

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 THEN 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:

- REFER TO APPROVED LORSON RANCH DEVELOPMENT AGREEMENT #6, AS AMENDED, BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS FOR DEVELOPMENT INFORMATION.
- 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.
- 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.
- 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.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN FEET (10)
SIDE: FIVE FEET (5)
REAR: TEN FEET (10)
- ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- 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.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR YARDS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS ARE TO BE 3' 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.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL, AT THE TIME OF FINAL PLAT.
- 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.

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

- 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.
- 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.
- 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.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- 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.
- 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.
- 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 GEOLOGIC HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR VEBROCK, COLLAPSIBLE SOILS AND/ OR EXPANSIVE CLAY COMMON TO THE AREA WITH MITIGATION CONSTRUCTION PRACTICES.

VIEW:

ALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. IF FURTHER VISIT - WWW.LORSONRANCH.COM FOR MORE INFORMATION.

RESPONSE: REVISED CGS NOTE

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 2665 PAGE 115 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:

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:

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

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 55308 PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

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:

COVER SHEET

CS01

SHEET 01 OF 11

PXD FILE NO.:

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 Munieado*

RESPONSE: SEE LANDSCAPE NOTE #5

LORSON RANCH- THE HILLS1000 DWG-004 PLAN SET(S) DEVELOPMENT PLAN CS01.DWG

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

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.

