LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES

LOTS SIZED 5,000 SF AND LARGER:
Residential Use Standards:
1. There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
2. Allowed Uses Include: Single Family Residential, mail kiosks, trail corridors, development signage, pedestrian walkways, fencing, utilities, stormwater facilities, drainage improvements, and any other uses allowed per the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines.
3. Minimum Lot Area:
   a. Dwelling, Single Family: Five Thousand Square Feet (5,000 SF).
4. Maximum Percentage of Structural Coverage of Lot: No Maximum
5. Maximum Structural Height: Forty Feet (40').
6. Minimum Width of Lot at Front Building Setback Line: Forty Feet (40').
7. Setback Requirements:
   a. Front yard: Twenty Feet (20') to Face of Garage
      Fifteen Feet (15') to Face of House
   b. Side yard: Five Feet (5')
   c. Rear yard: Fifteen Feet (15')
   d. Corner yard (Non-Driveway Side): Ten Feet (10')

Accessory Use Standards:
1. Accessory structure uses shall be limited to typical residential structures such as sheds, decks, detached decks, gazebos, patios, hot tubs, and pools. There shall be no guest houses allowed.
2. Accessory structures shall only be located within the back-yard and must be located behind the main structure. No accessory uses will be permitted in the front yard or in front of the primary residence.
3. Maximum Accessory Structure Height: Fifteen Feet (15')
4. Setback Requirements:
   a. Side Yard: Five Feet (5')
   b. Rear Yard: Five Feet (5')

LOTS SIZED 4,999 SF AND SMALLER:
Residential Use Standards:
1. There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
2. Allowed Uses Include: Single Family Residential, mail kiosks, trail corridors, development signage, pedestrian walkways, fencing, utilities, stormwater facilities, drainage improvements, and any other uses allowed per the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines.
3. Minimum Lot Area:
   a. Dwelling, Single Family: Three Thousand Eight Hundred Twenty Five Square Feet (3,825 SF).
4. Maximum Impervious Coverage: No Maximum
5. Maximum Structural Height: Forty Five Feet (45').
6. Minimum Width of Lot at Front Building Setback Line: Thirty Five Feet (35').
7. Setback Requirements:
   a. Front yard: Twenty Feet (20') to Face of Garage
      Fifteen Feet (15') to Face of House
   b. Side yard: Five Feet (5')
   c. Rear yard: Fifteen Feet (15')
   d. Corner yard (Non-Driveway Side): Ten Feet (10')

Accessory Use Standards:
1. Accessory structure uses shall be limited to typical residential structures such as sheds, decks, detached decks, gazebos, patios, hot tubs, and pools. There shall be no guest houses allowed.
2. Accessory structures shall only be located within the back-yard and must be located behind the main structure. No accessory uses will be permitted in the front yard or in front of the primary residence.
3. Maximum Accessory Structure Height: Fifteen Feet (15')
4. Setback Requirements:
   a. Side Yard: Five Feet (5')
   b. Rear Yard: Five Feet (5')

SCHOOL SITE

1. The property within this subdivision may be subject to the provisions of the amended and restated School Site Dedication Agreement Recorded at Reception No. 21202170.
2. A 25.0 acre school site will be zoned "School Site" as part of this Lorson Ranch East PUD/ Preliminary Plan and was dedicated to El Paso County as part of the Loon Ranch Pioneer Landing Filing No. 2 plat recorded on January 5, 2017, Reception No. 217713066.
3. The school district will be responsible for submitting a detailed site development plan for review and approval to El Paso County Planning and Community Development. The school district shall address at that time participation in any necessary required traffic impact fees, drainage fees, etc. that may be applicable for approval of the proposed school.
4. Developer shall provide roadway access, utilities, and other public infrastructure necessary and as required to support the school site.

