



Carriage Meadows South at Lorson Ranch Filing 2

PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities

Add language in LOI now to address the public improvements as required per Statute if the BoCC adopts changes. Added NEW Prelim Plan Approval Criteria if BoCC approved code amendments.

- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

Vicinity Map:



Prepared By:



702 N. Tejon Street
Colorado Springs, CO
P: (719) 578.8777
W: www.ttplan.net

Also add your request to pursue administrative final plats in the future to implement this PUD and Prelim Plan.

Developer:

Lorson LLC Nominee for Heidi LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, Co 80903
(719) 578-8777

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

LSC Transportation Consultants

101 North Tejon St. STE. 200
Colorado Springs, CO. 80903
(719) 633-2868

Request & Justification:

The applicant requests approval a combined PUD Development Plan/Preliminary Plan (Hereafter, “Plan”) and Pre-Development Site (Early) Grading with authorization to install wet utilities needed for this filing. The applicant also requests the appropriate findings of water sufficiency be reviewed and made with this application. As part of the PUD/ Preliminary Plan there are PUD Modifications being requested for the proposed private roadways which are discussed in more detail below. The Plan includes a modification of Section 8.4.4.A, B, C, D of the EPC Land Development Code to permit Private Roadways within this development as allowed in *Section 8.4.4.E Private Road Allowances*.

The Plan provides the design and layout of 56 single-family attached units including the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. The early grading request will allow earth work, over lot grading, and installation of wet and dry utility service lines and development preparation to occur concurrent with the Final Plat review process. The request to review and approve the inclusion of wet utilities would allow installation and scheduling to occur within the prime construction months in conjunction with grading operations. The early construction also allows these lots to respond to market demand and possibly be available for conveyance in 2019. The proposed application includes 56 new single-family attached units for a density of 10.5 DU/ Acre.

This was withdrawn by Jeff Mark (duplicate comment) and the application is expired per Staff meeting / Procedures Manual.

A sketch plan amendment (PCD File No. SKP-19-1) is under review pending resolution of County issues, revision and resubmittal by the applicant for portions of the Lorson Ranch Development area which lie outside of the boundaries of the current PUD review. Proposed land use and/or density changes within the sketch plan amendment do not affect the current review.

The phasing of the project will be completed in one phase with construction occurring over a period of one to three years. Roadways, utilities, drainage, etc. will be constructed as necessary to facilitate development construction and sequencing.

The Carriage Meadows South at Lorson Ranch Filing 2 project will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect.

Site Location, Size, Zoning:

The Carriage Meadows South at Lorson Ranch Filing 2 site is located within the Lorson Ranch planned community development southeast of the intersection of Fontaine Blvd. and Carriage Meadows Drive. Carriage Meadows South Filing 2 is a continuation of the Carriage Meadows South development recently constructed. The 5.322-acre site is identified and platted as Tract O with the Carriage Meadows South Filing 1 final plat (PCD File No. SF-17-11) which was approved September 26, 2017. The combined Carriage Meadows South Filing No. 2 PUD Development Plan/ Preliminary Plan (hereafter, "Plan") submittal, proposes 56 single-family attached (townhome) dwelling units. The site is currently zoned PUD by the approved Carriage Meadows South PUDSP (PCD File No. PUDSP 16-2, approved March 14, 2017) with a specific density of RMH (Residential Medium/ High). The RMH zoning/density designation permits residential densities of 10-13 DU/ Acre as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016.

The parcel is currently vacant except for existing utility improvements installed along the southern boundary with the first phase of the Carriage Meadows South development. There is also an existing FMIC drainage ditch and easement located outside the eastern boundary for this project that shall remain. The Jimmy Camp Creek main channel has already been constructed is not affected by this proposed project.

The site is bordered by the FMIC ditch and easement to the east; Fontaine Blvd. to the north; Carriage Meadows Drive and vacant commercially zoned parcels to the west; and to the south existing single family detached residential units constructed as part of Carriage Meadows South Filing 1.

El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as framework for land use applications and development in the County. The County Wide Policy plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy plan provides general direction in terms of density, buffers, transitions, infrastructure, where no small area plan exists.

- **The proposed PUD District zoning advances the stated purposes set forth in this Section;**

The proposed Carriage Meadows South Filing 2 project advances the stated purposes set forth in this section and is in general conformation with the El Paso County Master Plan, the approved Lorson Ranch Sketch Plan as amended, and the approved Lorson Ranch Zoning and Conceptual Plan. The project site lies just outside the boundaries of the Highway 94 Comprehensive Plan. The application is in compliance with the requirements of this code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrating in the zoning code, application packet, and procedurals manual. There has been substantial change in character of the area since the land was last rezoned as several communities of single family residential have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project, including the Cottonwood Grove development to the immediate west of Lorson Ranch.

- **The application is in general conformity with the Master Plan;**

The application is in general conformity with the Master Plan. Findings of Master Plan conformity have been made with previous underlying land use and zoning approvals for the property as well as adjacent and surrounding filings within Lorson Ranch. This application remains consistent with previous approvals and findings of conformity with the Master Plan.

- **The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;**

The Plan is in compliance with the requirements and allowances of the Code, including modifications for private road allowances within the PUD. Additional information is provided in the PUD Modifications Section below. Approval of the Plan with the modifications for private road allowances will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

- **The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**

The proposed property is suitable for the intended residential townhome use(s) and is compatible with both the existing and allowed land uses on the neighboring properties. The proposed development re-introduces the single-family attached (townhome) product type that was successful as part of the Buffalo Crossing development located off Old Glory Drive to the northeast of this site. The new development will be in harmony with and responsive to the existing surrounding character of the area and natural environment. The existing adjacent residential lots to the south will be buffered by required landscape treatments such as vegetation and screen fencing.

- **The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**

The proposed application provides adequate consideration for any potentially detrimental use and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes a 15' landscape buffer with vegetation and fencing to the south. The proposed design utilizes the main tributary of Jimmy Camp Creek and the FMIC ditch easement as natural buffers. There are no requirements for buffering to the north across Fontaine Blvd. or to the west across Carriage Meadows Drive. The plan proposes a 25' landscape setback along Fontaine Boulevard and 10' along Carriage Meadows Drive to include required plant material. There are no landscape related PUD Modifications being requested as this time.

- **The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

The Carriage Meadows South Filing 2 project will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach also

supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

- **Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek main tributary and FMIC Ditch easement has already been taken into consideration with previous submittals and construction. There is an existing regional trail corridor along the eastern banks of Jimmy Camp Creek with new pedestrian connections included to help complete gaps in the walkway system.

- **Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

By providing open spaces areas and extending existing utility services already approved and in place, the Carriage Meadows South project continues to support both *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

- **The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

The proposed use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and adequately sized to meet the demands of this phase. A sufficient water supply has been acquired and can be provide the water necessary for the proposed 56 new units and associated irrigation needs. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

- **The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

one can not recount the open space. This development is very dense what internal open space, pedestrian links does this project have? Are there no open space tracts internal to the development? Craig recently discussed pocket parks with Jeff Mark for this type of density

This development is very dense what internal open space, pedestrian links does this project have? Staff highly recommended this dense project integrate ped trail links to the larger community and discuss

The plan has been designed as a functional component of the overall Lorson Ranch Development which provides interconnected open spaces, conservation of environmental features such as natural drainage ways and floodplains, aesthetic features, and harmonious design throughout the Lorson development area.

- **The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

The Plan does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner

- **Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and**

The proposed modification for private road allowances is warranted by virtue of the design and amenities incorporated in the Plan.

- **The owner has authorized the application.**

Lorson LLC Nominee for Heidi LLC has authorized the PUD application.

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Schools:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Preliminary Plan criteria is not addressed. I recommend incorporating the revised criteria if the BoCC adopts it August 27th so that final plats can be approved administratively.

Look at the Code, Chapter 4 and address the findings the Board Shall make to justify the PUD modifications- or see below:

Total Number of Residential Units, Density, and Lot Sizes: 56 Single-Family Attached Residential Units with a Gross Density of 10.5 DU/ Acre. The parcel is zoned RMH which permits a density of 10-13 DU/ Acre. The proposed application is in line with this density and zoning.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this application.

Your not requesting are you? Maybe just C and E

PUD Modification:

A PUD Modification of Section 8.4.4.A, B, C, D of the EPC Land Development Code to permit Private Roadways within this development as allowed in *Section 8.4.4.E Private Road Allowances*. The use of the private roads requires a waiver and will be constructed and maintained to ECM standards. The purpose of the request for private streets is to facilitate the subdivision design typical of these types of developments using single family attached and townhome type units. The private drives allow the road cross sections and rights of way to be narrower maximizing usable space and creating alley type access drives. The proposed units have the garage at the rear of the house with the main entry at the opposite, front side of the house. Every unit will front to common green space. The design and layout of the private streets provides a more livable environment by minimizing paving; includes suitable provisions for pedestrian access and ADA routes; common open and green space in front of each unit; and landscaping throughout the proposed development.

No i don't think proposed

PUD Modification Approval Criteria

For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the benefits identified in Section 4.2.F.2.h, Establishment and Applicability of Standards, Modification of Existing LDC or ECM Standard. Three (3) criteria from this section have been cited below in support of the modification:

You state there are no natural features (there are not)so this wont work

- **Preservation of natural features;**
- **Provision of additional open space;**
- **The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.**

where is this additional open space? what is the above and beyond percentage and is it a park is it usable.

Although the subject property does not contain significant natural features for preservation, the overall Lorson Development, of which this Plan is a functional component, has preserved natural features including drainage ways and floodplains in open space tracts. The overall Lorson Ranch Development has provided 212 acres of open space which is 15-percent of the total Lorson Ranch Development Area (1,412 acres).

list the amenities that are above and beyond for his development not the overall

that was acceptable to attain the concept density; now address the modifications; you can not reuse the open space

Types of Proposed Recreational Facilities:

There are no proposed recreational facilities within Carriage Meadows South at Lorson Ranch Filing 2 at this time. In lieu of recreational facilities, access to adjacent trail corridors and pedestrian connections were approved and are being constructed as part of the overall Carriage Meadows South PUD/ SP previously approved. Internal pedestrian connections via sidewalks and pedestrian paths are being provided as part of this project to existing sidewalks and trail corridors.

Phasing Plan and Schedule of Development:

The Carriage Meadows South at Lorson Ranch Filing 2 will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

Areas of Required Landscaping:

The proposed PUD/ Preliminary Plan includes landscape design requirements for the streetscape along Fontaine Blvd.; streetscape plantings along Carriage Meadows Dr.; buffer requirements along the southern boundary adjacent to the existing detached single-family units; and internal landscape requirements per the land development code. The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. There are no landscape waivers being requested at this time.

