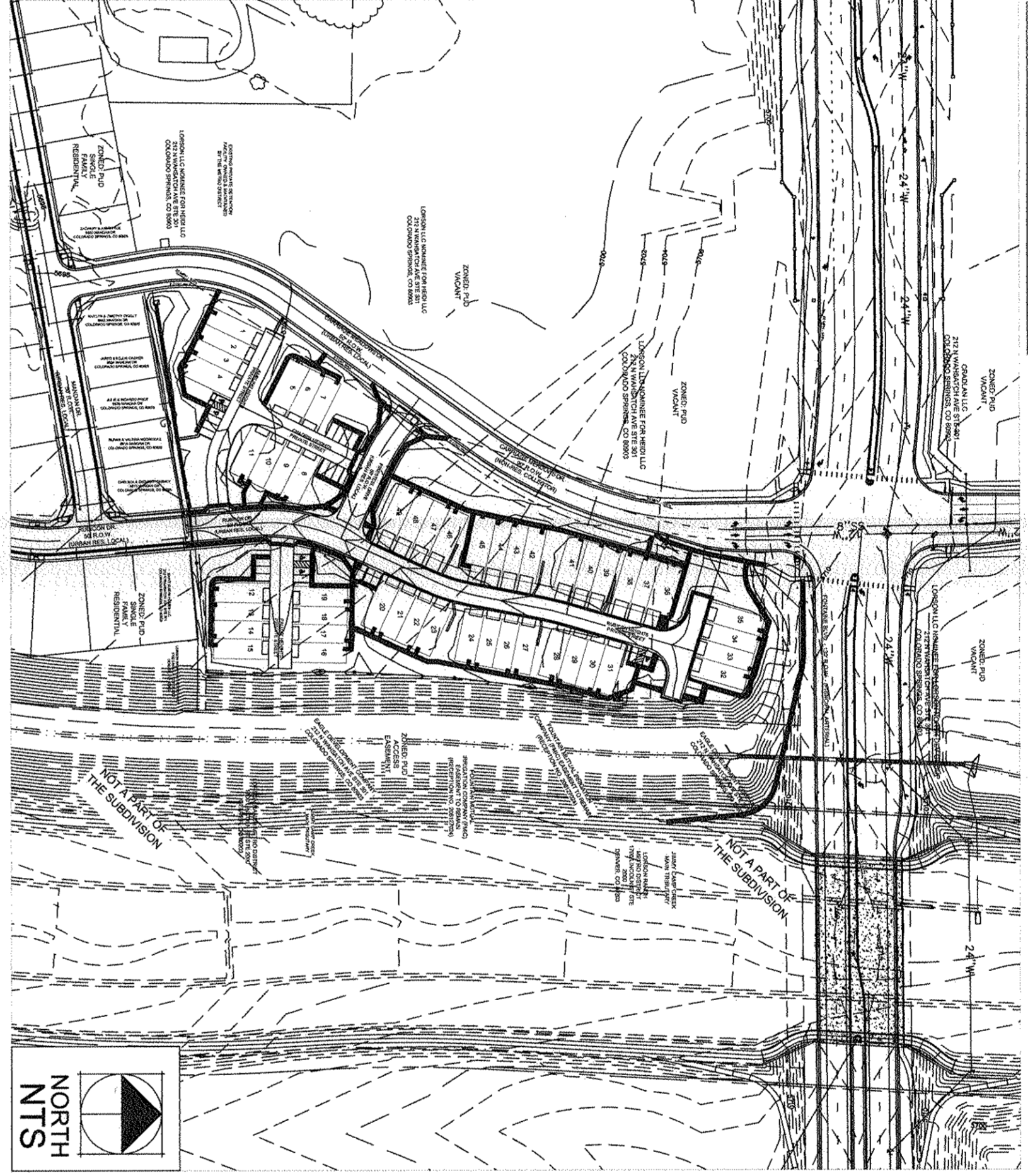


CARRIAGE MEADOWS SOUTH FILING NO. 2

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23, ALL IN TOWNSHIP 19 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

VICINITY MAP DETAIL



LAND USE:

CURRENT ZONING:	R-UD PLANNED UNIT DEVELOPMENT MEDIUM HIGH DENSITY 10-13 DU/AC
CURRENT LAND USE:	VACANT UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY ATTACHED RESIDENTIAL WITH THREE (3) & FOUR (4) UNIT TOWNHOME STRUCTURES, LANDSCAPE FACILITIES, AND STORAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	5.4 AC
PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS	48 DUU
FINAL PROPOSED NET DENSITY	8.89 DU/AC

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY ATTACHED RESIDENTIAL (48 LOTS)	1.86 AC	31.1%
LANDSCAPE	1.36 AC	25.19%
OPEN SPACE	1.02 AC	18.89%
PUBLIC STREETS (ROW DEDICATED WITH FUTURE BLVD)	0.62 AC	7.79%
PRIVATE STREETS	0.88 AC	17.99%
TOTAL	5.4 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 16% OF TOTAL ACREAGE 0.864 AC. 15% = 0.81 ACRES TOTAL OPEN SPACE PROVIDED IS 16.9% = 1.02 ACRES

PUD MODIFICATIONS

- A PUD Modification of Sections 8.4.4 & 8.4.5 (Public Right-of-Way, Private Road, Easement) of the PUD Land Use Ordinance is requested for the PUD. The modification is to amend the definition of 'Public Right-of-Way' to include private streets that do not require authorization by the PUD and approval by the BOCC. Private streets will be constructed with a modified design in accordance with the modification approval process.
- A PUD Modification is required to establish a cross section for use as private alley where no standard of cross section exists. The PUD includes a request for authorization to use private roads. A design modification is requested to establish a private road cross section and standard for use in the development. A table of the cross section is provided in the table below of this PUD.
- A PUD modification of Section 8.4.5-C (Gas Barter Utility Easement) is required to provide easement utility easements for utility providers and the developer to consolidate the design and installation of shared utilities. Easement shall include non-exclusive rights for gas, electricity, drainage, telephone, and cable providers. Primary easements for all utility providers are provided within standard ROW cross section easements and within easement easement within private road cross sections.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

The PUD includes a request for authorization to use private roads and a PUD Design Modification to introduce the cross section for which the private streets will be constructed. The private road section identified as Rubicon Trail is designed to meet the urban low volume local cross section. Therefore, no modifications are required. The private roads will be privately owned and maintained by the Lorson Ranch Metropolitan District. CHARRON HEIGHTS, AMALING HEIGHTS, PALUXY HEIGHTS, and RUBICON HEIGHTS (general extension of public road Rubicon Drive), as identified on this PUD plan, private streets with the exception of Rubicon Heights have been designed to a non-county standard cross section. Private streets that do not meet the minimum requirements for private roads are identified on the proposed alley cross section. See PUD Ordinance Ordinance Provision and District Ordinance for additional information on the proposed alley cross section.

Land Owner Certification

In Witness Whereof, The aforementioned Lorson LLC as Nominor has executed these presents this 25th day of March 2020 A.D. Lorson LLC as Nominor for Heidi LLC, a Colorado Limited Liability Company

Authorizer/Agent, Manager
SUSANT L GONZALEZ
NOMINOR PUBLIC STATE OF COLORADO NOTARY PUBLIC
1415 SOUTH RIVER WALK, SUITE 200
COLORADO SPRINGS, CO 80906

County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the Board resolution or motion # 10-177 and date 3/24/20 approving the PUD and all applicable El Paso County regulations.

Chair, Board of Commissioners
NOTARY PUBLIC
SUSANT L GONZALEZ
NOMINOR PUBLIC STATE OF COLORADO NOTARY PUBLIC
1415 SOUTH RIVER WALK, SUITE 200
COLORADO SPRINGS, CO 80906

Clerk and Recorder Certification

I hereby certify that this Plan was filed in my office on this 20 day of March 2020 A.D. at 10:00 o'clock a.m./p.m. and was recorded per Reception No. 111

SHEET INDEX:

P1	PUD COVER SHEET
P2	TRACT DETAILS
P3	LOT/UNIT & PARKING DETAILS
P4	STREET & OPEN SPACE DETAILS
P5	STREET DETAILS
P6-7	PUD SITE PLAN
L1-4	LANDSCAPE PLAN

DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	JEH	04.11.19

PROJECT NUMBER: 2816.16

REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
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3	3RD COMMENT REVIEW REVISIONS	10.21.19
4	4TH COMMENT REVIEW REVISIONS	1.2.20
5	5TH COMMENT REVIEW REVISIONS	2.5.2020
6	6TH COMMENT REVIEW REVISIONS	2.11.2020
7	7TH COMMENT REVIEW REVISIONS	2.12.2020

SCALE: AS NOTED

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PUD & PRELIMINARY PLAN

El Paso County, Colorado

Thomas+Thomas planning, urban design + landscape architecture, inc.
702 North Tejon Colorado Springs, Colorado 80903 (719) 576-8777

FLOODPLAIN NOTES:

This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map; community map number August 28, 2007.

GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for single-family detached residential units in a manner consistent with the approved 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.

ADOPTION: The adoption of this development plan shall address the findings and decisions of the El Paso County Board of County Commissioners that the Development Plan for CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING No. 2 is a general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable State Act Part (6) is authorized under the provision of the El Paso County and Development Code, as amended; and the 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 CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING No. 2 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; administrative determination by the PUD Director 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 and the orderly and safe use thereof, the provisions of this Development Plan shall have the force and effect of law, and shall be enforceable in 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 of requirements shall govern.

GENERAL NOTES:

- Refer to the approved Lorson Ranch Preliminary Agreement file referenced March 4, 2015 at Reception No. 215020531), as amended, by the El Paso County Board of County Commissioners for development information related to public improvements.
- 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 constructed at a later date with El Paso County Parks via park bond agreements.
- Interim uses shall be permitted for the duration of the development process. The maximum term of the interim use shall be determined with future consultation with the El Paso County Parks Department.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wieldfield Water & Sanitation District. All All electric system shall be provided by Black Hills Energy.
- Natural Gas shall be provided by Mountain View Electric Association. All tracts through which WEA utilities will be located will be given utility easements as required.
- All trees, shrubs, and ornamental bushes are designated for Public Utilities as required.
- The millage rates will be owned and maintained by the Lorson Ranch Metropolitan District.
- Private storm drains to be owned and maintained by the Lorson Ranch Metropolitan District.

DEVELOPMENT STANDARDS AND GUIDELINES

Residential Use Structures:

- Alter and use of one (1) single-family detached Residence per lot.
- Alter and use of one (1) single-family Attached Residential, multi-family, town, common, apartment & working storage, production worksheds, laundry, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parking spaces and associated parking spaces related equipment and furniture.
- Local Home Selection Status Office is a permitted temporary use. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 11.01.03.
- Residential Home Conversions are permitted per the El Paso County Land Development Code, as amended. Compliance with permit requirements, including visitation and parking requirements, shall be the sole responsibility of the home owner/applciant. Residential Day Care to be permitted per the El Paso County Land Development Code, as amended.
- Solar Energy Systems are permitted as part of the main structure per the El Paso County Land Development Code, as amended.
- Projection into setbacks are governed by the El Paso County Land Development Code, as amended.
- Minimum Lot Area: 1,280 SF, as specified on the Plan.
- Minimum Structural Height: Four Feet (4').
- Maximum Width of Lot at Front Building Setback: Two Feet, No Minimum, as depicted.
- Landscaping Standard (L) for lot setback.
- Interior Sign Yard (between utility, Zero (0) lot the setback between internal property lines of downhome unit buildings.
- Exterior Sign Yard: Two-foot (2) wide yard setback.
- Signage: All signs shall be constructed of metal, wood, fabric, or other material that is suitable for outdoor use. Signs shall be constructed from property line and set back from the street by a minimum of ten (10) feet from any other structure on the lot.
- All structures shall maintain a minimum 1' setback from open space areas and trees.
- Fencing: There shall be no ornamental fencing allowed within individual lots. Fences used for buffering, screening, or landscape enhancement, shall in no way be used or otherwise constructed in a manner which may impede surface drainage, stormwater runoff or paraded drainage facilities in any way.

ACCESSORY STRUCTURES:

Not limited to, decks, gazebos, screens or other accessory structures associated with an individual lot and/or townhome unit. Accessory structures for residential use shall be permitted for maintenance purposes may be permitted in Tracts A through G, inclusive. Placement of accessory structures within the PUD by the Lorson Ranch Metropolitan District may be subject to site location approved or site development plan requirements as applicable and determined by the Planning and Community Development Director.

Recreation: open space, and recreation enhancements and furniture provided as part of the open space amenities with open space/park amenities shall be located within designated open space and landscape buffer areas and not included in the reduced accessory structures. Final design and selection of open space/park amenities shall be determined upon final build out of the housing community and in consultation with the Lorson Ranch Metropolitan District and the City of Colorado Springs.

LANDSCAPING:

Landscaping areas, trees, common open space and bushes shall be installed by the developer with irreplaceable improvements required by this PUD and associated final plans. Landscaping shall be maintained by the Lorson Ranch Metropolitan District No. 1. The applicant shall provide a minimum 1' setback from open space areas and trees. Final design and selection of open space/park amenities shall be determined upon final build out of the housing community and in consultation with the Lorson Ranch Metropolitan District and the City of Colorado Springs.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS

A Geology and Soils Study for Carriage Meadows South, El Paso County, Colorado was compiled by Rocky Mountain Group (RMG) on October 7, 2019. No lot have been identified by the referenced RMG report which are adversely impacted by geologic hazards. The overall development area has been found to be geologically stable. The developer shall consult with the El Paso County Planning and Community Development Department to determine appropriate site preparation and construction practices.

According to the report, competent shallow foundation systems consisting of standard single footings/rafters are appropriate and constructed based upon recommendations developed in a site-specific Subsurface Soil Investigation. The recommendations presented in the Subsurface Soil Investigation should be verified following the availability of each structure and evaluation of the building loads.

GEOTECHNICAL CONSIDERATIONS:

RMG concludes that the referenced conditions are not considered hazards or unusual for the Front Range region of Colorado. The developer shall consult with the El Paso County Planning and Community Development Department to determine appropriate site preparation and construction practices. Geotechnical conditions should be mitigated by implementing appropriate planning, engineering, and local construction practices.

