

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')

Are detached garages allowed? Is there a limit to the size of an accessory shed (garage)

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 backyard 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')

Front setback should be indicated on accessory or gazebos -sheds are allowable in front yard

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 Percentage of Structural Coverage of Lot: No Maximum
5. Maximum Structural Height: Forty 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 backyard 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')

Front setback should be indicated on accessory or gazebos -sheds are allowable in front yard

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 25.1 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 Lorson Ranch Pioneer Landing Filing No. 2 plat recorded on January 5, 2017, Reception No. 217713888.
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.

PUD MODIFICATIONS

- 1. A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to eliminate the requirement of a 10' landscape setback and landscaping along the collector roadways Lamprey Drive and Trappe Drive.
2. 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 for every 30' of linear frontage along Fontaine Blvd.
3. 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 30' of linear frontage for collector roadways to one street for every 50' of linear frontage along Lorson Ranch Blvd.
4. 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., Clarion Dr., Also Dr., and Nolin Dr. where these streets intersect with Lamprey Drive (Collector).
5. 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 377' between Trappe Dr. and Willapa Dr.; to 550' between Slina Dr. and Lamprey Dr.; and to 561' between Clarion Dr. and Fontaine Blvd.

LANDSCAPE

- 1. Common open space areas shall be seriscape. 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 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.
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. Any landscaping within the public rights-of-way will be subject to a license agreement with El Paso County for ownership and maintenance responsibilities.
5. 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.
6. 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.
7. Any future non-regional trails to be owned and maintained by the Lorson Ranch Metropolitan District.

owned and maintained by District No. X

STREETS

- 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 J, L, M, N, O, P, Z and AA 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 requires 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 agents or assignees 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. Landscaping areas, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District.
4. 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.
5. 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.
6. Urban Local Residential Knuckle design to be per the El Paso County Engineering Criteria Manual knuckle detail Figure SD 2-77.

CGS comments state otherwise

additional mitigation may not be feasible at the individual lot construction to address the water table and or 3' movement after over lot grading. See sheet X (to be added)

GEOLOGIC HAZARD NOTES:

- 1. A Soils and Geology Report for Lorson Ranch East, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG). There are significant geologic hazards; however the potential for geologic hazards or constraints do exist 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.
2. Site-specific soils studies shall be performed for the lots within this subdivision prior to foundation construction to identify subsurface soil conditions anticipated to support foundations and provide pertinent geotechnically-related parameters and recommendations for foundation design and construction.

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 08041C0975E, 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. Upon completion and subsequent approval by El Paso County, the channel floodplain limits will be dedicated to El Paso County.

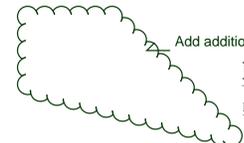
ARCHITECTURAL CONTROL COMMITTEE REVIEW

- 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 CCRs 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.

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



Add additional owners

Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC has executed these presents this ___ day of _____, 20___ A.D. Lorson LLC as Nominee for Heidi LLC and Lorson Ranch LLC, 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.

Chair, 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

LEGAL DESCRIPTION- LORSON RANCH EAST:

A TRACT OF LAND BEING TRACT 1 AND TRACT 2 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" DIA. WHITE 1/2 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 1480.77 FEET TO THE NORTH EAST CORNER OF TRACT AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

THENCE CONTINUING N89°42'02"E ALONG THE NORTH LINE OF TRACT AND ALONG THE NORTH LINE OF THE SOUTH EAST ONE-QUARTER (SE1/4) OF SECTION 14, A DISTANCE OF 412.08 FEET TO THE EAST QUARTER CORNER THEREOF:

THENCE N87°30'07"E ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SECTION 13, A DISTANCE OF 2088.16 FEET:

THENCE S07°28'12"E A DISTANCE OF 249.08 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°03'19", (THE LONG CHORD OF WHICH BEARS S83°25'41"E A DISTANCE OF 400.23 FEET), TO A POINT OF TANGENCY:

THENCE S52°01'21"E A DISTANCE OF 254.47 FEET TO A POINT ON THE NORTH MASTERLY LINE OF A 100 FOOT WIDE ELECTRICAL EASEMENT RECORDED IN BOOK 2005 AT PAGE 715 OF THE EL PASO COUNTY, COLORADO RECORDS:

THENCE S82°22'41" W ALONG THE NORTH MASTERLY LINE THEREOF, A DISTANCE OF 226.05 FEET TO A POINT OF AN ANGULAR CURVE:

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 290.0 FEET, A CENTRAL ANGLE OF 51°45'47", (THE LONG CHORD OF WHICH BEARS N58°05'27" W A 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 365.00 FEET, A CENTRAL ANGLE OF 51°48'55", (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 N07°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 200.00 FEET, A CENTRAL ANGLE OF 90°00'00", (THE LONG CHORD OF WHICH BEARS N45°28'02" W A DISTANCE OF 281.28 FEET), AN ARC DISTANCE OF 31.42 FEET, TO A POINT OF TANGENCY:

THENCE N87°35'58" W A DISTANCE OF 128.25 FEET:

THENCE N87°35'58" W A DISTANCE OF 232.72 FEET:

THENCE N07°24'02" W A DISTANCE OF 720.00 FEET TO THE SOUTHEAST CORNER OF THE MEADOWS AT LORSON RANCH FILING NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 213713306 IN THE EL PASO COUNTY RECORDS:

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING THIRTEEN (13) COURSES:

- (1) thence N07°03'35"E a distance of 583.00 feet.
(2) thence N27°11'33"E a distance of 50.51 feet.
(3) thence N04°50'50"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 290.76 feet, a central angle of 64°17'45", (the long chord of which bears N34°54'08"E a distance of 267.00 feet), an arc distance of 302.72 feet, to a point of BEGINSSE CURVE.
(5) thence along the arc of a curve to the left said curve having a radius of 301.49 feet, a central angle of 97°01'48", (the long chord of which bears N38°28'23"E a distance of 487.67 feet), an arc distance of 218.84 feet, to a point of BEGINSSE CURVE.
(6) thence along the arc of a curve to the right said curve having a radius of 340.50 feet, a central angle of 44°40'15", (the long chord of which bears N41°02'22"E a distance of 265.09 feet), an arc distance of 272.54 feet.
(7) thence N04°01'01"E a distance of 153.00 feet.
(8) thence N03°40'10"E a distance of 174.78 feet.
(9) thence N07°18'49"E a distance of 51.25 feet.
(10) thence N54°41'41"E a distance of 303.55 feet.
(11) thence N07°11'38"E a distance of 214.89 feet.
(12) thence N10°51'46"E a distance of 291.00 feet.
(13) thence N07°24'02" W a distance of 222.98 feet TO THE NORTH EAST CORNER OF ACRESSAD THE MEADOWS AT LORSON RANCH FILING NO. 3.
THENCE N87°35'58" W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 492.32 FEET TO THE SOUTH EAST CORNER OF FOUNTAIN BOULEVARD AS DESCRIBED IN SPECIAL WARRANTY DEED UNDER RECEPTION NO. 207107323 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
THENCE N07°24'02" W ALONG THE EAST LINE THEREOF, A DISTANCE OF 130.00 FEET TO THE NORTH WEST CORNER OF ACRESSAD TRACT 1, "PIONEER LANDING AT LORSON RANCH FILING NO. 2".
THENCE N87°35'58" W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 531.67 FEET TO THE SOUTHWEST CORNER OF TRACT 1, "PIONEER LANDING AT LORSON RANCH FILING NO. 2".

- THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES:
(1) thence N05°15'21"E a distance of 433.00 feet.
(2) thence N42°43'39"E a distance of 313.15 feet.
(3) thence N47°28'23"E a distance of 55.11 feet.
thence N07°17'57" W a distance of 500.47 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 Plans; 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 the 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:

Table with 2 columns: CURRENT ZONING, PROPOSED ZONING, CURRENT LAND USE, PROPOSED LAND USE. Includes zoning codes like PUD (PLANNED UNIT DEVELOPMENT)- RM (7-10 DU/ AC) and land uses like VACANT UNDEVELOPED, SINGLE FAMILY RESIDENTIAL, LANDSCAPE EASEMENTS, PARKS, etc.

