

LORSON RANCH

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

Delete highlighted
The title is Creekside at Lorson Ranch Fil 1 [and 2 (if LOMR lots are to be platted at a later date; if not you can submit 1 plat but not record any of it until the LOMR is 100% completed.)]

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, and any other uses allowed per the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines.
 - 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).

County can not enforce covenants - uses shall be defined or they are not allowed on the PUD

- Setback Requirements:
- Front yard: Twenty Feet (20) to Face of Garage Fifteen Feet (15) to Face of House
 - Side yard: Five Feet (5)
 - Rear yard: Fifteen Feet (15)
 - Corner yard (Non-Driveway Side): Ten Feet (10)

Home office (max SF), day care up to X kids, Internet business? Limit to number of employees allowed to come to house?

- Accessory Use Standards:
- 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.
 - 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.
 - Maximum Accessory Structure Height: Fifteen Feet (15)
 - Setback Requirements:
 - Side Yard: Five Feet (5)
 - Rear Yard: Five Feet (5)

are detached garages allowed?

Add parks and associated park related equipment are allowed uses

GENERAL NOTES

- Refer to approved Lorson Ranch Development Agreement #6, as Amended, by the El Paso County Board of County Commissioners for development information.
- No residential lots shall have direct access to Collector Roadway or Minor Arterial Roadway Classifications. All residential lots will have direct access to local residential streets.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wildfield 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.
- Public Utility/Drainage Easements shall be provided on all lots as follows:
 - Front: ten feet (10)
 - Side: five feet (5)
 - Rear: ten feet (10)
- Accessory structures would be in the easement then.....Not recommended
- 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. See fence detail on page X of this PUD; Fences are not allowed on side yard lines? 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.
 - 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.

Add Reception no.

Is there a minor arterial?

Natural gas by?

A detail is provided do you need this?

to be maintained by individual lot owner?

A geo replot was submitted by, X dated X. Constraints and Hazards map on Sheet X.

LANDSCAPE

- Common open space areas shall be landscaped. 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.
- 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 No. 1.

By who? Who maintain?

Move Note 2 to the allowed uses as a footnote.

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.

wetlands? FEMA processes CLOMR and LOMR.

FLOODPLAIN NOTES:

- 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.
- The existing floodplain boundaries will be revised via the LOMR process through the Army Corp of Engineers per Action No. SPA-2005-00757. Lots 210-220 either partially or entirely located within the current floodplain shall be subject to a LOMR process to complete 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.

Add the CLOMR CASE NO. note

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.

LEGAL DESCRIPTION- CREEKSIDE AT LORSON RANCH FILING NO. 1:

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "T15S R65W, S23 S24, PLS 31161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR S89°41'54"W, 5319.46 FEET.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23;

THENCE N89°41'54"E ALONG SAID CENTERLINE 142.46 FEET TO THE SOUTHEAST CORNER OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 218714085 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINES OF SAID "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES:

- THENCE N20°36'33"E A DISTANCE OF 560.24 FEET TO A POINT OF CURVE
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2169.98 FEET, A CENTRAL ANGLE OF 06°34'13", (THE CHORD OF WHICH BEARS N17°19'26"E, 248.71 FEET), AN ARC DISTANCE OF 248.84 FEET TO A POINT OF TANGENT.
- THENCE N04°02'02"E ALONG SAID TANGENT 295.75 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS AT LORSON RANCH FILING NO. 4" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 215713698;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID "THE MEADOWS AT LORSON RANCH FILING NO. 4" THE FOLLOWING EIGHT (8) COURSES:

 - THENCE N89°35'58"E A DISTANCE OF 508.54 FEET TO A POINT OF CURVE;
 - THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 948.17, A CENTRAL ANGLE OF 35°42'15", (THE CHORD OF WHICH BEARS N71°44'51"E, 581.34 FEET), AN ARC DISTANCE OF 590.86 FEET TO A POINT OF TANGENT;
 - THENCE S63°53'43"E ALONG SAID TANGENT 488.36 FEET TO A POINT OF CURVE;
 - THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1058.48 FEET, A CENTRAL ANGLE OF 36°19'14", (THE CHORD OF WHICH BEARS N72°03'20"E, 659.81 FEET), AN ARC DISTANCE OF 670.99 FEET;
 - THENCE N44°35'58"E NON TANGENT TO THE PREVIOUS COURSE 35.36 FEET;
 - THENCE N00°24'02"W A DISTANCE OF 158.34 FEET TO A POINT OF CURVE;
 - THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 566.89 FEET, A CENTRAL ANGLE OF 15°51'49", (THE CHORD OF WHICH BEARS N08°19'56"W, 156.45 FEET), AN ARC DISTANCE OF 156.96 FEET;
 - THENCE N73°44'10"E RADIAL TO THE PREVIOUS COURSE 5.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "OLD GLORY DRIVE" AS RECORDED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 208057388 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID "OLD GLORY DRIVE" THE FOLLOWING FOUR (4) COURSES:

 - THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIAL TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 571.99 FEET, A CENTRAL ANGLE OF 15°51'37", (THE CHORD OF WHICH BEARS S08°19'52"E, 157.83 FEET), AN ARC DISTANCE OF 58.35 FEET TO A POINT OF TANGENT
 - THENCE S00°24'02"E ALONG SAID TANGENT 183.34 FEET
 - THENCE N89°35'58"E A DISTANCE OF 60.00 FEET
 - THENCE N00°24'02"W A DISTANCE OF 40.01 FEET TO THE SOUTHWEST CORNER OF "ALLEGIAN AT LORSON RANCH" AS PLATTED UNDER RECEPTION NO. 212713204 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINES OF SAID "ALLEGIAN AT LORSON RANCH" THE FOLLOWING TWO (2) COURSES:

 - THENCE S45°24'02"E A DISTANCE OF 56.57 FEET
 - THENCE N89°35'58"E A DISTANCE OF 594.34 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3" AS PLATTED UNDER RECEPTION NO. 213713396 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N89°29'15"E ALONG THE SOUTHERLY LINE THEREOF 85.20 FEET TO THE WESTERLY LINE OF "LORSON RANCH EAST FILING NO. 1" AS PLATTED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

 - THENCE S00°24'02"E A DISTANCE OF 80.00 FEET
 - THENCE N89°35'58"E A DISTANCE OF 14.76 FEET
 - THENCE S45°24'02"E A DISTANCE OF 14.14 FEET
 - THENCE N89°35'58"E A DISTANCE OF 60.00 FEET
 - THENCE N81°59'14"E A DISTANCE OF 29.49 FEET
 - THENCE N89°35'58"E A DISTANCE OF 693.52 FEET

THENCE S21°18'01"W A DISTANCE OF 20.20 FEET

THENCE S11°46'55"W A DISTANCE OF 127.09 FEET

THENCE S11°02'24"W ALONG SAID TANGENT 116.82 FEET

THENCE S11°17'09"W A DISTANCE OF 285.14 FEET

THENCE S31°55'05"W A DISTANCE OF 182.34 FEET

THENCE S58°54'51"E A DISTANCE OF 4.71 FEET

THENCE S81°00'29"W A DISTANCE OF 90.00 FEET

THENCE S78°28'55"W A DISTANCE OF 247.86 FEET

THENCE N82°16'06"W A DISTANCE OF 188.62 FEET

THENCE S77°50'20"W A DISTANCE OF 405.01 FEET

THENCE S60°55'23"W A DISTANCE OF 219.41 FEET

THENCE S17°08'25"W A DISTANCE OF 123.42 FEET

THENCE S85°20'33"W A DISTANCE OF 169.20 FEET

THENCE N65°32'01"W A DISTANCE OF 188.46 FEET

THENCE N44°43'33"W A DISTANCE OF 230.04 FEET

THENCE N88°34'10"W A DISTANCE OF 160.16 FEET TO A POINT OF CURVE

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", (THE CHORD OF WHICH BEARS S53°56'07"W, 261.74 FEET), AN ARC DISTANCE OF 281.40 FEET TO A POINT OF TANGENT.

THENCE S12°29'24"W ALONG SAID TANGENT 116.82 FEET

THENCE S83°30'09"W A DISTANCE OF 446.06 FEET

THENCE N7°01'58"W A DISTANCE OF 350.83 FEET

THENCE S28°55'26"W A DISTANCE OF 265.02 FEET

THENCE S36°43'29"W A DISTANCE OF 311.41 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;

THENCE S89°41'54"W ALONG SAID CENTERLINE 749.79 FEET TO THE POINT OF BEGINNING.