CARRIAGE MEADOWS SOUTH FILING NO.2 (TRACT MAP & DETAIL DIAGRAM)

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2
 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 19 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TRACT TABLE

TRACT	SIZE	OPEN SPACE	LANDSCAPING	SIGNAGE/PUBLIC IMPROVEMENTS	PEDESTRIAN/SEMT	DRAINAGE/DEFENTION	PRIVATE DRIVES/PRIVATE ROADS/PARKING	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	2,237 SF	X	X	X	X	X	X	X	HOA	HOA
B	1,342 SF	X	X	X	X	X	X	X	HOA	HOA
C	7,043 SF	X	X	X	X	X	X	X	HOA	HOA
D	945 SF	X	X	X	X	X	X	X	HOA	HOA
E	2,835 SF	X	X	X	X	X	X	X	HOA	HOA
F	2,538 SF	X	X	X	X	X	X	X	HOA	HOA
G	11,882 SF	X	X	X	X	X	X	X	HOA	HOA
H	10,414 SF	X	X	X	X	X	X	X	HOA	HOA
I	5,237 SF	X	X	X	X	X	X	X	HOA	HOA
J	12,923 SF	X	X	X	X	X	X	X	HOA	HOA
K	1,267 SF	X	X	X	X	X	X	X	HOA	HOA
L	282 SF	X	X	X	X	X	X	X	HOA	HOA
M	40,151 SF	X	X	X	X	X	X	X	HOA	HOA
N	3,037 SF	X	X	X	X	X	X	X	HOA	HOA
O	1,821 SF	X	X	X	X	X	X	X	HOA	HOA
P	24,431 SF	X	X	X	X	X	X	X	LRMD	LRMD
Q	11,400 SF	X	X	X	X	X	X	X	LRMD	LRMD
R	5,579 SF	X	X	X	X	X	X	X	LRMD	LRMD
TOTAL TRACT AREA: 145,174 SF (3.33 AC)										

LRMD= LORSON RANCH METROPOLITAN DISTRICT
 HOA= CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNERS ASSOCIATION
 X= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TOTAL OPEN SPACE TRACT AREA (TRACTS A THROUGH I): 44,603 SF (1.02 AC). CALCULATION DOES NOT INCLUDE ACREAGE FROM TRACTS J - R. LANDSCAPING WITHIN THESE TRACTS ARE FOR BUFFERING AND SCREENING PURPOSES AND ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS.
 TOTAL DRAINAGE TRACT AREA (TRACT M): 40,151 SF (0.92 AC). THIS CALCULATION DOES NOT INCLUDE ACREAGE FROM TRACTS A-I, WHICH ARE OPEN SPACE TRACTS ONLY AND NOT INCLUDED IN DRAINAGE TRACT CALCULATIONS

GENERAL TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

- TRACT USE STANDARDS:**
- Permitted Tract Uses include: Access (Ingress/Egress), private roads, mail kiosks, development signage, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment, trail corridors, pedestrian walkways & sidewalks.
 - Tracts A through R inclusive, shall be planned with blanket utility easements to provide secondary locations for utility design and placement. Primary utility easements have been provided within utility easements located in the roadway cross sections. All utility design shall be coordinated with the respective utility service provider and subject to review by the Planning and Community Development Department for compliance with established LDC and ECOM criteria regarding the design and location of utility service lines and associated appurtenances.
 - All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Carriage Meadows South Filing No. 2 Homeowner's Association.
 - Private Roads/Streets (Ingress/Egress). The following tracts are designated for use as private roads to provide access to rear loaded garages attached to each townhome unit. Private roads shall be constructed to the private road cross section located on the Street/Road detail sheet of this Plan. The use of private roads within the PUD requires authorization by the BOCC. The construction of roads that do not meet County/ECHD standards requires review and recommendation of the modified cross section by the ECOM and LDC administrators to and authorization by the BOCC.
 - The following Tracts have been planned for use as private roads and will be owned and maintained by the Lorson Ranch Metropolitan District:
 - Tract P: Rubicon Heights, a private extension of Rubicon Drive (public street) from Fiestavel Drive intersection, northward.
 - Tract Q: Rubicon Heights
 - Tract R: Paluxy Heights
 - Parking is prohibited on Tracts, or portions thereof, except within designated/striped guest parking spaces and where driveways are 20' in length.
 - Roadway Landscape Buffers:
 - Fontaine Boulevard: A twenty-five-foot (25) landscape buffer adjacent to Fontaine Blvd for arterial road/street landscaping and buffering. Required roadway trees to be installed within the buffer at a ratio of 1/20 feet of linear footage. A minimum of 1/3 of the required trees shall be evergreen.
 - Carriage Meadows Drive: A fifteen-foot (15) roadway landscape buffer against collector road/street classification of Carriage Meadows Blvd against the western PUD edge. Required roadway trees to be installed within the buffer at a ratio of 1/30 feet of linear footage. A minimum of 1/3 of the required trees shall be evergreen.
 - Zoning District Boundary/Landscape Buffer: A fifteen-foot (15) zoning district landscape buffer to be required against the planned townhome community (multifamily) and single-family residential uses locate in Filing No. 1 adjacent to the southern PUD boundary. Filing (single-family zone) located at the project's southern property boundary. Required landscape buffer trees is 1/30 linear feet of affected property boundary. A minimum of 1/3 of the required trees shall be evergreen.

OPEN SPACE TRACTS

- 1.02 AC, or 18.9% of the 5.4 AC site has been designated as open space to meet the PUD and multifamily open space requirements of the Code. Open space meeting this requirement has been designated within Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, and Tract I, inclusively. Remaining Tracts J through R permit landscaping, but are not included in the PUD open space requirement calculations.
- Areas of Required Landscaping:
 - Fontaine Boulevard
 - Carriage Meadows Drive
 - Zoning district boundary between planned townhome development and single-family residential (Carriage Meadows South at Lorson Ranch Filing No. 1).
 - Multifamily housing internal landscaping/open space requirements applied (15% internal landscaping) as most compatible to proposed townhome use and densities.
- All residential structures have been setback a minimum distance of 10' from all open space areas.
- All open space amenities, including playground equipment, gazebos and pavilions, outdoor furniture and associated equipment, shall be owned and maintained by the Carriage Meadows South Filing No. 2 Homeowner's Association. Open Space amenities may include:
 - Bike racks
 - Outdoor seating areas
 - Trail/open space legend
 - Pedestrian amenities
 - Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc.)
 - Other pedestrian/outdoor furniture amenities consistent with approved intent and purpose of this PUD and identified details provided herein. Introduction of additional outdoor/pedestrian amenities not listed or otherwise identified herein, shall be subject to determination of consistency by the PCD Director, and subject to PUD amendment if it is determined that the proposed amenities are outside of the scope and/or character of approved outdoor/pedestrian amenities.

22019086
 4-9-2020

PCD FILE NO.: PUDSP-19-5

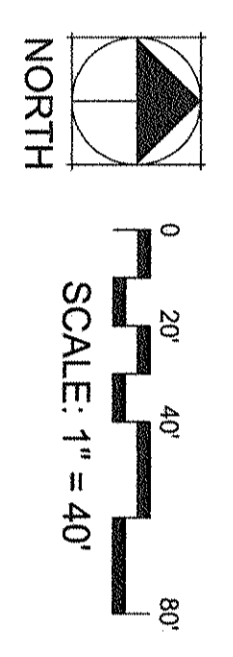
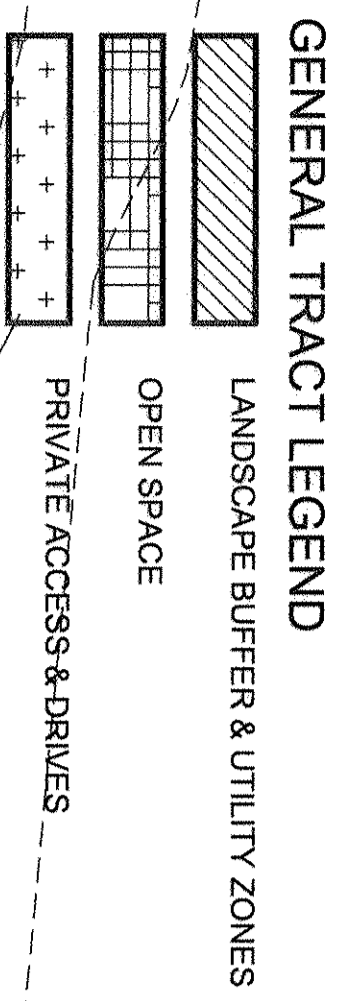
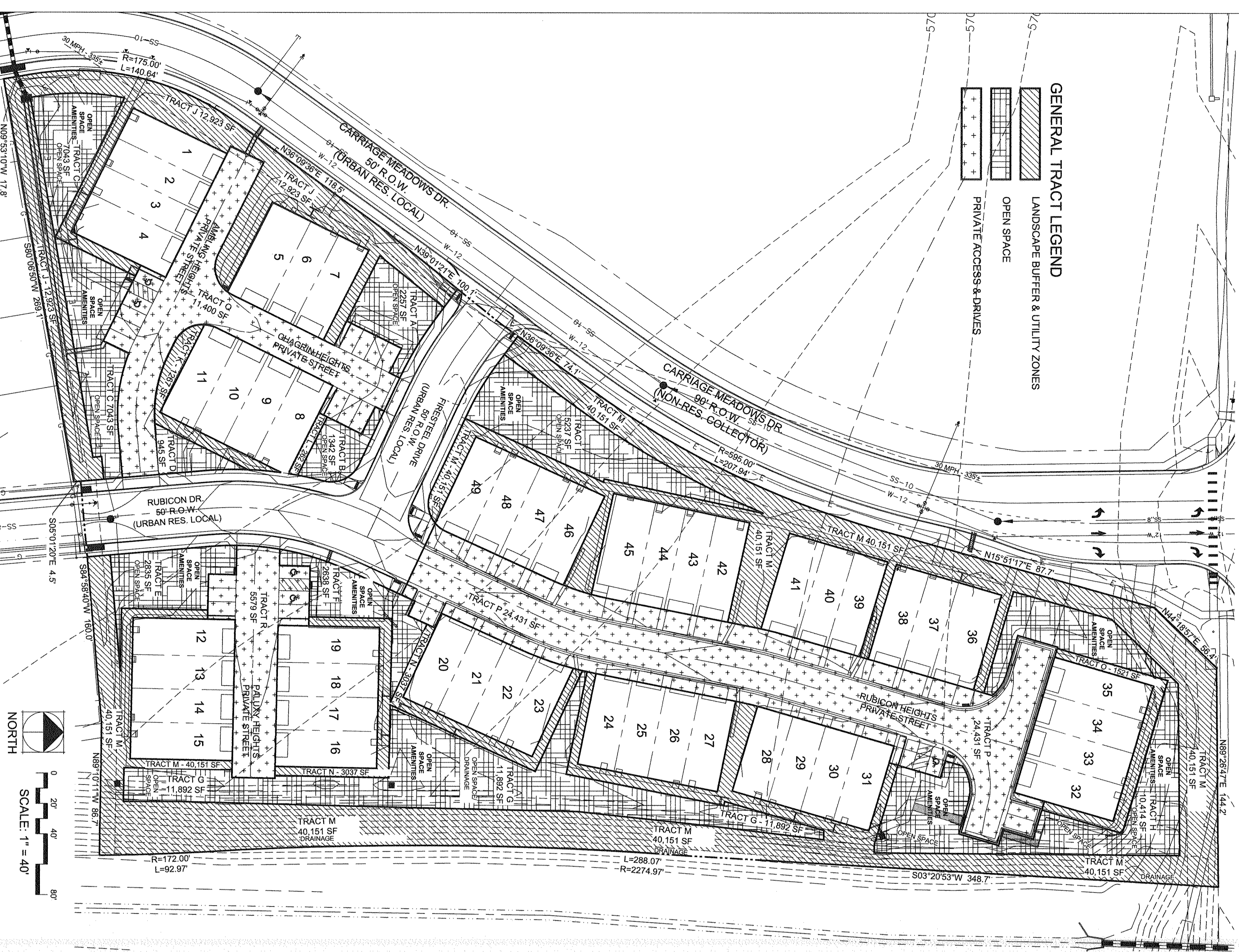
Thomas+Thomas
 planning, urban design + landscape architecture, inc.
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 PUD & PRELIMINARY PLAN
 El Paso County, Colorado

REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
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5	5TH COMMENT REVIEW REVISIONS	2.5.2020
6	6TH COMMENT REVIEW REVISIONS	2.11.2020
7	7TH COMMENT REVIEW REVISIONS	2.12.2020

DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER: 2816.16		
SCALE: AS NOTED		

TRACT DETAILS
P2 OF 11



CARRIAGE MEADOWS SOUTH FILING NO.2 (TYPICAL LOT/UNIT DIAGRAM)

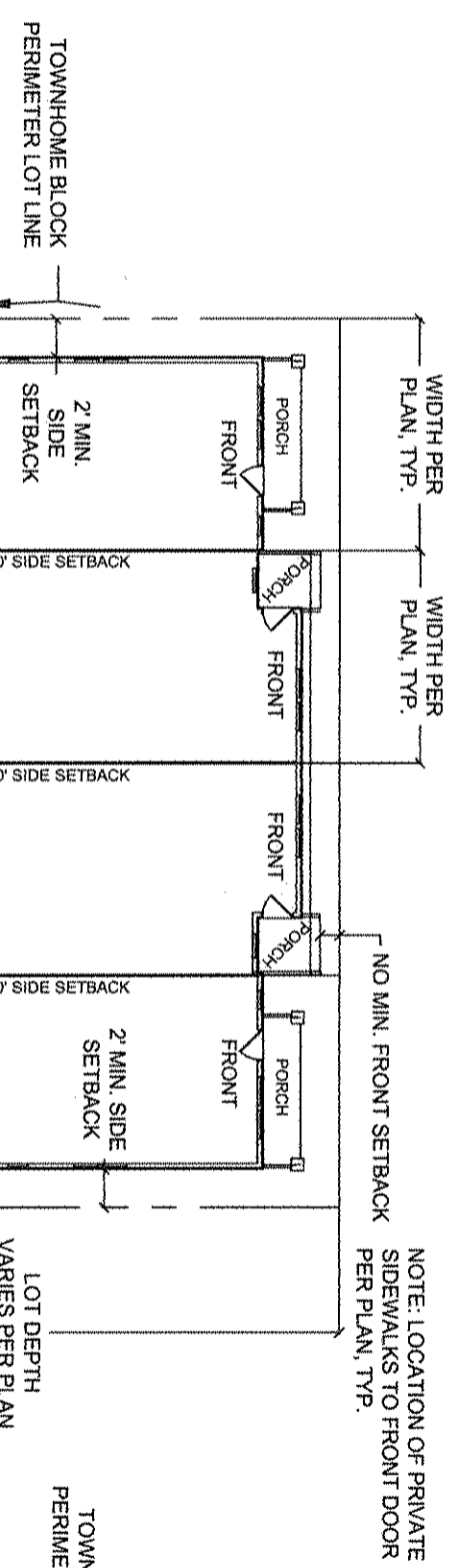
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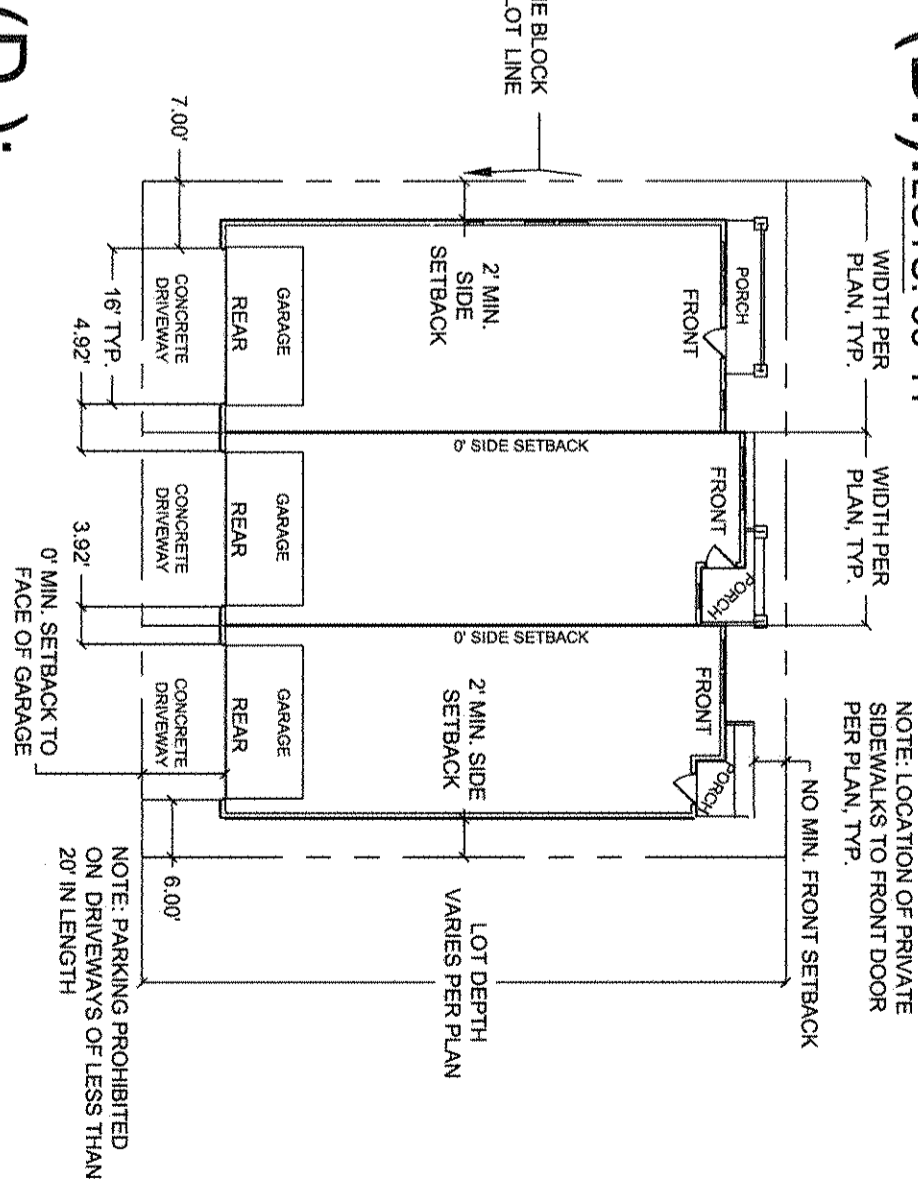
UNIT TYPE MAP