Approximate Acres and Percent of Land Set Aside for Open Space:

The Carriage Meadows South at Lorson Ranch Filing 2 project is proposing 2.07 acres of open space. Per the PUD requirements, the minimum amount of required open space is 10% of the 5.322-acre project or 0.53 acres. This open space area is in addition to the overall 34.48 acres of open space provided with the original Carriage Meadows South PUD/ SP. The total open space provided is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Traffic Engineering:

Carriage Meadows South at Lorson Ranch Filing 2 can be accessed from two main locations, existing Carriage Meadows Drive and Rubicon Drive. A new curb cut will be required along Carriage Meadows Drive which will line up with a future access point into the proposed commercial area. The existing Rubicon Dr. was originally designed and constructed to be extended north into this parcel. Carriage Meadows Drive will be improved with any associated final plats for this Plan area from Fontaine Boulevard southerly to Mandan Drive to include a southbound left turn. land into the site. the developer will be required to provide escrow in the amount of \$12,621 towards future Carriage Meadows Dr/Fontaine Blvd signal improvements. An additional \$11,498 will be required in escrow for future Marksheffel/Lorson Blvd signal improvements. All escrowed funds will be subject to appropriate agreements and in accordance with County policy for escrowing funds for future improvements.

tie the above and beyond to the modifications and criteria above comment s... Of the 2.07 acres ,how much is used for drainage ? how much for park or open space (not drainage) . Of the 10% what is actually usable (not drainage) 25% is required. 10 -foot setback from open space to buildings is req.

update per TIS?

not built to a county road standard and to be maintained and owned by XXXXX

All internal streets within Filing 2 will be private drives. There shall be no direct access to either Carriage Meadows Dr. or Fontaine Blvd.

Per the completed noise impact analysis, the results of the noise prediction show that in the year 2040 townhome sites adjacent to Fontaine Boulevard (Lots 38-41) have predicted noise levels that would exceed 67 decibels Leq. With the inclusion of a six-foot-high noise barrier where illustrated on the drawings, all noise receiver locations are predicted to be below the threshold. The barrier should be made of a rigid material with a density of at least four pounds per square foot and should have no gaps. These minimum requirements will be met utilizing pre-cast concrete panel fencing. A detail of this proposed fence type is included on the PUD drawings.

Proposed Services:

The Carriage Meadows South at Lorson Ranch Filing 2 will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain common areas such as setbacks, trails, common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

private roads?

- 1. Water: Widefield Water and Sanitation District
- 2. Wastewater: Widefield Water and Sanitation District
- 3. Gas: Black Hills Energy
- 4. Electric: Mountain View Electric
- 5. Fire: Security Fire Protection District
- 6. School: Widefield District #3
- 7. Library: Pikes Peak Library District
- 8. Roads: El Paso County Road and Bridge
- 9. Police Protection: El Paso County Sheriff's Department

The reference to EL Paso County Road and Bridge is in reference to standard mil levy property owners pay in contribution to their impact on the overall County roadway network which provides access to and from the proposed development. the private roads within the development area will be owned and maintained by the Lorson Ranch Metropolitan District.

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0957G' effective date December 7, 2018.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation

which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the areas most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek may create an environment that will enhance and continue as a natural wildlife habitat corridor.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping view in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units to the south and east.

Markup Summary 9-3-2019

dsdparsons (17)



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Page Label: 6
Author: dsdparsons
Date: 8/26/2019 10:35:32 AM
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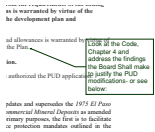
This development is very dense what internal open space, pedestrian links does this project have? Staff highly recommended this dense project integrate ped trail links to the larger community and discuss



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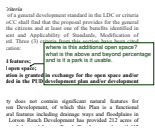
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Subject: Callout
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Author: dsdparsons
Date: 8/26/2019 10:40:07 AM
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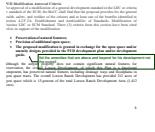
Look at the Code, Chapter 4 and address the findings the Board Shall make to justify the PUD modifications- or see below:



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where is this additional open space? what is the above and beyond percentage and is it a park is it usable.



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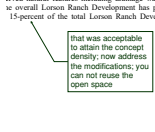


list the amenities that are above and beyond for his development not the overall



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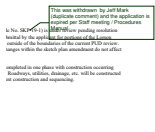
You state there are no natural features (there are not) so this wont work



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Author: dsdparsons
Date: 8/26/2019 10:44:11 AM
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that was acceptable to attain the concept density; now address the modifications; you can not reuse the open space



Subject: Callout
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Author: dsdparsons
Date: 8/26/2019 12:20:17 PM
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This was withdrawn by Jeff Mark (duplicate comment) and the application is expired per Staff meeting / Procedures Manual



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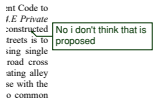


Preliminary Plan criteria is not addressed. I recommend incorporating the revised criteria if the BoCC adopts it August 27th so that final plats can be approved administratively.



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Your not requesting are you? Maybe just C and E



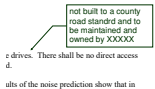
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No i don't think that is proposed



Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 8/26/2019 12:39:16 PM
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tie the above and beyond to the modifications and criteria above comments... Of the 2.07 acre s ,how much is used for drainage? how much for park or open space (not drainage). Of the 10% what is actually usable (not drainage) 25% is required. 10-foot setback from open space to buildings is req.



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not built to a county road standrd and to be maintained and owned by XXXXX



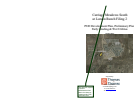
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Author: dsdparsons
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•The proposed amendments to the Land Development Code are intended to implement this allowance under State Statute by authorizing the Executive Director of the Planning and Community Development Department to approval final plats if the Board of County Commissioners has made a finding of water sufficiency in conjunction with the previously approved preliminary plan and if the Board makes a finding at the time of approving the preliminary plan that “the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.”



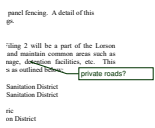
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Add language in LOI now to address the public improvements as required per Statute if the BoCC adopts changes.
Added NEW Prelim Plan Approval Criteria if BoCC approved Code amendments.
•The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;



Subject: Callout
Page Label: 1
Author: dsdparsons
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Also add your request to pursue administrative final plats in the future to implement this PUD and Prelim Plan.



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Author: dsdparsons
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private roads?



his planed. Carriage Meadows Drive will be
to for this Plan area from Fontaine Boulevard
a southbound left turn (S&M) on the site
shown in the amount of \$12,621 towards finan-
cial improvements. An additional \$11,498 will be
for the new fire station. The amount of \$24,119 will be
update agreements and in accordance with County
agreements.

update per TIS?

9

Subject: Cloud+
Page Label: 9
Author: dsdrice
Date: 8/23/2019 12:04:09 PM
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update per TIS?

LORSON RANCH

A PLANNED UNIT DEVELOPMENT 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

LEGAL DESCRIPTION- CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

TR: O CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 1

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT) RMH RESIDENTIAL MEDIUM HIGH DENSITY (0.10-1.3 DU/AC)
CURRENT LAND USE: VACANT/ UNDEVELOPED
PROPOSED LAND USE: SINGLE-FAMILY ATTACHED RESIDENTIAL WITH THREE (3) & FOUR (4) UNIT TOWNHOME STRUCTURES; LANDSCAPE EASEMENTS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	5.32 AC
PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS	50 D.U.
PROPOSED GROSS DENSITY	9.39 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY ATTACHED RESIDENTIAL (50 LOTS)	1.73 AC	32.5%
OPEN SPACE/ LANDSCAPE	2.33 AC	43.8%
STREET RIGHTS-OF-WAY	1.26 AC	23.7%
TOTAL	5.32 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 5.32 AC X .10 = 0.53 ACRES
TOTAL OPEN SPACE PROVIDED IS 43.8% = 2.33 ACRES

PARKING TABLE:

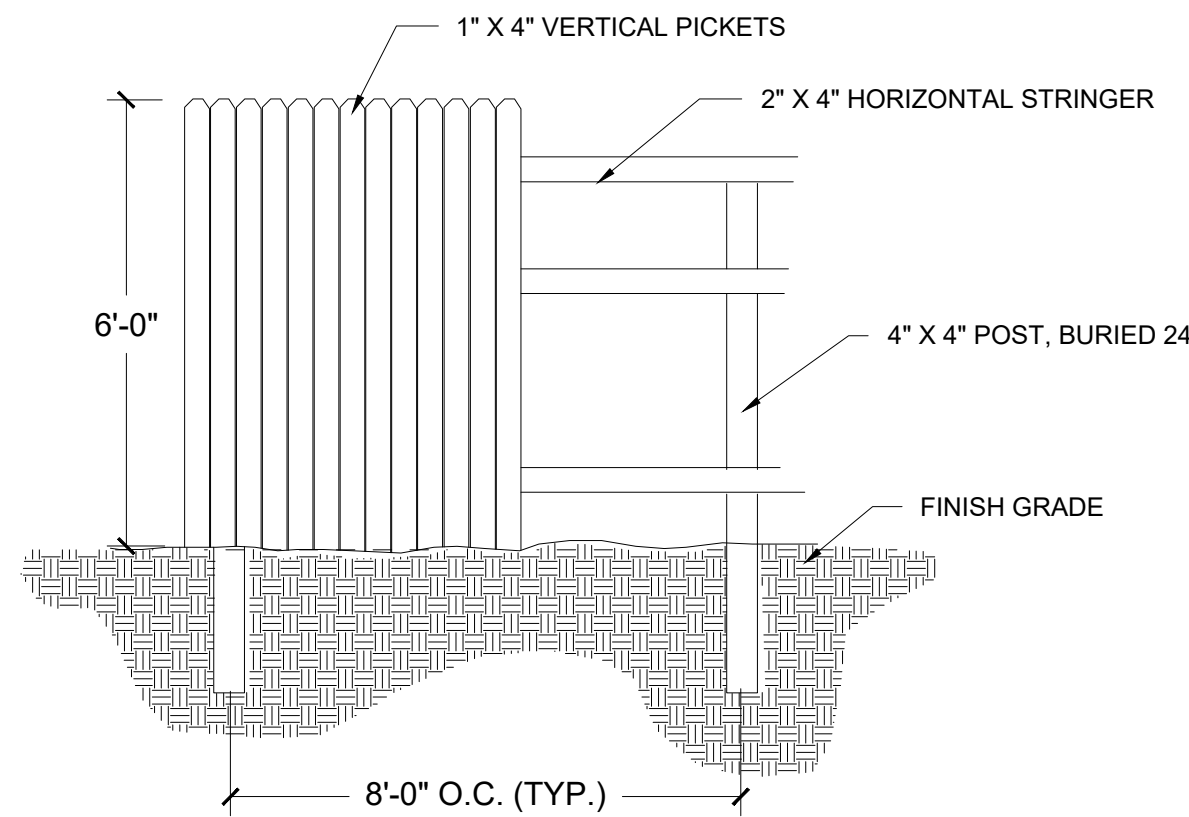
NUMBER OF LOTS: 50	SPACES/UNIT	SPACES REQUIRED	SPACES PROVIDED
SINGLE-FAMILY ATTACHED	2 / DU	100	128*
GUEST SPACES	1 SPACE / 4 UNITS	13	18
ACCESSIBLE SPACES	1 ADA / 25 SPACES	5	5
TOTAL		118	151 PARKING SPACES

NOTE: Lot Nos. 37-50 have 20' driveways which provide 2 additional spaces for each respective lot. Parking is prohibited on driveways less than 20 feet in length.

