

LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan Minor Amendment

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES

RM - Medium Residential Gross density (7-10 du/acre) for Single Family Residential Units.

- 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 Percentage of Structural Coverage of Lot: Fifty Percent (50%).
 - Maximum Structural Height: Forty Feet (40').
 - Minimum Width of Lot at Front Building Setback Line: Forty Feet (40').
 - Setback Requirements:
 - Front yard: Twenty Feet (20')
 - Side yard: Five Feet (5')
 - Rear yard: Fifteen Feet (15')
 - Corner lot side yard (Non-Driveway Side): Ten Feet (10')

- 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')

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 El Paso County Parks.
- 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, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District.
- 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.
- Regional Trail along Jimmy Camp Creek is existing to remain and is owned and maintained by El Paso County.
- Any future non-regional trails to be owned and maintained by the Lorson Ranch Metropolitan District.
- Buffering from the future commercial and high density residential tracts to be provided at the time of development for those parcels. Required buffering and landscape to be per the El Paso County Landscape Development Code Section 6.2.2 Landscape Requirements, as amended.

PUD MODIFICATIONS

- A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the requirement of one street tree for every 200' of linear frontage for arterial roadways to one street for every 30' of linear frontage along Marksheffel Blvd.
- A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the requirement of one street tree for every 30' of linear frontage for collector roadways to one street for every 50' of linear frontage along Lorson Ranch Blvd.

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 Public Works.
- Landscaping areas, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District.
- Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided on both sides of all streets as illustrated on this plan. Typical cross sections will be shown with future submittals.
- All roadways will be addressed with final plat submittals and will meet county design criteria.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

- Build out will 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.

GENERAL NOTES

- Refer to approved Lorson Ranch Development Agreement #6, as Amended, by the El Paso County Board of County Commissioners for development information.
- Any future trails shall be public. Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.
- No new residential lots (Lots 1-234) shall have direct access to Marksheffel Road, Lorson Boulevard, or Fontaine Boulevard. See note #12 below regarding access for Lot 235.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wadefield 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 MV&EA utilities will be located will be given utility easements as required.
- MVEA utility easements will be granted 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')
- All tracts, landscape and detention tributary's 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. 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.
- The mailbox kiosk locations shown are preliminary with final locations to be determined with each final plat in coordination with the U.S. Postal Service.
- The single access point along Marksheffel Rd. to the existing residence on Lot 235 shall remain until such time as the zoning of the property changes.
- Existing residence on Lot 235 shall meet Development Standards as illustrated above. There are no existing conditions that required special attention.

FLOODPLAIN NOTES:

- A portion of this property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 08041C0975F, effective date March 17, 1997. The floodplain was revised per LOMR Case No. 06-08-B643P effective date of revision August 29, 2007.

GEOLOGIC CONDITIONS:

- Subsequent to overlot grading but prior to the installation of wet utilities, additional geotechnical investigations should be performed as required to further characterize the subsurface soil conditions and develop recommendations for installation of utilities, pavement subgrade construction, etc.
- Shallow groundwater conditions were not encountered at the time of the Geology and Soils Report performed by RMG - Rocky Mountain Group, last amended October 7, 2016. However, potential seasonally high groundwater conditions may be encountered at the time of construction. Site specific subsurface soil investigations conducted prior to construction should include determination the suitability of basement construction for that site.
- Consideration has been given to the installation of an area wide underdrain system. Based on information from Core Engineering, there is no suitable gravity outfall for an underdrain system to allow gravity flow from house foundation underdrain systems. As such, this development will include a modified underdrain system that outfalls into the on-site stormwater ponds at an elevation higher than basement floor elevations. Subsurface foundation drains, if required, shall include sump pump systems discharging into the modified underdrain system laterals or overland. Overland sump pump discharges are allowed to adjacent stormwater ponds, roadside swales, or open space but cannot flow overland across sidewalks or curb/gutter.

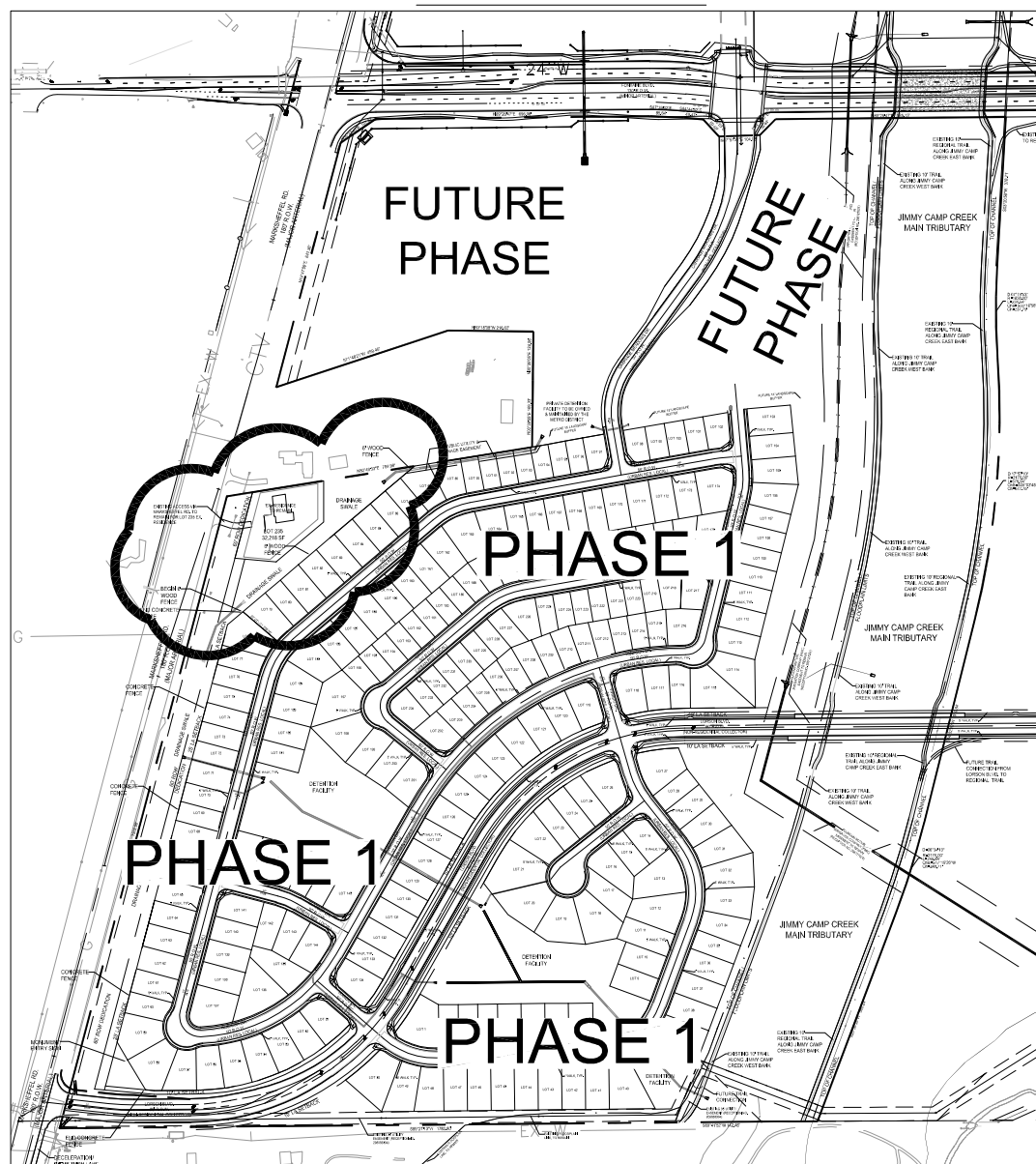
SITE DATA TABLE:

TOTAL SITE ACREAGE	106.64 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	235 DU
PROPOSED GROSS DENSITY	2.20 D.U./AC.
PROPOSED NET DENSITY (LESS DEDICATED R.O.W.)	6.88 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (235 LOTS)	34.40 AC	32%
JIMMY CAMP CREEK TRIBUTARY (OPEN SPACE)	18.82 AC	17%
COMMERCIAL (FUTURE)	13.69 AC	13%
RMH RESIDENTIAL (FUTURE)	5.33 AC	5%
OPEN SPACE (10.67 ACRES REQUIRED)	15.66 AC	15%
MARKSHEFFEL ROAD RIGHT-OF-WAY DEDICATION	2.15 AC	2%
STREET RIGHTS-OF-WAY	16.59 AC	16%
TOTAL	106.64 AC	100%

PHASING PLAN:



PHASE 1 (Filing 1): 235 Units on 106.64 Acres (2.20 DU/Acre)

LAND USE:

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

TRACT NOTES:

- Tract A to be dedicated to El Paso County. Tract A to be owned and maintained by El Paso County.
- Tract E and F to be dedicated to, owned and maintained by El Paso County. Tract E and F channel improvements to be completed by the developer/ owner as required. Upon completion and subsequent acceptance by El Paso County, Tracts E and F will be dedicated to El Paso County.
- Construction of the Lorson Boulevard bridge across the Jimmy Camp Creek main tributary shall be in accordance with the Sixth Amended Development Agreement for Lorson Ranch, approved by BoCC Resolution No. 15-091 and recorded at Reception No. 215020531. Upon completion of construction and preliminary acceptance by El Paso County, Tract R shall be conveyed to El Paso County.
- Tracts B-D and G-Q to be owned and maintained by the Lorson Ranch Metropolitan District.

CARRIAGE MEADOWS SOUTH TRACT TABLE:

TRACT	ACRES	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT A:	2.15 ACRES	MARKSHEFFEL ROAD RIGHT-OF-WAY DEDICATION
TRACT B:	1.89 ACRES	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT C:	0.11 AC (4,619 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT D:	1.79 AC (78,164 SF)	OPEN SPACE/ UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ FMIC DITCH
TRACT E:	7.46 ACRES	DRAINAGE/ OPEN SPACE/ TRAIL CORRIDOR
TRACT F:	11.01 ACRES	DRAINAGE/ OPEN SPACE/ TRAIL CORRIDOR
TRACT G:	5.70 ACRES	OPEN SPACE/ UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ FMIC DITCH
TRACT H:	2.36 ACRES	OPEN SPACE/ UTILITY/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT I:	0.08 AC (3,271 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT J:	0.02 AC (1,040 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT K:	0.21 AC (9,061 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT L:	0.22 AC (9,587 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT M:	1.99 ACRES	OPEN SPACE/ UTILITY/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT N:	13.69 ACRES	VACANT, FUTURE COMMERCIAL DEVELOPMENT
TRACT O:	5.33 ACRES	VACANT, FUTURE RMH DEVELOPMENT
TRACT P:	0.56 AC (24,535 SF)	UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT Q:	1.07 AC (46,594 SF)	UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT R:	0.60 AC (26,167 SF)	FUTURE ROAD RIGHTS-OF-WAY BRIDGE

LEGAL DESCRIPTION - CARRIAGE MEADOWS SOUTH:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AS MONUMENTED BY A NO. 6 REBAR, NO CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 144 COR RLS 31161" AND IS ASSUMED TO BEAR N894152"E, A DISTANCE OF 519.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S892713"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BARGAIN AND SALE DEED THE FOLLOWING TWO (2) COURSES:

- THENCE S892713"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 1562.38 FEET (S892713"W, 1562.40 FEET OF RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
- THENCE N144949"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1502.96 FEET (1503.03 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF SAID COUNTY RECORDS;

THENCE N144949"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 156.93 FEET (N151500"E, 157.00 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

- THENCE N803905"E, A DISTANCE OF 784.98 FEET (N811500"E, 785.07 FEET OF RECORD);
- THENCE N003905"E, A DISTANCE OF 169.33 FEET (N010590"E, 169.38 FEET OF RECORD) TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

- THENCE N003905"E, A DISTANCE OF 124.06 FEET (N003837"E, 124.03 FEET OF RECORD PER DEED) (N010590"E, 124.00 FEET OF RECORD PER PLAT);
- THENCE N891808"W, A DISTANCE OF 216.63 FEET (N892000"W, 216.63 FEET OF RECORD PER DEED), (N885500"E, 216.63 FEET OF RECORD PER PLAT);
- THENCE S714821"W, A DISTANCE OF 459.46 FEET (S721500"W OF RECORD PER PLAT);

THENCE N144759"E, A DISTANCE OF 641.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING EIGHT (8) COURSES:

- THENCE S553245"E, A DISTANCE OF 107.62 FEET;
- THENCE N892647"E, A DISTANCE OF 696.96 FEET;
- THENCE S873902"E, A DISTANCE OF 85.64 FEET;
- THENCE S844452"E, A DISTANCE OF 49.47 FEET;
- THENCE S424653"E, A DISTANCE OF 59.48 FEET;
- THENCE N875121"E, A DISTANCE OF 104.03 FEET;
- THENCE N441857"E, A DISTANCE OF 56.44 FEET;
- THENCE N892647"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE S032059"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 071543", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S001658"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 175710", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S89345"W, A LONG CHORD DISTANCE OF 677.16 FEET);

THENCE S140220"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 063413", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S171926"W, A LONG CHORD DISTANCE OF 248.71 FEET);

THENCE S20633"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 23;

THENCE S894152"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, MORE OR LESS.

OPEN SPACE AREA:



TOTAL OPEN SPACE REQUIRED	10.67 ACRES (10%)
TOTAL OPEN SPACE PROVIDED	34.48 ACRES (32%)

Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee for Heidi LLC and The Lorson Ranch LLC has executed these presents this _____ day of _____, 20__ A.D. Lorson LLC as Nominee for Heidi LLC and Lorson Ranch LLC, a Colorado Limited Liability Company

Authorized Agent, Manager _____

STATE OF COLORADO)
)SS,
 EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this _____ day of _____, 20__ A.D. by _____

Witness my Hand and Seal: _____
 Notary Public

My Commission Expires: _____

Ownership Certification

I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

STATE OF COLORADO)
)SS,
 EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this _____ day of _____, 20__ A.D. by _____

Witness my Hand and Seal: _____
 Notary Public

My Commission Expires: _____

County Certification

This PUD Amendment request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this _____ day of _____, 20__ A.D. _____ and is hereby approved.

