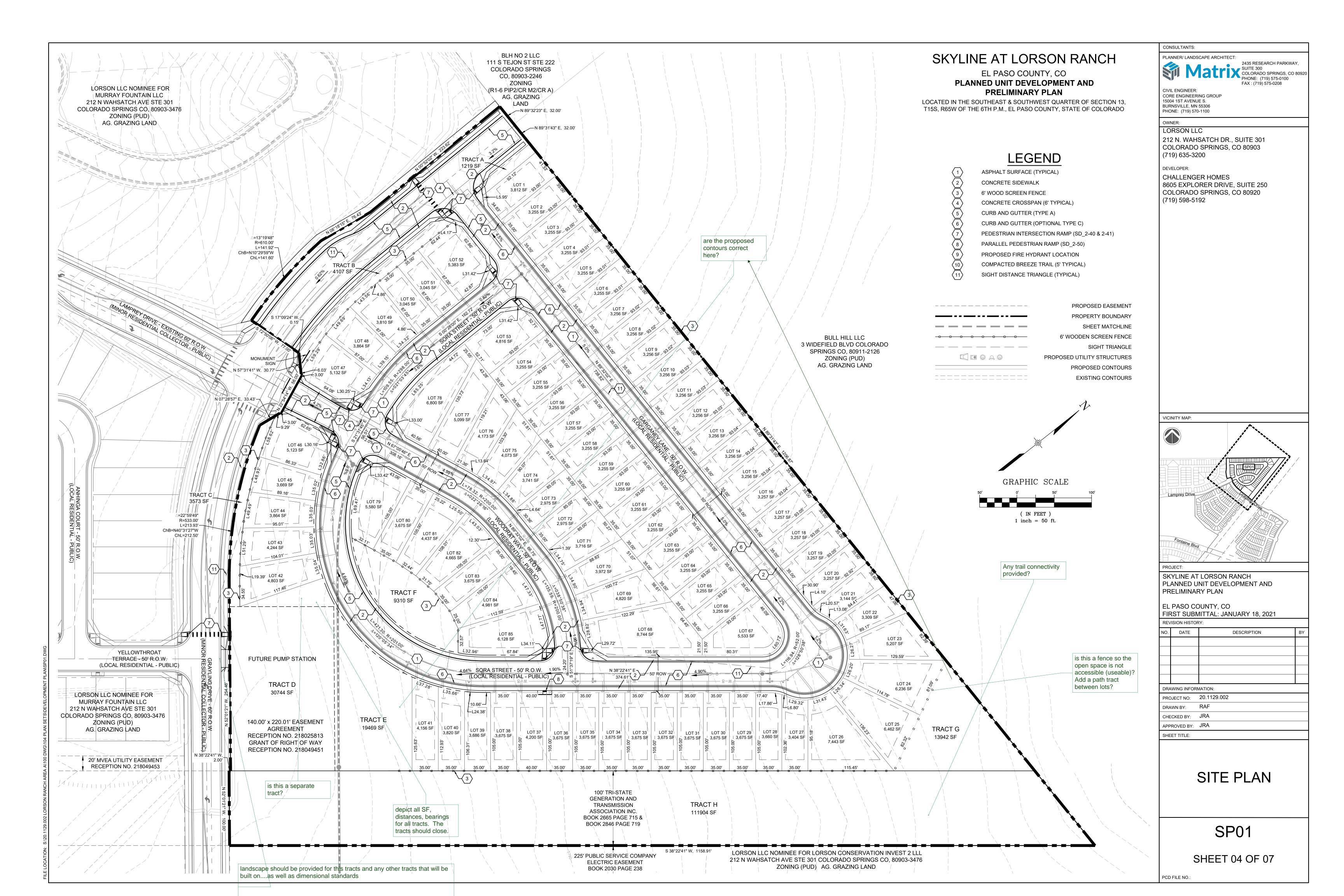
Identify the specifics *PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND-DEVELOPMENT, AS AMENDED for the tracts that will be built on; provide TEMPORARY USES: the setbacks, uses, MODEL HOME/ SUBDIVISION SALES OFFICE height, max coverage 2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE for the tracts... and 3. YARD OR GARAGE SALES show LS & parking, *TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED driveway access, standards, where is the access to the

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. 3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY DEVELOPMENT CODE, AS AMENDED.

4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED. 5. 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



GENERAL NOTES:

- 1. 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.
- 2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 3. 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.
- 4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- 5. 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
- 6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 7. 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. 8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY
- 9. 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.

