

DEVELOPMENT STANDARDS AND GUIDELINES

- Residential Use Standards:
- There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
 - Allowed Uses include: Single Family Residential, mail kiosks, trail corridors, development signage, pedestrian walkways, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment.
 - Model Home/Showhome Sales Office is a permitted temporary uses. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
 - Residential Home Occupation to be per the El Paso County Land Development Code, as amended.
 - Residential Day Care to be per the El Paso County Land Development Code, as amended.
 - Projections into setbacks are governed by the El Paso County Land Development Code in effect at the time of PUD Plan Approval.
 - Minimum Lot Area:
 - Dwelling, Single Family: Three Thousand Eight Hundred Twenty Five Square Feet (3,825 SF).
 - Maximum Impervious Coverage: No Maximum.
 - Maximum Structural Height: Forty Five Feet (45').
 - Minimum Width of Lot at Front Building Setback Line: Thirty Five Feet (35') or as otherwise shown.
 - Setback Requirements:
 - Front yard: Twenty Feet (20') to Face of Garage.
 - Side yard: Five Feet (5').
 - Rear yard: Fifteen Feet (15').
 - Corner yard (Non-Driveway Side): Ten Feet (10').
 - See detail on Sheet P2 for Lot 128 Setback Requirements.

- Accessory Structure Use Standards:
- Accessory structure uses shall be limited to typical residential structures and uses such as sheds, decks, detached decks, gazebos, patios, solar energy systems, personal use greenhouse, hot tubs, and pools. There shall be no guest houses or detached garage permitted.
 - 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.
 - Maximum Accessory Structure Height: Fifteen Feet (15').
 - Setback Requirements:
 - Side Yard: Five Feet (5').
 - Rear Yard: Seven and One-Half Feet (7.5').

GENERAL NOTES

- Refer to the approved Lorson Ranch Development Agreement #6, as Amended, by the El Paso County Board of County Commissioners for development information recorded March 4, 2015 at Reception No. 215020531.
- A Geology and Soils Report for Creekside at Lorson Ranch Filing 1, El Paso County, Colorado was completed by Rocky Mountain Group (RMG) on August 10, 2015, revised October 16, 2018. See sheet 5 for more information.
- No residential lots shall have direct access to Collector Roadways. All residential lots will have direct access to local residential street ways.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wadsworth Water & Sanitation District. All other utilities shall be owned as appropriated.
- 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.
- Natural Gas shall be provided by Black Hills Energy.
- Public Utility Drainage Easements shall be provided on all lots as follows:
 - Front: Ten feet (10')
 - Side: Five feet (5')
 - Rear: Five feet (5')
- All tracts, landscape and detention facilities will be designated for Public Utilities as required.
- Street lights will be restricted to Mountain View Electric Association details and specifications.
- 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.
- 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 along side yard and rear yard property lines. Fencing design, materials, and layout shall be approved by the Design Review Committee. Please visit www.lorsonranch.com for more information regarding review. See fence detail on Sheet 2.

No fences shall impede drainage in any way.
- 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.
- The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
- Individual lot side yard swales to be constructed during individual lot construction/landscaping to provide adequate drainage and shall be owned and maintained by individual lot owners.

LANDSCAPE

- 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.
- Any future park site locations will be per discussions with the El Paso County Park Department. Park site amenities and timing of construction 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 No. 1.
- 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 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.
- Trail 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. 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 No. 1.

STREETS

- 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.
- Landscaping areas, common open space and buffers shall be owned and maintained by the Lorson Ranch Metropolitan District No. 1.
- 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.
- There are no noise walls required along Lorson Boulevard.
- Urban Local Residential Knuckle design to be per the El Paso County Engineering Criteria Manual knuckle detail Figure SD 2-77.
- Grass Buffer BMPs will be maintained in accordance with a Permanent BMP Agreement and Easement and O&M Manual to be recorded at the time of final plat.

FLOODPLAIN NOTES:

- Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 100041C09750, effective date December 7, 2019. Portions of the floodplain have been revised per Case #14-08-0534F and #06-08-0643P which follow Conditional Case No. 06-08-0425R effective date January 29, 2015.
- The existing floodplain boundaries will be revised via the LOMR process through FEMA per Conditional Case No. 06-08-0425R effective January 29, 2015. Lots 210-220 are either partially or entirely located within the current floodplain shall not be platted until a LOMR process is completed effectively removing the floodplain limits from these lots. The submittal and review of the LOMR will occur independently of this PUD Preliminary Plan and shall be approved prior to the platting of any lots currently located within floodplain boundaries.
- The Jimmy Camp Creek East Tributary is to be dedicated to, owned and maintained by the Lorson Ranch Metropolitan District No. 1. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/owner as required.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

- 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.

LAND USE TABLE:		
TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (235 LOTS)	24.83 AC	30%
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	26.68 AC	32%
OPEN SPACE/LANDSCAPE	16.82 AC	20%
STREET RIGHTS-OF-WAY	14.76 AC	18%
TOTAL	83.09 AC	100%
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 83.09 X .10 = 8.31 ACRES		
TOTAL OPEN SPACE PROVIDED IS 52% = 43.50 ACRES		

LAND USE:		
CURRENT ZONING:	RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT)	
PROPOSED ZONING:	RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT)	
CURRENT LAND USE:	VACANT/UNDEVELOPED	
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL; LANDSCAPE EASEMENTS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE * DETENTION FACILITIES; SIGNAGE	

SITE DATA TABLE:		
TOTAL SITE ACREAGE	83.085 AC	
PROPOSED SINGLE-FAMILY DWELLING UNITS	235 D.U.	
PROPOSED GROSS DENSITY	2.83 D.U./AC.	

VICINITY MAP		

SHEET INDEX:		
P1	PUD COVER SHEET	
P2	PUD DETAILS	
P3-4	PUD DEVELOPMENT PLAN	
P5	GEOLOGICAL HAZARDS MAP	
PG-9	PRELIMINARY LANDSCAPE PLAN	

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

OWNERS:		
LORSON LLC NOMINEE FOR		
HEIDI LLC &		
LORSON CONSERVATION INVEST I LLP		
212 N. Wadsworth, Suite 301		
Colorado Springs, CO 80903		
(719) 635-3200		

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ARCHITECTURAL CONTROL COMMITTEE REVIEW

