

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

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/ Subdivision 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
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')
 - 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 greenhouses, hot tubs, and pools. There shall be no guest houses or detached garages permitted.
 - 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: 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. 215029331.
- 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, 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 Widefield 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.
- 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.

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 masonry 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 08041C0975G, effective date December 7, 2018. Portions of the floodplain have been revised per Case #14-08-0534P and #06-08-B643P which Follow Conditional Case No. 06-08-B425R effective date January 29, 2015.
- The existing floodplain boundaries will be revised via the LOMR process through FEMA per Conditional Case No. 06-08-B425R effective January 29, 2015. Lots 210-220 are either partially or entirely located within the current floodplain shall not be platied 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.

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 "155 R65W, 523 524, PLS 31 | 61", 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: 508P9154W, 5319.46 FEET
COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23;
THENCE N89P4154"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. 218714088 AT 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;
(1) THENCE N20P36'33"E A DISTANCE OF 560.24 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2169.98 FEET, A CENTRAL ANGLE OF 06°34'31", (THE CHORD OF WHICH BEARS N17°19'26"E, 248.71 FEET), AN ARC DISTANCE OF 248.84 FEET TO A POINT OF TANGENT;
(3) THENCE N04°02'20"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;
(1) THENCE N89P35'58"E A DISTANCE OF 508.54 FEET TO A POINT OF CURVE;
(2) 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;
(3) THENCE N53°53'43"E ALONG SAID TANGENT 488.36 FEET TO A POINT OF CURVE;
(4) 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;
(5) THENCE N44°35'58"E NON-TANGENT TO THE PREVIOUS COURSE 35.36 FEET;
(6) THENCE N00°24'02"W A DISTANCE OF 158.34 FEET TO A POINT OF CURVE;
(7) 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;
(8) 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. 200457389 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;
(1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIAL TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 571.89 FEET, A CENTRAL ANGLE OF 15°51'37", (THE CHORD OF WHICH BEARS S08°19'21"E, 157.83 FEET), AN ARC DISTANCE OF 158.33 FEET TO A POINT OF TANGENT;
(2) THENCE S00°24'02"E ALONG SAID TANGENT 183.34 FEET;
(3) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
(4) 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;
(1) THENCE S45°24'02"E A DISTANCE OF 56.57 FEET;
(2) 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 ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID 'LORSON RANCH EAST FILING NO. 1" THE FOLLOWING SIX (6) COURSES;
(1) THENCE S00°24'02"E A DISTANCE OF 80.00 FEET;
(2) THENCE N89°35'58"E A DISTANCE OF 14.76 FEET;
(3) THENCE S45°24'02"E A DISTANCE OF 14.14 FEET;
(4) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
(5) THENCE N51°59'14"E A DISTANCE OF 29.49 FEET;
(6) 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'S7"W A DISTANCE OF 127.88 FEET;
THENCE S00°29'43"W A DISTANCE OF 173.06 FEET;
THENCE S11°17'09"W A DISTANCE OF 285.14 FEET;
THENCE S31°45'05"W A DISTANCE OF 182.34 FEET;
THENCE S38°54'45"E A DISTANCE OF 4.71 FEET;
THENCE S31°10'S09"W A DISTANCE OF 290.04 FEET;
THENCE S76°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°53'25"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°43'03"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 S18°29'24"W ALONG SAID TANGENT 116.82 FEET;
THENCE S83°30'09"W A DISTANCE OF 446.06 FEET;
THENCE N77°01'58"W A DISTANCE OF 350.83 FEET;
THENCE S28°55'26"W A DISTANCE OF 265.02 FEET;
THENCE S38°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.

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.

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 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 I LLP, a Colorado Limited Liability Company

Authorized Agent, Manager

STATE OF COLORADO)
J55.
EL PASO COUNTY)

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)
J55.
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

GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 235 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.

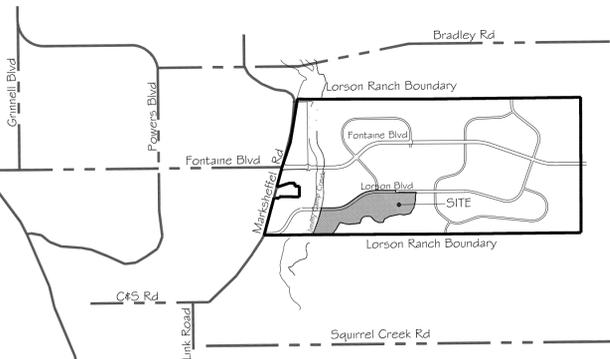
ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for CREEKSIDE AT LORSON RANCH is in general conformity with the El Paso County Master Plan, El Paso County Forestry Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code, as amended; and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan shall prevail and govern the development of CREEKSIDE AT LORSON RANCH provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with 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 in 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 location 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.

