

LORSON RANCH

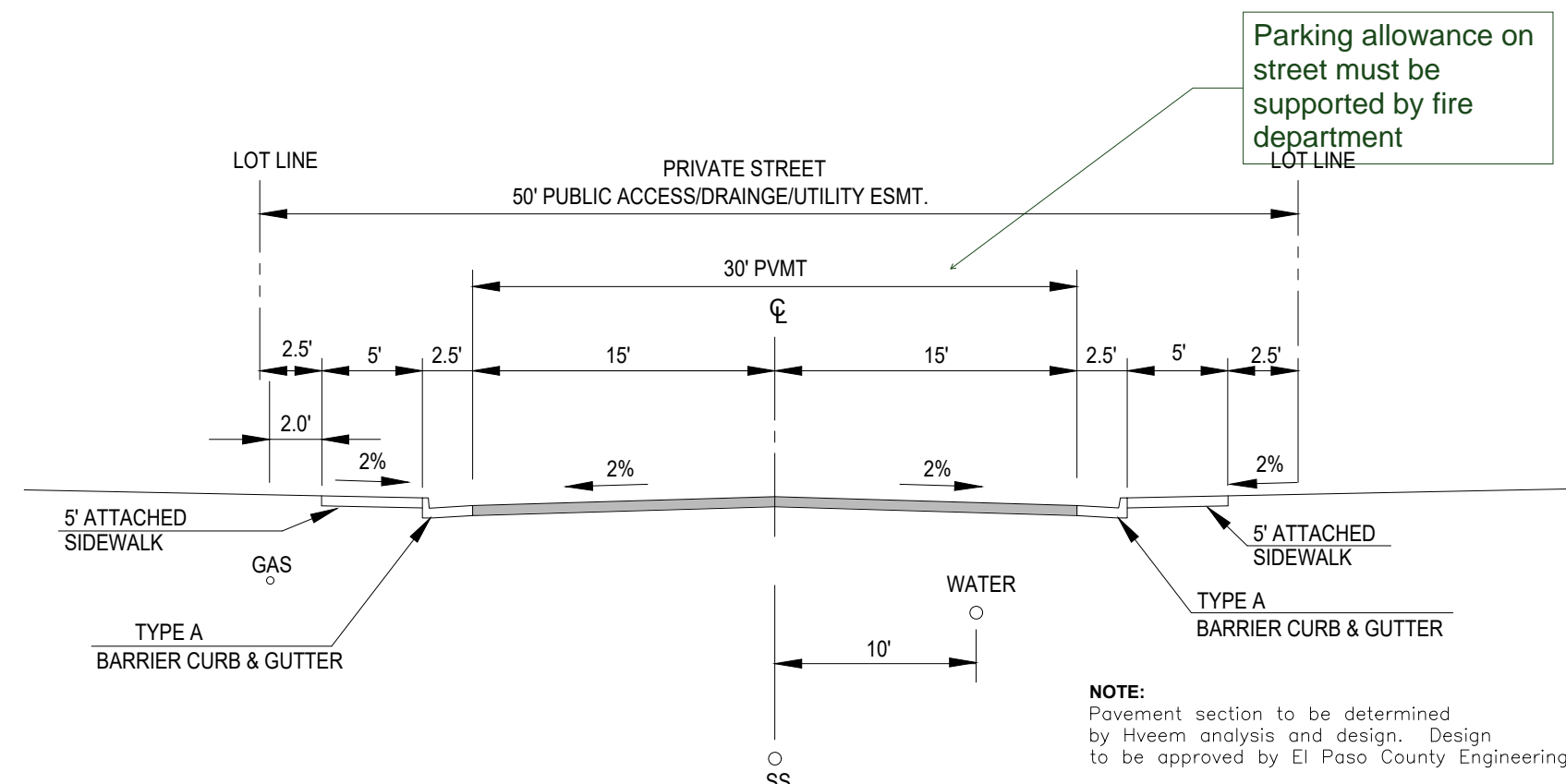
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

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

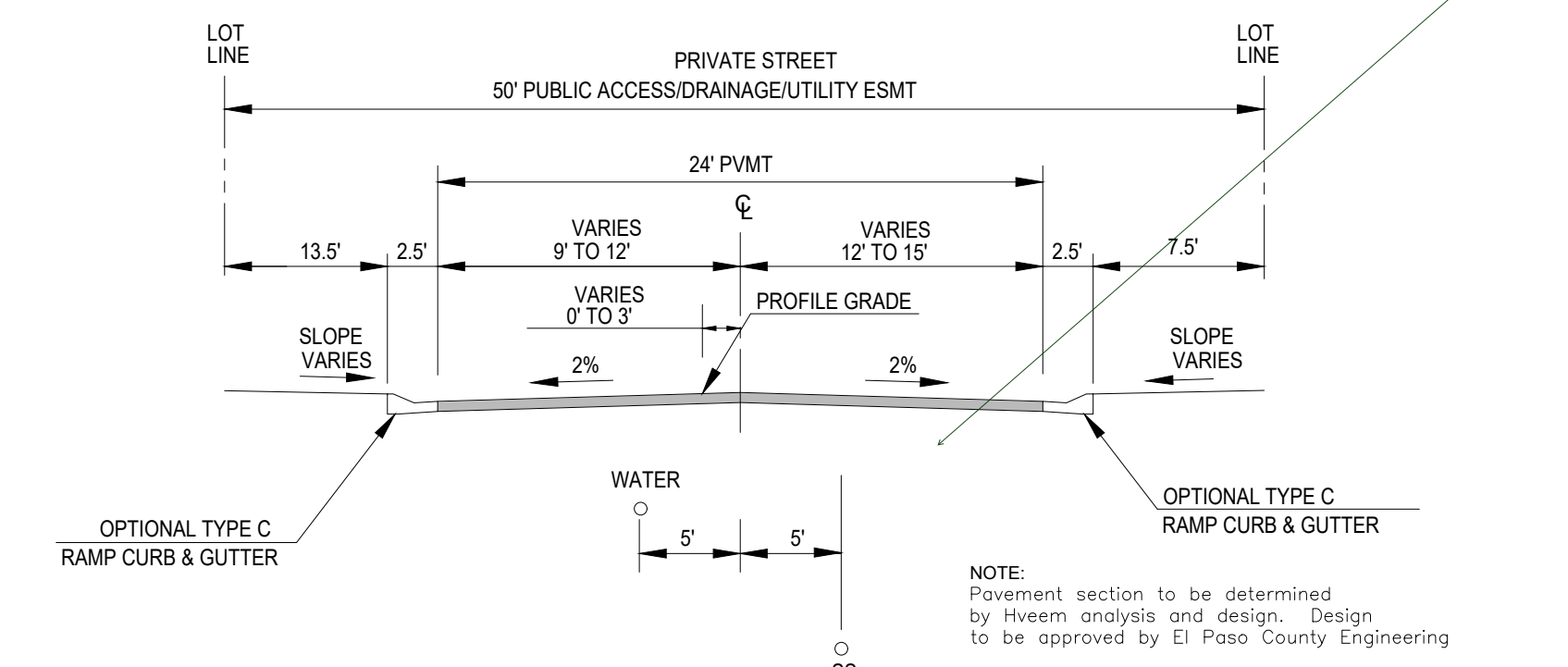
Provide a parking table: Justify the parking; identify how many bedrooms, and how many spaces included in garage and in a 10 foot driveway plus guest parking areas.