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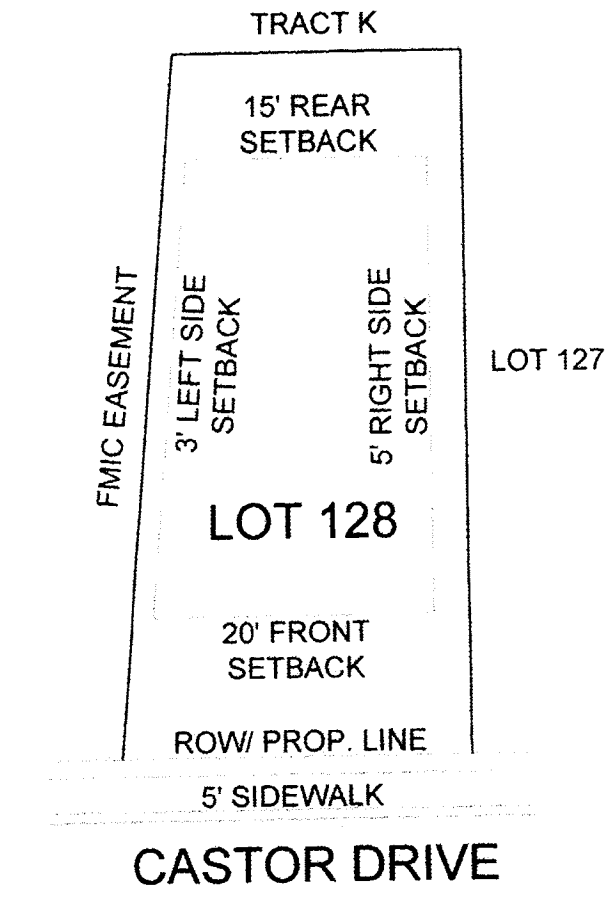
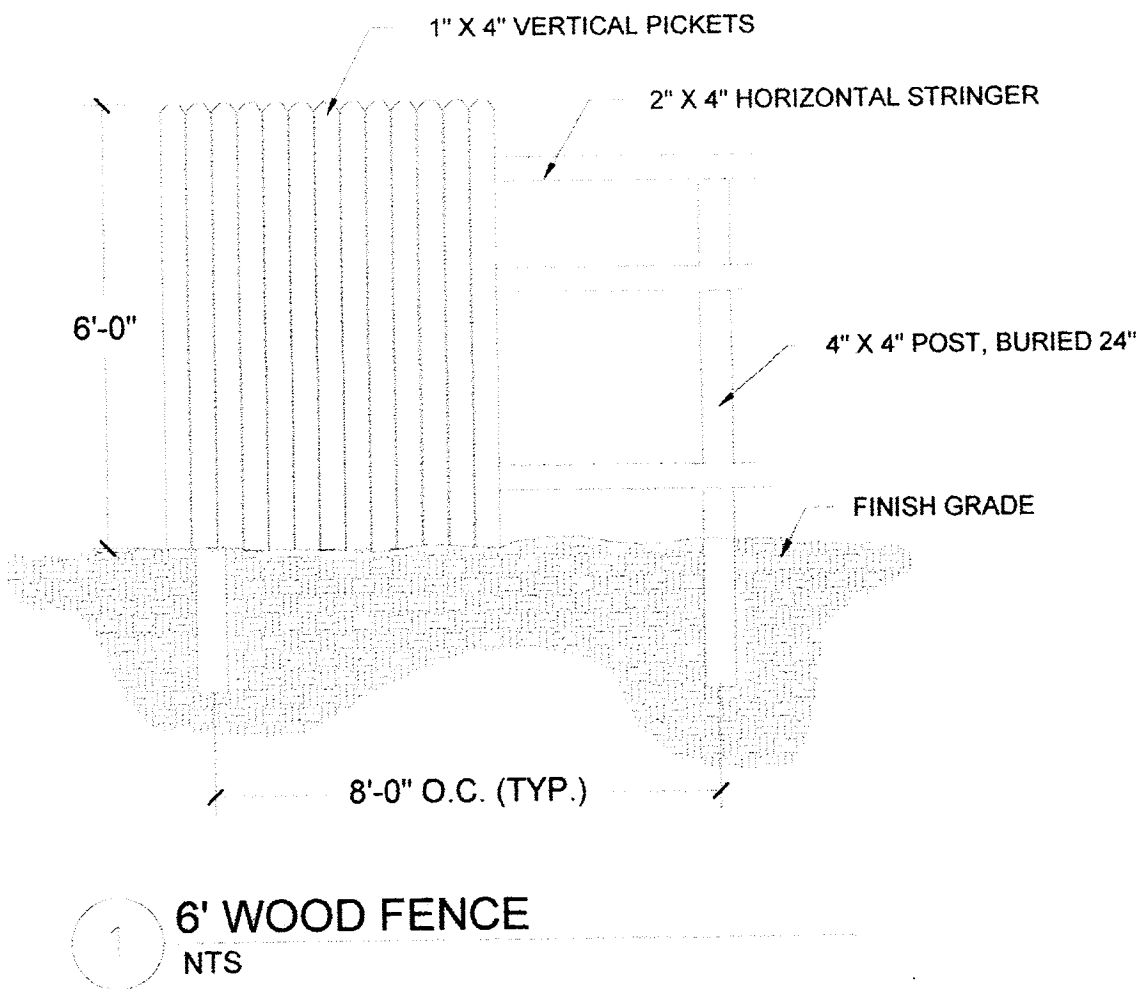
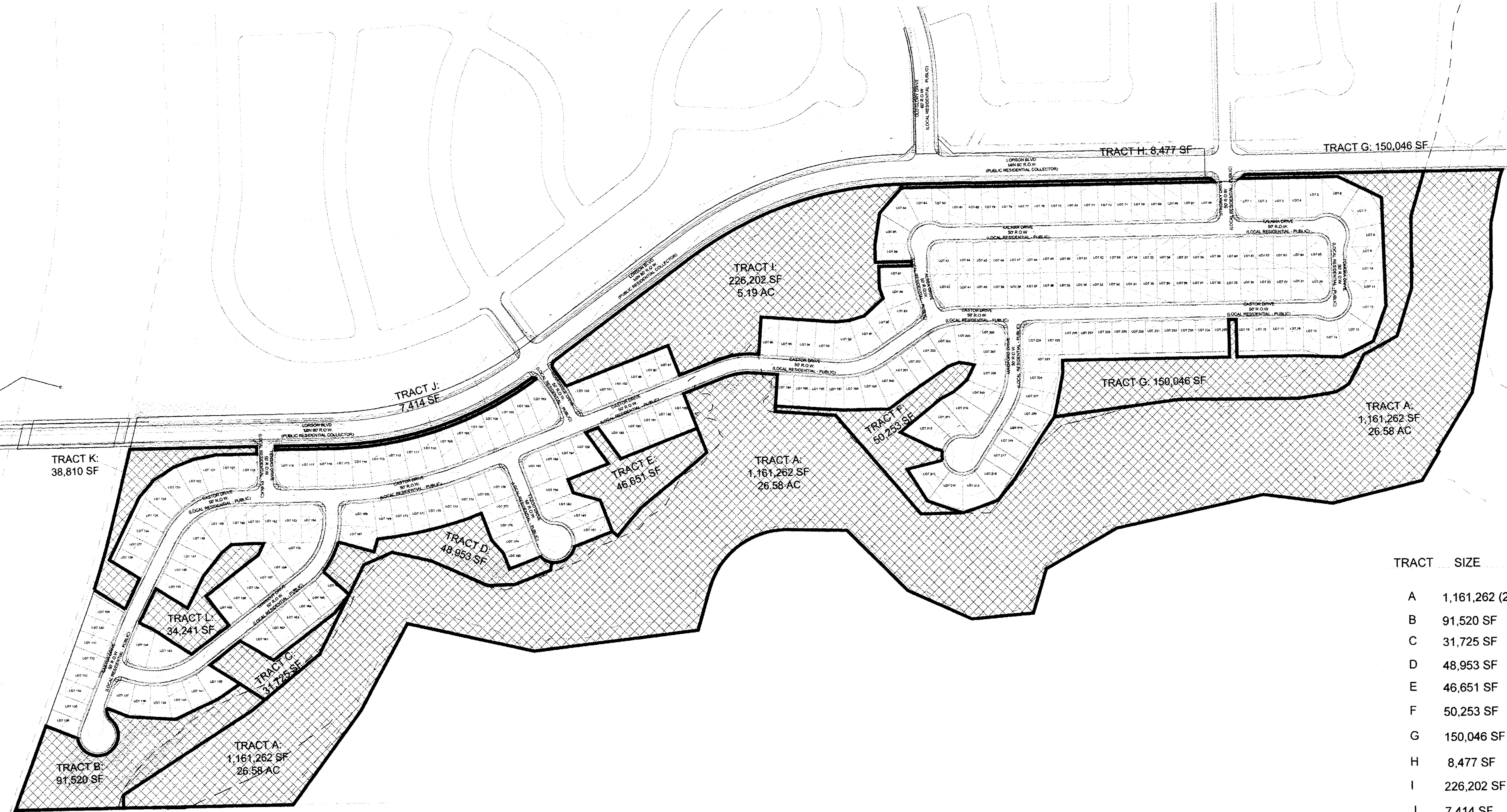
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TOTAL OPEN SPACE PROVIDED IS 52% = 43.50 ACRES

CREEKSIDE AT LORSON RANCH FILING NO. 1
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

