

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 CONVEYANCE 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: ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION. 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. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1. 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. 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. URBAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

- 1. ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED 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: A GEOLOGY AND SOILS STUDY FOR THE HILLS AT LORSON RANCH EL PASO, COUNTY, WAS COMPLETED BY RMG- ROCKY MOUNTAIN GROUP DATED MAY 15, 2020 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE HILLS AT LORSON RANCH. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR V E BEDROCK, COLLAPSIBLE SOILS AND/ OR EXPANSIVE CLAY COMMON TO THE AREA WITH MITIGATION INSTRUCTION PRACTICES.

VIEW: ALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH. VISIT WWW.LORSONRANCH.COM FOR MORE INFORMATION.

- 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:
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

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 NORTHWESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2668 PAGE 7 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 NORTHWESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE S37°58'39"W, ALONG SAID NORTHWESTERLY 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 386.74 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 N56°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.

SITE DATA TABLE:
TYPE OF USE # ACRES PROVIDED % OF PROPERTY
SINGLE FAMILY RESIDENTIAL (514 LOTS) 54.093 AC 43.9%
OPEN SPACE/ LANDSCAPE 14.279 AC 11.6%
POWER LINE EASEMENT 23.894 AC 19.4%
PUBLIC STREETS RIGHTS-OF-WAY 30.901 AC 25.1%
TOTAL 123.167 AC 100.0%
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE. 123.167 AC X .10 = 12.317 ACRES
TOTAL OPEN SPACE PROVIDED IS 31.0% = 38.173 ACRES

SAID PARCEL CONTAINS AN AREA OF 5,365,144 S.F. (123.167 ACRES MORE OR LESS).

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

RESPONSE: SEE LANDSCAPE NOTE #5

PUD and preliminary plan - delete site plan

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED LORSON LLC HAS EXECUTED THESE PRESENTS THIS ___ DAY OF ___ 20__ A.D., A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ 20__ A.D. BY

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # ___ AND DATE ___ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS ___ OF ___ 20__ AT ___ O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION NO. ___

EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
CURRENT LAND USE: AG, GRAZING LAND
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE:

Table with 2 columns: Category, Value. Includes TOTAL SITE ACREAGE (123.167 AC), PROPOSED SINGLE-FAMILY DWELLING UNITS (514 D.U.), PROPOSED GROSS DENSITY (4.2 D.U./AC).

SITE DATA TABLE:

Table with 3 columns: TYPE OF USE, # ACRES PROVIDED, % OF PROPERTY. Includes SINGLE FAMILY RESIDENTIAL (514 LOTS) 54.093 AC 43.9%, OPEN SPACE/ LANDSCAPE 14.279 AC 11.6%, POWER LINE EASEMENT 23.894 AC 19.4%, PUBLIC STREETS RIGHTS-OF-WAY 30.901 AC 25.1%, TOTAL 123.167 AC 100.0%.

Engineering Review
07/10/2020 4:03:43 PM
dsdrice
JeffRice@elpasoco.com
(719) 520-7877
EPC Planning & Community Development Department
See comment letter also

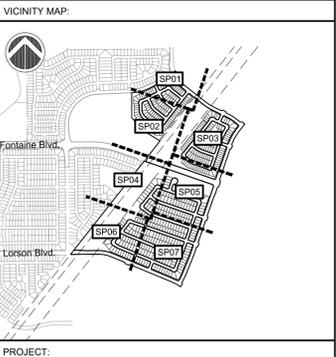
SHEET INDEX:

- P1 PUD TITLE SHEET
P2 PUD TRACT MAP & DETAILS
P3-4 PUD DETAILS
P5-11 PUD SITE PLAN

12-? Landscape plans

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: 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 table with columns: NO, DATE, DESCRIPTION, BY.

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

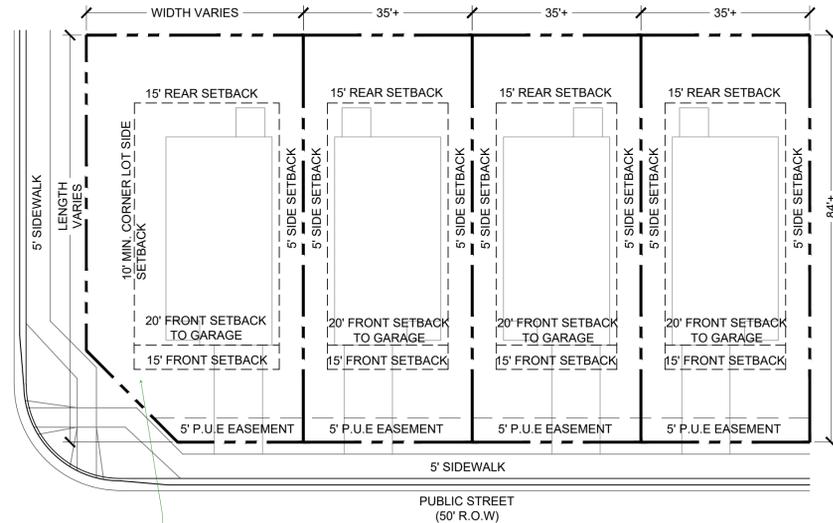
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COVER SHEET
CS01