TYPICAL LOT DIAGRAMS

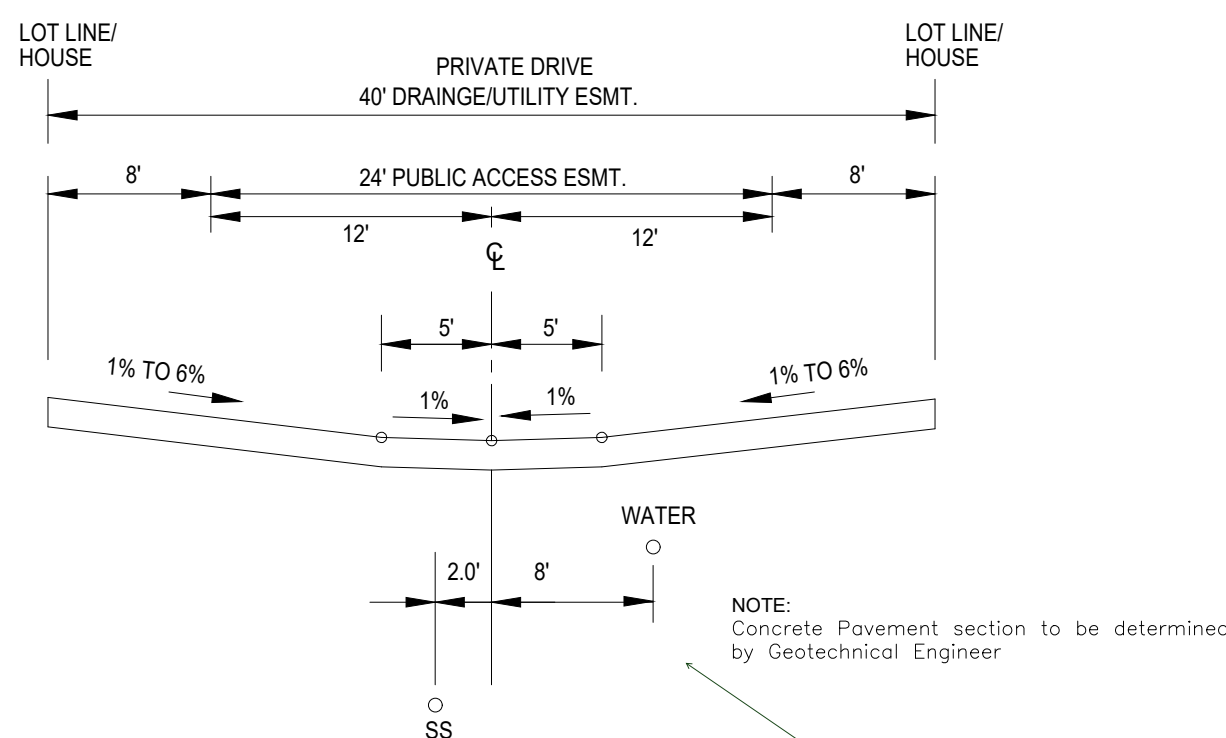
TYPICAL STREET CROSS-SECTIONS



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



TYPICAL SECTION 50' ESMT RESIDENTIAL URBAN LOCAL 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)