TYPICAL LOT DIAGRAMS

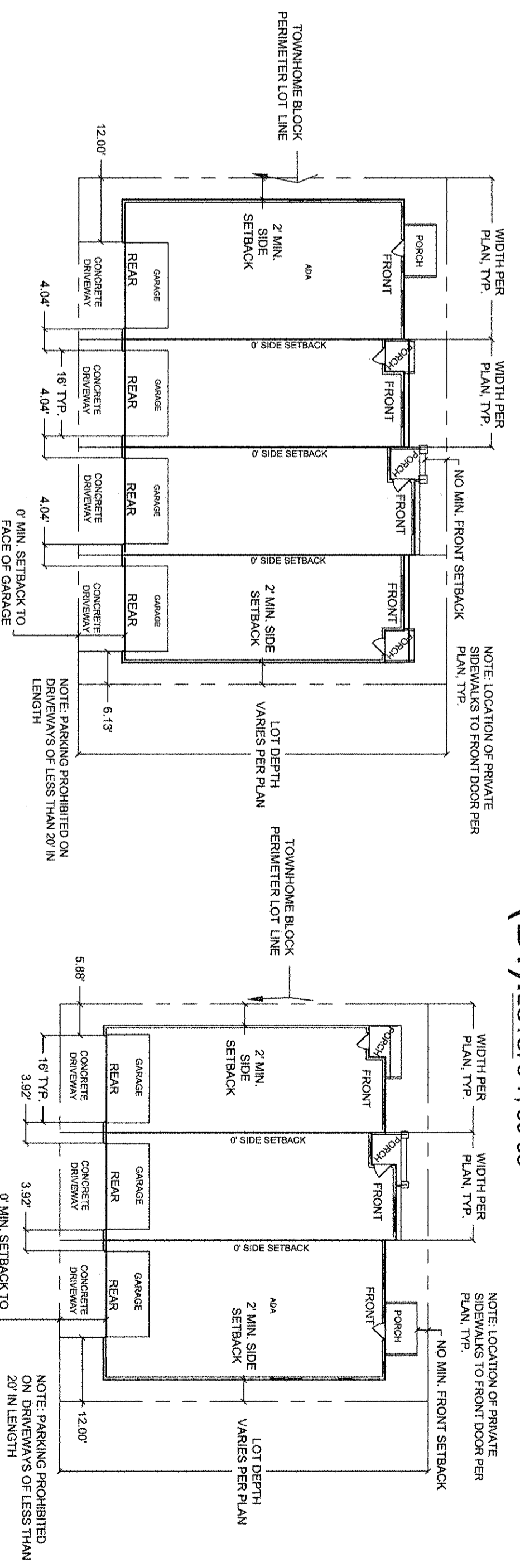
(A.): LOTS: 8-35, 46-49



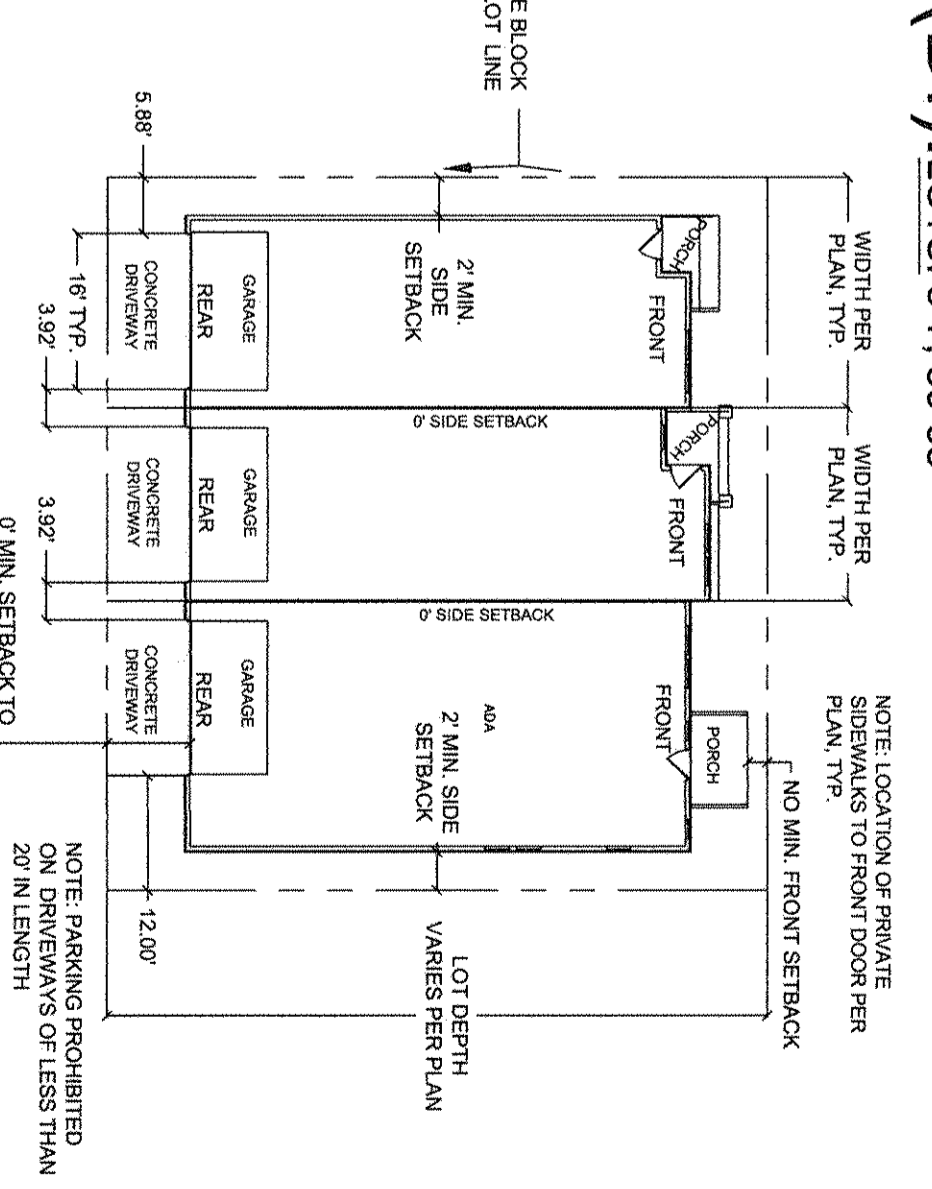
(B.): LOTS: 39-41



(C.): LOTS: 1-4, 42-45



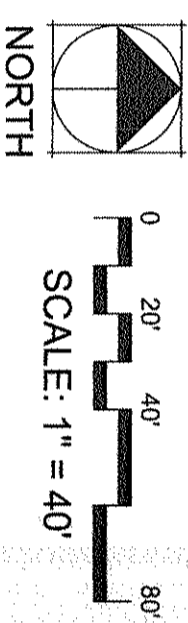
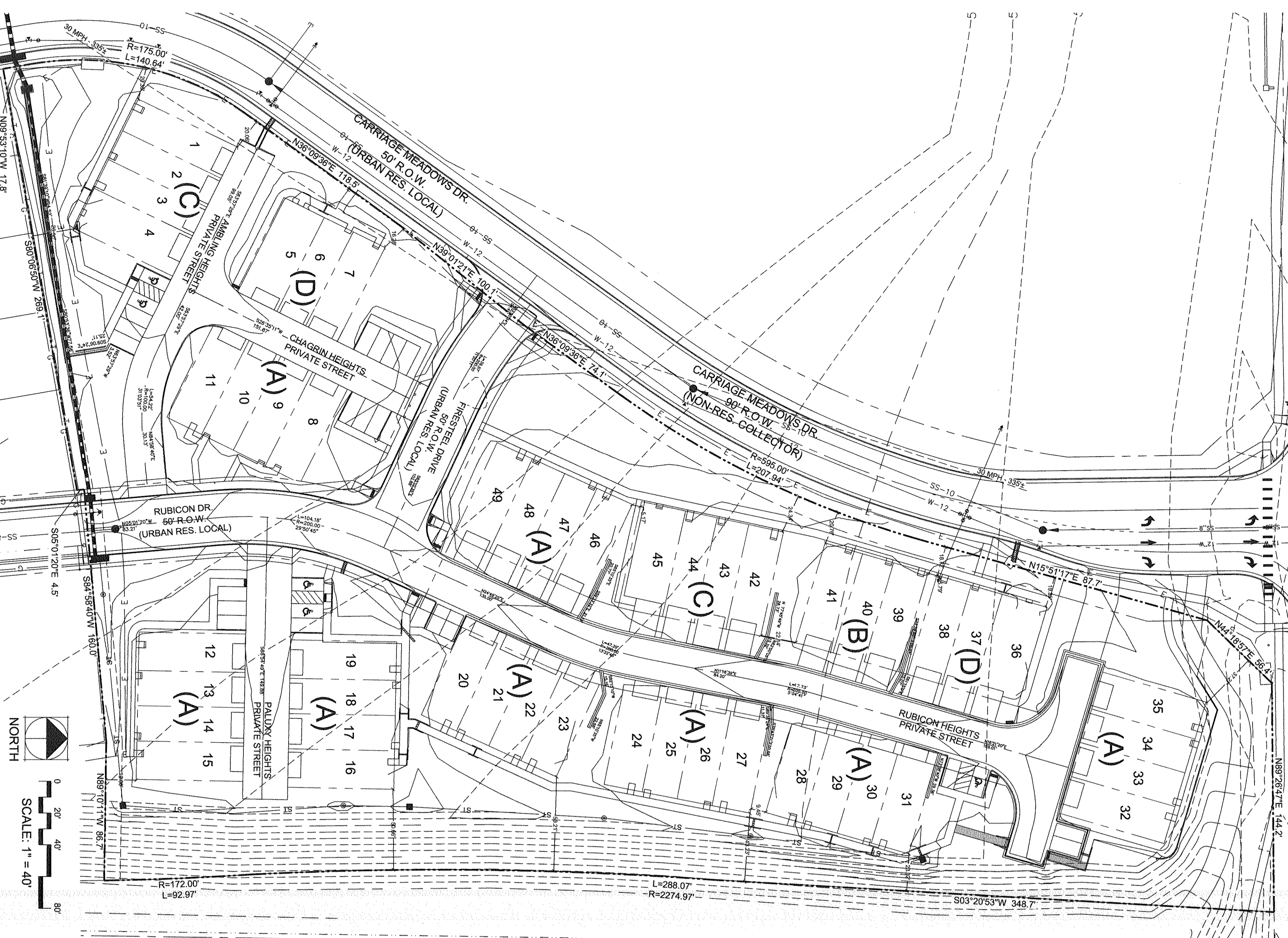
(D.): LOTS: 5-7, 36-38



NOTE: ALL TOWNHOME BUILDING GROUPS ARE SEPARATED TEN FEET (10') FROM ADJACENT OPEN SPACE TRACTS BY LANDSCAPE TRACTS 1 THROUGH 10. SAID OPEN SPACE TRACTS AND/OR PORTIONS THEREOF PROVIDE REQUIRED TEN FOOT (10') BUFFERS/SETBACKS BETWEEN PLANNED BUILDINGS AND ADJACENT OPEN SPACE TRACTS. SEE TRACT TABLE AND DETAILS FOR ADDITIONAL INFORMATION.

Driveways & Parking

- All planned driveways within the PUD are for the purpose of facilitating vehicular passage from private alleyways and streets to the individual lots, specifically, to the designated parking areas for each lot which is located within the attached 2-car garage.
- Parking of motor vehicles is permitted on driveways which are 12'-0" (20') in length and have been identified on the plan.
- Parking of any form of vehicle storage is not permitted on driveways less than 12'-0" (20') in length, as restricted by the PUD and associated notes.
- Parking, storage, or standing of boats or recreational vehicles is prohibited on any driveway within this PUD.
- Guest and/or visitor parking has been provided via eighteen (18) designated standard visitor parking spaces together with five (5) additional ADA accessible spaces. A total of 23 guest spaces have been provided inclusive of standard and accessible spaces.



22 004 9086
4-9-2020

POD FILE NO.: PUDSP-19-5

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-6777

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PUD & PRELIMINARY PLAN
El Paso County, Colorado

STAMP:

REV #	REVISIONS	DATE
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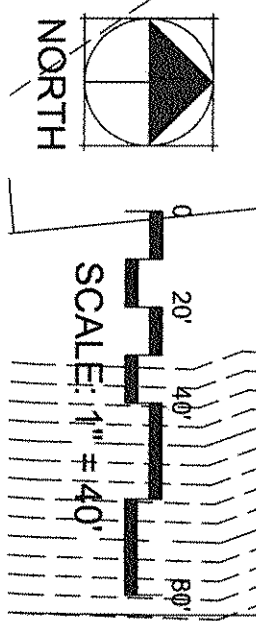
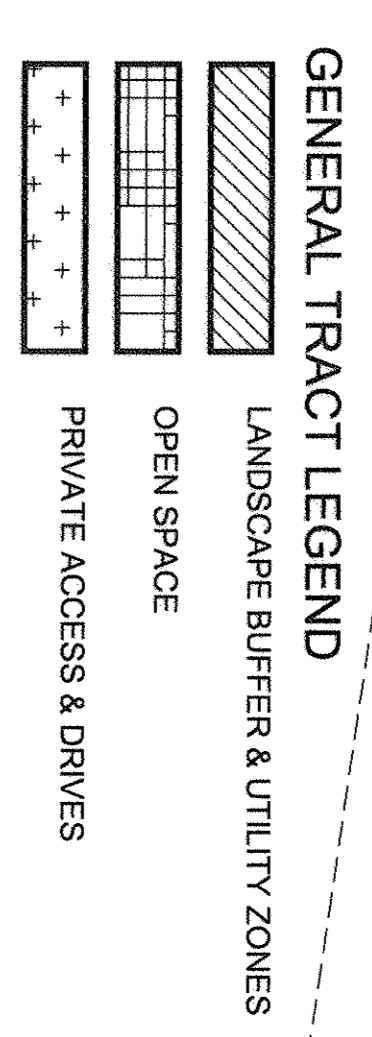
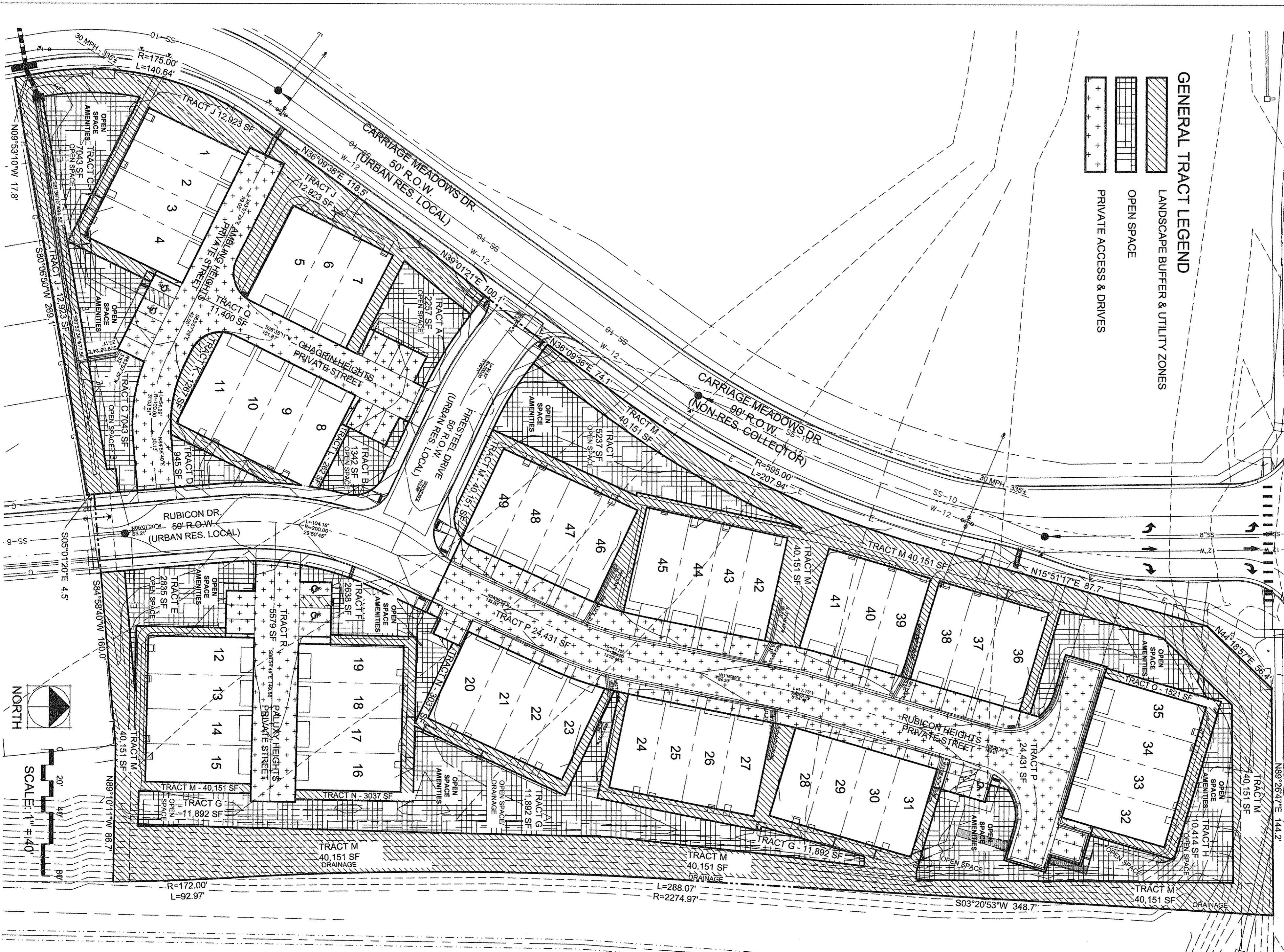
DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER:		2816.16
SCALE:		AS NOTED

