

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 514 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR THE HILLS AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE HILLS AT LORSON RANCH PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

GENERAL NOTES:

- 1. REFER TO APPROVED LORSON RANCH DEVELOPMENT AGREEMENT #6, AS AMENDED, BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS FOR DEVELOPMENT INFORMATION.
2. NO RESIDENTIAL LOTS SHALL BE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
3. ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
4. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACKS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
5. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN FEET (10)
SIDE: FIVE FEET (5)
REAR: TEN FEET (10)
6. ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED.
7. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
8. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
9. FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
10. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR YARDS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
11. NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
12. NEW SIDEWALKS ARE TO BE 5' THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
13. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
14. INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE.
15. GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE COMPLETED AT THE TIME OF FINAL PLAT.
16. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

STREETS:

- 1. ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. TRACTS D AND G ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO FONTAINE BLVD. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 WILL MAINTAIN SAID TRACTS UNTIL SUCH TIME, IF ANY, THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT EL PASO COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER THE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHT-OF-WAY WITHIN THE HILLS AT LORSON RANCH. SEE FONTAINE BLVD. DETAIL ON SHEET 4.
3. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
4. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN. TYPICAL CROSS SECTIONS WILL BE SHOWN WITH FUTURE SUBMITTALS.
5. BASED UPON FUTURE NOISE STUDIES ILLUSTRATING MITIGATION TO BE NECESSARY, ANY REQUIRED SOUND WALLS SHALL BE CONSTRUCTED AS DEVELOPMENT OCCURS AND WILL FOLLOW UNIT DEVELOPMENT ALONG FONTAINE BLVD. THE NOISE WALL WILL BE LOCATED ALONG THE BACK OF LOTS WITHIN THE LANDSCAPE SETBACK/ BUFFER TRACTS. A NEW NOISE STUDY MAY BE REQUIRED PRIOR TO AMENDING, DOWNSIZING, OR REMOVING ANY REQUIREMENT FOR NOISE WALLS.
6. URBAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

LANDSCAPE:

delete this- the open space needs to be calculated off of this PUD plan and Preliminary plan acreage; you may NOT use already counted open space

- 1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
2. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
3. TOTAL OPEN SPACE ACREAGE IS CUMULATIVE OF THE OVERALL LORSON RANCH DEVELOPMENT IN ACCORDANCE WITH THE LORSON RANCH SKETCH PLAN AND THE LORSON RANCH OVERALL PUD DEVELOPMENT AND PHASING PLAN, AS AMENDED.
4. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
5. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
6. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUALS, AS AMENDED. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
7. TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
8. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0976G, EFFECTIVE DATE: DECEMBER 7, 2018.

SOILS:

- 1. A GEOLOGY AND SOILS STUDY FOR THE HILLS AT LORSON RANCH EL PASO, COUNTY, WAS COMPLETED BY RMG- ROCKY MOUNTAIN ENGINEERING. THE DEVELOPMENT PROPOSED WITH THE HILLS AT LORSON RANCH IS IN ACCORDANCE WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

SOILS:

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.

THE HILLS AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND SITE PLAN

LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

PUD and preliminary plan - delete site plan

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714285 IN THE EL PASO COUNTY, COLORADO RECORDS:

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF AND ITS NORTHERLY EXTENSION, SAID LINE BEING THE NORTH-WESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2668 PAGE 71 OF THE EL PASO COUNTY RECORDS, 1352.92 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206041590;
THENCE CONTINUING N38°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 295.16 FEET;
THENCE N38°22'41"E A DISTANCE OF 447.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN LORSON RANCH EAST FILING NO. 1"

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
(1) THENCE S70°06'29"E, A DISTANCE OF 34.95 FEET;
(2) THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;
(3) THENCE N38°22'35"E, A DISTANCE OF 0.03 FEET TO THE SOUTHWEST CORNER OF TRACT J, LORSON RANCH EAST FILING NO. 1";

THENCE ALONG THE LINES OF SAID TRACT J THE FOLLOWING FOUR (4) COURSES:

(1) THENCE N38°22'35"E, ALONG THE EASTERLY LINE THEREOF 345.15 FEET;
(2) THENCE N58°24'10"W, A DISTANCE OF 314.29 FEET;
(3) THENCE N43°26'13"W, A DISTANCE OF 336.42 FEET;
(4) THENCE N0°00'00"E, A DISTANCE OF 440.98 FEET TO THE SOUTH LINE OF LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

(1) THENCE N87°26'51"E, A DISTANCE OF 11.92 FEET;
(2) THENCE 304.57 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 704.79 FEET, A CENTRAL ANGLE OF 24°45'36", THE CHORD OF 302.21 FEET BEARS N75°30'05"E;
(3) THENCE N63°33'19"E, A DISTANCE OF 194.38 FEET;
(4) THENCE N67°51'09"E, A DISTANCE OF 113.39 FEET;
(5) THENCE N65°49'40"E, A DISTANCE OF 232.85 FEET;
(6) THENCE 90.04 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 9°40'45", THE CHORD OF 89.94 FEET BEARS N21°59'18"W;

THENCE S57°31'41"E, A DISTANCE OF 30.77 FEET;
THENCE S22°54'14"E, A DISTANCE OF 56.00 FEET;
THENCE S7°28'57"W, A DISTANCE OF 33.43 FEET;
THENCE 213.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS S40°31'27"E;
THENCE S52°01'21"E, A DISTANCE OF 254.46 FEET TO THE NORTH-WESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE S37°58'39"W, ALONG SAID NORTH-WESTERLY LINE 2.00 FEET;
THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;
THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;
THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;
THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS S58°02'51"E;
THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;
THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;
THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;
THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;
THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;
THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;
THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;
THENCE S26°00'13"E, A DISTANCE OF 36.77 FEET;
THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;
THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;
THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;
THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 38.74 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;
THENCE 62.79 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;
THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;
THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;
THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;
THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;
THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;
THENCE S66°58'07"W, A DISTANCE OF 9.29 FEET;
THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;
THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;
THENCE S73°54'03"W, A DISTANCE OF 32.07 FEET;
THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;
THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;
THENCE N67°31'03"W, A DISTANCE OF 263.79 FEET;
THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.

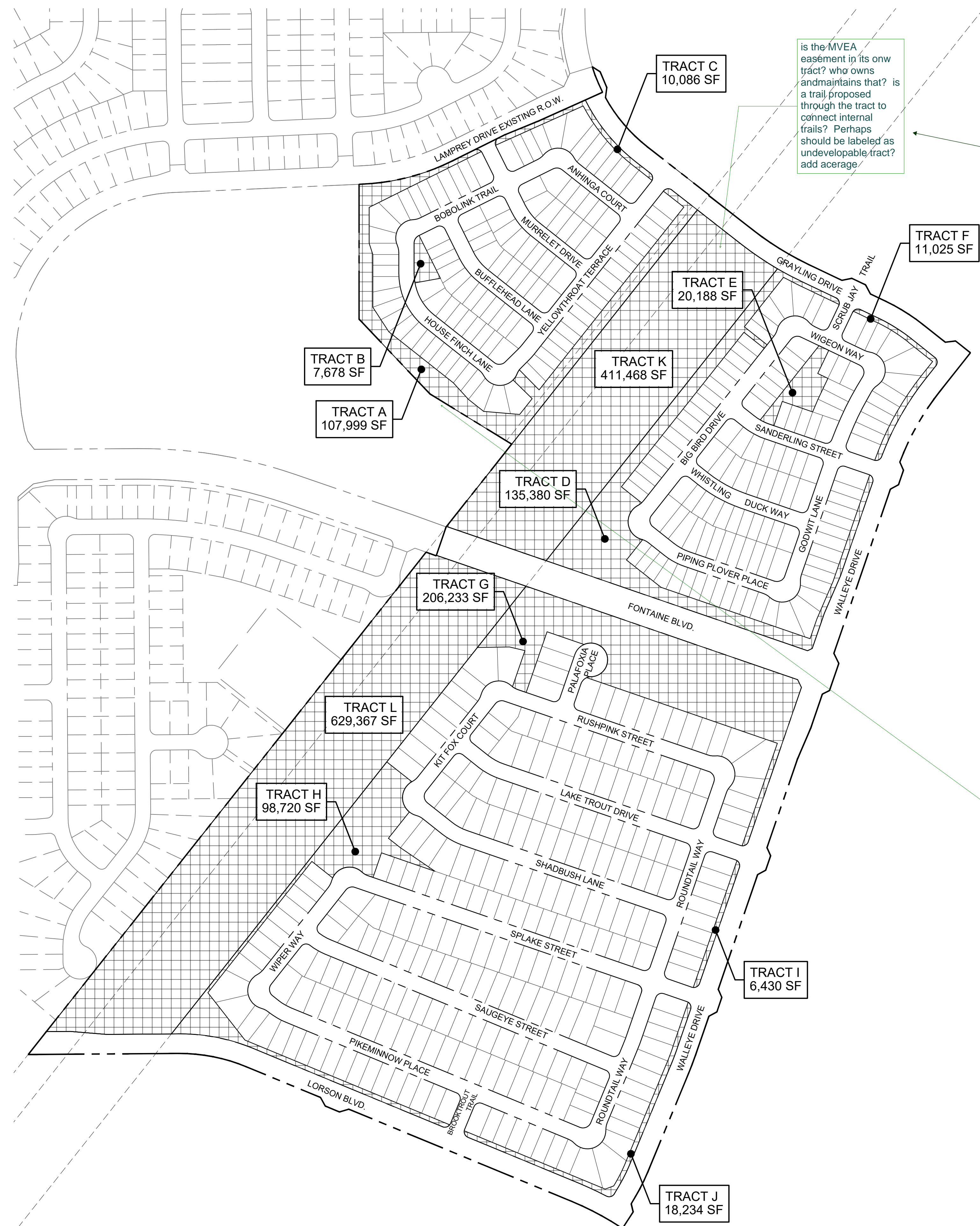
THENCE S37°58'39"W, ALONG SAID NORTH-WESTERLY LINE 2.00 FEET;
THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;
THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;
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THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;
THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;
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THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
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THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;
THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS S58°02'51"E;
THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;
THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;
THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;
THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;
THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;
THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;
THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;
THENCE S26°00'13"E, A DISTANCE OF 36.77 FEET;
THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;
THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;
THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;
THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 38.74 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;
THENCE 62.79 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;
THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;
THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;
THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;
THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;
THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;
THENCE S66°58'07"W, A DISTANCE OF 9.29 FEET;
THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;
THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;
THENCE S73°54'03"W, A DISTANCE OF 32.07 FEET;
THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;
THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;
THENCE N67°31'03"W, A DISTANCE OF 263.79 FEET;
THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.

THENCE S37°58'39"W, ALONG SAID NORTH-WESTERLY LINE 2.00 FEET;
THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;
THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;
THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;
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THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;
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THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;
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THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;
THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;
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THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
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THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;
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THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
THENCE S89°35'58"W, A DISTANCE OF 490.91 FE



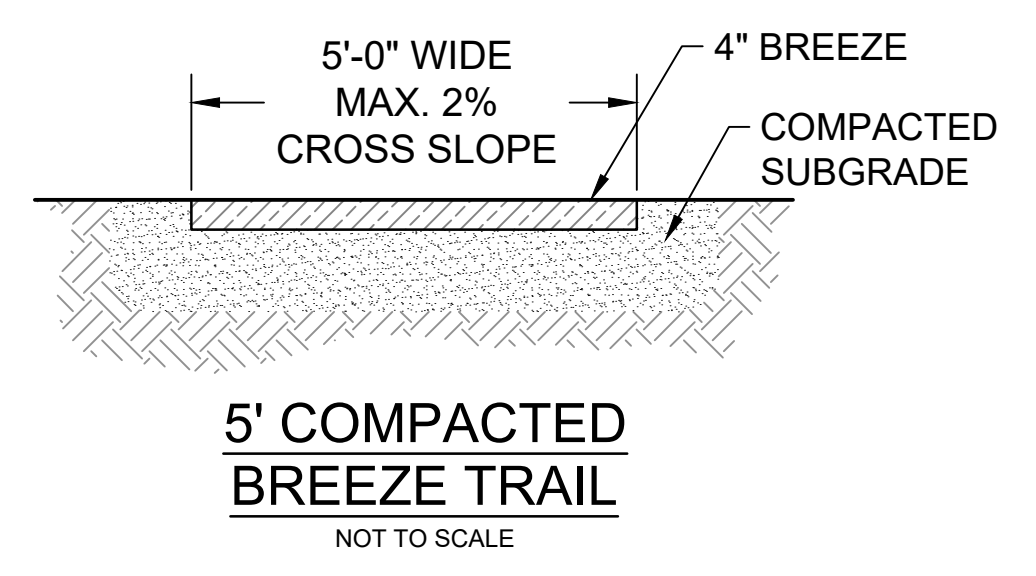
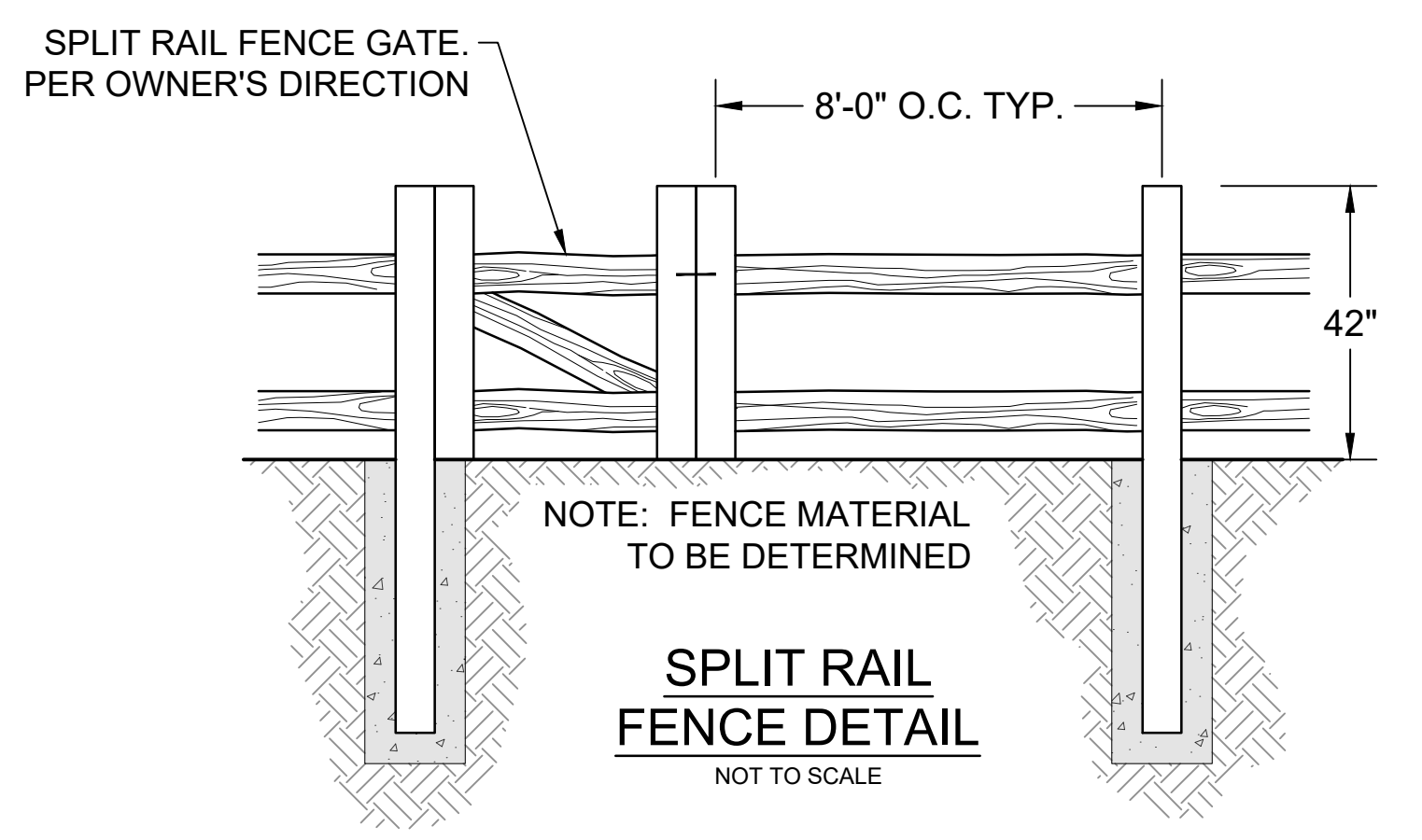
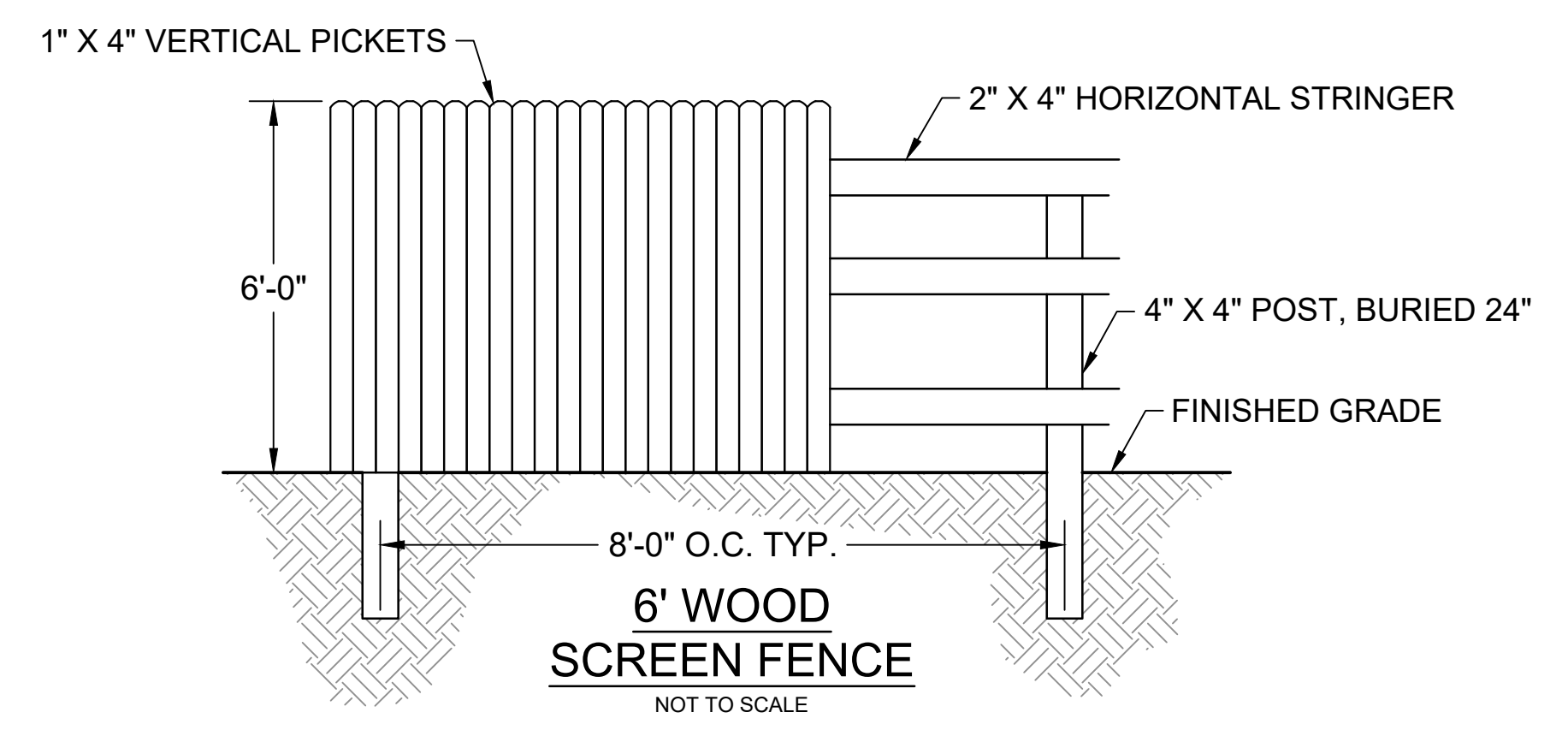
FILE LOCATION: S:20:1129:001 LORSON RANCH: THE HILLS 100 DWG:104 PLAN SETS/DEVELOPMENT PLAN/D01.DWG