SITE DATA TABLE:

Table with 2 columns: TOTAL SITE ACREAGE, PROPOSED SINGLE-FAMILY DWELLING UNITS, PROPOSED GROSS DENSITY. Values: 274.59 AC, 826 DU, 3.01 D.U./AC.

LAND USE TABLE:

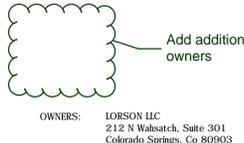
Table with 3 columns: TYPE OF USE, # ACRES PROVIDED, % OF PROPERTY. Includes categories like SINGLE-FAMILY RESIDENTIAL (826 LOTS), OPEN SPACE LANDSCAPE, STREET RIGHTS-OF-WAY, FUTURE SCHOOL SITE, FUTURE RES. LOW MEDIUM 4-6 DU/ ACRE.

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE. 274.59 X .10 = 27.46 ACRES
TOTAL OPEN SPACE PROVIDED IS 19.7% = 53.98 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 uses shall be permitted on Collector Roadway or Minor Arterial Roadway Classifications. All residential lots will have direct access to local residential streetsways.
4. All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Widesfield 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')
d) All tracts, landscape and detention facilities will be designated for Public Utilities as required.
7. Street lights will be restricted to Mountain View Electric Association's 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:
a) 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 3" thick and subject to the developer coordinating 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.

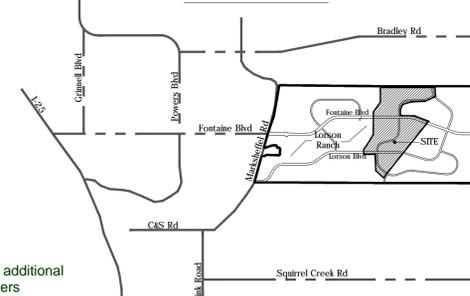
Add note regarding side lot swales to be constructed during individual lot construction/landscaping to provide adequate drainage.



Add additional owners

OWNERS: LORSON LLC
212 N Walsatch, Suite 301
Colorado Springs, Co 80903
(719) 635-3200
PREPARED BY: THOMAS & THOMAS, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCH., INC.
702 N. TELON STREET
Colorado Springs, Colorado 80903
(719) 578-8777

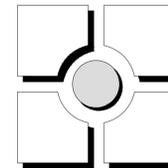
VICINITY MAP



SHEET INDEX:

Table with 2 columns: P1, P2-3, P4-8, L1-L3. Corresponding to PUD COVER SHEET, PUD DETAILS, PUD DEVELOPMENT PLAN, PRELIMINARY LANDSCAPE PLAN.

PCD FILE NO.: PUDSP-16-003

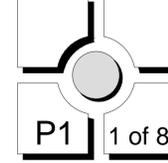


THOMAS & THOMAS, Inc.
Planning, Urban Design, Landscape Architecture
702 North Telon
Colorado Springs, Colorado 80903
(719) 578-8777

Table with 6 columns: REV #, DATE, CHECKED, APPROVED, COMMENTS. Includes dates like 7/10/17 and checkboxes for various stages.

Table with 4 columns: DESIGNED, DRAWN, CHECKED, PROJECT NUMBER. Values include 10.10.16, JRA, JH, 2816.13.

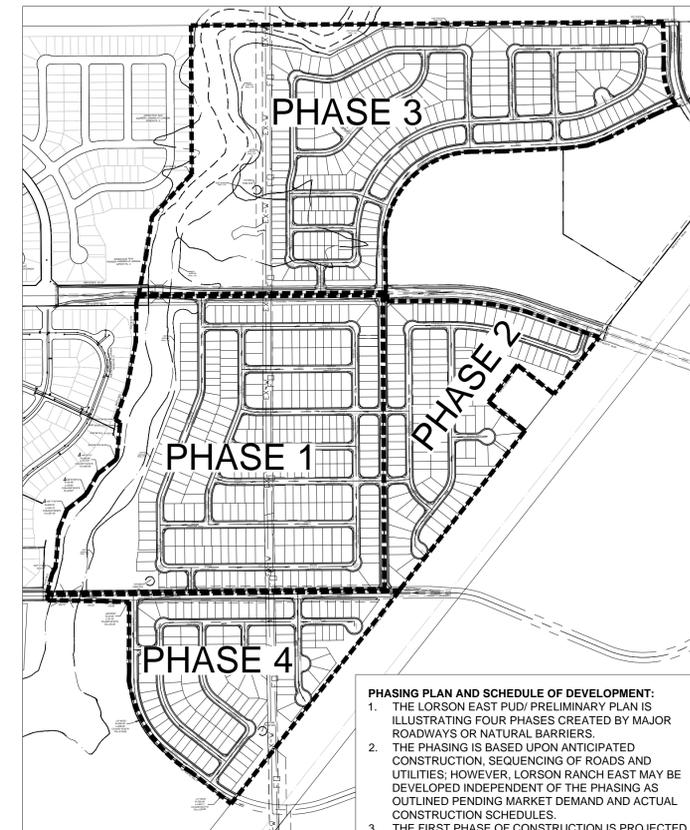
Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN



LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

PHASING PLAN:



PHASING PLAN AND SCHEDULE OF DEVELOPMENT:

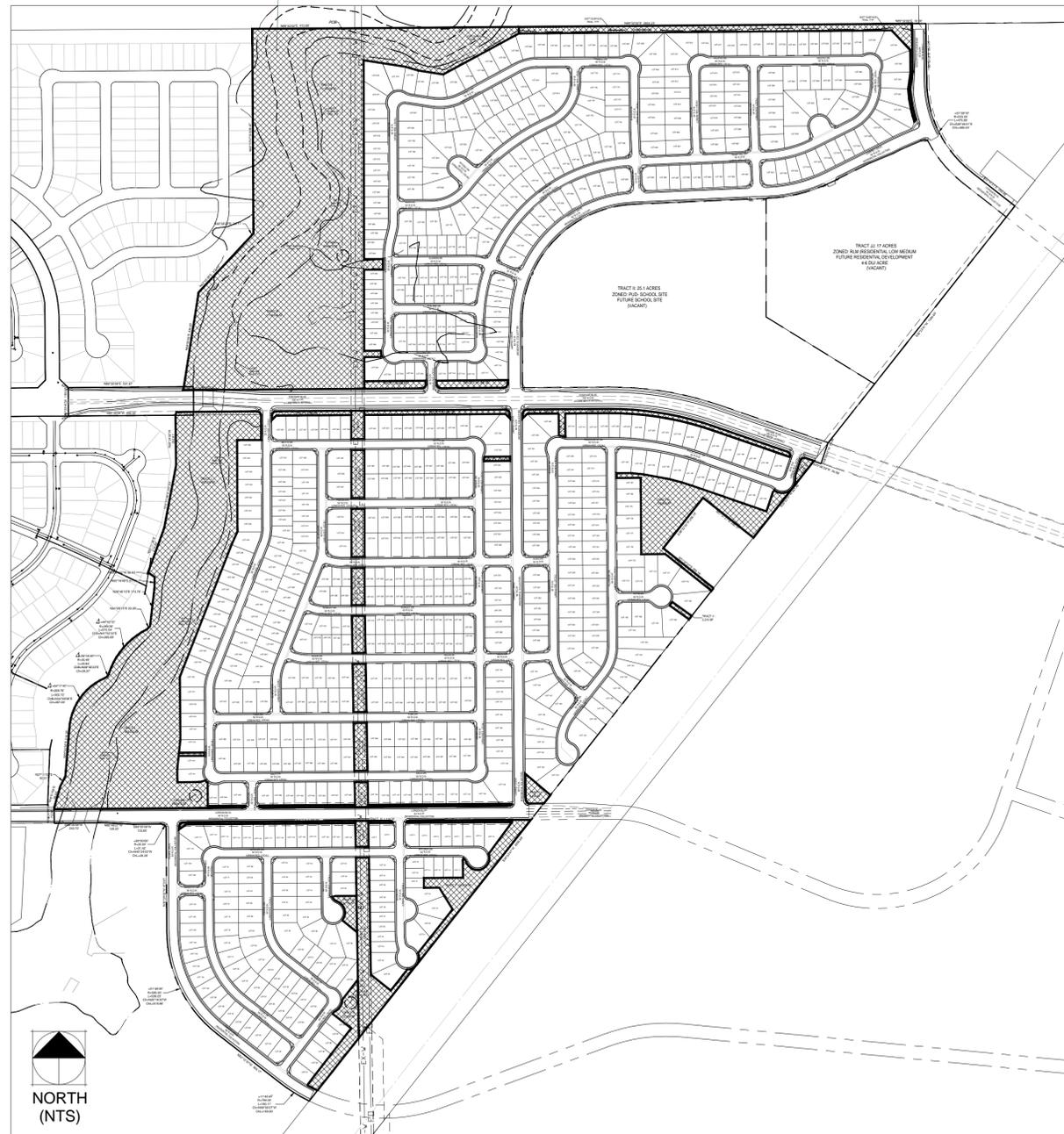
1. THE LORSON EAST PUD/ PRELIMINARY PLAN IS ILLUSTRATING FOUR PHASES CREATED BY MAJOR ROADWAYS OR NATURAL BARRIERS.
2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES. HOWEVER, LORSON RANCH EAST MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN FALL/ WINTER 2017.