Director, Planning and Community Development Dept. _____ date _____

Clerk and Recorder Certification

STATE OF COLORADO)
)SS,
 EL PASO COUNTY)

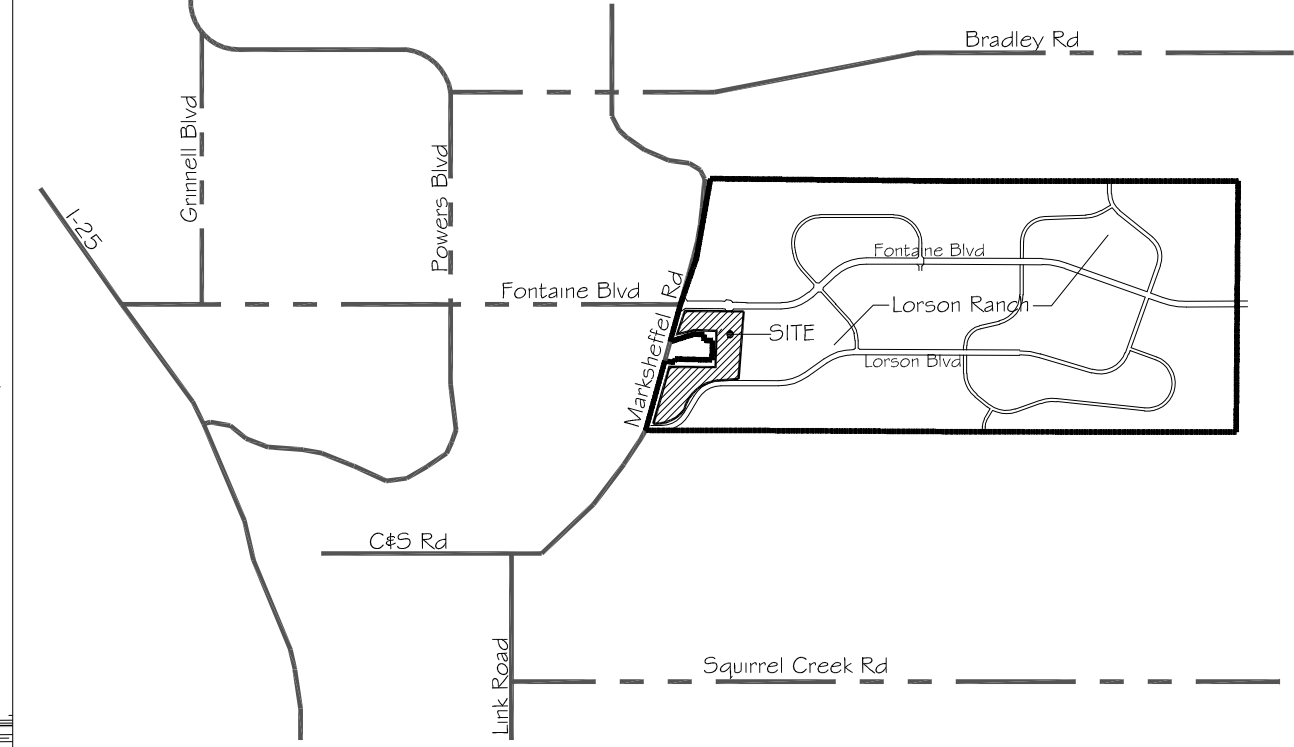
I hereby certify that this Plan was filed in my office on this _____ of _____, 20__

at _____ o'clock a.m./p.m. and was recorded per

Reception No. _____

El Paso County Clerk and Recorder _____

VICINITY MAP

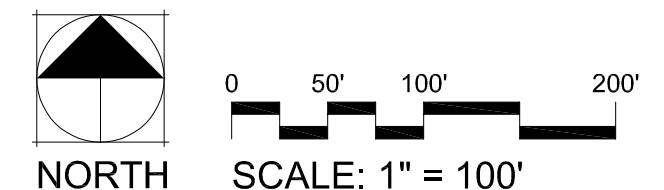


OWNERS: LORSON LLC NOMINEE FOR HEIDI LLC
 LORSON RANCH LLC
 212 N Walnut, Suite 301
 Colorado Springs, Co 80903
 (719) 635-3200

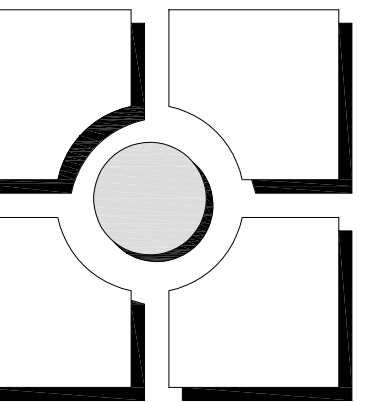
PREPARED BY: THOMAS & THOMAS, INC.
 PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE, INC.
 702 N. TEJON STREET
 Colorado Springs, Co 80903
 (719) 578-8777

SHEET INDEX:

- P1 PUD COVER SHEET
- P2 PUD DEVELOPMENT PLAN
- P3 PUD DEVELOPMENT PLAN
- L1 PRELIMINARY LANDSCAPE COVER SHEET
- L2 PRELIMINARY LANDSCAPE PLAN



DSD FILE NO.: PUDSP-16-002



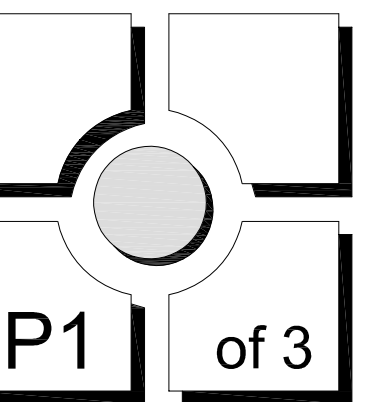
THOMAS & THOMAS
 Planning
 Urban Design
 Landscape Architecture
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

REV #	DATE	DRAWN	CHECKED	APPROVED
1				
2				
3				
4				
5				
6				

DESIGNED	JRA	05.21.18
DRAWN	JRA	05.21.18
CHECKED	JH	05.21.18
PROJECT NUMBER:		2816.11

SCALE: AS NOTED

Lorson Ranch
Carriage Meadows South
 Colorado Springs, CO
MINOR AMENDMENT
PUD & PRELIMINARY PLAN