VICINITY MAP



SHEET INDEX:

P1	PUD COVER SHEET
P2	PUD DETAILS
P3-4	PUD DEVELOPMENT PLAN
P5	GEOLOGICAL HAZARDS MAP
P6-9	PRELIMINARY LANDSCAPE PLAN

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

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



CREEKSIDE AT LORSON RANCH
FILING NO. 1

El Paso County, Colorado
PUD & PRELIMINARY PLAN

STAMP:

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

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

COVER SHEET

P1 1 OF 9

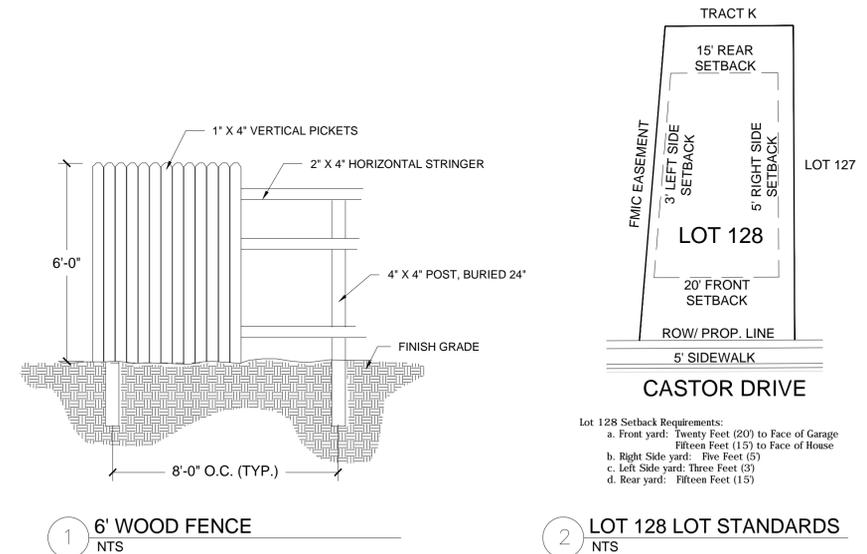
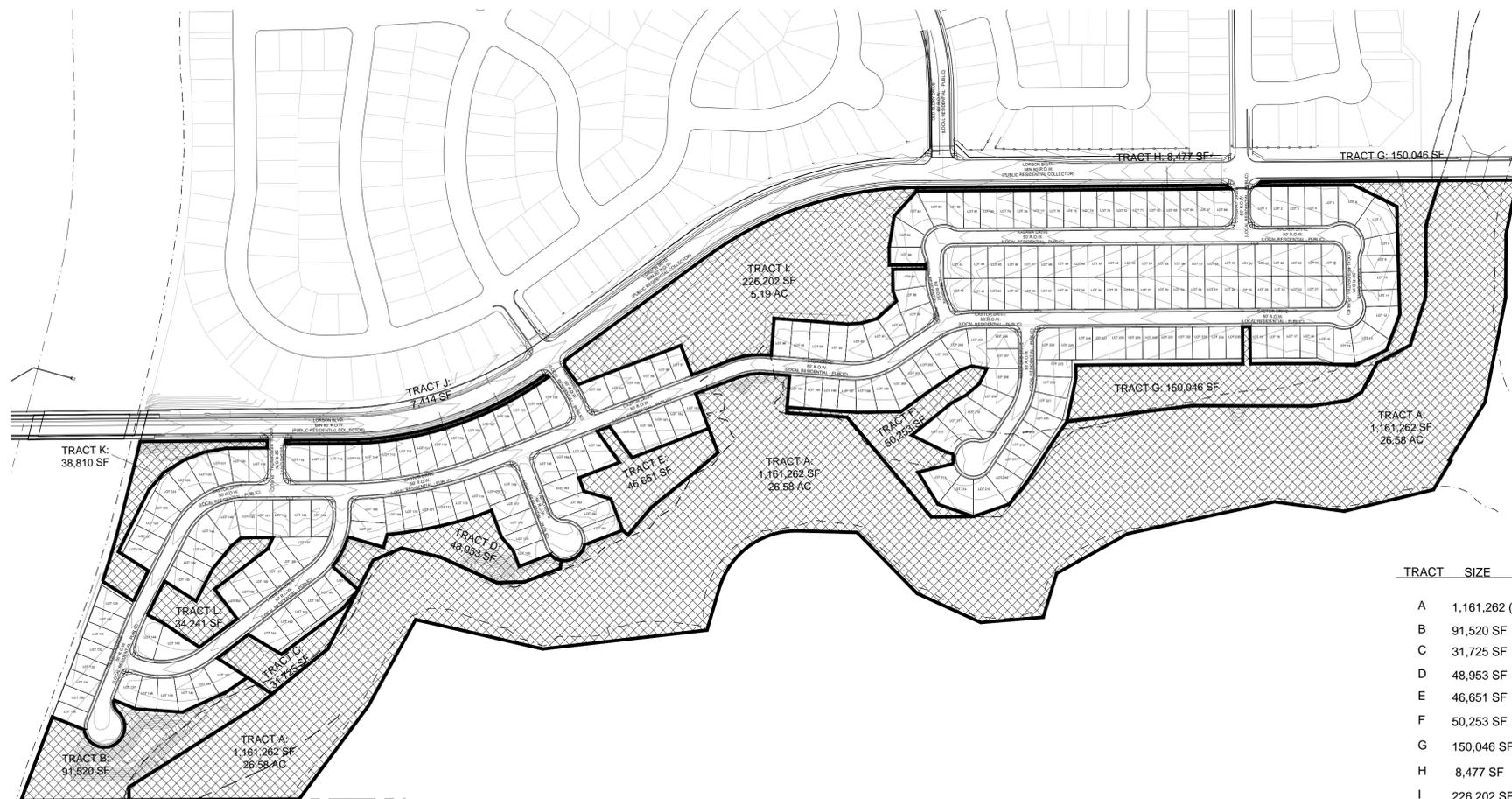
PCD FILE NO.: PUDSP-18-5