TRACT MAP

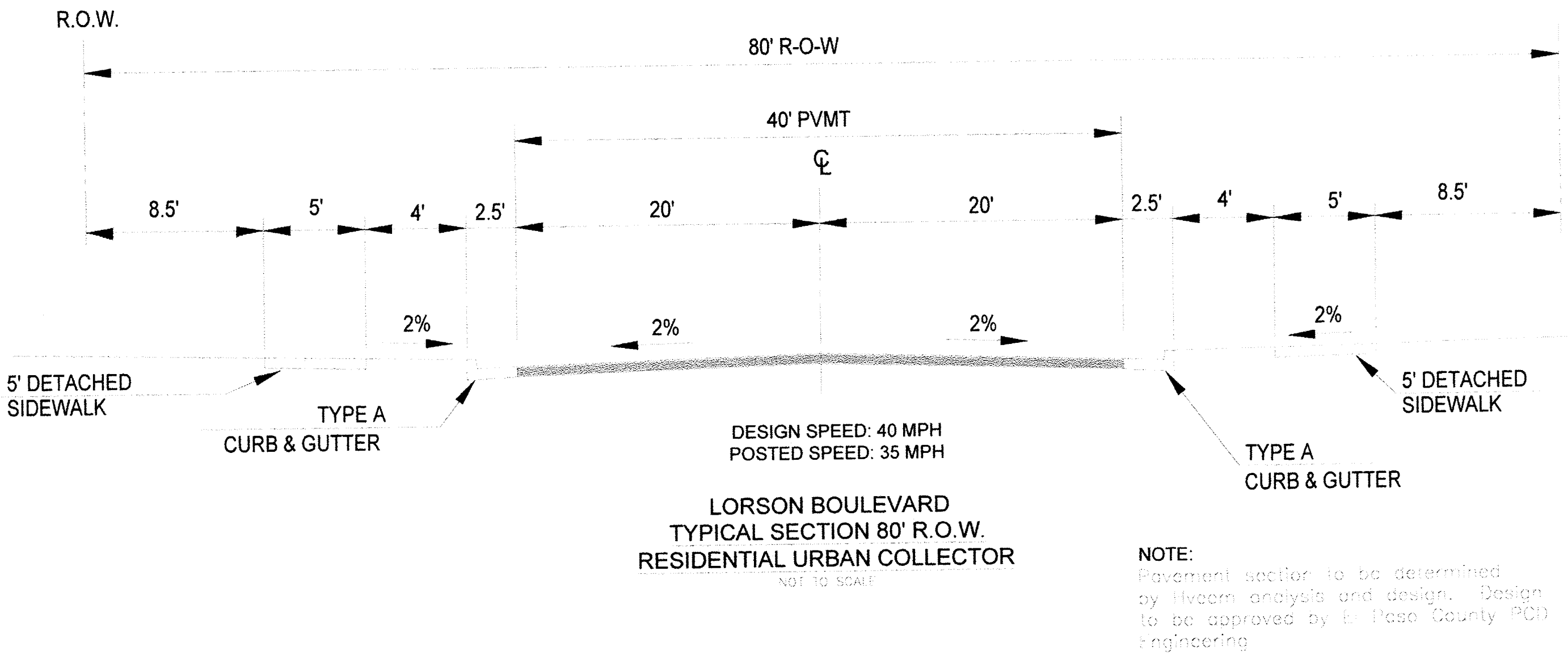
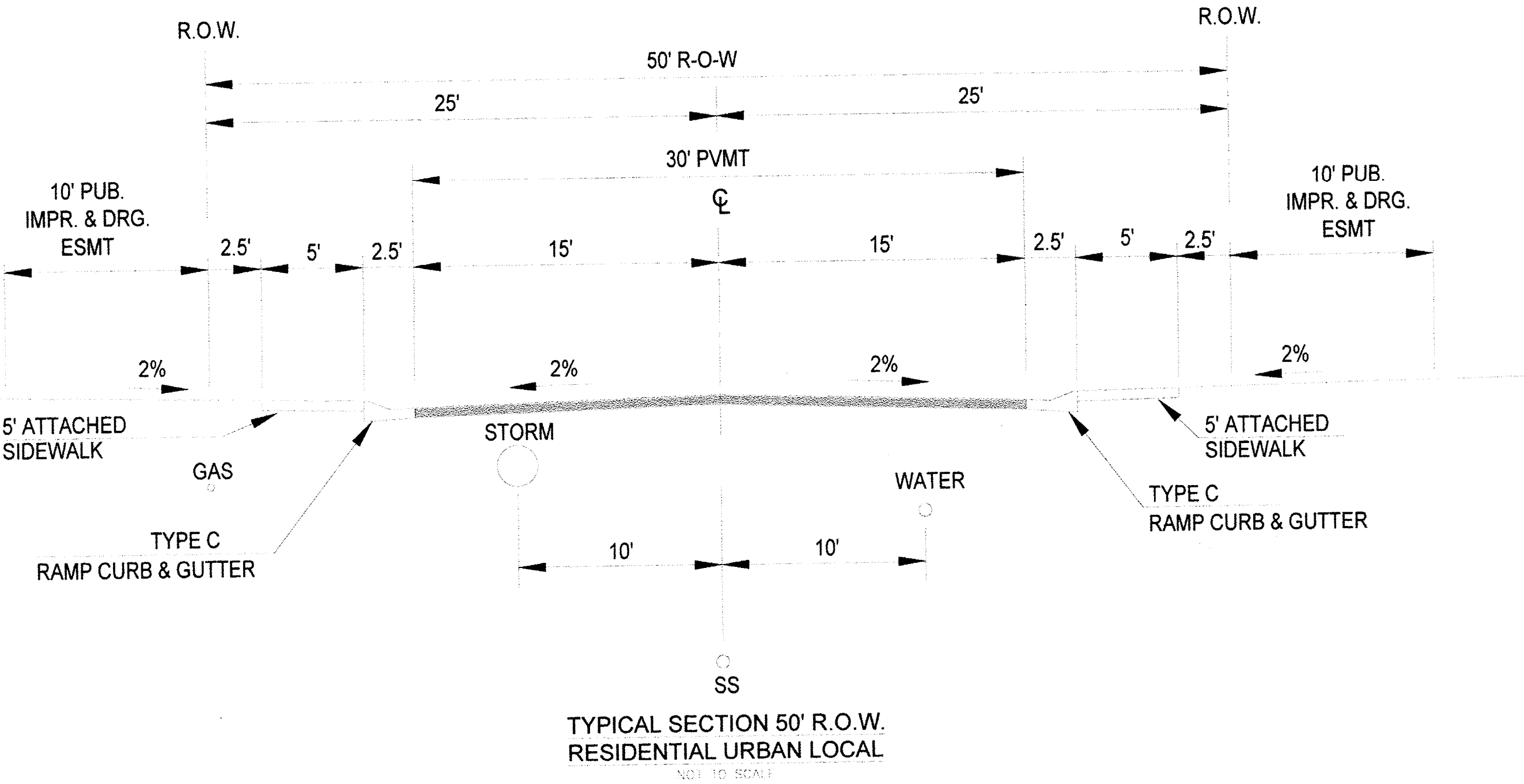


Lot 128 Setback Requirements:
a. Front yard: Twenty Feet (20') to Face of Garage
Fifteen Feet (15') to Face of House
b. Right Side yard: Five Feet (5')
c. Left Side yard: Three Feet (3')
d. Rear yard: Fifteen Feet (15')

TRACT TABLE

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	1,161,262 (26.68 AC)	X	X	X	X	LRMD	LRMD
B	91,520 SF	X	X	X	X	LRMD	LRMD
C	31,725 SF	X	X	X	X	LRMD	LRMD
D	48,953 SF	X	X	X	X	LRMD	LRMD
E	46,651 SF	X	X	X	X	LRMD	LRMD
F	50,253 SF	X	X	X	X	LRMD	LRMD
G	150,046 SF	X	X	X	X	LRMD	LRMD
H	8,477 SF	X	X	X	X	LRMD	LRMD
I	226,202 SF	X	X	X	X	LRMD	LRMD
J	7,414 SF	X	X	X	X	LRMD	LRMD
K	38,810 SF	X	X	X	X	LRMD	LRMD
L	34,241 SF	X	X	X	X	LRMD	LRMD