i think thats shy 4 feet based on ECM

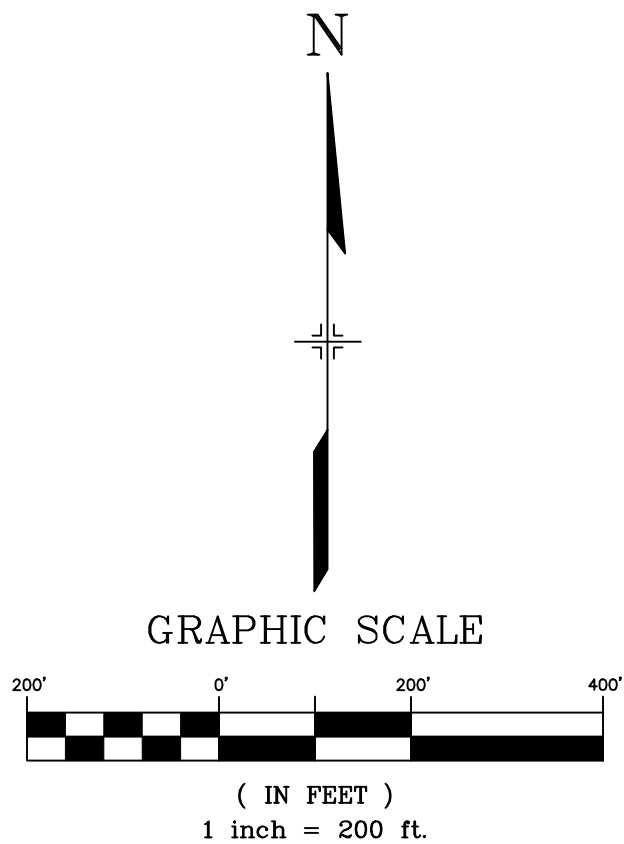
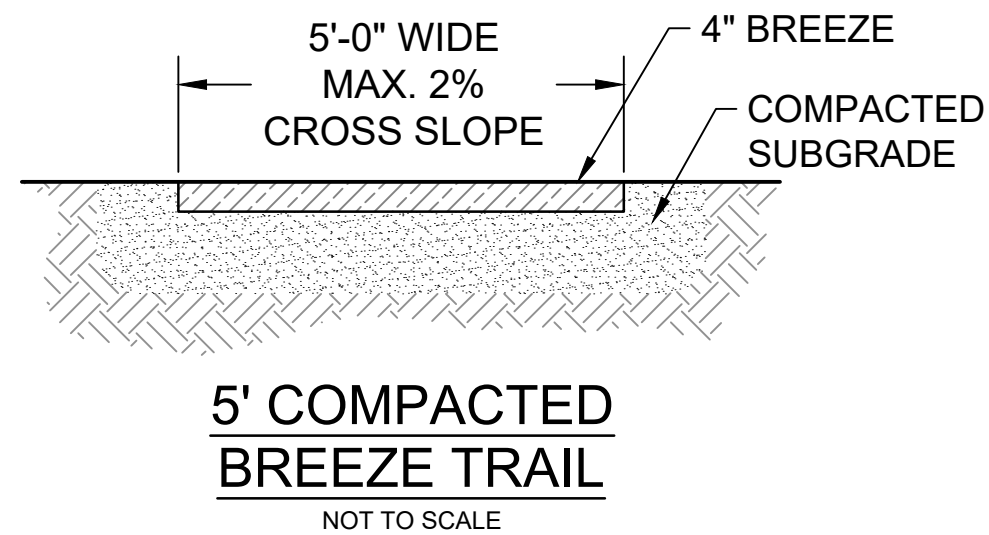
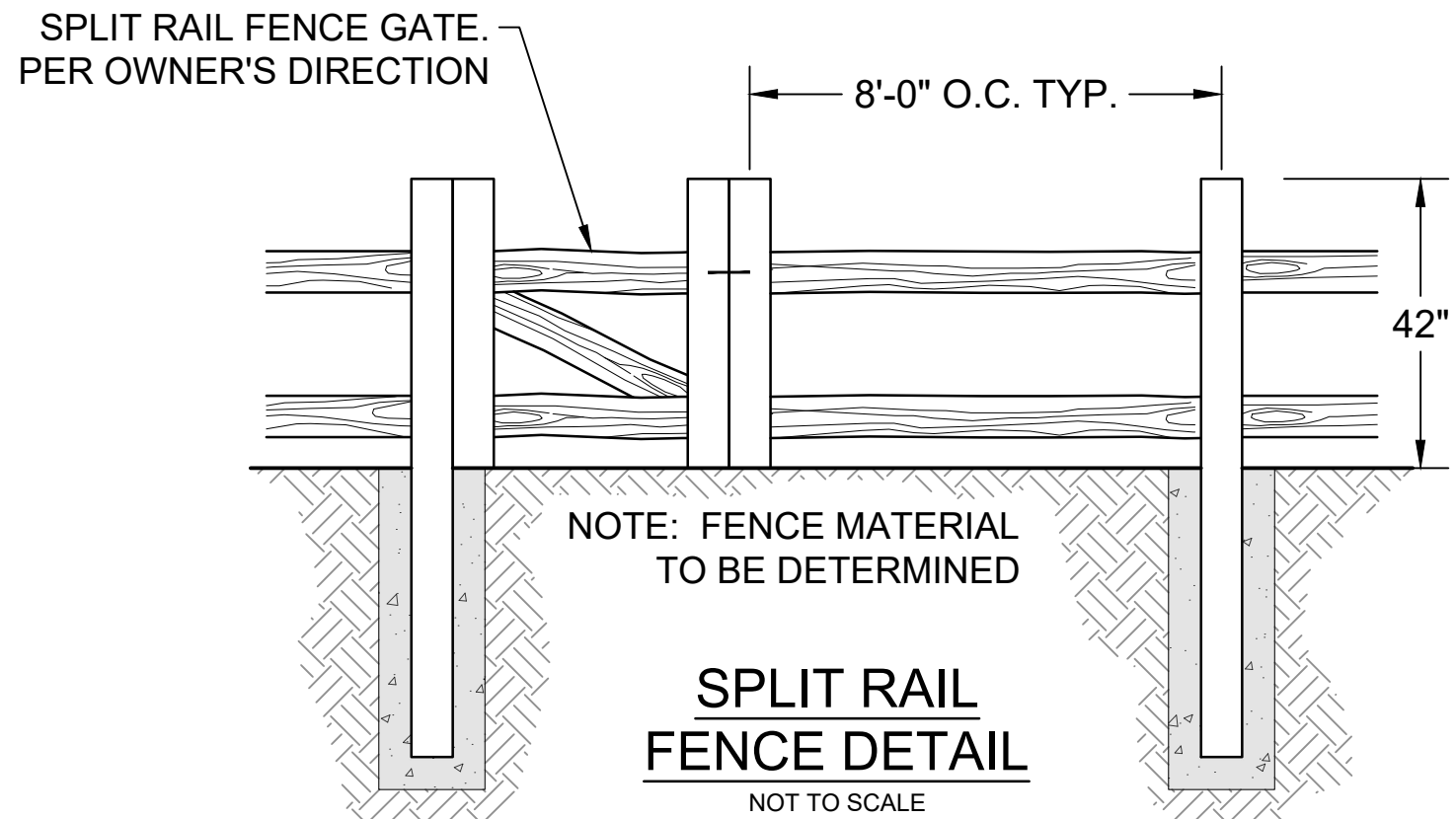
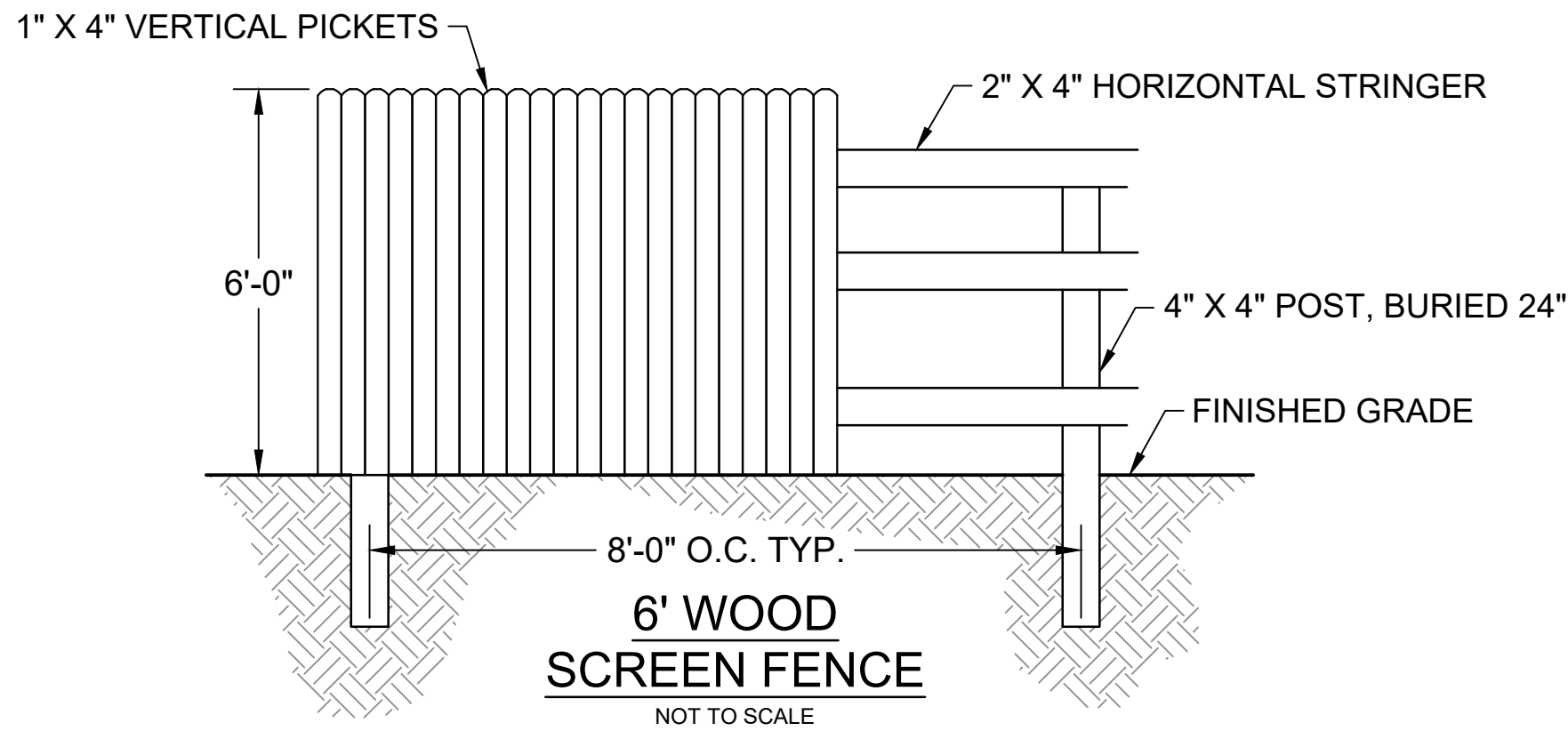
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RESPONSE: REVISED TRACT TABLE FOR BETTER CLARITY. MVE EASEMENT LOCATED IN TRACT K & L. TRAIL CORRIDORS SHOWN ON PUDSP PLANS.