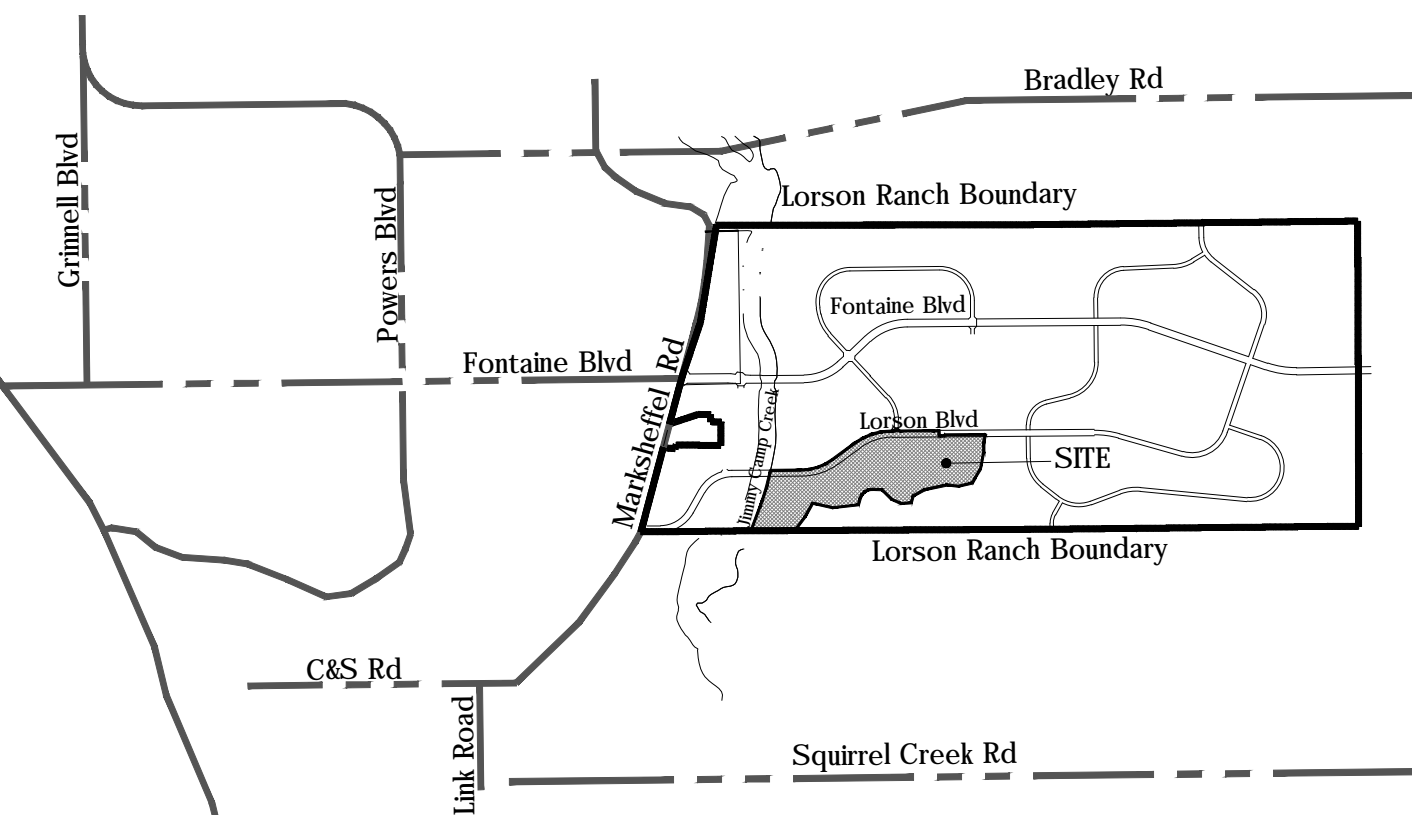
SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 83.085 ACRES MORE OR LESS.

Missing the standard PUD General Provisions notes- Sample below

GENERAL PROVISIONS

- Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, 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 the Retreat@TwinRidge is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this Development Plan comply 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 the Retreat@TwinRidge; 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 in effect at the time of the PUD plan approval 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.
- Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the Development Plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified in Development Guidelines.

VICINITY MAP



SITE DATA TABLE:

TOTAL SITE ACREAGE	83.085 AC
PROPOSED SINGLE-FAMILY DWELING UNITS	235 D.U.
PROPOSED GROSS DENSITY	2.83 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (235 LOTS)	25.43 AC	31%
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	26.27 AC	31%
OPEN SPACE/ LANDSCAPE	16.63 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 51% = 42.89 ACRES

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 Heidi LLC and Lorson Conservation Invest 1 LLP, a Colorado Limited Liability Company

Authorized Agent, Manager

STATE OF COLORADO)
EL PASO COUNTY)SS.

The above and foregoing statement was acknowledged before me this _____ day of _____ 20__ A.D. by _____ Witness my Hand and SEAL:

My Commission Expires: _____

Notary Public

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 _____

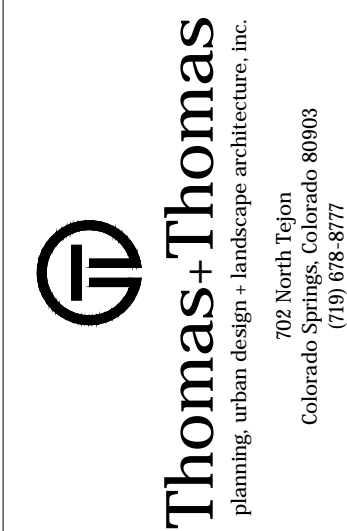
Director, Planning and Community Development _____ date _____

Clerk and Recorder Certification

STATE OF COLORADO)
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



CREEKSIDE AT LORSON RANCH
FILING NO. 1
El Paso County, Colorado
PUD & PRELIMINARY PLAN

STAMP:

REV#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

DESIGNED	MF	08.14.18	SCALE:	AS NOTED
DRAWN	MF <td>08.14.18</td> <td></td> <td></td>	08.14.18		
CHECKED	JRA	08.14.18		
PROJECT NUMBER:		2816.15		

COVER SHEET

P1 1 OF 9

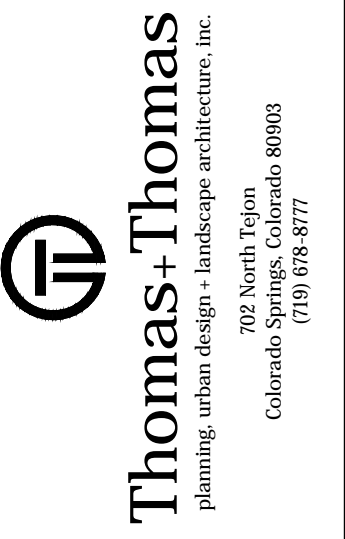
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LORSON RANCH