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

- 10. 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.
- 11. ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 12. 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).
- 3. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.

(LOCAL RESIDENTIAL - PUBLIC)

LOT 51

LOT 50 = -3,045 SF

LOT 49

3,810 SF

∖3,864 SF[∫]

3,669 SF

3,864 SF /

3573 SF

(4,244 SF

/ ,LOT 42

- 4. 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.
- 5. 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 PLANT'S 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.

LOT 15 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 1 LOT 2 3,309 SF 5,207 SF

GARGANEY LANE - 50' R.O.W.

(LOCAL RESIDENTIAL - PUBLIC)

OT 53 † LOT 5-LOT 5-LOT 5-LOT 5-LOT 5-LOT 5-LOT 6-LOT 6

1,073 SF1,741 SF 975 SF)75 SF 716 SF1,972 SF1,820 SF / 8,744 SF

4,816 Sf 3,255 \(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrightarrow{3,255}\(\daggregarrow{3,255}\)\)

WOODRAT WAY - 50' R.O.

LOT 82 LOT 83 LOT 84 / / LOT 814,665 S3,675 S4,981 SF/LOT 85 /

TRACT D

30744 SF

3,812 \$3,255 (3,255 (3,255 (3,255 (3,255 (3,256 (3,2

SODDING & SEEDING:

TRACT G

6,236 SF

LOT 26

7,443 SF

LOT 27

3,404 SF LOT 28 (

3,660 SF

3,675 SF

LOT 30 3,675 SF

3,675 SF

3,675 SF

3,675 SF

3,675 SF LOT 39

✓ TRACT H

3.820 SF LOT 41

4,156 SF

TRACT E 19469 SF 6,462 SF

GRAPHIC SCALE

(IN FEET

1 inch = 100 ft.

່ 13942 SF 📝

- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 2. 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.
- 3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 4. 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.
- 5. 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
- 5.1. 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.
- 5.1.1. 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.
- 6. 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
- 7. 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.
- 8. 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 OVERSEED 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 SEEDED 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 RESEEDED 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 RESEEDED DURING THE SAME SEASON.

what is this graphic

depicting?

Add the Pump Station

landscape and detail

5'-0" WIDE

MAX. 2%

5' COMPACTED

BREEZE TRAIL

NOT TO SCALE

CROSS SLOPE

4" BREEZE

COMPACTED

SUBGRADE

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%

SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND

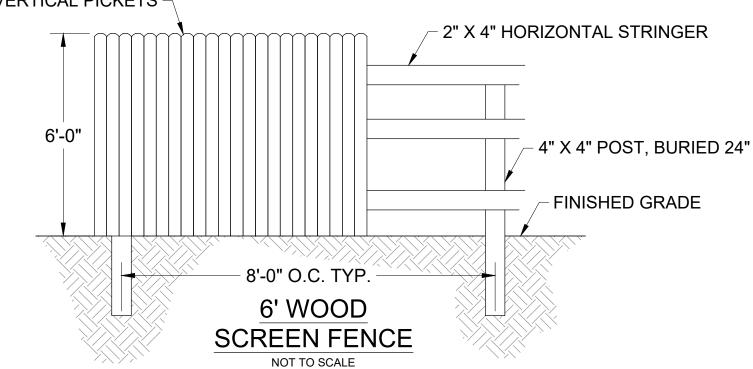
PRELIMINARY PLAN

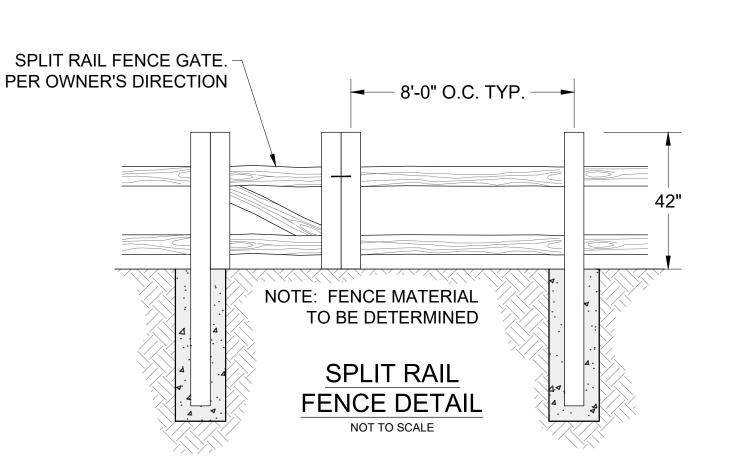
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,

T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

* TREES FOR POCKET PARKS LABELED:

1" X 4" VERTICAL PICKETS





CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S.