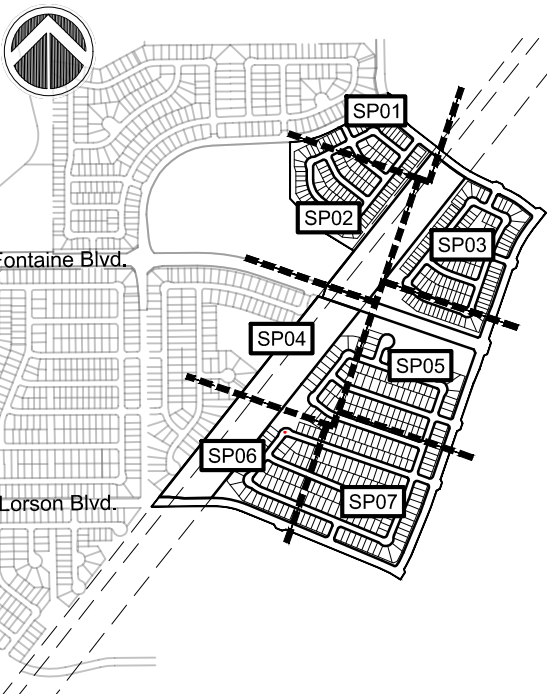
is the MVEA easement in its own tract? who owns and maintains that? is a trail proposed through the tract to connect internal trails? Perhaps should be labeled as undevelopable tract? add acreage.