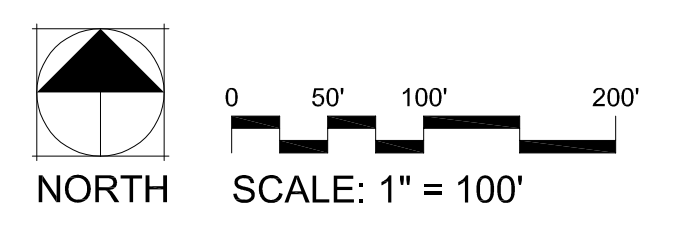
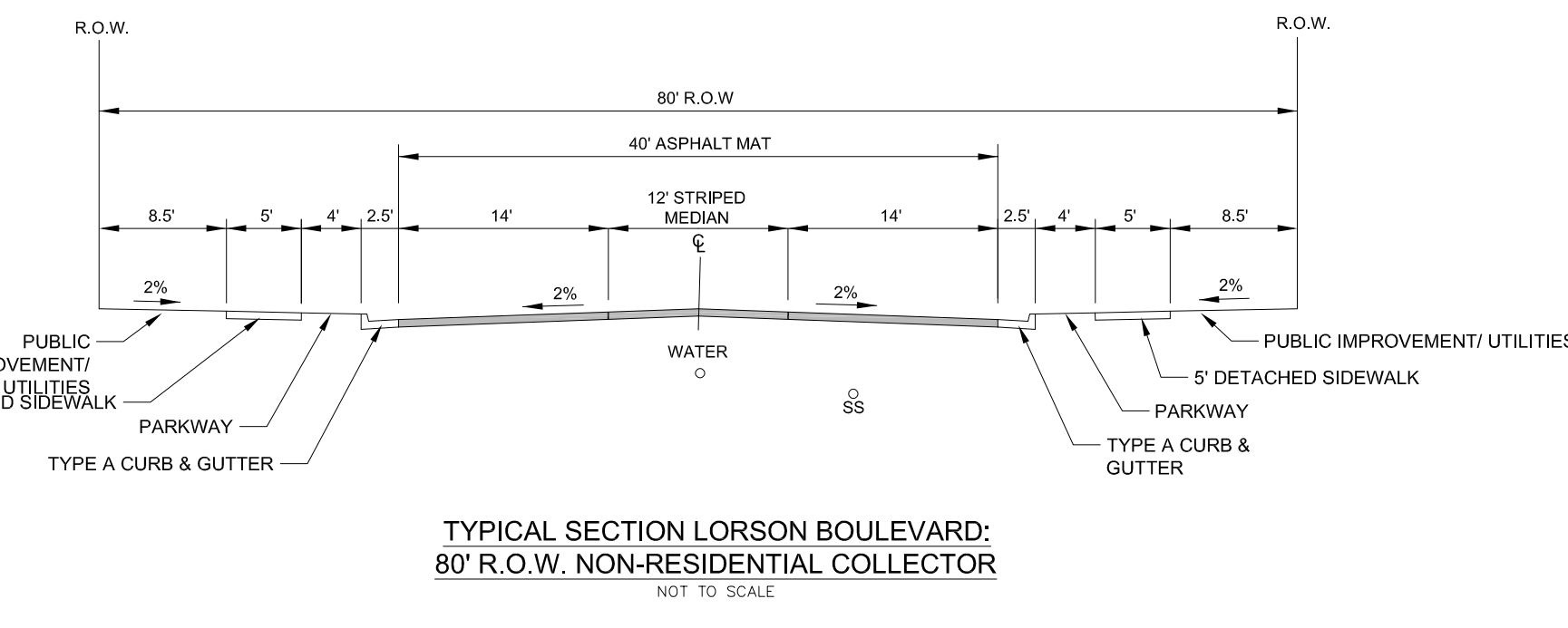
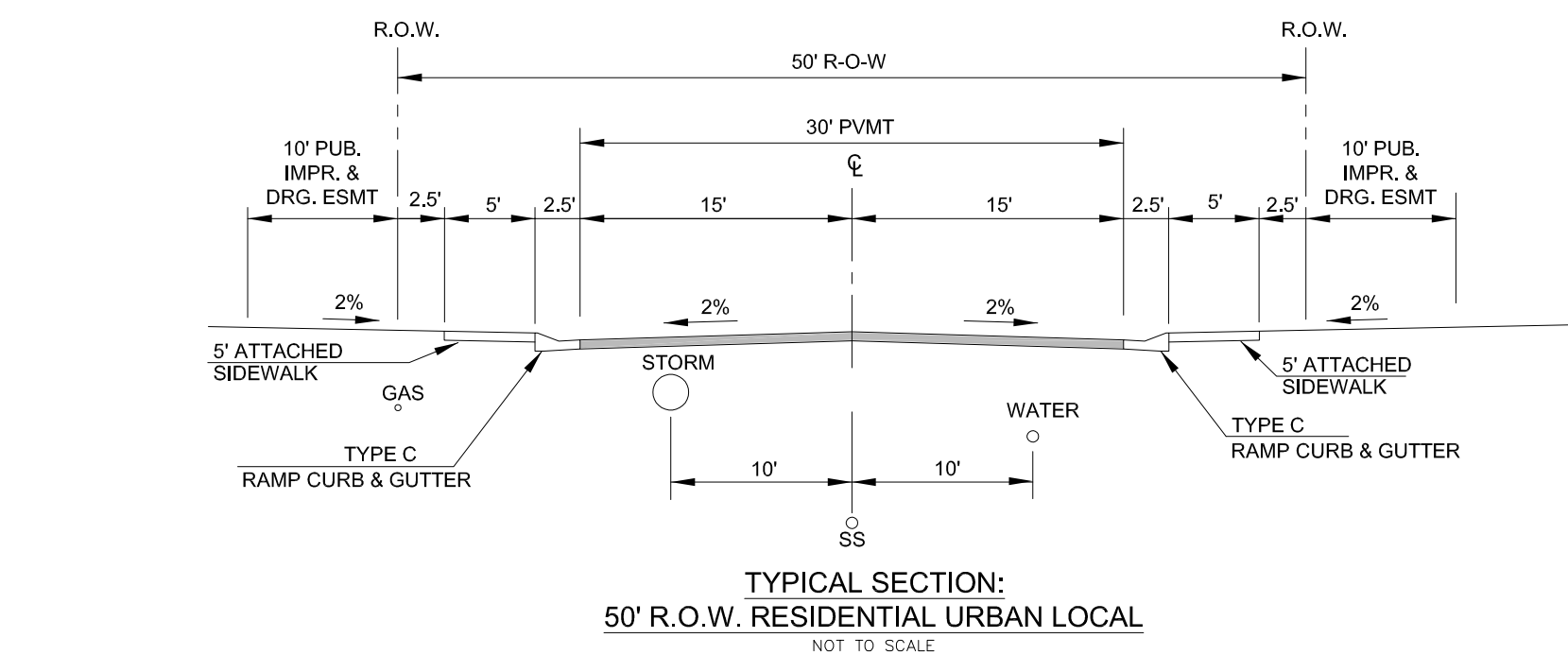


P1 of **3**

LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan Minor Amendment

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



DSD FILE NO.: PUDSP-16-002

THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-6777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

