

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 984 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

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.

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 RIDGE AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, AND APPLICABLE LOCAL ORDINANCES.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF RIDGE 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 CODEL, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

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.

GENERAL NOTES: 1. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MAJOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING FONTAINE BOULEVARD AND LORSON BOULEVARD. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETS.

STREETS: 1. ALL STREETS SHALL 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.

LANDSCAPE: 1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK, LAND DEDICATION AND OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS AND RECREATION DEPARTMENT.

ARCHITECTURAL CONTROL COMMITTEE REVIEW: 1. INDIVIDUAL, UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS 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.

RIDGE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTHWEST QUARTER USE 1/4 OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY-SIX (26) COURSES:
1) THENCE N23°01'53"E A DISTANCE OF 64.00 FEET.
2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET.
3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE.

LAND OWNER CERTIFICATION: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF February, 2022 BY Jeff Mark, WITNESS MY HAND AND SEAL.

LAND USE: EL PASO COUNTY CLERK AND RECORDER CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 21st DAY OF February, 2022 AT 2:08 PM AND WAS RECORDED PER RECEPTION NO. 218922.

Table with 3 columns: TYPE OF USE, SINGE FAMILY RESIDENTIAL (R65-L01S), and # ACRES PROVIDED. Includes rows for OPEN SPACE, LANDSCAPE, PARKS, and PUBLIC STREETS.

GEOLOGY & SOILS: A GEOLOGY AND SOILS REPORT BY THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO (RMC, ROCKY MOUNTAIN GROUP, JULY 2, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE.

CONSULTANTS: PLANNERS/LANDSCAPE ARCHITECT: 2415 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80909. CIVIL ENGINEER: 1800 1ST AVENUE S, BOULDER, CO 80502.

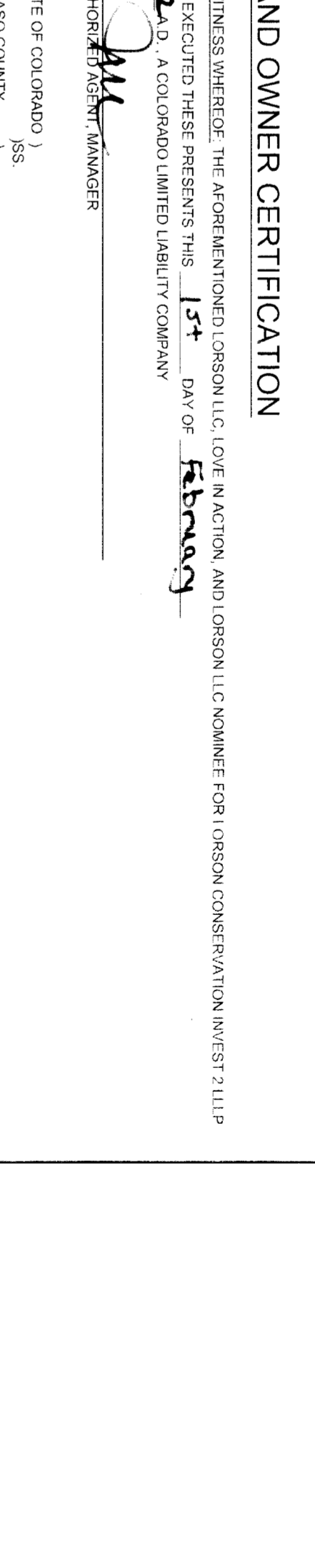


Table with 4 columns: NO, DATE, DESCRIPTION, BY. Lists revision history for the fifth submittal dated December 02, 2021.

Table with 4 columns: NO, DATE, DESCRIPTION, BY. Lists drawing information including project no. 201129.006, design by JRA, and checked by JRA.

Table with 4 columns: NO, DATE, DESCRIPTION, BY. Lists sheet index for PUD TITLE SHEET, PUD TRACT MAP & DETAILS, PUD DETAILS, and PUD SITE PLAN.

PUD TITLE SHEET
SHEET 01 OF 27

PROJECT NO: 201129.006
DESIGN BY: JRA
CHECKED BY: JRA
APPROVED BY: JRA