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



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

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:

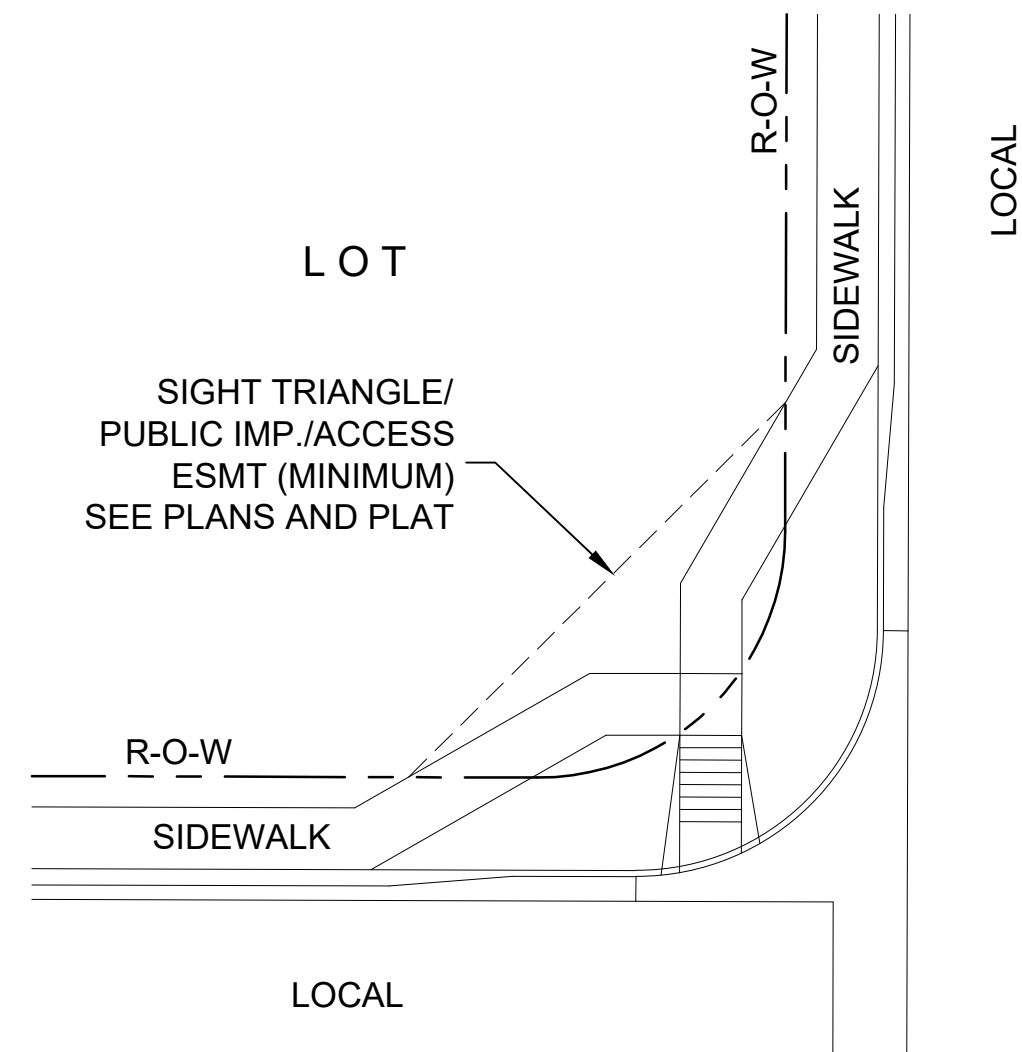
PUD TRACT MAP AND DETAILS

DT01

SHEET 02 OF 11

PUD FILE NO.:

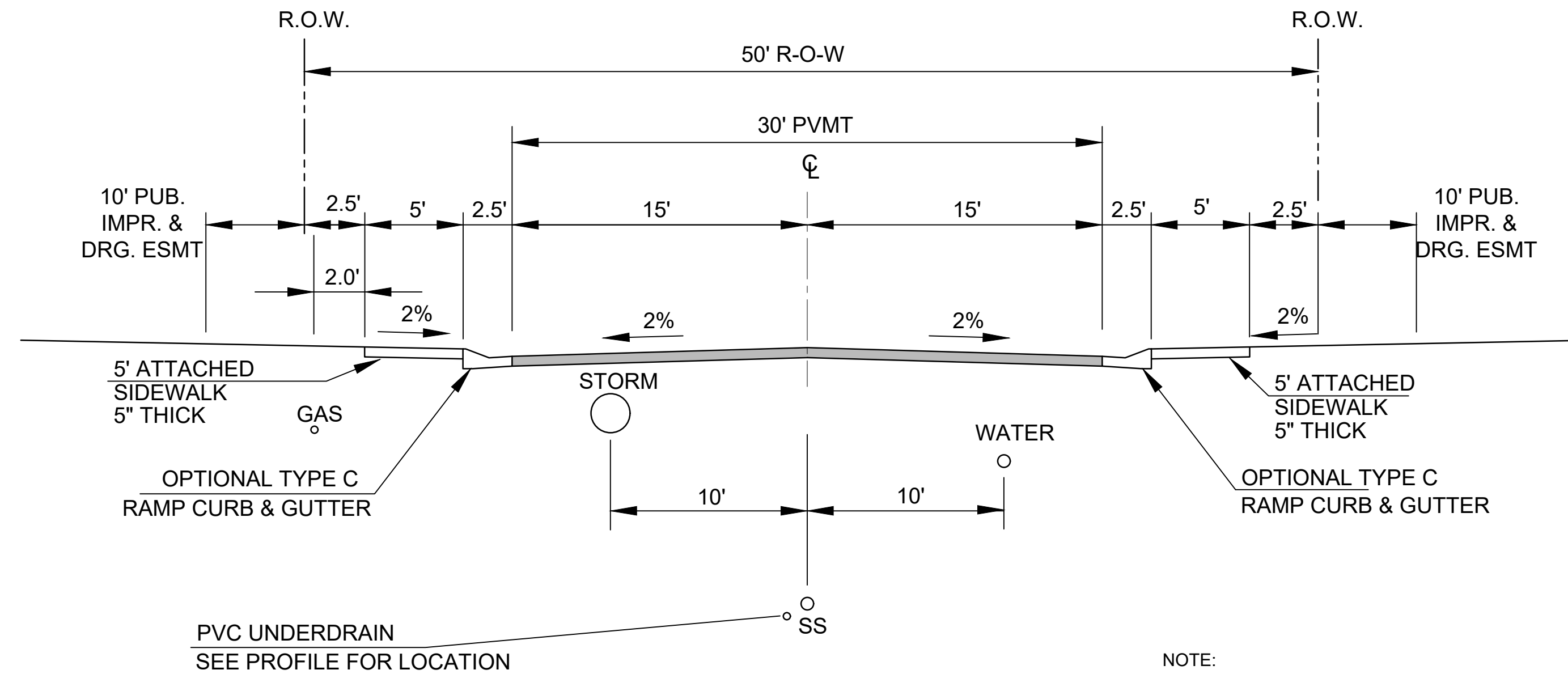
FILE LOCATION: S:\2011\2011\001\LORSON RANCH- THE HILLS\1001 DWG\104 PLAN SET\DEVELOPMENT PLAN\DT01.DWG