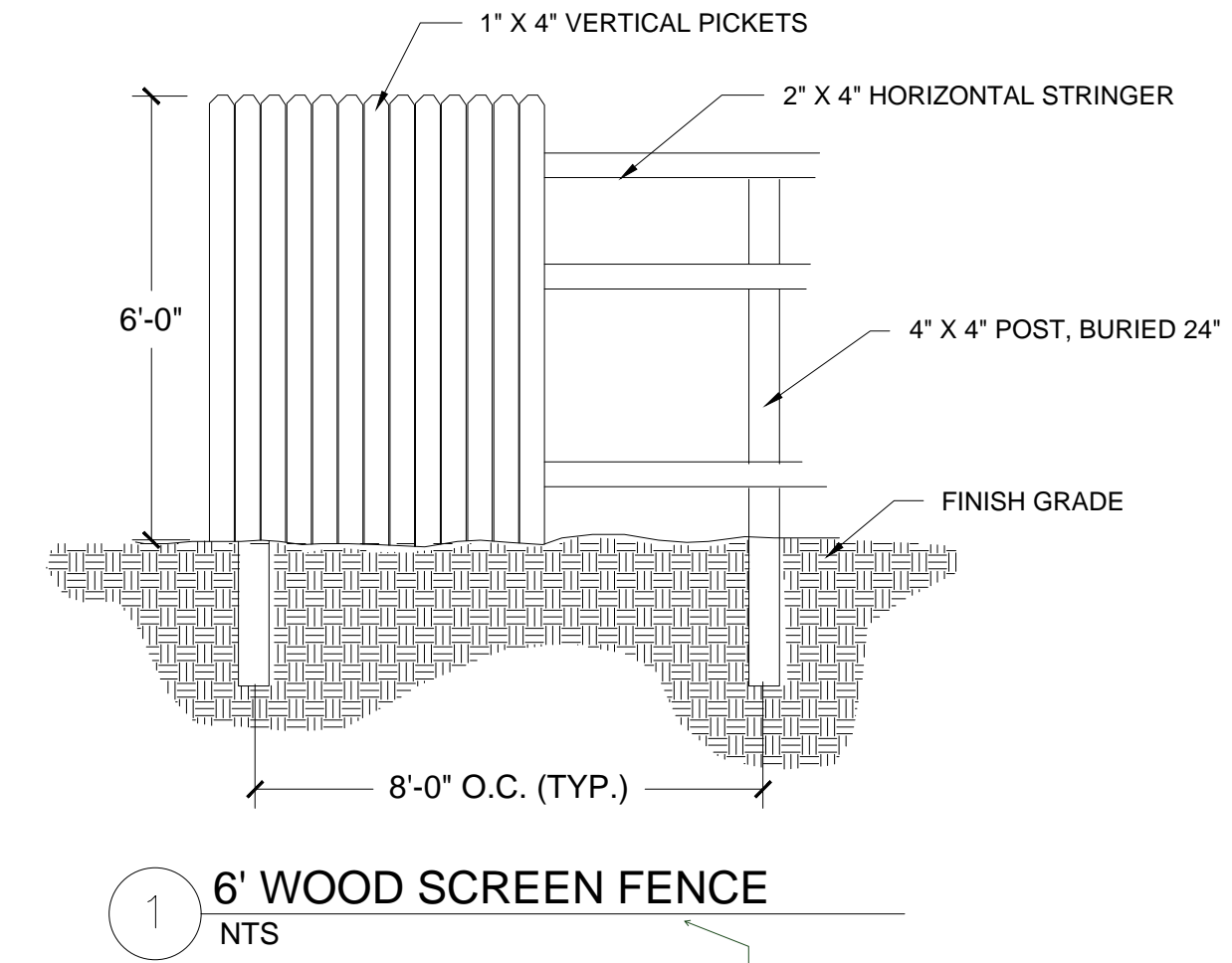
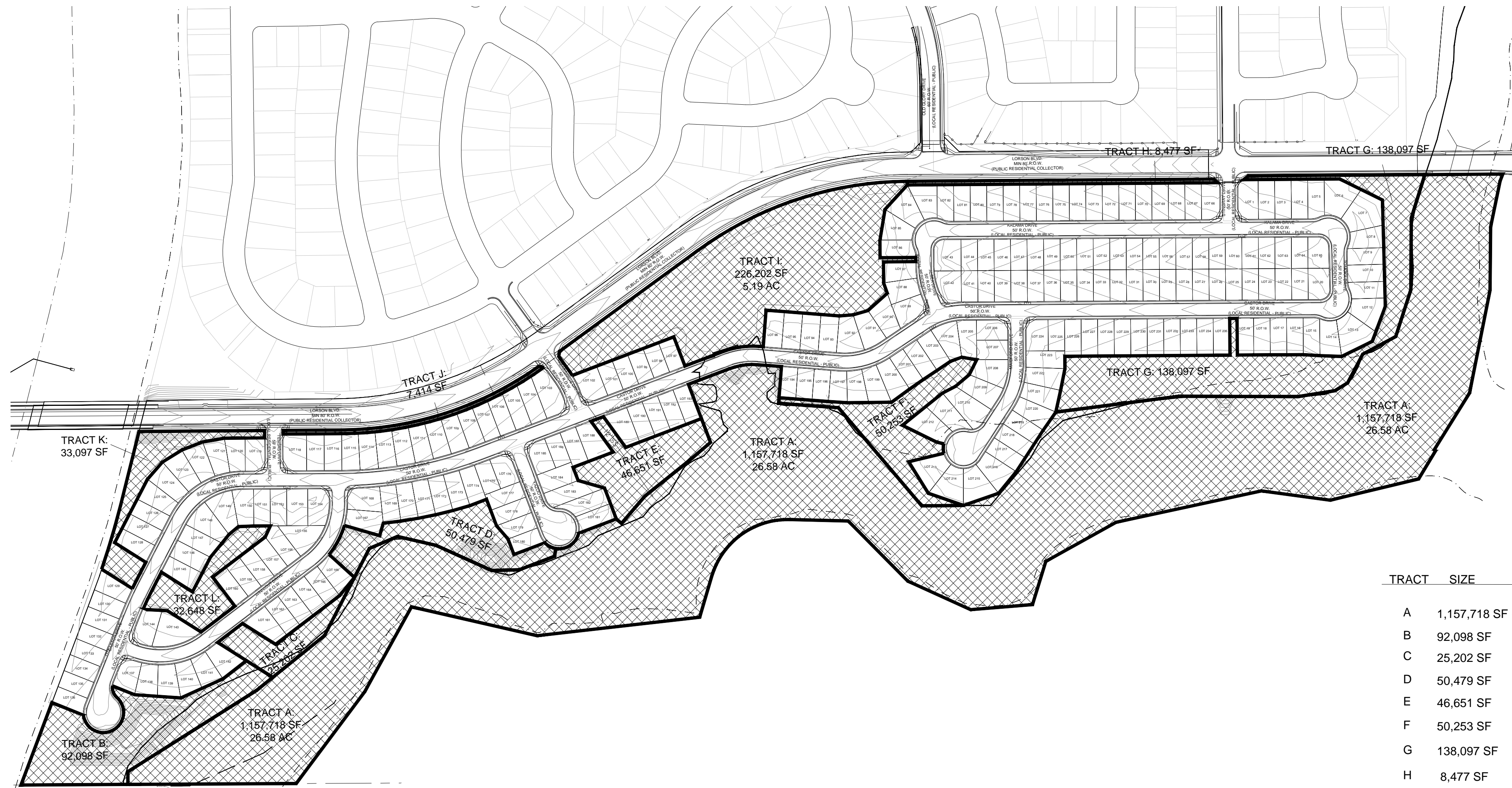
CREEKSIDE AT LORSON RANCH FILING NO. 1