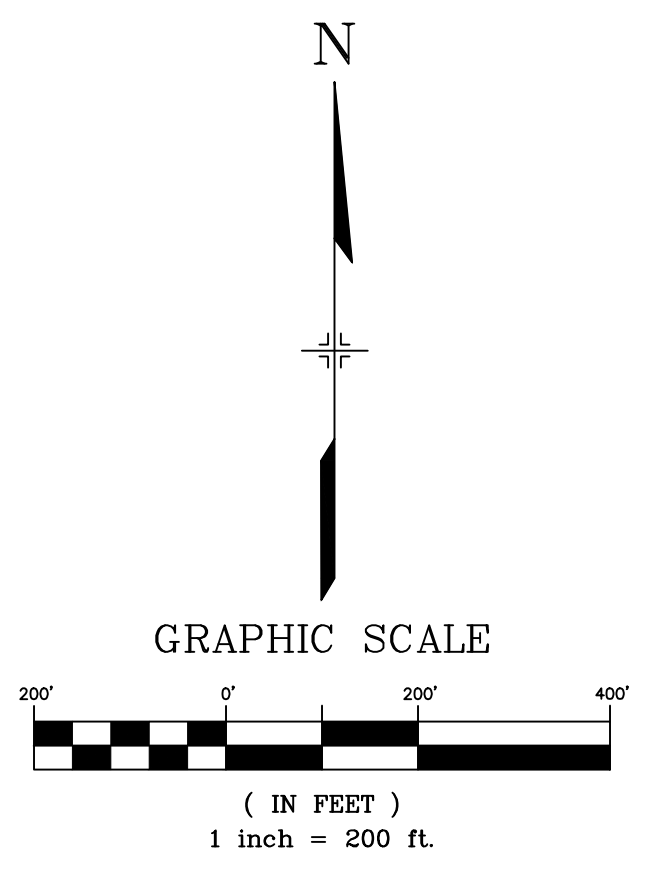
is the MVEA easement in its own tract? who owns and maintains that? is a trail proposed through the tract to connect internal trails? Perhaps should be labeled as undevelopable tract? add acreage.

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	107,999	X	X	X	X	LRMD	LRMD
B	7,678	X	X	X	X	LRMD	LRMD
C	10,086	X	X	X	X	LRMD	LRMD
D	135,380	X	X	X	X	LRMD	LRMD
E	20,188	X	X	X	X	LRMD	LRMD
F	11,025	X	X	X	X	LRMD	LRMD
G	206,233	X	X	X	X	LRMD	LRMD
H	98,720	X	X	X	X	LRMD	LRMD
I	6,430	X	X	X	X	LRMD	LRMD
J	18,234	X	X	X	X	LRMD	LRMD
K	411,468	X		X	X	LRMD	LRMD
L	629,367	X		X	X	LRMD	LRMD
1,662,808							

LRMD = LORSON RANCH METROPOLITAN DISTRICT

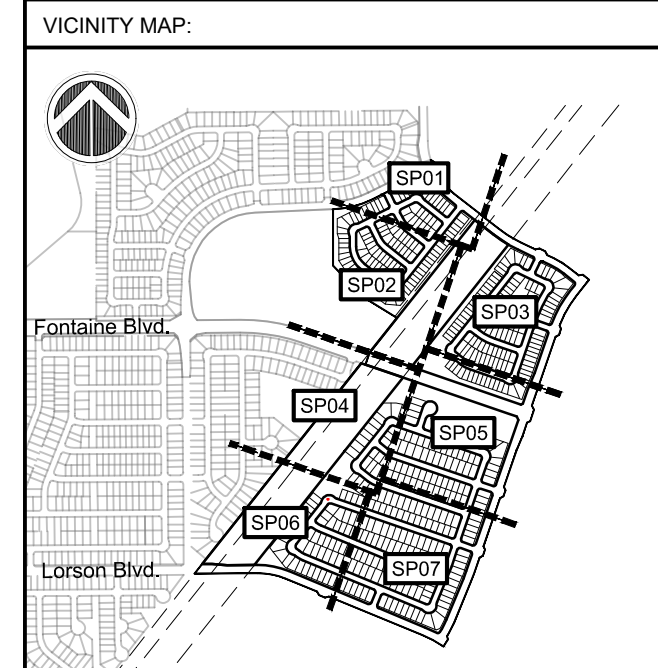


does this require a retaining wall? please include so that a site dev plan is not needed later



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100 FAX: (719) 575-0208  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S., BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903  
 (719) 635-3200



PROJECT:  
 THE HILLS AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND SITE PLAN  
 EL PASO COUNTY, CO  
 INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY:

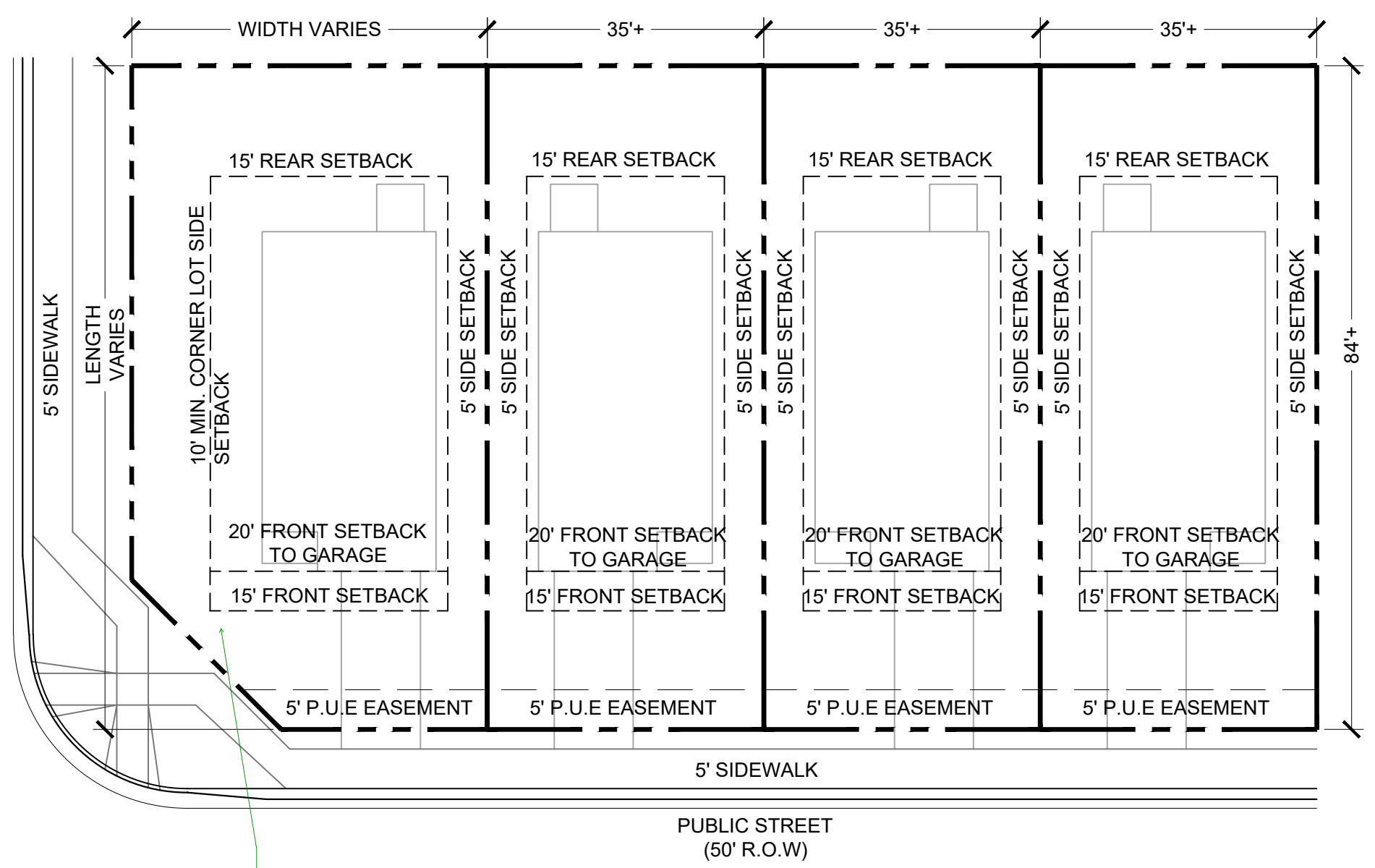
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: RAF  
 CHECKED BY: JAA  
 APPROVED BY: JAA