TRACT MAP

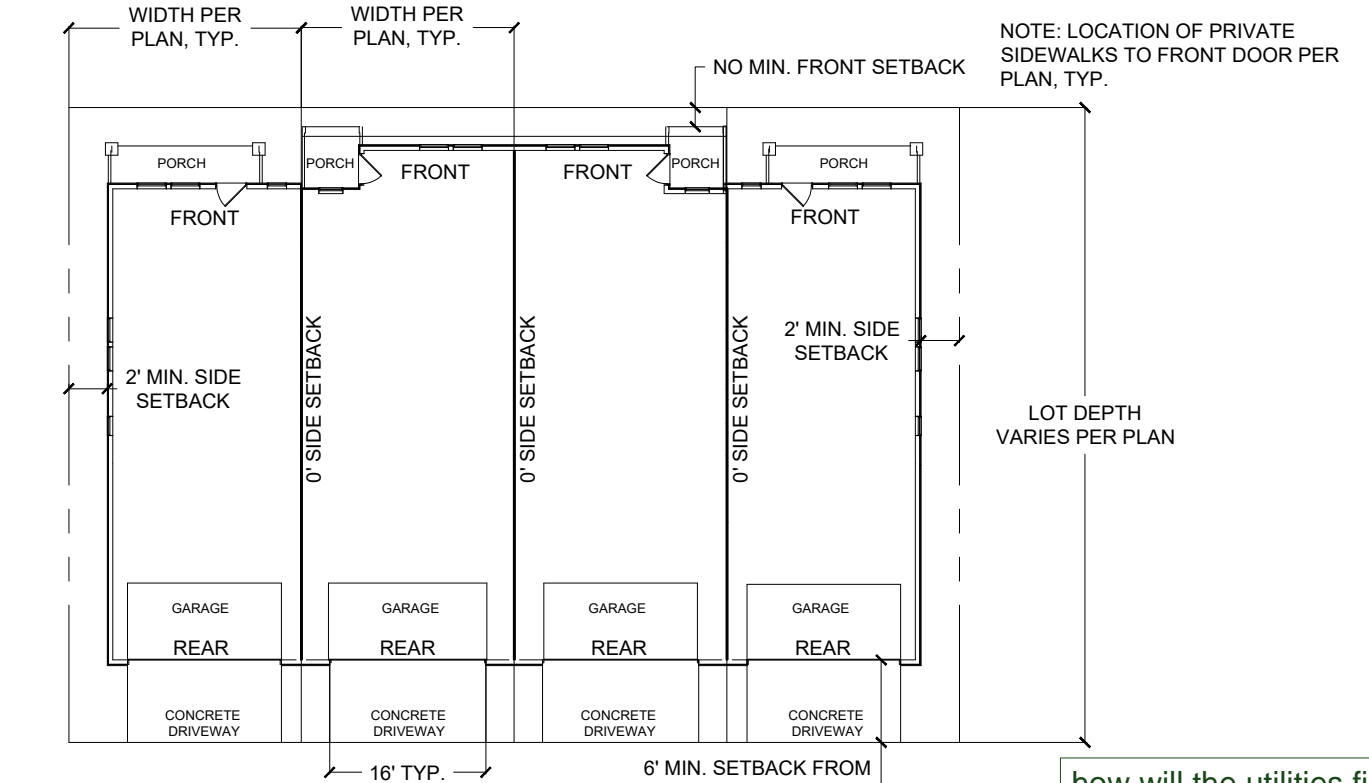


TRACT TABLE

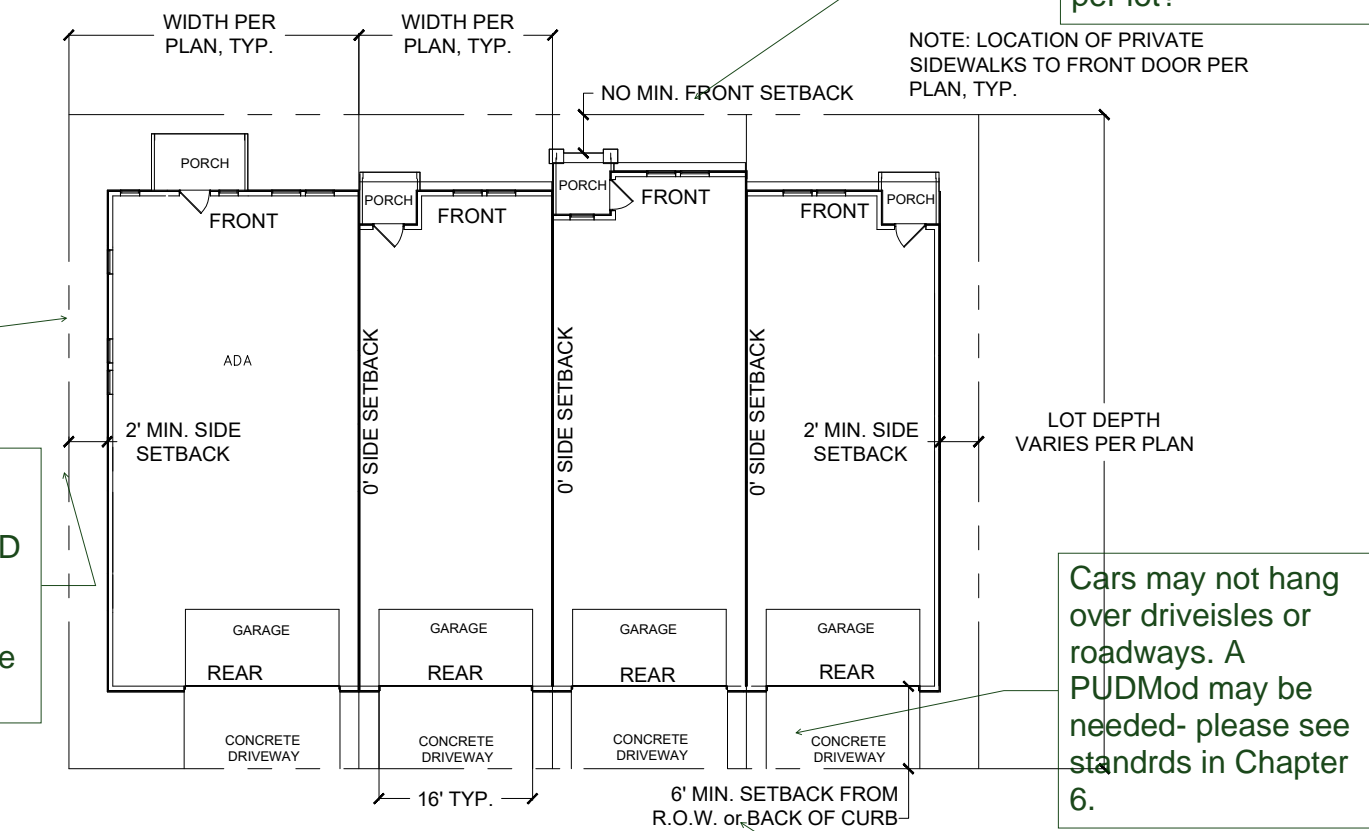
TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVE/ PARKING	PUBLIC UTILITES	OWNED BY	MAINTAINED BY
A	765 SF	X	X	X	X	X	LRMD	LRMD
B	16,909 SF	X	X	X	X	X	LRMD	LRMD
C	2,158 SF	X	X	X	X	X	LRMD	LRMD
D	1,533 SF	X	X	X	X	X	LRMD	LRMD
E	68,619 SF	X	X	X	X	X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