- NOTE:
1. ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES 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

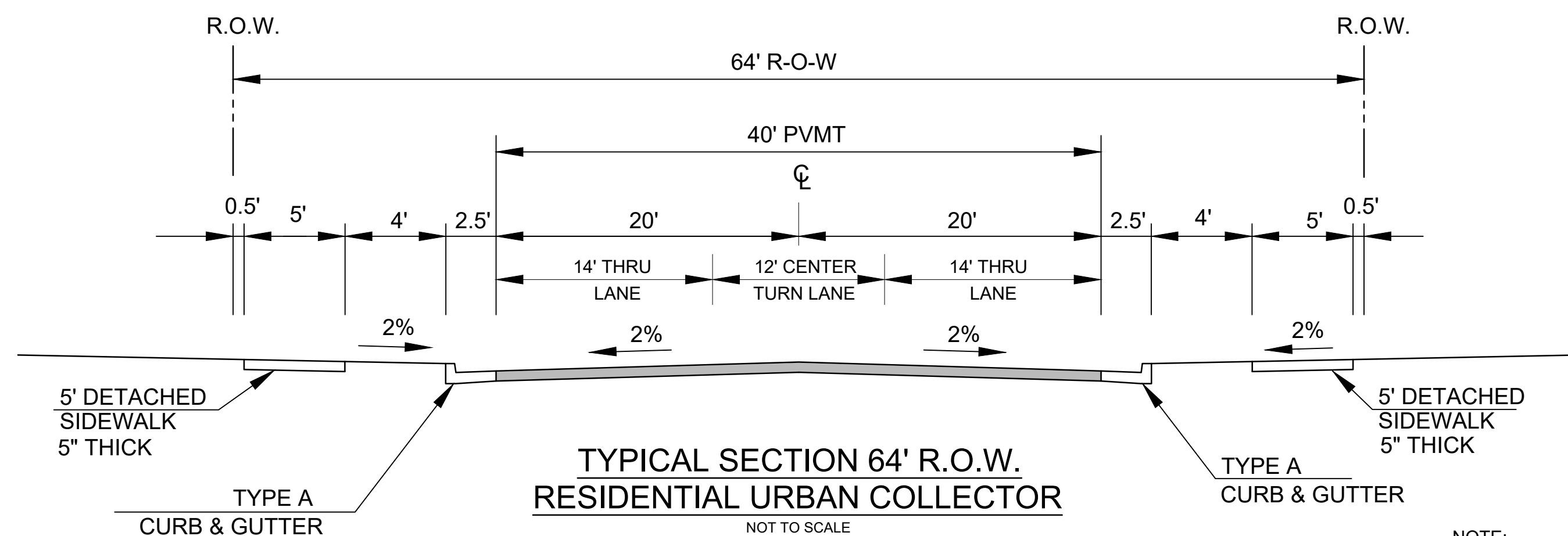


DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

**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.



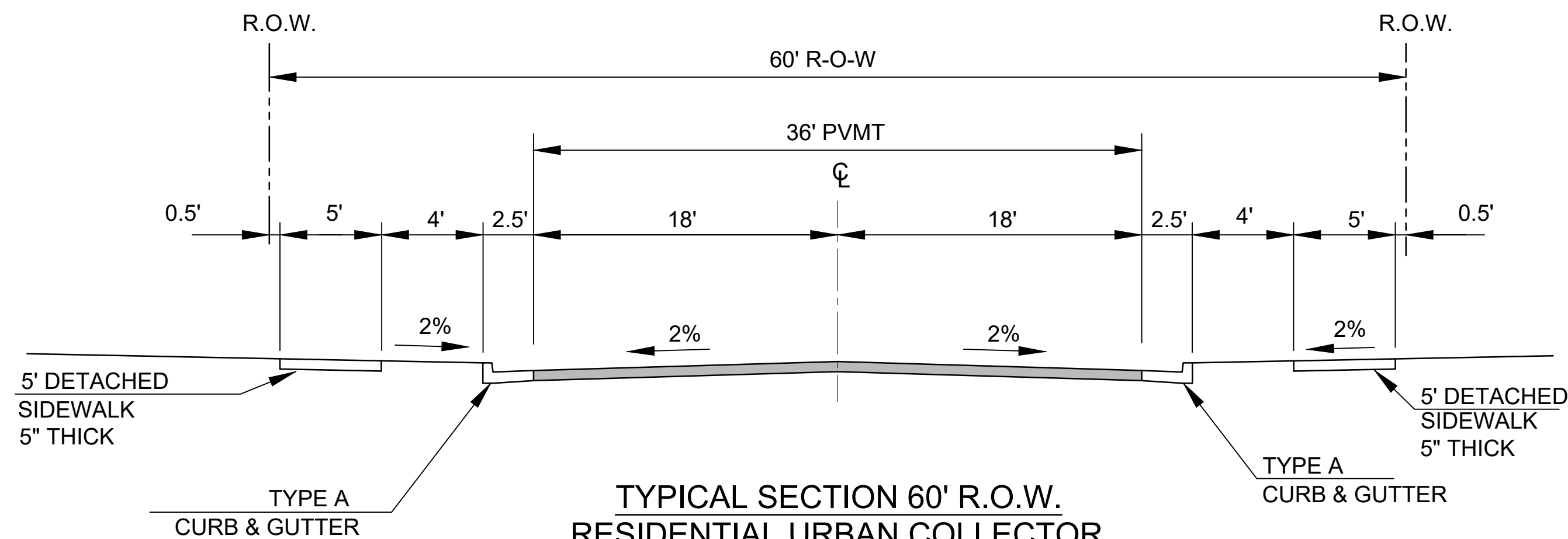
**TYPICAL SECTION 64' R.O.W.
RESIDENTIAL URBAN COLLECTOR**

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.