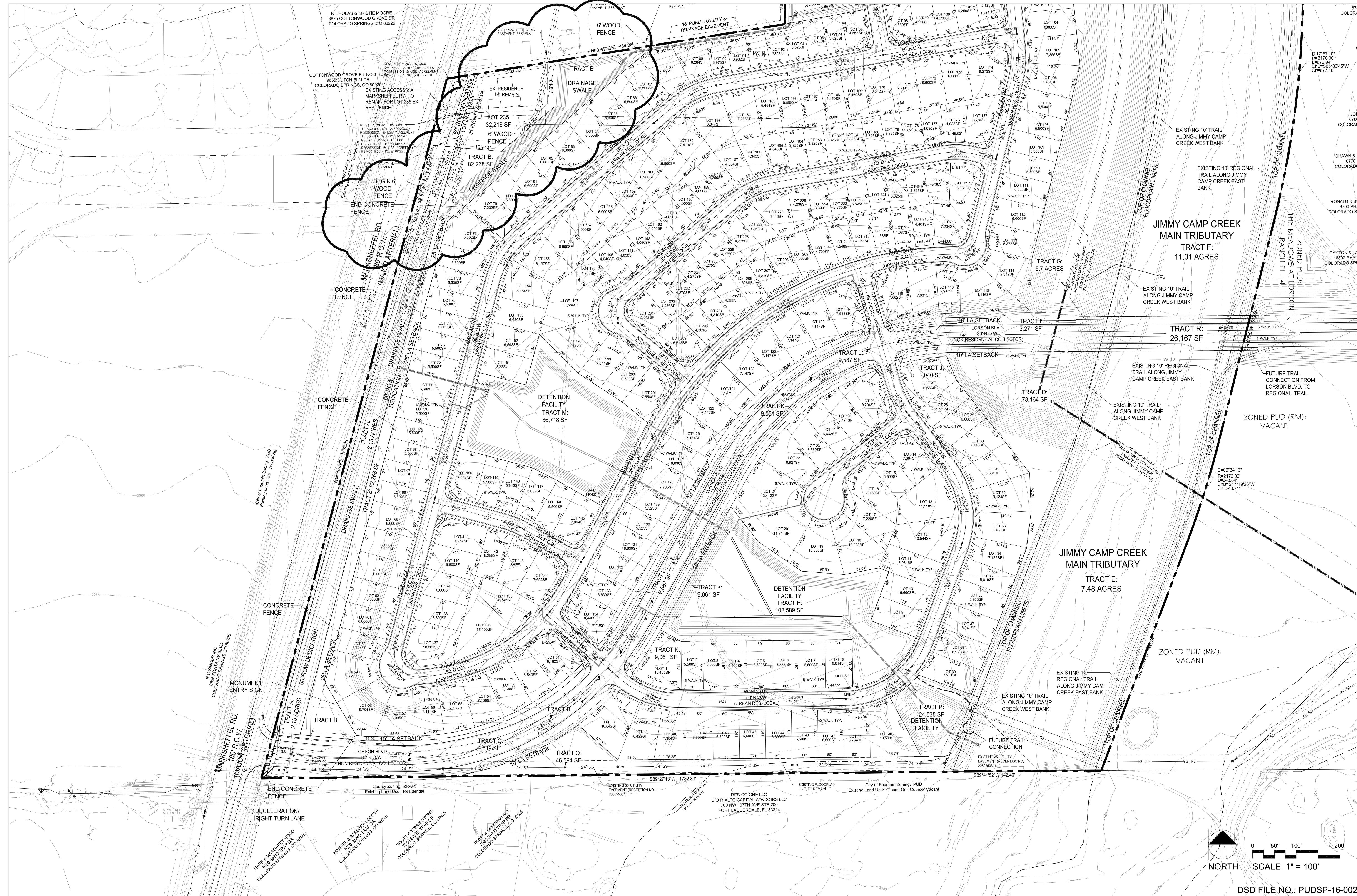
DESIGNED	JRA	05.21.18
DRAWN	JRA	05.21.18
CHECKED	LIMIT	05.21.18
PROJECT NUMBER:		2816.11
SCALE:		AS NOTED

Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
MINOR AMENDMENT
PUD & PRELIMINARY PLAN

LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan Minor Amendment

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

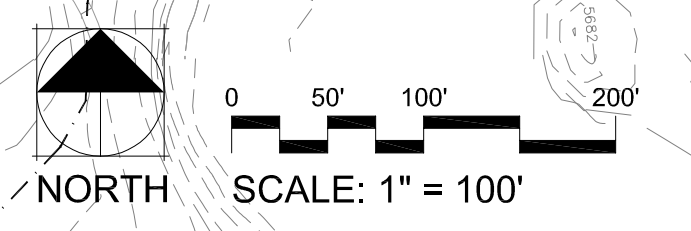


THOMAS THOMAS
 Planning
 Urban Design
 Landscape Architecture
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 576-6777

REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	JRA	05.21.18
DRAWN	JRA	05.21.18
CHECKED	LIMIT	05.21.18
PROJECT NUMBER:		2816.11
SCALE:		AS NOTED

Lorson Ranch South
 Carriage Meadows South
 Colorado Springs, CO
MINOR AMENDMENT
 PUD & PRELIMINARY PLAN