LOT/UNIT & PARKING
P3 OF 11

CARRIAGE MEADOWS SOUTH FILING NO.2 (TRACT & OPEN SPACE DIAGRAM)

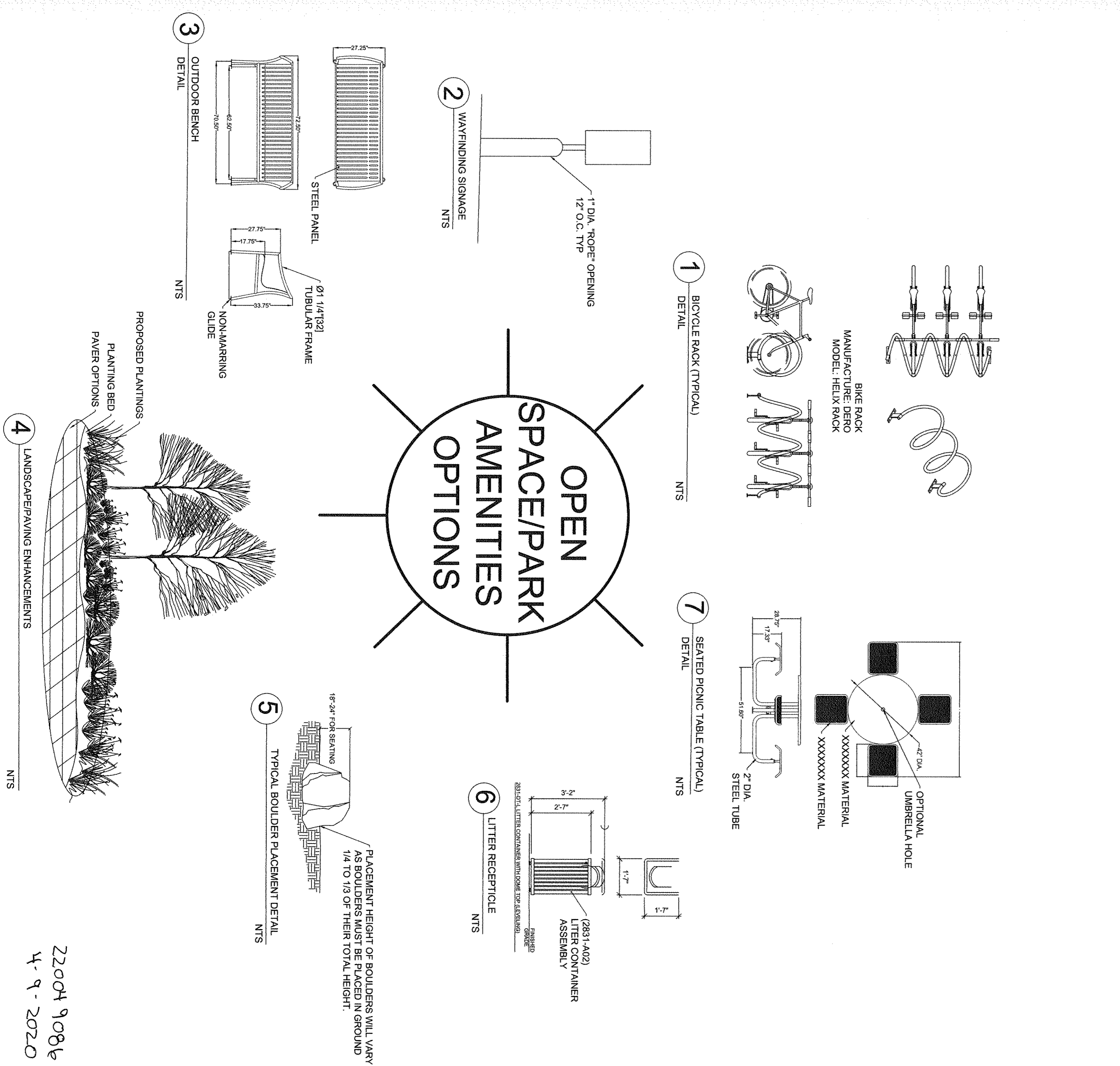
A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

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



OPEN SPACE AMENITIES NOTES

1. OPEN SPACES SHALL BE EQUIPPED AND FURNISHED WITH A COMBINATION OF TYPICAL AMENITIES ELEMENTS CONTAINED IN THE TYPICAL OPEN SPACE/COMMUNITY AMENITIES DETAILS (BELOW). THE FINAL AMENITY CONFIGURATION OF INDIVIDUAL OPEN SPACES WILL BE DETERMINED IN COOPERATION WITH FUTURE RESIDENTS/LOT OWNERS, HOMEOWNERS ASSOCIATION, AND THE LORSON RANCH METROPOLITAN DISTRICT.



OPEN SPACE/PARK AMENITIES OPTIONS

22004 9086
4-9-2020

POD FILE NO.: PUDSP-19.5

DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER:	2816.16	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
4	4TH COMMENT REVIEW REVISIONS	1.2.20
5	5TH COMMENT REVIEW REVISIONS	2.5.2020
6	6TH COMMENT REVIEW REVISIONS	2.11.2020
7	7TH COMMENT REVIEW REVISIONS	2.12.2020

STAMP:

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PUD & PRELIMINARY PLAN
El Paso County, Colorado

TRACT & OPEN SPACE P4 OF 11

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

CARRIAGE MEADOWS SOUTH FILING NO.2 (PUBLIC & PRIVATE STREET DIAGRAM)

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHEAST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

STREETS DETAILS

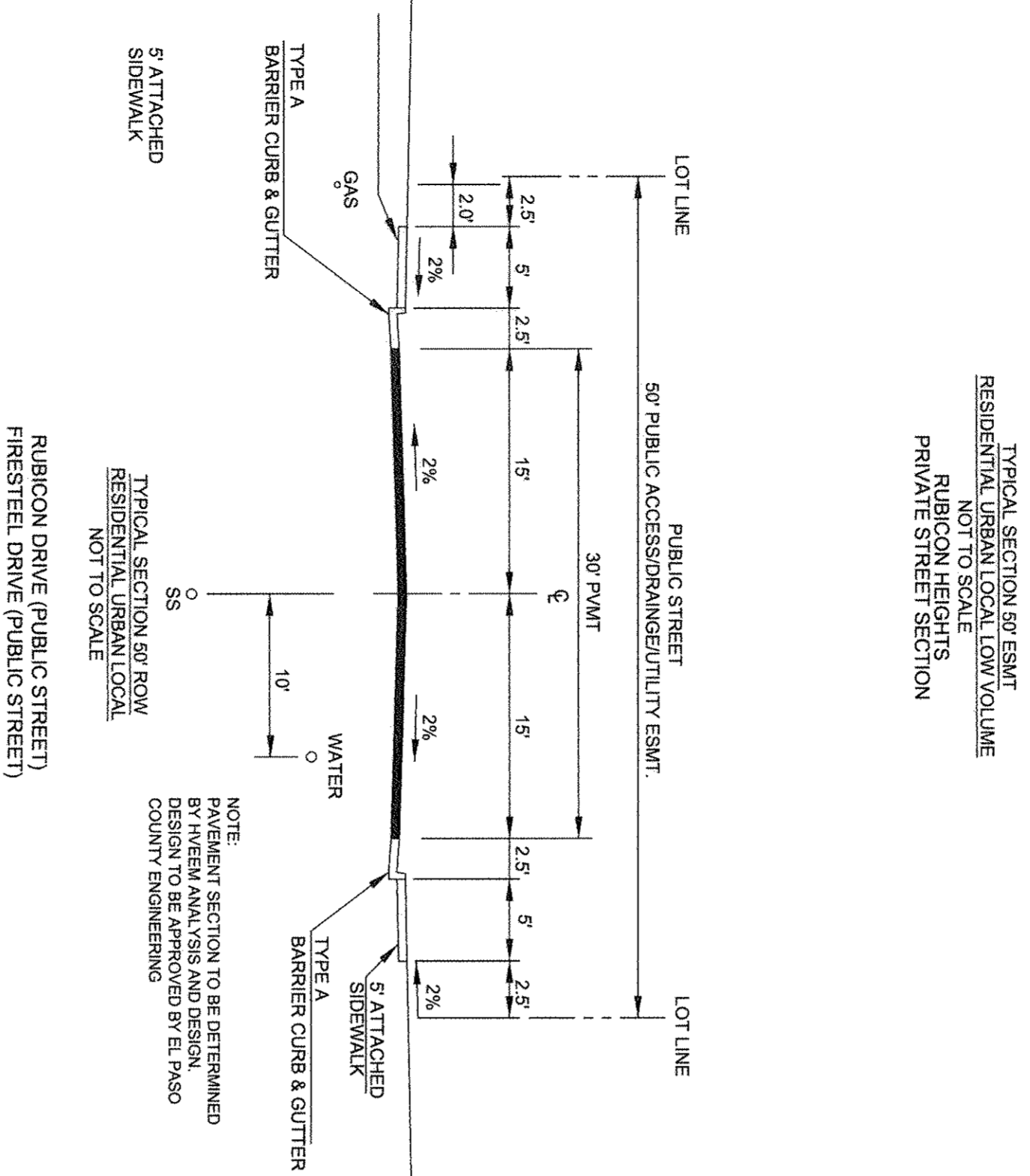
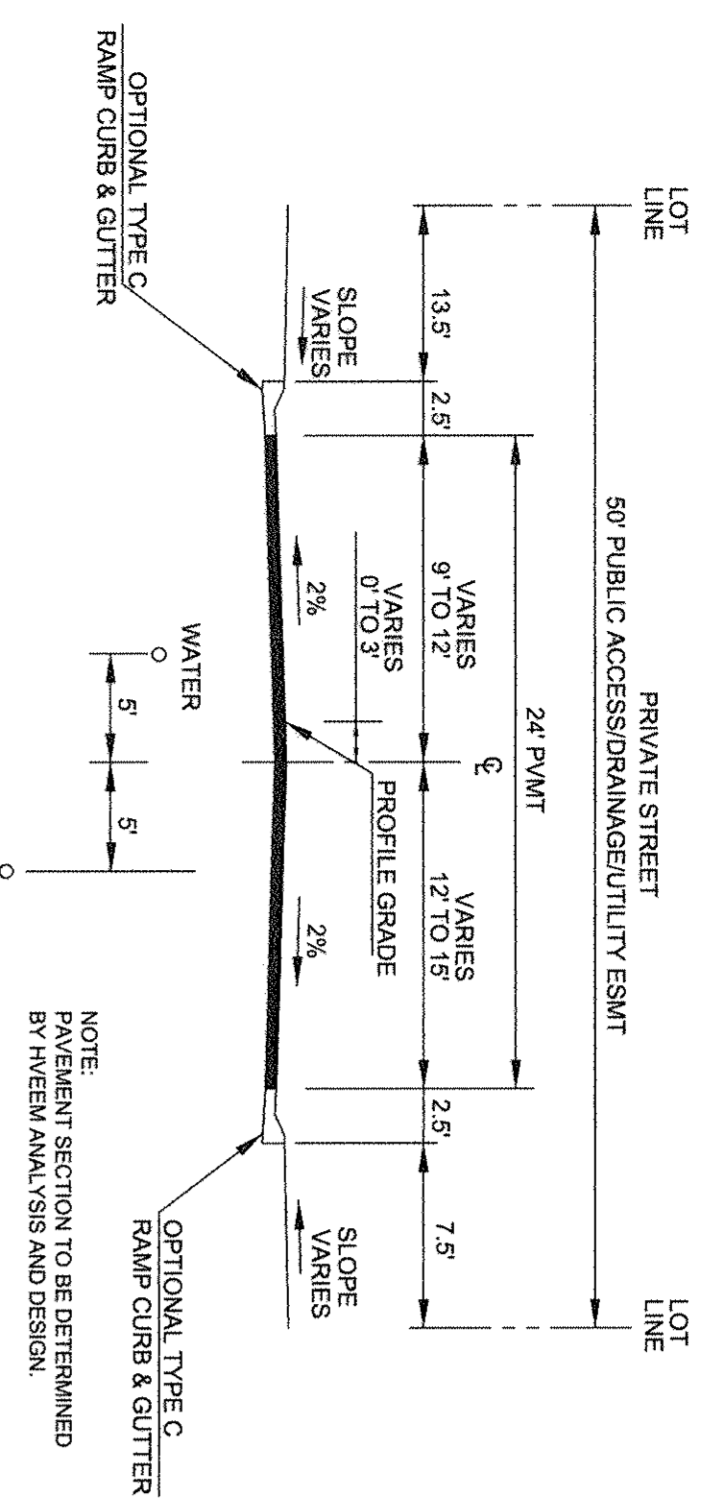
- PLANNED PUBLIC & PRIVATE ROAD IMPROVEMENTS, ROW DEDICATIONS AND ADJUSTMENTS:**
- Extension of adjacent signed Carriage Meadows Drive from Right-of-Way (ROW) to Thirty-foot (30')
 - Extension of adjacent signed Carriage Meadows Drive from Right-of-Way (ROW) to Thirty-foot (30')
 - To include sidewalks, ramps per standard & associated trail corridor connections
 - ROW vacation/reconfiguration to be completed in association with and/or concurrently with final plat review and approval.
 - Striping for travel and turn lanes for Carriage Meadows Dr. depict future build-out conditions that will be constructed with the development of the adjacent commercial land use.