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



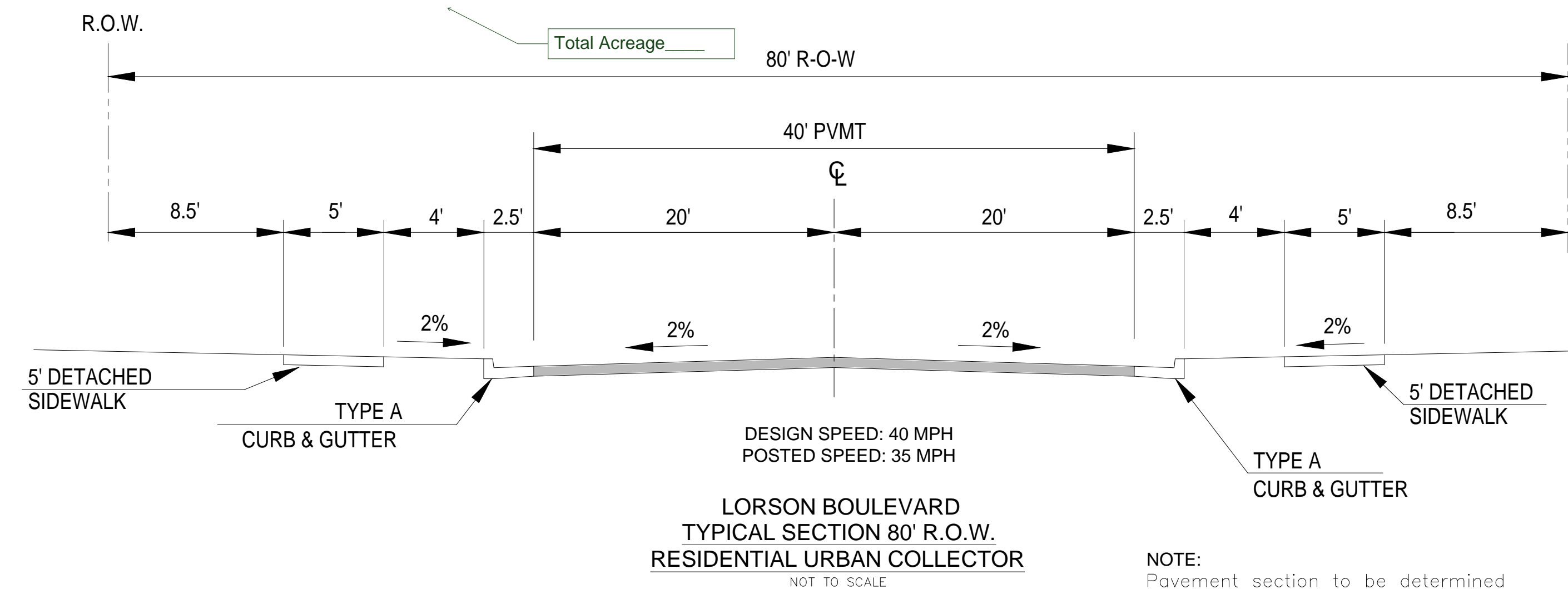
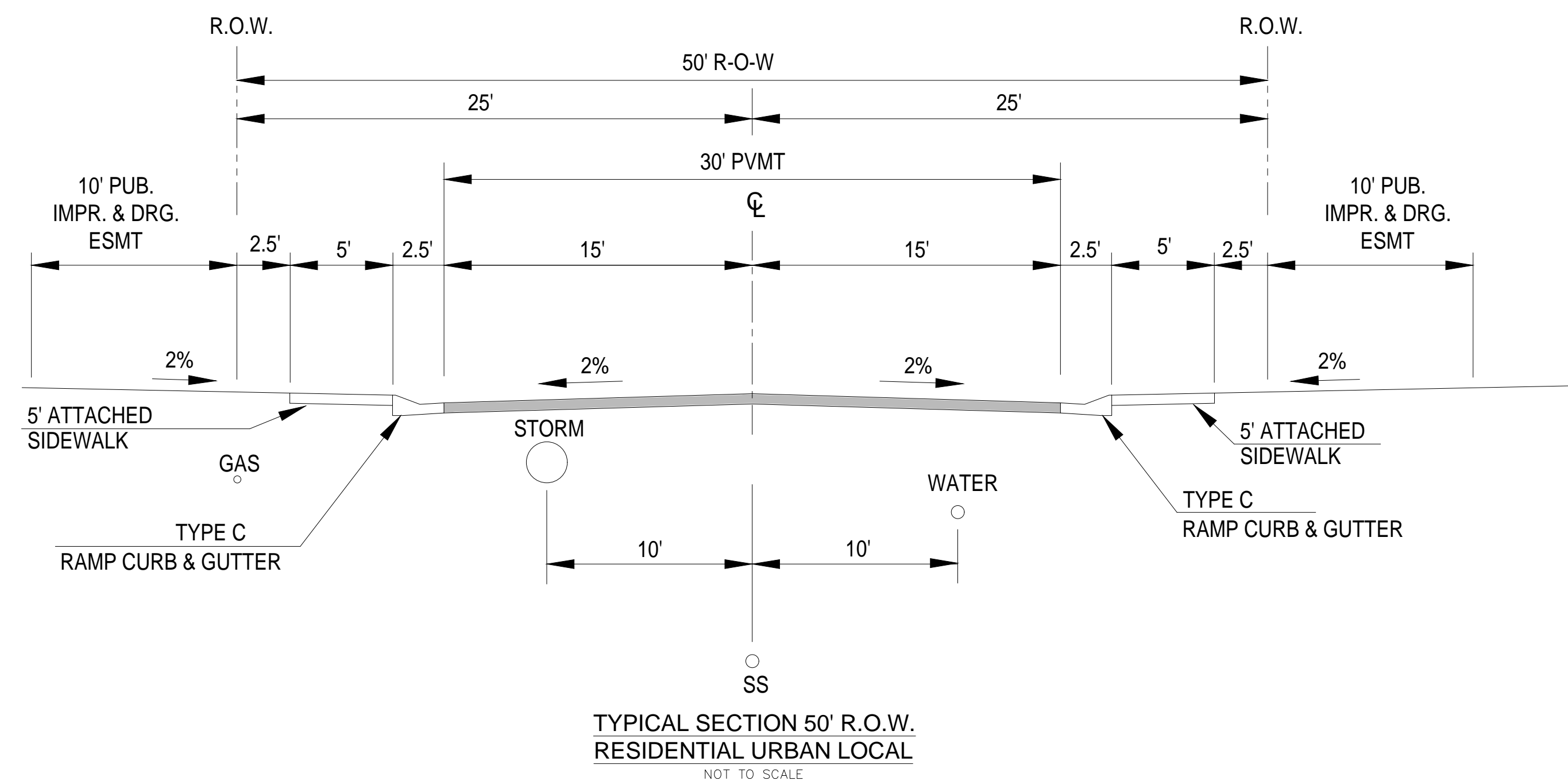
TRACT MAP



TRACT TABLE

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	1,157,718 SF (26.58 AC)	X	X	X	X	LRMD	LRMD
B	92,098 SF	X	X	X	X	LRMD	LRMD
C	25,202 SF	X	X	X	X	LRMD	LRMD
D	50,479 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	138,097 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	33,097 SF	X	X	X	X	LRMD	LRMD
L	32,648 SF	X	X	X	X	LRMD	LRMD

LRMD= LORSON RANCH METROPOLITAN DISTRICT



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

CREEKSIDE AT LORSON RANCH FILING NO. 1

El Paso County, Colorado
PUD & PRELIMINARY PLAN

STAMP:

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1		
2		
3		
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6		

DESIGNED	MF	08.14.18	AS NOTED
DRAWN	MF	08.14.18	
CHECKED	JRA	08.14.18	
PROJECT NUMBER:		281615	
SCALE:			

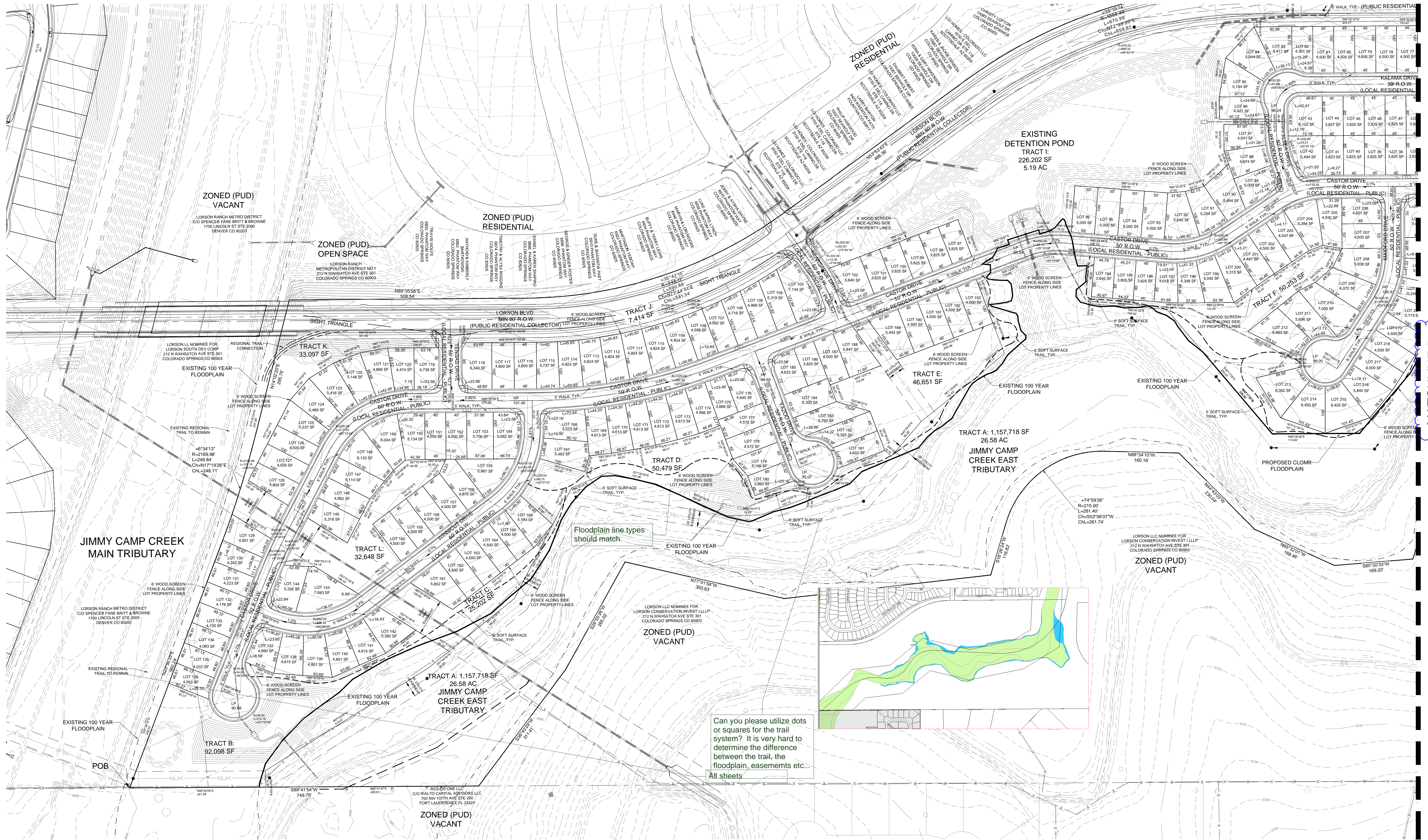
DETAILS

LORSON RANCH

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



Can you please utilize dots or squares for the trail system? It is very hard to determine the difference between the trail, the floodplain, easements etc... All sheets