SHEET 01 OF 11

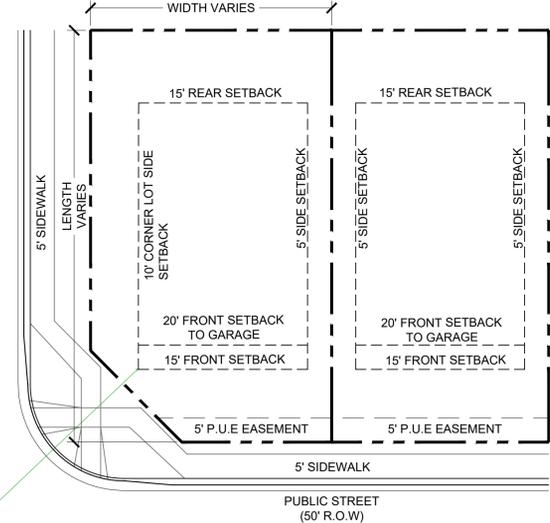
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title block all pages



LOTS 1-239

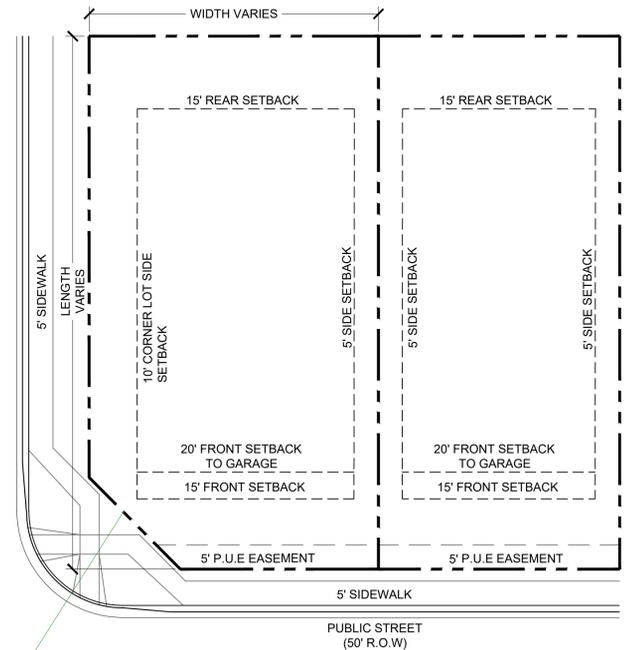
this is much shorter than 15' please dimension and add the setback to the corner o details



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

RESPONSE: CORNER LOT SETBACKS REVISED ON ALL DETAILS TO MATCH 10' SIDE AND 15' FRONT



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') 10' MIN. BETWEEN BUILDINGS
 C. REAR YARD: FIFTEEN FEET (15')
 D. CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
 7. ACCESSORY STRUCTURE STANDARDS:
 A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 B. SETBACK REQUIREMENTS:
 SIDE YARD: FIVE FEET (5')
 REAR YARD: FIVE FEET (5')

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')
 7. ACCESSORY STRUCTURE STANDARDS:
 A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 B. SETBACK REQUIREMENTS:
 SIDE YARD: FIVE FEET (5')
 REAR YARD: FIVE FEET (5')

RESPONSE: ADDED TO NOTE #5 FOR ALL LOT STANDARDS

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), GAZEBO, 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

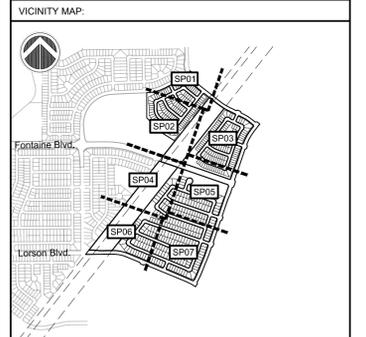
1. MINIMUM LOT AREA:
 A. DWELLING, SINGLE FAMILY: 5,000 SF
 2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM
 3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
 4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40').
 5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL 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')
 7. ACCESSORY STRUCTURE STANDARDS:
 A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 B. SETBACK REQUIREMENTS:
 SIDE YARD: FIVE FEET (5')
 REAR YARD: FIVE FEET (5')

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** 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