Provide key map identifying sheet index / match lines

owned by others

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 19.7% = 53.98 ACRES



TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	SDS EASEMENT	SCHOOL SITE	FUTURE DEVELOPMENT	OWNED BY	MAINTAINED BY
A	62,161 SF	X	X	X	X				LRMD	LRMD
B	1,119,035 SF	X	X	X	X	X			LRMD/ EPC	LRMD/ EPC
C	9,830 SF	X	X	X	X				LRMD	LRMD
D	11,282 SF	X	X	X	X				LRMD	LRMD
E	21,039 SF	X	X	X	X				LRMD	LRMD
F	3,711 SF	X	X	X	X				LRMD	LRMD
G	3,390 SF	X	X	X	X				LRMD	LRMD
H	13,410 SF	X	X	X	X				LRMD	LRMD
I	7,385 SF	X	X	X	X				LRMD	LRMD
J	697,030 SF	X	X	X	X				LRMD/ EPC	LRMD/ EPC
K	1,723 SF	X	X	X	X				LRMD	LRMD
L	4,394 SF	X	X	X	X				LRMD	LRMD
M	6,567 SF	X	X	X	X				LRMD	LRMD
N	4,847 SF	X	X	X	X				LRMD	LRMD
O	1,110 SF	X	X	X	X				LRMD	LRMD
P	8,400 SF	X	X	X	X				LRMD	LRMD
Q	9,754 SF	X	X	X	X				LRMD	LRMD
R	32,158 SF	X	X	X	X				LRMD	LRMD
S	61,411 SF	X	X	X	X	X			LRMD	LRMD
T	50,878 SF	X	X	X	X				LRMD	LRMD
U	9,330 SF	X	X	X	X				LRMD	LRMD
V	2,210 SF	X	X	X	X				LRMD	LRMD
W	108,800 SF	X	X	X	X				LRMD	LRMD
X	4,475 SF	X	X	X	X				LRMD	LRMD
Y	2,394 SF	X	X	X	X				LRMD	LRMD
Z	7,026 SF	X	X	X	X	X			LRMD	LRMD
AA	6,913 SF	X	X	X	X	X			LRMD	LRMD
BB	13,205 SF	X	X	X	X	X			LRMD	LRMD
CC	13,205 SF	X	X	X	X	X			LRMD	LRMD
DD	10,204 SF	X	X	X	X	X			LRMD	LRMD
EE	10,208 SF	X	X	X	X	X			LRMD	LRMD
FF	13,205 SF	X	X	X	X	X			LRMD	LRMD
GG	13,205 SF	X	X	X	X	X			LRMD	LRMD
HH	7,796 SF	X	X	X	X	X			LRMD	LRMD
II	1,093,717 SF						X		EPC/ WSD3	EPC/ WSD3
JJ	740,808 SF							X	LRMD	LRMD

drainage tracts and park tracts should be separated from jimmy camp creek because the County will not own & maintain those. Also future Parks Lands Agreements may occur.

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

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

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:		2816.13

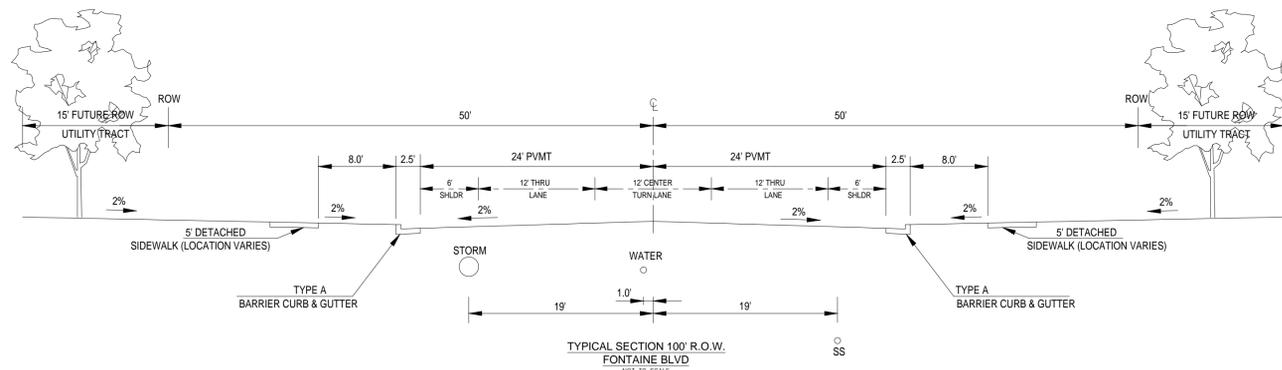
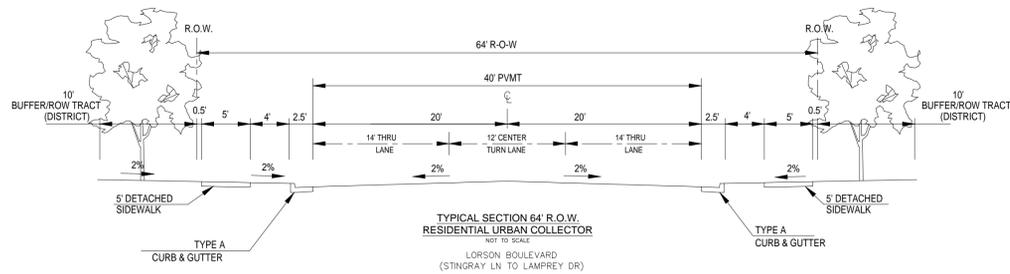
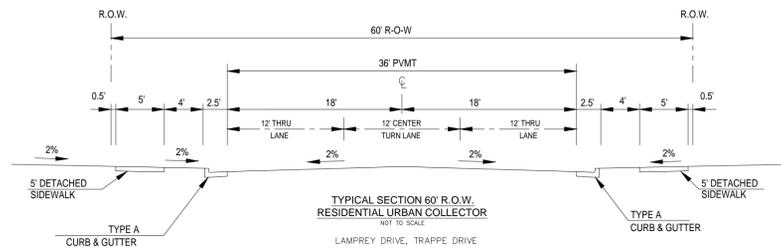
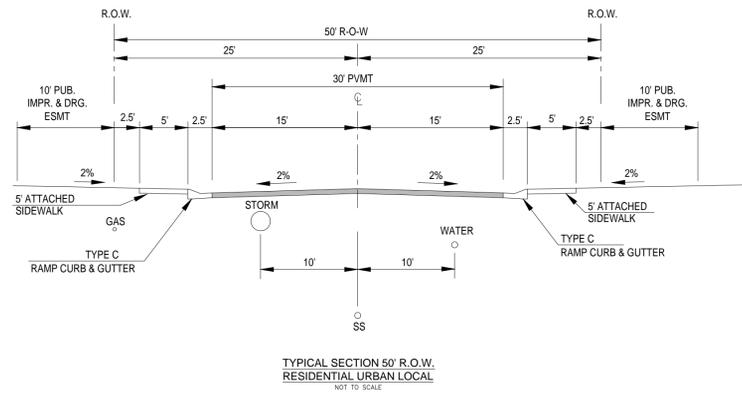
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Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