Matchline doesn't match next sheet

REV#	REVISIONS	DATE
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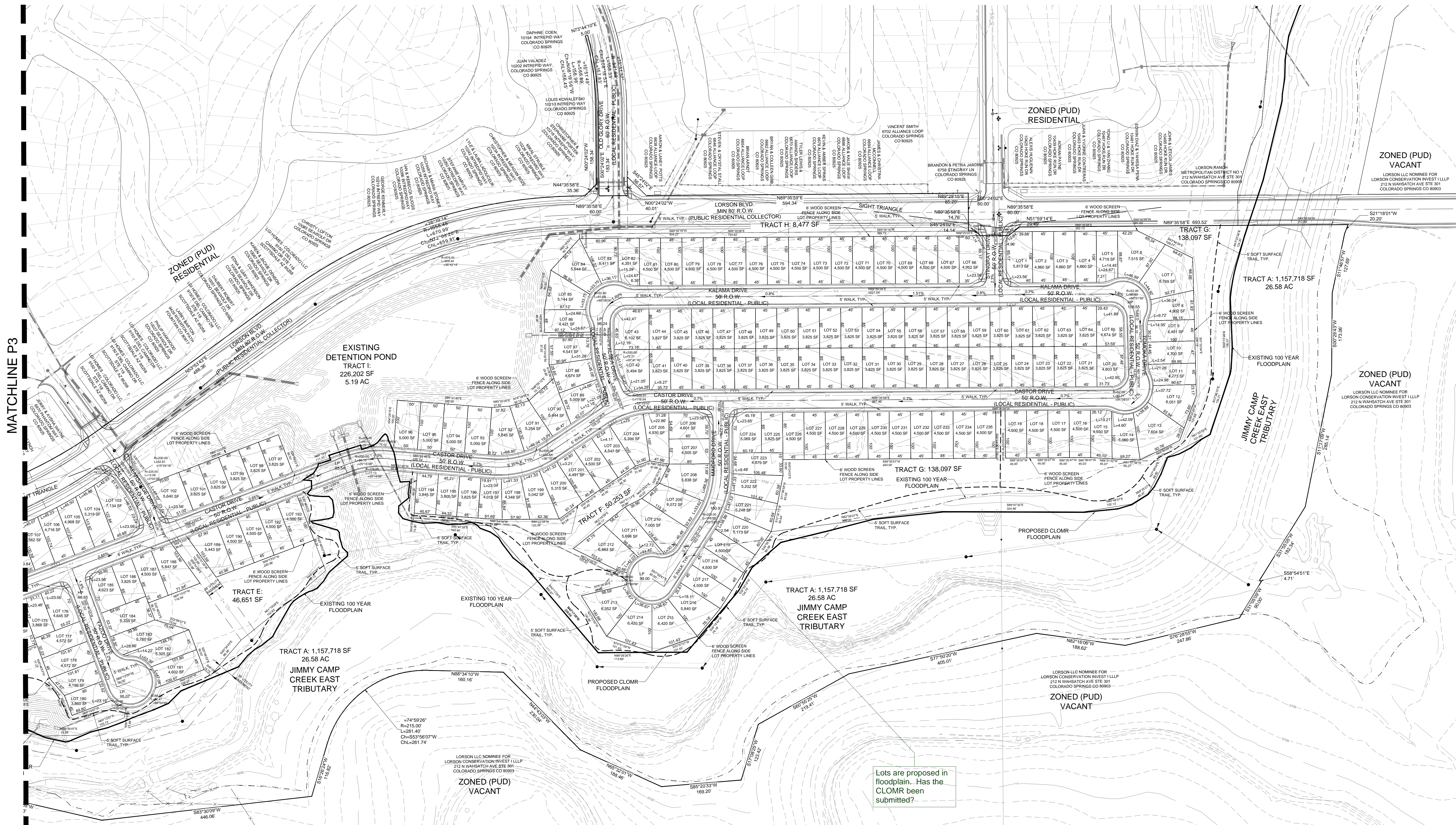
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CHECKED	JRA	08.14.18
PROJECT NUMBER:		2816.15
SCALE:		AS NOTED

LORSON RANCH

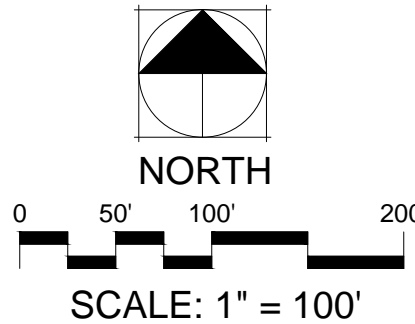
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PUD Development & Preliminary Plan

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Lots are proposed in floodplain. Has the CLOMR been submitted?



PCD FILE NO.:

MATCHLINE P3

CREEKSIDE AT LORSON RANCH
FILING NO. 1

El Paso County, Colorado
PUD & PRELIMINARY PLAN

STAMP:

REV#	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DESIGNED	MF	08.14.18
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SITE PLAN