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

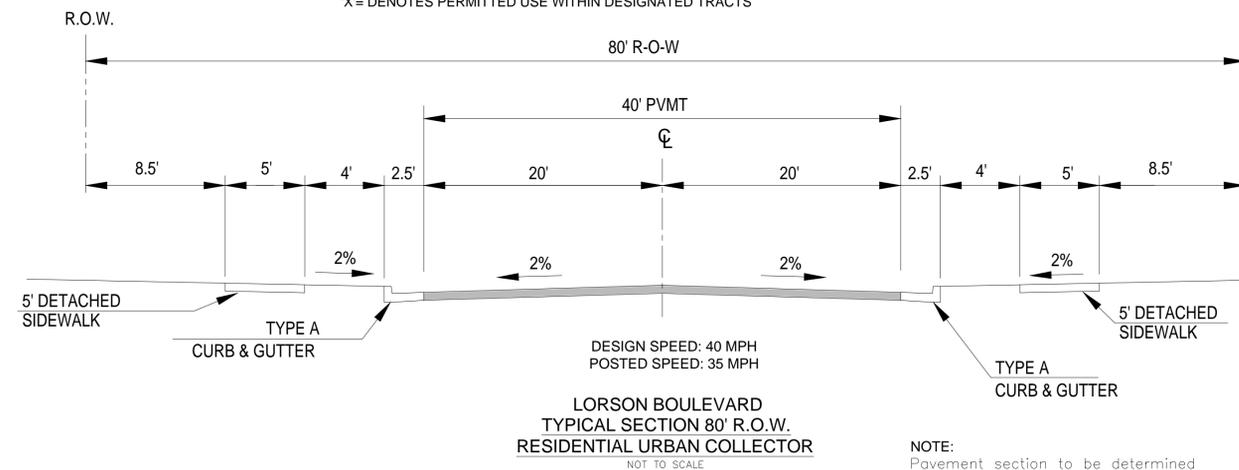
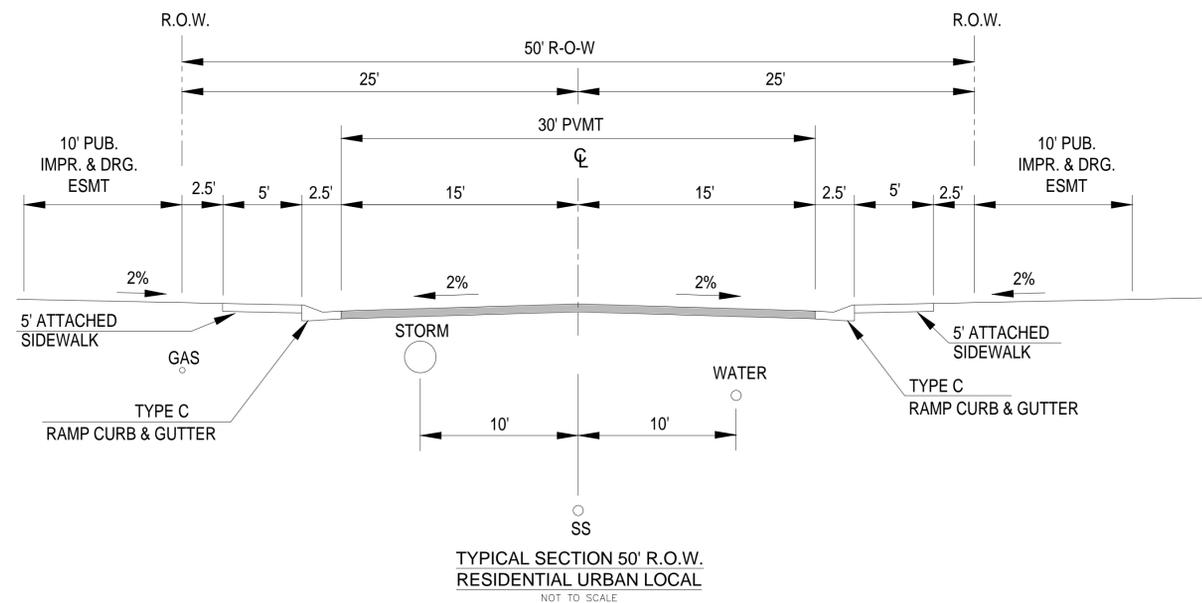
TRACT MAP