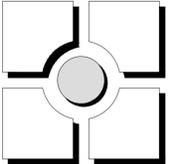
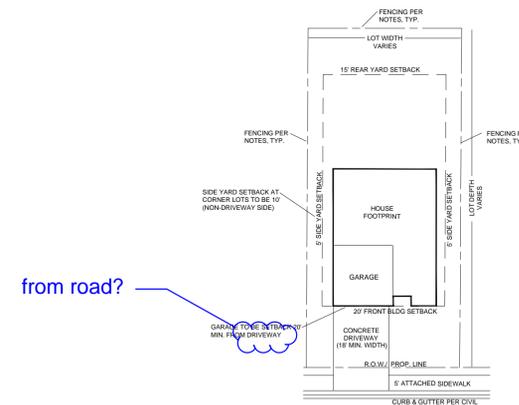
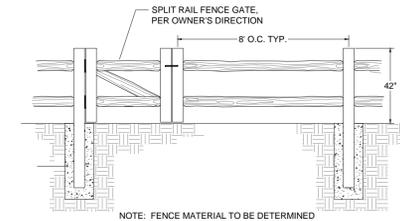
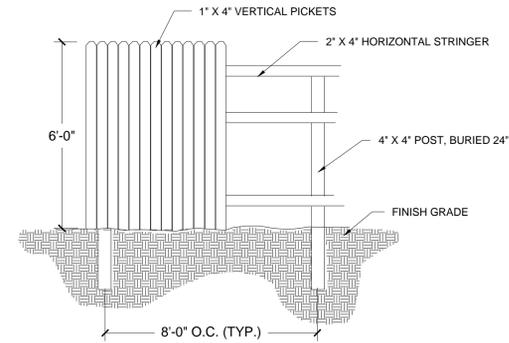
P2 2 of 8

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan



**Principal Arterial (2040)
Interim Urban Collector**

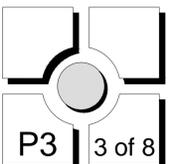


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REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS	7/10/17			
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4					
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6					

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

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



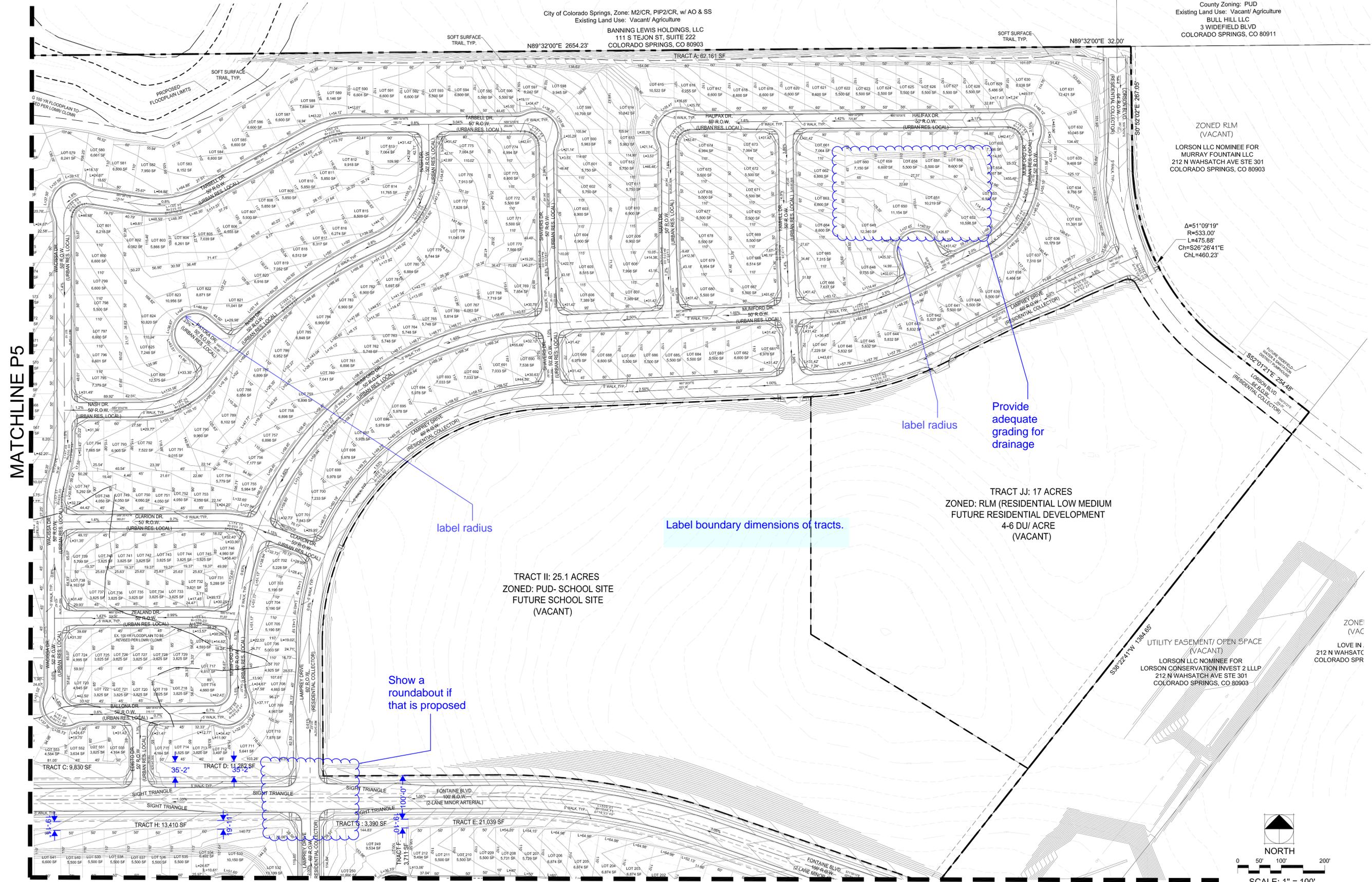
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

City of Colorado Springs, Zone: M2/CR, PIP2/CR, w/ AO & SS
 Existing Land Use: Vacant/ Agriculture
 BANNING LEWIS HOLDINGS, LLC
 111 S TEJON ST, SUITE 222
 COLORADO SPRINGS, CO 80903

County Zoning: PUD
 Existing Land Use: Vacant/ Agriculture
 BULL HILL LLC
 3 WIDEFIELD BLVD
 COLORADO SPRINGS, CO 80911

MATCHLINE P5



ZONED RLM (VACANT)
 LORSON LLC NOMINEE FOR
 MURRAY FOUNTAIN LLC
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS, CO 80903

$\Delta=51^{\circ}09'19''$
 $R=533.00'$
 $L=475.88'$
 $Ch=S26^{\circ}26'41''E$
 $ChL=460.23'$

Provide adequate grading for drainage

label radius

Label boundary dimensions of tracts.

label radius

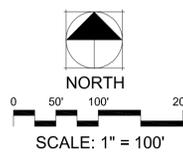
Show a roundabout if that is proposed

TRACT II: 25.1 ACRES
 ZONED: PUD- SCHOOL SITE
 FUTURE SCHOOL SITE
 (VACANT)

TRACT JJ: 17 ACRES
 ZONED: RLM (RESIDENTIAL LOW MEDIUM
 FUTURE RESIDENTIAL DEVELOPMENT
 4-6 DU/ ACRE
 (VACANT)

UTILITY EASEMENT/ OPEN SPACE (VACANT)
 LORSON LLC NOMINEE FOR
 LORSON CONSERVATION INVEST 2 LLLP
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS, CO 80903