- PLANNED PUBLIC ROADS INCLUDE:**
- Freesteele Drive (planned public) 50' urban low volume residential local
 - Paluxy Heights (planned public) 50' urban low volume residential local
 - to intersect with Freesteele Drive, Private Street (north of intersection)

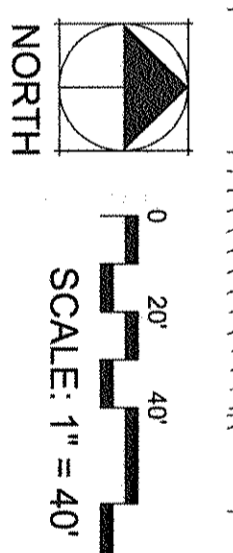
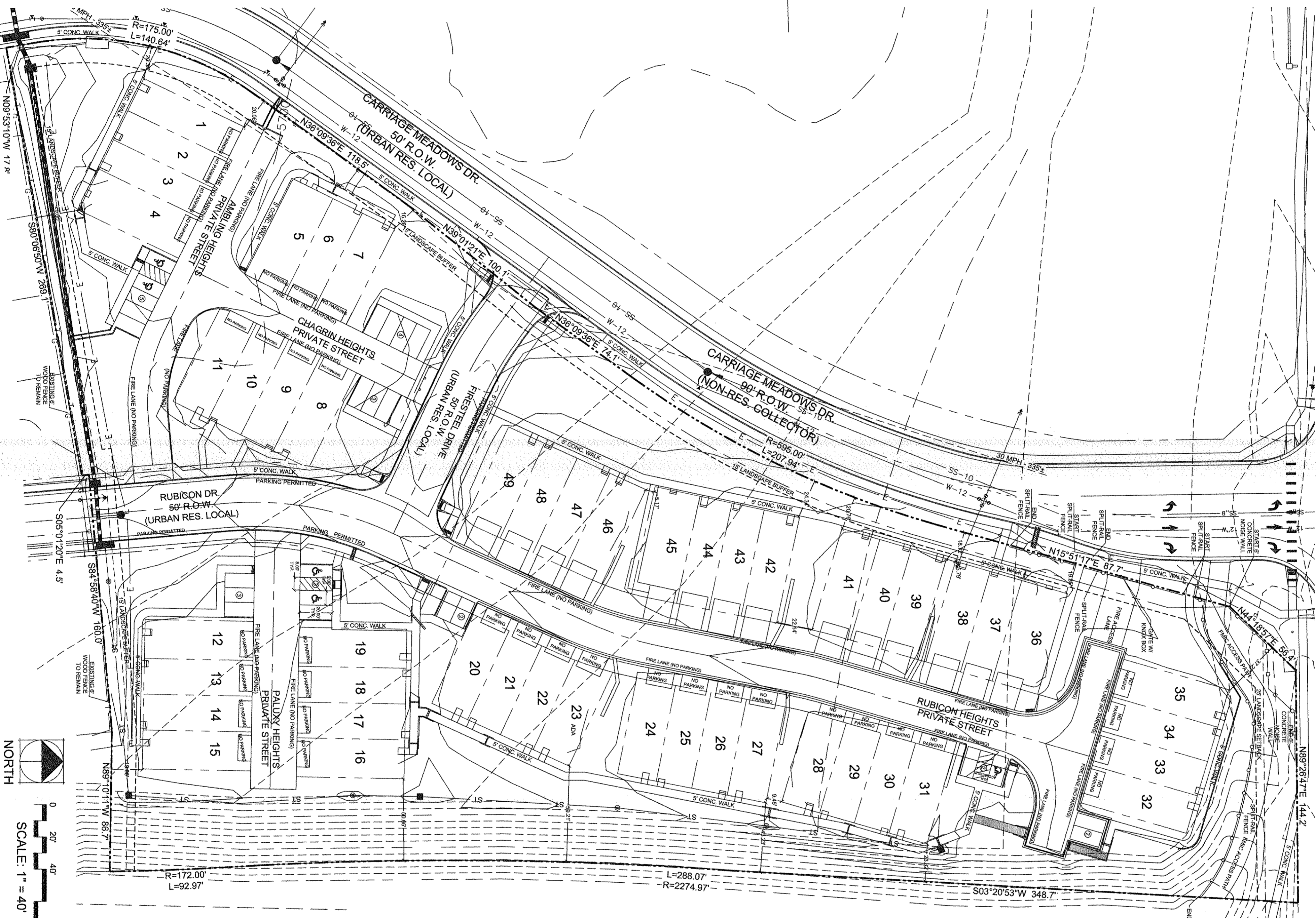
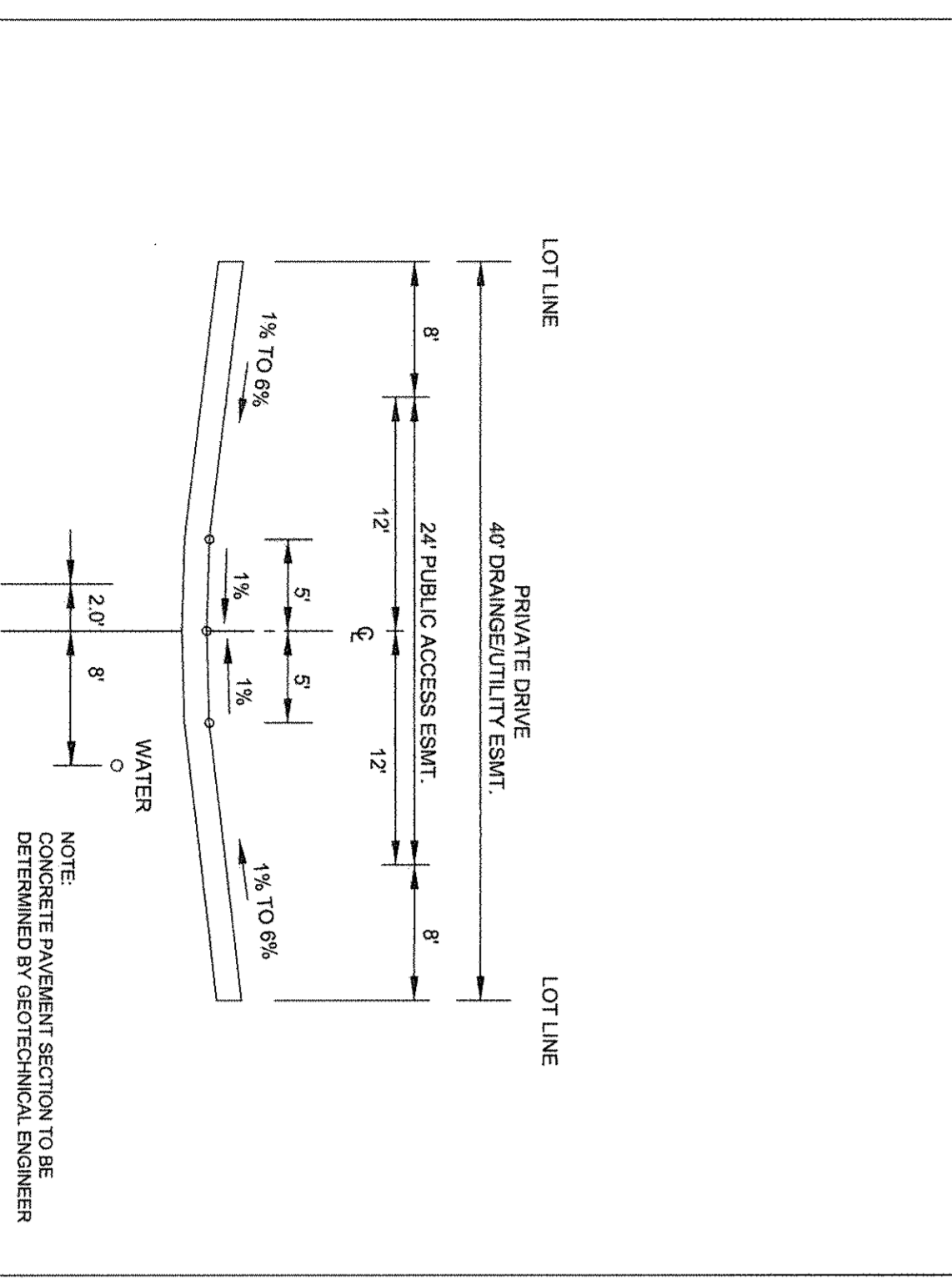
PRIVATE STREETS:

- PUD authorization for use of private roads included in request
- PUD Modifications for private road cross sections. No alley cross section is provided in the ECM; therefore, a modification is required to propose a new cross section for use an alley. (See PUD modification details for proposed alley cross section.)
- Private roads include:
 - Paluxy Heights
 - Chagrín Heights
 - Paluxy Heights
 - Rubicon Heights (from Freesteele Drive/ Rubicon Drive intersection northward 4452 feet)

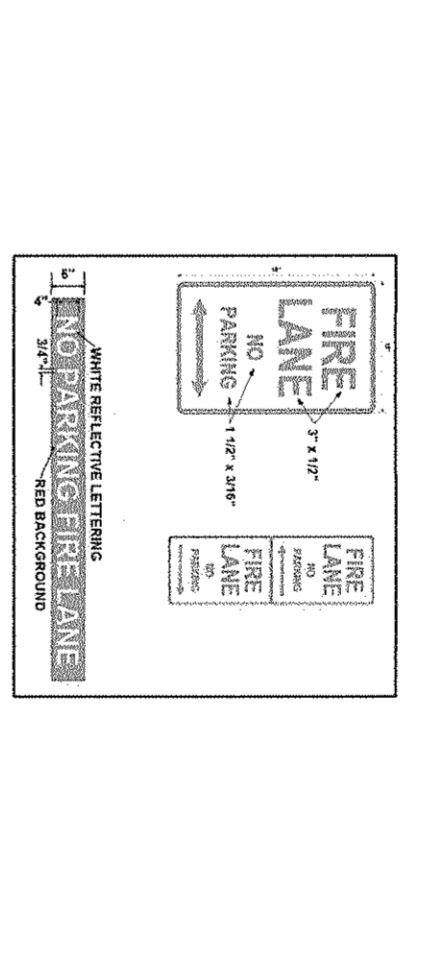
TYPICAL STREET CROSS-SECTIONS



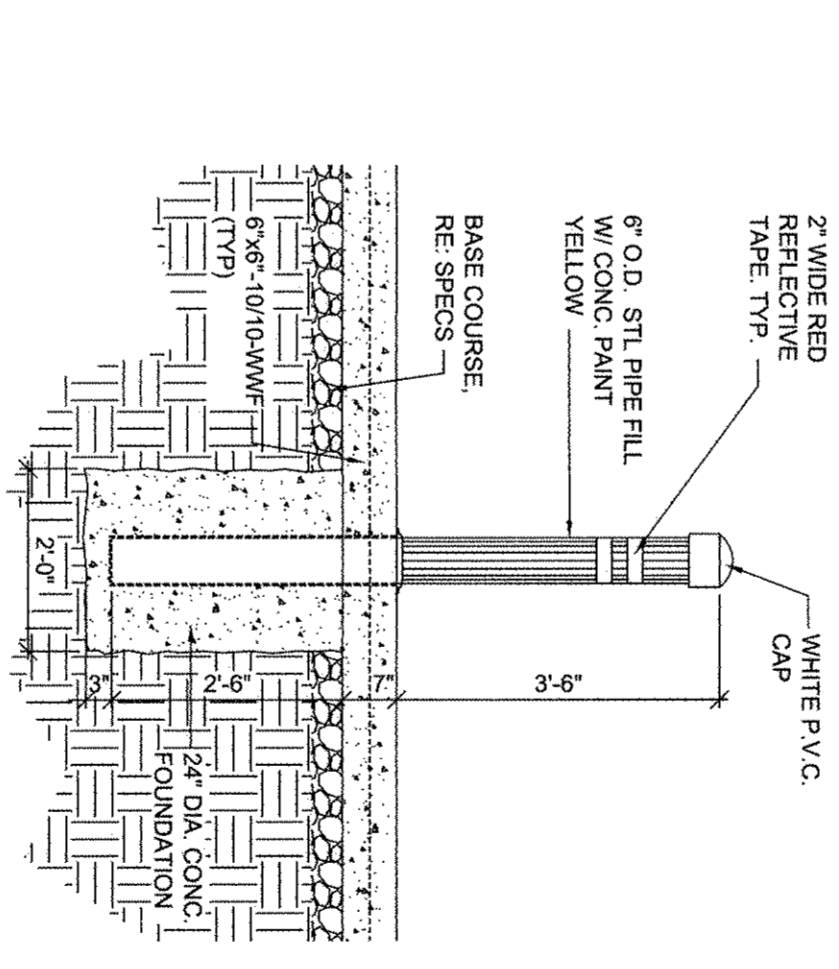
PUD DESIGN MODIFICATION:
This private road cross section is presented as a PUD design modification to introduce a new cross section for use within the development. The private road cross section is subject to PUD approval. (SEE MODIFICATION JUSTIFICATION AND DISCUSSION IN LETTER OF INTENT AND PUD DEVELOPMENT PLAN COVER NOTES)



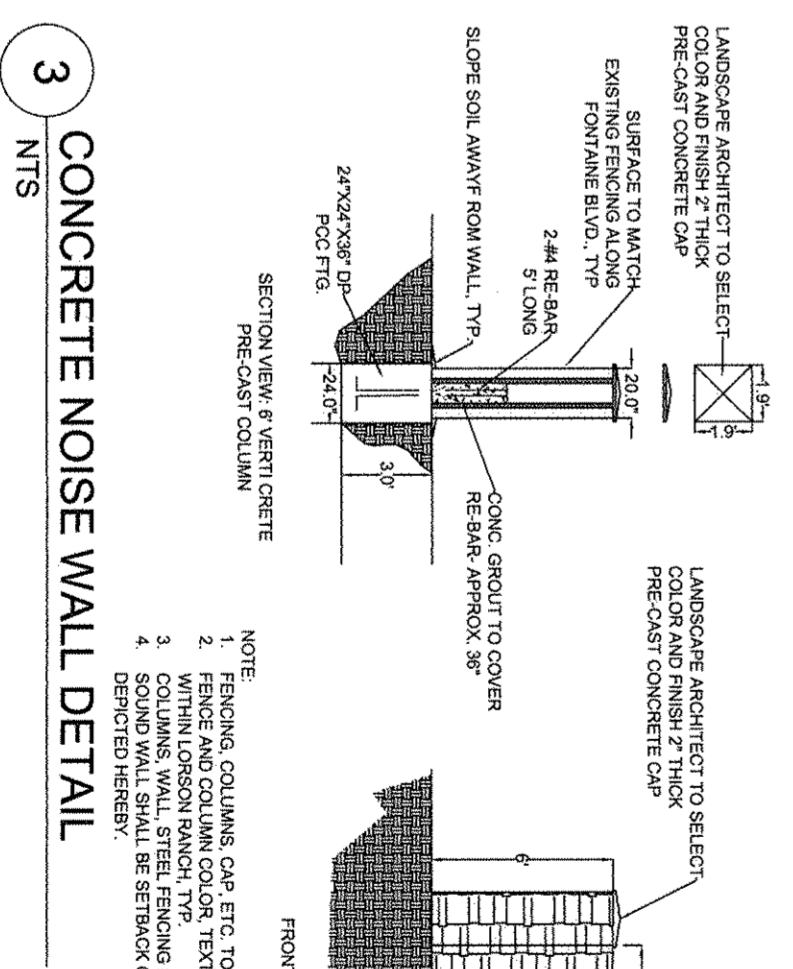
1 FIRE LANE/NO PARKING SIGN DETAIL



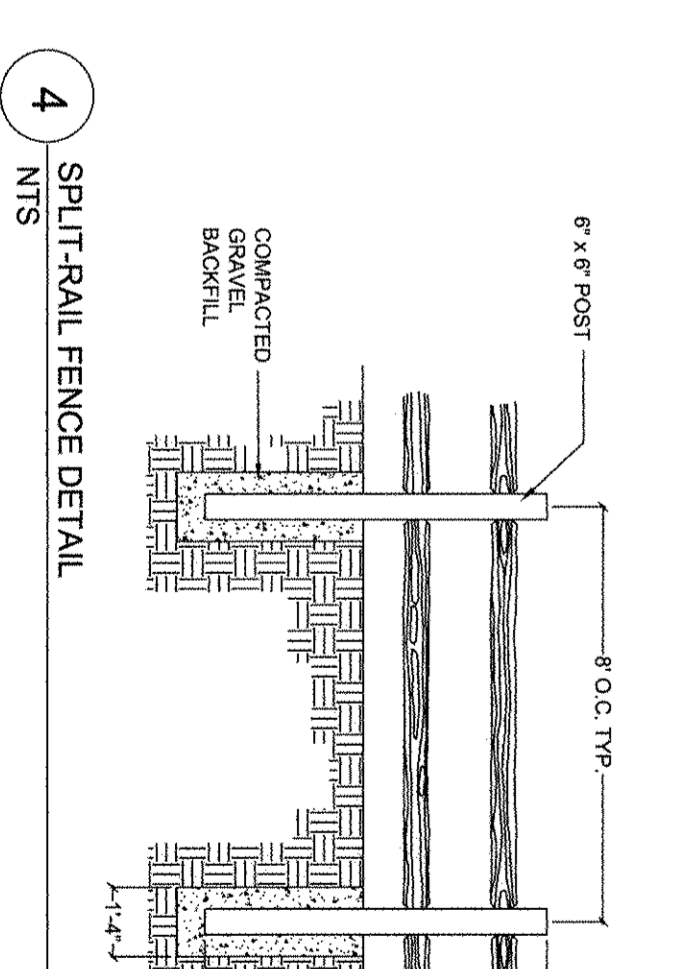
2 TYPICAL REMOVABLE BOLLARD DETAIL



3 CONCRETE NOISE WALL DETAIL



4 SPLIT-RAIL FENCE DETAIL



2200 490806
4-9-2020

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Colorado Springs, Colorado 80903
(719) 576-6777