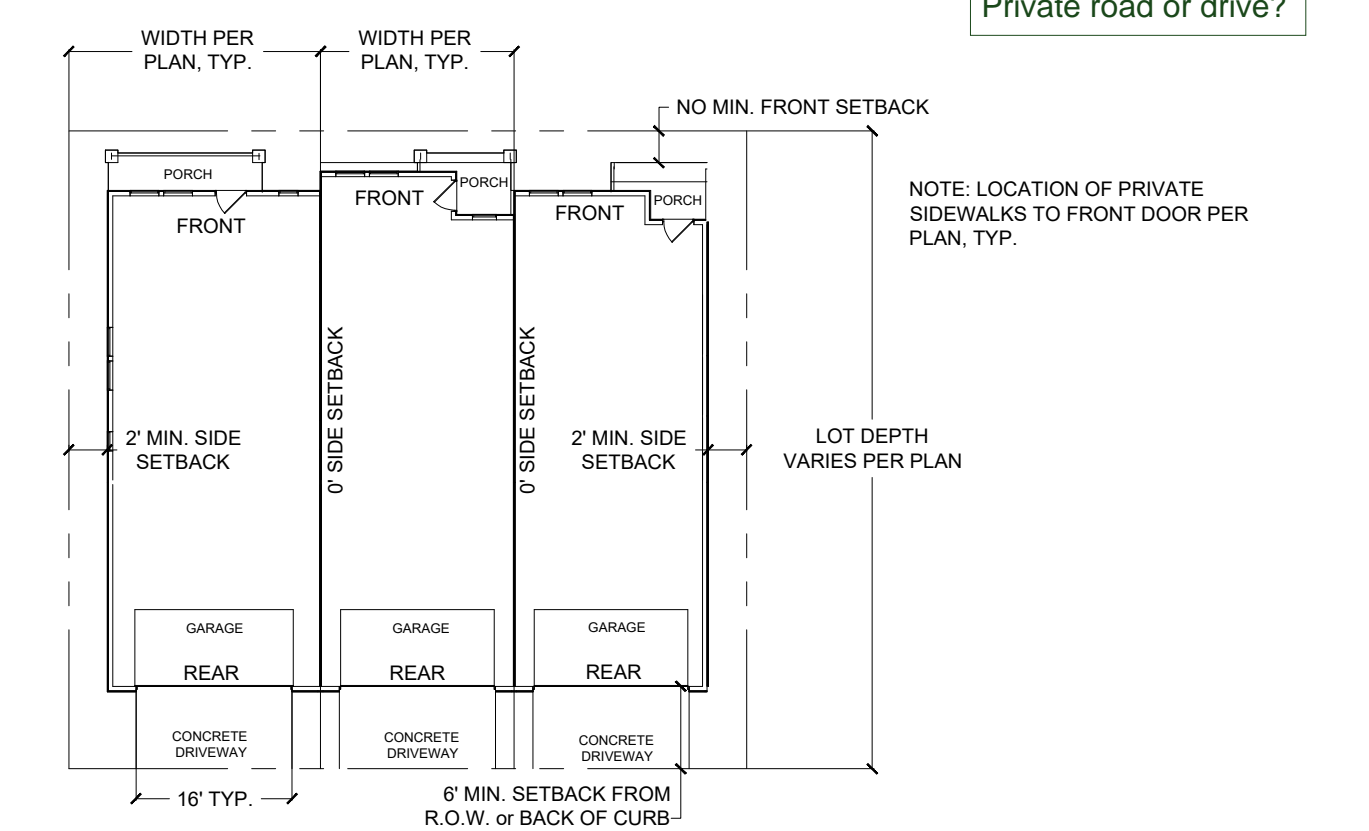
LOTS: 9-36, 47-50



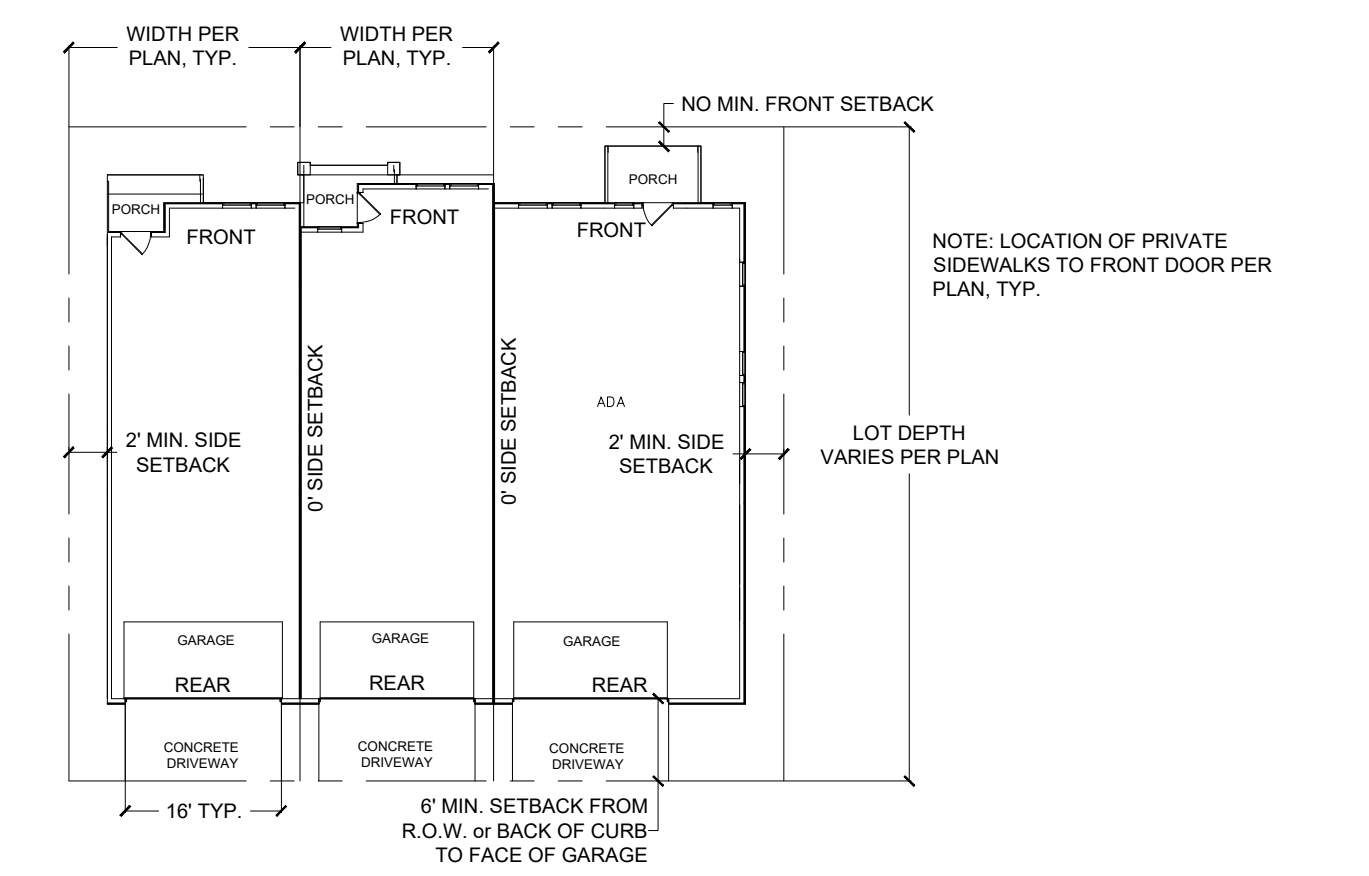
LOTS: 1-8, 43-46



LOTS: 40-42



LOTS: 37-39



No Parking Signs-

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 overhang will block the roadway.

NO parking Signs

all these comments pertain to each detail to the right:

Are these lot lines? Depict the lot lines with one line type and label.

The end units may need 5 foot side backs. Does PPRBD require 1- foot separation between buildings irrespective of lot lines?

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.

public ROW and Private road or drive?

STAMP:

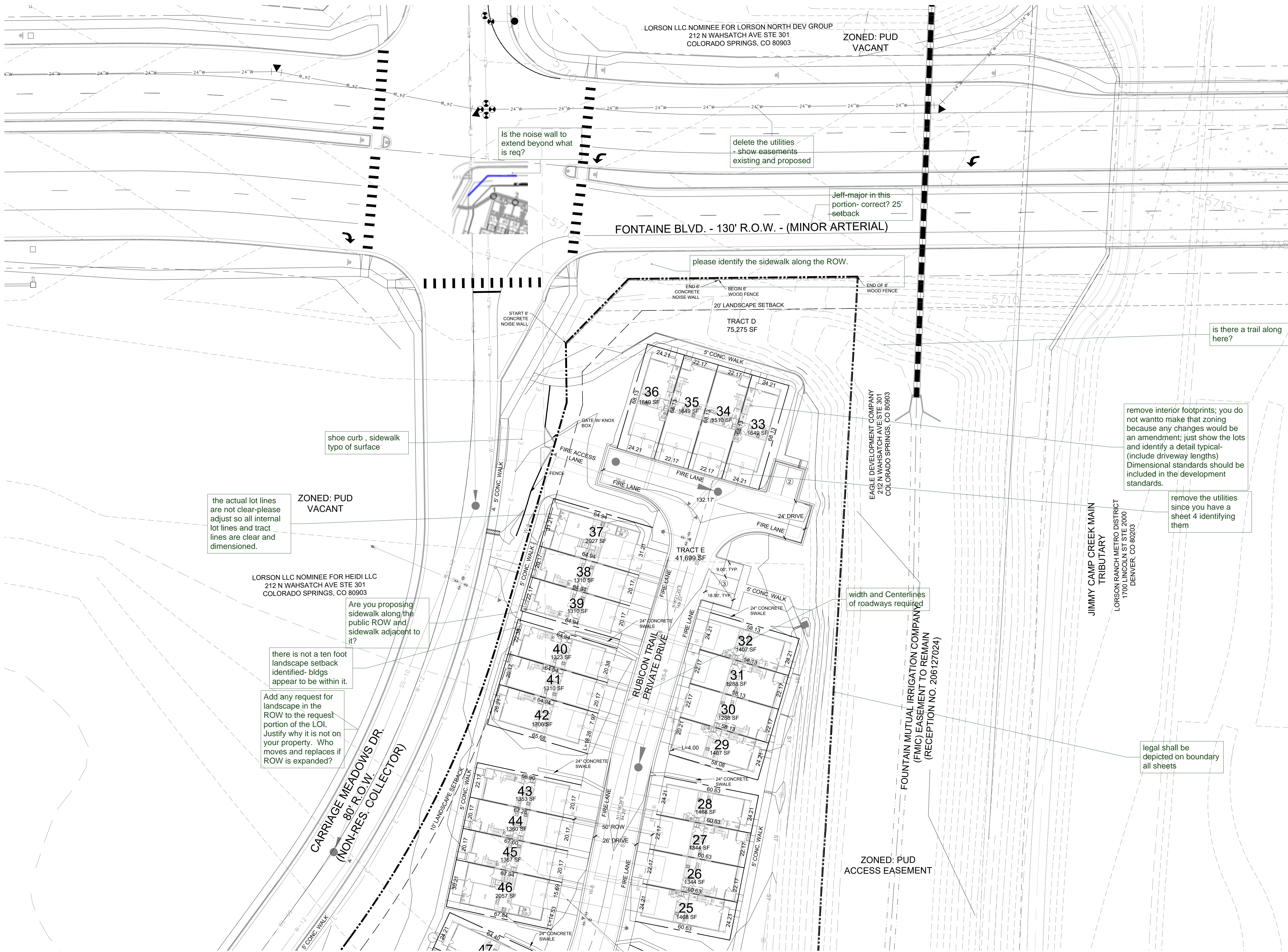
REV #	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