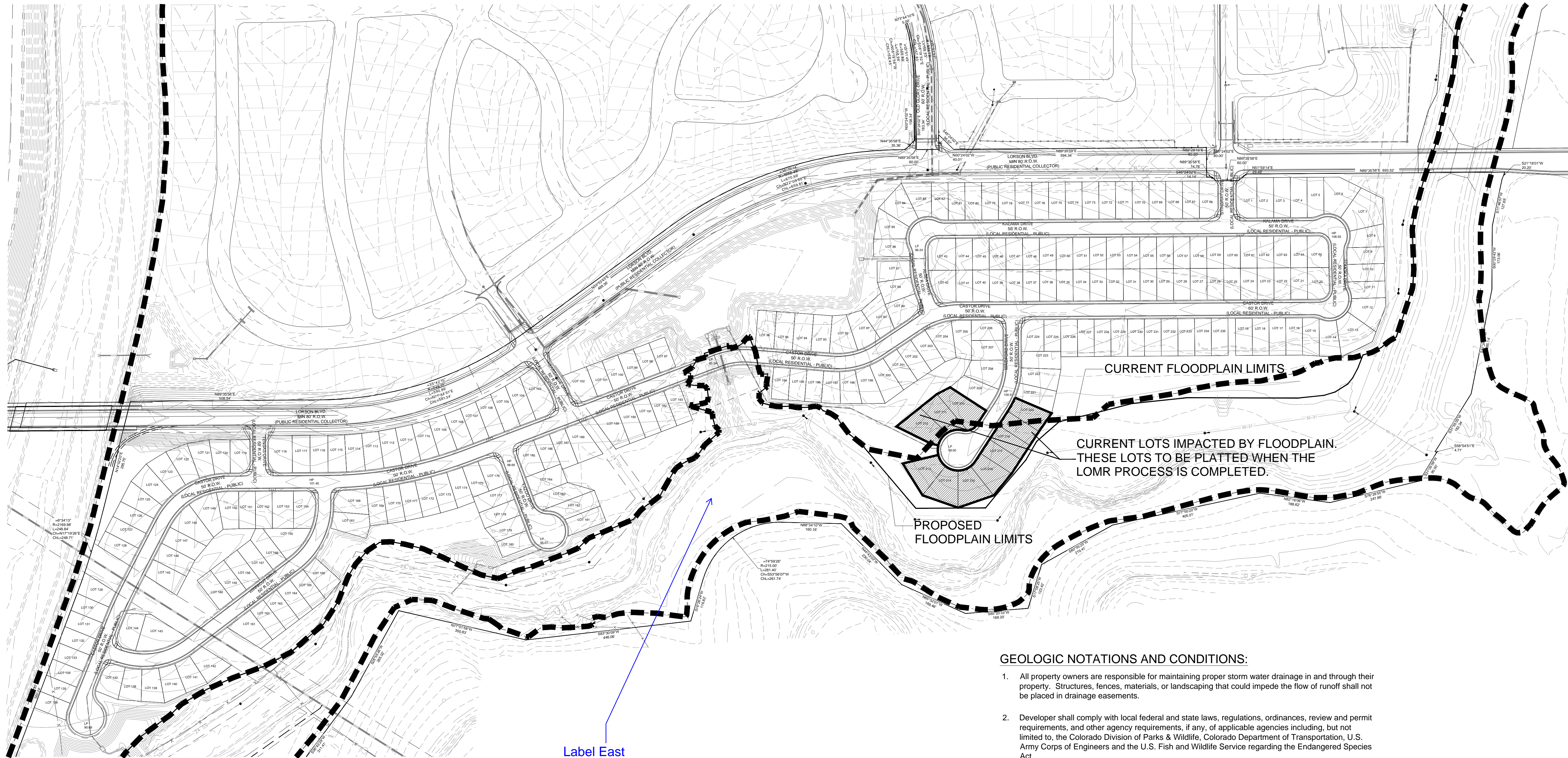
P4 4 OF 9

LORSON RANCH

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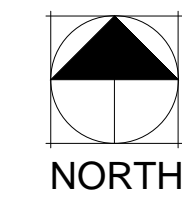
Label East
Tributary
Jimmy Camp
Creek

All Lots or some?
Which?

Groundwater
potential is discussed
- some at 4'in report
where are basements
still allowed in these
areas?

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 '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, 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 below-grade construction.
- 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 underdrain system will be provided by the developer within the streets with laterals provided to each lot.
- 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 some of 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.



NORTH
(NOT TO SCALE)

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SCALE:			