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 Hveem analysis and design. Design to be approved by El Paso County PCDE Engineering

CREEKSIDE AT LORSON RANCH FILING NO. 1

El Paso County, Colorado
 PUD & PRELIMINARY PLAN

STAMP:

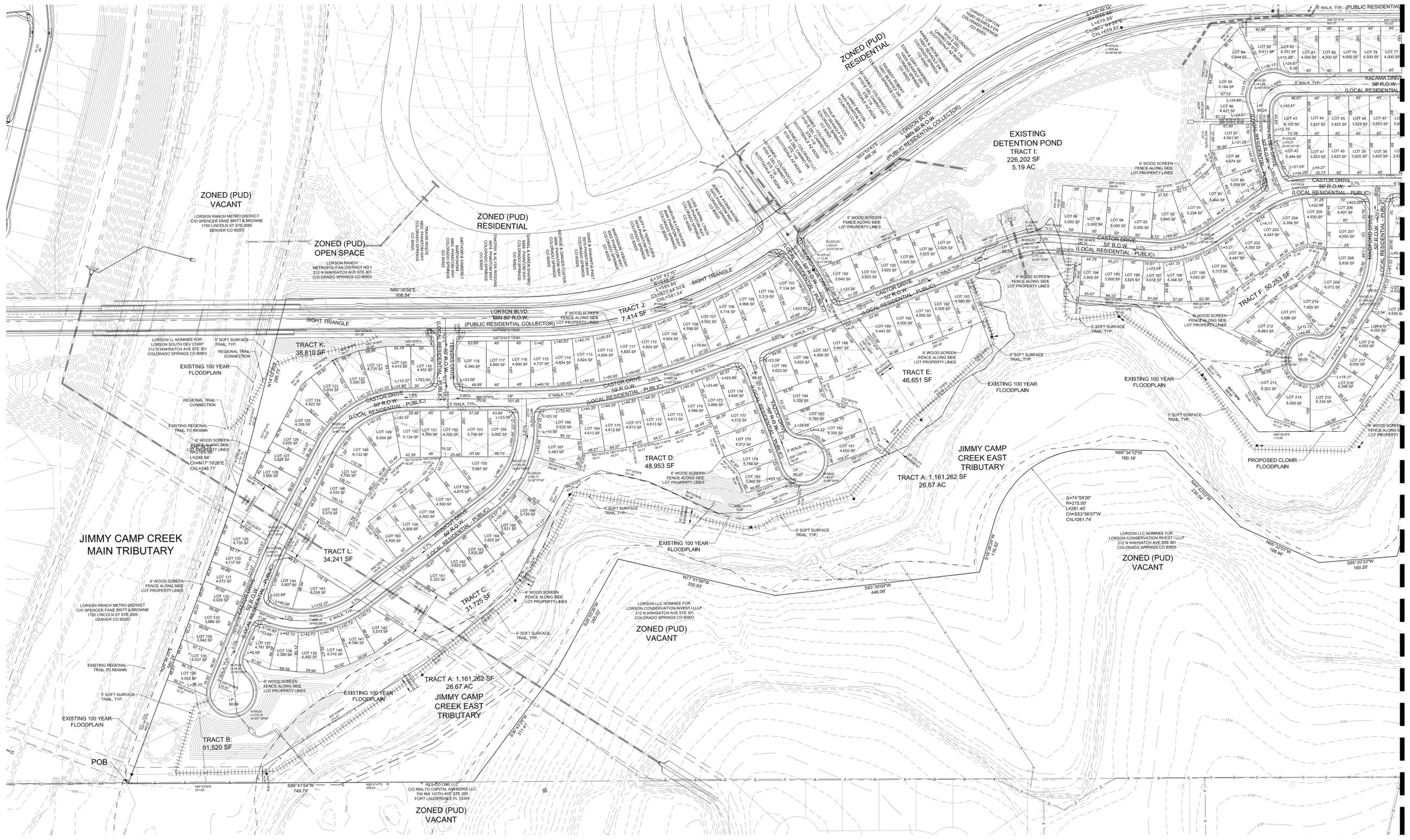
REV #	REVISIONS	DATE
1	REV1 COUNTY COMMENTS	10/25/18
2	REV2 COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