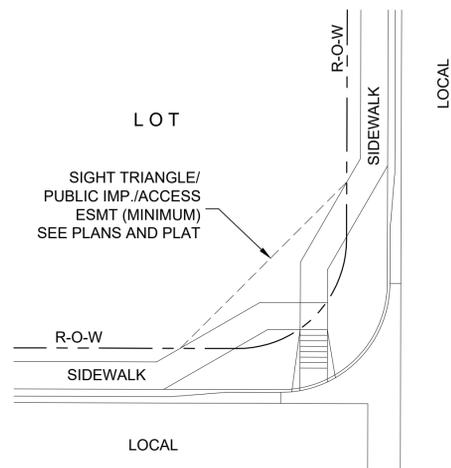
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
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 DRAWN BY: RAF
 CHECKED BY: JAA
 APPROVED BY: JAA

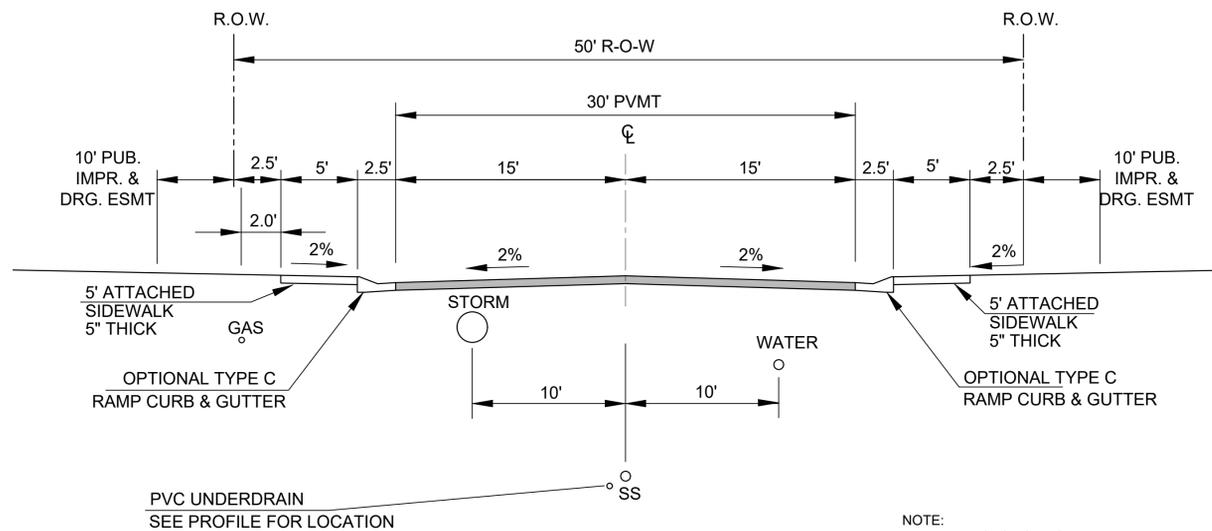
SHEET TITLE:
PUD DETAILS

DT02
 SHEET 03 OF 11
 PCD FILE NO:



- 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.

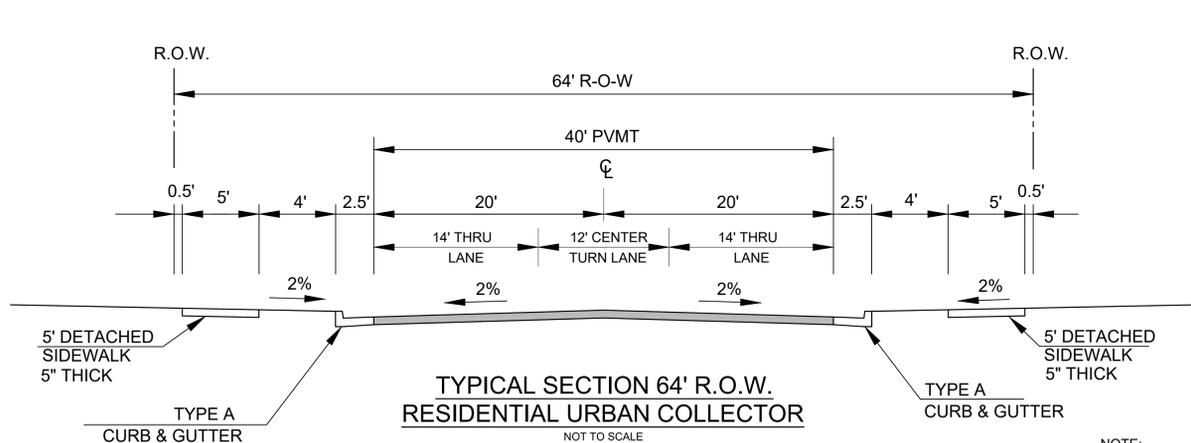
**LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.**
NOT TO SCALE



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.