PUD MODIFICATIONS

1. A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the requirement of one street tree for every 20' of linear frontage for arterial roadways to one street tree for every 30' of linear frontage along Fontaine Blvd.
2. A PUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the 175' spacing of urban local residential roadways to 165' for Yamhill Dr., Shavers Dr. Clanon Dr., Also Dr., and Nolin Dr. where these streets intersect with Lamprey Drive (Collector). And for Magothy Dr. and Horton Dr. where these streets intersect with Trappe Drive (Collector).
3. A PUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the 660' intersection spacing along a urban residential collector to 345' along Trappe Dr. between Lorson Blvd. and Magothy Dr.; to 575' along Lorson Blvd. between Trappe Dr. and Willapa Dr.; to 550' along Lorson Blv.d between Skuna Dr. and Lamprey Dr.; and to 561' between Clanon Dr. and Fontaine Blvd. along Lamprey Dr.

LANDSCAPE

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. Future park site locations have been located in Tracts F, N, and R. Per discussions with the El Paso County Park Department the 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 County Park Department.
3. Total open space acreage is cumulative of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.
4. Landscaping areas, trails, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District No. 1.
5. Any landscaping within the public rights-of-way will be subject to a license agreement with El Paso County for ownership and maintenance responsibilities.
6. No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Reference 2.3.6.G. The minimum horizontal clearance for sidewalks around utility structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.
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 to be owned and maintained by the Lorson Ranch Metropolitan District No. 1.

STREETS

Aren't EE and FF outside of the other tracts from the ROW?

RESPONSE: REMOVED EE & FF FROM THIS NOTATION.

1. All streets will 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.
2. Tracts N, O, P, Q, S, W, EE, and FF are reserved for potential public improvements to Lorson Boulevard. The Lorson Ranch Metropolitan District will own and maintain these tracts until such time, if any, that the County requests the deeds conveying the portions of these tracts necessary for right-of-way purposes to El Paso County at no cost to the County. El Paso County, its agent(s) or assignee(s) may request the deeds and construct roadway improvements within these tracts at any time at the County's sole discretion. Landscaping allowed to remain within the acquired right-of-way shall continue to be maintained by Lorson Ranch Metropolitan District under the Landscape License Agreement allowing maintenance of landscaping within the platted rights-of-way within Lorson Ranch East Filing No. 1.
3. The Board authorized the Planning and Community Director to administratively accept dedication of right-of-way to the County on Lots 249-254; 528-534; 707-711 in this PUD development plan and preliminary plan, if future traffic studies identify the need for acquisition of said land to accommodate the design and construction of improvements at the intersection of Fontaine Boulevard and Lamprey Drive. The Director is also hereby authorized to administratively approve an amendment to a future plat(s) depicting any necessary changes to these lots in order to facilitate the dedication of such right-of-way. The Board also authorizes the Director to administratively approve a reduction in building setbacks and an increase in the allowed lot coverage for these lots to allowed them to be developed with single family residential dwellings if dedication of the additional land for the intersection improvements is provided.
4. Landscaping areas, common open space and buffers shall be owned and maintained by the Lorson Ranch Metropolitan District No. 1.
5. Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided on both sides of all streets as illustrated on this plan. Typical cross sections will be shown with future submittals.
6. 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.
7. Urban Local Residential Knuckle design to be per the El Paso County Engineering Criteria Manual knuckle detail Figure SD 2-77.

FLOODPLAIN NOTES:

1. Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 08041C0975F, effective date March 17, 1997. Portions of the floodplain have been revised per LOMR Case #14-08-0534P effective date January 29, 2015.
2. The Phase 3 lots located within the current floodplain north of Fontaine Blvd. shall not be platted until a LOMR/ CLOMR process is completed. The submittal and review of the LOMR/ CLOMR will occur independently of this PUD/ Preliminary Plan and shall be approved prior to the platting of any lots currently located within floodplain boundaries.
3. The Jimmy Camp Creek East Tributary is to be dedicated to, owned and maintained by El Paso County. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/ owner as required. Lorson Ranch Metropolitan District, Assignee to El Paso County, the channel/ floodplain tracts will be dedicated to El Paso County.

Lorson Ranch Metropolitan District

RESPONSE: REVISED TO LR METRO DISTRICT AS REQUESTED.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

1. 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 .