LORSON LLC

OWNER:

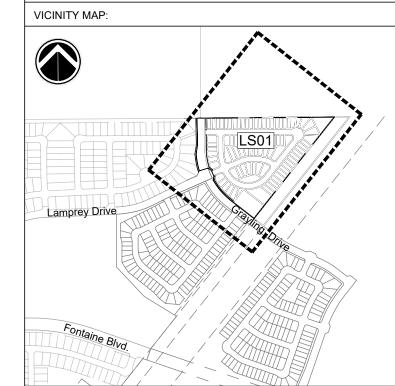
BURNSVILLE, MN 55306

PHONE: (719) 570-1100

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



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	
DRA	DRAWING INFORMATION:			
PRO	DJECT NO:	20.1129.002		
DRAWN BY:		SJC		
CHECKED BY:		JA		
APPROVED BY:		JA		
SHE	SHEET TITLE:			

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

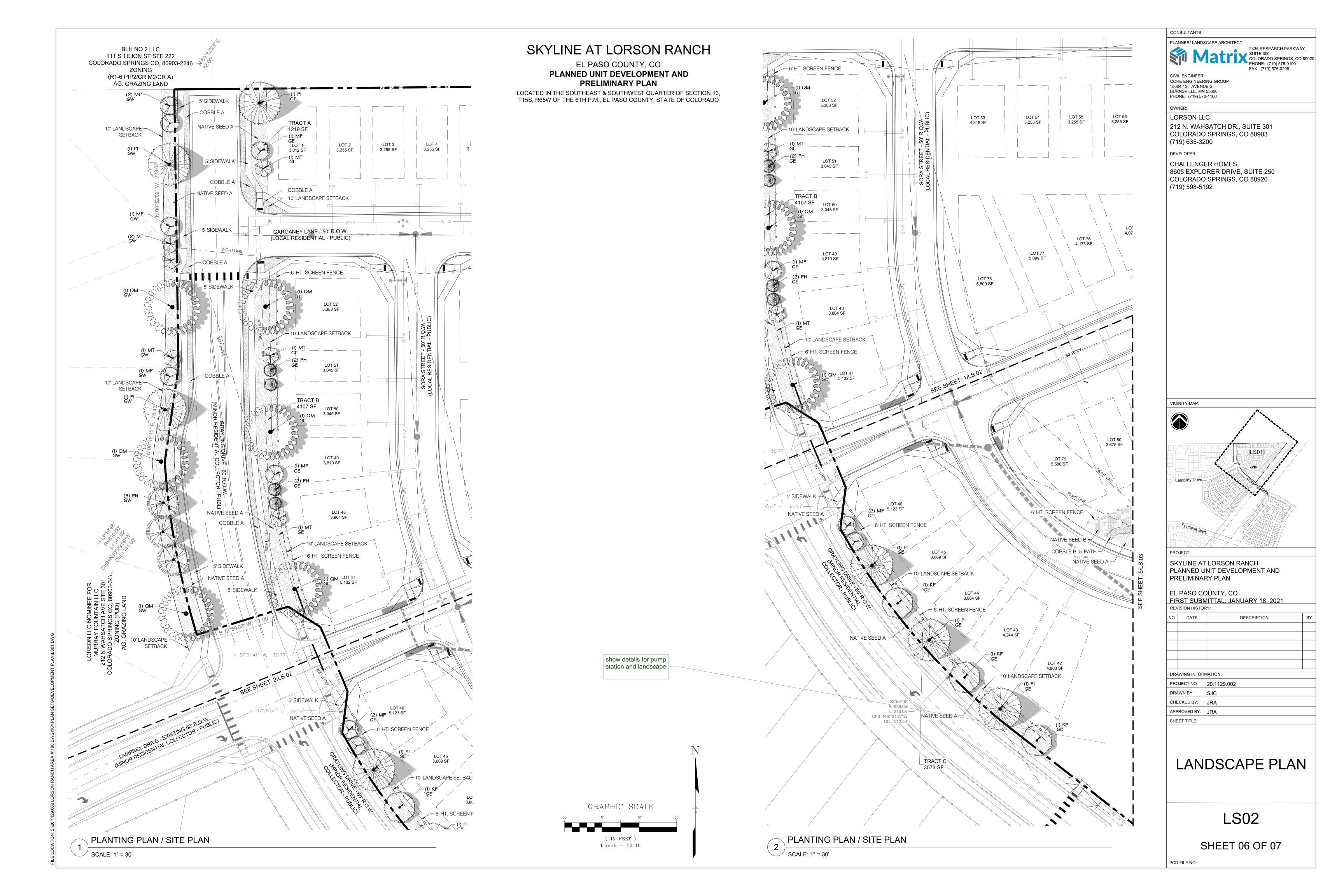
LS01

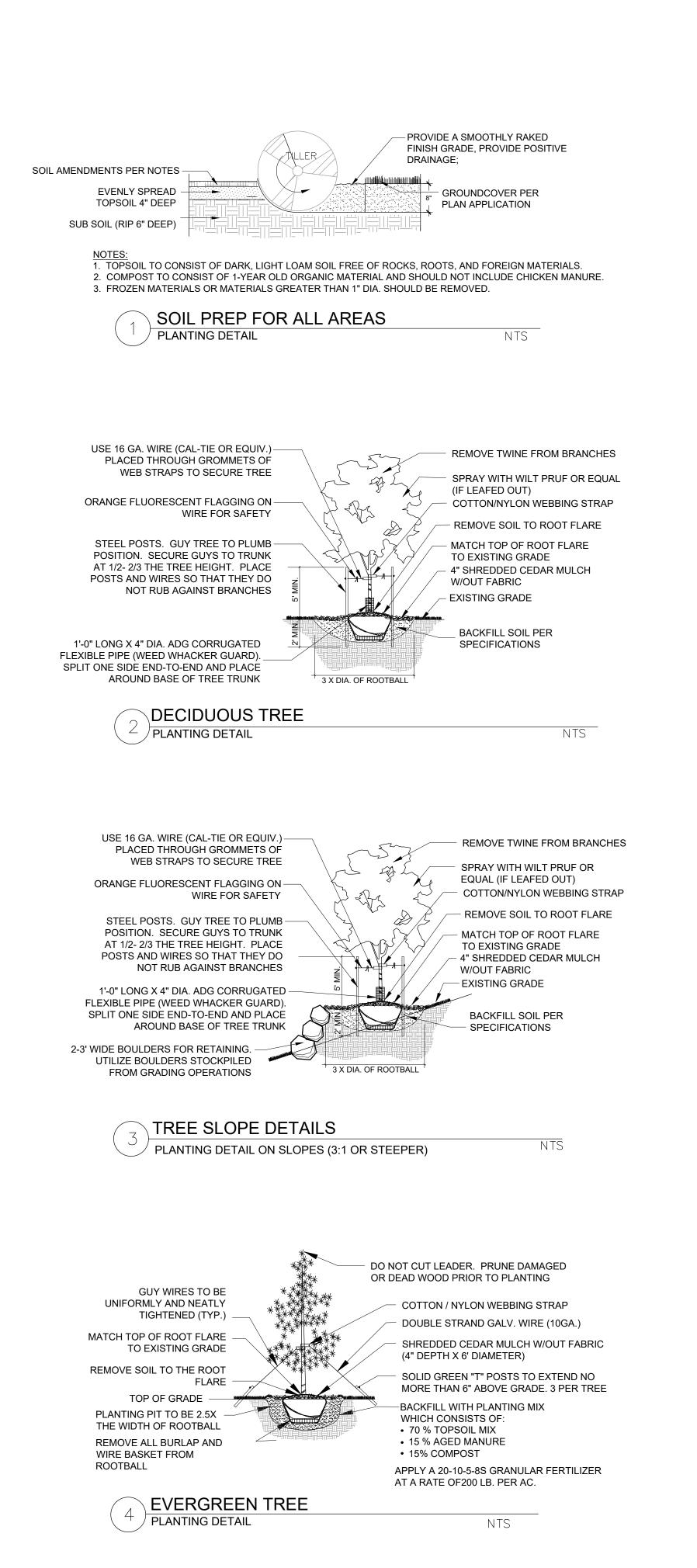
SHEET 05 OF 07

PCD FILE NO.

OVERALL SITE

SCALE: 1" = 100'





PLANT SCHEDULE

2" CAL.