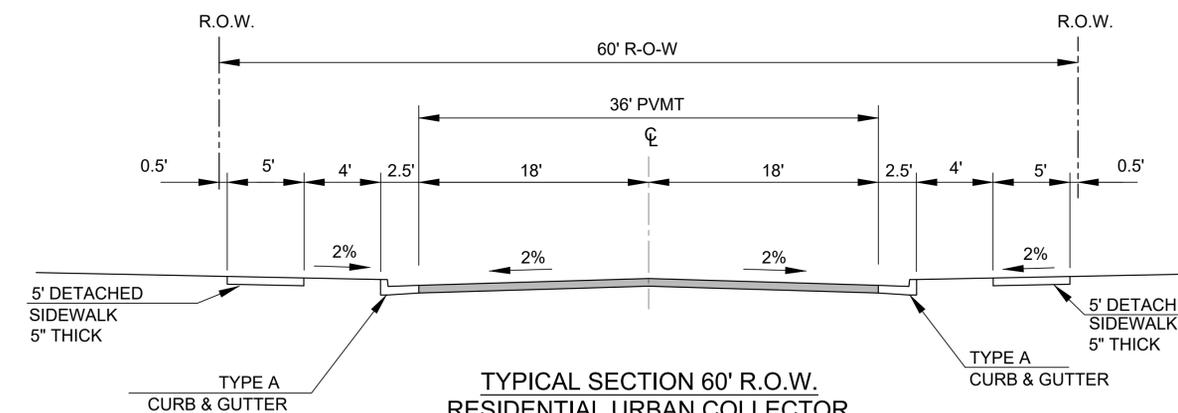


**TYPICAL SECTION 64' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

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.

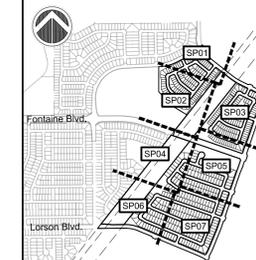


**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)
GRAYLING DRIVE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

VICINITY MAP:



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:

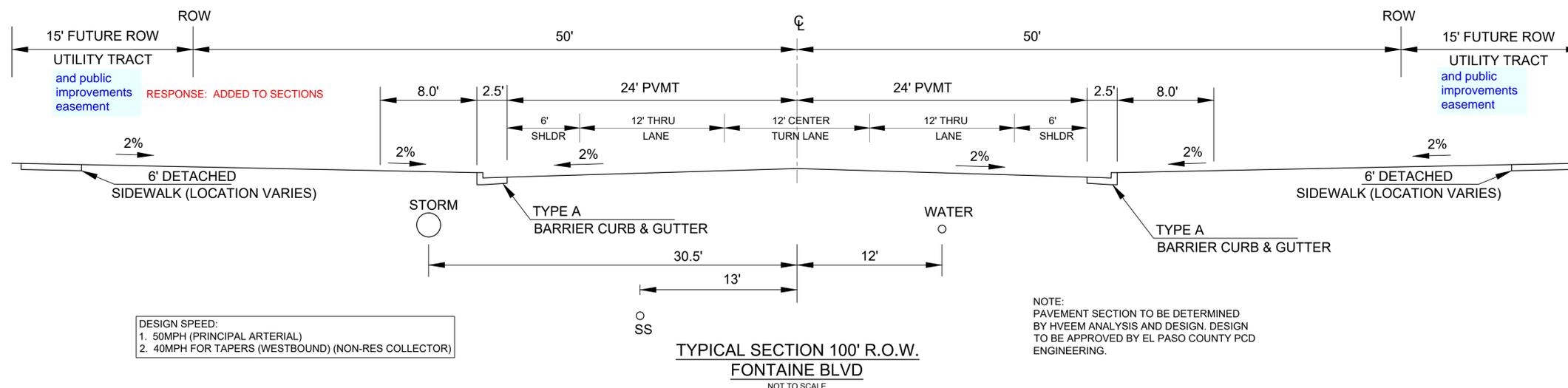
PROJECT NO: 20.1129.001
DRAWN BY: RAF
CHECKED BY: JAA
APPROVED BY: JAA
SHEET TITLE:

PUD DETAILS

DT03

SHEET 04 OF 11

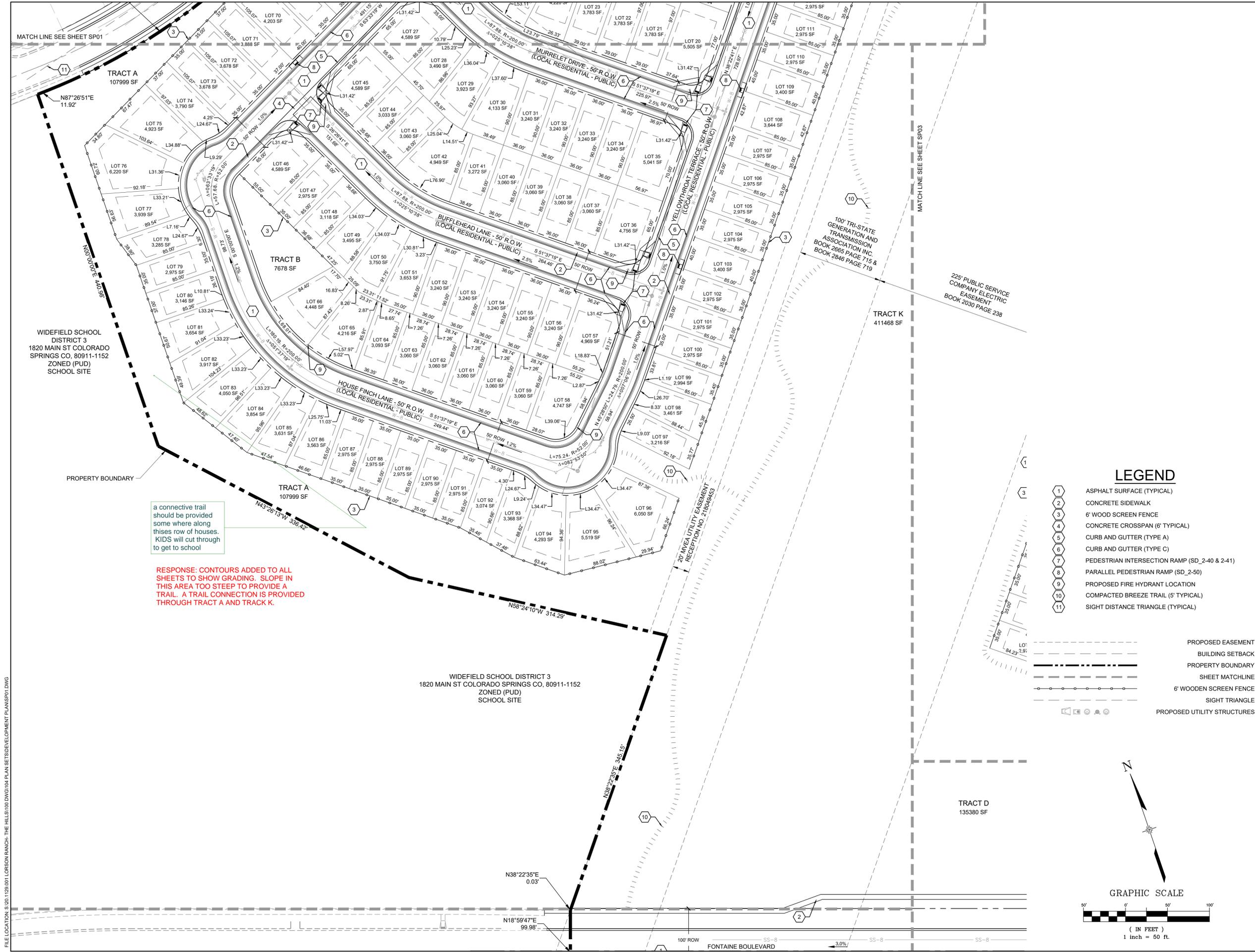
PCD FILE NO:



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.



FILE LOCATION: S:\2011\2010\01\LORSON RANCH - THE HILLS\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\PT1.DWG

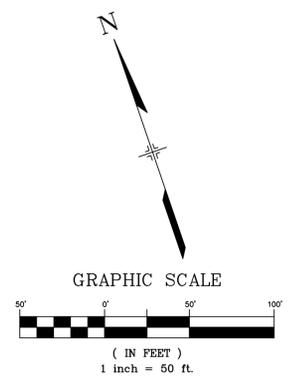
a connective trail should be provided some where along these rows of houses. KIDS will cut through to get to school

RESPONSE: CONTOURS ADDED TO ALL SHEETS TO SHOW GRADING. SLOPE IN THIS AREA TOO STEEP TO PROVIDE A TRAIL. A TRAIL CONNECTION IS PROVIDED THROUGH TRACT A AND TRACT K.

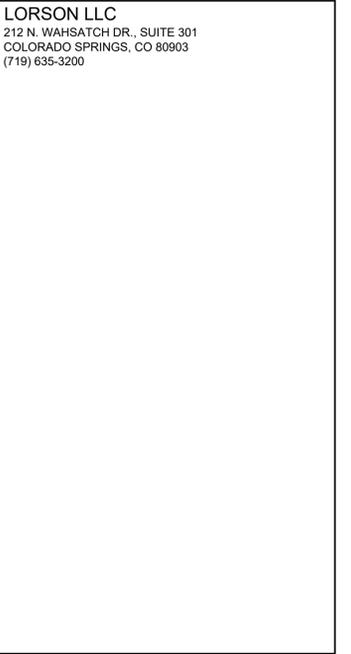
LEGEND

- 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
 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 (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

PCD FILE NO:

Show sidewalk

RESPONSE: ADJACENT SIDEWALKS SHOWN BUT LABELED TO BE CONSTRUCTED IN THE FUTURE. THE SIDEWALKS ARE NOT NEEDED FOR ADA/ PEDESTRIAN CONNECTIVITY AND WILL BE DAMAGED DURING CONSTRUCTION OF FUTURE PHASES.