SHEET TITLE:  
**PUD TRACT MAP AND DETAILS**  
  
**DT01**  
 SHEET 02 OF 11  
 PCD FILE NO:

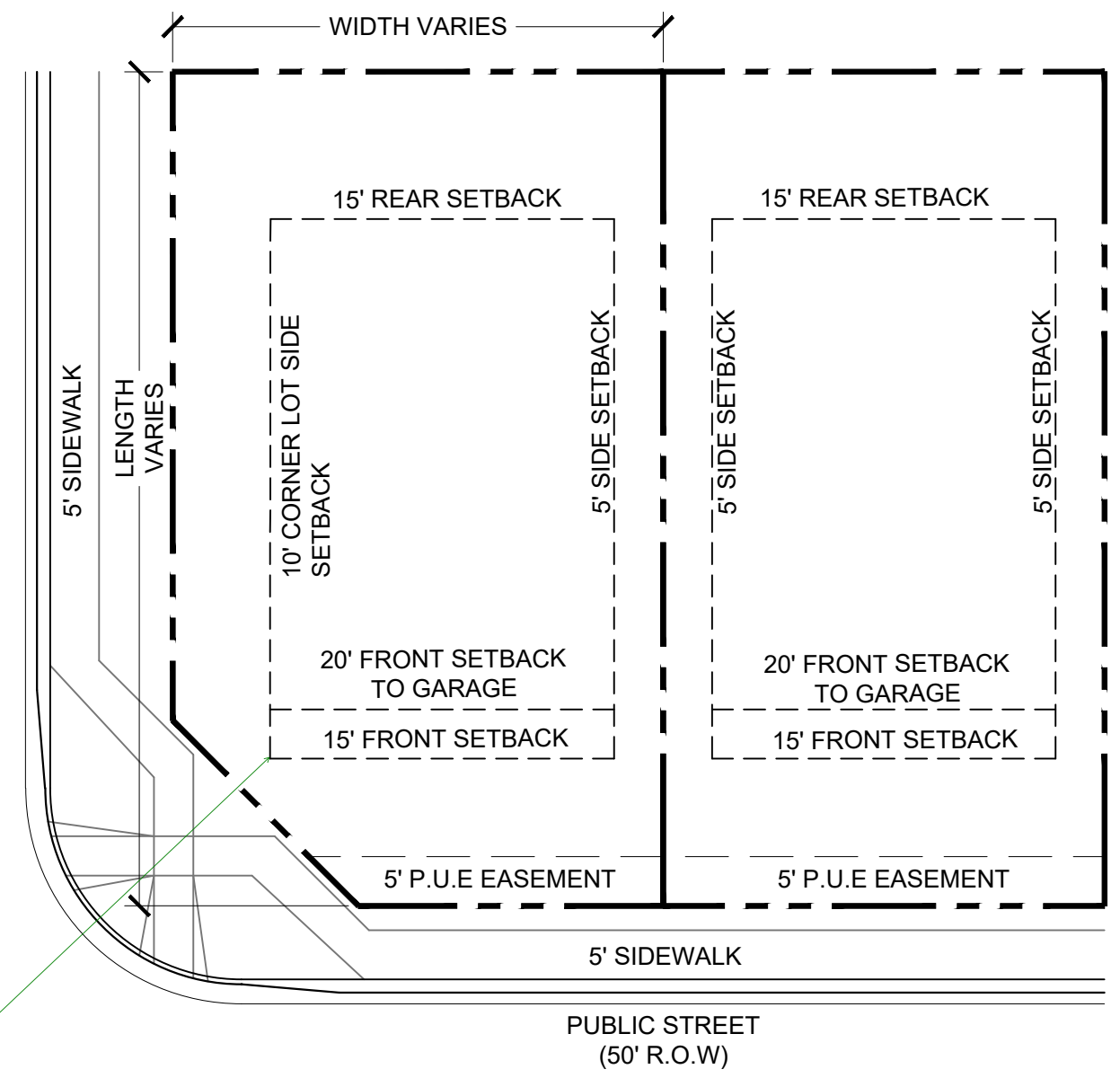


title block all pages



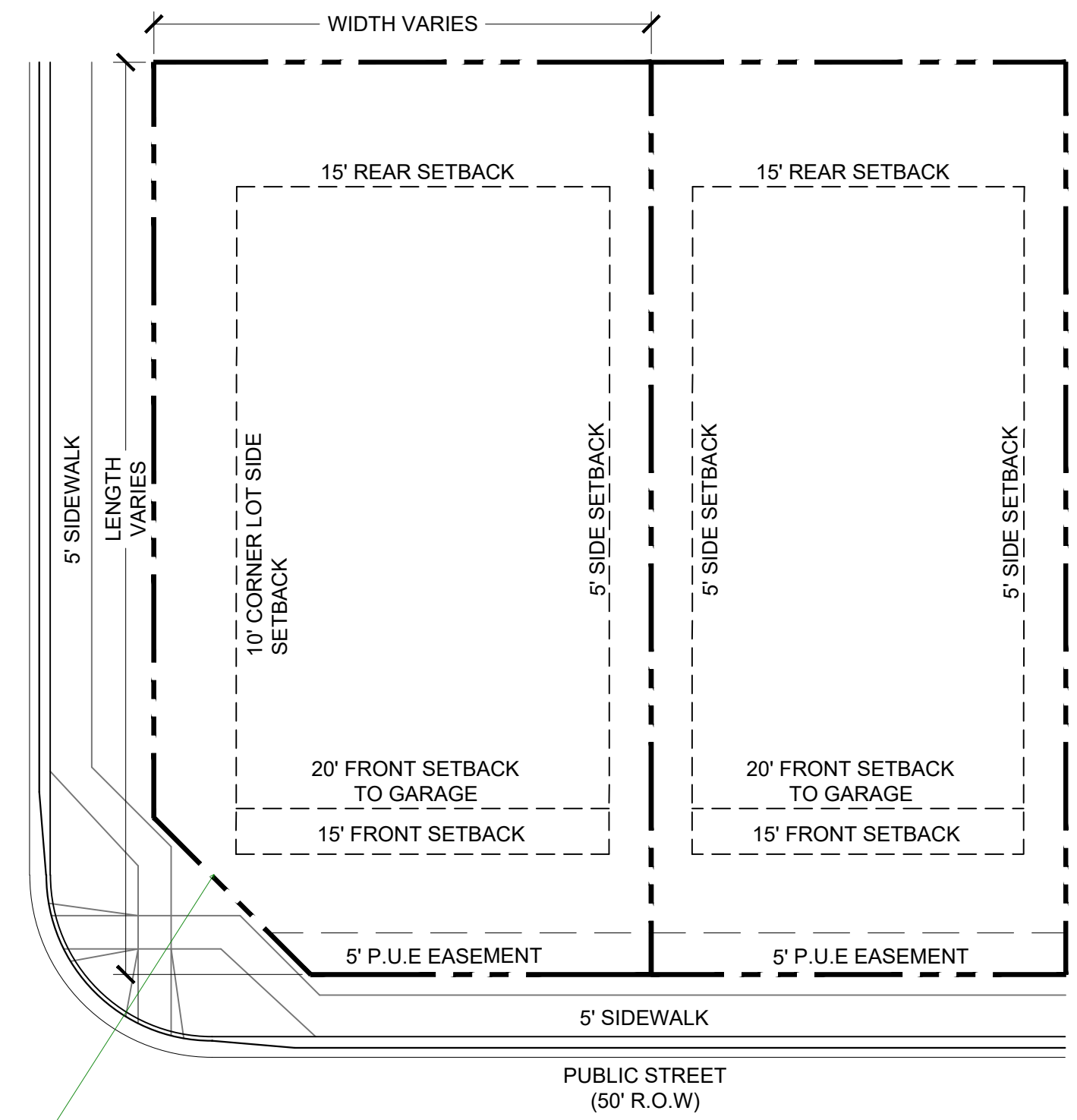
LOTS 1-239

this is much shorter than 15' please dimension and add the setback to the corner o details



LOTS 271-284, 289-305, 319-335, 352-384, 408-448, 469-514

this is much shorter than 15' please dimension and add the setback to the corner o details



LOTS 240-270, 285-288, 306-318, 336-351, 385-407, 449-468

this is much shorter than 15' please dimension and add the setback to the corner o details

DIMENSIONAL STANDARDS AND GUIDELINES

- 1. MINIMUM LOT AREA: A. DWELLING, TWO FAMILY SINGLE FAMILY: 2,500 SF
2. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. SETBACK REQUIREMENTS (SEE DETAILS):
A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
B. SIDE YARD: FIVE FEET (5') MIN. BETWEEN BUILDINGS
C. REAR YARD: FIFTEEN FEET (15')
D. CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')

change this to add the small corner setback per comment above

no window wells in drainage easements

please add a note to all the various types; no window wells are allowed in drainage easements- please check with builder this has been problematic lately

DEVELOPMENT STANDARDS AND GUIDELINES

- PRINCIPAL USES:
1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCINGS, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.
\*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED
TEMPORARY USES:
1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES
\*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED
ACCESSORY USES:
1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.
\*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

DIMENSIONAL STANDARDS FOR LOTS 271 - 284, 289 - 305, 319 - 335, 352 - 384, 408 - 448, 469 - 514

- 1. MINIMUM LOT AREA: A. DWELLING, SINGLE FAMILY: 3,825 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. SETBACK REQUIREMENTS (SEE DETAILS):
A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
B. SIDE YARD: FIVE FEET (5')
C. REAR YARD: FIFTEEN FEET (15')
D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

SPECIAL USES:

- 1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
ACCESSORY STRUCTURES:
1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE: STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOs, PATIOS, HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
\*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

DIMENSIONAL STANDARDS FOR LOTS 240 - 270, 285 - 288, 306 - 318, 336 - 351, 385 - 407, 449 - 468

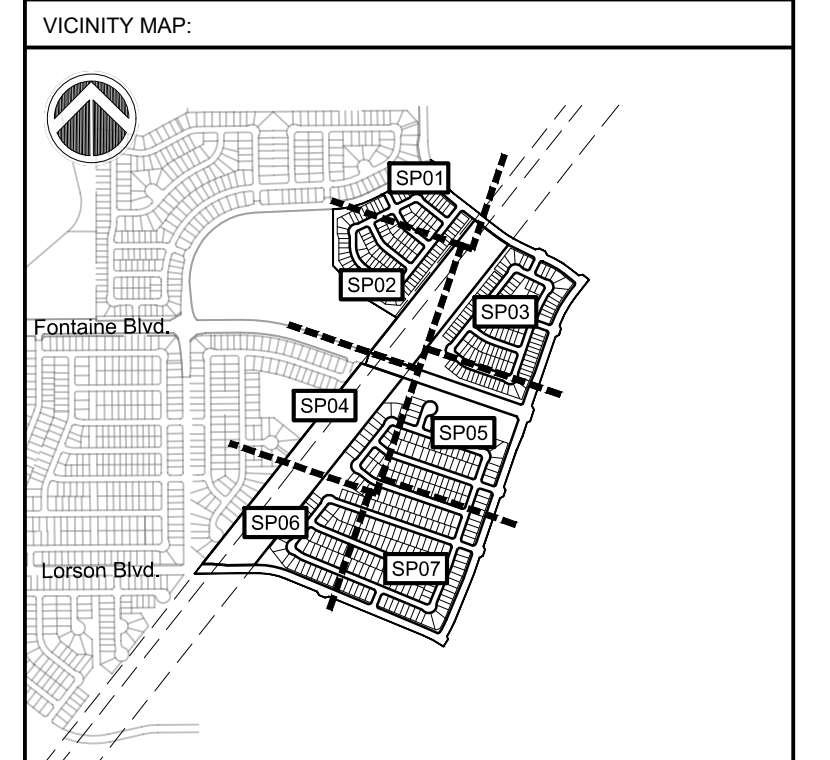
- 1. MINIMUM LOT AREA: A. DWELLING, SINGLE FAMILY: 5,000 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40')
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40')
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
6. SETBACK REQUIREMENTS (SEE DETAILS):
A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
B. SIDE YARD: FIVE FEET (5')
C. REAR YARD: FIFTEEN FEET (15')
D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')

TYPICAL LOT NOTES:

- 1. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: Matrix
CIVIL ENGINEER: CORE ENGINEERING GROUP

OWNER/DEVELOPER:
LORSON LLC
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND SITE PLAN
EL PASO COUNTY, CO
INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY table with columns: NO, DATE, DESCRIPTION, BY

DRAWING INFORMATION:
PROJECT NO: 20.1129.001
DRAWN BY: RAF
CHECKED BY: JAA
APPROVED BY: JAA

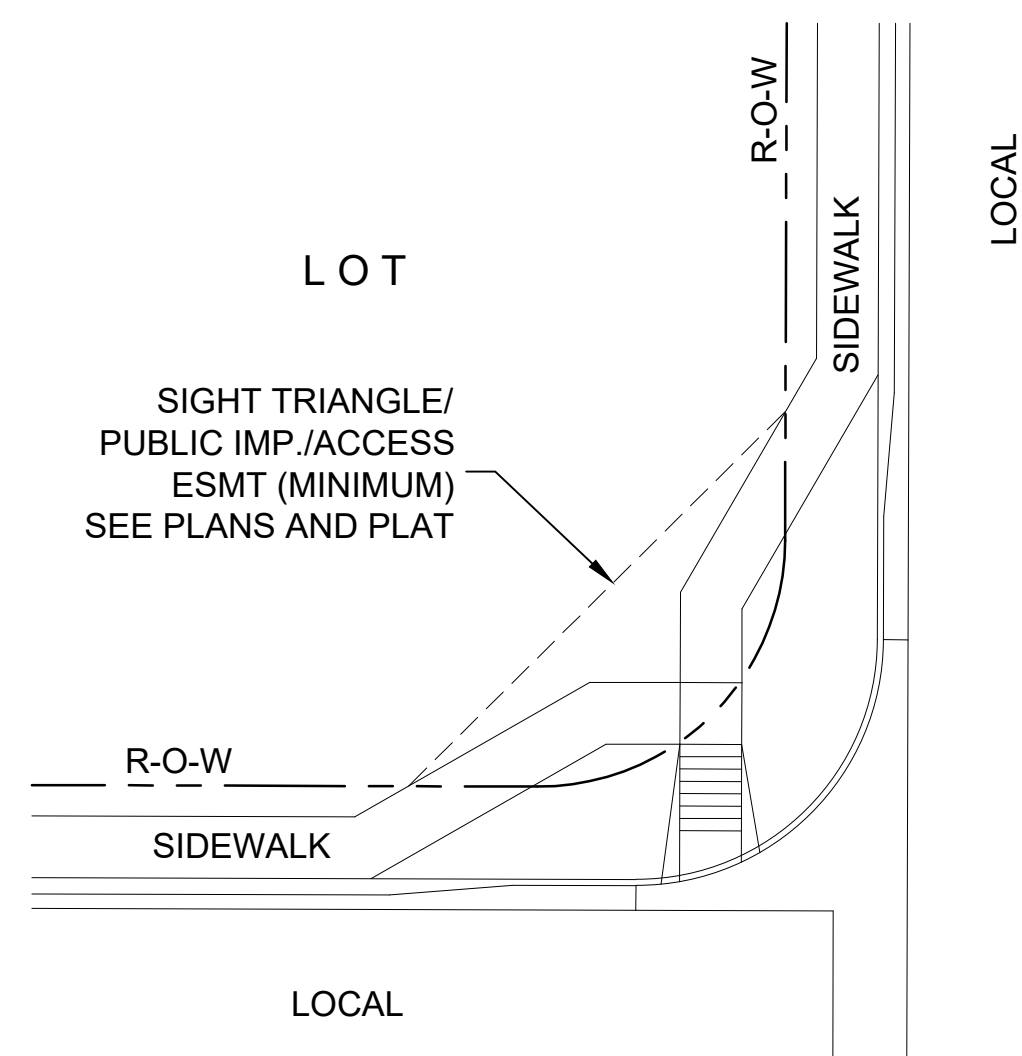
SHEET TITLE:

PUD DETAILS

DT02
SHEET 03 OF 11

FILE LOCATION: S:20:1129:001 LORSON RANCH- THE HILLS@100 DWG:104 PLAN SETS@DEVELOPMENT PLANDT01.DWG

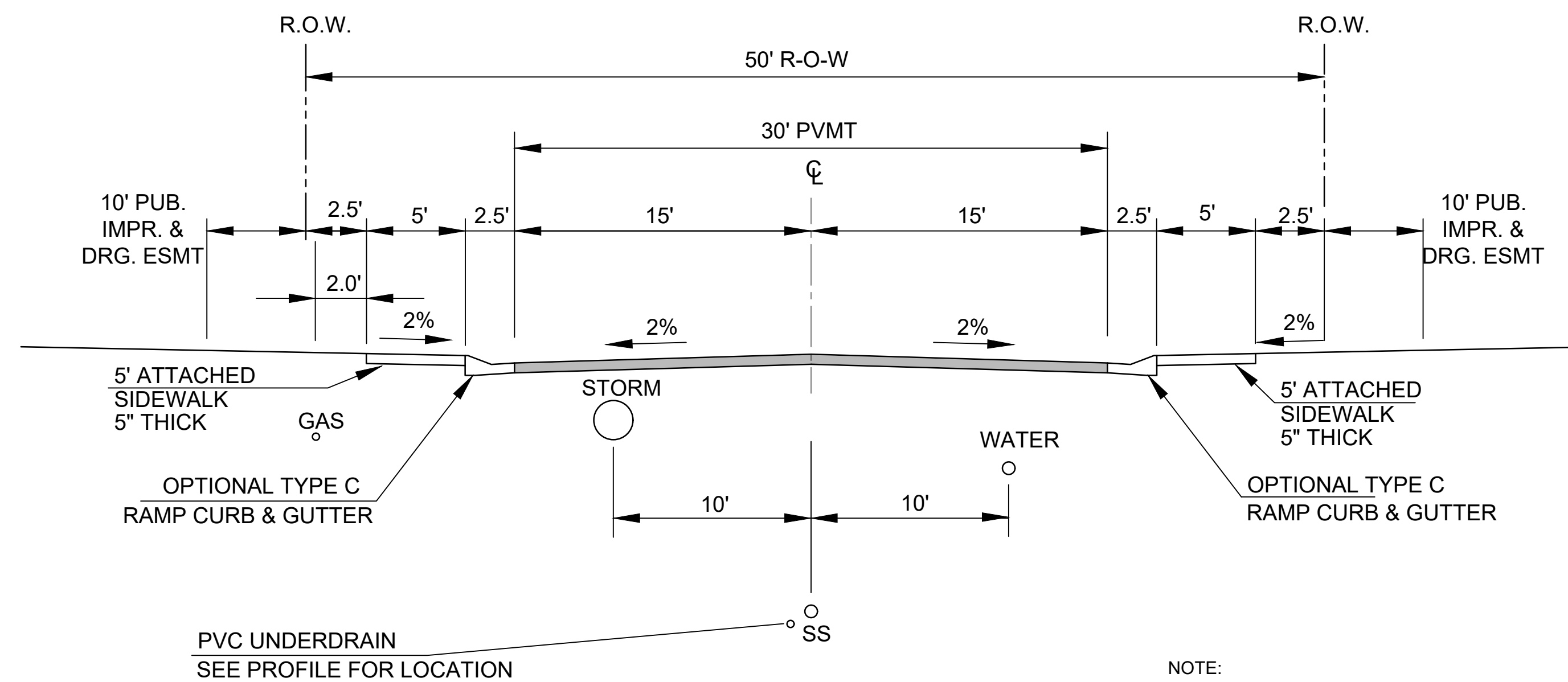




- NOTE:
1. ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCLOSES INTO THE PRIVATE LOTS.
  2. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT.
  3. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLE.