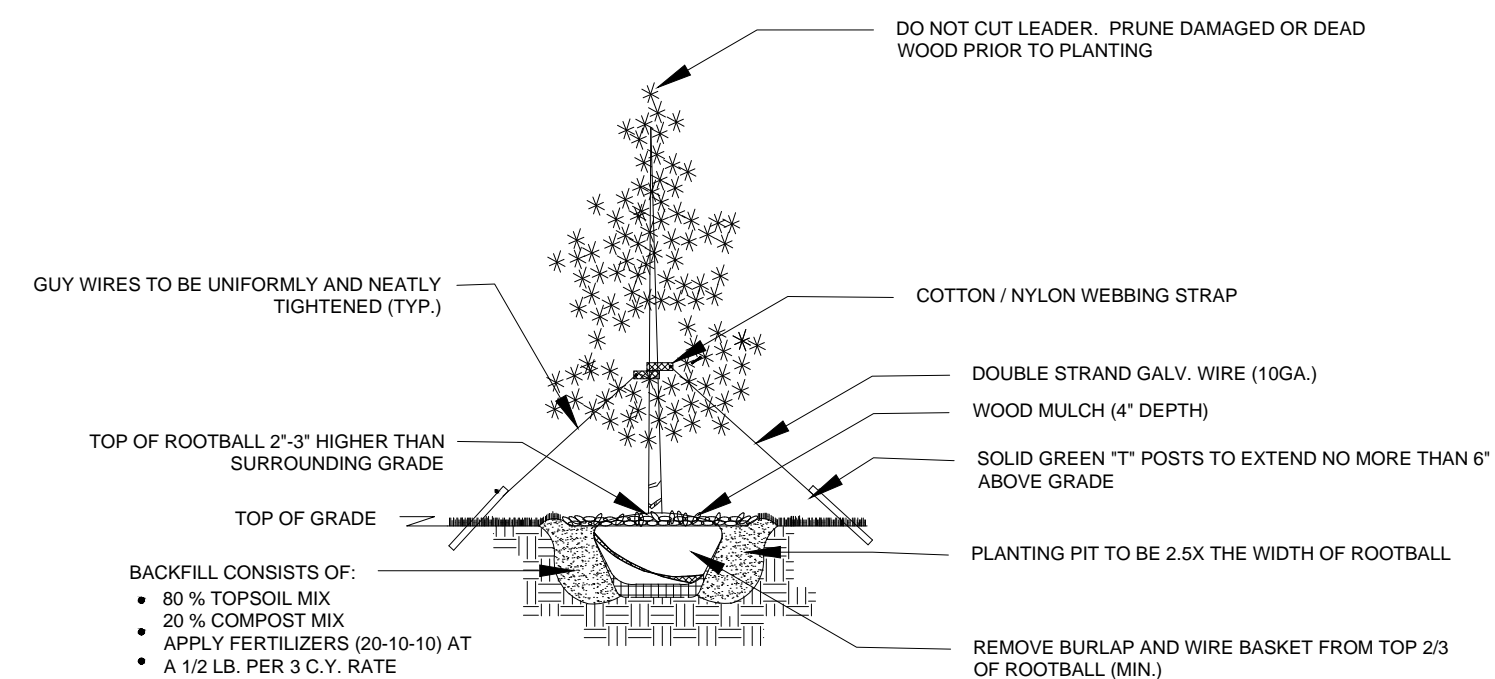
GEOLOGIC
HAZARDS
EXHIBIT

LORSON RANCH

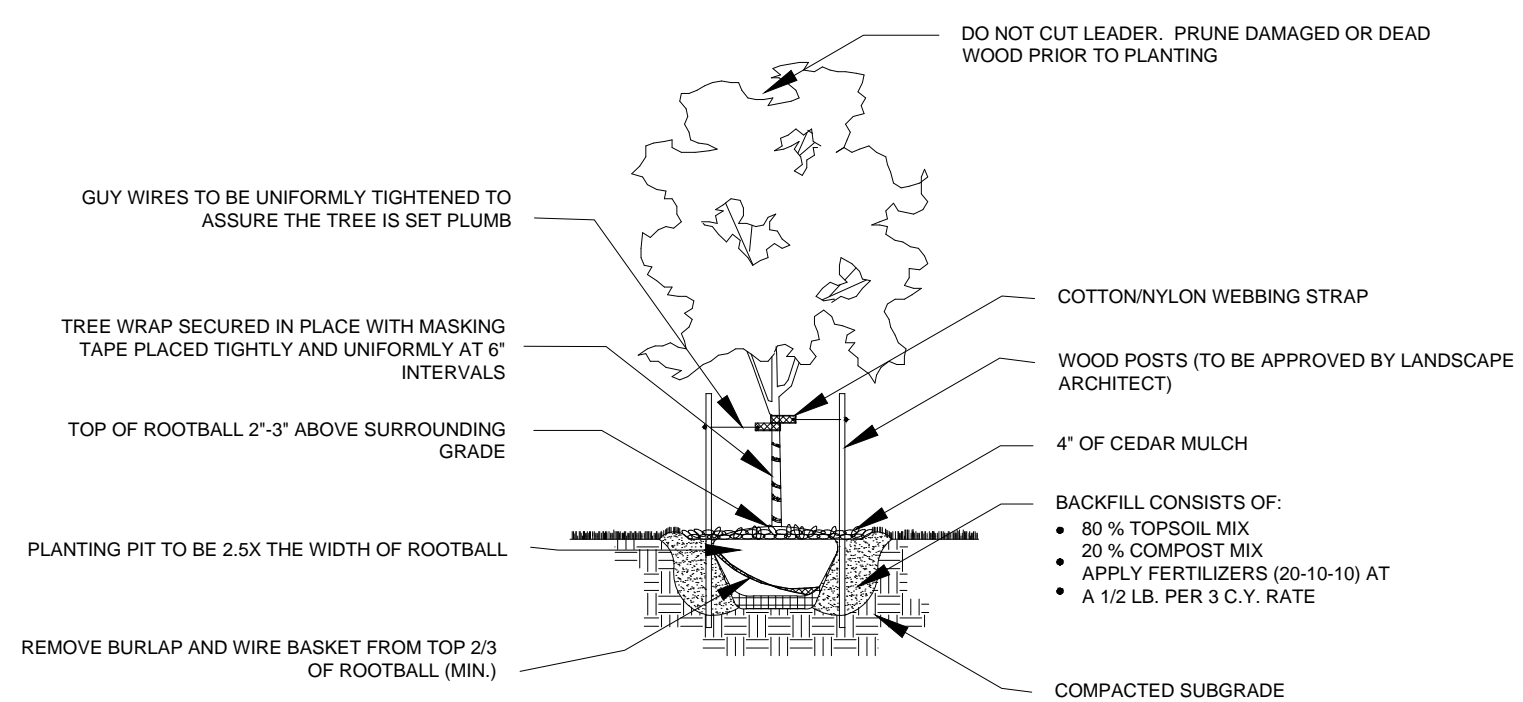
CREEKSIDE AT LORSON RANCH FILING NO. 1

Preliminary Landscape Plan

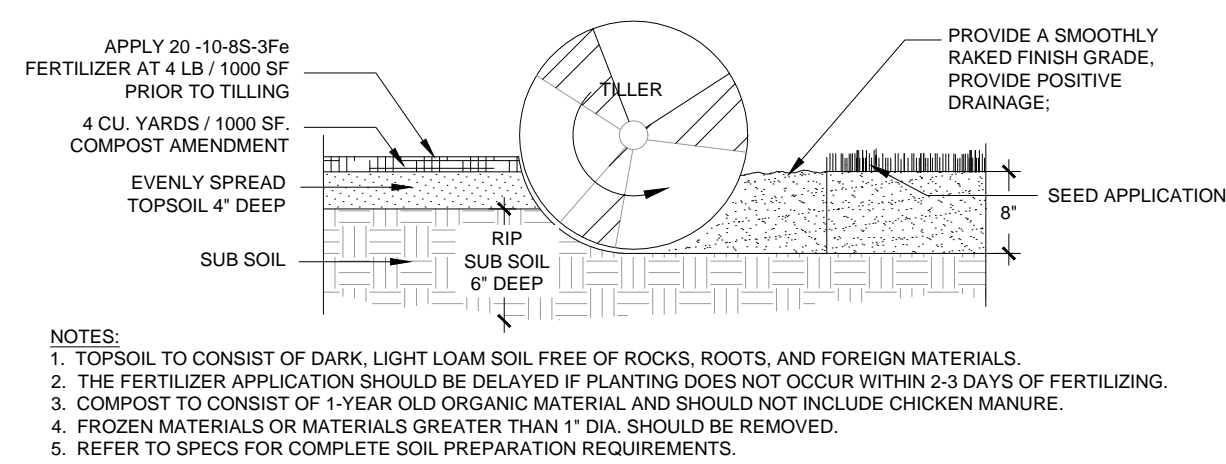
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



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

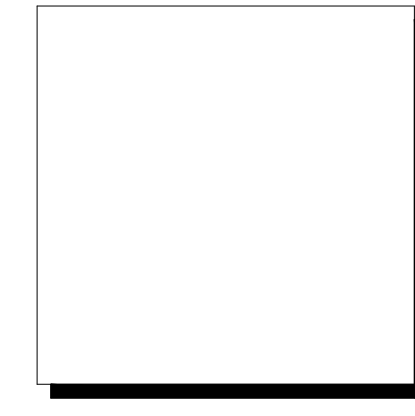
GENERAL PLANTING NOTES:

- 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 ROTATORS 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.

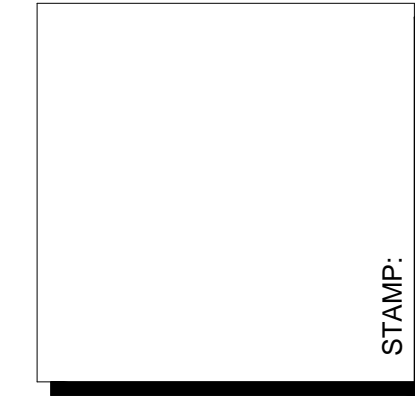
PLANT SCHEDULE

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						

Thomas+Thomas
 planning, urban design - landscape architecture, inc.
 702 North Tjorn
 Colorado Springs, Colorado 80903
 (719) 686-8777



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



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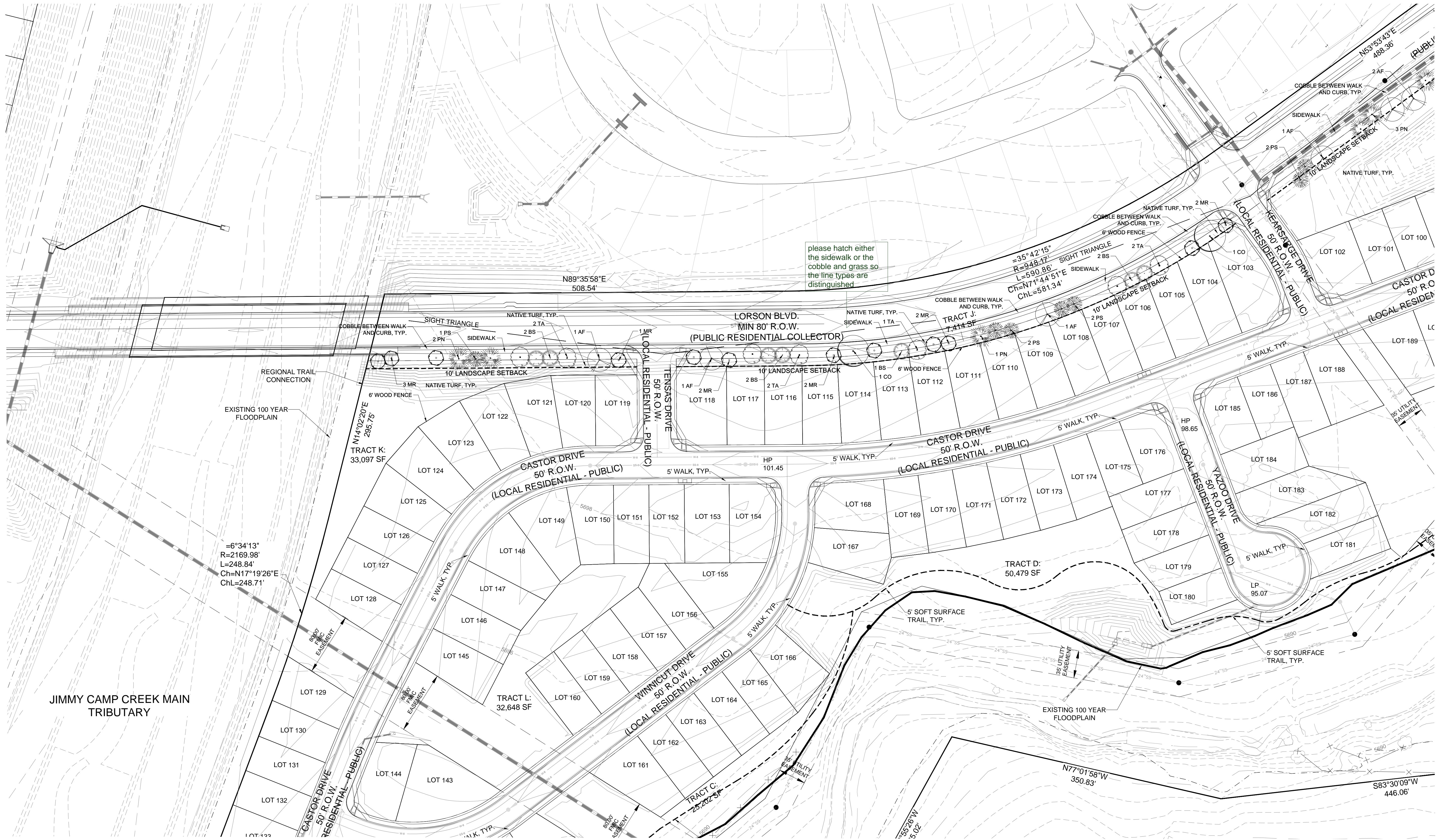
LANDSCAPE NOTES
L1 6 OF 9