ZONE (VAC)
 LOVE IN.
 212 N WAHSATCH
 COLORADO SPR



MATCHLINE P5/P6

PCD FILE NO.: PUDSP-16-003

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 Urban Design
 Landscape Architecture
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 Colorado Springs, Colorado 80903
 (719) 576-6777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
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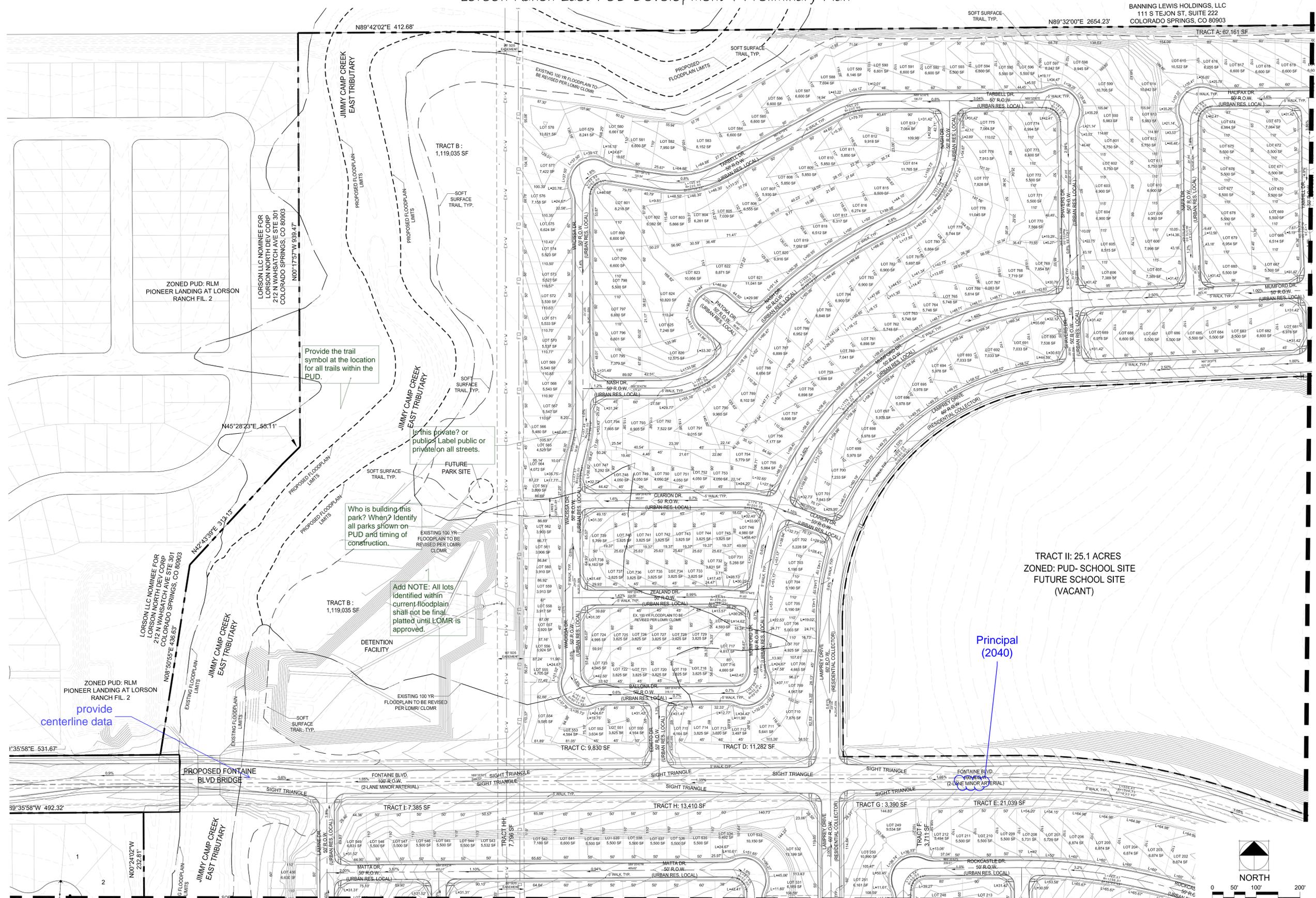
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Lorson Ranch East
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

P4 4 of 8

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan



ZONED PUD: RLM
PIONEER LANDING AT LORSON
RANCH FIL. 2
provide
centerline data

Provide the trail
symbol at the location
for all trails within the
PUD.

Is this private? or
public? Label public or
private on all streets.

Who is building this
park? When? Identify
all parks shown on
PUD and timing of
construction.

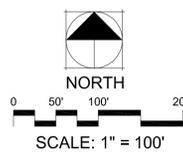
Add NOTE: All lots
identified within
current floodplain
shall not be final
platted until LOMR is
approved.

TRACT II: 25.1 ACRES
ZONED: PUD- SCHOOL SITE
FUTURE SCHOOL SITE
(VACANT)

Principal
(2040)

MATCHLINE P4

MATCHLINE P6



PCD FILE NO.: PUDSP-16-003

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Landscape Architecture
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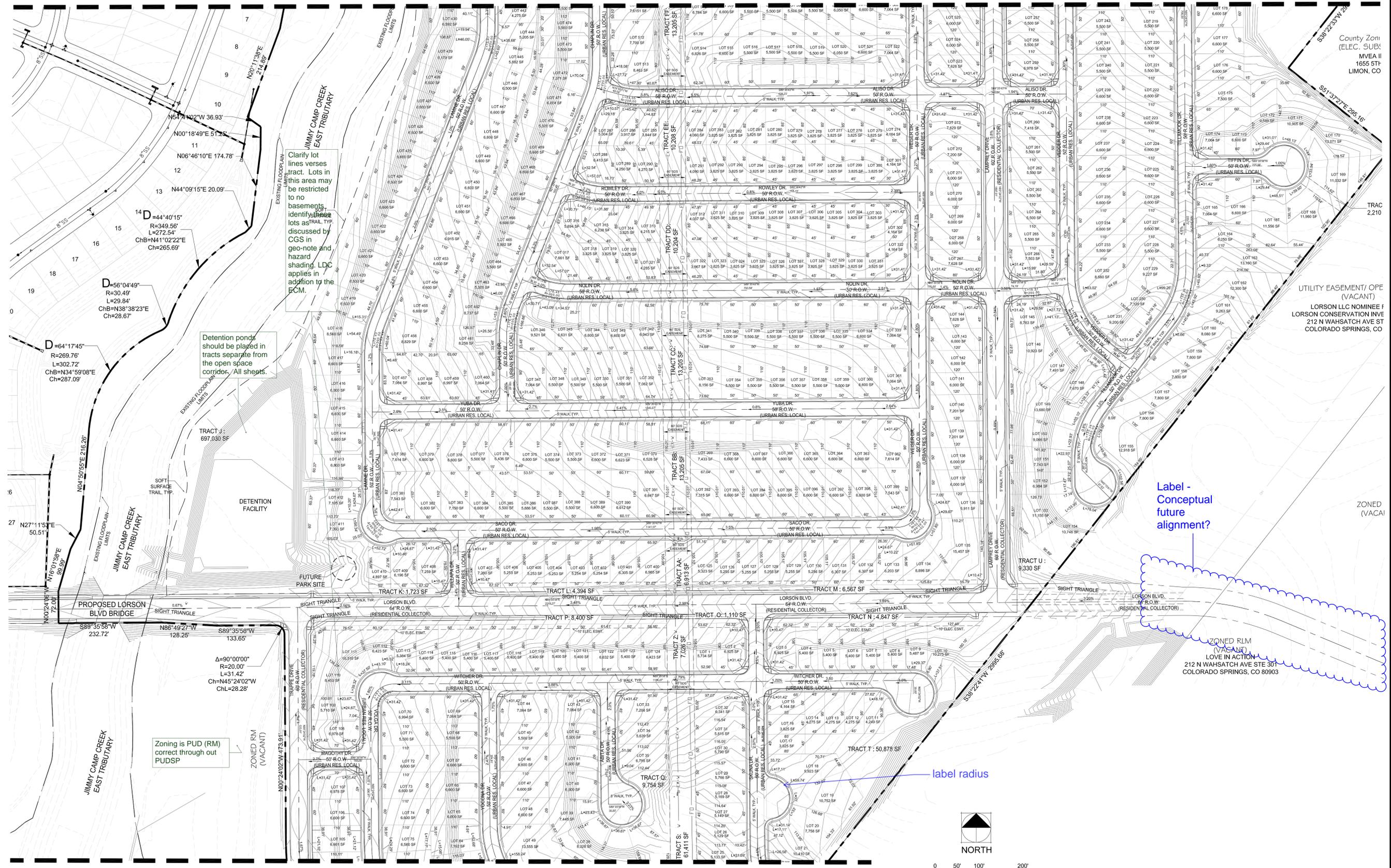
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Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

MATCHLINE P6



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SCALE: AS NOTED

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

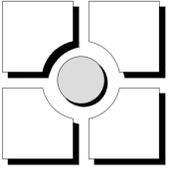
MATCHLINE P8

SCALE: 1" = 100'