**LOCAL ROADWAY SIGHT TRIANGLE  
PUBLIC IMPROVEMENT ESMT.**

NOT TO SCALE

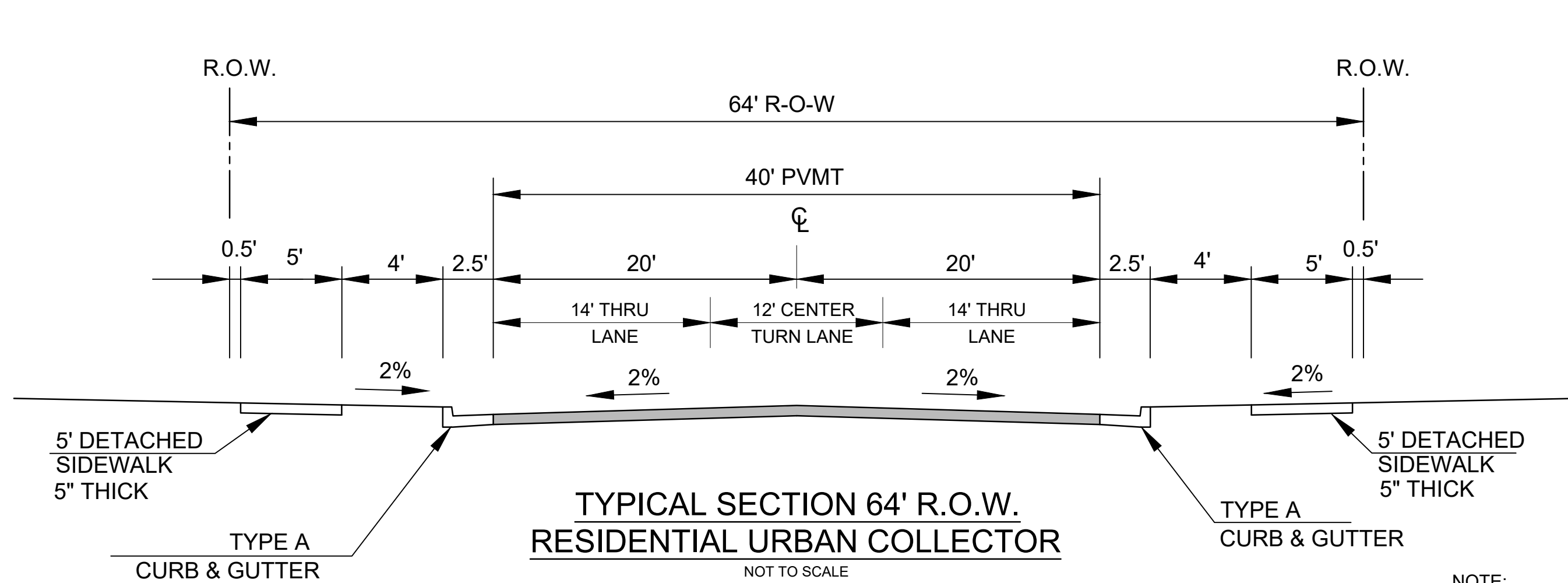


DESIGN SPEED: 25 MPH  
POSTED SPEED: 25 MPH

**TYPICAL SECTION 50' R.O.W.  
RESIDENTIAL URBAN LOCAL**

NOT TO SCALE

NOTE:  
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.



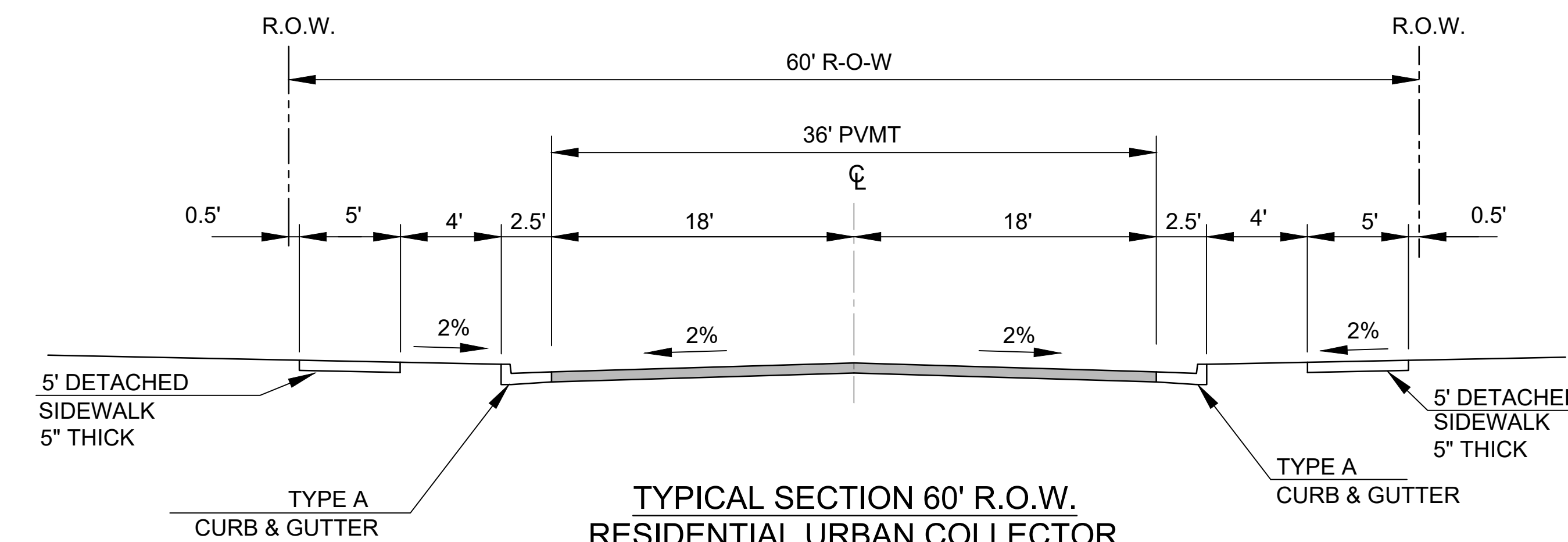
**TYPICAL SECTION 64' R.O.W.  
RESIDENTIAL URBAN COLLECTOR**

NOT TO SCALE

LORSON BOULEVARD (LAMPREY DR TO WALLEYE DR)  
WALLEYE DRIVE (LORSON BLVD TO FONTAINE BLVD)

DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH

NOTE:  
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

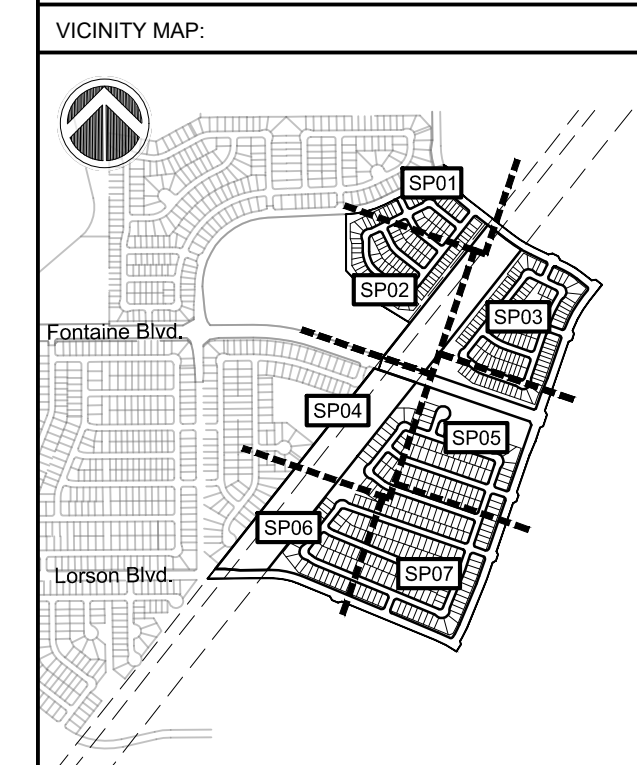


**TYPICAL SECTION 60' R.O.W.  
RESIDENTIAL URBAN COLLECTOR**

NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)  
GRAYLING DRIVE

DESIGN SPEED: 40 MPH  
POSTED SPEED: 35 MPH



PROJECT:  
THE HILLS AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND SITE PLAN

EL PASO COUNTY, CO  
INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

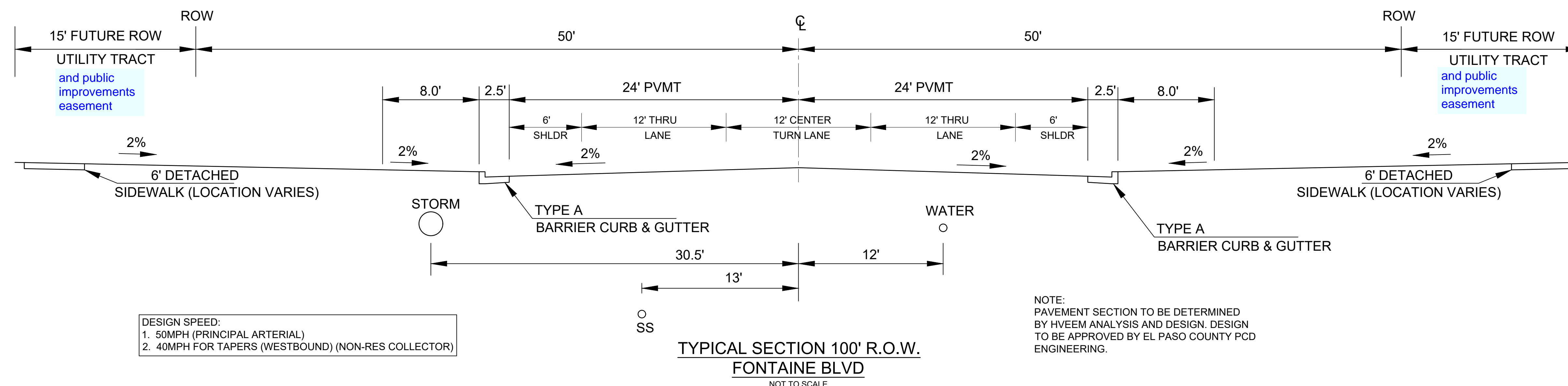
DRAWING INFORMATION:  
PROJECT NO: 20.1129.001  
DRAWN BY: RAF  
CHECKED BY: JAA  
APPROVED BY: JAA  
SHEET TITLE:

**PUD DETAILS**

**DT03**

SHEET 04 OF 11

PCD FILE NO:



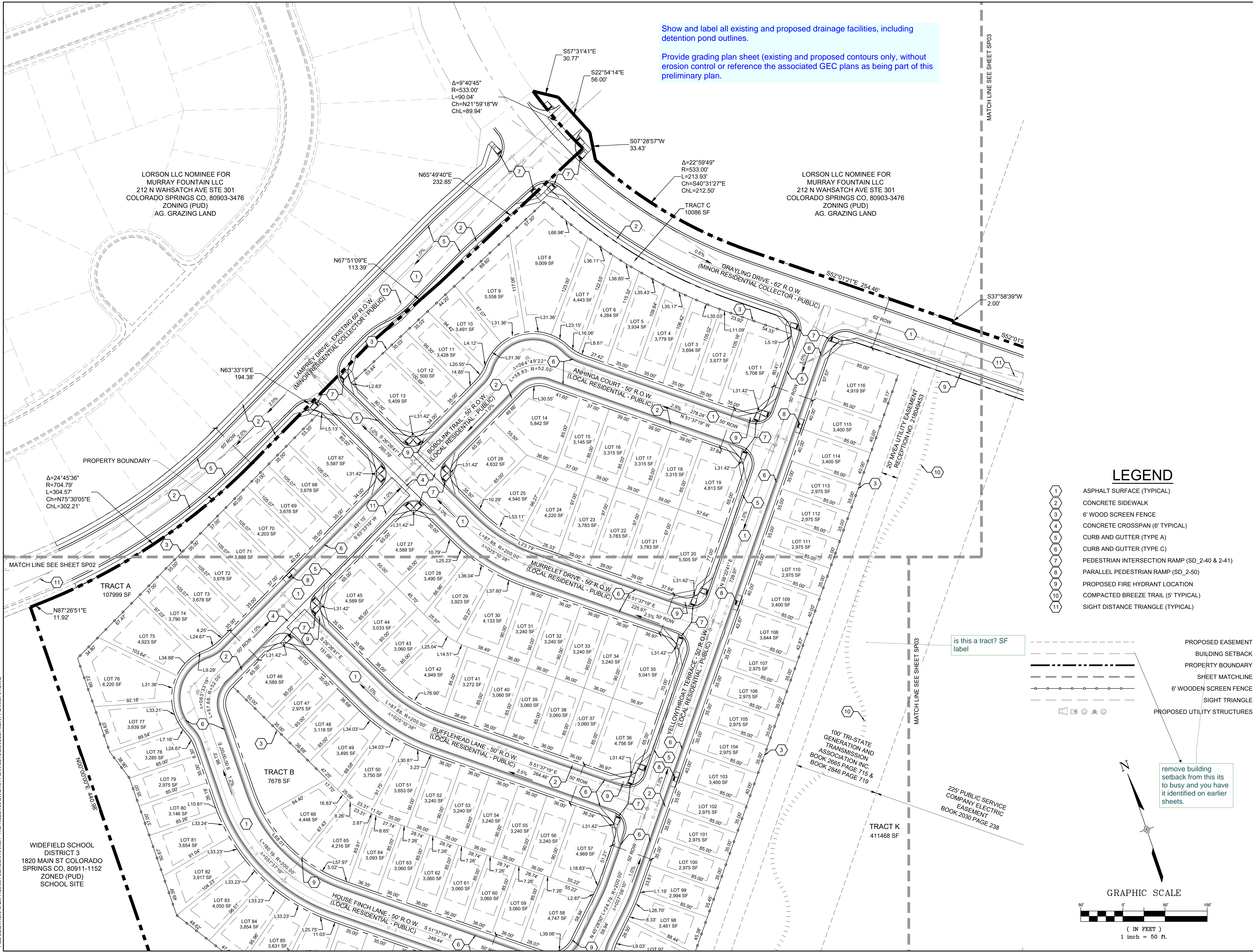
DESIGN SPEED:  
1. 50MPH (PRINCIPAL ARTERIAL)  
2. 40MPH FOR TAPERS (WESTBOUND) (NON-RES COLLECTOR)

**TYPICAL SECTION 100' R.O.W.  
FONTAINE BLVD**

NOT TO SCALE

NOTE:  
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.





Show and label all existing and proposed drainage facilities, including detention pond outlines.

Provide grading plan sheet (existing and proposed contours only, without erosion control or reference the associated GEC plans as being part of this preliminary plan.

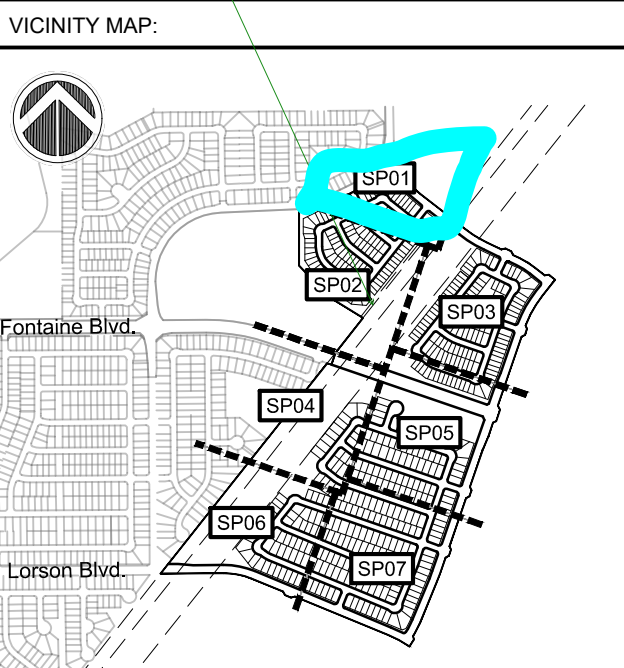
CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100 FAX: (719) 575-0208  
 CIVIL ENGINEER: CORE ENGINEERING GROUP  
 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200

LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO, 80903-3476  
 ZONING (PUD)  
 AG. GRAZING LAND

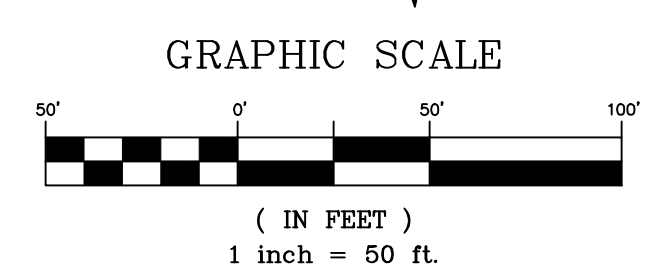
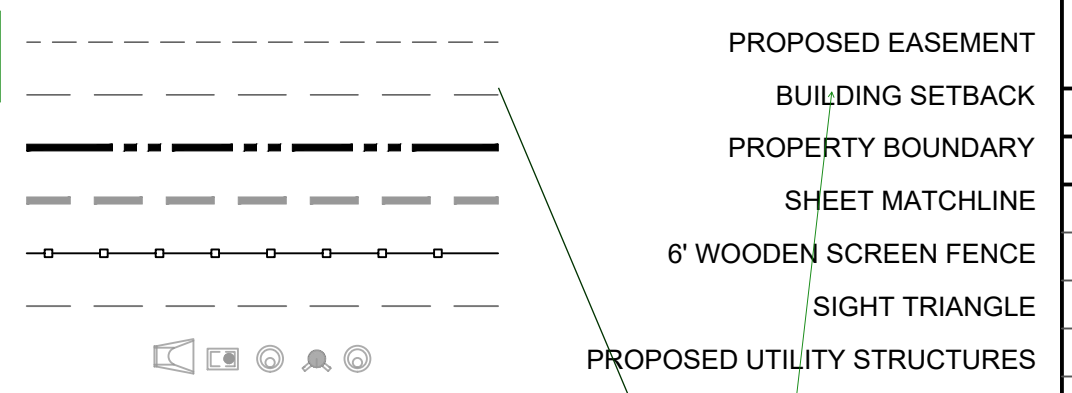
LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO, 80903-3476  
 ZONING (PUD)  
 AG. GRAZING LAND

highlight what sheet on each key map on each page



**LEGEND**

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD\_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)