LORSON RANCH

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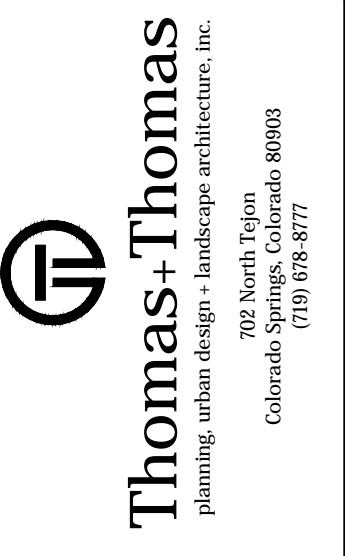
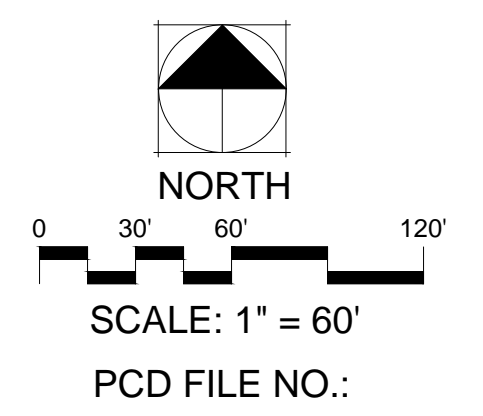
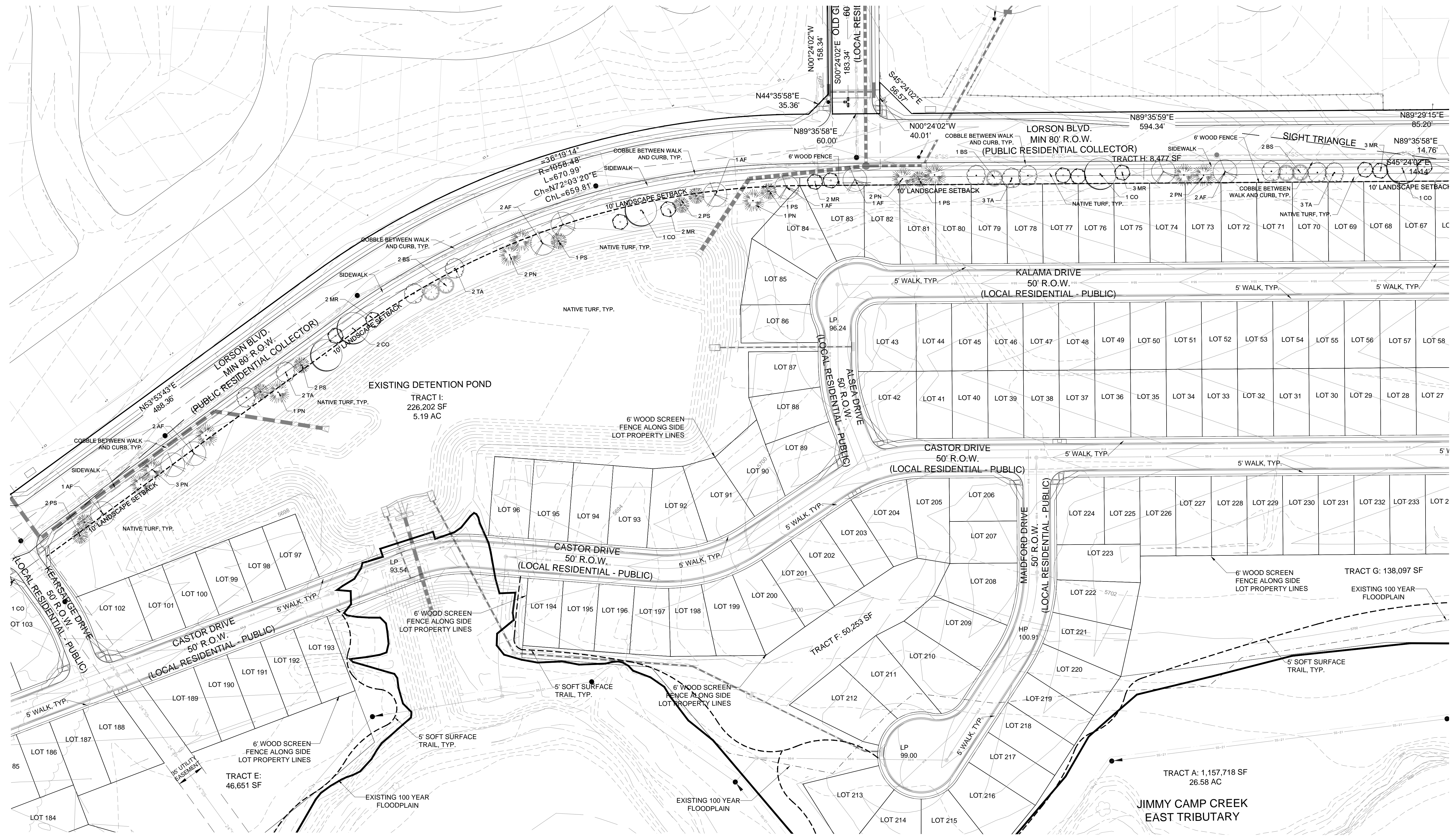


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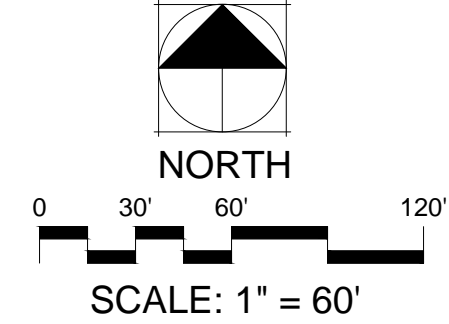
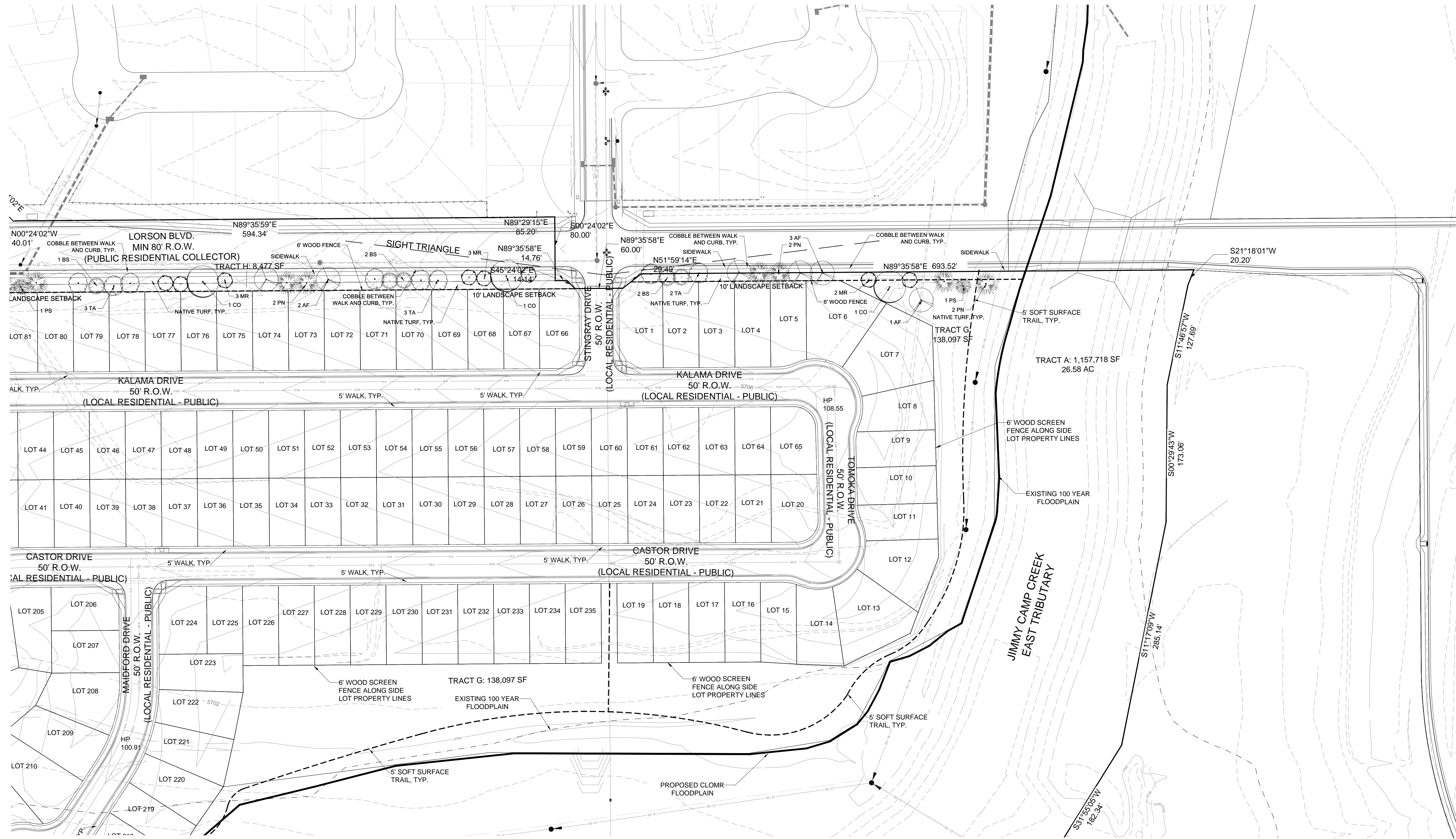
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LANDSCAPE PLAN
L4 9 OF 9