MAT. W. **EVERGREEN TREES** QTY BOTANICAL / COMMON NAME PLANTING SIZE CONTAINER PICEA PUNGENS 'HOOPSII' 6` HT. 10` - 12` 20`-25` HOOPSI BLUE SPRUCE PINUS NIGRA 6` HT. AUSTRIAN BLACK PINE PINUS PONDEROSA 6` HT. 30`-40` 50`-75` PONDEROSA PINE CODE QTY BOTANICAL / COMMON NAME **CONTAINER** PLANTING SIZE MAT. W. MALUS X 'LOUISA' 1.5" CAL. B&B 12`-15` 12` - 15` LOUISA CRABAPPLE MALUS X `PRAIRIFIRE` 1.5" CAL. B&B 12`-15` 15`-25` PRAIRIFIRE CRAB APPLE MT MALUS X 'THUNDERCHILD' 1.5" CAL. 12`-15` 20`-25` THUNDERCHILD CRABAPPLE PRUNUS CERASIFERA `CRIMSON POINTE` 1.5" CAL. 5`-6` 15`-20` `CRIMSON POINTE FLOWERING PLUM PLANTING SIZE SHADE TREES CODE QTY BOTANICAL / COMMON NAME **CONTAINER** <u>MAT. W.</u> MAT. HT. ACER RUBRUM 'RED SUNSET' AS 2" CAL. 30`-40` 40` - 50` RED SUNSET MAPLE KOELREUTERIA PANICULATA 2" CAL. 20`- 30` 20`-30` GOLDEN RAIN TREE

QUERCUS MACROCARPA

BURR OAK

SCALE: 1" = 30'

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

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
NATIVE SEEDA	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
NATIVE SEED B	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
COBBLEA	3,076 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
COBBLE B	1,100 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
WILLIAM CONTROL CONTRO		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/4" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PERMANUFACTURER'S SPECIFICATIONS.

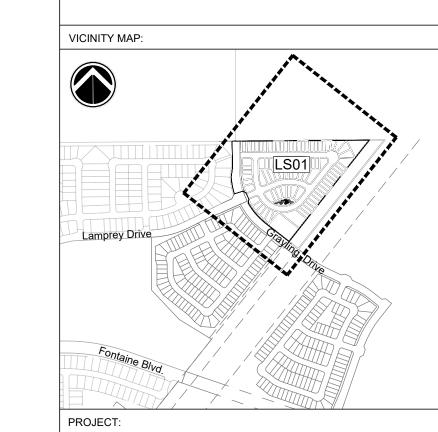
— — — UTILITY EASEMENT, TYP; REF. CIVIL

— — — PROPERTY LIMIT LINE

— — — LANDSCAPE BUFFER / SETBACK LINE

CONCRETE SIDEWALK; REF. CIVIL

FIRE HYDRANT, TYP; REF. CIVIL



CONSULTANTS:

CIVIL ENGINEER:

OWNER:

15004 1ST AVENUE S.

BURNSVILLE, MN 55306

PHONE: (719) 570-1100

LORSON LLC

(719) 635-3200

(719) 598-5192

CHALLENGER HOMES

DEVELOPER:

CORE ENGINEERING GROUP

212 N. WAHSATCH DR., SUITE 301

8605 EXPLORER DRIVE, SUITE 250

COLORADO SPRINGS, CO 80920

COLORADO SPRINGS, CO 80903

PLANNER/ LANDSCAPE ARCHITECT:

2435 RESEARCH PARKWAY,

COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100

FAX: (719) 575-0208

SUITE 300

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
DRA	AWING INFORM	MATION:	
PRO	DJECT NO:	20.1129.002	
DRA	AWN BY:	SJC	
CHE	ECKED BY:	JRA	
APF	PROVED BY:	JRA	
SHE	ET TITLE:		