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

DETAILS

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

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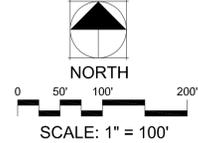
SEE SHEET P4

CREEKSIDE AT LORSON RANCH
FILING NO. 1

El Paso County, Colorado
PUD & PRELIMINARY PLAN

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DESIGNED	DATE
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DRAWN	DATE
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JRA	08.14.18
PROJECT NUMBER:	2816.15
SCALE:	AS NOTED



SITE PLAN

P3 3 OF 9

PCD FILE NO.: PUDSP-18-5

Thomas+Thomas
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Colorado Springs, Colorado 80903
(719) 595-8777

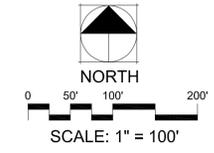
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SEE SHEET P3



PCD FILE NO.: PUDSP-18-5

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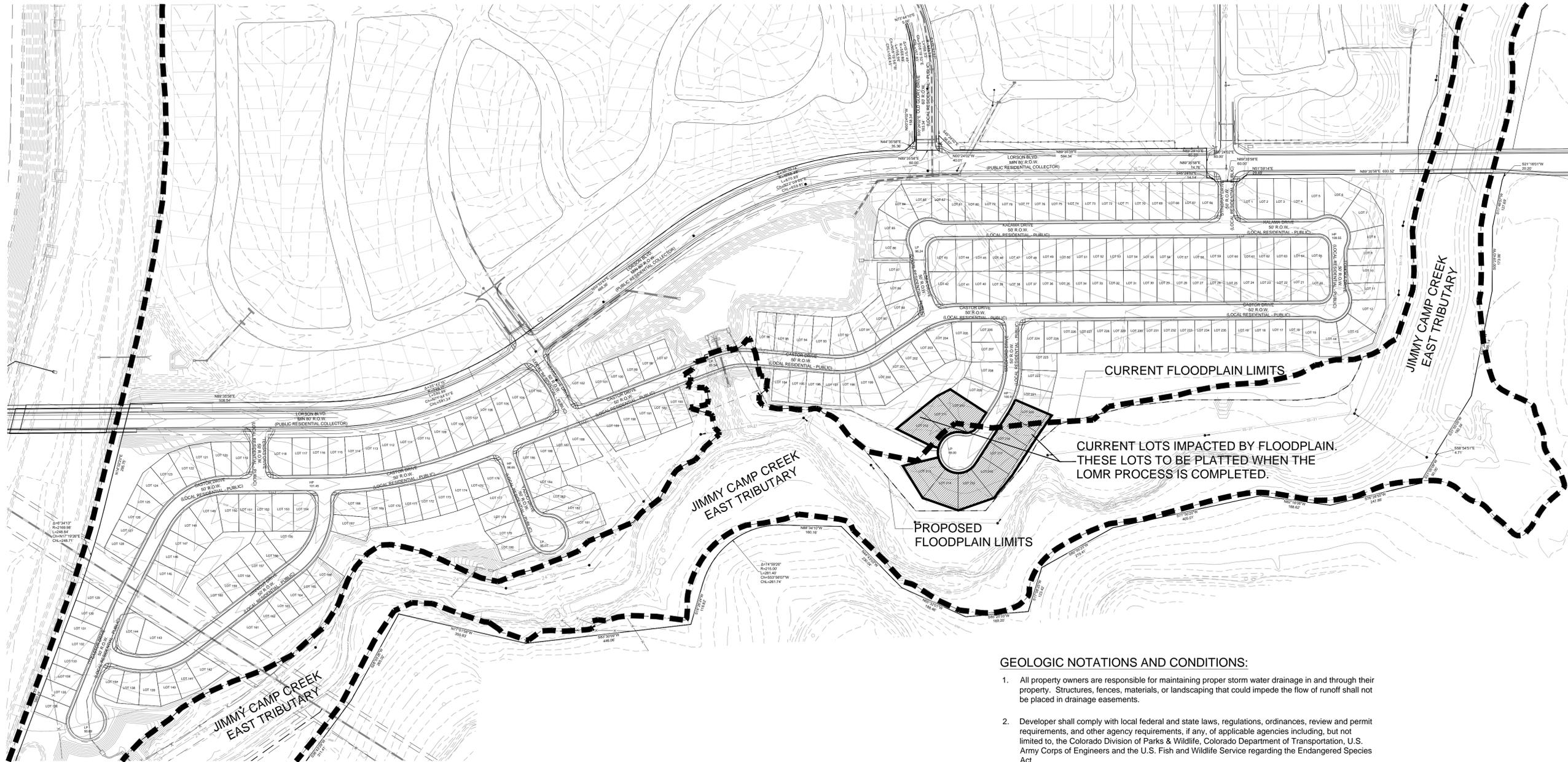
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SITE PLAN
P4 4 OF 9

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



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 under-slab 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.

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CREEKSIDE AT LORSON RANCH
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PUD & PRELIMINARY PLAN

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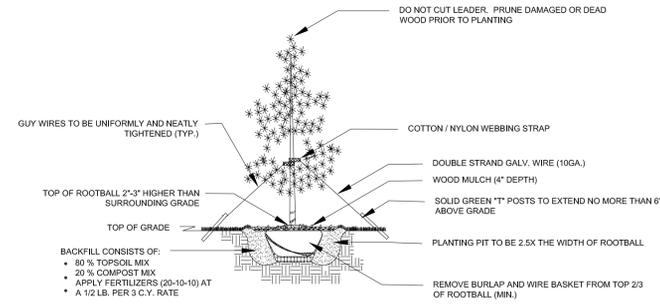
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GEOLOGIC HAZARDS EXHIBIT

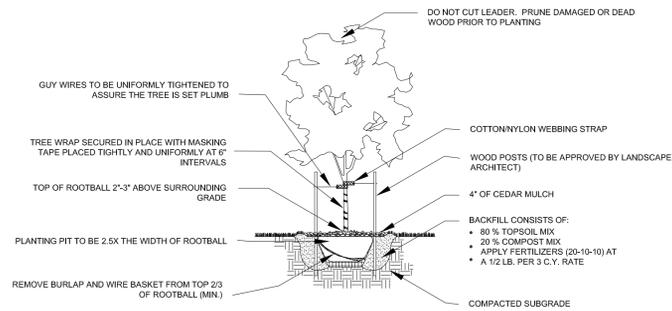
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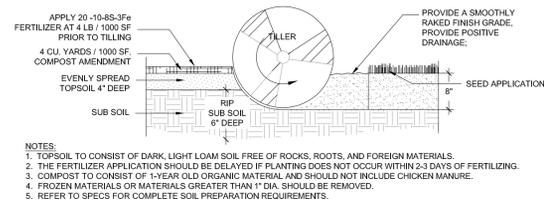
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