PROJECT:  
**THE HILLS AT LORSON RANCH**  
 PLANNED UNIT DEVELOPMENT AND SITE PLAN  
 EL PASO COUNTY, CO  
 INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: RAF  
 CHECKED BY: JAA  
 APPROVED BY: JAA  
 SHEET TITLE:

**SITE PLAN**

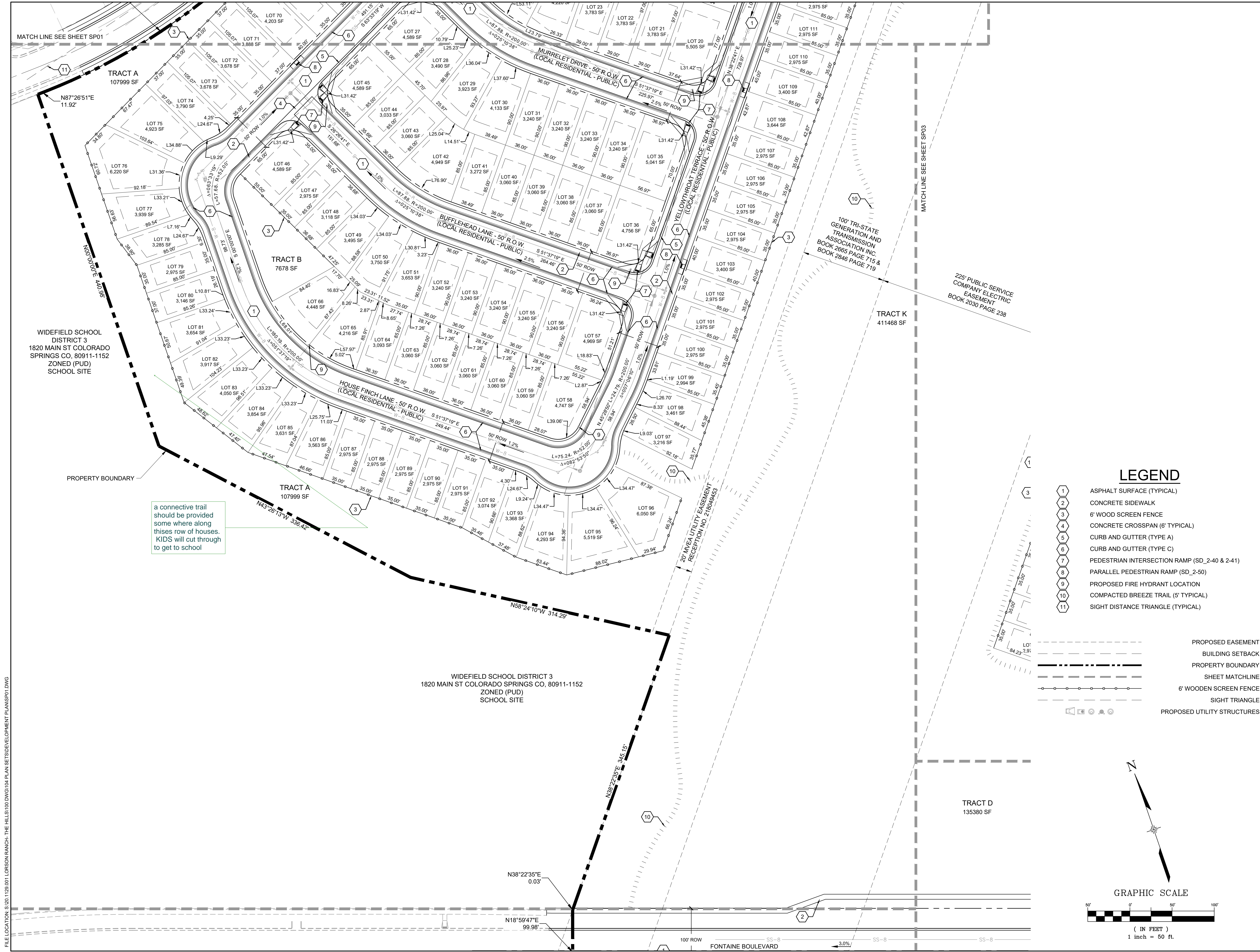
**SP01**

SHEET 05 OF 11

PCD FILE NO:

FILE LOCATION: S:\20.1129.001\LORSON RANCH- THE HILLS\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG





MATCH LINE SEE SHEET SP01

MATCH LINE SEE SHEET SP03

WIDEFIELD SCHOOL DISTRICT 3  
1820 MAIN ST COLORADO SPRINGS CO, 80911-1152  
ZONED (PUD) SCHOOL SITE

a connective trail should be provided some where along this row of houses. KIDS will cut through to get to school

PROPERTY BOUNDARY

WIDEFIELD SCHOOL DISTRICT 3  
1820 MAIN ST COLORADO SPRINGS CO, 80911-1152  
ZONED (PUD) SCHOOL SITE

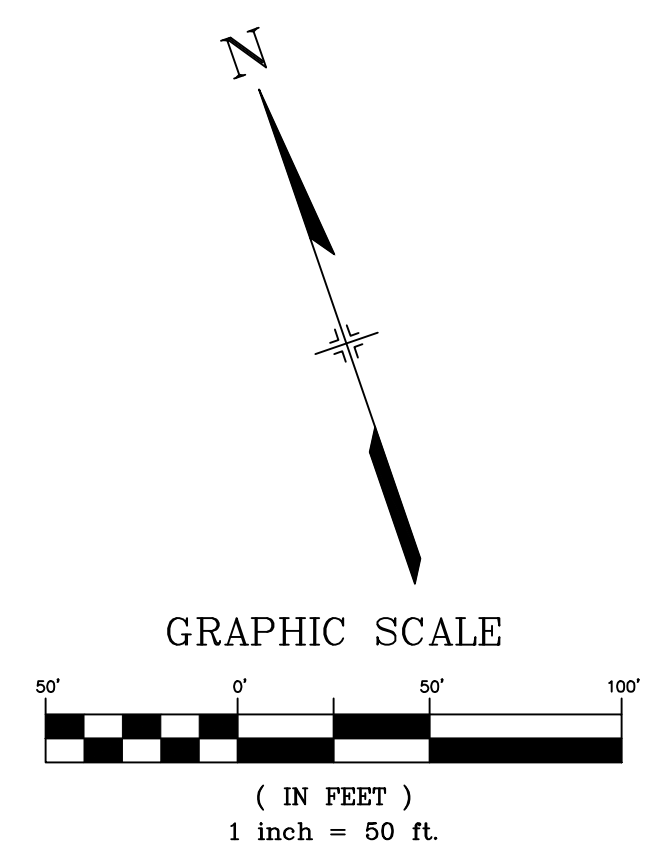
TRACT K  
411468 SF

TRACT D  
135380 SF

**LEGEND**

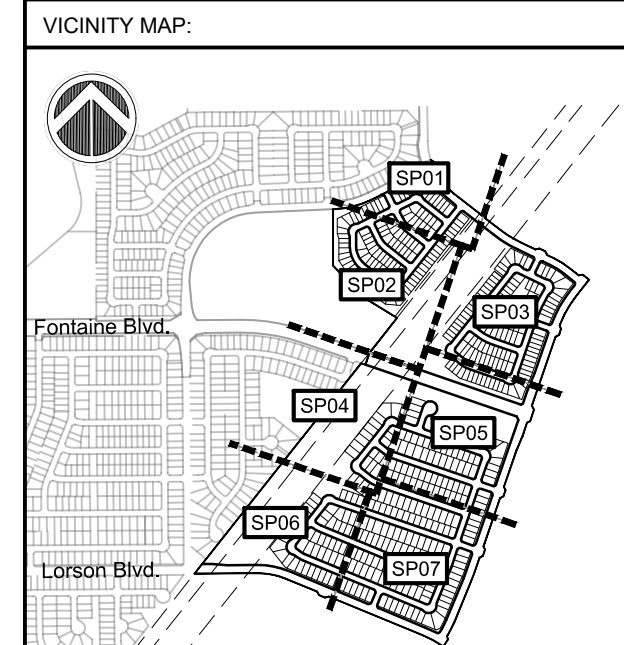
- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD\_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208  
CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200



PROJECT:  
**THE HILLS AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND SITE PLAN**  
EL PASO COUNTY, CO  
INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

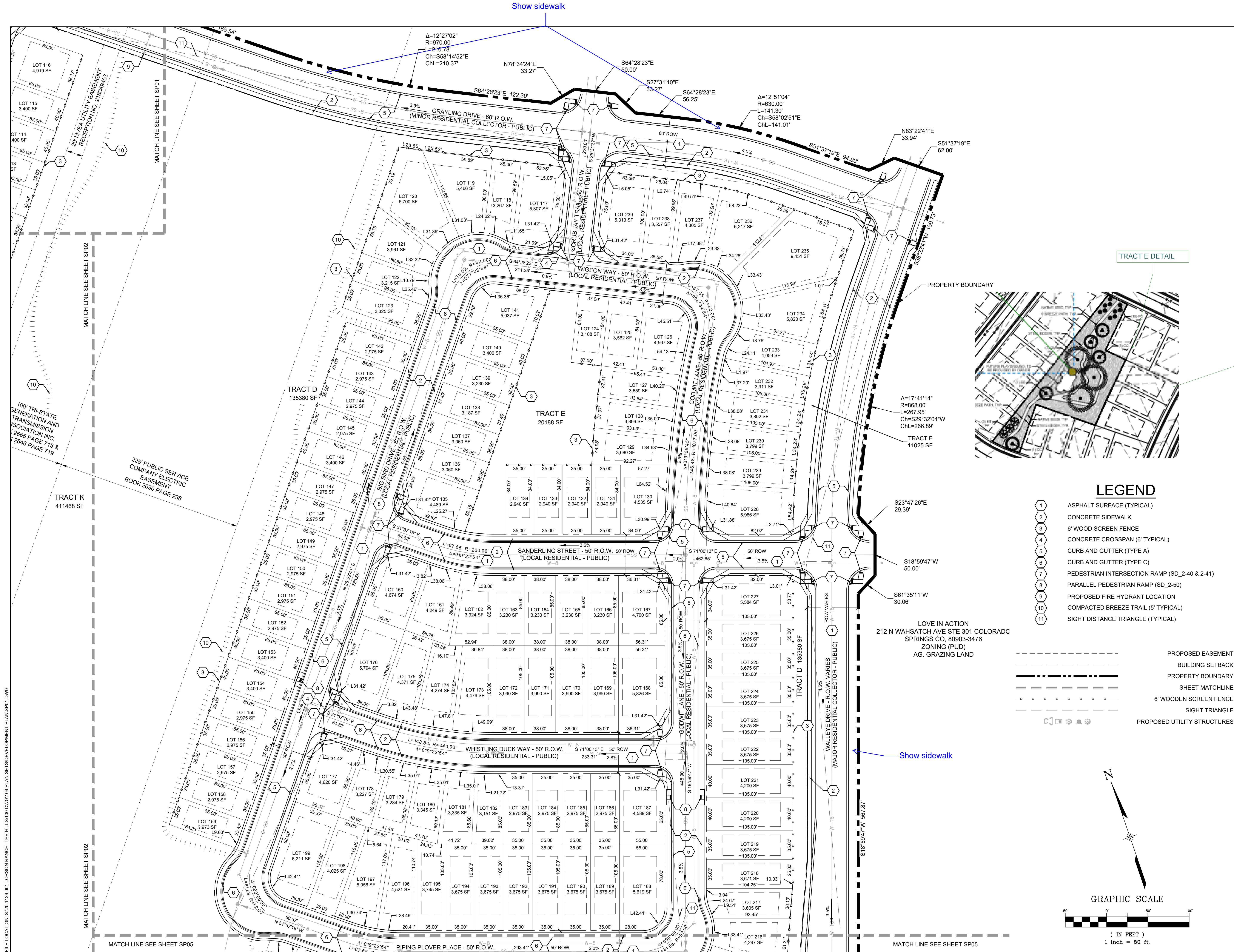
DRAWING INFORMATION:  
PROJECT NO: 20.1129.001  
DRAWN BY: RAF  
CHECKED BY: JAA  
APPROVED BY: JAA  
SHEET TITLE:

**SITE PLAN**  
**SP02**  
**SHEET 06 OF 11**

FILE LOCATION: S:\20.1129.001\LORSON RANCH- THE HILLS\1000\DWG\104.PLAN SET\DEVELOPMENT PLANS\PT1.DWG

PCD FILE NO:

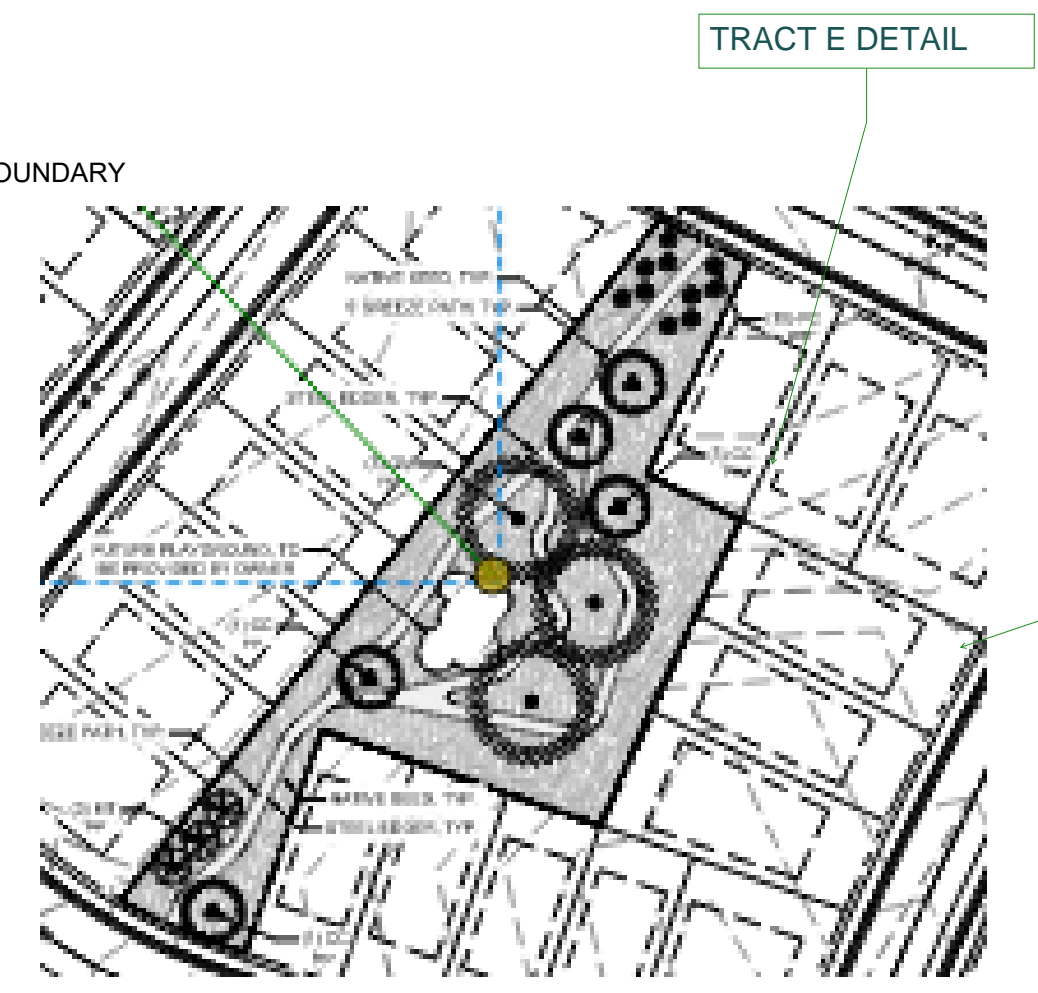




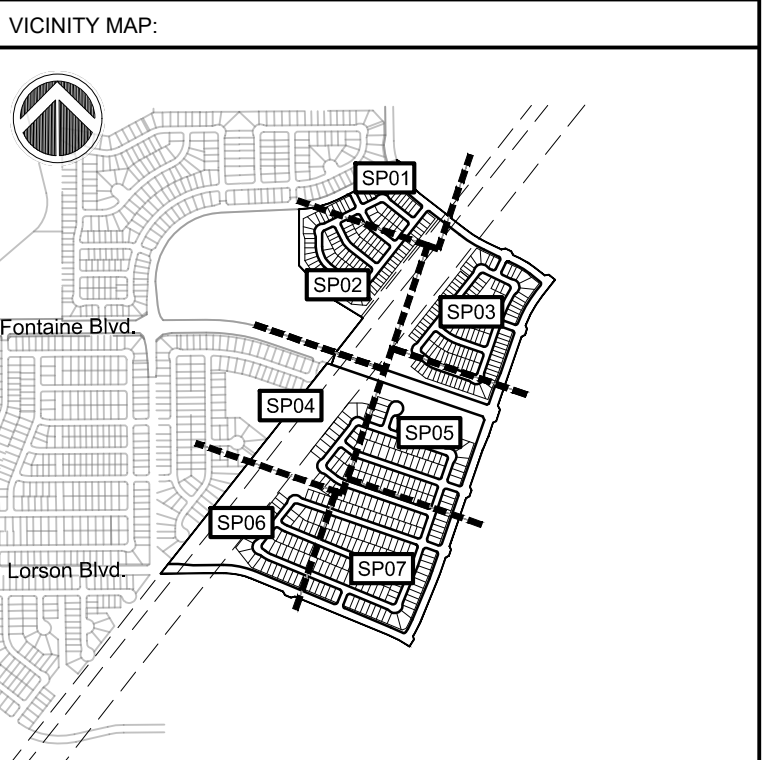
CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix** 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55336  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200