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

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



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

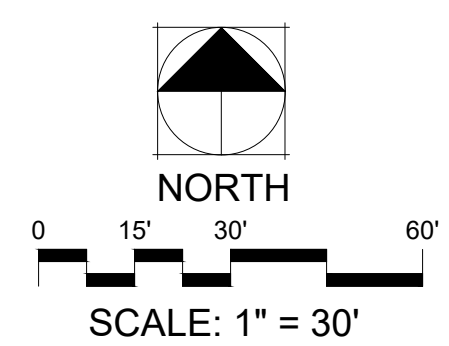
**CARRIAGE MEADOWS SOUTH
 AT LORSON RANCH
 FILING NO. 2**
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

name of this sheet specifically is?
 STAMP:

REV#	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

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

SITE PLAN
P3 OF

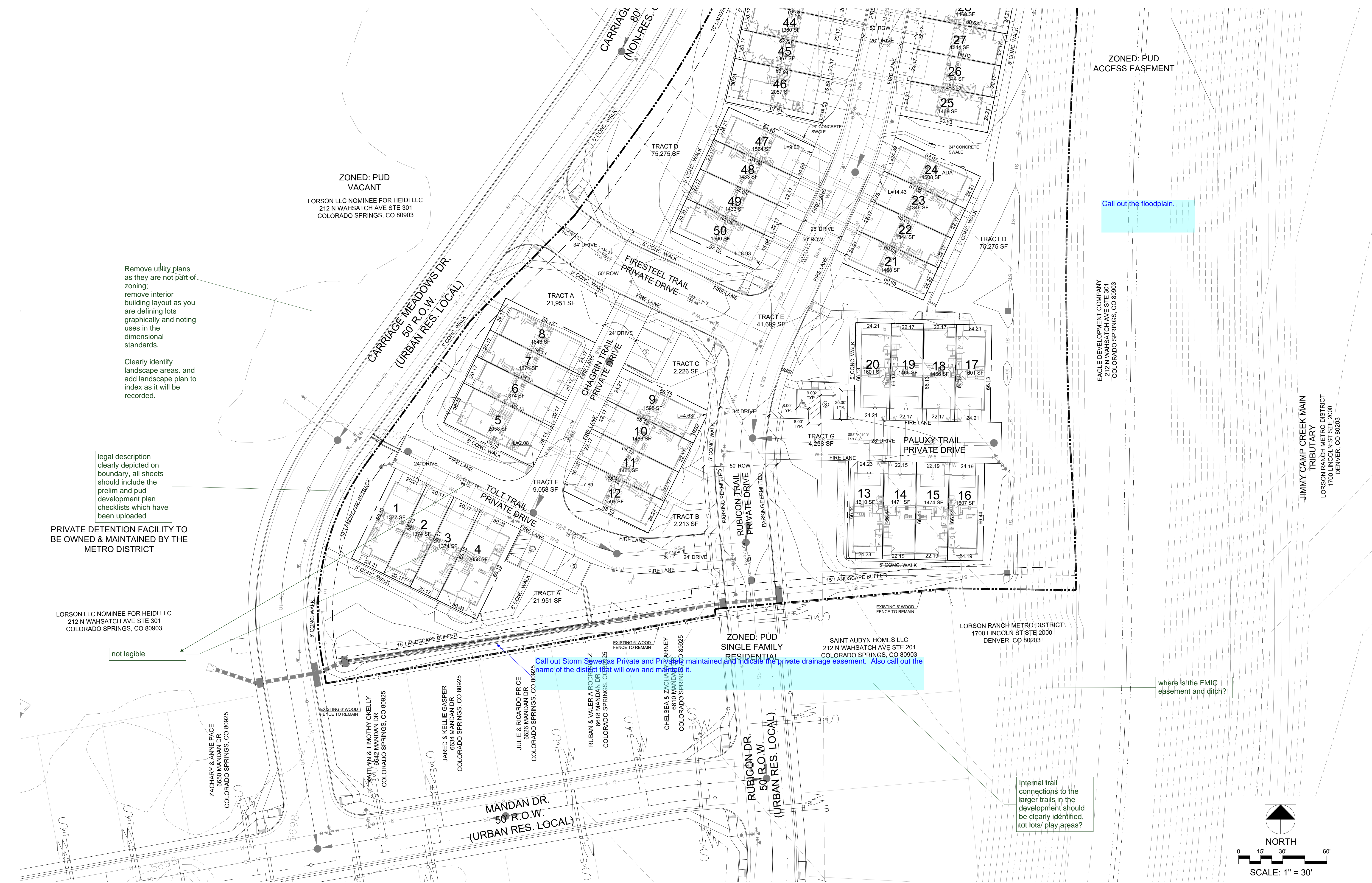


PCD FILE NO.: PUDSP-18-5

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



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

Remove utility plans as they are not part of zoning; remove interior building layout as you are defining lots graphically and noting uses in the dimensional standards.
 Clearly identify landscape areas, and add landscape plan to index as it will be recorded.

legal description clearly depicted on boundary, all sheets should include the prelim and pud development plan checklists which have been uploaded

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

not legible

Call out Storm Sewer as Private and Private to be maintained and indicate the private drainage easement. Also call out the name of the district that will own and maintain it.