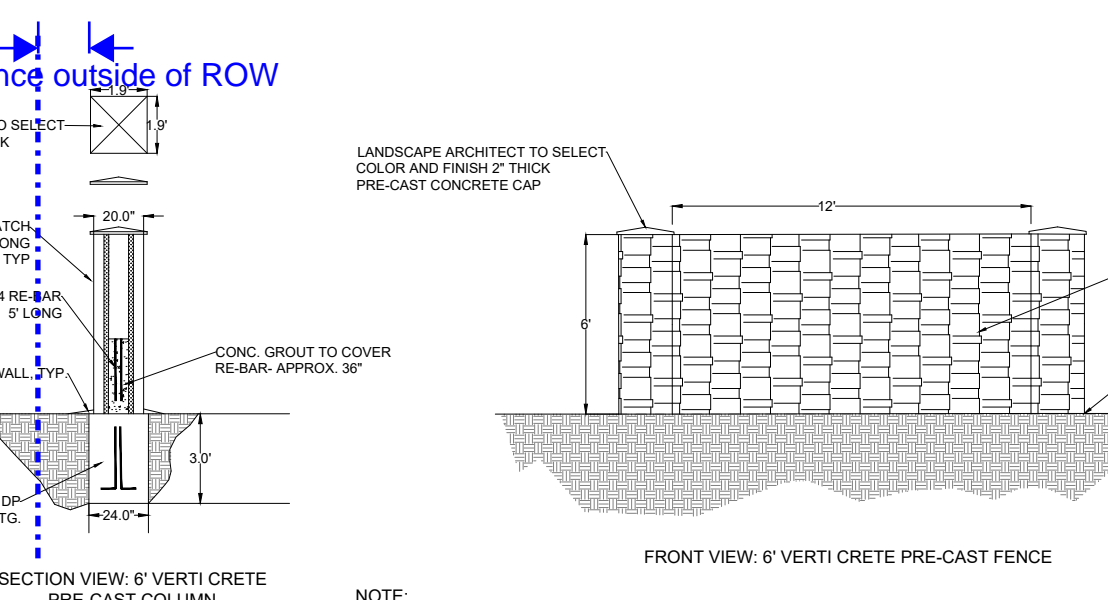
SIDEWALKS:

Sidewalks depicted as encroaching into individual townhome lots are for accessibility purposes associated with the affected lot or to provide adequate internal pedestrian connections and circulation. All lots thus affected will be platted with a sidewalk easement for the purposes of granting public access and identifying the maintenance obligations of the Lorson Ranch Metropolitan District.

Sidewalks have been identified as extending to individual townhome lots. These depictions are for informational purposes only. Final locations of sidewalk extensions into the individual lots will be determined at the time of site plan approval.



6' WOOD FENCE (EXISTING ADJACENT TO SOUTHERN BOUNDARY, SHEET P4)



CONCRETE NOISE WALL DETAIL

sidewalks must be completed prior to CO for each lot. This note needs to reflect the sidewalk program for single family.

along the Fontaine ROW and edge of property

& Preliminary Plan

which is the title Lorson Ranch is already a PUD so the title is Carriage Meadows South at Lorson Ranch Filing no 2 PUD & Preliminary Plan-- correct not as depicted...

DEVELOPMENT STANDARDS AND GUIDELINES

- Residential Use Standards:
1. There shall only be one (1) Principal (primary) use of Single-Family Attached Residence per lot.
2. Allowed Uses include: Single Family Attached 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.
3. Model Home/ Subdivision Sales Office is a permitted temporary use. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
4. Residential Home Occupation to be per the El Paso County Land Development Code, as amended. Compliance with parking requirements necessary to obtain a home occupation permit shall be the sole responsibility of the home owner/applicant. Rural Home Occupations shall not be permitted.
5. Residential Day Care to be per the El Paso County Land Development Code, as amended.
6. Solar Energy Systems permitted as part of the main structure per the El Paso County Land Development Code, as amended.
7. Projections into setbacks are governed by the El Paso County Land Development Code in effect at the time of PUD Plan Approval.
8. Minimum Lot Area:
a. Dwelling, Single Family Attached Dwelling Unit: 1,200 SF
9. Maximum Impervious Coverage: No Maximum
10. Maximum Structural Height: Forty Five Feet (45').
11. Minimum Width of Lot at Front Building Setback Line: No Minimum Lot Setback Standards (See Details Sheet 2).

this is accessory use and below you state none are allowed..which is it?

as amended

see PUD standards 10- building setback feet is required adjacent to open space.

we cant enforce this it must be from a property line- we dont use ILCs here

Remove this, you do not want to make this a zoning requirement do you?

this doesnt make sense... if there are no uses than there are no uses

that report was not for this area - as it was clearly defined as to be planned at a later date. This note will need to be amended when Geo report is revised.

GENERAL NOTES

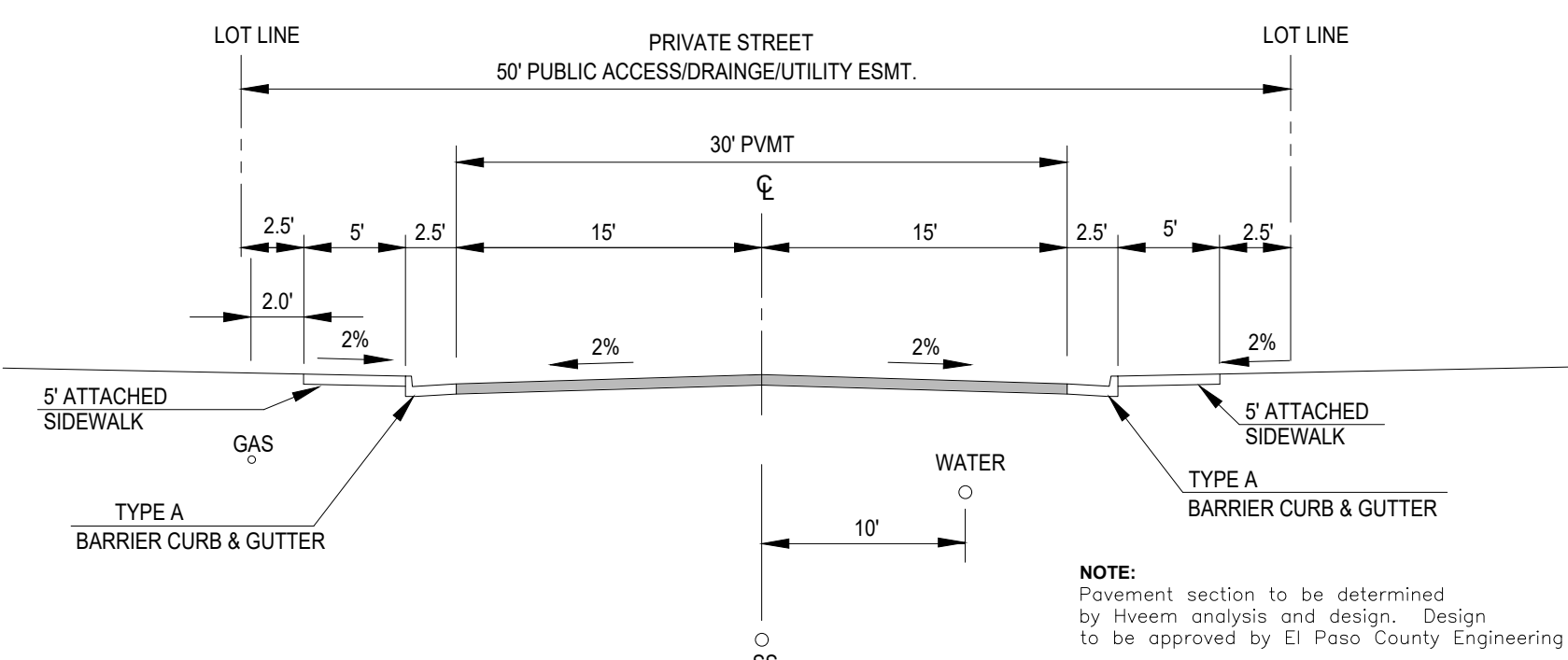
- 1. There are no accessory structures permitted, including, but not limited to decks, gazebos, saunas, or other accessory structures regardless of size.
2. ADA Units being provided are identified as Lots 37, 41, 45, 49, 53, 57, 61, 65, 69, 73, 77, 81, 85, 89, 93, 97, 101, 105, 109, 113, 117, 121, 125, 129, 133, 137, 141, 145, 149, 153, 157, 161, 165, 169, 173, 177, 181, 185, 189, 193, 197, 201, 205, 209, 213, 217, 221, 225, 229, 233, 237, 241, 245, 249, 253, 257, 261, 265, 269, 273, 277, 281, 285, 289, 293, 297, 301, 305, 309, 313, 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 357, 361, 365, 369, 373, 377, 381, 385, 389, 393, 397, 401, 405, 409, 413, 417, 421, 425, 429, 433, 437, 441, 445, 449, 453, 457, 461, 465, 469, 473, 477, 481, 485, 489, 493, 497, 501, 505, 509, 513, 517, 521, 525, 529, 533, 537, 541, 545, 549, 553, 557, 561, 565, 569, 573, 577, 581, 585, 589, 593, 597, 601, 605, 609, 613, 617, 621, 625, 629, 633, 637, 641, 645, 649, 653, 657, 661, 665, 669, 673, 677, 681, 685, 689, 693, 697, 701, 705, 709, 713, 717, 721, 725, 729, 733, 737, 741, 745, 749, 753, 757, 761, 765, 769, 773, 777, 781, 785, 789, 793, 797, 801, 805, 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LORSON RANCH