LEGAL DESCRIPTION- LORSON RANCH EAST:

A TRACT OF LAND BEING TRACT E, TRACT I, AND TRACT J OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2", ACCORDING TO THE PLAT RECORDED UNDER RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY COLORADO, TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14, AND TOGETHER WITH A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13, AND TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24, AND TOGETHER WITH A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF"PIONEER LANDING AT LORSON RANCH FILING NO. 1", MONUMENTED BY A REBAR AND ORANGE SURVEYORS CAP STAMPED "RAMPART PLS 26965" FROM WHICH THE EAST ONE-QUARTER CORNER (E1/4) OF SAID SECTION 14, AS MONUMENTED BY A 2-1/2"PIPE WITH 3" GALVANIZED SCREW ON CAP ONLY PARTIALLY STAMPED, BEARS N89°42'02"E, A DISTANCE OF 1873.45 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N89°42'02"E ALONG THE NORTH LINE OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2", A DISTANCE OF 1460.77 FEET TO THE NORTHWEST CORNER OF TRACT E AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE CONTINUING N89°42'02"E ALONG THE NORTH LINE OF TRACT E AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14, A DISTANCE OF 412.68 FEET TO THE EAST QUARTER CORNER THEREOF;
thence N89°32'06"E, ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SECTION 13, a distance of 2686.16 feeT.
thence S00°52'02"E a distance of 266.98 feet to A point of curve,
Thence along the arc of a curve to the left said curve having a radius of 533.00 feet, a central angle of 51°09'19", (the long chord of which bears S26°26'41"E a distance of 460.23 feet), an arc distance of 475.88 feet TO A POINT OF TANGENCY .
thence S52°01'21"E a distance of 254.47 feet to a point on THE NORTHWESTERLY line OF A 100 FOOT WIDE ELECTRICAL EASEMENT RECORDED IN BOOK 2665 AT PAGE 715 OF THE EL PASO COUNTY, COLORADO RECORDS .
thence S38°22'41"W ALONG SAID NORTHWESTERLY LINE, a distance of 1384.65 feet to THE NORTHEASTERLY CORNER OF TRACT I "PIONEER LANDING AT LORSON RANCH FILING NO. 2".
THENCE S38°22'41"W A DISTANCE OF 0.03 FEET.
THENCE S18°59'47"W, ALONG THE EASTERLY LINE THEREOF, 99.98 FEET.
THENCE N70°06'29"W, ALONG THE SOUTHERLY LINE OF SAID TRACT I, A DISTANCE OF 34.99 FEET.
THENCE S38°22'41"W, ALONG THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT, 447.46 FEET TO THE EAST CORNER OF THAT PARCEL DESCRIBED IN SPECIAL WARRANTY DEED UNDER RECEPTION NO. 206041590 OF THE EL PASO COUNTY RECORDS.
thence N51°37'27"W ALONG THE NORTHEASTERLY LINE THEREOF, a distance of 295.16 feet to THE NORTH CORNER THEREOF.
thence S38°22'33"W ALONG THE NORTHWESTERLY LINE THEREOF, a distance of 295.16 feet THE WEST CORNER THEREOF.
thence S51°37'28"E ALONG THE SOUTHWESTERLY LINE, a distance of 295.16 feet to THE SOUTH CORNER THEREOF ON THE WESTERLY LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT.
thence S38°22'41"W ALONG THE NORTHWESTERLY LINE THEREOF, a distance of 2995.68 feet to a point of a non-tangential curve.
Thence along the arc of a curve to the right said curve having a radius of 780.00 feet, a central angle of 11°45'40", (the long chord of which bears N58°05'27"W a distance of 159.83 feet), an arc distance of 160.11 feet TO A POINT OF TANGENCY .
thence N52°12'37"W a distance of 365.17 feet to A point of curve.
Thence along the arc of a curve to the right said curve having a radius of 595.00 feet, a central angle of 51°48'35", (the long chord of which bears N26°18'20"W a distance of 519.88 feet), an arc distance of 538.03 feet, to a point of TANGENCY.
thence N00°24'02"W a distance of 473.91 feet to a point of curve.
Thence along the arc of a curve to the left said curve having a radius of 20.00 feet, a central angle of 90°00'00", (the long chord of which bears N45°24'02"W a distance of 28.28 feet), an arc distance of 31.42 feet, to a point of TANGENCY.
thence S89°35'58"W a distance of 133.65 feet.
thence N86°49'27"W a distance of 128.25 feet.
thence S89°35'58"W a distance of 232.72 feet.
thence N00°24'06"W a distance of 72.00 feet to THE SOUTHEAST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3"ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 213713396 IN THE EL PASO COUNTY RECORDS.