TOTAL TRACT AREA: 1,895,554 SF (43.5 ACRES)
LRMD= LORSON RANCH METROPOLITAN DISTRICT
"X"= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS



NOTE:
Pavement section to be determined
by live-load analysis and design. Design
to be approved by El Paso County PCD
Engineering

REV #	DATE	REVISIONS
1	10/25/18	REV1 COUNTY COMMENTS
2	12/12/18	REV2 COUNTY COMMENTS
3		
4		
5		
6		

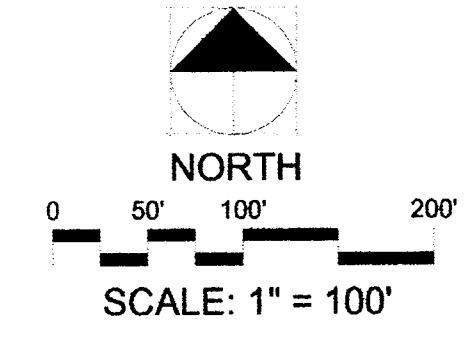
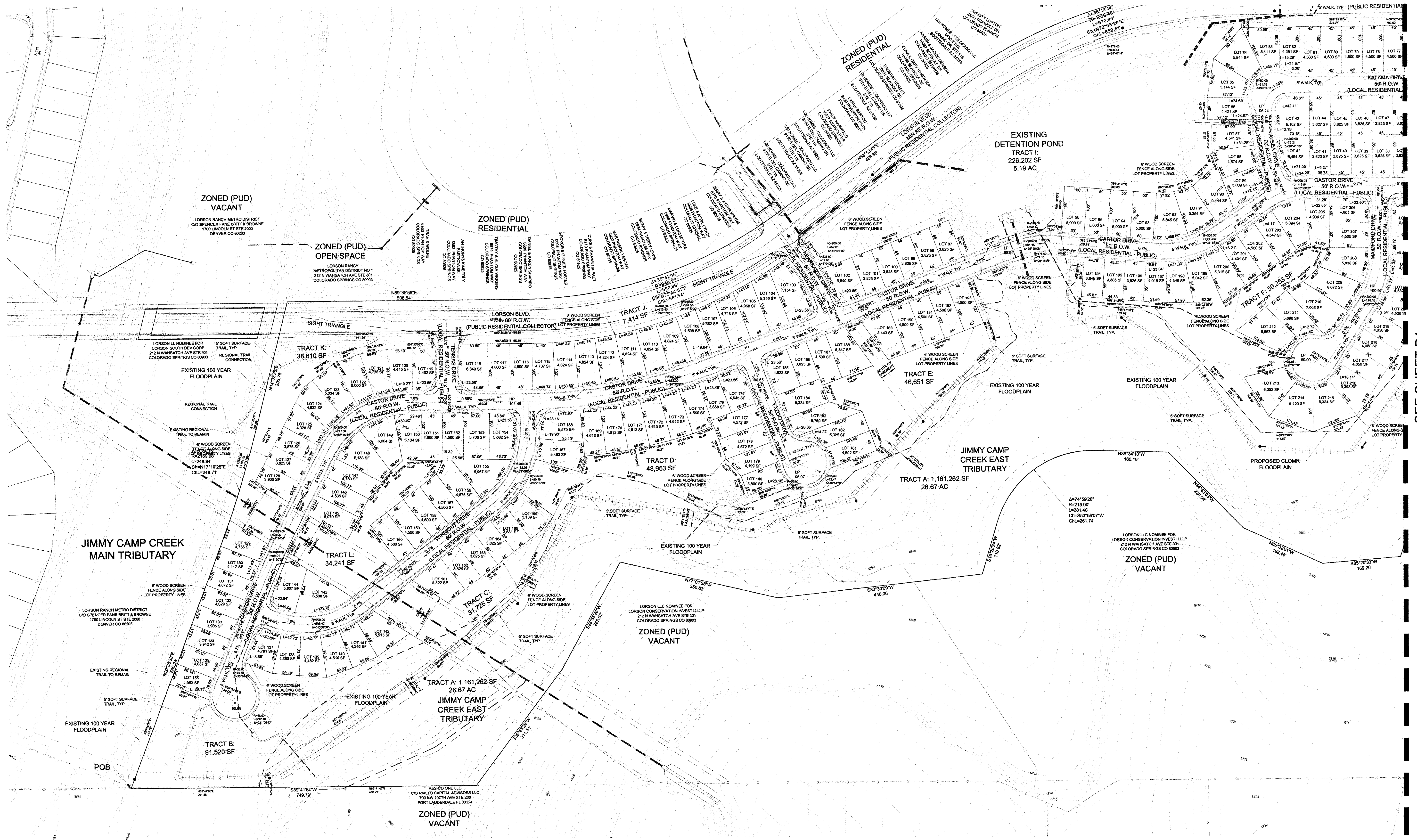
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DRAWN MF	08/14/18		
CHECKED JRA	08/14/18		
PROJECT NUMBER:	2816.15		

DETAILS

CREEKSIDE AT LORSON RANCH FILING NO. 1

PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



219020279
2-27-2019

PCD FILE NO.: PUDSP-18-5

CREEKSIDE AT LORSON RANCH
FILING NO. 1


El Paso County, Colorado
PUD & PRELIMINARY PLAN

REV #	DATE	REVISIONS
1	08/14/18	REV1 COUNTY COMMENTS
2	08/14/18	REV2 COUNTY COMMENTS
3	08/14/18	REV3 COUNTY COMMENTS
4	08/14/18	REV4 COUNTY COMMENTS
5	08/14/18	REV5 COUNTY COMMENTS
6	08/14/18	REV6 COUNTY COMMENTS

DESIGNED MF 08/14/18
DRAWN MF 08/14/18
CHECKED JRA 08/14/18
PROJECT NUMBER 2816.15
SCALE: AS NOTED
SITE PLAN
P3 3 OF 9

Thomas+Thomas
planning urban design + landscape architecture
702 North Tejon
Colorado Springs, Colorado 80903
719.575.6777

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

 **Thomas+Thomas**
planning, urban design • landscape architecture, inc.

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CREEKSIDE AT LURSON RANCH
FILING NO. 1