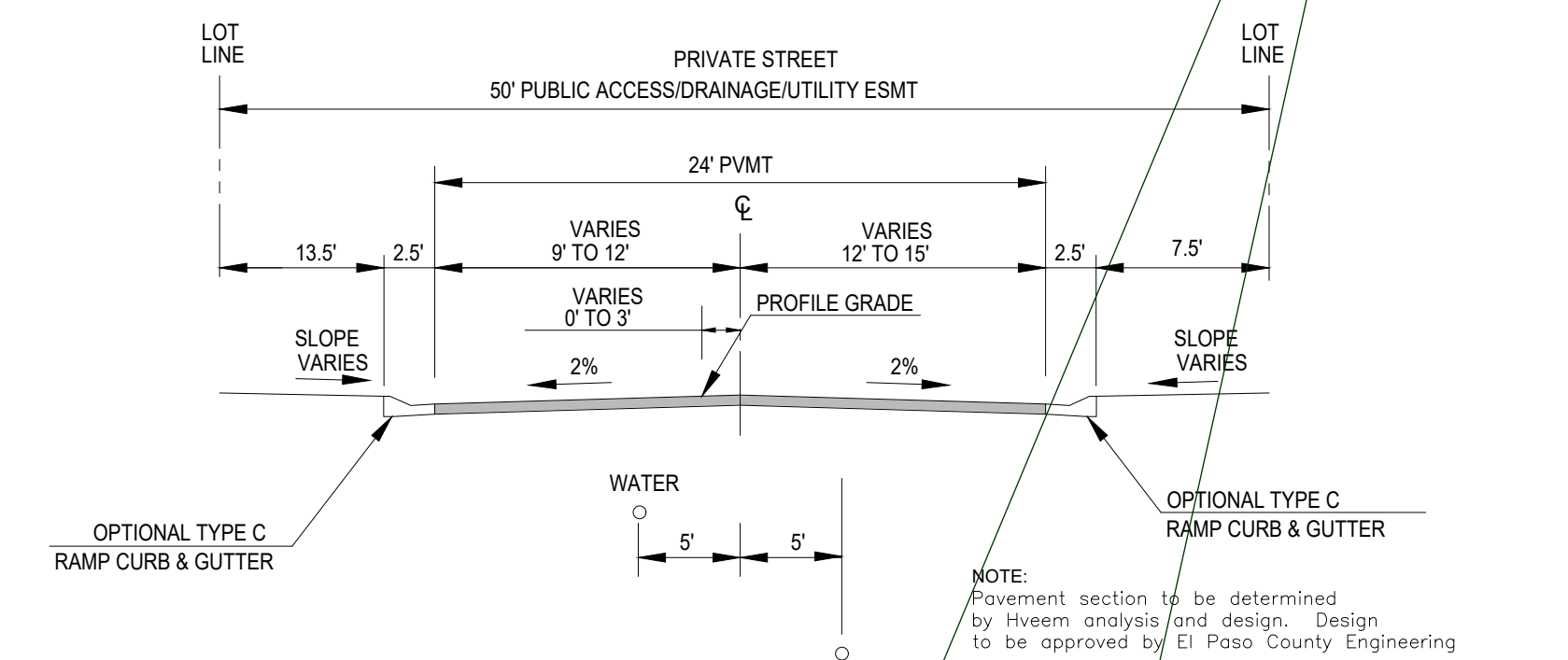
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

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 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

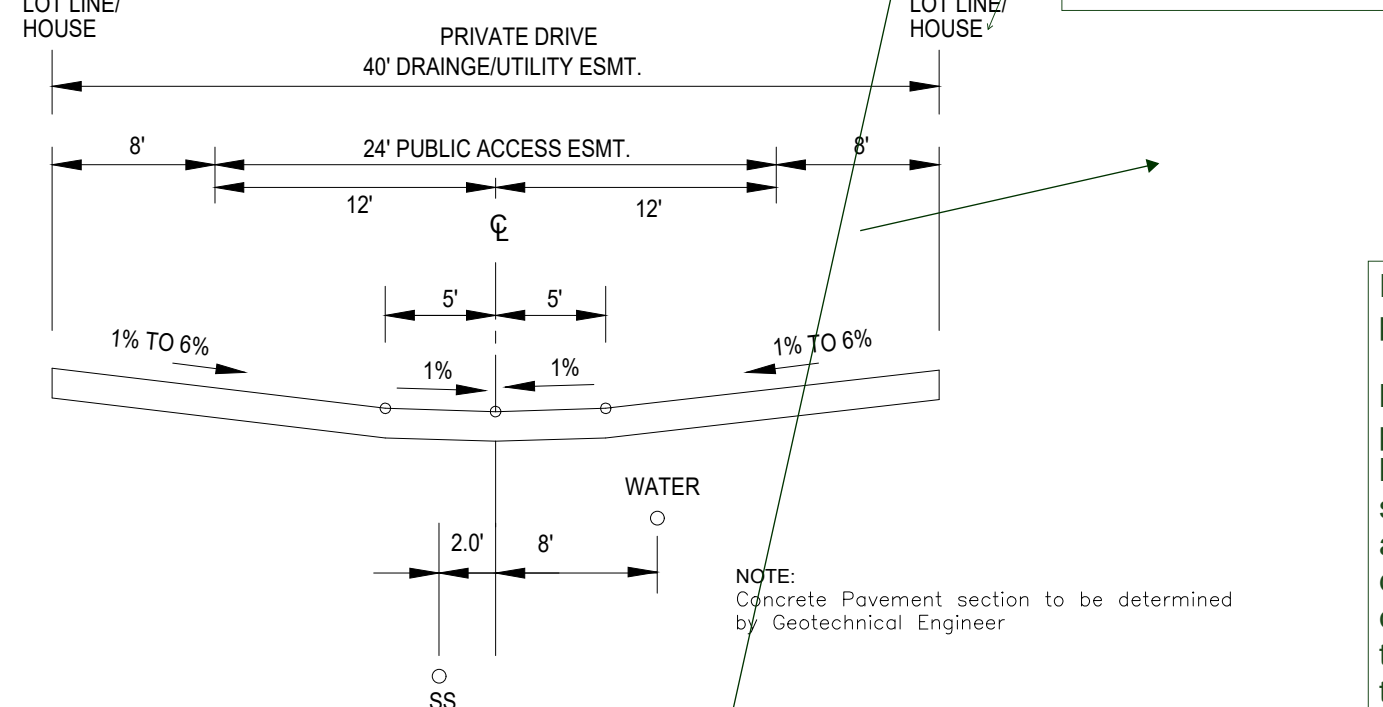
TYPICAL STREET CROSS-SECTIONS



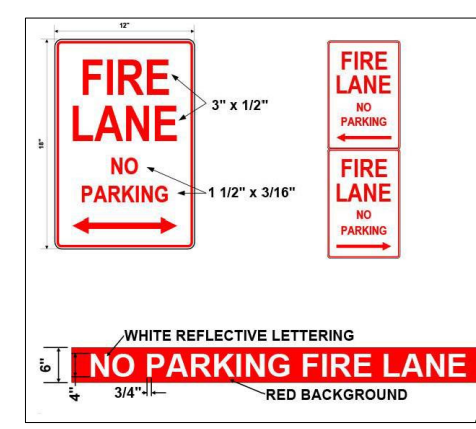
TYPICAL SECTION 50' ESMT RESIDENTIAL URBAN LOCAL
NOT TO SCALE
RUBICON TRAIL (PRIVATE STREET)
FIRESTEEL TRAIL (PRIVATE STREET)



TYPICAL SECTION 50' ESMT RESIDENTIAL URBAN LOW VOLUME
NOT TO SCALE
RUBICON TRAIL PRIVATE STREET



TYPICAL SECTION 40' ESMT PRIVATE DRIVEWAYS 1, 2, 3 (lots 1-24)
NOT TO SCALE
CHAGRIN TRAIL (PRIVATE STREET)
PALUXY TRAIL (PRIVATE STREET)
TOLT TRAIL (PRIVATE STREET)



FIRE LANE SIGNAGE DETAIL
NOT TO SCALE

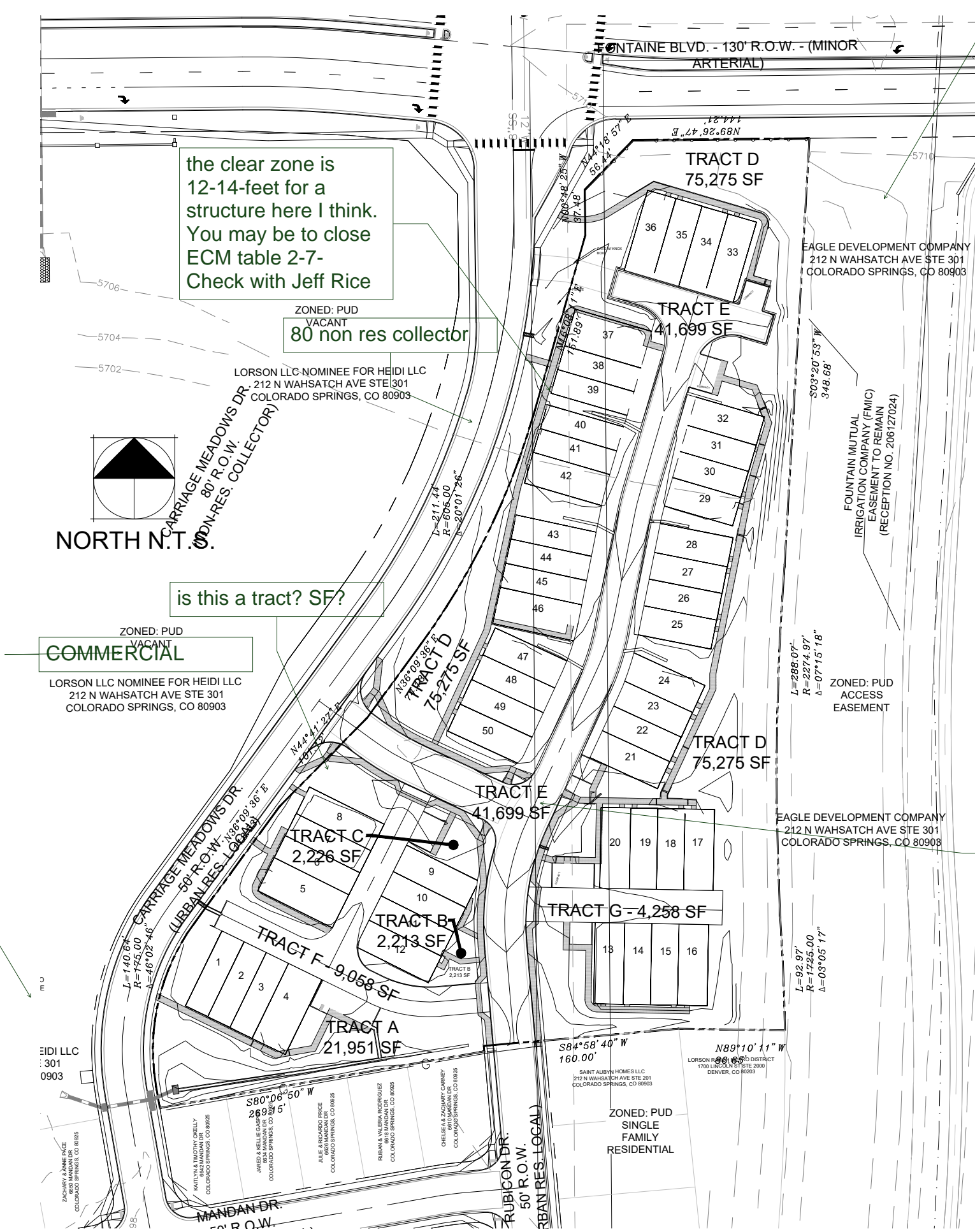
STAFF CONCERN:
If no parking in driveway and no parking on street-where do the people park? when visitors come over or teenagers vehicles? Parking seems inadequate

what is the justification for proposing landscape in County ROW? it should be placed in the 10' landscape setback or 25 foot landscape setback... Are you proposing to utilize the landscape setbacks as open space?