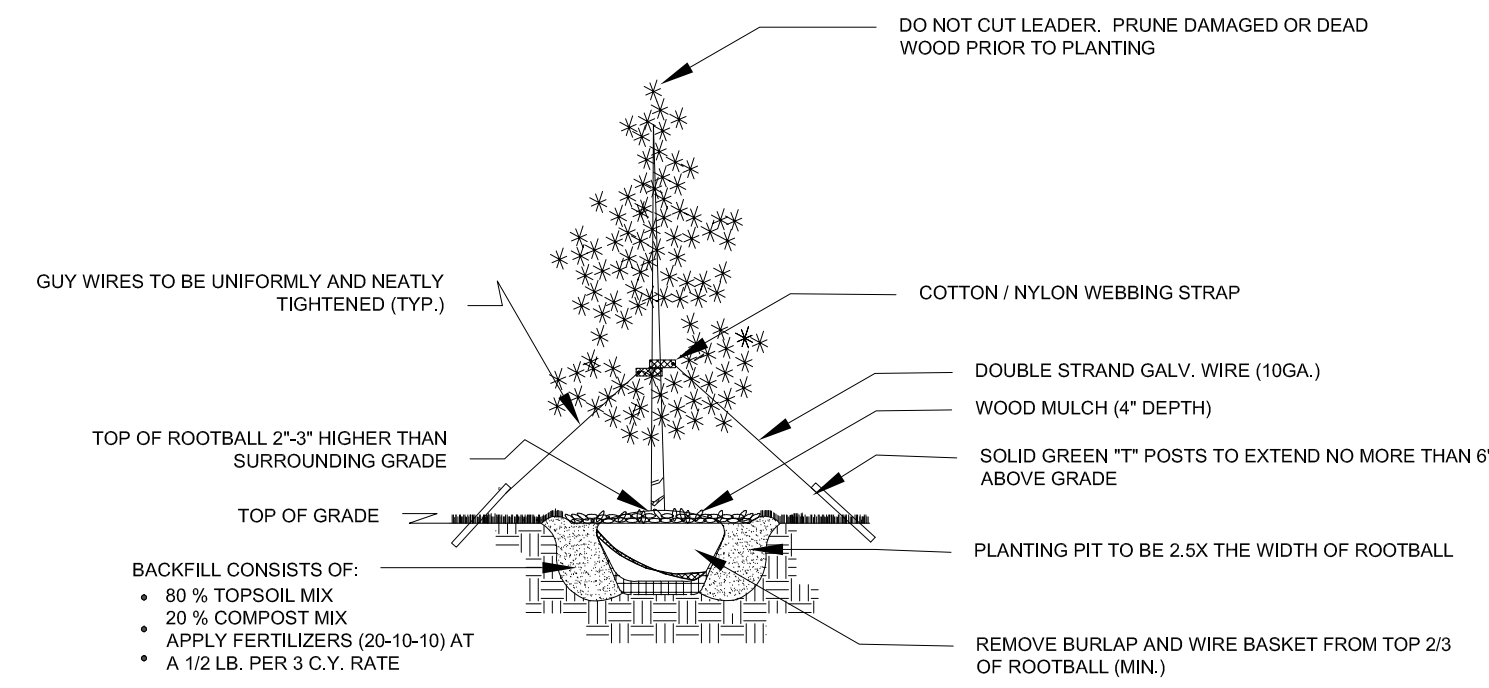


DSD FILE NO.: PUDSP-16-002

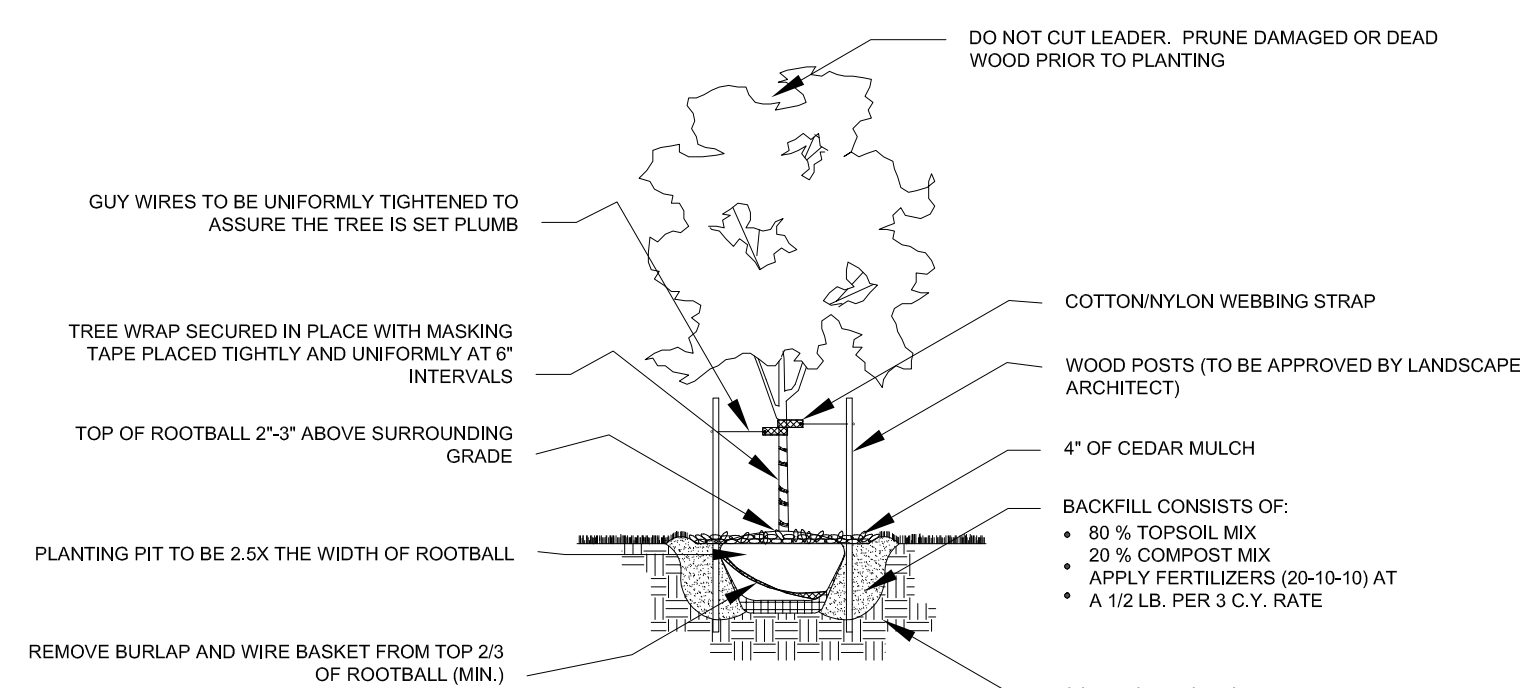
LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan Minor Amendment