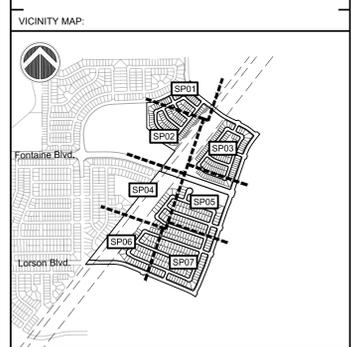
CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

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

RESPONSE: POCKET PARK AREAS WERE NOT ADDED TO THE PUDSP SHEETS FOR CLARITY; HOWEVER THE LANDSCAPE SHEETS WERE ADDED AS PART OF THIS PUDSP ILLUSTRATING THE PARKS.



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

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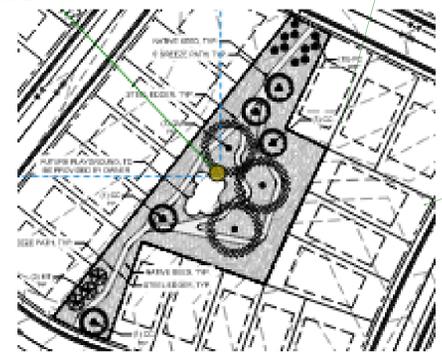
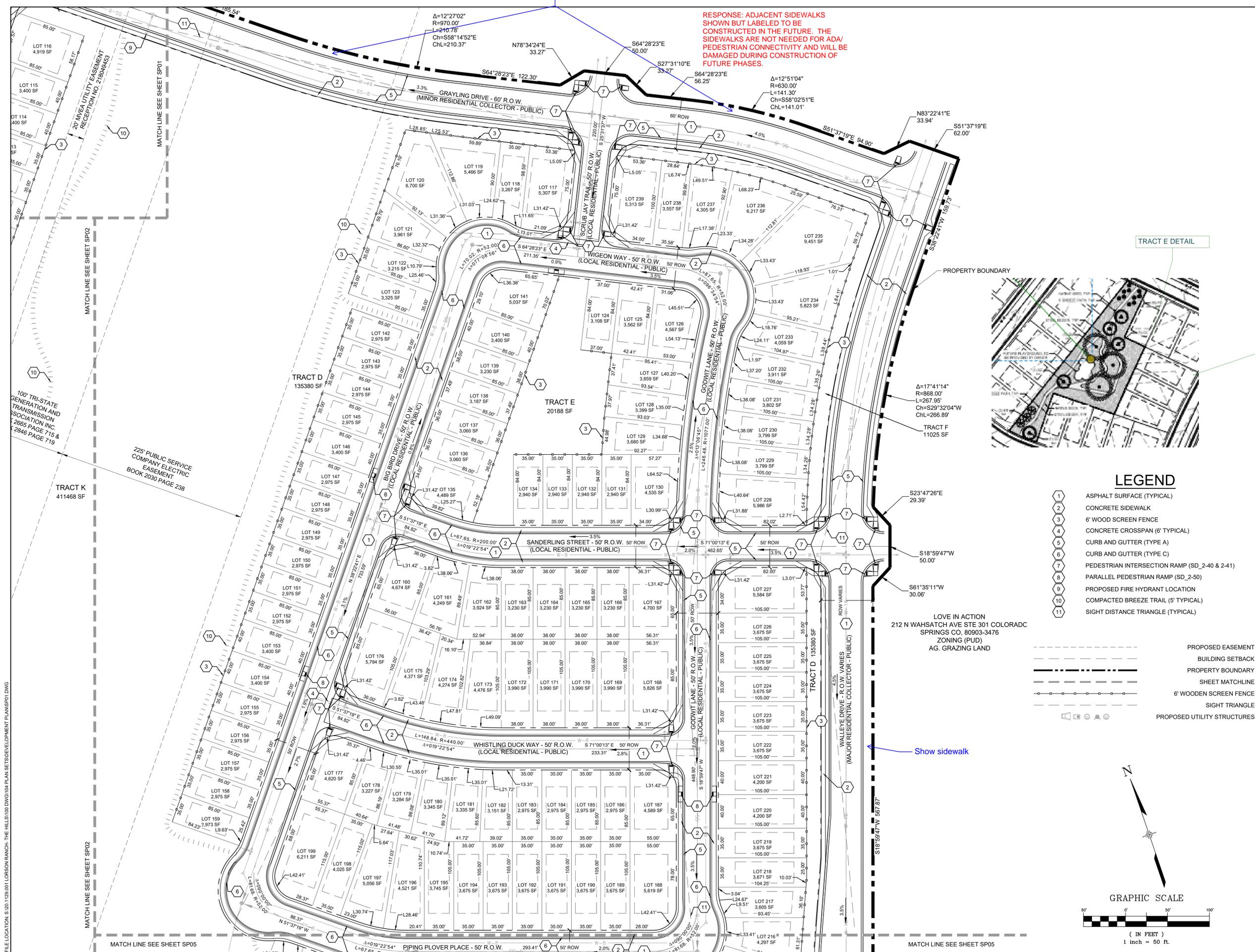
DRAWING INFORMATION:
PROJECT NO: 20.1129.001
DRAWN BY: RAF
CHECKED BY: JAA
APPROVED BY: JAA
SHEET TITLE:

SITE PLAN

SP03

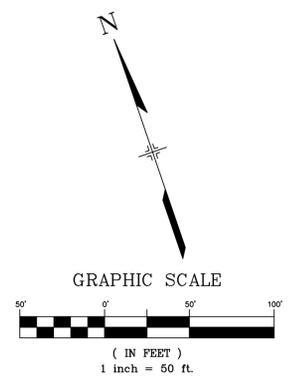
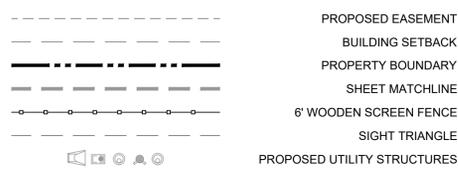
SHEET 07 OF 11

PCD FILE NO:



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)



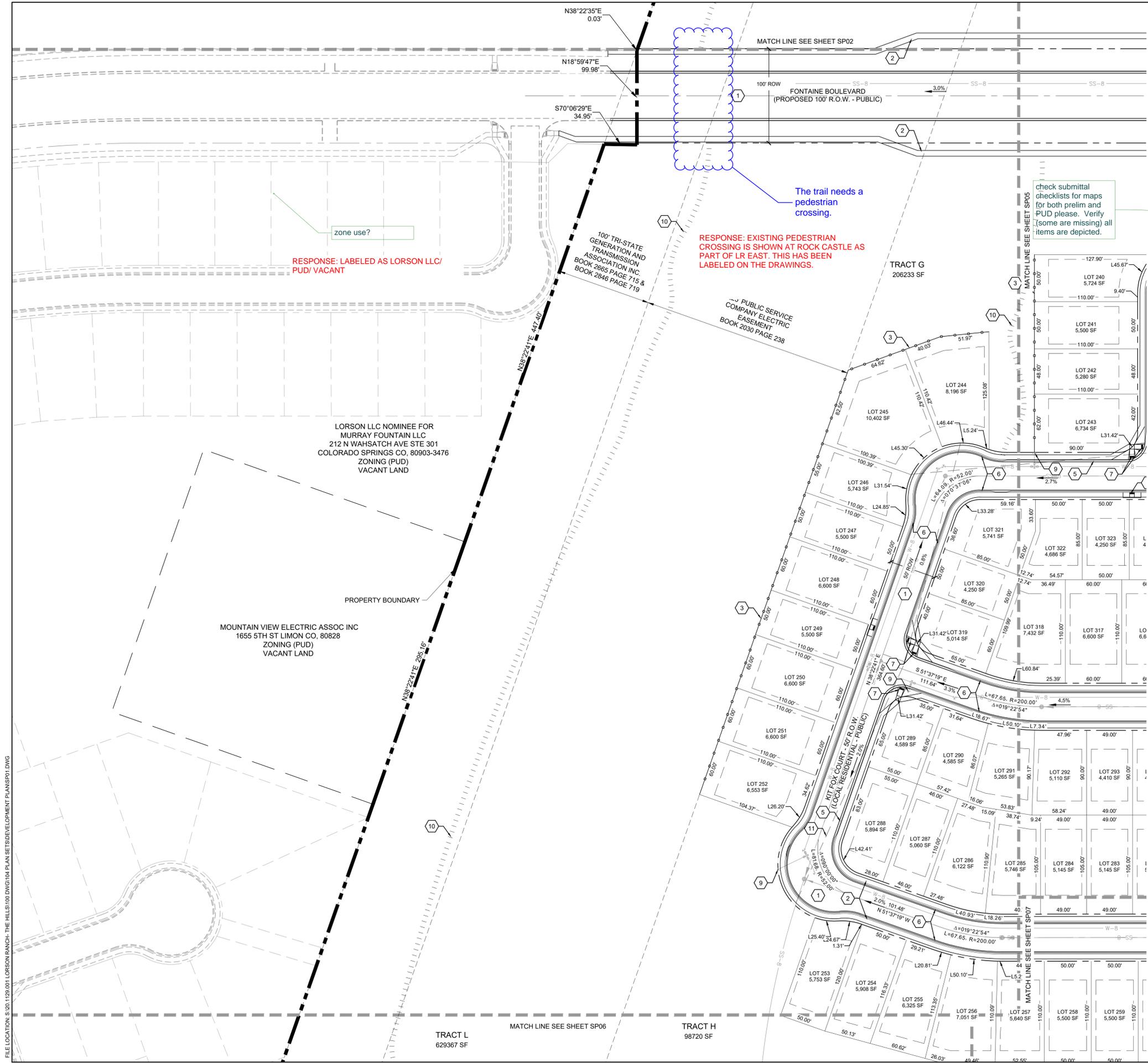
100' TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. 2665 PAGE 715 & 2846 PAGE 719