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING THIRTEEN (13) COURSES.
(1) thence N16°01'58"E a distance of 99.99 feet.
(2) thence N27°11'53"E a distance of 50.51 feet.
(3) thence N04°50'55"E a distance of 216.26 feet to a point of curve,
(4) Thence along the arc of a curve to the right said curve having a radius of 269.76 feet, a central angle of 64°17'45", (the long chord of which bears N34°59'08"E a distance of 287.09 feet), an arc distance of 302.72 feet, to a point of REVERSE curve.
(5) Thence along the arc of a curve to the left said curve having a radius of 30.49 feet, a central angle of 56°04'49", (the long chord of which bears N38°38'23"E a distance of 28.67 feet), an arc distance of 29.84 feet, to a point of REVERSE curve.
(6) Thence along the arc of a curve to the right said curve having a radius of 349.56 feet, a central angle of 44°40'15", (the long chord of which bears N41°02'22"E a distance of 265.69 feet), an arc distance of 272.54 feet.
(7) thence N44°09'15"E non-tangent TO THE PREVIOUS COURSE, a distance of 20.09 feet.
(8) thence N06°46'10"E a distance of 174.78 feet.
(9) thence N00°18'49"E a distance of 51.25 feet.
(10) thence N54°41'02"W a distance of 36.93 feet.
(11) thence N20°11'38"E a distance of 214.89 feet.
(12) thence N10°51'46"E a distance of 291.60 feet.
(13) thence N00°24'02"W a distance of 232.81 feet TO THE NORTHEAST CORNER OF AFORESAID "THE MEADOWS AT LORSON RANCH FILING NO. 3".
thence S89°35'58"E ALONG THE NORTH LINE THEREOF, a distance of 492.32 feet TO THE SOUTHEAST CORNER OF FONTAINE BOULEVARD AS DESCRIBED IN SPECIAL WARRANTY DEED UNDER RECEPTION NO. 207107323 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
thence N00°24'02"W ALONG THE EAST LINE THEREOF, a distance of 130.00 feet TO THE NORTHWEST CORNER OF AFORESAID TRACT I, "PIONEER LANDING AT LORSON RANCH FILING NO. 2".
thence S89°35'58"W ALONG THE NORTH LINE THEREOF, a distance of 531.67 feet TO THE SOUTHWEST CORNER OF TRACTE, "PIONEER LANDING AT LORSON RANCH FILING NO. 2".

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES.
(1) thence N08°50'55"E a distance of 436.63 feet.
(2) thence N42°43'39"E a distance of 313.13 feet.
(3) thence N45°28'23"E a distance of 55.11 feet.
thence N00°17'57"W a distance of 939.47 feet to the POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 274.585 ACRES MORE OR LESS.

GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 826 Single-Family detached residential units per the approved 2006 Zoning and Conceptual Plan and the Lorson Ranch Sketch Plan Minor Amendment.

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 LORSON RANCH EAST 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 LORSON RANCH EAST 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 the 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 than 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.

LAND USE:

CURRENT ZONING:	PUD (PLANNED UNIT DEVELOPMENT)- RM (7-10 DU/ AC); RLM (4-6 DU/ AC); RMH (10-13 DU/ AC)
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT)- RM (7-10 DU/ AC); RLM (4-6 DU/ AC); RMH (10-13 DU/ AC); SCHOOL SITE (SS)
CURRENT LAND USE:	VACANT/ UNDEVELOPED
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL; LANDSCAPE EASEMENTS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE; FUTURE SCHOOL SITE

SITE DATA TABLE:

TOTAL SITE ACREAGE	274.59 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	826 DU
PROPOSED GROSS DENSITY	3.01 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (826 LOTS)	120.77 AC	44%
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	26.75 AC	10%
OPEN SPACE/ LANDSCAPE	27.07 AC	10%
STREET RIGHTS-OF-WAY	58 AC	21%
FUTURE SCHOOL SITE	25 AC	9%
FUTURE RES. LOW MEDIUM 4-6 DU/ ACRE	17 AC	6%
TOTAL	274.59 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 274.59 X .10= 27.46 ACRES