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



EVERGREEN TREE PLANTING DETAIL



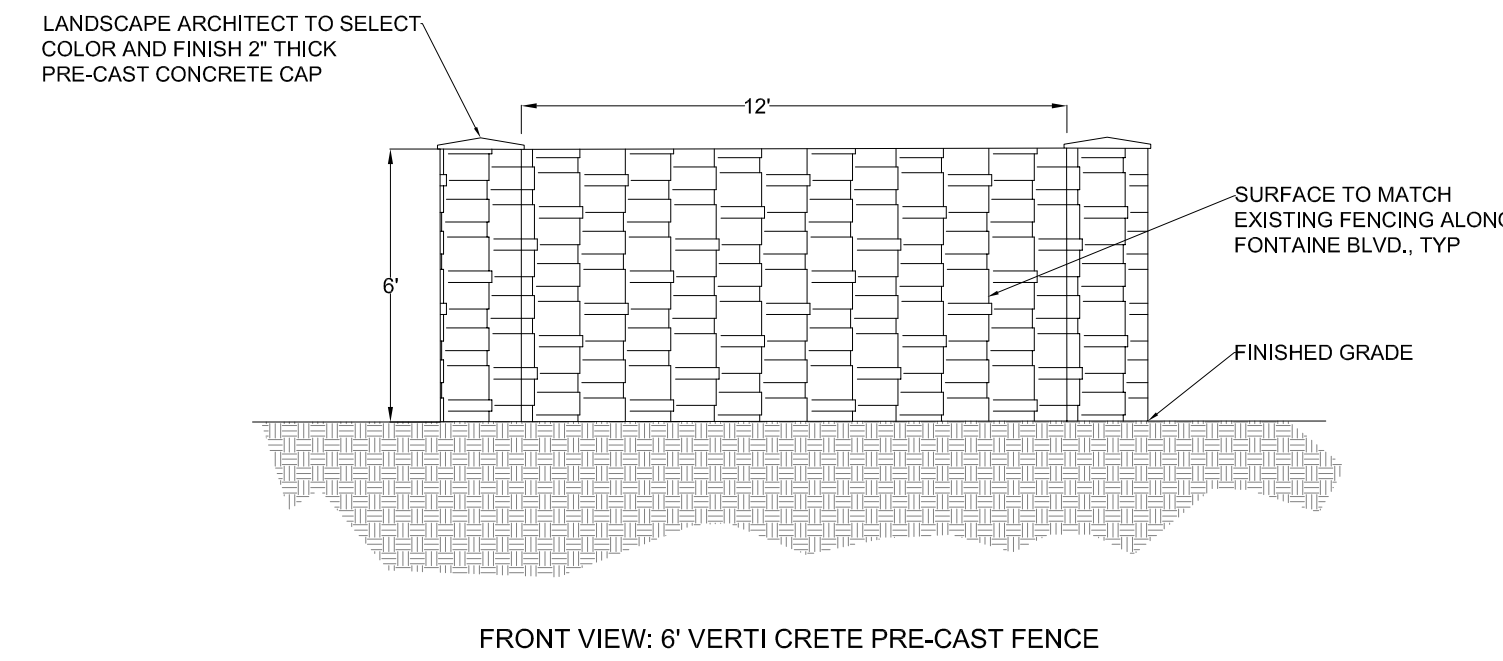
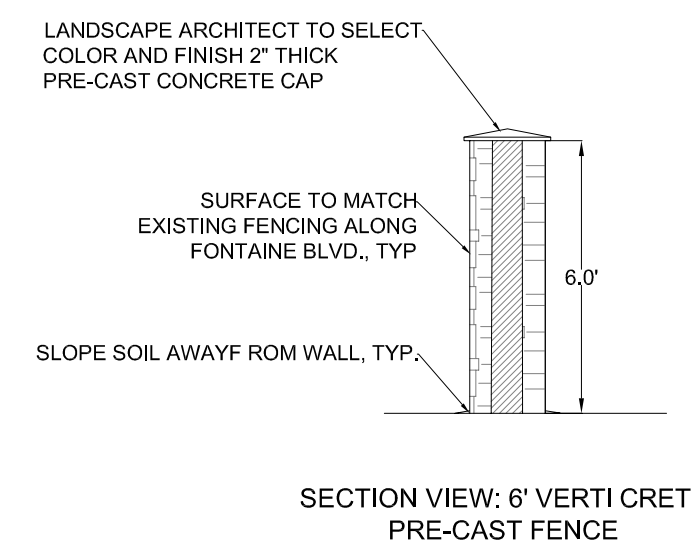
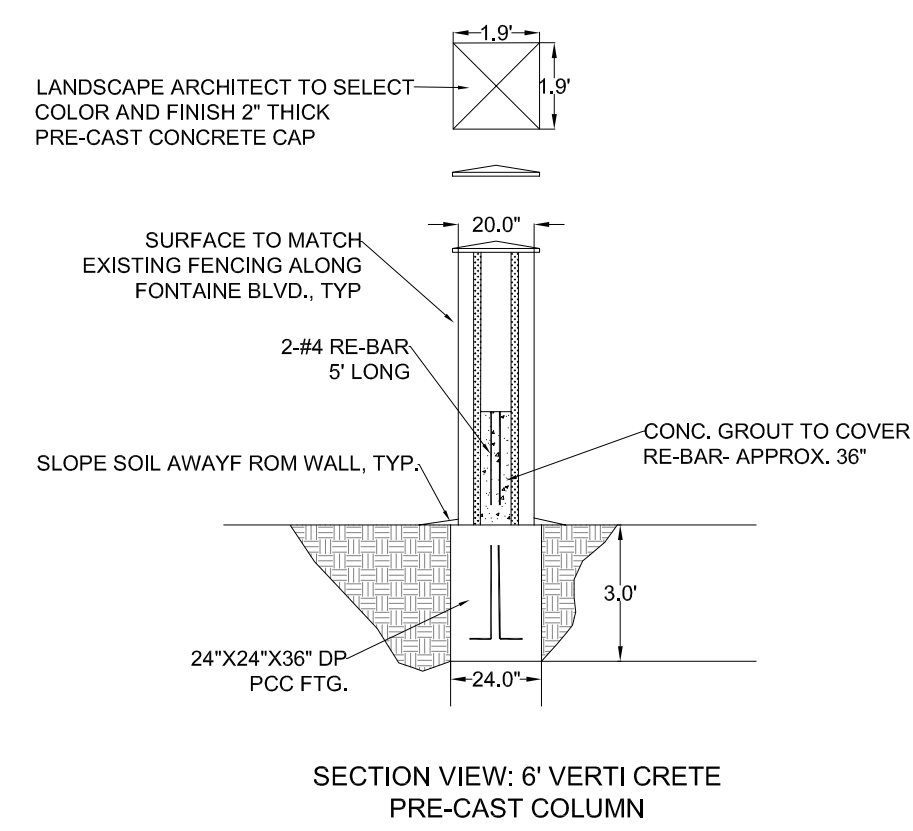
DECIDUOUS TREE PLANTING DETAIL

PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	MARKSHEFFEL RD.	LORSON RANCH BLVD. (NORTH SIDE)	LORSON RANCH BLVD. (SOUTH SIDE)
ROADWAY CLASSIFICATION:	PRINCIPAL ARTERIAL	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 25'	10' / 10'	10' / 10'
LINEAR FOOTAGE:	1,394'	2,163'	2,163'
TREES/FEET REQUIRED:	1 / 30'	1 / 50'	1 / 50'
NUMBER OF TREES REQUIRED/PROVIDED:	46 / 46	43 / 43	43 / 43
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A	N/A	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75	75 / 75	75 / 75
EVERGREEN TREE SYMBOLS:			
DECIDUOUS TREE SYMBOLS:			

GENERAL PLANTING NOTES:

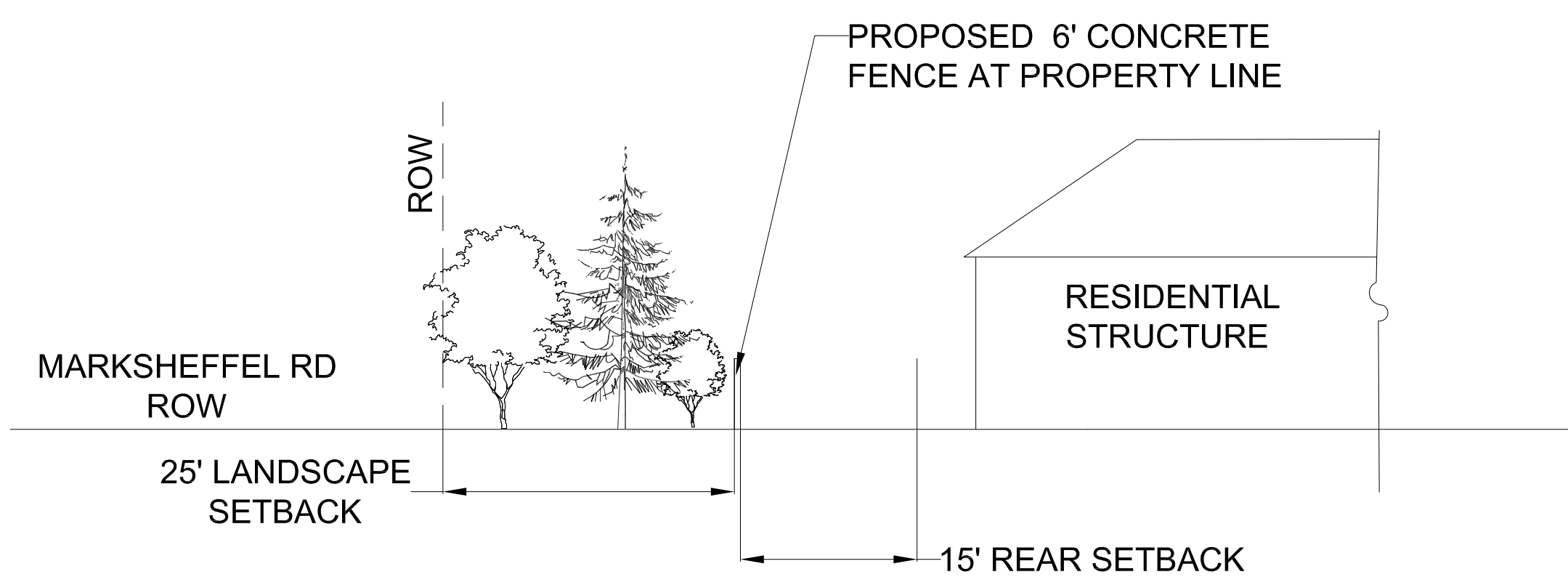
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NATIVE SEED PER THE EROSION CONTROL PLANS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
- 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.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- 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.