PCD FILE NO.: PUDSP-16-003

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan



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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:	MINOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	20 / 25	20 / 25	10' / 10'	10' / 10'
LINEAR FOOTAGE:	630'	2,691'	1,355'	1,575'
TREE/FEET REQUIRED:	1 / 30'	1 / 30'	1 / 50'	1 / 50'
NUMBER OF TREES REQUIRED/PROVIDED:	21 / 21	90 / 90	27 / 27	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

Principal Arterial

LANDSCAPE

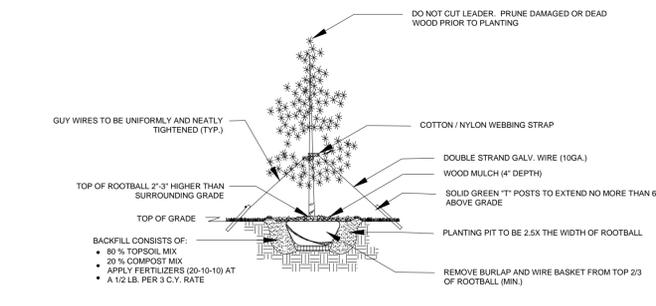
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL EL PASO COUNTY PARKS.
- ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- 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.
- 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.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT 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.
- 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.
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

GENERAL PLANTING NOTES:

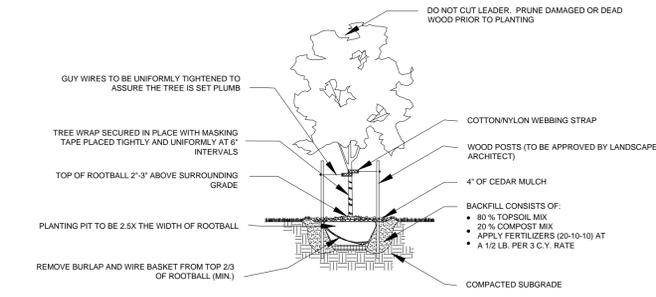
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NON-IRRIGATED SEED.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED WITH NATIVE SEED.
- THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS REQUIRED.
- 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.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 1	7/10/17			
2					
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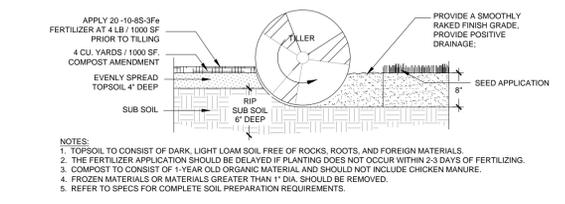
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DRAWN	JRA	10.10.16
CHECKED	LMT	10.10.16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED



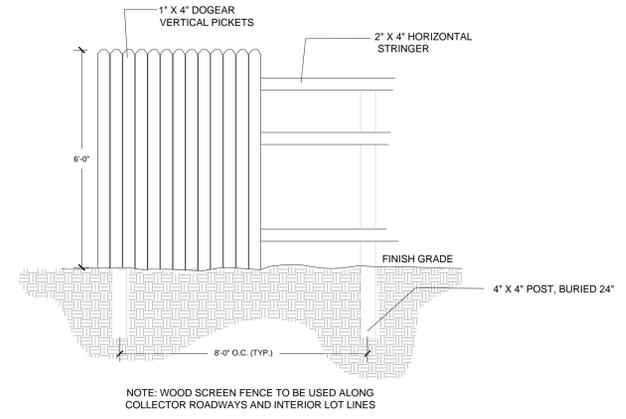
1 L1 EVERGREEN TREE PLANTING DETAIL NTS



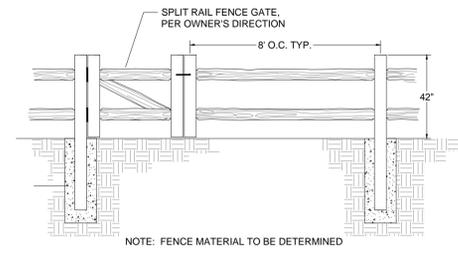
2 L1 DECIDUOUS TREE PLANTING DETAIL NTS



3 L1 SOIL PREP- SEED AREAS PLANTING DETAIL NTS



4 L1 6' CEDAR WOOD FENCE NTS

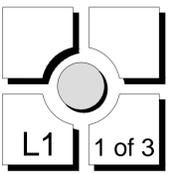


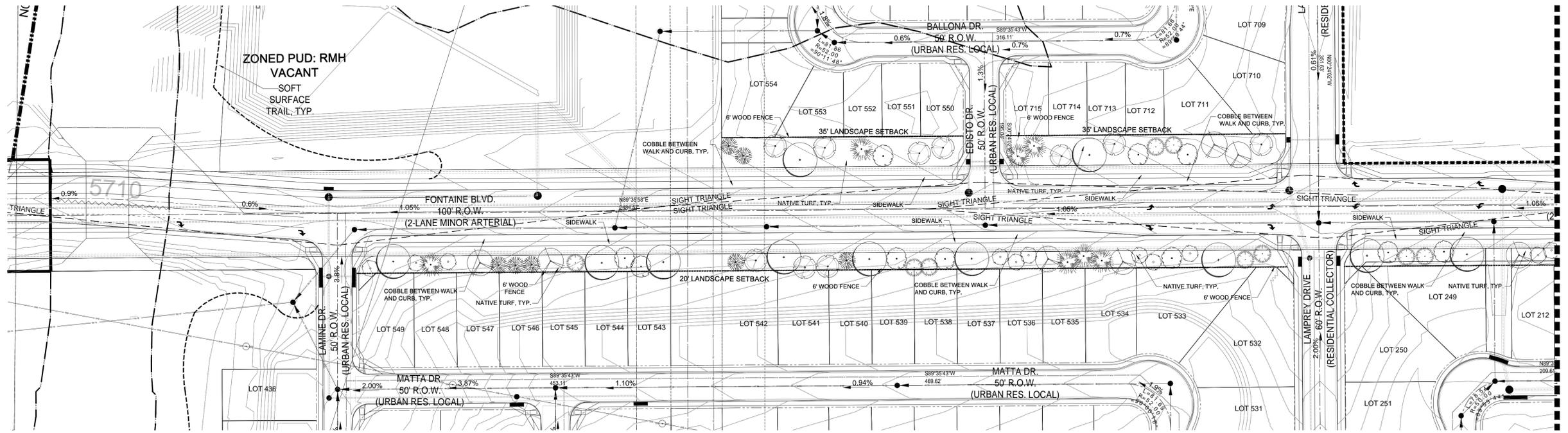
5 L1 SPLIT RAIL FENCE DETAIL NTS

PLANT SCHEDULE

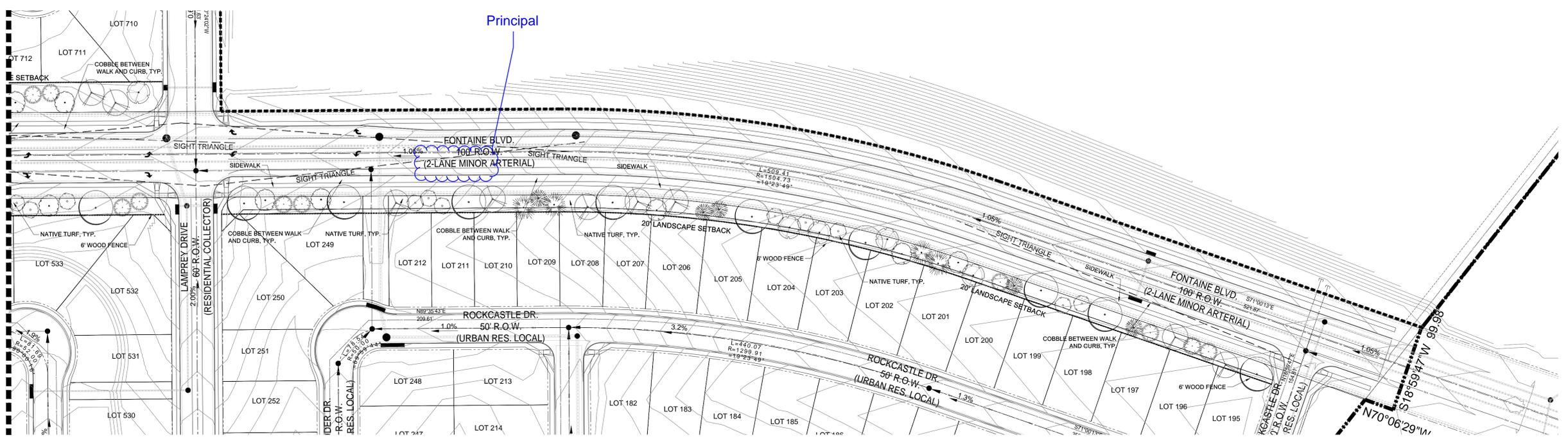
QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
20		PN	<i>Pinus nigra</i>	Austrian Pine	6'-0"	B & B	
19		PS	<i>Pinus sylvestris</i>	Scotch Pine	6'-0"	B & B	
18		BS	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B & B	
DECIDUOUS TREES							
19		AF	<i>Acer x freemanii</i>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