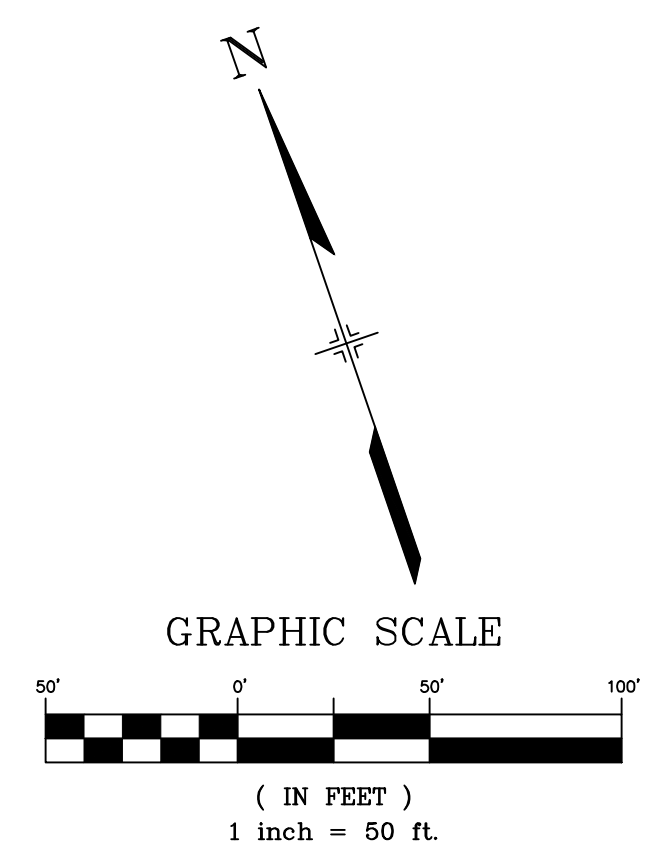
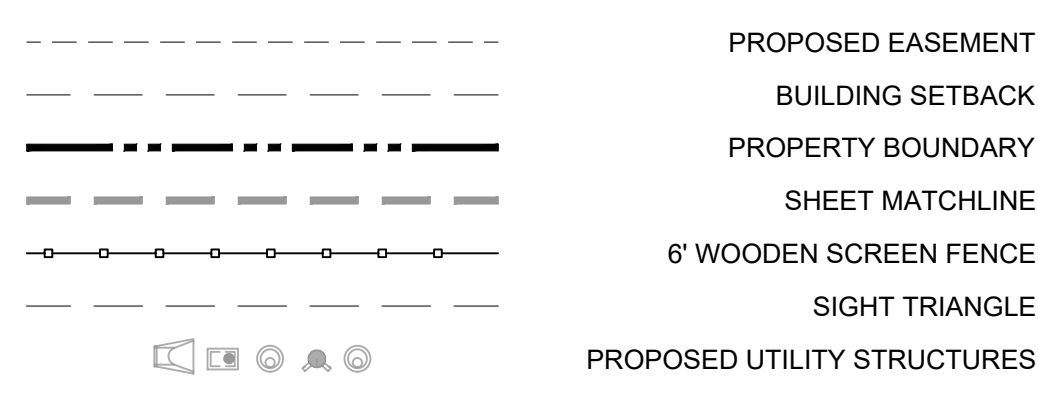


add these little details to significant sheet that have pocket parks to show benefit of the PUDPLAN



**LEGEND**

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6" WOOD SCREEN FENCE
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- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5" TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)



PROJECT:  
**THE HILLS AT LORSON RANCH**  
 PLANNED UNIT DEVELOPMENT AND SITE PLAN  
 EL PASO COUNTY, CO  
 INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: RAF  
 CHECKED BY: JAA  
 APPROVED BY: JAA

**SITE PLAN**

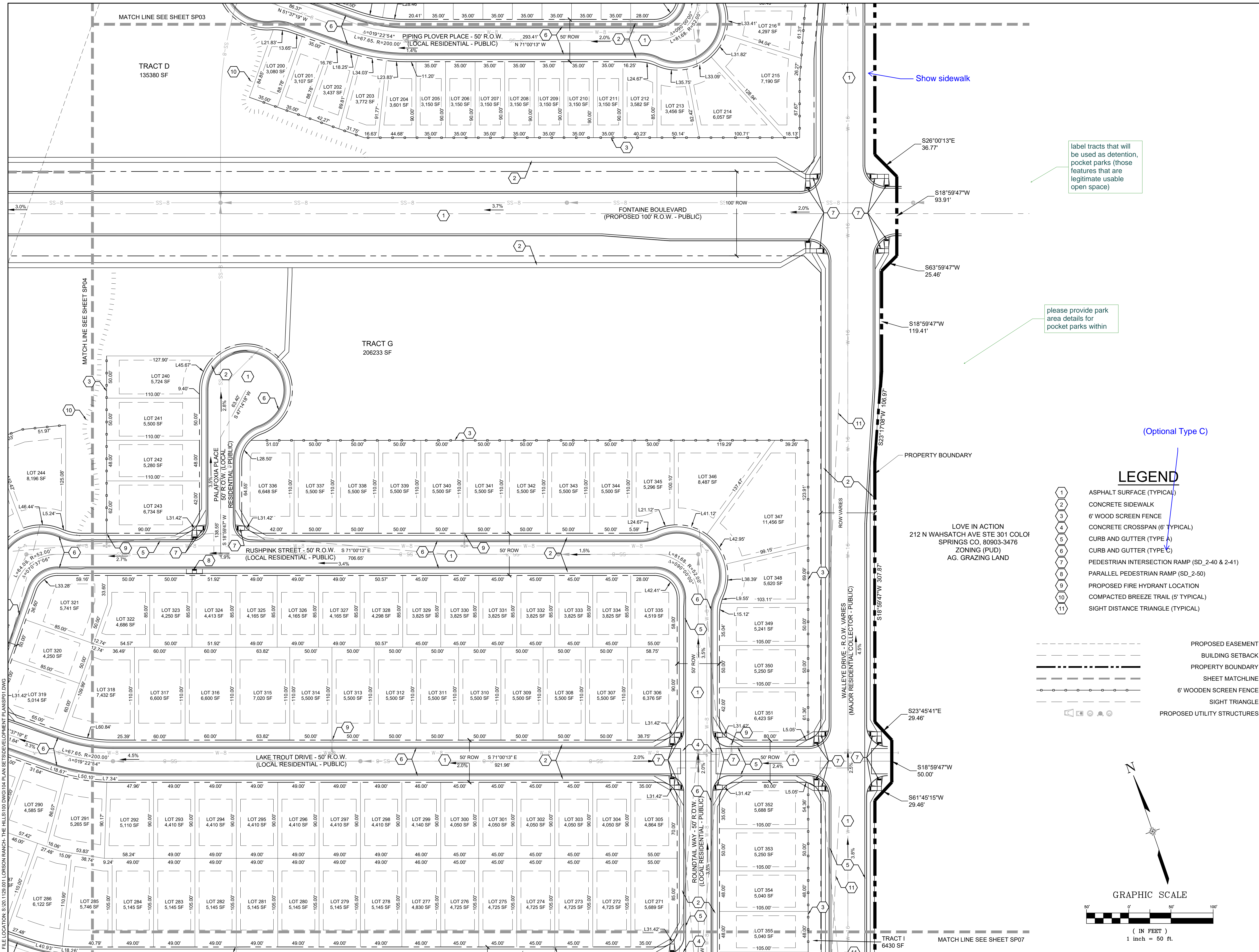
**SP03**  
 SHEET 07 OF 11

FILE LOCATION: S:\20.1129.001\LORSON RANCH- THE HILLS\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\17.DWG









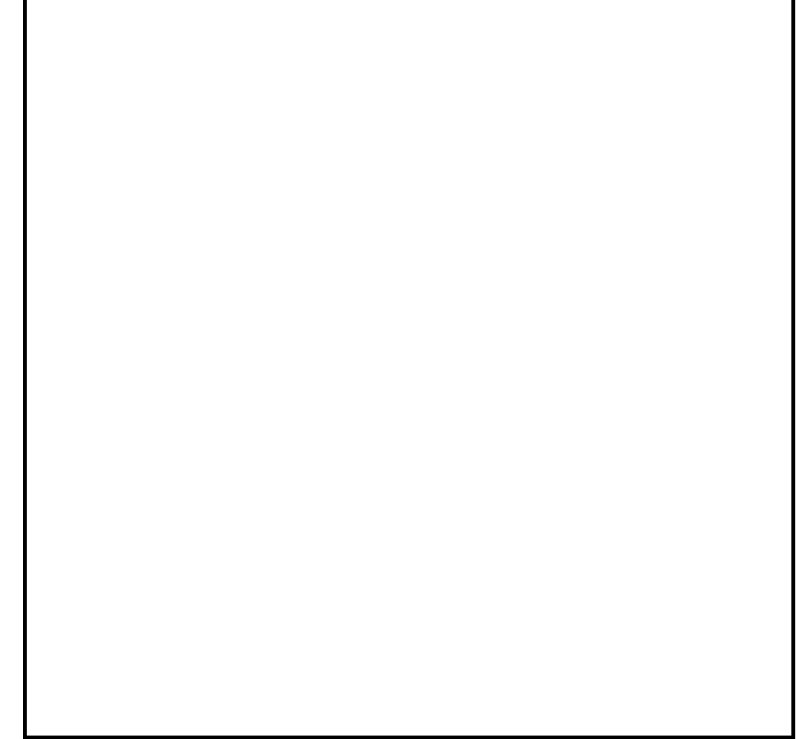
CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 OWNER/DEVELOPER: **LORSON LLC** 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903

PROJECT:  
**THE HILLS AT LORSON RANCH**  
 PLANNED UNIT DEVELOPMENT AND SITE PLAN  
 EL PASO COUNTY, CO  
 INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: RAF  
 CHECKED BY: JAA  
 APPROVED BY: JAA  
 SHEET TITLE:



label tracts that will be used as detention, pocket parks (those features that are legitimate usable open space)

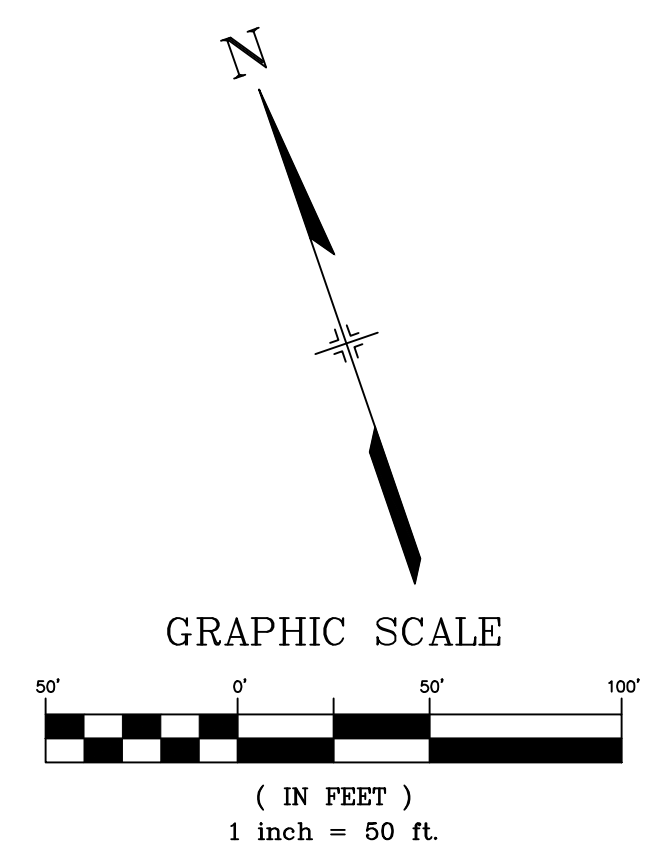
please provide park area details for pocket parks within

(Optional Type C)

**LEGEND**

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
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- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- PROPOSED EASEMENT
- BUILDING SETBACK
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES