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PUD & PRELIMINARY PLAN
El Paso County, Colorado

REV #	REVISIONS	DATE
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DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER:	2816.16	
SCALE:	AS NOTED	

STREET DETAILS
P5 OF 11

CARRIAGE MEADOWS SOUTH FILING NO.2

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

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

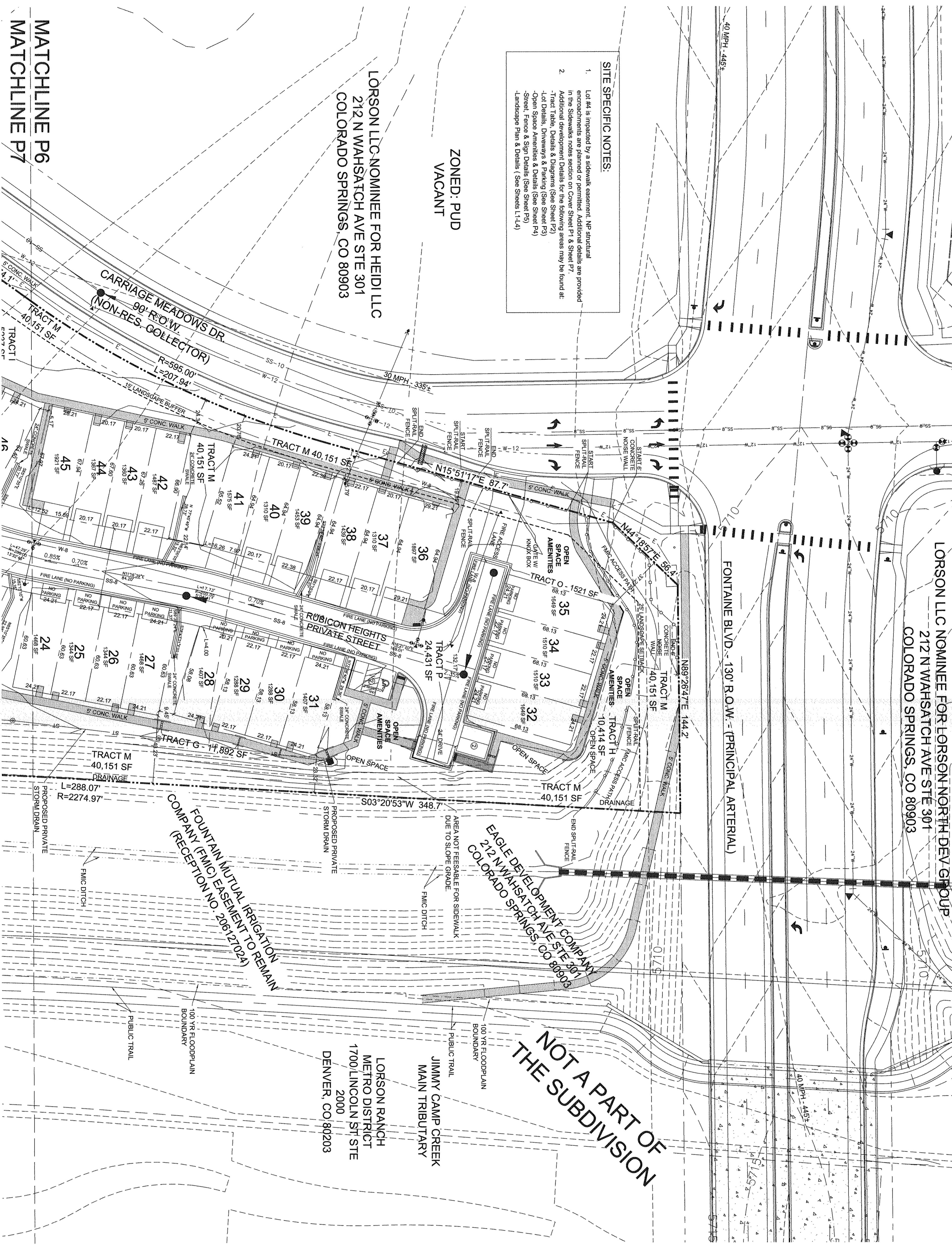
LORSON LLC NOMINEE FOR LORSON NORTH DEV GROUP
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

SITE SPECIFIC NOTES:

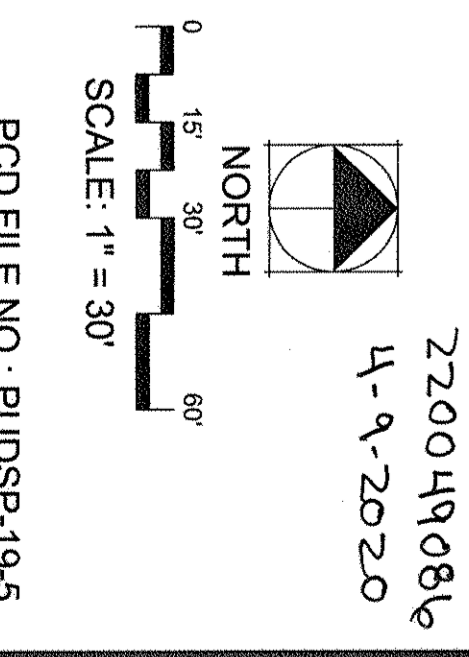
1. Lot #4 is impacted by a sidewalk easement. NP structural encroachments are planned or permitted. Additional details are provided in the Sidewalk notes section on Cover Sheet P1 & Sheet P7.
2. Additional development Details for the following areas may be found at:
 - Tract Table, Details & Diagrams (See Sheet P2)
 - Lot Details, Driveways & Parking (See Sheet P3)
 - Open Space Amenities & Details (See Sheet P4)
 - Street, Fence & Sign Details (See Sheet P5)
 - Landscape Plan & Details (See Sheets L1-L4)

ZONED: PUD
VACANT

LORSON LLC NOMINEE FOR HEIDI LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903



MATCHLINE P6
MATCHLINE P7



220049086
11-9-2020
PUD
SITE PLAN
P6 OF 11

DESIGNED	STB	04.11.19
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PROJECT NUMBER:	2816.16	
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STAMP:

CARRIAGE MEADOWS SOUTH
AT LORSON RANCH FIL 2
PUD & PRELIMINARY PLAN
El Paso County, Colorado

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

CARRIAGE MEADOWS SOUTH FILING NO. 2

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHEAST ONE-QUARTER (NW 1/4) OF SECTION 23 ALL IN TOWNSHIP 15 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

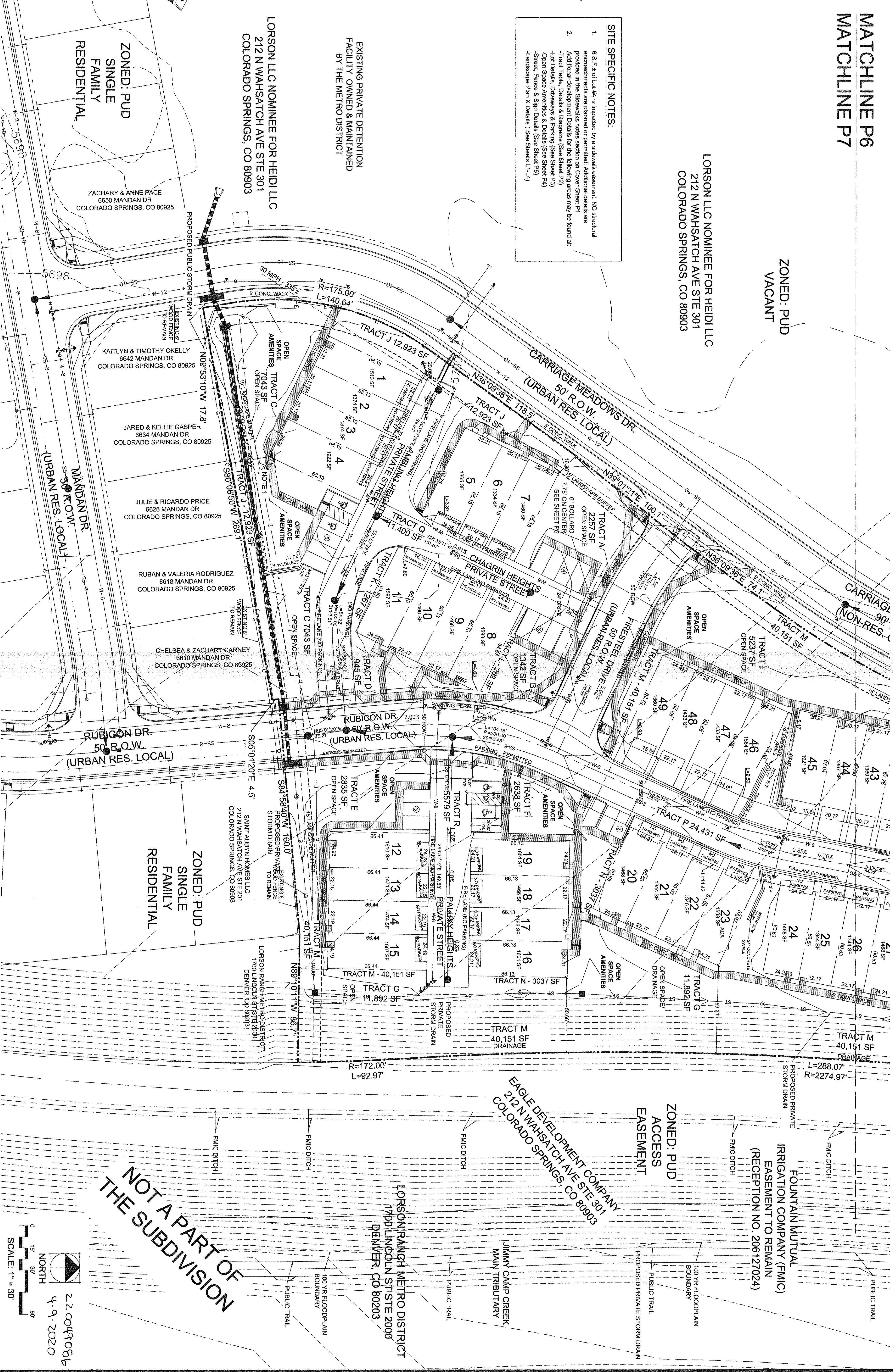
MATCHLINE P6
MATCHLINE P7

ZONED: PUD
VACANT

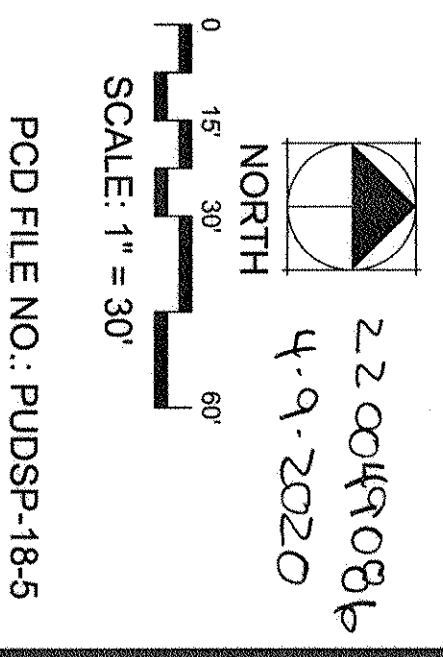
LORSON LLC NOMINEE FOR HEIDI LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

SITE SPECIFIC NOTES:

- 6 S.F. ± of Lot #4 is impacted by a sidewalk easement. No structural encroachments are planned or permitted. Additional details are provided in the Schedule notes section on Cover Sheet P1.
- Additional development details for the following areas may be found at:
 - Tract Table, Details & Diagrams (See Sheet P2)
 - Lot Details, Driveways & Parking (See Sheet P3)
 - Open Space Amenities & Details (See Sheet P4)
 - Street, Fence & Sign Details (See Sheet P5)
 - Landscape Plan & Details (See Sheet L1-L4)



NOT A PART OF THE SUBDIVISION



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STAMP:

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL 2 PUD & PRELIMINARY PLAN
El Paso County, Colorado

ZONED: PUD
ACCESS EASEMENT

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702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

PUD
SITE PLAN
P7 OF 11

LORSON RANCH

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

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

OPEN SPACE TRACT EXHIBIT

OPEN SPACE TRACTS

1. 1.02 AC, or 13.9% of the 5.4 AC site has been designated as open space to meet the PUD and multifamily open space requirements of the Code. Open space meeting this requirement has been designated within Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, and Tract I, inclusively.
 2. Remaining Tracts J through R, permit landscaping, but are not included in the PUD open space requirement calculations.
 - a. Fontaine Boulevard streetscape
 - b. Carriage Meadows Drive streetscape
 - c. Carriage Meadows Drive streetscape
 3. Open space district boundary between planned townhome development and single-family residential (Carriage Meadows South at Lorson Ranch Filing No. 1).
 4. Multi-family housing internal landscaping/open space requirements (15% internal landscaping).
 - a. Multi-family housing internal landscaping/open space requirements (15% internal landscaping).
 5. All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Carriage Meadows South Filing No. 2 Homeowners' Association.
 - a. Amenities are provided for each Open Space tract as follows:
 - TRACT A: Enhanced landscaping and bicycle parking
 - TRACT B: Enhanced landscaping and outdoor seating/gathering space
 - TRACT C: Enhanced landscaping and outdoor seating/gathering space
 - TRACT D: Enhanced landscaping and bicycle parking
 - TRACT E: Enhanced landscaping and bicycle parking
 - TRACT F: Enhanced landscaping and bicycle parking
 - TRACT G: Enhanced landscaping and outdoor seating/gathering space
 - TRACT H: Enhanced landscaping and outdoor seating/gathering space
 - TRACT I: Enhanced landscaping and outdoor seating/gathering space
- NOTE: Outdoor seating/gathering areas will be provided with benches and/or picnic tables as identified on the landscape plan.