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 STREETS CAPES:

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				



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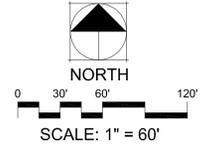
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LANDSCAPE NOTES

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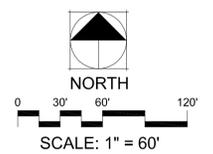
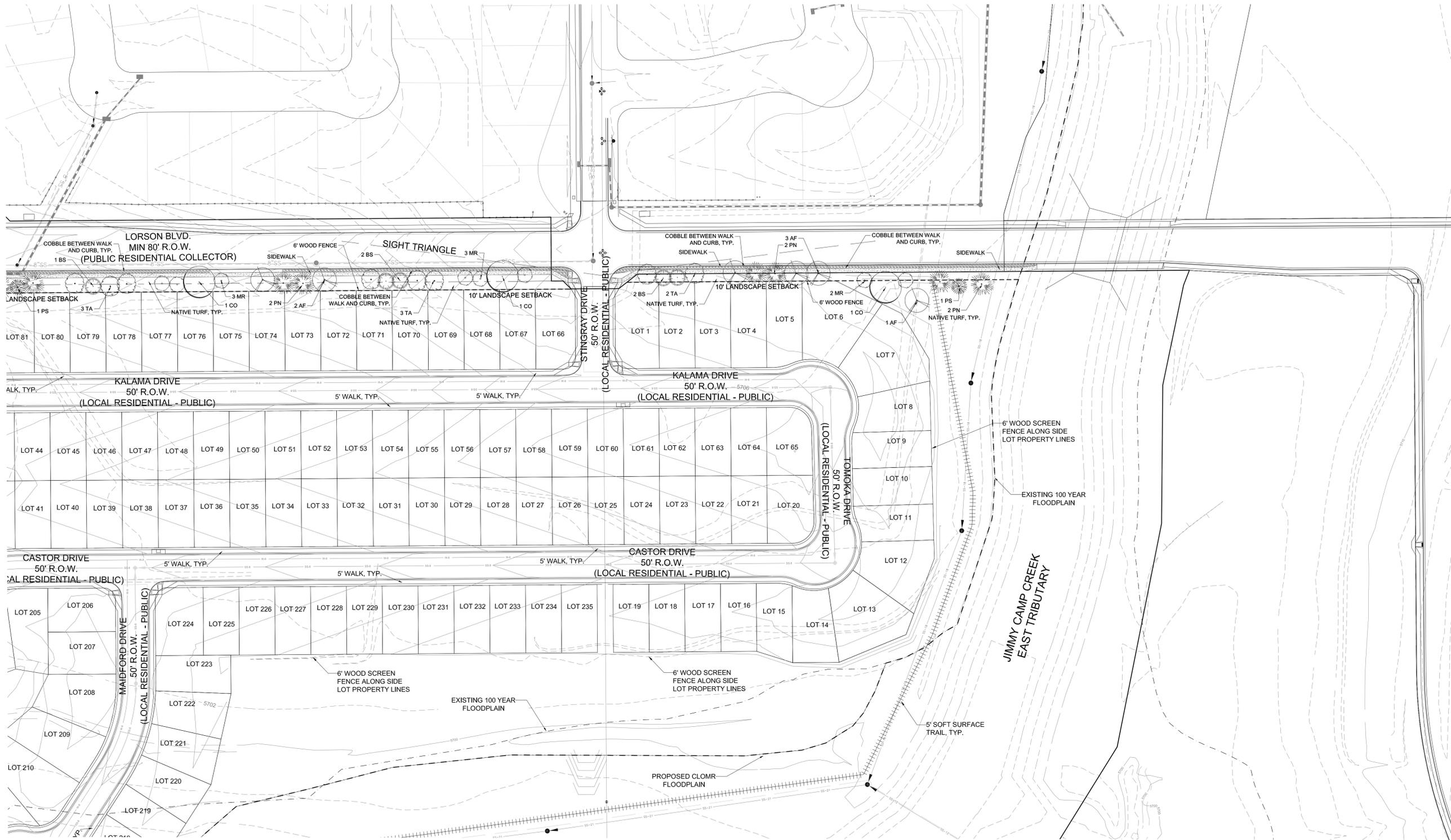
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LANDSCAPE PLAN
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LANDSCAPE PLAN

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