**SITE PLAN**

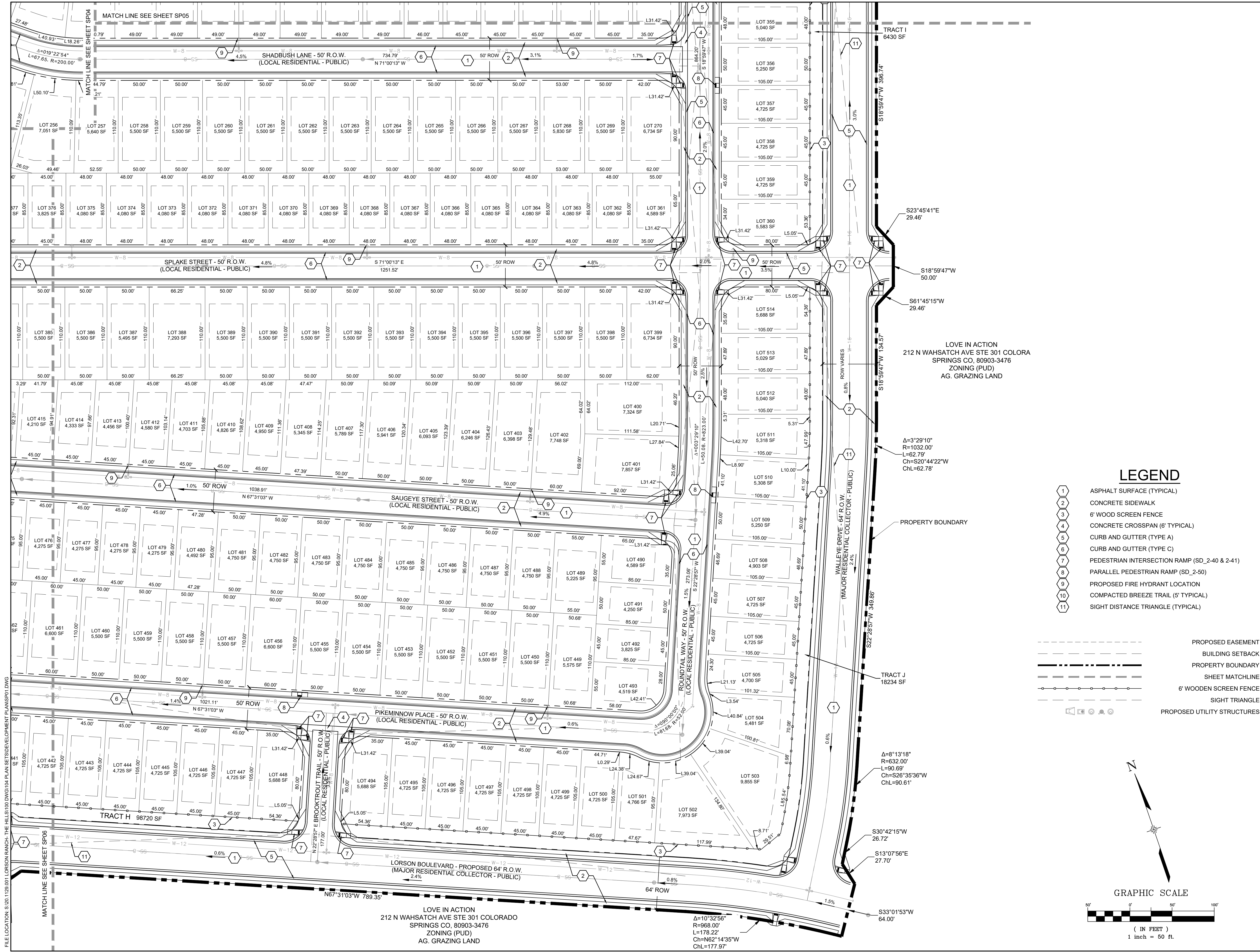
**SP05**  
 SHEET 09 OF 11

FILE LOCATION: S:\20.1129.001\THE HILLS AT LORSON RANCH\SP05\DWG\104-PLAN SET\DEVELOPMENT\PLANS\SP05.DWG



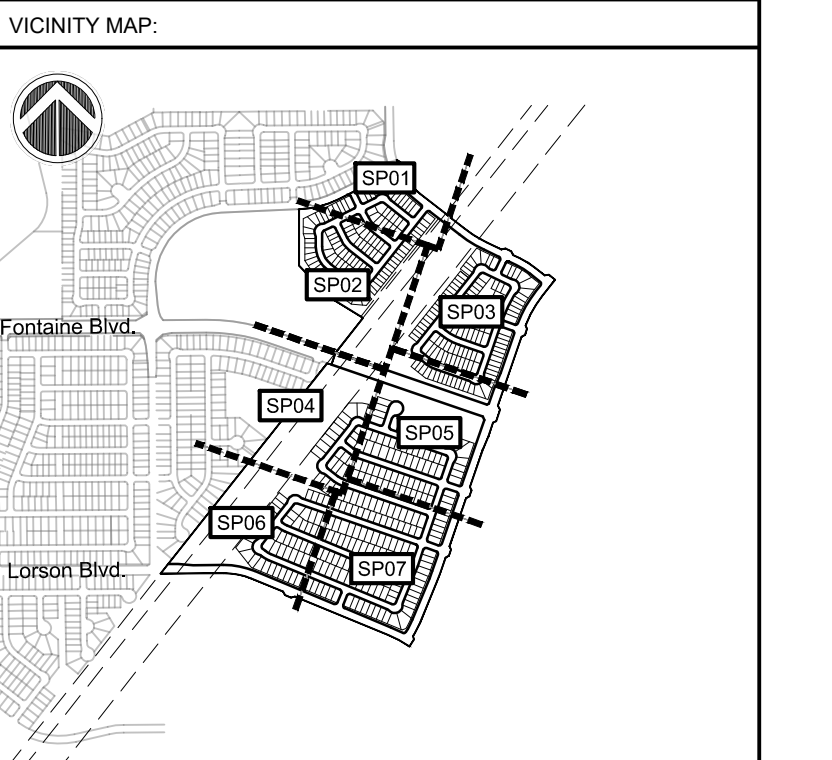






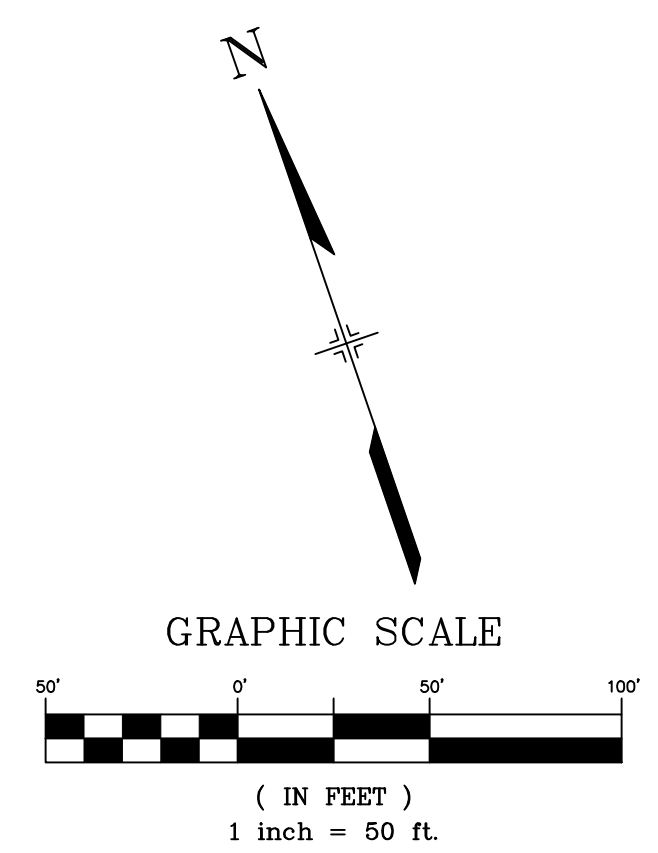
CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200



- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
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- PROPOSED EASEMENT
- - - BUILDING SETBACK
- PROPERTY BOUNDARY
- - - SHEET MATCHLINE
- - - 6' WOODEN SCREEN FENCE
- △ SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES



PROJECT:  
**THE HILLS AT LORSON RANCH**  
 PLANNED UNIT DEVELOPMENT AND SITE PLAN  
 EL PASO COUNTY, CO  
 INITIAL SUBMITTAL: MAY 22, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: RAF  
 CHECKED BY: JAA  
 APPROVED BY: JAA  
 SHEET TITLE:

**SITE PLAN**

**SP07**  
 SHEET 11 OF 11



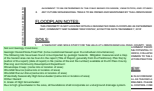
# PUD V\_1 redline.pdf Markup Summary

dsdparsons (28)



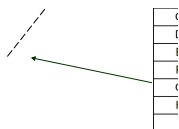
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**Author:** dsdparsons  
**Date:** 7/15/2020 7:17:04 AM  
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please refer to the standrd note and customize incorporating CGS comments and applicants report.

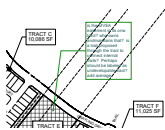


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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:17:47 AM  
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Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
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.



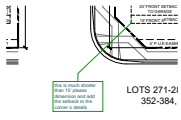
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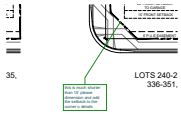
is the MVEA easement in its onw tract? who owns andmaintains that? is a trail proposed through the tract to connect internal trails? Perhaps should be labeled as undevelopable tract? add acerage





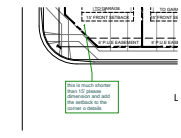
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this is much shorter than 15' please dimension and add the setback to the corner o details



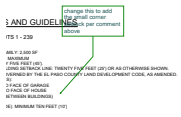
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this is much shorter than 15' please dimension and add the setback to the corner o details



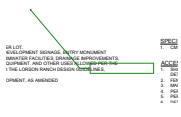
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this is much shorter than 15' please dimension and add the setback to the corner o details



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change this to add the small corner setback per comment above



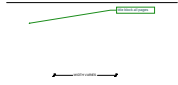
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please add a note to all the various types; no window wells are allowed in drainage easements- please check with builder this has been problematic lately



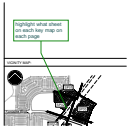
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title block all pages

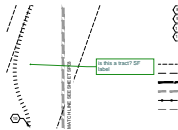


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highlight what sheet on each key map on each page



**Subject:** Owner Certification  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:35:00 AM  
**Status:**  
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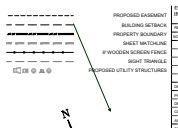
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is this a tract? SF label



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:36:23 AM  
**Status:**  
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**Layer:**  
**Space:**

remove building setback from this its to busy and you have it identified on earlier sheets.



**Subject:** Arrow  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:36:33 AM  
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**Subject:** Callout  
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a connective trail should be provided some where along this row of houses. KIDS will cut through to get to school



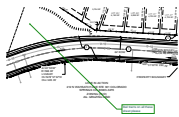
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**Space:**

please provide park area details for pocket parks within



**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 7/15/2020 7:41:38 AM  
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label tracts that will be used as detention, pocket parks (those features that are legitimate usable open space)



**Subject:** Callout  
**Page Label:** 10  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:42:15 AM  
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**Space:**

label tracts on all these sheet please



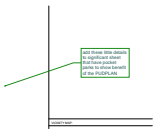
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TRACT E DETAIL



**Subject:** Callout  
**Page Label:** 7  
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**Subject:** Callout  
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**Color:** ■  
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**Space:**

add these little details to significant sheet that have pocket parks to show benefit of the PUDPLAN



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:20:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUD and preliminary plan - delete site plan



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:24:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this- the open space needs to be calculated off of this PUD plan and Preliminary plan acreage; you may NOT use already counted open space



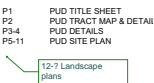
**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:29:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Encroachment into Sight Distance Triangles or Easements. Any object within the sight distance triangle or easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Trees may be permitted at the discretion of the ECM Administrator if pruned to at least 8 feet above the flowline elevation of the adjacent roadway. ECM is on Municode



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:30:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

i think thats shy 4 feet based on ECM



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:32:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

12-? Landscape plans



S: [have](#)  
...ORSON RANCH DEVELOPMENT AN  
...DEVELOPMENT INFORMATION.  
...SHALL BE DIRECT ACCESS TO CO  
...T ACCESS TO LOCAL RESIDENTIA  
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...MENTS AND SANITARY SEWERIA

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 2:24:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

have

**GENERAL NOTES:**  
...  
...shall be approved by EPC PCD and

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 2:58:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

shall be approved by EPC PCD and

...AND RESIDENTIAL LOTS FOR LOTS WITHIN AN  
...FENCING IS SUBJECT TO DESIGN REVIEW COMM  
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...DIVED WITHIN INDIVIDUAL REAR YARDS. FENCIN  
...DRAINAGE IN ANY WAY [shall](#)  
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...BE REPAIRING WITH EACH FINAL PLAT AND IN  
...S SHALL TO BE CONSTRUCTED DURING INDIV  
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...ED AT THE TIME OF FINAL PLAT.  
...OPER HAS FAMILIARIZED ITSELF WITH CUR

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 2:59:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

shall

15.

**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:02:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

...SSIBILITY STANDARDS AND H/  
...ENTS MEET THE APPLICABLE /  
...OVAL OF THIS PLAT AND ASSC  
...THE ADA OR ANY REGULATIO  
...RESPONSIBILITY OF THE DEVEI  
...WALKS.

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:02:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

plan

ETS: [plan](#)

...MPLIANCE  
...CH LAWS. IT IS  
...THE PRIVATE

**Subject:**  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:03:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

E PRIVATE



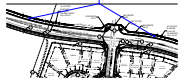






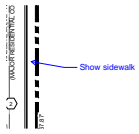
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 7/10/2020 3:26:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

no window wells in drainage easements



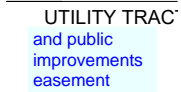
**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdrice  
**Date:** 7/10/2020 3:36:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show sidewalk



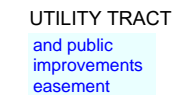
**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdrice  
**Date:** 7/10/2020 3:38:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show sidewalk



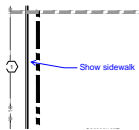
**Subject:** Text Box  
**Page Label:** 4  
**Author:** dsdrice  
**Date:** 7/10/2020 3:43:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

and public improvements easement



**Subject:** Text Box  
**Page Label:** 4  
**Author:** dsdrice  
**Date:** 7/10/2020 3:43:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

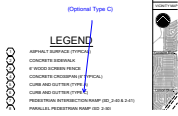
and public improvements easement



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdrice  
**Date:** 7/10/2020 3:45:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show sidewalk





**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdrice  
**Date:** 7/10/2020 3:51:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(Optional Type C)

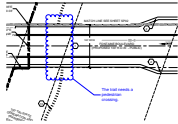


**Subject:** EPC ENG Review  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 4:03:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment letter also

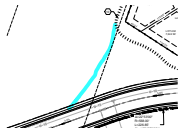
**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 4:04:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment letter also



**Subject:** Cloud+  
**Page Label:** 8  
**Author:** dsdrice  
**Date:** 7/10/2020 4:18:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The trail needs a pedestrian crossing.



**Subject:**  
**Page Label:** 10  
**Author:** dsdrice  
**Date:** 7/10/2020 4:28:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Should a second trail branch be provided?

**Subject:** Callout  
**Page Label:** 10  
**Author:** dsdrice  
**Date:** 7/10/2020 4:29:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Should a second trail branch be provided?





**Subject:** Text Box  
**Page Label:** 5  
**Author:** dsdrice  
**Date:** 7/10/2020 4:34:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label all existing and proposed drainage facilities, including detention pond outlines.

Provide grading plan sheet (existing and proposed contours only, without erosion control or reference the associated GEC plans as being part of this preliminary plan.



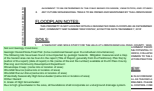
# PUD V\_1 redline.pdf Markup Summary

dsdparsons (29)



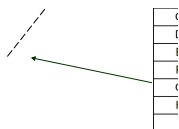
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:17:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please refer to the standrd note and customize incorporating CGS comments and applicants report.



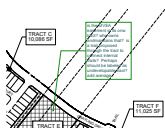
**Subject:** Soils & Geology  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:17:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.



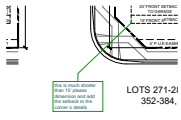
**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:23:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is the MVEA easement in its onw tract? who owns andmaintains that? is a trail proposed through the tract to connect internal trails? Perhaps should be labeled as undevelopable tract? add acerage



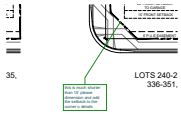
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:23:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





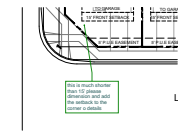
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:24:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is much shorter than 15' please dimension and add the setback to the corner o details



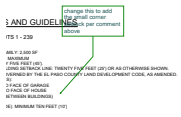
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:24:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is much shorter than 15' please dimension and add the setback to the corner o details



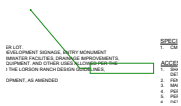
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:25:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is much shorter than 15' please dimension and add the setback to the corner o details



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:27:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

change this to add the small corner setback per comment above



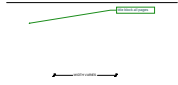
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:27:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please add a note to all the various types; no window wells are allowed in drainage easements- please check with builder this has been problematic lately



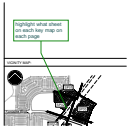
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:32:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:33:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

title block all pages



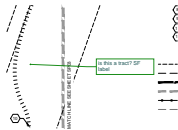
**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:34:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

highlight what sheet on each key map on each page



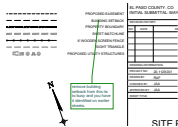
**Subject:** Owner Certification  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:35:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

.



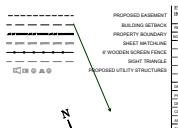
**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:35:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this a tract? SF label



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:36:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

remove building setback from this its to busy and you have it identified on earlier sheets.



**Subject:** Arrow  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:36:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

.





**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:38:24 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

a connective trail should be provided some where along this row of houses. KIDS will cut through to get to school



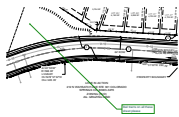
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:40:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please provide park area details for pocket parks within



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:41:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label tracts that will be used as detention, pocket parks (those features that are legitimate usable open space)



**Subject:** Callout  
**Page Label:** 10  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:42:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label tracts on all these sheet please



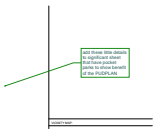
**Subject:** Image  
**Page Label:** 7  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:45:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

TRACT E DETAIL



**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:45:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:46:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add these little details to significant sheet that have pocket parks to show benefit of the PUDPLAN



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 7/15/2020 8:06:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

does this require a retaining wall? please include so that a site dev plan is not needed later



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:20:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUD and preliminary plan - delete site plan



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:24:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this- the open space needs to be calculated off of this PUD plan and Preliminary plan acreage; you may NOT use already counted open space



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:29:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Encroachment into Sight Distance Triangles or Easements. Any object within the sight distance triangle or easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Trees may be permitted at the discretion of the ECM Administrator if pruned to at least 8 feet above the flowline elevation of the adjacent roadway. ECM is on Municode




**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:30:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

i think thats shy 4 feet based on ECM






COMPLIANCE  
CH LAWS. IT IS  
THE PRIVATE

**Subject:**  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:03:04 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


E PRIVATE

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PRIVATE

**Subject:** Delete  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:03:09 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Delete



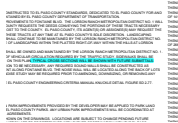
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:03:29 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Minor changes to rights-of-way, easements and lots with mailbox kiosk design will not require amendment to this PUD/preliminary plan.