LANDSCAPE PLAN,
DETAILS,
SCHEDULE &
LEGEND

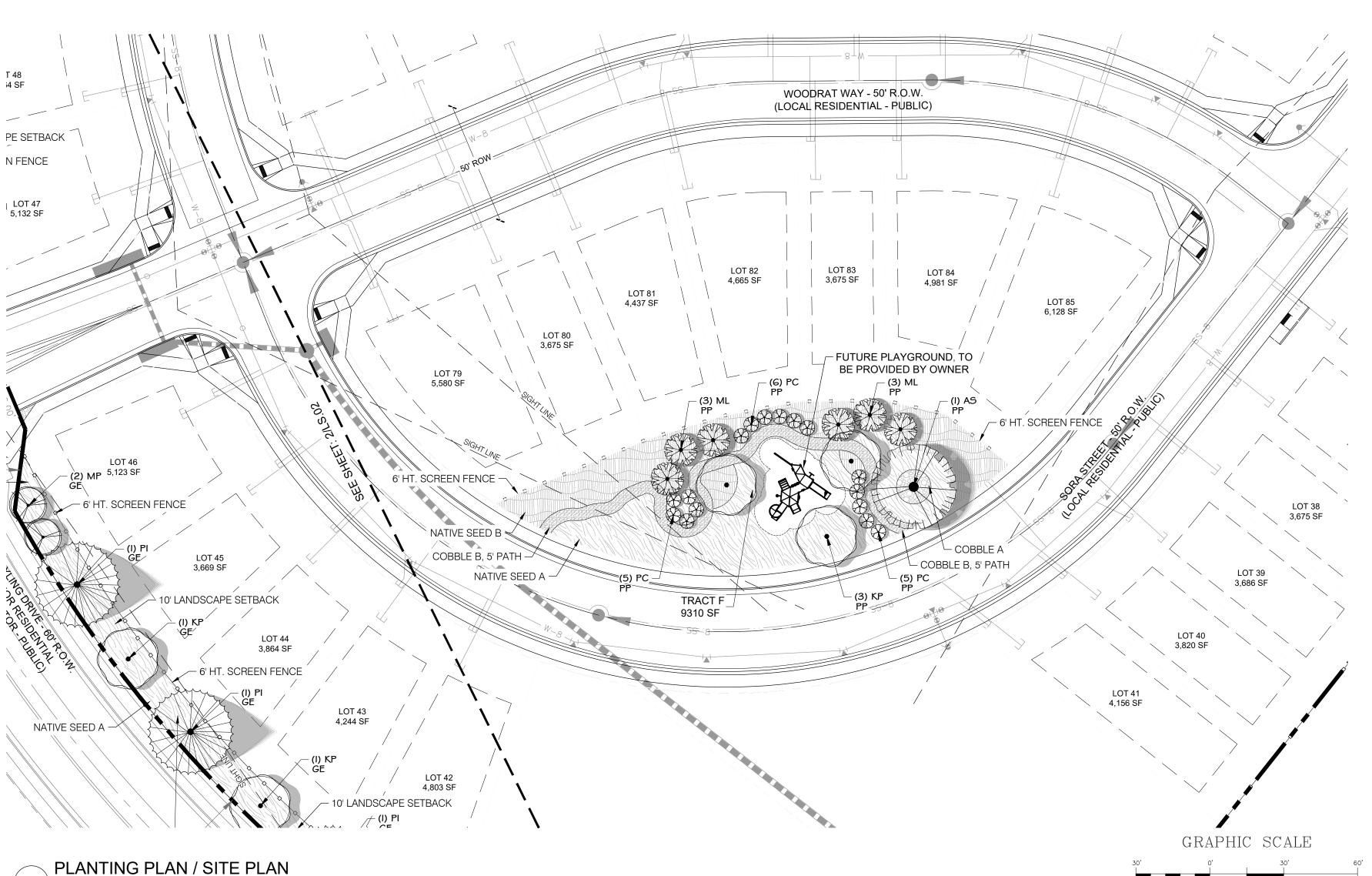
LS03

SHEET 07 OF 07

PCD FILE NO.:

(IN FEET)

1 inch = 30 ft.



40`-50` 50`-60`

PUDSP V_1 Planning Redlines Only.pdf Markup Summary 3-10-2021

dsdparsons (56) Subject: Callout Page Label: 2 Author: dsdparsons Date: 3/10/2021 3:58:37 PM Status: Color: ■

ROAD ACCESS CRITERIA-ROADS SHALL NOT INTERSECT LIBRAN LOCAL ROADWAYS CLOSER THAN 175 FROM BACHJOHDER (CENTERLINE) Jeff are these rather deviations NOT modifications?

PEDESTRIAN RAMPS AT 4-W.

Subject: Callout Page Label: 1 Author: dsdparsons

Date: 3/10/2021 4:01:04 PM

Status: Color: ■ Layer: Space:

Layer: Space:

Jeff are these rather deviations NOT modifications?

Subject: Callout Page Label: 1

Author: dsdparsons

Date: 3/10/2021 4:02:27 PM

Status: Color: Layer: Space: modify note to incorporate CGS comments



Subject: Text Box Page Label: 1 Author: dsdparsons

Date: 3/10/2021 4:02:52 PM

Status: Color: Layer: Space: "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."