Lorson Ranch East
 El Paso County, Colorado
 PRELIMINARY LANDSCAPE PLAN

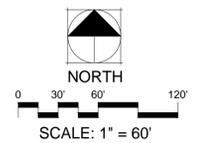




1 FOUNTAIN BLVD. STREETSCAPE



2 FOUNTAIN BLVD. STREETSCAPE



PCD FILE NO.: PUDSP-16-003

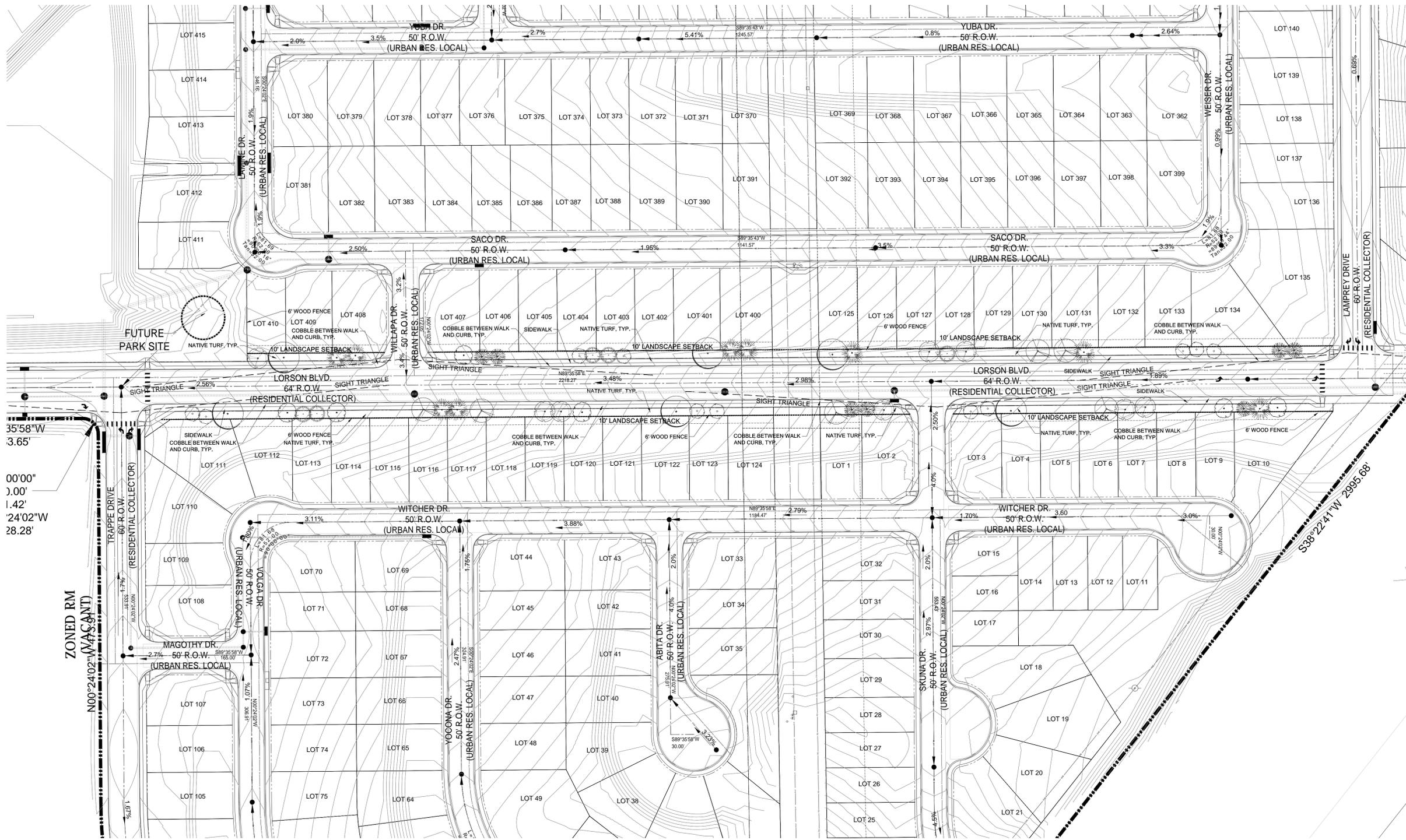
THOMAS THOMAS
 Planning
 and
 Landscape Architecture
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

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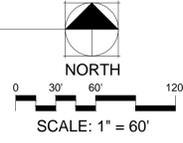
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CHECKED	JH	10.10.16
PROJECT NUMBER:		2816.13
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Lorson Ranch East
 El Paso County, Colorado
 PRELIMINARY LANDSCAPE PLAN

L2 2 of 3



1 L3 LORSON BLVD. STREETSCAPE



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Lorson Ranch East
 El Paso County, Colorado
 PRELIMINARY LANDSCAPE PLAN

L3 3 of 3

Markup Summary

dspdparsons (25)



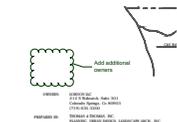
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Status:
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Author: dsdparsons
Date: 8/15/2017 10:52:03 AM
Color: ■

Front setback should be indicated on accessory or gazebos -sheds are allowable in front yard



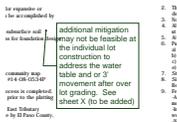
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owned and maintained by District No. X



Subject: Cloud+
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Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 10:59:36 AM
Color: ■

Add additional owners



Subject: Callout
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 10:13:09 AM
Color: ■

additional mitigation may not be feasible at the individual lot construction to address the water table and or 3' movement after over lot grading. See sheet X (to be added)



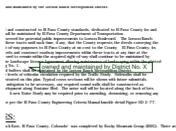
Subject: Cloud+
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 11:00:18 AM
Color: ■

Add additional owners



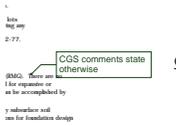
Subject: Callout
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 10:52:19 AM
Color: ■

Front setback should be indicated on accessory or gazebos -sheds are allowable in front yard



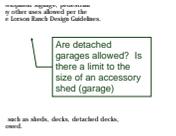
Subject: Callout
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 10:15:25 AM
Color: ■

owned and maintained by District No. X



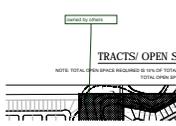
Subject: Callout
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 10:11:52 AM
Color: ■

CGS comments state otherwise



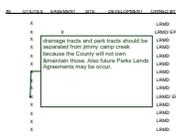
Subject: Callout
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 10:53:26 AM
Color: ■

Are detached garages allowed? Is there a limit to the size of an accessory shed (garage)



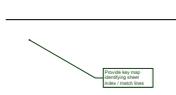
Subject: Callout
Page Label: [1] PUD Details
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 11:11:19 AM
Color: ■

owned by others



Subject: Callout
Page Label: [1] PUD Details
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 11:10:30 AM
Color: ■

drainage tracts and park tracts should be separated from jimmy camp creek because the County will not own & maintain those. Also future Parks Lands Agreements may be occur.



Subject: Callout
Page Label: [1] PUD Details
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 8:48:24 AM
Color: ■

Provide key map identifying sheet index / match lines



Subject: Callout
Page Label: [1] PUD Details
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 11:11:37 AM
Color: ■

trails



Subject: Callout
Page Label: Lorson Ranch East PUD 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 8:52:03 AM
Color: ■

Add NOTE: All lots identified within current floodplain shall not be final platted until LOMR is approved.