225' PUBLIC SERVICE COMPANY ELECTRIC EASEMENT BOOK 2030 PAGE 238

LOVE IN ACTION
212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO 80903-3476
ZONING (PUD)
AG. GRAZING LAND

Show sidewalk

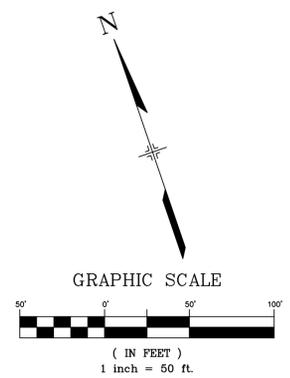
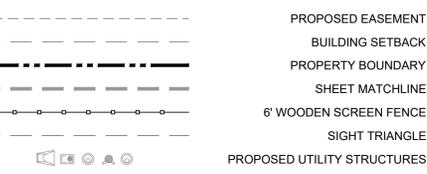
FILE LOCATION: S:\20.1129.001\LORSON RANCH- THE HILLS\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\PTV.DWG



Contours
 One acre or less lot size two foot contours (2')
 Larger than one acre five foot contours (5')
 Accuracy to be no less than 1/2 contour interval
 Mountainous Topography/High Relief twenty foot contours (20')
 Contours extended no less than 100' onto adjacent property?

General Information Required on Plan
 Subdivision Name
 General Legal Description by 1/4 Section, Section, Township, Range
 Legal includes approximate survey tie to an accepted survey monument?
 Name & address of person/corporation/organization preparing preliminary plan
 Name & address of subdivider
 Name & address of property owners, within, surrounded by, and adjacent to the subdivision including identification of all platted subdivisions by name
 Date of preparation, north point, written and graphic scale
 Vicinity map to locate tract - map to show relationship to existing major thoroughfares
 Boundary lines of the subdivision showing approximate length of lines
 Approximate location, rights of way, width, surfacing, functional classification, and names of existing and proposed maintained and dedicated public and private streets
 Approximate length of street centerlines, radii of curves, centerline grades, and type of curb, gutter and sidewalk
 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
 Approximate location, length, width and type of all non-thoroughfare transportation links (e.g. paths, bikeways, trails, PRT, guideways, railroads, etc.)
 Approximate layout, dimensions, angles, land use, and acreage or square footage of each lot

- The approximate location of **LEGEND** to be conveyed or reserved in deeds for the use of all property owners.
- 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)



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

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

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

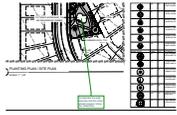
SHEET TITLE:
SITE PLAN
SP04
SHEET 08 OF 11

PCD FILE NO:

FILE LOCATION: S:20:1129:001\THE HILLS AT LORSON RANCH\104 PLAN SET\DEVELOPMENT PLANS\SP04.DWG

LS V_1 redline.pdf Markup Summary

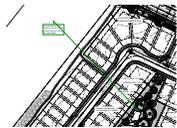
dsdparsons (5)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/15/2020 7:44:34 AM
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Color: ■
Layer:
Space:

incorporate the park features into the other sheets
please t show the amenities

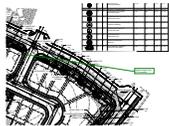
**RESPONSE: ADDED
PARK FEATURE**



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/15/2020 7:45:03 AM
Status:
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Layer:
Space:

incorporate the park features into the other sheets
please t show the amenities

**RESPONSE: ADDED
PARK FEATURE**



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/15/2020 7:59:09 AM
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Color: ■
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check triangles and ECM standrds

**RESPONSE: VERIFIED,
SHOWN ON PLAN**



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/9/2020 1:33:43 PM
Status:
Color: ■
Layer:
Space:

title block all sheets of PUD and preliminary plan

RESPONSE: ADDED



Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 7/9/2020 1:33:50 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

RESPONSE: ADDED