RIA. ROADS
TI URBAN LOCAL
ROADWAYS AND A COLLECTOR
LOGER THAN
TIFERLINE)
CLOSER THAN 175:
C

Subject: Callout Page Label: 1 Author: dsdparsons

Date: 3/10/2021 4:04:49 PM

Status: Color: Layer: Space: delete off PUD modifications if Jeff Rice agrees.

.....

EXESTION PROBETTION PROCESTION PROCESTION PROBET AT 6 WAY 2 A 1 CO. TO THE PROPERTY OF THE PRO

Subject: Callout Page Label: 1 Author: dsdparsons

Date: 3/10/2021 4:05:14 PM

Status: Color: ■ Layer: Space: deviation not PUD mod.



Subject: Callout show details for pump station and landscape

Page Label: 6 Author: dsdparsons

Date: 3/10/2021 4:12:11 PM

Status: Color: Layer: Space:



Subject: Callout Page Label: 3 Author: dsdparsons

Date: 3/10/2021 8:07:38 AM

Status: Color: Layer: Space:

So the garage is behind the house?



Subject: Callout Page Label: 3 Author: dsdparsons

Date: 3/10/2021 8:08:22 AM

Status: Color: 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?

Layer: Space:



Subject: Callout Page Label: 4 Author: dsdparsons

Date: 3/10/2021 8:09:32 AM

Status: Color: Layer: Space:

Any trail connectivity provided?



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

Status: Color: Layer: Space:

are the propposed contours correct here?



Subject: Arrow Page Label: 4 Author: dsdparsons Date: 3/10/2021 8:17:39 AM

Status: Color: Layer: Space:

Subject: Callout Add the Pump Station landscape and detail Page Label: 5 Author: dsdparsons **Date:** 3/10/2021 8:18:40 AM Status: Color: Layer: Space: Subject: Callout what is this graphic depicting? Page Label: 5 Author: dsdparsons Date: 3/10/2021 8:19:01 AM Status: Color: Layer: Space: Subject: Callout SCREEN FENCE you have these details later in the set; you dont Page Label: 2 need to show twice...deleting here may allow to Author: dsdparsons add notes here instead of sheet 3... Date: 3/10/2021 8:20:48 AM Status: Color: Layer: Space: Subject: Callout is this a fence so the open space is not accessible Page Label: 4 (useable)? Add a path tract between lots? Author: dsdparsons Date: 3/10/2021 8:23:07 AM Status: Color: Layer: Space: Subject: Callout is this a fence so the open space is not accessible Page Label: 2 (useable)? Add a path tract between lots? Author: dsdparsons Date: 3/10/2021 8:23:28 AM Status: Color: Layer:



Subject: Owner Certification

Page Label: 2 Author: dsdparsons Date: 3/10/2021 8:23:59 AM

Status: Color: Layer: Space:

Space:

r



Subject: Callout Page Label: 2

Author: dsdparsons Date: 3/10/2021 8:24:29 AM

Status: Color: ■ Layer: Space: shift lot lines to add trail access?

what is adjacent to that? All sheets show adjacent use. Zone, looking please test Subject: Callout Page Label: 2 Author: dsdparsons

Date: 3/10/2021 8:25:20 AM

Status: Color: ■ Layer: Space: what is adjacent to this? All sheets show adjacent

use, zone, lotting please trail



Subject: Callout Page Label: 2 Author: dsdparsons Date: 3/9/2021 3:00:39 PM

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



Subject: Callout Page Label: 2 Author: dsdparsons Date: 3/9/2021 3:03:27 PM

Status: Color: ■ Layer: Space: How is this openspace? It needs to be removed from the open space count as its not ...



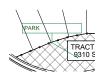
Subject: Callout Page Label: 2 Author: dsdparsons Date: 3/9/2021 3:07:04 PM

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

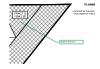


Subject: Callout Page Label: 2

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: Color: 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:

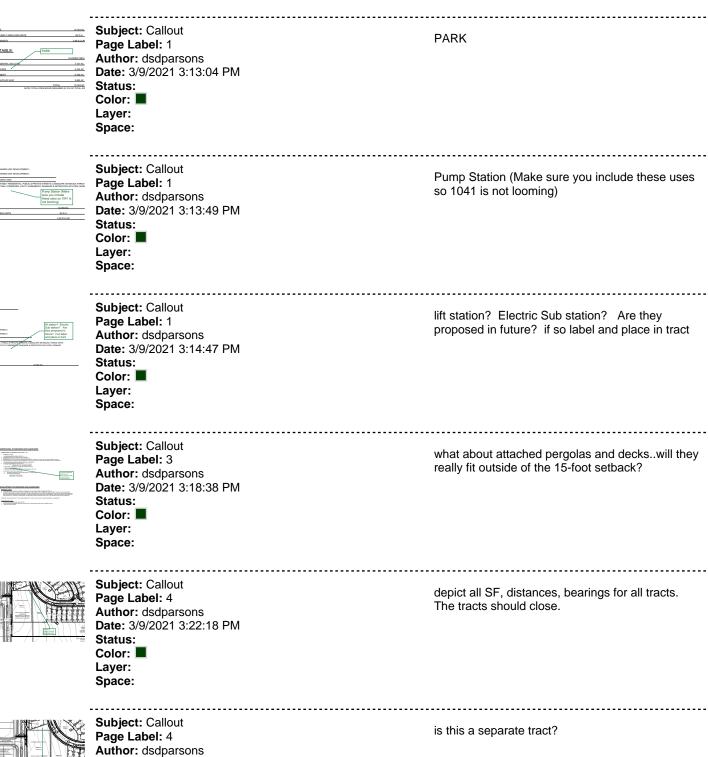
Add POWERLINE EASMENT LIKE ON HILLS **PUDSP**

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



Date: 3/9/2021 3:22:34 PM

Status: Color: Layer: Space:



Subject: Callout Page Label: 4 Author: dsdparsons Date: 3/9/2021 3:23:59 PM

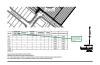
Status: Color: ■ Layer: Space: landscape should be provided for this tracts and any other tracts that will be built on....as well as

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
FIRST CONTROL OF THE PROPERTY	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)
TS AND SANTARY SENERAGE CONSTANCE CON DWITTER A SANTARY SENERAGE CONSTANCE CON DWITTER A SANTARY SANTARY SENERAGE CONSTANCE ALL OTHER UTILITIES AND SANTARY SENERAGE CONSTANTARY SELECTION. SECURITY SENERAGE CONTINUES AND SANTARY SELECTION. SECURITY SENERATE SHALL BE PROVIDED ON ALL LOTS AS TO SERVICE SENERATE SHALL BE SANTARY SENERAGE. SENERAGE CONTINUES SHALL BE SANTARY SENERAGE. SANTARY SENERAGE CONTINUES AND SANTARY SENERAGE. SANTARY SENERAGE. SANTARY SENERAGE. SANTARY SENERAGE.	Subject: Callout Page Label: 1 Author: dsdparsons Date: 3/9/2021 3:39:08 PM Status: Color: Layer: Space:	delete this note 6
The second secon	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
THE COLOR OF THE PROPERTY OF T	Subject: Callout Page Label: 1 Author: dsdparsons Date: 3/9/2021 3:40:26 PM Status: Color: Layer: Space:	Lots
TOTAL PROPERTY AND ADMINISTRATION OF THE PROPERTY A	Subject: Callout Page Label: 1 Author: dsdparsons Date: 3/9/2021 3:41:06 PM Status: Color: Layer: Space:	maintained by

- -

Subject: Callout side yards? Page Label: 1 Author: dsdparsons Date: 3/9/2021 3:41:34 PM Status: Color: Layer: Space: Subject: Callout except as deviations are approved. Page Label: 1 Author: dsdparsons Date: 3/9/2021 3:42:23 PM Status: Color: Layer: Space: Subject: Callout NOISEWALL DETAIL HERE Page Label: 2 Author: dsdparsons Date: 3/9/2021 3:43:12 PM Status: Color: Layer: Space: Subject: Callout NOISEWALL Required along rear of lots X through Page Label: 1 Y , adjacent to FONTAINE to be installed by X, and maintained BY X. Site date and name of Author: dsdparsons Date: 3/9/2021 3:45:06 PM study and who completed. Status: Color: Layer: Space: Subject: Callout if it is to ECM standard than we dont need this note Page Label: 1 Author: dsdparsons ARCHITECTURAL CONTROL C Date: 3/9/2021 3:46:00 PM Status: Color: Layer: Space:



Subject: Callout

Author: dsdparsons

Date: 3/9/2021 3:46:56 PM

Page Label: 1

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

The Section 1 of the Section of the Section 1 of Section

LOODPLAIN NOTES:

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