PUD & PRELIMINARY PLAN

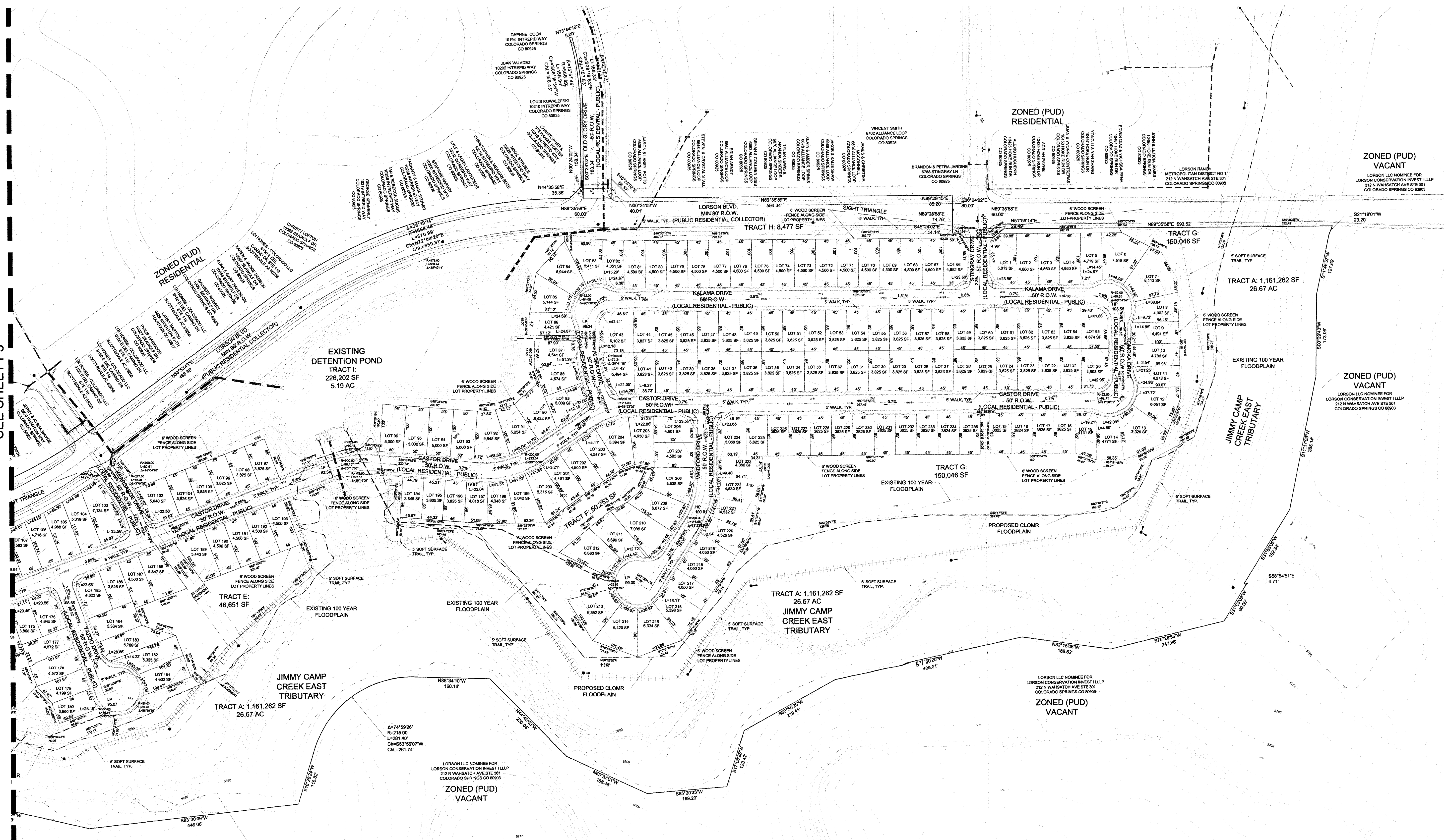
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	REV1 COUNTY COMMENTS	10/25/18
1		
2	REV2 COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

DRAWN	MF	08.14.18
CHECKED	JRA	08.14.18
PROJECT NUMBER:	2816.15	
SCALE:	AS NOTED	

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LAN

4 OF 9

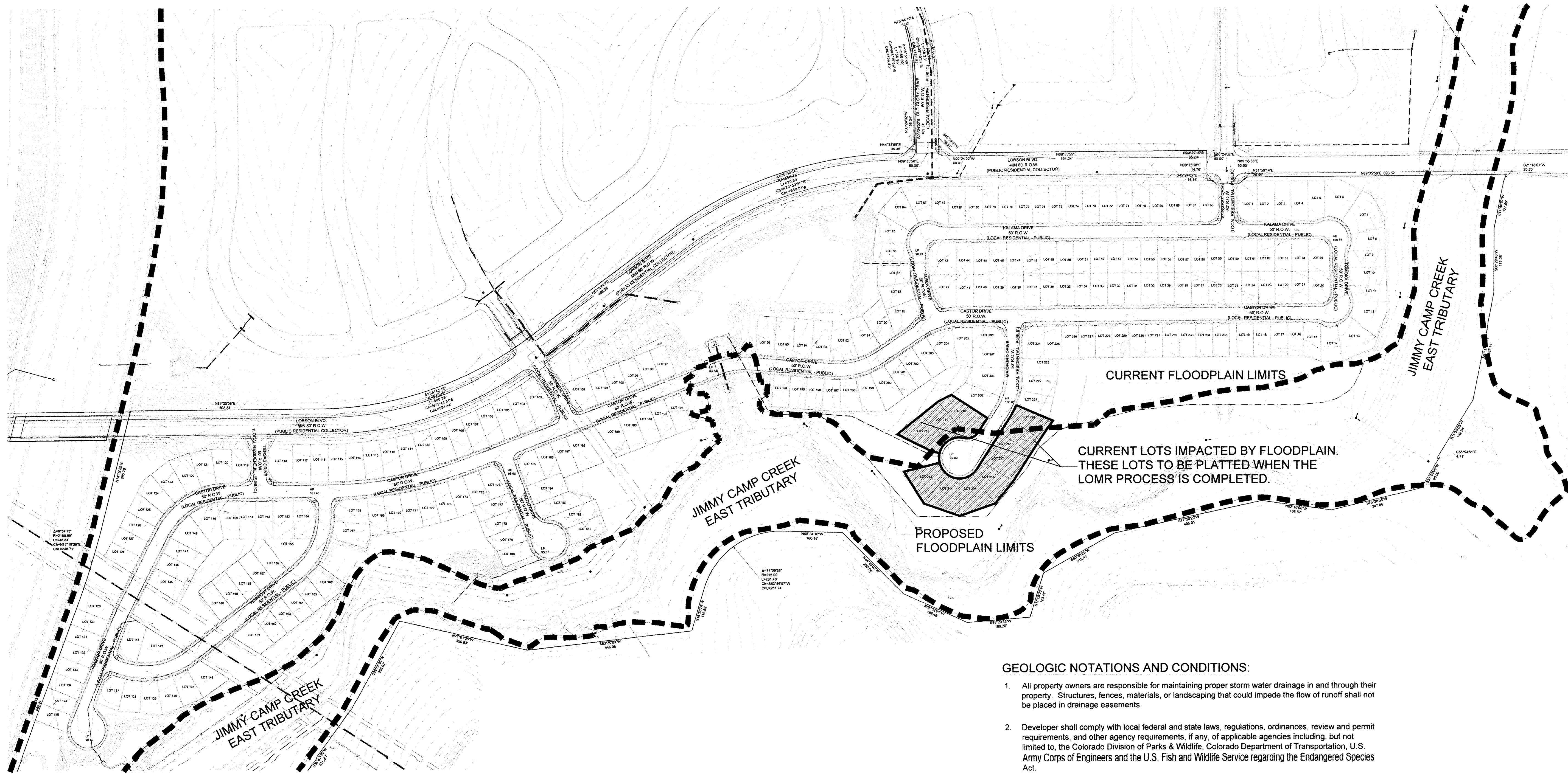


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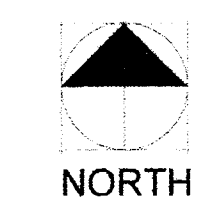
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A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



GEOLOGIC NOTATIONS AND CONDITIONS:

- 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.
- 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 Parks & Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- A 'Soils and Geology Report for Creekside at Lorson Ranch Filing 1, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG) on August 10, 2018 and revised on October 16, 2018. There are no significant geological 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.
- 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:
 - Mitigation for loose and/ or expansive soil conditions (if encountered), and
 - Potential shallow groundwater conditions and feasibility of underslab drains.
- 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.
- An area along the south 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 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 210-220.