TOTAL OPEN SPACE PROVIDED IS 19.6%= 53.82 ACRES

GENERAL NOTES

1. Refer to approved Lorson Ranch Development Agreement #6, as Amended, by the El Paso County Board of County Commissioners for development information.
2. The approved Lorson Ranch Development Agreement #6, as Amended, requires the construction of a second access across the East Tributary of Jimmy Camp Creek with development east of this tributary. This second access will be provided with Phase 1 of Lorson Ranch East development.
3. No residential lots shall have direct access to Collector Roadway or Minor Arterial Roaway Classifications. All residential lots will have direct access to local residential streetways.
4. 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.
5. All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given utility easements as required.
6. Public Utility/ Drainage Easements shall be provided on all lots as follows:
   a) Front: ten feet (10)
   b) Side: five feet (5)
   c) Rear: ten feet (10)
   e) All tracts, landscape and detention facilities will be designated for Public Utilities as required.
7. Street lights will be restricted to Mountain View Electric Associations details and specifications.
8. Site lighting will meet the requirements set forth in Section 6.2.3 of 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.
9. Fencing:
   -All proposed fencing is subject to Design Review Committee approval as set forth in the Covenants and Design Guidelines for Lorson Ranch. Please visit: www.lorsonranch.com for more information regarding review.
   -Internal Fencing: Internal fencing is allowed within individual rear yards. Fencing design, materials, and layout shall be approved by the Design Review Committee . Please visit www.lorsonranch.com for more information regarding review.
   -No fences shall impede drainage in any way.
10. 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.
11. The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
12. Individual lot side yard swales to be constructed during individual lot construction/ landscaping to provide adequate drainage.

VICINITY MAP

Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this _____ day of _____ 20___ A.D. Lorson LLC as Nominee for Murray Fountain LLC and Lorson Conservation Invest I LLP, a Colorado Limited Liability Company

_____
Authorized Agent, Manager

In Witness Whereof: The aforementioned Eagle Development Co has executed these presents this _____ day 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 _____ day of _____ 20___ A.D. by _____

Witness my Hand and Seal: _____
Notary Public

My Commission Expires: _____

County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (*Board resolution or motion #_____and date_____*) approving the PUD and all applicable El Paso County regulations.

_____ _____
President, Board of County Commissioners date

_____ _____
Director, Planning and Community Development date

Clerk and Recorder Certification

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

I hereby certify that this Plan was filed in my office on this_____ of _____, 20____

at _____ o'clock a.m./p.m. and was recorded per

Reception No. _____.

_____
El Paso County Clerk and Recorder

KEY PLAN

SHEET INDEX:

P1	PUD COVER SHEET
P2-3	PUD DETAILS
P4-8	PUD DEVELOPMENT PLAN
P9	GEOLOGICAL HAZARDS MAP
L1-L3	PRELIMINARY LANDSCAPE PLAN

OWNERS: LORSON LLC NOMINEE FOR
MURRAY FOUNTAIN LLC &
LORSON CONSERVATION INVEST I LLLP
AND EAGLE DEVELOPMENT COMPANY
212 N Wahsatch, Suite 301
Colorado Springs, Co 80903
(719) 635-3200

PREPARED BY: THOMAS & THOMAS, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCH., INC.
702 N. TEJON STREET
Colorado Springs, Co 80903
(719) 578-8777

PCD FILE NO.: PUDSP-16-003

THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3					
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:	2816.13	
SCALE:		AS NOTED

Lorson Ranch East

El Paso County, Colorado

PUD & PRELIMINARY PLAN

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TRACTS/ OPEN SPACE AREA:

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 274.59 X .10 = 27.46 ACRES
TOTAL OPEN SPACE PROVIDED IS 19.6% = 53.82 ACRES

PHASING PLAN:

PHASING PLAN AND SCHEDULE OF DEVELOPMENT:

1. THE LORSON EAST PUD/ PRELIMINARY PLAN IS ILLUSTRATING FOUR PHASES CREATED BY MAJOR ROADWAYS OR NATURAL BARRIERS.
2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, LORSON RANCH EAST MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN WINTER/ SPRING 2018.