ZONED: PUD ACCESS EASEMENT

Call out the floodplain.

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

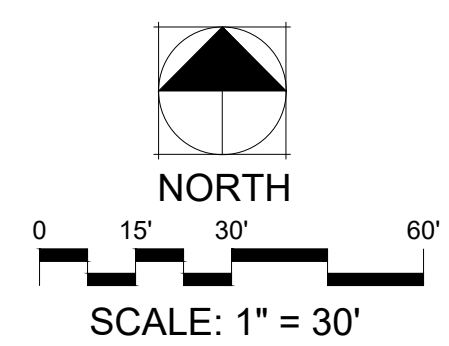
ZONED: PUD SINGLE FAMILY RESIDENTIAL

SAINT AUBYN HOMES LLC
 212 N WAHSATCH AVE STE 201
 COLORADO SPRINGS, CO 80903

LORSON RANCH METRO DISTRICT
 1700 LINCOLN ST STE 2000
 DENVER, CO 80203

where is the FMIC easement and ditch?

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



PCD FILE NO.: PUDSP-18-5

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

is this Utilities?

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

STAMP:

REV #	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

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

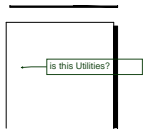
Markup Summary

dsdparsons (66)



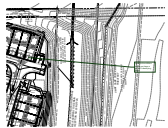
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/3/2019 11:09:19 AM
Color: ■

Remove the & (it looks like there is 1 Heidi).



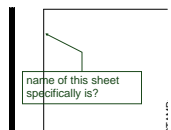
Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/3/2019 11:10:29 AM
Color: ■

is this Utilities?



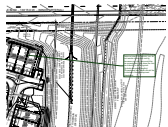
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:11:50 AM
Color: ■

remove the utilities since you have a sheet 4 identifying them



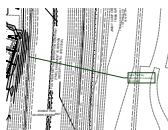
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:12:10 AM
Color: ■

name of this sheet specifically is?



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:14:42 AM
Color: ■

remove interior footprints; you do not want to make that zoning because any changes would be an amendment; just show the lots and identify a detail typical- (include driveway lengths) Dimensional standards should be included in the development standards.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:15:15 AM
Color: ■

legal shall be depicted on boundary all sheets



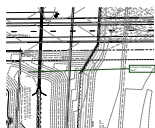
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:59:23 AM
Color: ■

the actual lot lines are not clear-please adjust so all internal lot lines and tract lines are clear and dimensioned.



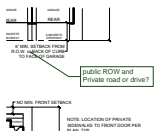
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:00:26 PM
Color: ■

please identify the sidewalk along the ROW.



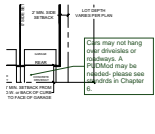
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:00:48 PM
Color: ■

is there a trail along here?



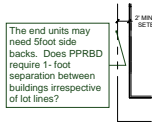
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:03:48 PM
Color: ■

public ROW and Private road or drive?



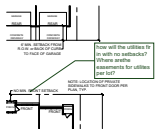
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:04:34 PM
Color: ■

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: 6/3/2019 12:04:59 PM
Color: ■

The end units may need 5foot side backs. Does PPRBD require 1- foot separation between buildings irrespective of lot lines?



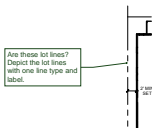
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:06:12 PM
Color: ■

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

all these comments pertain to each detail to the right:

Subject: Text Box
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:06:41 PM
Color: ■

all these comments pertain to each detail to the right:



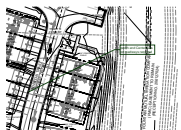
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:07:31 PM
Color: ■

Are these lot lines? Depict the lot lines with one line type and label.



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:09:13 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.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:09:54 PM
Color: ■

width and Centerlines of roadways required



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:10:46 PM
Color: ■

are the driveways in a tract or a part of the lot?



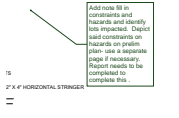
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:10:21 PM
Color: ■

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



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:20:21 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: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:20:49 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 .

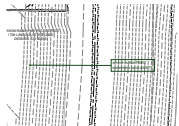


Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 1:23:25 PM
Color: ■

Remove utility plans as they are not part of zoning;

remove interior building layout as you are defining lots graphically and noting uses in the dimensional standards.

Clearly identify landscape areas. and add landscape plan to index as it will be recorded.



Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 1:24:00 PM
Color: ■

where is the FMIC easement and ditch?



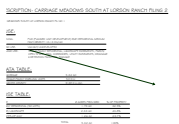
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:24:29 PM
Color: ■

Landscape plan

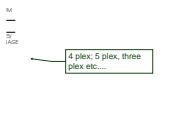


Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:29:35 PM
Color: ■

Attached



Subject: Arrow
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:29:48 PM
Color: ■



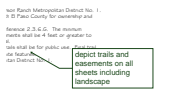
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:30:07 PM
Color: ■

4 plex; 5 plex, three plex etc....



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:30:56 PM
Color: ■

installed by? and



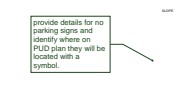
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:31:40 PM
Color: ■

depict trails and easements on all sheets including landscape



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:33:12 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)



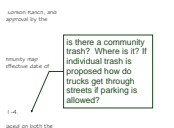
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:33:48 PM
Color: ■

provide details for no parking signs and identify where on PUD plan they will be located with a symbol.