(NOT TO SCALE)

219020279
2-27-19

PCD FILE NO.: PUDSP-18-5

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**CREEKSIDE AT LORSON RANCH
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El Paso County, Colorado
PUD & PRELIMINARY PLAN

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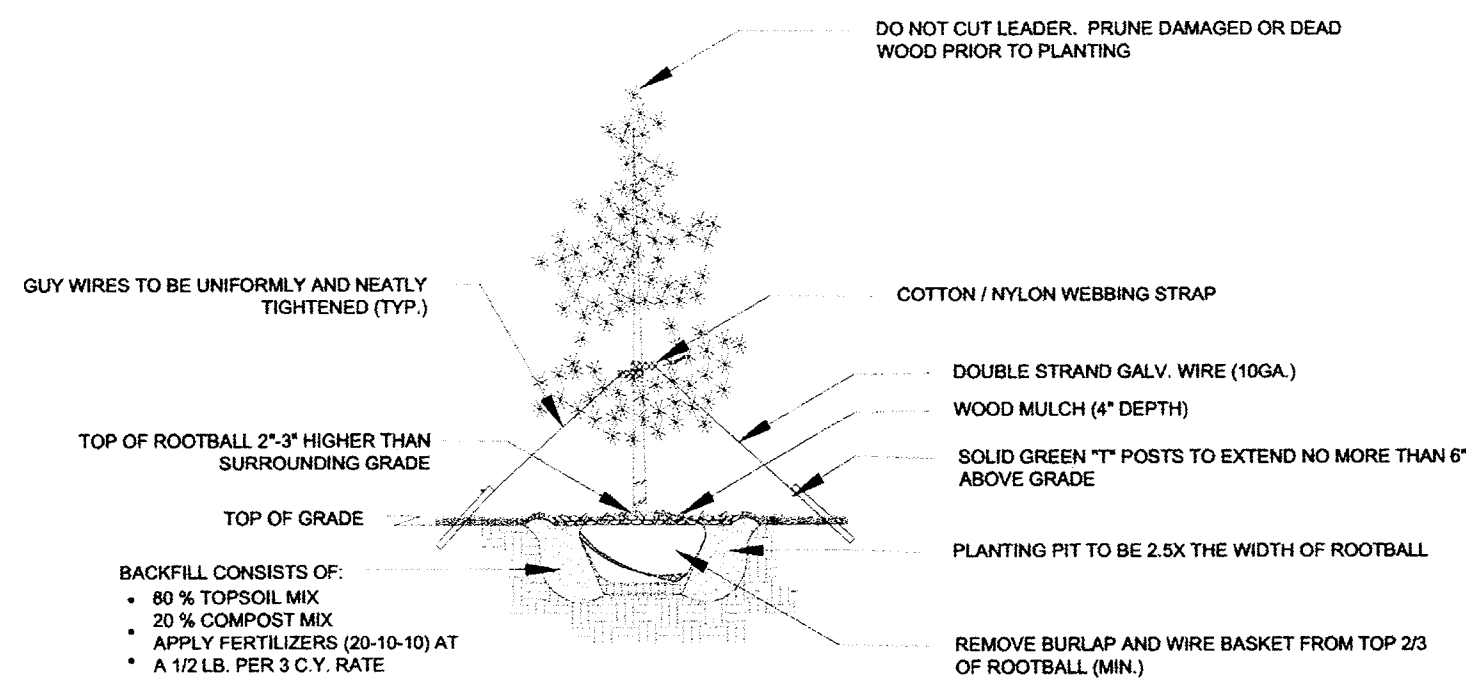
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SCALE: AS NOTED

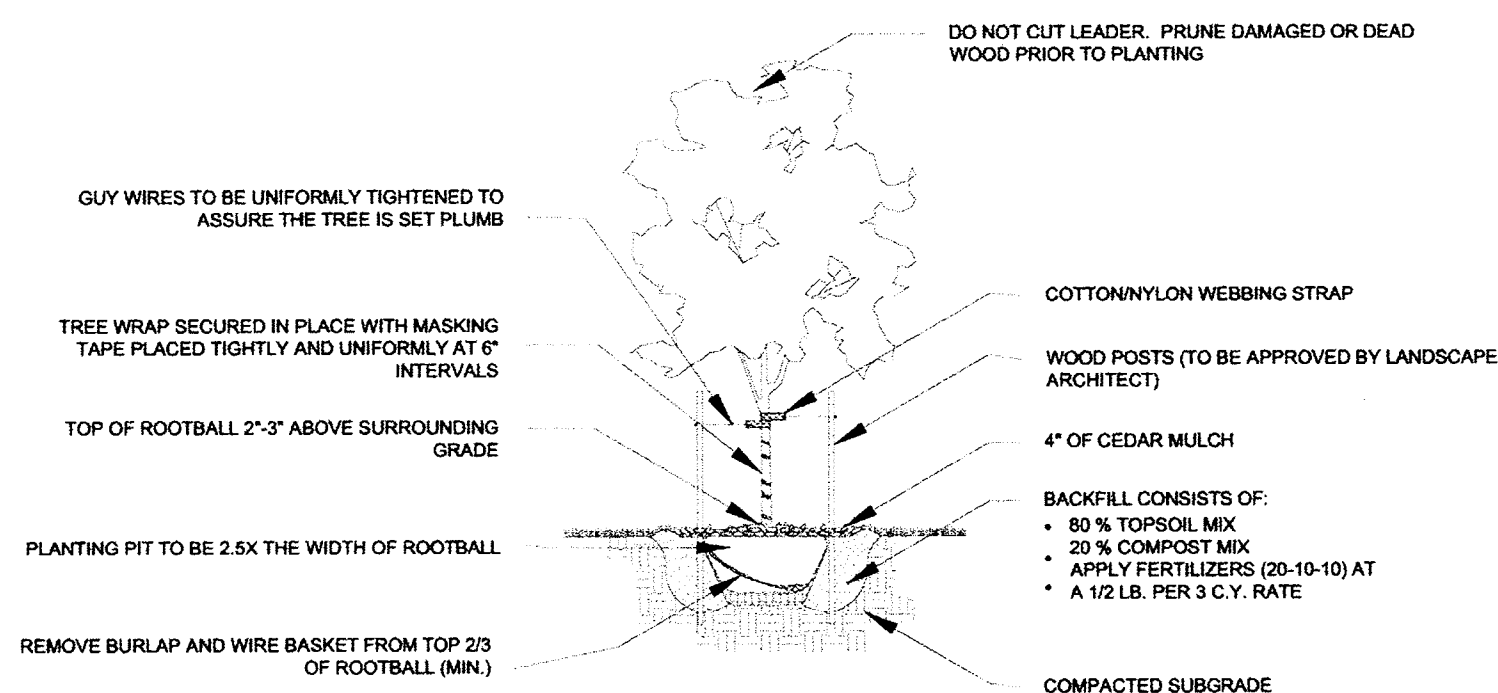
**GEOLOGIC
HAZARDS
EXHIBIT**

P5 5 OF 9

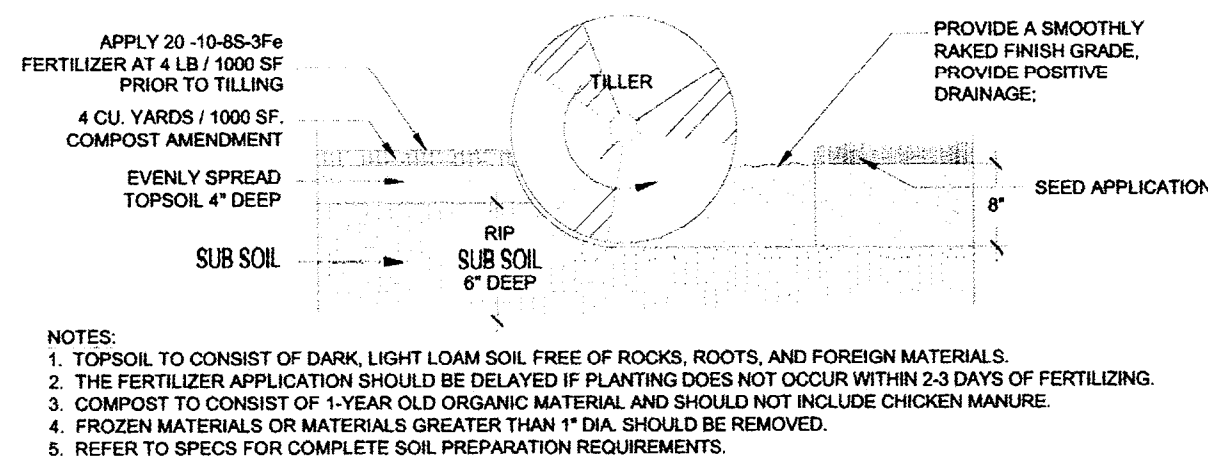
CREEKSIDE AT LORSON RANCH FILING NO. 1
PUD Development & Preliminary Plan
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