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITES	SDS EASEMENT	SCHOOL SITE	FUTURE DEVELOPMENT	OWNED BY	MAINTAINED BY
A	1,088,729 SF (25 ACRES)						X		EPC/ WSD3	EPC/ WSD3
B	740,661 SF							X	LRMD	LRMD
C	64,976 SF	X	X	X	X				LRMD	LRMD
D	673,599 SF	X	X	X	X				LRMD	LRMD
E	112,809 SF	X	X	X	X	X			LRMD	LRMD
F	323,980 SF	X	X	X	X	X			LRMD	LRMD
G	22,314 SF	X	X	X	X				LRMD	LRMD
H	9,936 SF	X	X	X	X				LRMD	LRMD
I	24,200 SF	X	X	X	X				LRMD	LRMD
J	3,116 SF	X	X	X	X				LRMD	LRMD
K	21,022 SF	X	X	X	X				LRMD	LRMD
L	50,215 SF	X	X	X	X				LRMD	LRMD
M	491,790 SF	X	X	X	X				LRMD	LRMD
N	156,845 SF	X	X	X	X				LRMD	LRMD
O	1,723 SF	X	X	X	X				LRMD	LRMD
P	11,561 SF	X	X	X	X				LRMD	LRMD
Q	10,109 SF	X	X	X	X				LRMD	LRMD
R	103,323 SF	X	X	X	X	X			LRMD	LRMD
S	55,724 SF	X	X	X	X				LRMD	LRMD
T	9,330 SF	X	X	X	X				LRMD	LRMD
U	2,210 SF	X	X	X	X				LRMD	LRMD
V	113,240 SF	X	X	X	X				LRMD	LRMD
W	2,268 SF	X	X	X	X				LRMD	LRMD
X	6,602 SF	X	X	X	X	X			LRMD	LRMD
Y	13,205 SF	X	X	X	X	X			LRMD	LRMD
Z	13,205 SF	X	X	X	X	X			LRMD	LRMD
AA	10,208 SF	X	X	X	X	X			LRMD	LRMD
BB	10,204 SF	X	X	X	X	X			LRMD	LRMD
CC	13,205 SF	X	X	X	X	X			LRMD	LRMD
DD	13,205 SF	X	X	X	X	X			LRMD	LRMD
EE	6,312 SF	X	X	X	X	X			LRMD	LRMD
FF	6,483 SF	X	X	X	X	X			LRMD	LRMD

LRMD= LORSON RANCH METROPOLITAN DISTRICT
EPC= EL PASO COUNTY
WSD3= WIDEFIELD SCHOOL DISTRICT #3

PCD FILE NO.: PUDSP-16-003

THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3					
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER: 2816.13		
SCALE:		AS NOTED

Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

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

TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR
NOT TO SCALE
LAMPREY DRIVE, TRAPPE DRIVE

TYPICAL SECTION 64' R.O.W.
RESIDENTIAL URBAN COLLECTOR
NOT TO SCALE
LORSON BOULEVARD
(STINGRAY LN TO LAMPREY DR)

FONTAINE BLVD
PRINCIPAL ARTERIAL (2040)
INTERIM URBAN COLLECTOR
TYPICAL SECTION 100' R.O.W.
NOT TO SCALE

1 6' WOOD SCREEN FENCE
NTS

2 SPLIT RAIL FENCE DETAIL
N.T.S.

3 LOT LAYOUT DETAIL
N.T.S.

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Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

P4

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

P5

5 of 9

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

P6

6 of 9

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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MATCHLINE P6

MATCHLINE P8

Replace centerline labels

RESPONSE: THE CENTERLINE LABELING LAYER WAS INADVERTANTELY TURNED OFF. THIS INFO HAS BEEN RE-ADDED TO THE PLANS.