Subject: Callout
Page Label: Lorson Ranch East PUD 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 8:54:08 AM
Color: ■

Who is building this park? When? Identify all parks shown on PUD and timing of construction.



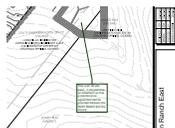
Subject: Callout
Page Label: Lorson Ranch East PUD 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 8:52:50 AM
Color: ■

Is this private? or public? Label public or private on all streets.



Subject: Callout
Page Label: Lorson Ranch East PUD 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 8:56:44 AM
Color: ■

Provide the trail symbol at the location for all trails within the PUD.



Subject: Callout
Page Label: Lorson Ranch East PUD 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 9:00:53 AM
Color: ■

This is an off site pond. It should have an easement so that a maintenance agreement can be provided between the Metro District and the County.



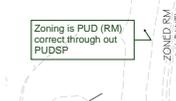
Subject: Callout
Page Label: Lorson Ranch East PUD 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 8:58:53 AM
Color: ■

List Uses for all tracts (utility? , drainage, parkland, recreation & open space) on all sheets



Subject: Callout
Page Label: Lorson Ranch East PUD 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 9:11:50 AM
Color: ■

Clarify lot lines verses tract. Lots in this area may be restricted to no basements identify these lots as discussed by CGS in geo-note and hazard shading. LDC applies in addition to the ECM.



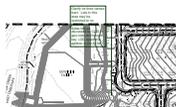
Subject: Callout
Page Label: Lorson Ranch East PUD 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 9:02:31 AM
Color: ■

Zoning is PUD (RM)
correct through out PUDSP



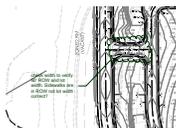
Subject: Callout
Page Label: Lorson Ranch East PUD 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 9:01:59 AM
Color: ■

Detention ponds should be placed in tracts separate from the open space corridor. All sheets.



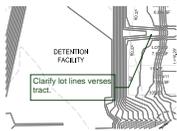
Subject: Callout
Page Label: Lorson Ranch East PUD 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 9:09:47 AM
Color: ■

Clarify lot lines verses tract. Lots in this area may be restricted to no basements identify these lots as discussed by CGS in geo-note and hazard key. LDC applies in addition to the ECM.



Subject: Cloud+
Page Label: Lorson Ranch East PUD 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 9:05:36 AM
Color: ■

check width to verify 50' ROW and lot width.
Sidewalks are in ROW not lot width correct?



Subject: Callout
Page Label: Lorson Ranch East PUD 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/15/2017 9:09:29 AM
Color: ■

Clarify lot lines verses tract.

dsdrice (31)



Subject: Text Box
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/11/2017 1:35:21 PM
Color: ■

Add note regarding side lot swales to be constructed during individual lot construction/landscaping to provide adequate drainage.



Subject: Cloud+
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:28:14 AM
Color: ■

.17 on plan



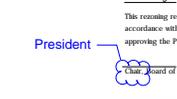
Subject: Callout
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:32:10 AM
Color: ■

Break down tracts B and J further and identify the drainage tracts to be deeded to EPC. Not all of tracts B and J?



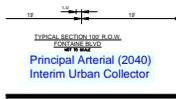
Subject: Rectangle
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 10:15:29 AM
Color: ■

County Engineer's input is required



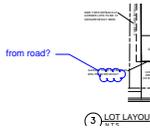
Subject: Cloud+
Page Label: [1] PUD Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 1:57:01 PM
Color: ■

President



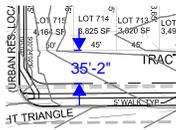
Subject: Text Box
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 10:14:18 AM
Color: ■

Principal Arterial (2040)
 Interim Urban Collector



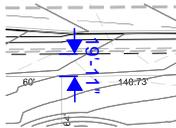
Subject: Cloud+
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 2:35:41 PM
Color: ■

from road?



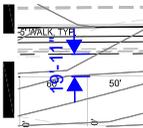
Subject: Length Measurement
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:25:25 PM
Color: ■

35'-2"



Subject: Length Measurement
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:20:44 PM
Color: ■

19'-11"



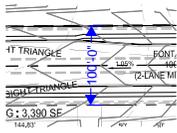
Subject: Length Measurement
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:21:35 PM
Color: ■

19'-11"

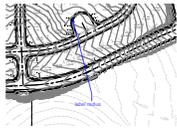


Subject: Length Measurement
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:24:29 PM
Color: ■

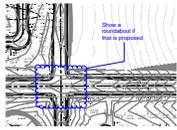
35'-2"



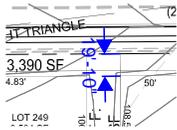
Subject: Length Measurement
Page Label: [1] PUD Details (2) 100'-0"
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:19:14 PM
Color: ■



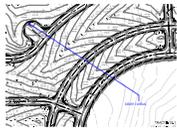
Subject: Callout label radius
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:16:21 PM
Color: ■



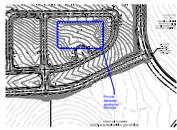
Subject: Cloud+ Show a roundabout if that is proposed
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 4:27:38 PM
Color: ■



Subject: Length Measurement 19'-10"
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:23:04 PM
Color: ■



Subject: Callout label radius
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 9:05:05 AM
Color: ■

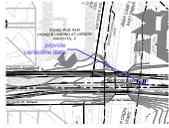


Subject: Cloud+ Provide adequate grading for drainage
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:16:18 PM
Color: ■



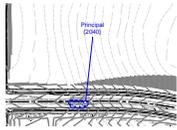
Subject: Text Box
Page Label: [1] PUD Details (2)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:38:28 AM
Color: ■

Label boundary dimensions of tracts.



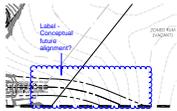
Subject: Callout
Page Label: Lorson Ranch East PUD 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:52:17 AM
Color: ■

provide centerline data



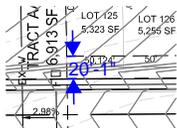
Subject: Cloud+
Page Label: Lorson Ranch East PUD 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 10:12:37 AM
Color: ■

Principal (2040)



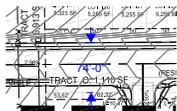
Subject: Cloud+
Page Label: Lorson Ranch East PUD 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:42:10 AM
Color: ■

Label - Conceptual future alignment?



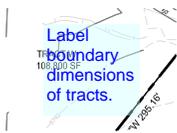
Subject: Length Measurement
Page Label: Lorson Ranch East PUD 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:27:39 PM
Color: ■

20'-1"



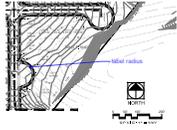
Subject: Length Measurement
Page Label: Lorson Ranch East PUD 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/9/2017 3:29:21 PM
Color: ■

74'-0"



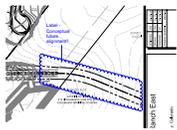
Subject: Text Box
Page Label: Lorson Ranch East PUD 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:54:01 AM
Color: ■

Label boundary dimensions of tracts.



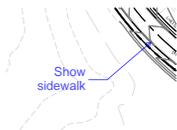
Subject: Callout
Page Label: Lorson Ranch East PUD 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:45:05 AM
Color: ■

label radius



Subject: Cloud+
Page Label: Lorson Ranch East PUD 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 8:46:15 AM
Color: ■

Label - Conceptual future alignment?



Subject: Callout
Page Label: Lorson Ranch East PUD 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 9:28:13 AM
Color: ■

Show sidewalk



Subject: Cloud+
Page Label: Lorson Ranch East PUD 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 9:31:22 AM
Color: ■

Public Improvements Easement(s) will be required for improvements outside of ROW.



Subject: Cloud+
Page Label: Lorson Ranch East PUD 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 9:02:34 AM
Color: ■

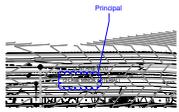
Provide adequate grading for drainage

007 718



Subject: Cloud+
Page Label: [1] LA Cover
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 10:11:23 AM
Color: ■

Principal Arterial



Subject: Cloud+
Page Label: [1] LA 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 8/10/2017 10:11:04 AM
Color: ■

Principal