LANDSCAPE SETBACKS:

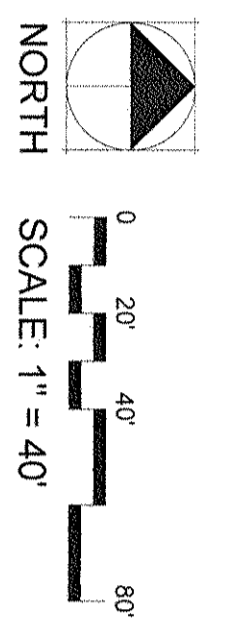
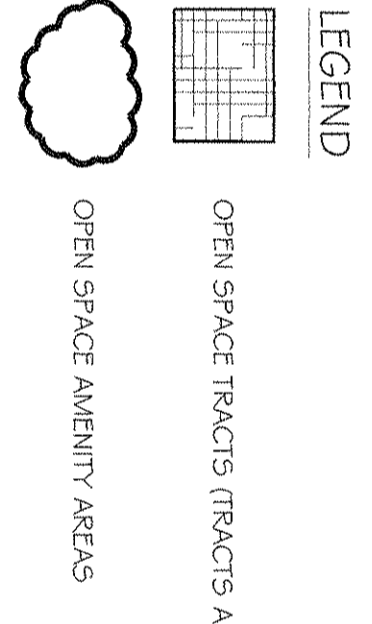
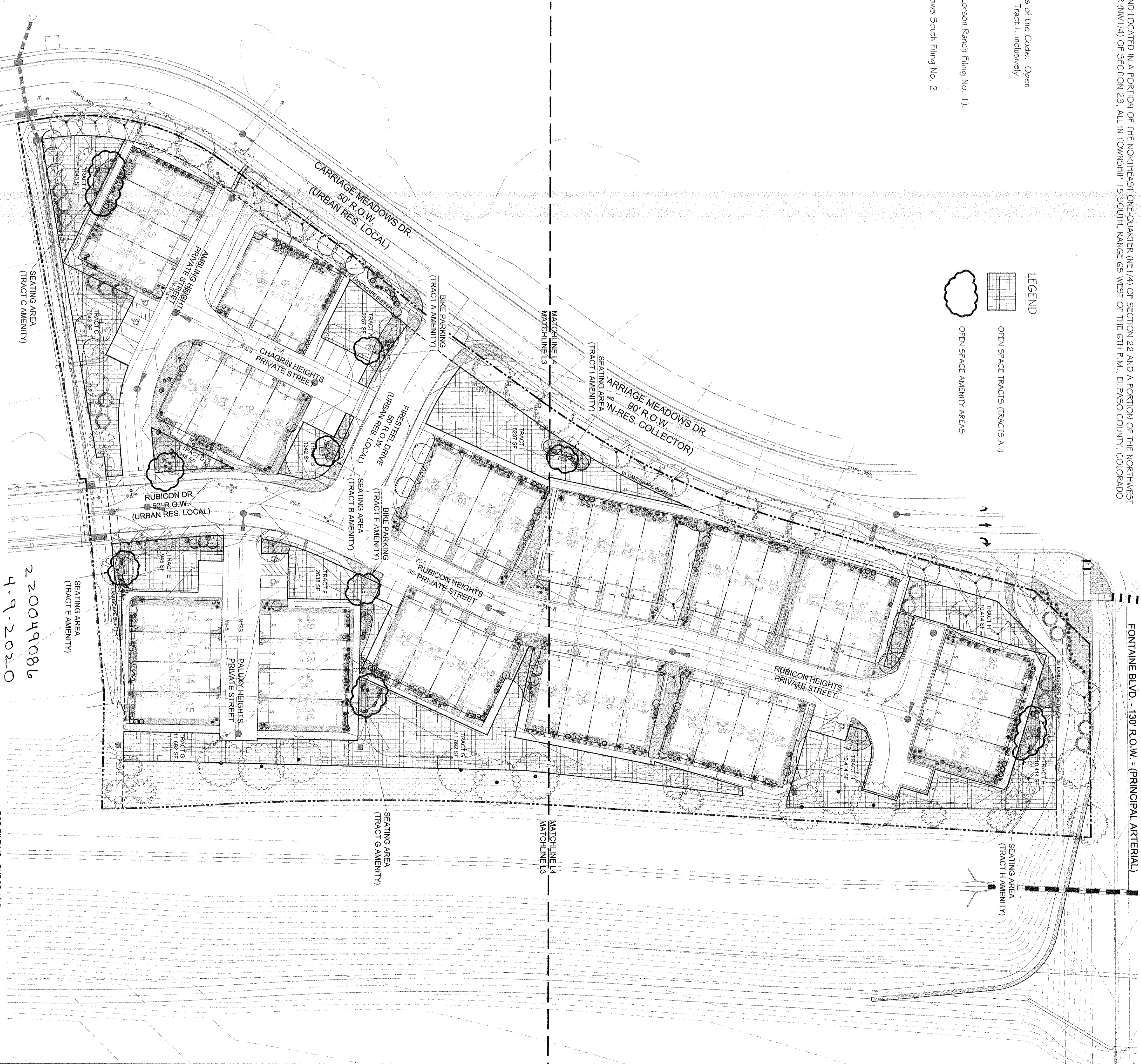
STREET NAME OR ZONE BOUNDARY:	CARRIAGE MEADOWS DR.	FONTAINE BLVD
ZONE DISTRICT BOUNDARY:	YES	YES
STREET CLASSIFICATION:	NON-ARTERIAL	PRINCIPAL ARTERIAL
SETBACK OPEN REQUIREMENT:	15' / 15'	25' / 25'
LINEAR FOOTAGE:	881'	172'
TREE/FREET REQUIRED:	1 / 15 LF	1 / 20 LF
NUMBER OF TREES REQUIRED/PROVIDED:	59 / 52	9 / 9
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	70 / 70	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV:	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV:	19 / 20	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	CM	FN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

STREET NAME OR PROPERTY LINE:	SOUTH
WIDTH IN FEET REQ./PROV:	15' / 15'
LINEAR FOOTAGE:	516'
TREE/FREET REQUIRED:	1 / 20 LF
BUFFER TREES REQ./PROV:	28 / 26
DEC. TREES REQ./PROV:	13
EVERGREEN TREES REQ./PROV:	9 / 13
LENGTH OF OPAQUE STRUCTURE BUFFER TREE ABBR. ON PLAN:	5' BY EXISTING SB
% GROUND PLANE VEG. REQ./PROV:	75%/75%

INTERNAL LANDSCAPING:

SITE AREA:	236,922 SF (5.44 AC)
OPEN SPACE REQUIRED (15%):	35,538 SF (0.82 AC)
OPEN SPACE PROVIDED:	44,603 SF (1.02 AC)
TREE/FREET REQUIRED:	11768 / 600 SF
INTERNAL TREES REQUIRED/PROVIDED:	711 / 32
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	380 / 311
ORN. GRASS SUBSTITUTES REQ./PROV:	158 / 158
INTERNAL PLANT ABBREVIATION ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%



22004908L
4-9-2020

POD FILE NO. PUDSP-19-5

DESIGNED	STB	03.05.20
DRAWN	STB	03.05.20
CHECKED	JH	03.05.20
PROJECT NUMBER:	2816.16	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
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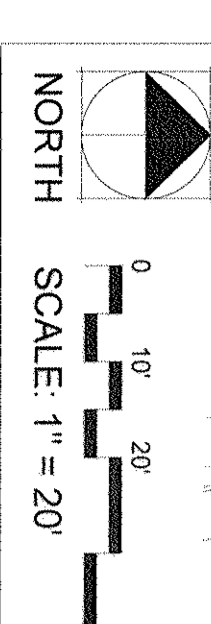
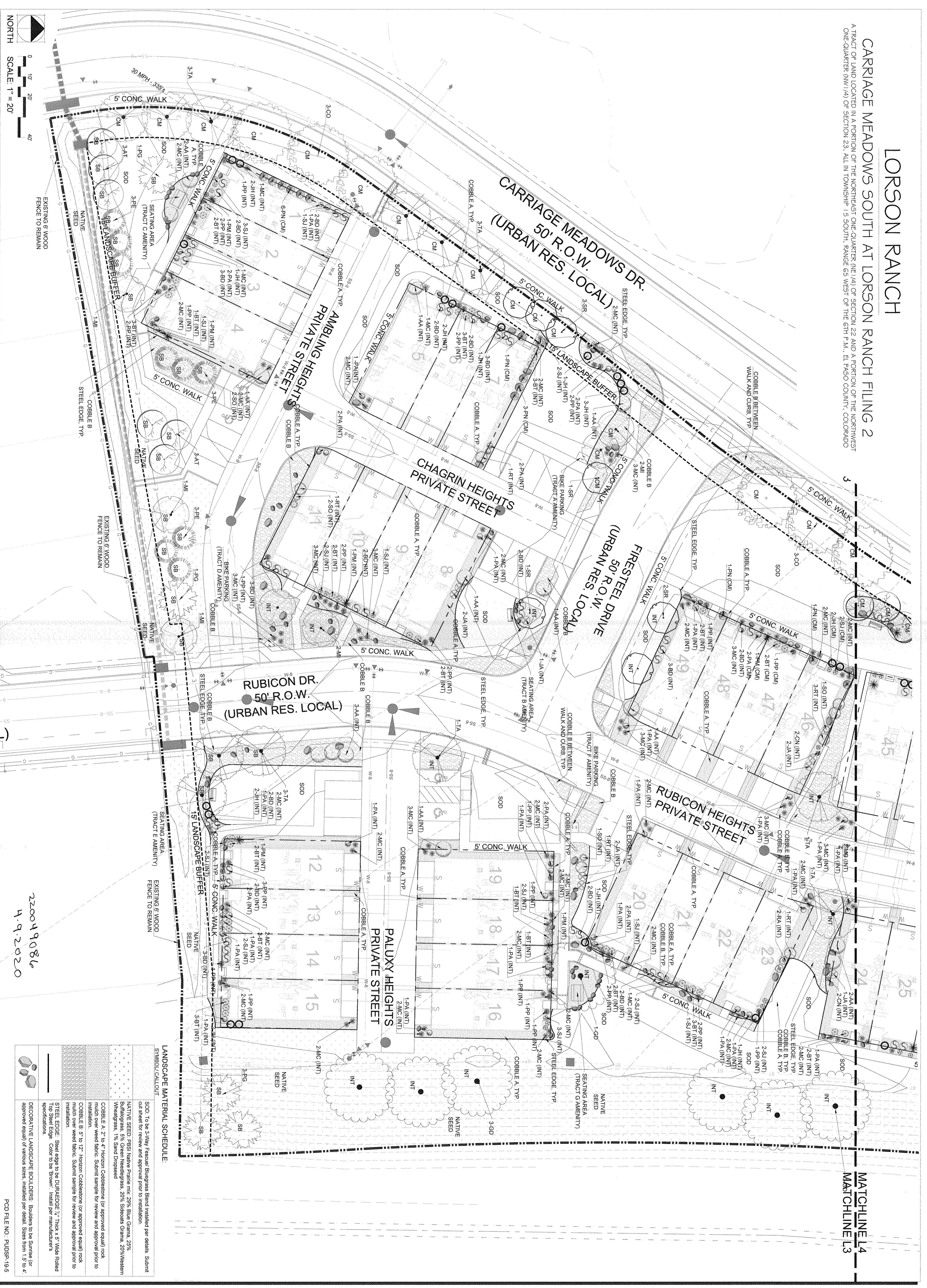
STAMP:

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
 El Paso County, Colorado
 LANDSCAPE PLAN

Thomas+Thomas
 planning, urban design + landscape architecture, inc.
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 576-8777

LORSON RANCH

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2
 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



220019086
 4.9.2020

MATCHLINE L4
 MATCHLINE L3

LANDSCAPE MATERIAL SCHEDULE

SYMBOL/CALCULOUT

	SOD: To be 3'x6' Resourc Biograss Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: F85 Native Prairie mix: 25% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20% Western Wheatgrass, 1% Sand Dropseed
	COBBLE A: 2" to 4" Horizon Cobblestone (for approved equal) rock much over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE B: 5" to 12" Horizon Cobblestone (for approved equal) rock much over weed fabric. Submit sample for review and approval prior to installation.
	STEEL EDGE: Steel edge to be DURAREDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be Brown. Install per manufacturer's specifications.
	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'.

PDD FILE NO.: PUDSP-18.5

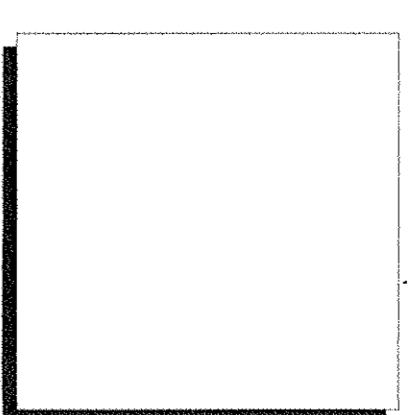
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5		
6		

DESIGNED STB 03.05.20
 DRAWN STB 03.05.20
 CHECKED JH 03.05.20
 PROJECT NUMBER: 2816.16

SCALE: AS NOTED

STAMP:

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2
 El Paso County, Colorado
 LANDSCAPE PLAN



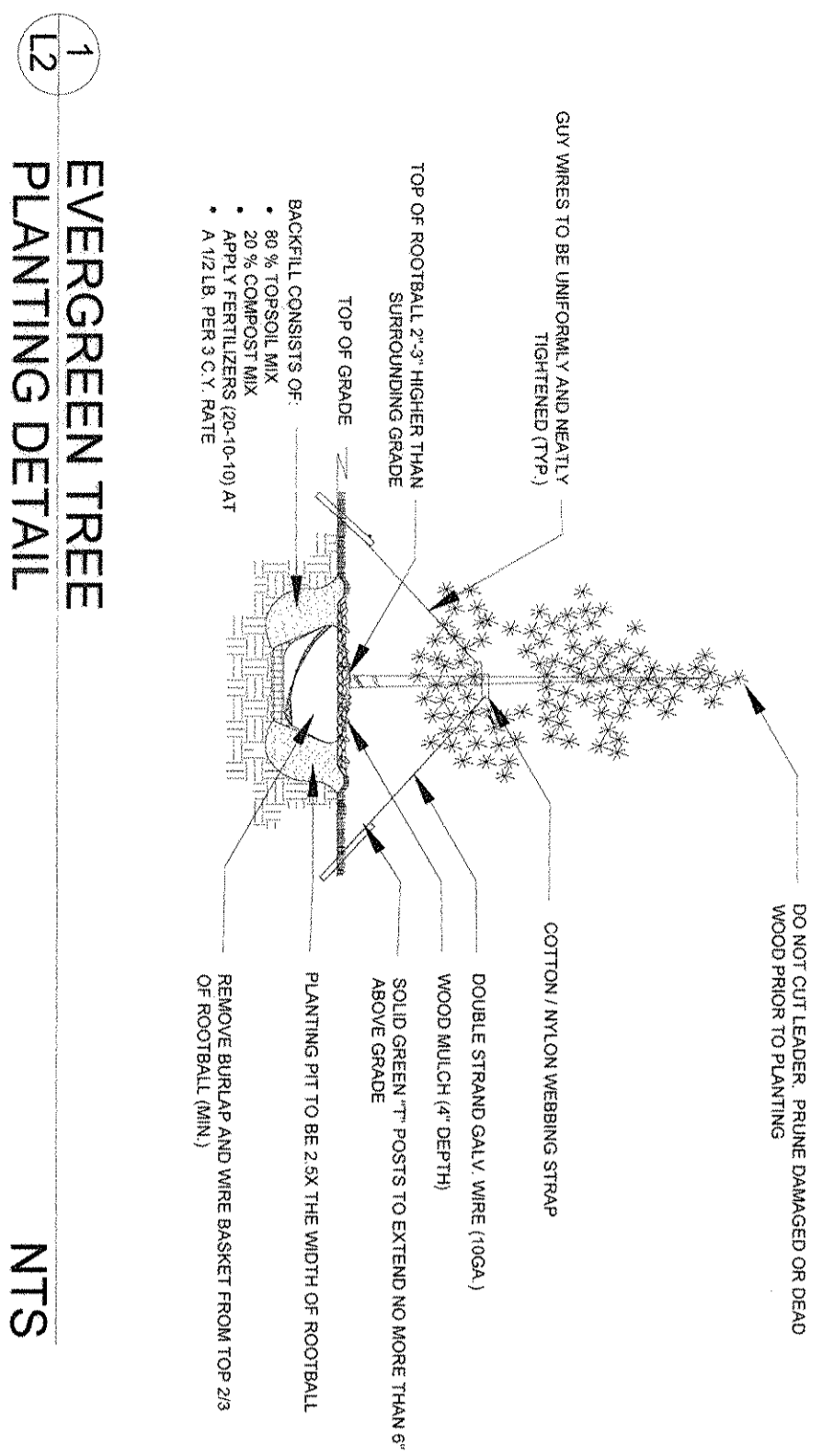
Thomas+Thomas
 planning, urban design + landscape architecture, inc.
 702 North Tejon
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 (719) 578-8777