PCD FILE NO.: PUDSP-16-003

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102 North Tejon
Colorado Springs, Colorado 80903
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Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

P7

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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MATCHLINE P7

ADJACENT PROPERTY OWNERS

1. IBAT F/B/O JAMES TODD STEPHENS ROTH IRA, 13540 MEADOWGRASS DR, COLORADO SPRINGS CO 80921
2. WINDOR RIDGE HOMES LLC, 4164 AUSTIN BLUFFS PKWY STE 361, COLORADO SPRINGS CO 80918
3. CONRAD SHANE, 10550 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
4. BAERRESEN JEFFREY SCOTT, RUESEWALD APRIL DAWN, 10556 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
5. MCCLAIN JERRY& NICHOLE, 10562 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
6. ARMSTRONG MICHAEL G, 10568 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
7. WAGNER ANTHONY WAYNE & JENNIFER, 10574 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
8. KALIS MICHAEL & SARAH, 10580 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
9. STEWART DAVID J II, METZGER SHANNON M, 10586 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
10. KLINGAMAN JARED A & NANETTE R, 10592 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
11. WATKINS TIFFANY P& KEVIN, 10598 ABRAMS DR, COLORADO SPRINGS CO 80925-8421
12. FETTE RICHARD A & PEGGY J, 10604 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
13. LAHR RYAN M & CHELSEY N, 10610 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
14. BILLS STACI JO, 10616 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
15. WYKSTRA SPENCER J & JESSICA M, 10622 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
16. RH MESA RIDGE LLC, PO BOX 38939, COLORADO SPRINGS CO 80937-8939
17. GREY PAUL J II, 10634 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
18. ALEXIS GARFIELD& KUYANA, 10640 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
19. BAXTER KAREN R & JAMES W JR, 10646 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
20. SAWICKI THOMAS J& ALYSSA M, 10652 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
21. DI LUZIO SALVATORE EUGENE SCOTTO & MICHELLE LYNN SCOTTO, 10658 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
22. OTTO LYDIA Y& DARRELL J, 10664 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
23. BAZEMORE DANIEL M JR & SALANNY, 10670 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
24. MCCORMICK DAVID E & KAYLA M, 10676 ABRAMS DR, COLORADO SPRINGS CO 80925-8422
25. IBAT F/B/O ELENA Z STEPHENS ROTH IRA, 13540 MEADOWGRASS DR, COLORADO SPRINGS CO 80921
26. IBAT F/B/O ELENA Z STEPHENS ROTH IRA, 13540 MEADOWGRASS DR, COLORADO SPRINGS CO 80921
27. IBAT F/B/O ELENA Z STEPHENS ROTH IRA, 13540 MEADOWGRASS DR, COLORADO SPRINGS CO 80921
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Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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RESPONSE: ADDED THIS STATEMENT TO THE PLAN NOTE.

RESPONSE: ADDED DATE

Provide date

RESPONSE: REVISED LABEL

Parks and

GEOLOGIC NOTATIONS AND CONDITIONS:

1. All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

2. Developer shall comply with local federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.

3. A 'Soils and Geology Report for Lorson Ranch East, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG). There are no significant geological hazards; however, the potential for geologic hazards or constraints do exists related to the potential for expansive or hydrocompactive soils. The geologic conditions are considered relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.

4. Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing anticipated foundation design recommendations, these investigations should also consider lot-specific recommendations relating to the following geologic conditions:
   a. Mitigation for loose and/ or expansive soil conditions (if encountered), and
   b. Potential shallow groundwater conditions and feasibility of below-grade construction.

5. At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/ or the lot-specific excavation observation performed at the time of construction.

6. An area along the east side of the channel of the proposed development has been identified as a floodplain. Additional grading has been proposed in this area. Once the grading has been completed, it is anticipated that a new LOMR will be obtained and that this new LOMR will modify the boundaries of the floodplain to exclude some or all of these affected lots. The affected lots shall not be platted until a revised LOMR indicates that they have been excluded from the floodplain. Lots currently located either partially or completely within the identified floodplain zone are illustrated on the map. These lots are identified as 554- 563, 706, 707, 714, 715, 717- 730, 736- 741, and 747- 749.

If the development is providing an underdrain system, state that.

RESPONSE: UNDERDRAIN NOTE ADDED TO NOTE NO. 5.