all these comments pertain to each detail to the right:
dimension ALL these details- check to make sure they work with your dim standards and the Code req before resubmitting

Existing trail connections were depicted on Carriage Meadows PUD for the SF. Please put back on the

TRACT MAP & TABLE



TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVE/ PARKING	PUBLIC UTILITES	OWNED BY	MAINTAINED BY
A	765 SF	X	X	X	X	X	LRMD	LRMD
B	16,909 SF	X	X	X	X	X	LRMD	LRMD
C	2,158 SF	X	X	X	X	X	LRMD	LRMD
D	1,533 SF	X	X	X	X	X	LRMD	LRMD
E	68,619 SF	X	X	X	X	X	LRMD	LRMD
F	42,052 SF	X	X	X	X	X	LRMD	LRMD
G	11,065 SF	X	X	X	X	X	LRMD	LRMD
H	4,354 SF	X	X	X	X	X	LRMD	LRMD

TOTAL TRACT AREA: 147,455 SF (3.39 AC)

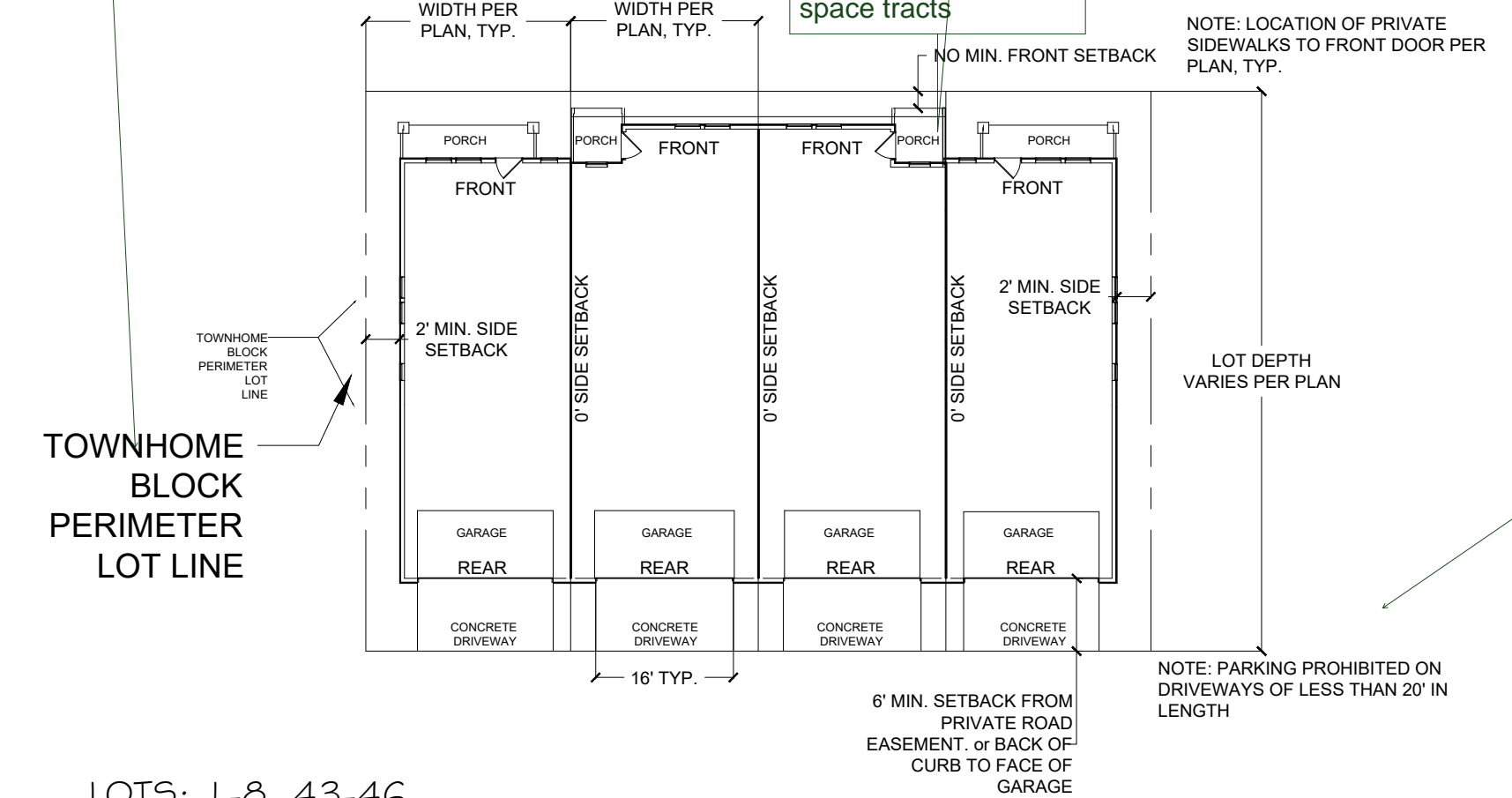
LRMD= LORSON RANCH METROPOLITAN DISTRICT
'X'= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

25% of the 10% must be for openspace parkland not drainage per Code...

these are attached single family- they are purchasing the land (lot) No perimeter