L3 OF 10

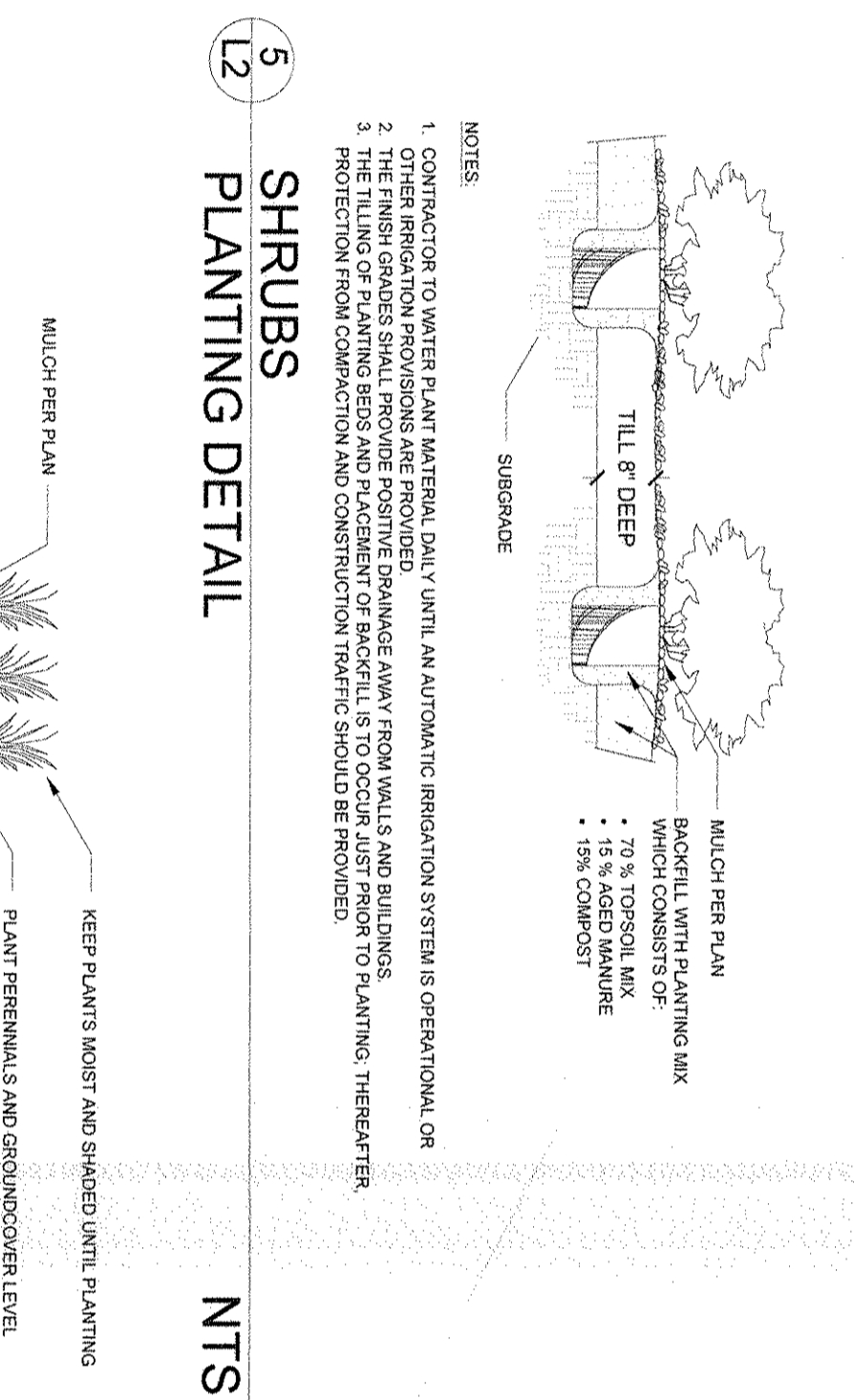
LORSON RANCH

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2
 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

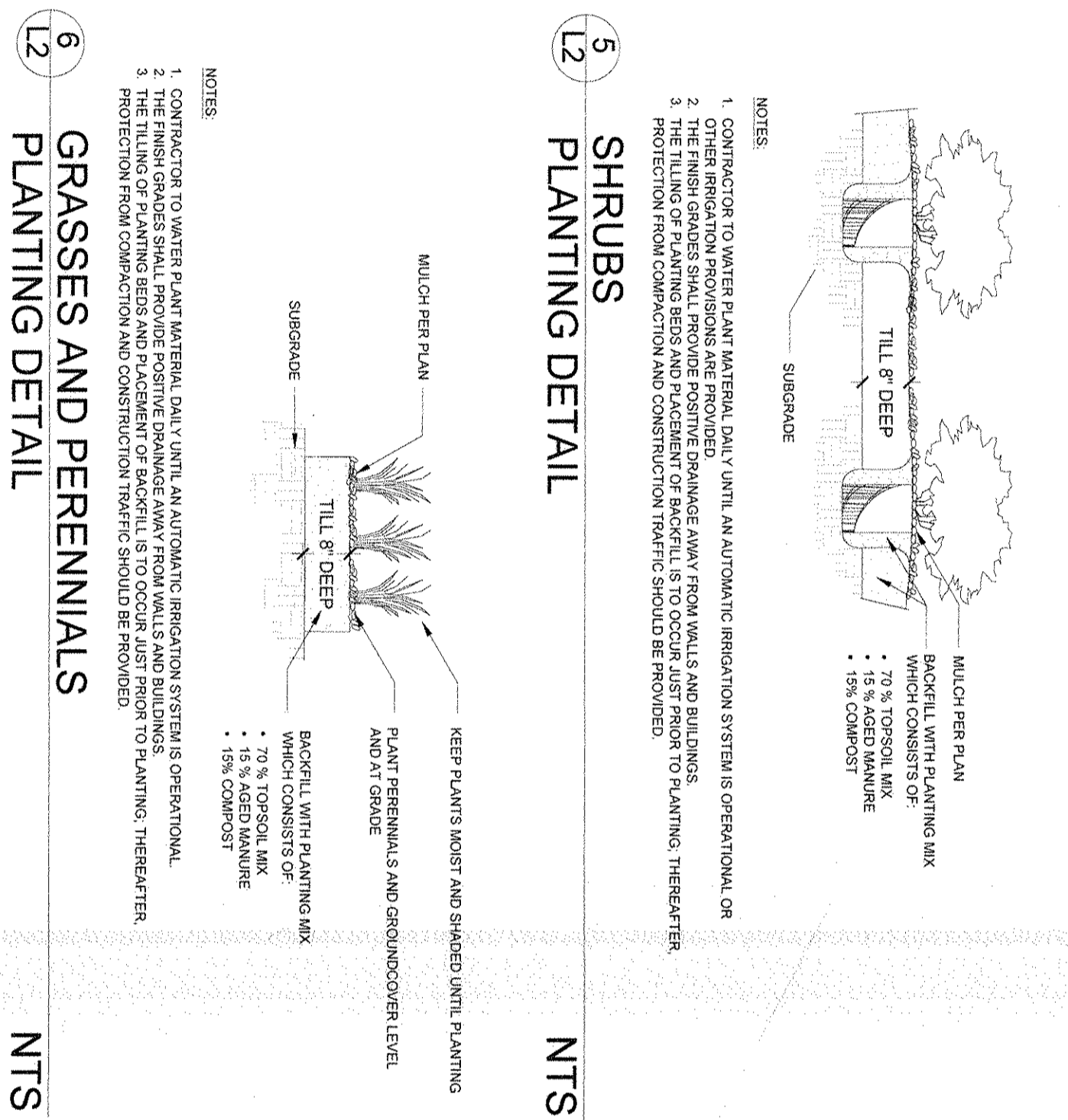
FONTAINE BLVD. - 130' R.O.W. - (PRINCIPAL ARTERIAL)



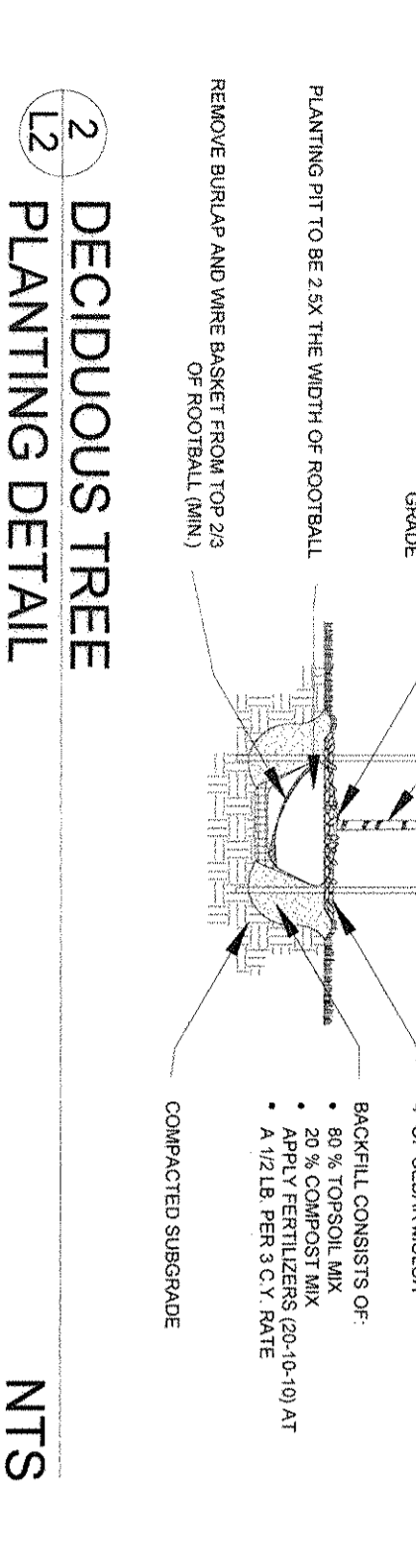
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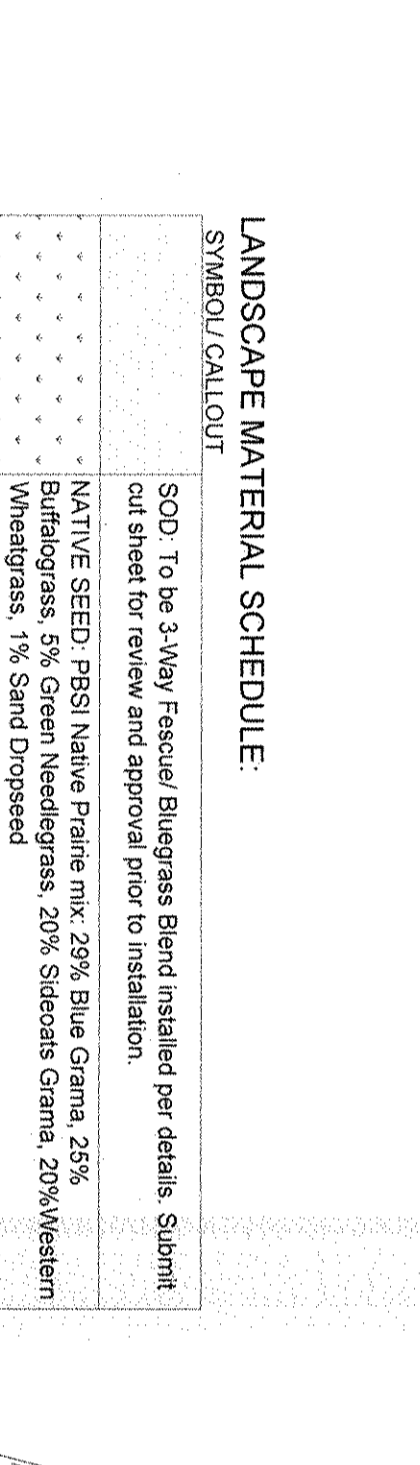
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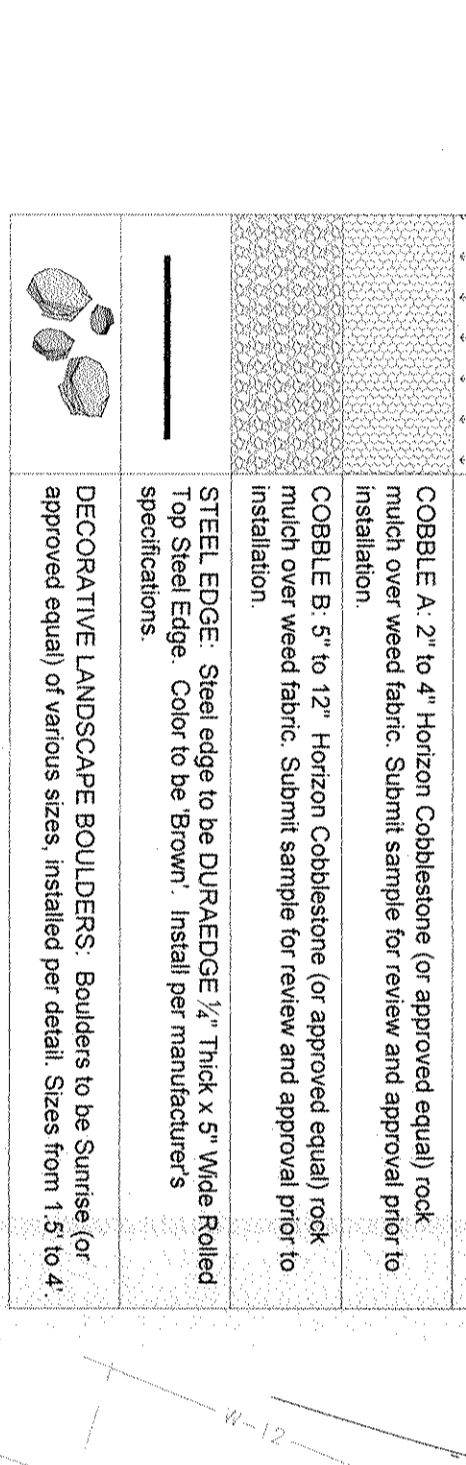
NTS



NTS

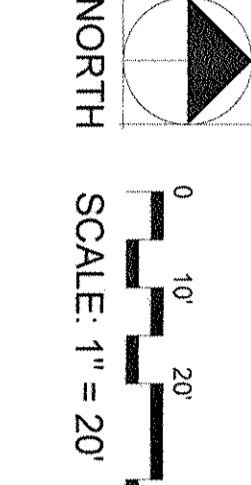
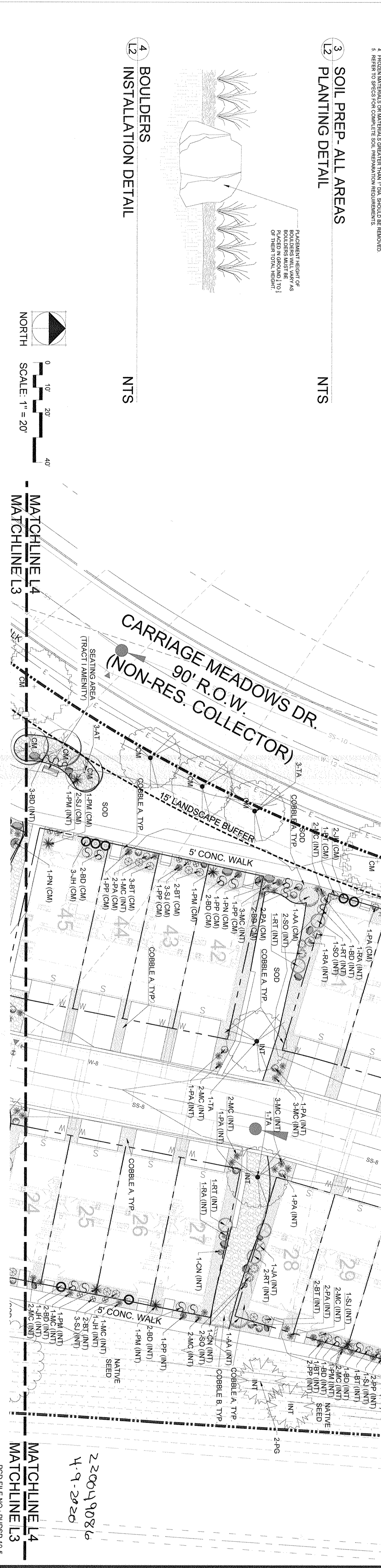


NTS



NTS

LANDSCAPE MATERIAL SCHEDULE	
SYMBOL CALLOUT	
	SOD To be 3-1/2" Fescue Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED PRSI Native Prairie mix, 25% Blue Grama, 25% Bahiagrass, 5% Green Needlegrass, 20% Sidekick Grama, 20% Western Wheatgrass, 1% Sand Dropseed
	COBBLE A 2" to 4" Horizon Cobblestone (or approved equal) rock, much over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE B 5" to 12" Horizon Cobblestone (or approved equal) rock, much over weed fabric. Submit sample for review and approval prior to installation.
	STEEL EDGE Steel edge to be DURAFEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge Color to be Brown. Install per manufacturer's specifications.
	DECORATIVE LANDSCAPE BOULDERS Boulders to be Smooth (or approved equal) of various sizes, installed per detail. Sizes from 1.5 to 4"



SCALE: 1" = 20'

220049086
 4-9-2020

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REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
4	4TH COMMENT REVIEW REVISIONS	01.07.20
5		
6		

STAMP

CARRIAGE MEADOWS SOUTH
 AT LORSON RANCH
 FILING NO. 2
 El Paso County, Colorado
 LANDSCAPE PLAN

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