NORTH
(NOT TO SCALE)

PCD FILE NO.: PUDSP-16-003

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Lorson Ranch East
Geologic Hazards Exhibit
El Paso County, Colorado
PUD & PRELIMINARY PLAN

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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1 L1 EVERGREEN TREE PLANTING DETAIL NTS

2 L1 DECIDUOUS TREE PLANTING DETAIL NTS

NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

3 L1 SOIL PREP- SEED AREAS PLANTING DETAIL NTS

NOTE: WOOD SCREEN FENCE TO BE USED ALONG COLLECTOR ROADWAYS AND INTERIOR LOT LINES

4 L1 6' CEDAR WOOD FENCE NTS

NOTE: FENCE MATERIAL TO BE DETERMINED

5 L1 SPLIT RAIL FENCE DETAIL NTS

6 L1 5' COMPACTED BREEZE TRAIL NTS

PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	FONTAINE BLVD. (NORTH SIDE)	FONTAINE BLVD. (SOUTH SIDE)	LORSON RANCH BLVD. (NORTH SIDE)	LORSON RANCH BLVD. (SOUTH SIDE)
ROADWAY CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 35'	20' / 20	10' / 10'	10' / 10'
LINEAR FOOTAGE:	589'	2,445'	1,433'	1,552'
TREE/FEET REQUIRED:	1 / 30'	1 / 30'	1 / 50'	1 / 50'
NUMBER OF TREES REQUIRED/PROVIDED:	20/ 20	90/ 90	29/ 29	31/ 31
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A	N/A	N/A	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75	75 / 75	75 / 75	75 / 75

LANDSCAPE

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 EL PASO COUNTY PARKS.
2. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
3. FUTURE PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS B, J, AND R. PER DISCUSSIONS WITH THE EL PASO COUNTY PARK DEPARTMENT THE LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
4. TOTAL OPEN SPACE ACREAGE IS CUMULATIVE OF THE OVERALL LORSON RANCH DEVELOPMENT IN ACCORDANCE WITH THE LORSON RANCH SKETCH PLAN AND THE LORSON RANCH OVERALL PUD DEVELOPMENT AND PHASING PLAN, AS AMENDED.
5. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
6. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
7. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
8. 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.
9. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

GENERAL PLANTING NOTES:

1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NON-IRRIGATED SEED.
2. ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED WITH NATIVE SEED.
3. THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
4. ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
5. ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS REQUIRED.
7. TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
8. SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
9. FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.

PLANT SCHEDULE

QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
25		PN	*Pinus nigra*	Austrian Pine	6'-0"	B & B	
20		PS	*Pinus sylvestris*	Scotch Pine	6'-0"	B & B	
15		BS	*Picea pungens*	Colorado Blue Spruce	6'-0"	B & B	
DECIDUOUS TREES							
19		AF	*Acer x. freemanii 'Autumn Blaze'*	Autumn Blaze Maple	2.5" Cal.	B & B	
25		CO	*Celtis occidentalis*	Western Hackberry	2.5" Cal.	B & B	
19		TA	*Tilia americana 'Wandell'*	Legend American Linden	2.5" Cal.	B & B	
ORNAMENTAL TREES							
27		MR	*Malus 'Red Jewel'*	Red Jewel Crabapple	2.0" Cal.	B & B	
20		CP	*Crataegus phaenopyrum*	Washington Hawthorne	2.0" Cal.	B & B	
170	TREE TOTAL						

PCD FILE NO.: PUDSP-16-003

THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3					
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	LMT	10.10.16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

Lorson Ranch East

El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

L1

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

1 L2 FOUNTAIN BLVD. STREETSCAPE

2 L2 FOUNTAIN BLVD. STREETSCAPE

NORTH

0 30' 60' 120'

SCALE: 1" = 60'

PCD FILE NO.: PUDSP-16-003

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3					
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:	2816.13	
SCALE:		AS NOTED

Lorson Ranch East

El Paso County, Colorado

PRELIMINARY LANDSCAPE PLAN

L2

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

PCD FILE NO.: PUDSP-16-003

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3					
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

Lorson Ranch East

El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

L3