TYPICAL LOT DIAGRAMS

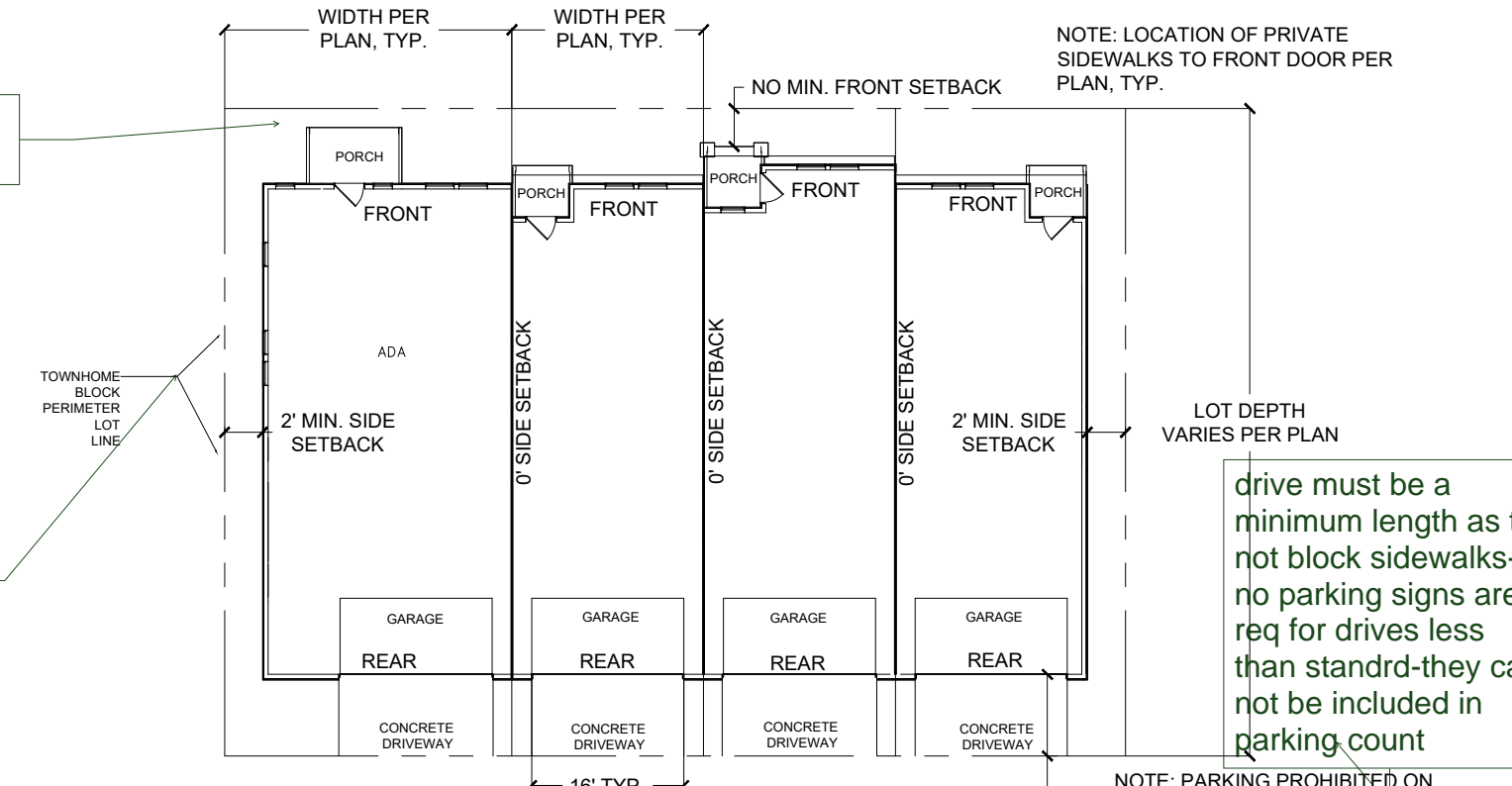
LOTS: 9-36, 47-50



TOWNHOME BLOCK PERIMETER LOT LINE

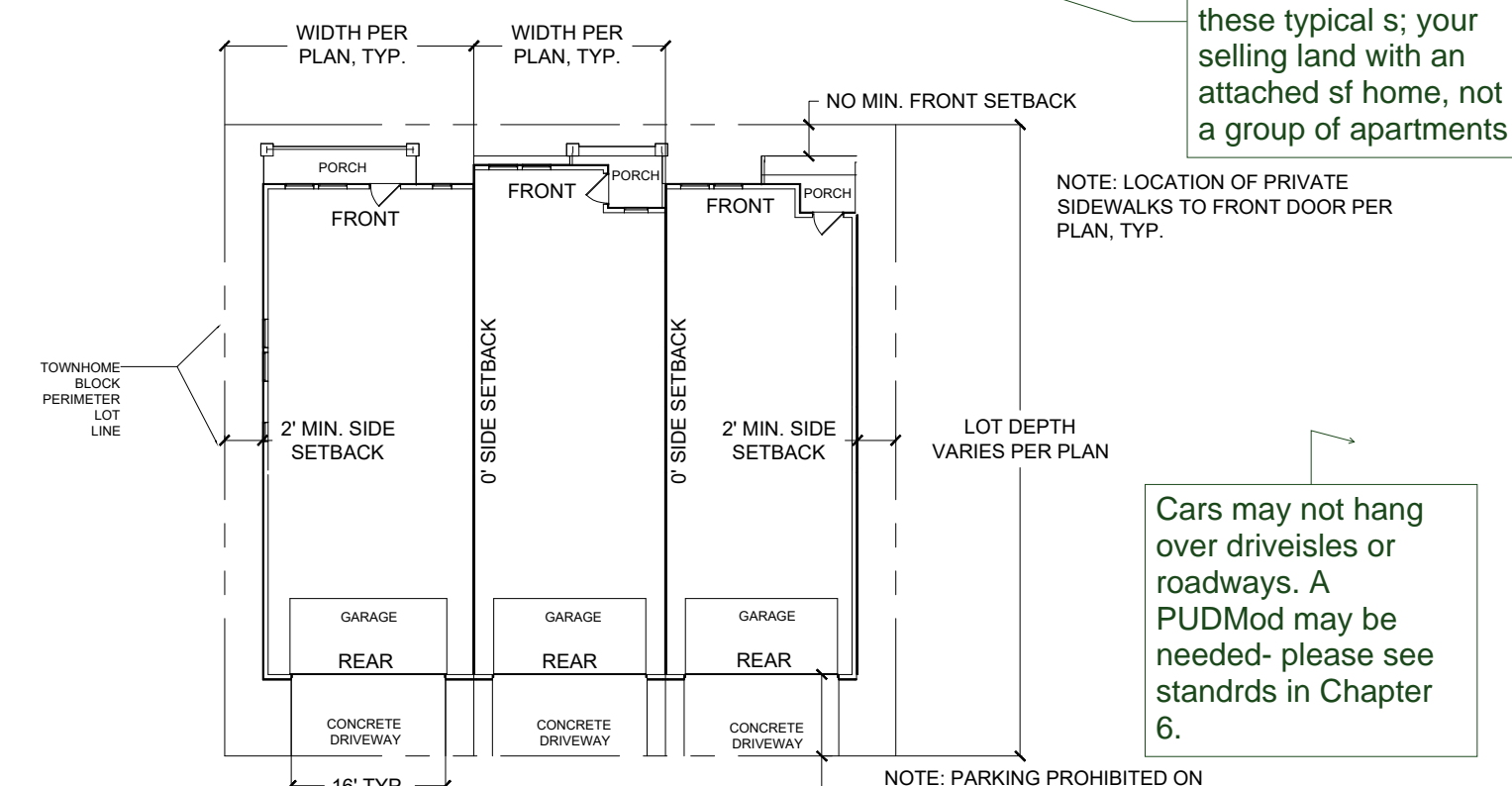
LOTS: 1-8, 43-46

provide the setbacks to the lot lines



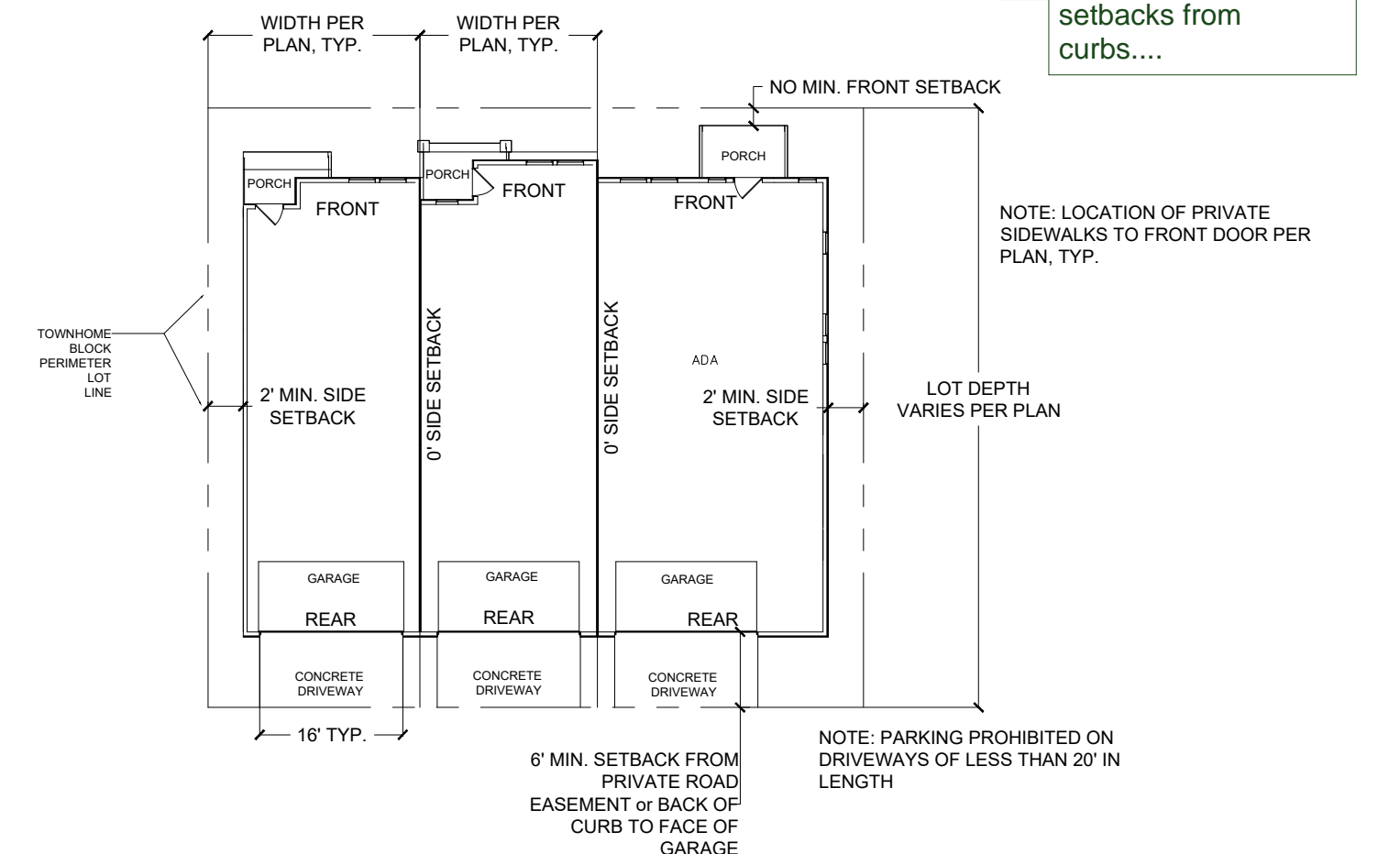
The end units may need 5foot side backs. Does PPRBD require 10' foot separation between buildings irrespective of lot lines?

LOTS: 40-42

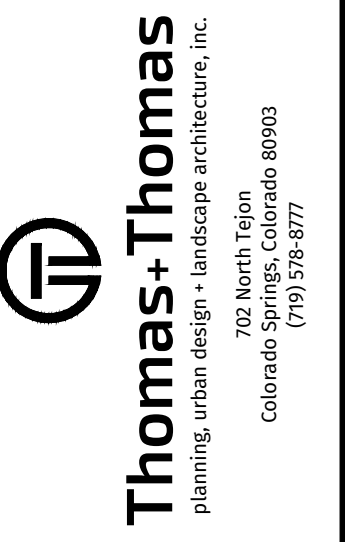


Cars may not hang over driveways or roadways. A PUDMod may be needed- please see standards in Chapter 6.

LOTS: 37-39



property line --we dont measure setbacks from curbs...



how will the utilities fir in with no setbacks? Where are the easements for utilities per lot?

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2

El Paso County, Colorado
PUD & PRELIMINARY PLAN

STAMP:

REV#	DATE	REVISIONS
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2		
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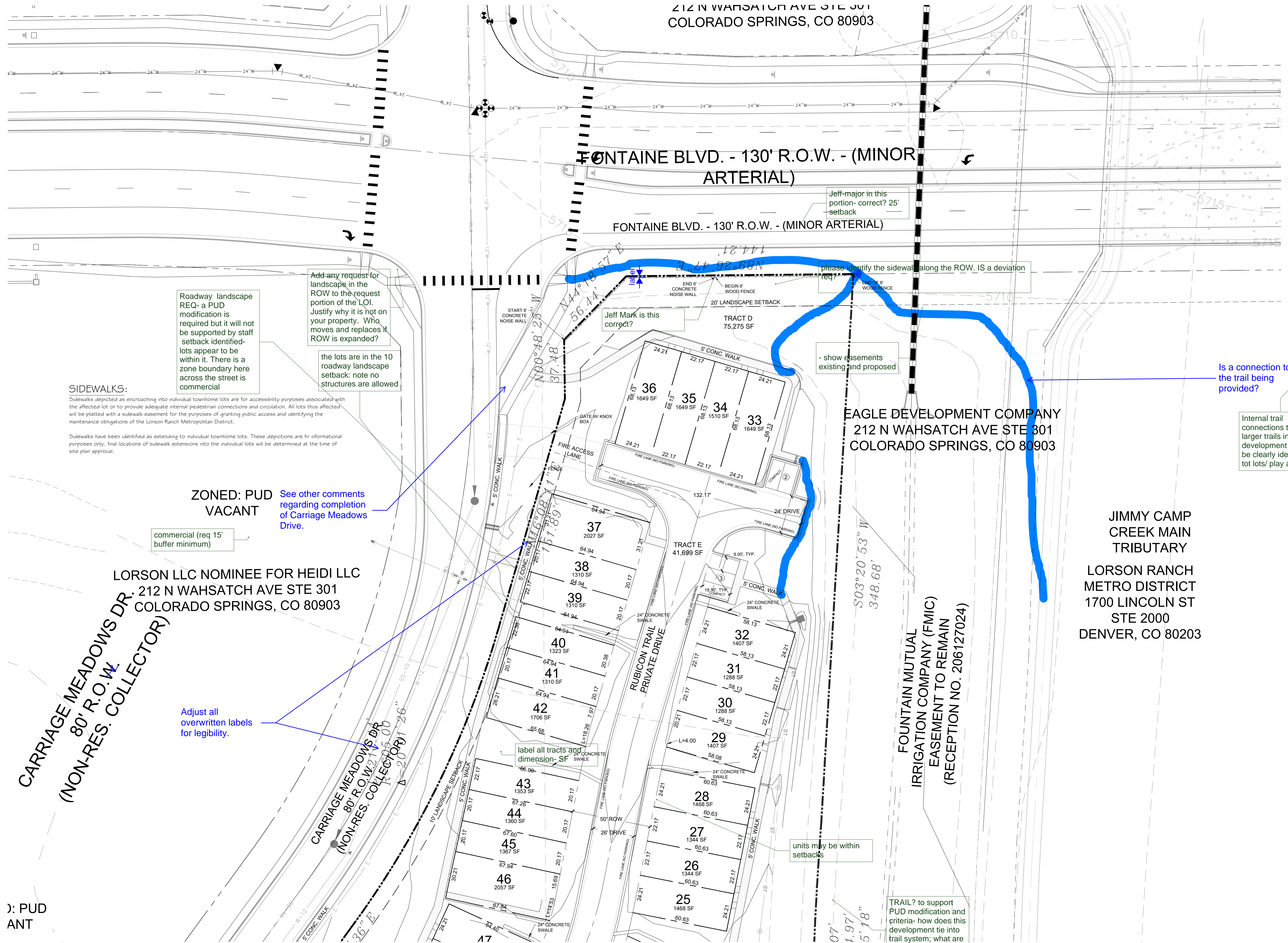
DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER		2816.16
SCALE:		AS NOTED

DETAILS

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



Roadway landscape REQ- a PUD modification is required but it will not be supported by staff setback identified-lots appear to be within it. There is a zone boundary here across the street is commercial

Add any request for landscape in the ROW to the request portion of the LOI. Justify why it is not on your property. Who moves and replaces if ROW is expanded?
the lots are in the 10 roadway landscape setback: note no structures are allowed

SIDEWALKS:

Sidewalks depicted as encroaching into individual townhome lots are for accessibility purposes associated with the affected lot or to provide adequate vital pedestrian connections and circulation. All lots thus affected will be platted with a sidewalk easement for the purposes of granting public access and identifying the maintenance obligations of the Lorson Ranch Metropolitan District.
Sidewalks have been identified as extending to individual townhome lots. These depictions are for informational purposes only. Final locations of sidewalk extensions into the individual lots will be determined at the time of site plan approval.