- NOTE:
- FENCING, COLUMNS, CAP, ETC. TO MATCH EXISTING FOUND WITHIN LORSON RANCH, TYP.
 - FENCE AND COLUMN COLOR, TEXTURE, PATTERN, ETC. TO MATCH EXISTING FOUND WITHIN LORSON RANCH, TYP.
 - COLUMNS, WALL, STEEL FENCING PER MANUFACTURERS SPECIFICATIONS.
 - SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.

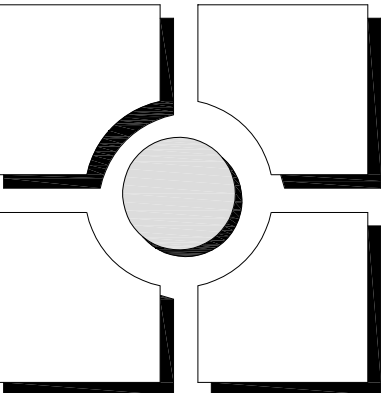
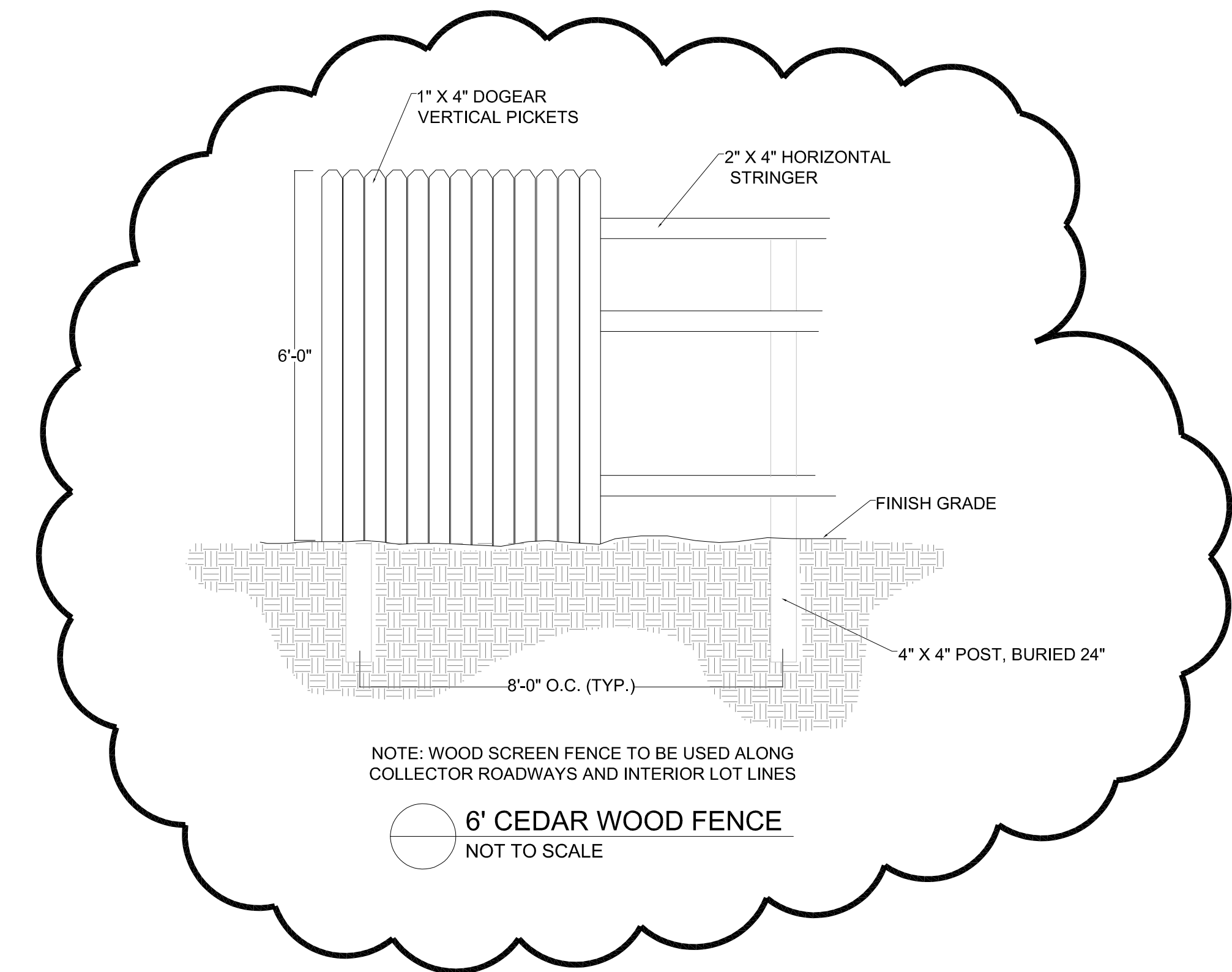
CONCRETE FENCE DETAIL

NTS



CONCRETE FENCE SECTION ALONG MARKSHEFFEL RD.

NTS



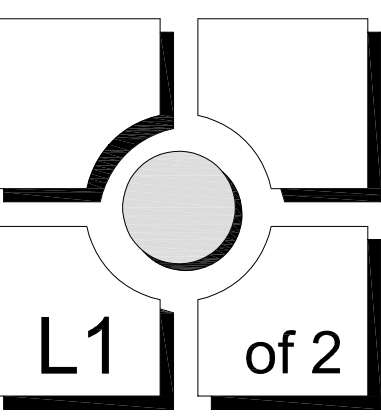
THOMAS THOMAS
 Planning
 Urban Design
 Landscape Architecture
 702 North Tejon
 Springs, Colorado 80903
 (719) 576-6777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	JRA	05.21.18
DRAWN	JRA	05.21.18
CHECKED	LMT	05.21.18
PROJECT NUMBER:		2816.11
SCALE:		AS NOTED

Lorson Ranch
 Carriage Meadows South
 Colorado Springs, CO

MINOR AMENDMENT
 PUD & PRELIMINARY PLAN



LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan Minor Amendment

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

County Zoning: RR-0.5
Existing Land Use: Residential

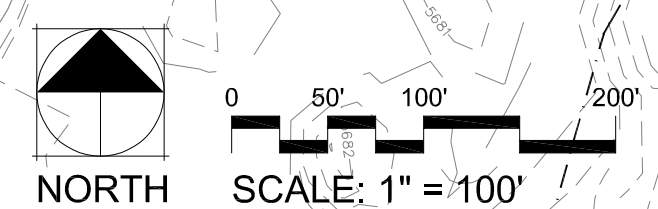


THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-6777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	JRA	05.21.18
DRAWN	JRA	05.21.18
CHECKED	LIMIT	05.21.18
PROJECT NUMBER:		2816.11
SCALE:		AS NOTED

Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
MINOR AMENDMENT
PUD & PRELIMINARY PLAN



DSD FILE NO.: PUDSP-16-002