TRACTS  
AND MA  
FOR RIC

**Subject:**  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:05:23 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


AND



**Subject:**  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:07:09 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

. TYPICAL CROSS SECTIONS WILL BE SHOWN WITH FUTURE SUBMITTALS

OR PEDESTRIANS AND BICYCLIST  
TO MATCH EXISTING TRAILS FOL  
ED IN THE FIELD BASED ON GRAD  
TRAILS TO BE OWNED AND MAINT

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:09:58 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

shall

ED WITHIN A DESIGNATED FEMA I  
3 198442007601 EFFECTIVE DATE

PERSONS AND THE GENERAL PUBLIC ARE ADVISED THAT THE CITY OF CHICAGO HAS A POLICY OF OPEN ACCESS TO ITS RECORDS. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED UNLESS INDICATED OTHERWISE. SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CHICAGO AT (773) 304-3000.

**LOOKPLAN NOTES:**  
THIS DRAWING IS NOT TO BE CONSIDERED A DESIGNATED PLAN UNDER THE ARCHITECTURAL CONTROL ACT. ANY CHANGES TO THIS DRAWING SHALL BE MADE AND MARKED BY THE ARCHITECTURAL CONTROL COMMITTEE.

**OILS:** see CGS comments and recommended revision

THIS DRAWING IS NOT TO BE CONSIDERED A DESIGNATED PLAN UNDER THE ARCHITECTURAL CONTROL ACT. ANY CHANGES TO THIS DRAWING SHALL BE MADE AND MARKED BY THE ARCHITECTURAL CONTROL COMMITTEE.

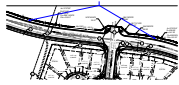
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:12:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

see CGS comments and recommended revision



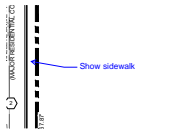
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 7/10/2020 3:26:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

no window wells in drainage easements



**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdrice  
**Date:** 7/10/2020 3:36:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show sidewalk



**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdrice  
**Date:** 7/10/2020 3:38:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show sidewalk

UTILITY TRACT  
and public  
improvements  
easement

**Subject:** Text Box  
**Page Label:** 4  
**Author:** dsdrice  
**Date:** 7/10/2020 3:43:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

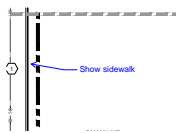
and public improvements easement

UTILITY TRACT  
and public  
improvements  
easement

**Subject:** Text Box  
**Page Label:** 4  
**Author:** dsdrice  
**Date:** 7/10/2020 3:43:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

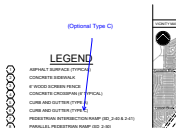
and public improvements easement





**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdrice  
**Date:** 7/10/2020 3:45:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show sidewalk



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdrice  
**Date:** 7/10/2020 3:51:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(Optional Type C)

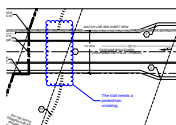


**Subject:** EPC ENG Review  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 4:03:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment letter also

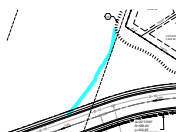
**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 4:04:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment letter also



**Subject:** Cloud+  
**Page Label:** 8  
**Author:** dsdrice  
**Date:** 7/10/2020 4:18:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The trail needs a pedestrian crossing.



**Subject:**  
**Page Label:** 10  
**Author:** dsdrice  
**Date:** 7/10/2020 4:28:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Should a second trail branch be provided?



---

**Subject:** Callout  
**Page Label:** 10  
**Author:** dsdrice  
**Date:** 7/10/2020 4:29:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Should a second trail branch be provided?



---

**Subject:** Text Box  
**Page Label:** 5  
**Author:** dsdrice  
**Date:** 7/10/2020 4:34:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label all existing and proposed drainage facilities, including detention pond outlines.

Provide grading plan sheet (existing and proposed contours only, without erosion control or reference the associated GEC plans as being part of this preliminary plan.



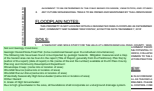
# PUD V\_1 redline.pdf Markup Summary

dsdparsons (33)



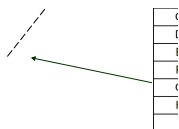
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:17:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please refer to the standrd note and customize incorporating CGS comments and applicants report.



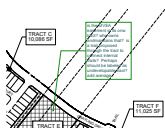
**Subject:** Soils & Geology  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:17:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.

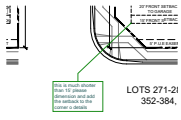


**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:23:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is the MVEA easement in its onw tract? who owns andmaintains that? is a trail proposed through the tract to connect internal trails? Perhaps should be labeled as undevelopable tract? add acerage

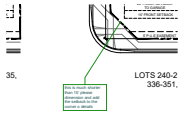


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:23:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



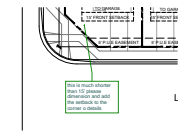
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:24:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is much shorter than 15' please dimension and add the setback to the corner o details



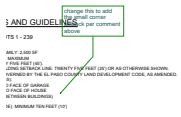
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:24:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is much shorter than 15' please dimension and add the setback to the corner o details



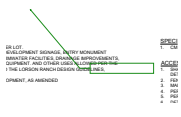
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:25:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is much shorter than 15' please dimension and add the setback to the corner o details



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:27:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

change this to add the small corner setback per comment above



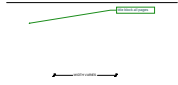
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:27:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please add a note to all the various types; no window wells are allowed in drainage easements- please check with builder this has been problematic lately



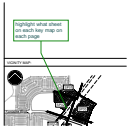
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:32:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:33:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

title block all pages

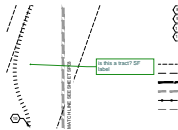


**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:34:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

highlight what sheet on each key map on each page

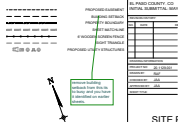


**Subject:** Owner Certification  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:35:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



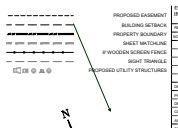
**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:35:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this a tract? SF label



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:36:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

remove building setback from this its to busy and you have it identified on earlier sheets.



**Subject:** Arrow  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:36:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:38:24 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

a connective trail should be provided some where along this row of houses. KIDS will cut through to get to school



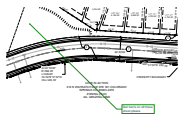
**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:40:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please provide park area details for pocket parks within



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:41:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label tracts that will be used as detention, pocket parks (those features that are legitimate usable open space)



**Subject:** Callout  
**Page Label:** 10  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:42:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label tracts on all these sheet please



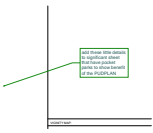
**Subject:** Image  
**Page Label:** 7  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:45:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

TRACT E DETAIL



**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:45:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





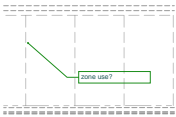
**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdparsons  
**Date:** 7/15/2020 7:46:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add these little details to significant sheet that have pocket parks to show benefit of the PUDPLAN



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 7/15/2020 8:06:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

does this require a retaining wall? please include so that a site dev plan is not needed later



**Subject:** Callout  
**Page Label:** 8  
**Author:** dsdparsons  
**Date:** 7/15/2020 8:17:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

zone use?



**Subject:** Text Box

**Page Label:** 8

**Author:** dsdparsons

**Date:** 7/15/2020 8:20:19 AM

**Status:**

**Color:** ■

**Layer:**

**Space:**

Contours One acre or less lot size two foot contours (2')<sup>0</sup>

Larger than one acre five foot contours (5')<sup>0</sup>

Accuracy to be no less than 1/2 contour interval

Mountainous Topography/High Relief twenty foot contours (20')<sup>0</sup>

Contours extended no less than 100' onto adjacent property?<sup>0</sup>

General Information Required on Plan

Subdivision Name<sup>0</sup>

General Legal Description by 1/4 Section, Section, Township, Range<sup>0</sup>

Legal includes approximate survey tie to an accepted survey monument?<sup>0</sup>

Name & address of person/corporation/organization preparing preliminary plan<sup>0</sup>

Name & address of subdivider<sup>0</sup>

Name & address of property owners, within, surrounded by, and adjacent to the subdivision including identification of all platted subdivisions by name<sup>0</sup>

Date of preparation, north point, written and graphic scale<sup>0</sup>

Vicinity map to locate tract – map to show relationship to existing major thoroughfares<sup>0</sup>

Boundary lines of the subdivision showing approximate length of lines<sup>0</sup>

Approximate location, rights of way, width, surfacing, functional classification, and names of existing and proposed maintained and dedicated public and private streets<sup>0</sup>

Approximate length of street centerlines, radii of curves, centerline grades, and type of curb, gutter and sidewalk<sup>0</sup>

Approximate location, length, width and use of all existing and proposed easements, utility rights of way, major utility facilities, intersection, bridges, culverts, and drainageways. Indicate underground facilities<sup>0</sup>

Approximate location, length, width and type of all non-thoroughfare transportation links (e.g. paths, bikeways, trails, PRT, guideways, railroads, etc.)<sup>0</sup>

Approximate layout, dimensions, angles, land use, and acreage or square footage of each lot<sup>0</sup>

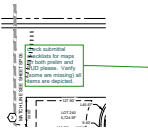
The approximate location of land to be conveyed or reserved in deeds for the use of all property owners, residents, or the ge





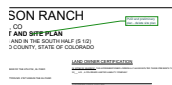
**Subject:** Text Box  
**Page Label:** 8  
**Author:** dsdparsons  
**Date:** 7/15/2020 8:21:52 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

- Title or name of the development above the term, "Development Plan"
2. Vicinity map, scale, north arrow and date of preparation
  3. Complete legal description of property including land area
  4. Certification Statements, to include:
    - a) Certification of Ownership
    - b) Certification of Approval by the Board of County Commissioners
    - c) Certification of the Planning Director
    - d) Certification by the Clerk & Recorder
  5. Land use(s) for each area included in the plan and corresponding land area
  6. Existing and proposed public and private easements and drainage ways
  7. Heights of building and structures and general locations of buildings and structures, traffic circulation, and parking
  8. Density of residential development. If densities vary within the development, each density shall be depicted
  9. Commercial/industrial square footage
  10. Proposed roadways from collector status and greater by functional classification with right-of-way widths depicted
  11. Buffering and screening including type from surrounding properties
  12. Size, type of general location of proposed public sites, open space and recreational areas



**Subject:** Callout  
**Page Label:** 8  
**Author:** dsdparsons  
**Date:** 7/15/2020 8:22:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

check submittal checklists for maps for both prelim and PUD please. Verify (some are missing) all items are depicted.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:20:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUD and preliminary plan - delete site plan



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:24:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this- the open space needs to be calculated off of this PUD plan and Preliminary plan acreage; you may NOT use already counted open space



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:29:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Encroachment into Sight Distance Triangles or Easements. Any object within the sight distance triangle or easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Trees may be permitted at the discretion of the ECM Administrator if pruned to at least 8 feet above the flowline elevation of the adjacent roadway. ECM is on Municode



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:30:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

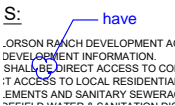
i think thats shy 4 feet based on ECM



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/9/2020 1:32:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

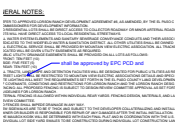
12-? Landscape plans

dsdrice (25)



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 2:24:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

have



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 2:58:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

shall be approved by EPC PCD and



INGS AND RESTRICTIONS FOR LORSON RANCH AN  
FENCING IS SUBJECT TO DESIGN REVIEW COMM  
RANCH.  
DIVED WITHIN INDIVIDUAL REAR YARDS. FENCIN  
shall  
DRAINAGE IN ANY WAY  
BE IT TRICK AND SUBJECT TO THE DEVELOPER C  
SPONSIBLE FOR REPAIR OF ANY DAMAGES AFTE  
BE DETERMINED WITH EACH FINAL PLAT AND SH  
S WALLOW TO BE CONSTRUCTED DURING INDIVIC  
ALL BE MAINTAINED IN ACCORDANCE WITH  
ED AT THE TIME OF FINAL PLAT.  
OPER HAS FAMILIARIZED ITSELF WITH CUR

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 2:59:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

shall

15.

**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:02:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ESSIBILITY STANDARDS AND H/  
ENTS MEET THE APPLICABLE /  
OVAL OF THIS PLAT AND ASSC  
THE ADA OR ANY REGULATIO  
RESPONSIBILITY OF THE DEVEI  
WALKS.  
plan  
ETS:

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:02:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

plan

IMPLIANCE  
CH LAWS. IT IS  
THE PRIVATE

**Subject:**  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:03:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

E PRIVATE

VVS. 11 IS  
PRIVATE

**Subject:** Delete  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:03:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


Delete

MINOR CHANGES TO RIGHTS-OF-WAY, EASEMENTS AND  
LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE  
AMENDMENT TO THIS PUD/PRELIMINARY PLAN.

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:03:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


Minor changes to rights-of-way, easements and  
lots with mailbox kiosk design will not require  
amendment to this PUD/preliminary plan.

TRACTS  
AND MA  
FOR RIC

**Subject:**  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:05:23 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


AND

SECTION 101.00 - GENERAL NOTES  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE CODES AND REGULATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND/OR ENGINEER.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
11. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND/OR ENGINEER.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
13. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
15. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

**Subject:**  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:07:09 PM  
**Status:**  
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. TYPICAL CROSS SECTIONS WILL BE SHOWN WITH FUTURE SUBMITTALS

OR PEDESTRIANS AND BICYCLIST TO MATCH EXISTING TRAILS FOLLO...  
ED IN THE FIELD BASED ON GRADE...  
TRAILS TO BE OWNED AND MAINT...  
ED WITHIN A DESIGNATED FEMA...  
3 19844 10007001 EFFECTIVE DATE...

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:09:58 PM  
**Status:**  
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shall

ADJUSTMENT TO BE DETERMINED BY THE FIELD BASED ON GRADE, VERTICAL...  
AND OTHER CONSIDERATIONS. TRAILS TO BE OWNED AND MAINTAINED...  
LOOPPLAIN NOTES:  
THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN...  
AND THEREFORE IS NOT SUBJECT TO FLOODING REGULATIONS.  
see CGS comments and recommended revision  
OTHER NOTES:  
THESE ARE ALL EXISTING CONDITIONS. ANY CHANGES SHALL BE...  
RECORDED BY THE CONTRACTOR. CONSULT THE ARCHITECT FOR...  
ARCHITECTURAL CONTROL COMMITTEE REVIEW

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdrice  
**Date:** 7/10/2020 3:12:22 PM  
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see CGS comments and recommended revision

SECTION 101.00 - GENERAL NOTES  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE CODES AND REGULATIONS.  
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**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 7/10/2020 3:26:21 PM  
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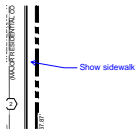
no window wells in drainage easements

SECTION 101.00 - GENERAL NOTES  
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**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdrice  
**Date:** 7/10/2020 3:36:40 PM  
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Show sidewalk





**Subject:** Callout  
**Page Label:** 7  
**Author:** dsdrice  
**Date:** 7/10/2020 3:38:16 PM  
**Status:**  
**Color:** ■  
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**Space:**

Show sidewalk

UTILITY TRAC  
and public  
improvements  
easement

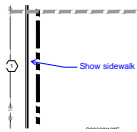
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and public improvements easement

UTILITY TRACT  
and public  
improvements  
easement

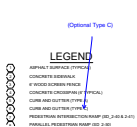
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and public improvements easement



**Subject:** Callout  
**Page Label:** 9  
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**Date:** 7/10/2020 3:45:26 PM  
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Show sidewalk



**Subject:** Callout  
**Page Label:** 9  
**Author:** dsdrice  
**Date:** 7/10/2020 3:51:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(Optional Type C)

Engineering Review  
07/10/2020 4:03:43 PM  
dsdrice  
dsdrice@epcinc.com  
(719) 530-7877

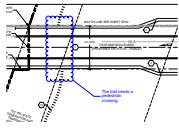
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**Page Label:** 1  
**Author:** dsdrice  
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EPC Planning & Community  
Development Department

See comment letter also

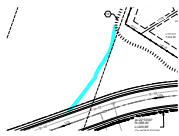
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See comment letter also



**Subject:** Cloud+  
**Page Label:** 8  
**Author:** dsdrice  
**Date:** 7/10/2020 4:18:57 PM  
**Status:**  
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The trail needs a pedestrian crossing.



**Subject:**  
**Page Label:** 10  
**Author:** dsdrice  
**Date:** 7/10/2020 4:28:55 PM  
**Status:**  
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Should a second trail branch be provided?

**Subject:** Callout  
**Page Label:** 10  
**Author:** dsdrice  
**Date:** 7/10/2020 4:29:43 PM  
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Should a second trail branch be provided?



**Subject:** Text Box  
**Page Label:** 5  
**Author:** dsdrice  
**Date:** 7/10/2020 4:34:27 PM  
**Status:**  
**Color:** ■  
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Show and label all existing and proposed drainage facilities, including detention pond outlines.

Provide grading plan sheet (existing and proposed contours only, without erosion control or reference the associated GEC plans as being part of this preliminary plan.