ZONED: PUD VACANT
See other comments regarding completion of Carriage Meadows Drive.

commercial (req 15' buffer minimum)

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

CARRIAGE MEADOWS DR
80' R.O.W.
(NON-RES. COLLECTOR)

Adjust all overwritten labels for legibility.

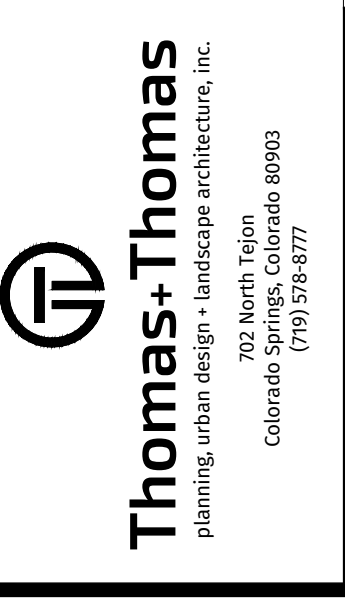
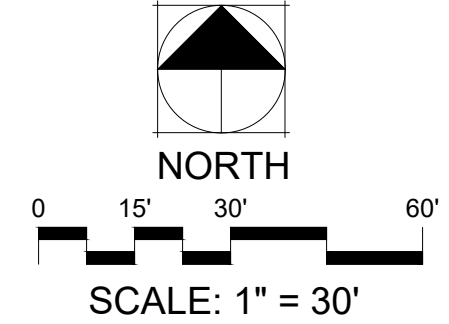
label all tracts and dimension- SF

units may be within setbacks

TRAIL? to support PUD modification and criteria- how does this development tie into trail system; what are the amenities as required per criteria?

EAGLE DEVELOPMENT COMPANY
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

JIMMY CAMP CREEK MAIN TRIBUTARY
LORSON RANCH METRO DISTRICT
1700 LINCOLN ST STE 2000
DENVER, CO 80203



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

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

SITE PLAN
P3 OF

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 F.M., EL PASO COUNTY, COLORADO

apply sheet 3
comments to this
sheet where
applicable

Provide all checklist items.

Provide a public
turnaround bulb for County
maintenance vehicles.

ZONED: PUD
VACANT

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

Adjust overlapping
labels for legibility

SIDEWALKS:
Sidewalks depicted as encroaching into individual townhome lots are for accessibility purposes associated with the affected lot or to provide adequate internal pedestrian connections and circulation. All lots thus affected will be platted with a sidewalk easement for the purposes of granting public access and identifying the maintenance obligations of the Lorson Ranch Metropolitan District.
Sidewalks have been identified as extending to individual townhome lots. These depictions are for informational purposes only. final locations of sidewalk extensions into the individual lots will be determined at the time of site plan approval.

See comment
letter. The east
side of the road
needs to be
completed in its
ultimate location.

Existing?

PRIVATE DETENTION FACILITY TO
BE OWNED & MAINTAINED BY THE
METRO DISTRICT

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

ZONED: PUD
SINGLE
FAMILY
RESIDENTIAL

ZACHARY & ANNE PACE
6850 MANDAN DR
COLORADO SPRINGS, CO 80925

MANDAN DR.
50' R.O.W.
(URBAN RES. LOCAL)

ZONED: PUD
SINGLE
FAMILY
RESIDENTIAL

proposed private
storm drain

proposed public
storm drain

Internal trail
connections to the
larger trails in the
development should
be clearly identified,
tot lots/ play areas?

Call out the floodplain.

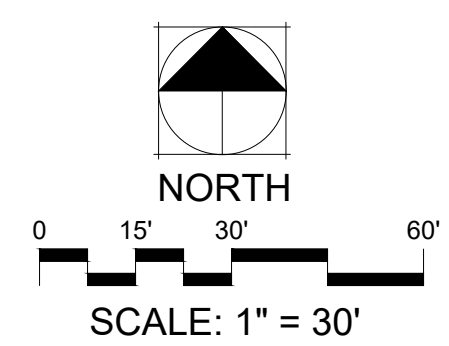
Provide a legend
or label all of the
lines.

EAGLE DEVELOPMENT COMPANY
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

ZONED: PUD
ACCESS
EASEMENT

JIMM
CRE
TRI
LORSON
METRO
1700 LIN
STE
DENVER

where is the FMIC
easement and ditch?



PCD FILE NO.: PUDSP-18-5

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 594-8777

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

STAMP:

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


SITE PLAN
P4 OF

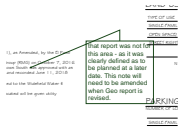
Markup Summary 9-3-2019

dsdparsons (68)




Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:00:20 PM
Color: ■

Remove this, you do not want to make this a zoning requirement do you? 




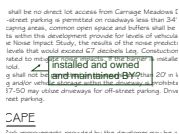
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:01:21 PM
Color: ■

that report was not for this area - as it was clearly defined as to be planned at a later date. This note will need to be amended when Geo report is revised. 




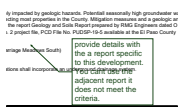
Subject: Highlight
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:01:44 PM
Color: ■

. All streets will be private and will be privately owned and maintained by the Lorson Ranch Metropolitan District No. 1-4.
2. 




Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:02:38 PM
Color: ■

installed and owned and maintained BY? 




Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:27:14 PM
Color: ■

provide details with the a report specific to this development. You cant use the adjacent report it does not meet the criteria. 



Subject: Soils & Geology
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:28:40 PM
Color: ■

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. 

JOIN, ETC. TO MATCH EXISTING FOUND
ACTURES SPECIFICATIONS

AIL along the Fontaine
ROW and edge of
property

Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:29:42 PM
Color: ■

along the Fontaine ROW and edge of property



SOILS & GEOLOGY C
ADD NOTE FOR: 1. ALL SOILS FROM EXISTING CONDITIONS
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Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:30:19 PM
Color: ■

Add note fill in constraints and hazards and identify lots impacted. Depict said constraints on hazards on prelim plan- use a separate page if necessary. Report needs to be completed to complete this .



The end units may need 5foot side backs. Does PPRBD require 10- foot separation between buildings irrespective of lot lines?

Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:31:48 PM
Color: ■

The end units may need 5foot side backs. Does PPRBD require 10- foot separation between buildings irrespective of lot lines?



NOTE: SETBACKS FROM LOT LINES OR FROM DRIVEWAYS OF LESS THAN 10 FEET MUST BE FROM LOT LINES. Dimension lot lines on these typical s; your selling land with an attached sf home, not a group of apartments

Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:33:03 PM
Color: ■

setbacks must be from lot lines. Dimension lot lines on these typical s; your selling land with an attached sf home, not a group of apartments



NOTE: DRIVEWAY MUST BE A MINIMUM LENGTH AS TO NOT BLOCK SIDEWALKS- NO PARKING SIGNS ARE REQ FOR DRIVES LESS THAN STANDRD-THEY CAN NOT BE INCLUDED IN PARKING COUNT

Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:34:21 PM
Color: ■

drive must be a minimum length as to not block sidewalks- no parking signs are req for drives less than standrd-they can not be included in parking count



all these comments pertain to each detail to the right:

Subject: Text Box
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:34:36 PM
Color: ■

all these comments pertain to each detail to the right:



How will the utilities fir in with no setbacks? Where are the easements for utilities per lot?

Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:34:47 PM
Color: ■

how will the utilities fir in with no setbacks? Where are the easements for utilities per lot?



Cars may not hang over driveisles or roadways. A PUDMod may be needed- please see standrds in Chapter 6.

Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:35:04 PM
Color: ■

Cars may not hang over driveisles or roadways. A PUDMod may be needed- please see standrds in Chapter 6.



property line --we dont measure setbacks from curbs

Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:35:51 PM
Color: ■

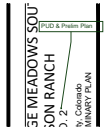
property line --we dont measure setbacks from curbs





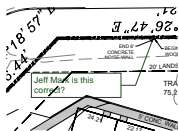
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:38:48 PM
Color: ■

Parking may cause a public safety concern. Provide a specific letter that the Fire protections district has no issues with on site street parking and length of driveway as as overhang will block the roadway. what is the mimium driveway legth-state on dimensional standards and state that drives less than 18 feet are not allowed to have a vehicle parked which overhangs sidewalk or row or private drives



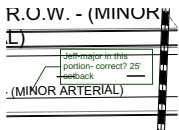
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:40:10 PM
Color: ■

PUD & Prelim Plan



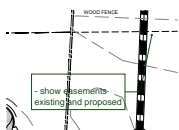
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 1:42:33 PM
Color: ■

Jeff Mark is this correct?



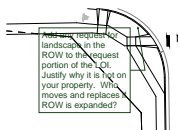
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 1:43:38 PM
Color: ■

Jeff-major in this portion- correct? 25' setback



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 1:44:04 PM
Color: ■

- show easements existing and proposed



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 1:45:26 PM
Color: ■

Add any request for landscape in the ROW to the request portion of the LOI. Justify why it is not on your property. Who moves and replaces if ROW is expanded?



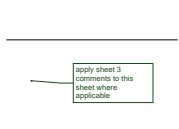
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 1:47:04 PM
Color: ■

label all tracts and dimension- SF



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 1:47:56 PM
Color: ■

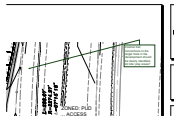
units may be within setbacks



Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdparsons
Date: 8/26/2019 1:49:52 PM
Color: ■

apply sheet 3 comments to this sheet where applicable





Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdparsons
Date: 8/26/2019 1:50:11 PM
Color: ■



Internal trail connections to the larger trails in the development should be clearly identified, tot lots/ play areas?