1
L1
EVERGREEN TREE PLANTING DETAIL NTS



2
L1
DECIDUOUS TREE PLANTING DETAIL NTS



3
L1
SOIL PREP- SEED AREAS PLANTING DETAIL NTS

PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	LORSON RANCH BLVD.
ROADWAY CLASSIFICATION:	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	3,513'
TREE/FEET REQUIRED:	1 / 30
NUMBER OF TREES REQUIRED/PROVIDED:	117 / 117
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75

GENERAL PLANTING NOTES:

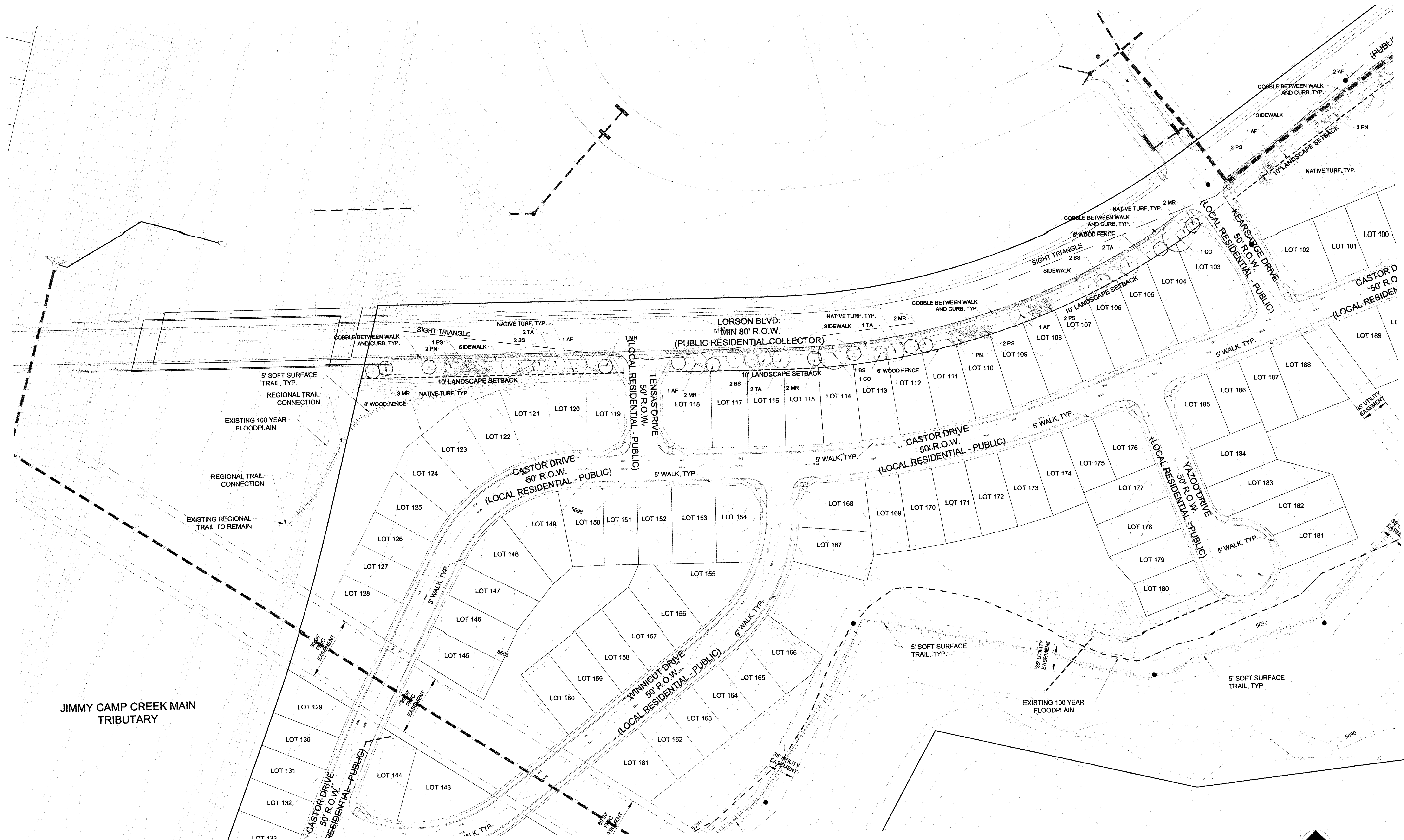
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NON-IRRIGATED SEED.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED WITH NATIVE SEED.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL 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.

PLANT SCHEDULE

QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
18		PN	<i>Pinus nigra</i>	Austrian Pine	6'-0"	B # B	
15		PS	<i>Pinus sylvestris</i>	Scotch Pine	6'-0"	B # B	
14		BS	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B # B	
DECIDUOUS TREES							
17		AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B # B	
8		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							
26		MR	<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	2'-0" Cal.	B # B	
117	TREE TOTAL						

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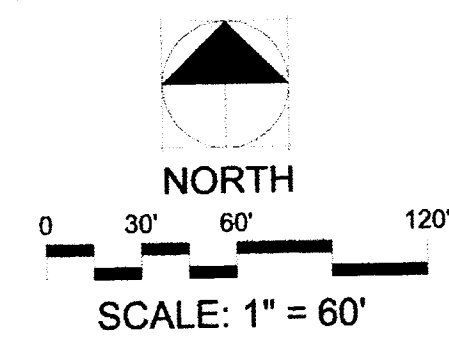
REV #	DATE	REVISIONS
1	10/25/18	REV1 COUNTY COMMENTS
2	12/12/18	REV2 COUNTY COMMENTS
3		
4		
5		
6		