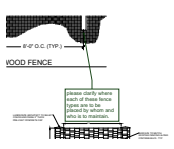
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:34:21 PM
Color: ■

Staff does not recommend parking on narrow private roads ways as it is a safety concern.



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:35:32 PM
Color: ■

is there a community trash? Where is it? If individual trash is proposed how do trucks get through streets if parking is allowed?



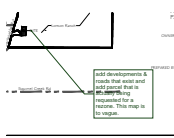
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:36:30 PM
Color: ■

please clarify where each of these fence types are to be placed by whom and who is to maintain.



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:37:16 PM
Color: ■

delete this; staff will not review these sheets



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:38:16 PM
Color: ■

add developments & roads that exist and add parcel that is actually being requested for a rezone. This map is too vague.

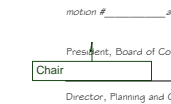


Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:38:44 PM
Color: ■



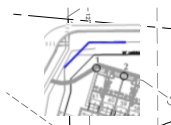
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:39:50 PM
Color: ■

this density calc. can be moved under land use table, attached single family

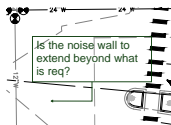


Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:40:02 PM
Color: ■

Chair

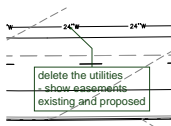


Subject: Image
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:43:09 PM
Color: ■



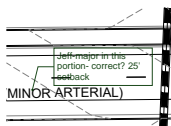
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:43:47 PM
Color: ■

Is the noise wall to extend beyond what is req?



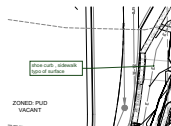
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:44:27 PM
Color: ■

delete the utilities
 - show easements existing and proposed



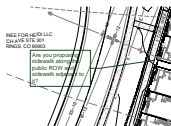
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:44:59 PM
Color: ■

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



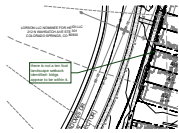
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:45:42 PM
Color: ■

shoe curb , sidewalk typo of surface



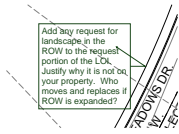
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:46:47 PM
Color: ■

Are you proposing sidewalk along the public ROW and sidewalk adjacent to it?



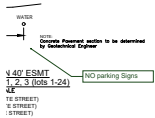
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:47:02 PM
Color: ■

there is not a ten foot landscape setback identified- bldgs appear to be within it.



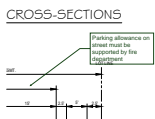
Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:47:52 PM
Color: ■

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?



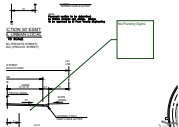
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:50:21 PM
Color: ■

NO parking Signs



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:52:25 PM
Color: ■

Parking allowance on street must be supported by fire department



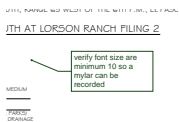
Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:53:18 PM
Color: ■

No Parking Signs-



Subject: Text Box
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:53:29 PM
Color: ■

Provide a parking table: Justify the parking; identify how many bedrooms, and how many spaces included in garage and in a 10 foot driveway plus guest parking areas.



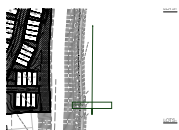
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:54:49 PM
Color: ■

verify font size are minimum 10 so a mylar can be recorded



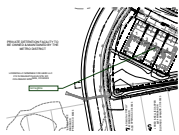
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:55:44 PM
Color: ■

All 8 sheets have title at top and then a subtitle on side describing sheet



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:56:08 PM
Color: ■

North



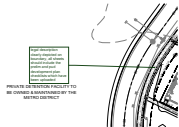
Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 1:58:27 PM
Color: ■

not legible



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 12:46:19 PM
Color: ■

& Preliminary Plan



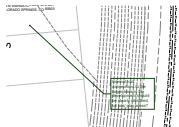
Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 2:02:49 PM
Color: ■

legal description clearly depicted on boundary, all sheets should include the prelim and pud development plan checklists which have been uploaded



Subject: Arrow
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 2:52:40 PM
Color: ■

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



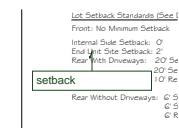
Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 5:05:40 PM
Color: ■

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.



Subject: Soils & Geology
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:14:36 AM
Color: ■

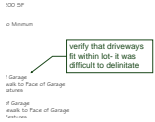
setback



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:21:26 AM
Color: ■

Rear Without

Subject: Arrow
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:21:33 AM
Color: ■



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:22:15 AM
Color: ■

verify that driveways fit within lot- it was difficult to delineate



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:22:41 AM
Color: ■

corner lot setbacks?



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:23:54 AM
Color: ■

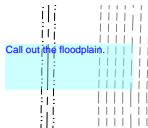
sheds not requiring bldg permit (200 SF) are not allowed? decks? gazebos, sauna, hot tub & deck are not allowed?



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:27:03 AM
Color: ■

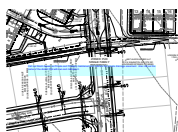
staff has a concern with these as minimal guest parking is provided. You may need to establish parameters and remove the rural home occ as a special use all together.

Steve Kuehster (3)



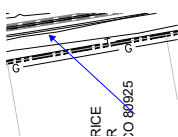
Subject: text box
Page Label: [1] SITE PLAN (2)
Author: Steve Kuehster
Date: 6/10/2019 12:50:02 PM
Color: ■

Call out the floodplain.



Subject: text box
Page Label: [1] SITE PLAN (2)
Author: Steve Kuehster
Date: 6/6/2019 2:36:42 PM
Color: ■

Call out Storm Sewer as Private and Privately maintained and indicate the private drainage easement. Also call out the name of the district that will own and maintain it.



Subject: Arrow
Page Label: [1] SITE PLAN (2)
Author: Steve Kuehster
Date: 6/6/2019 2:36:45 PM
Color: ■