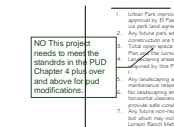
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 1:50:23 PM
Color: ■

Internal trail connections to the larger trails in the development should be clearly identified, tot lots/ play areas?



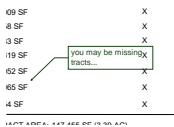
Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdparsons
Date: 8/26/2019 1:50:51 PM
Color: ■

where is the FMIC easement and ditch?



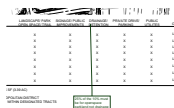
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 1:52:50 PM
Color: ■

NO This project needs to meet the standrds in the PUD Chapter 4 plus over and above for pud modifications.



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:56:33 PM
Color: ■

you may be missing tracts...



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:57:27 PM
Color: ■

25% of the 10% must be for openspace parkland not drainage per Code.



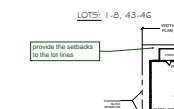
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 1:59:20 PM
Color: ■

dimension ALL these details- check to make sure they work with your dim standards and the Code req before resubmitting



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 10:38:00 AM
Color: ■

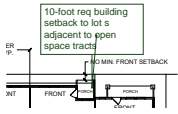
is this a tract? SF?



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 12:32:19 PM
Color: ■

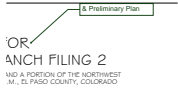
provide the setbacks to the lot lines





Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 12:33:10 PM
Color: ■

10-foot req building setback to lot s adjacent to open space tracts



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:48:16 PM
Color: ■

& Preliminary Plan



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:49:41 PM
Color: ■

which is the title Lorson Ranch is already a PUD so the title is Carriage Meadows South at Lorson Ranch Filing no 2 PUD & Preliminary Plan-- correct not as depicted...



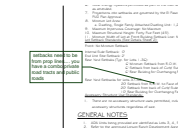
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:51:31 PM
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see PUD standards 10- building setback feet is required adjacent to open space.



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:52:26 PM
Color: ■

we cant enforce this it must be from a property line- we dont use ILCs here



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:53:27 PM
Color: ■

setbacks need to be from prop lines.... you have a combo private road tracts and public roads



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:53:57 PM
Color: ■

this doesnt make sense... if there are no uses than there are no uses



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:54:46 PM
Color: ■

as amended



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:55:18 PM
Color: ■

this is accessory use and below you state none are allowed..which is it?





Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:57:13 PM
Color: ■

no hot tubs, sheds less or greater than 200 SF, gazebos, etc? no detached uses- ??? Above you state Home Ocs ok?



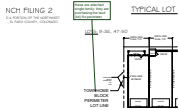
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:58:30 PM
Color: ■

MVEA requests more... what about interior lot easements there has to be easements on lots to serve houses?



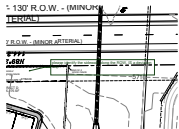
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 12:59:09 PM
Color: ■

corner lot setbacks are:



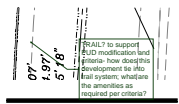
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:00:58 PM
Color: ■

these are attached single family- they are purchasing the land (lot NO perimeter



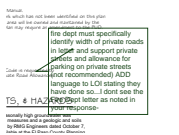
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 2:03:03 PM
Color: ■

please identify the sidewalk along the ROW. IS a deviation req?



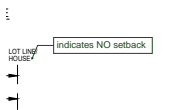
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 2:04:53 PM
Color: ■

TRAIL? to support PUD modification and criteria-how does this development tie into trail system; what are the amenities as required per criteria?



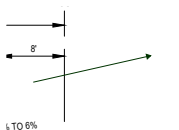
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 2:07:42 PM
Color: ■

fire dept must specifically identify width of private roads in letter and support private streets and allowance for parking on private streets (not recommended) ADD language to LOI stating they have done so...I dont see the Fire Dept letter as noted in your response-



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:09:40 PM
Color: ■

indicates NO setback



Subject: Arrow
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:09:55 PM
Color: ■





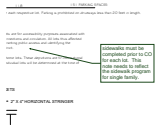
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:10:25 PM
Color: ■

STAFF CONCERN: If no parking in driveway and no parking on street- where do the people park? when visitors come over or teenagers vehicles? Parking seems inadequate



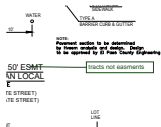
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:11:48 PM
Color: ■

Your response letter indicated that the driveways are be in the private roads (ROW is a road serving public)- that is a safety concern& and should not occur and will be written up in the staff report as such.



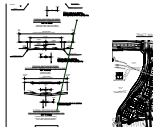
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 8/26/2019 2:14:54 PM
Color: ■

sidewalks must be completed prior to CO for each lot. This note needs to reflect the sidewalk program for single family.



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:19:55 PM
Color: ■

tracts not easments



Subject: Arrow
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:20:01 PM
Color: ■

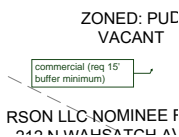


Subject: Arrow
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:20:08 PM
Color: ■



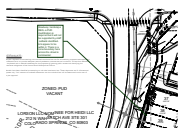
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:24:28 PM
Color: ■

what is the justification for proposing landscape in County ROW? it should be placed in the 10' landscape setback or 25 foot landscape setback....Are you proposing to utilize the landscape setbacks as open space?



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 2:37:50 PM
Color: ■

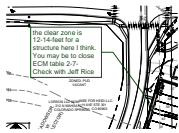
commercial (req 15' buffer minimum)



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 2:39:42 PM
Color: ■

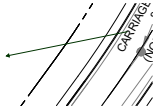
Roadway landscape REQ- a PUD modification is required but it will not be supported by staff setback identified- lots appear to be within it. There is a zone boundary here across the street is commercial





Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:42:24 PM
Color: ■

the clear zone is 12-14-feet for a structure here I think. You may be to close ECM table 2-7- Check with Jeff Rice



Subject: Arrow
Page Label: [1] SITE PLAN 2
Author: dsdparsons
Date: 8/26/2019 2:43:53 PM
Color: ■



Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdparsons
Date: 8/26/2019 2:43:56 PM
Color: ■

80 non res collector?
Dimension



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 8/26/2019 2:44:32 PM
Color: ■

the lots are in the 10 roadway landscape setback: note no structures are allowed



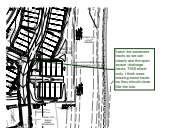
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:45:13 PM
Color: ■

80 non res collector



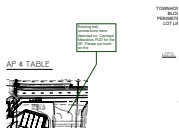
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:52:49 PM
Color: ■

COMMERCIAL



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/26/2019 2:54:47 PM
Color: ■

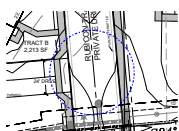
hatch the pavement tracts so we can clearly see the open space -drainage tracts- THIS sheet only. I think were missing so tracts as they should close like the lots.



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 8/27/2019 11:44:14 AM
Color: ■

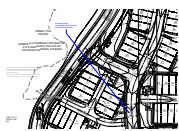
Existing trail connections were depicted on Carriage Meadows PUD for the SF. Please put back on the

dsdrice (27)



Subject: Ellipse Sketch to Scale
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 1:05:51 PM
Color: ■

3.14



Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 1:07:48 PM
Color: ■

Provide a public turnaround bulb for County maintenance vehicles.



1 Side Set
 11t Site Se
 ard Setba

Subject:
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:18:01 AM
Color: ■

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 ietbaks (T

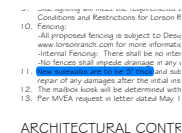
Subject:
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:18:06 AM
Color: ■

ak



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:20:52 AM
Color: ■

as approved by EPC



Subject:
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:21:59 AM
Color: ■

New sidewalks are to be 5" thick



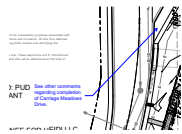
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:23:39 AM
Color: ■

You might want to expand on this note. (5" sidewalks are required along public roads in front of single family development.)



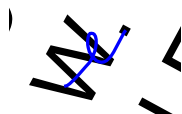
Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 11:31:54 AM
Color: ■

Existing?



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 11:33:22 AM
Color: ■

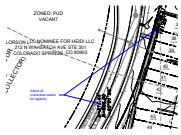
See other comments regarding completion of Carriage Meadows Drive.



Subject: Delete
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 11:33:50 AM
Color: ■

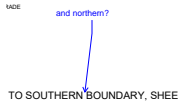
Delete





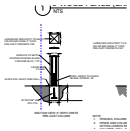
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 11:34:42 AM
Color: ■

Adjust all overwritten labels for legibility.

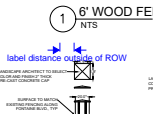


Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:44:25 AM
Color: ■

and northern?

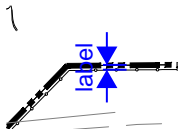


Subject: Line
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:45:33 AM
Color: ■



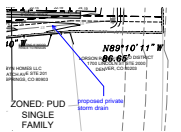
Subject: Dimension
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:46:30 AM
Color: ■

label distance outside of ROW



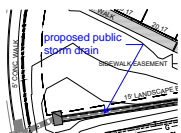
Subject: Dimension
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 11:47:49 AM
Color: ■

label



Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 11:49:09 AM
Color: ■

proposed private storm drain



Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 11:50:17 AM
Color: ■

proposed public storm drain



Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 11:51:07 AM
Color: ■

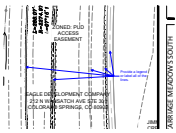
Adjust overlapping labels for legibility



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdrice
Date: 8/23/2019 11:53:25 AM
Color: ■

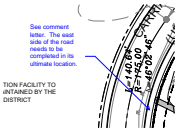
Add: private storm drains to be maintained by Lorson Ranch Metropolitan District...





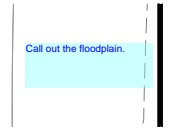
Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 11:56:03 AM
Color: ■

Provide a legend or label all of the lines.



Subject: Callout
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 12:36:35 PM
Color: ■

See comment letter. The east side of the road needs to be completed in its ultimate location.



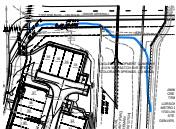
Subject: text box
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 8/23/2019 12:51:45 PM
Color: ■

Call out the floodplain.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 12:55:47 PM
Color: ■

Is a connection to the trail being provided?



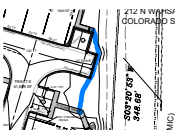
Subject:
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 12:58:22 PM
Color: ■

sidewalk/conc. trail?



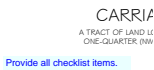
Subject:
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 12:58:22 PM
Color: ■

sidewalk/conc. trail?



Subject:
Page Label: [1] SITE PLAN
Author: dsdrice
Date: 8/23/2019 12:58:22 PM
Color: ■

sidewalk/conc. trail?



Subject: Text Box
Page Label: [1] SITE PLAN 2
Author: dsdrice
Date: 9/2/2019 4:32:15 PM
Color: ■

Provide all checklist items.