DESIGNED	MF	08.14.18
DRAWN	MF	08.14.18
CHECKED	JRA	08.14.18
PROJECT NUMBER	2816.15	
SCALE:	AS NOTED	

LANDSCAPE PLAN

L2 7 OF 9

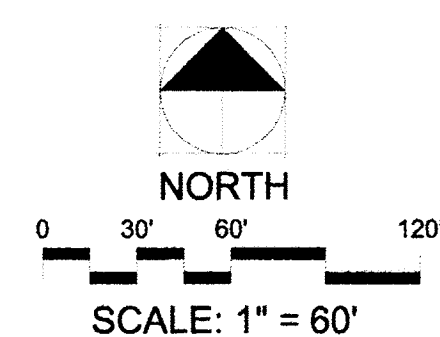
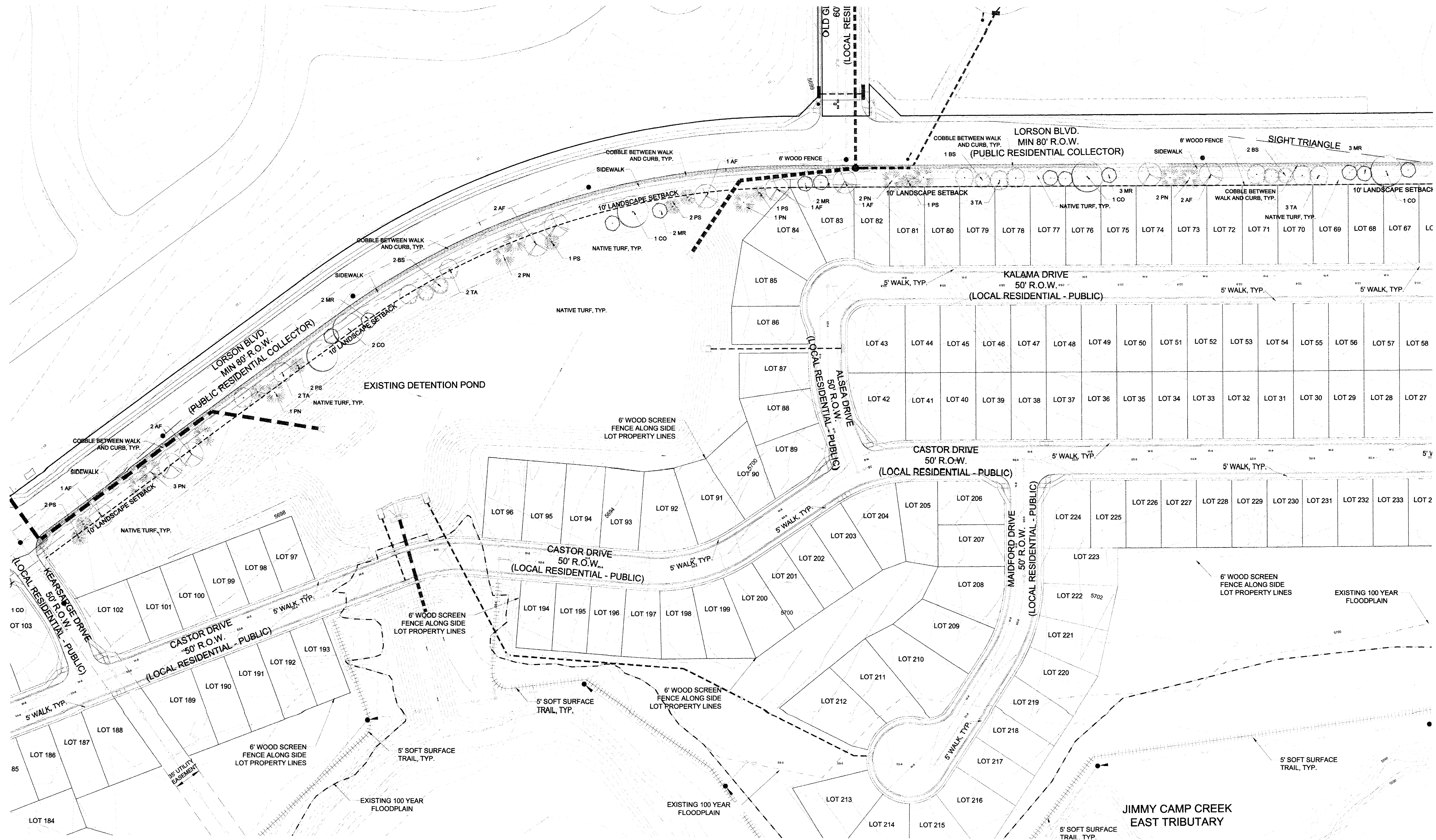
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2-27-2019



PCD FILE NO.: PUDSP-18-5

CREEKSIDE AT LORSON RANCH FILING NO. 1
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



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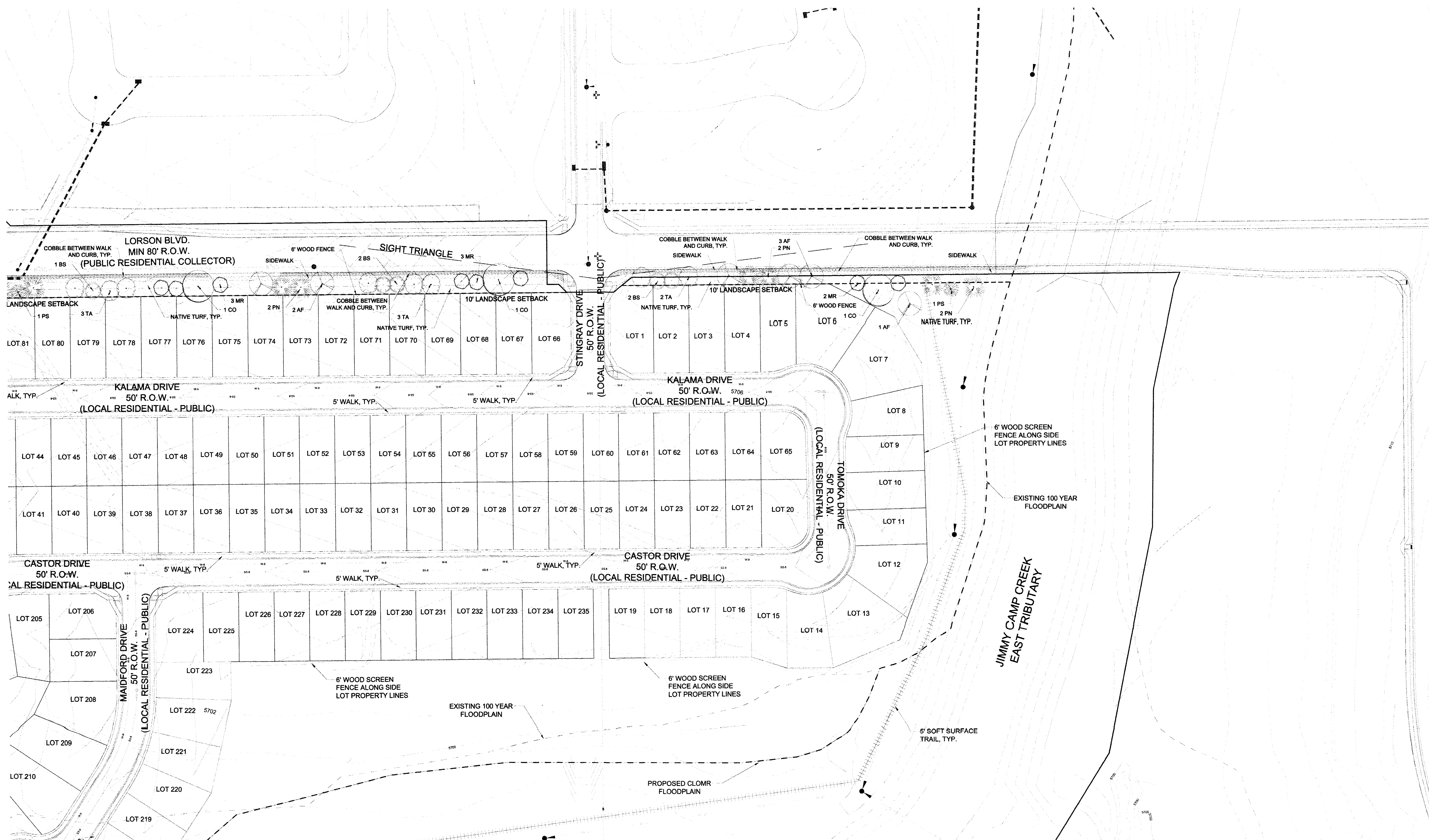
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REV #	REVISIONS	DATE
1	REV1 COUNTY COMMENTS	10/25/18
2	REV2 COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

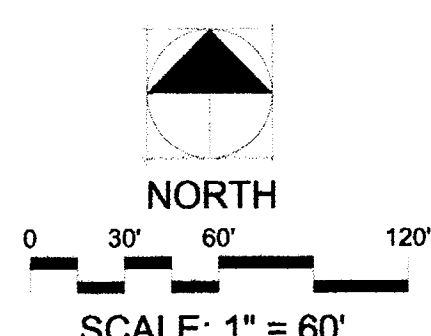
DESIGNED	MF	08.14.18
DRAWN	MF	08.14.18
CHECKED	JRA	08.14.18
PROJECT NUMBER		2816.15

**LANDSCAPE
PLAN**

CREEKSIDE AT LORSON RANCH FILING NO. 1
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PCD FILE NO.: PUDSP-18-5

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**CREEKSIDE AT LORSON RANCH
FILING NO. 1**
El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

REV #	REVISIONS	DATE
1	REV1 COUNTY COMMENTS	10/25/18
2	REV2 COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

DESIGNED	MF	08.14.18
DRAWN	MF	08.14.18
CHECKED	JRA	08.14.18
PROJECT NUMBER		2816.15
SCALE:	AS NOTED	

**LANDSCAPE
PLAN**
L4 9 OF 9