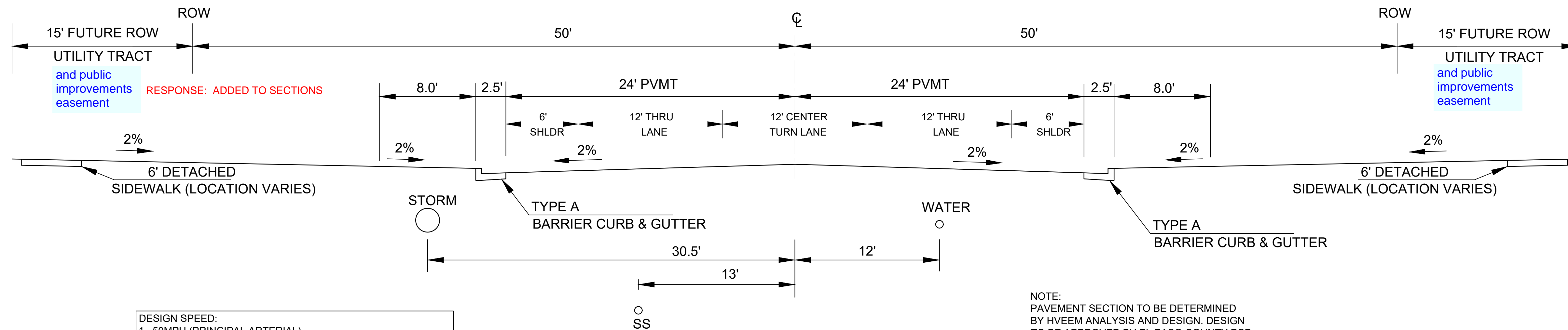


**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**

NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)
GRAYLING DRIVE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH



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.

CONSULTANTS:

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PROJECT NO: 20.1129.001

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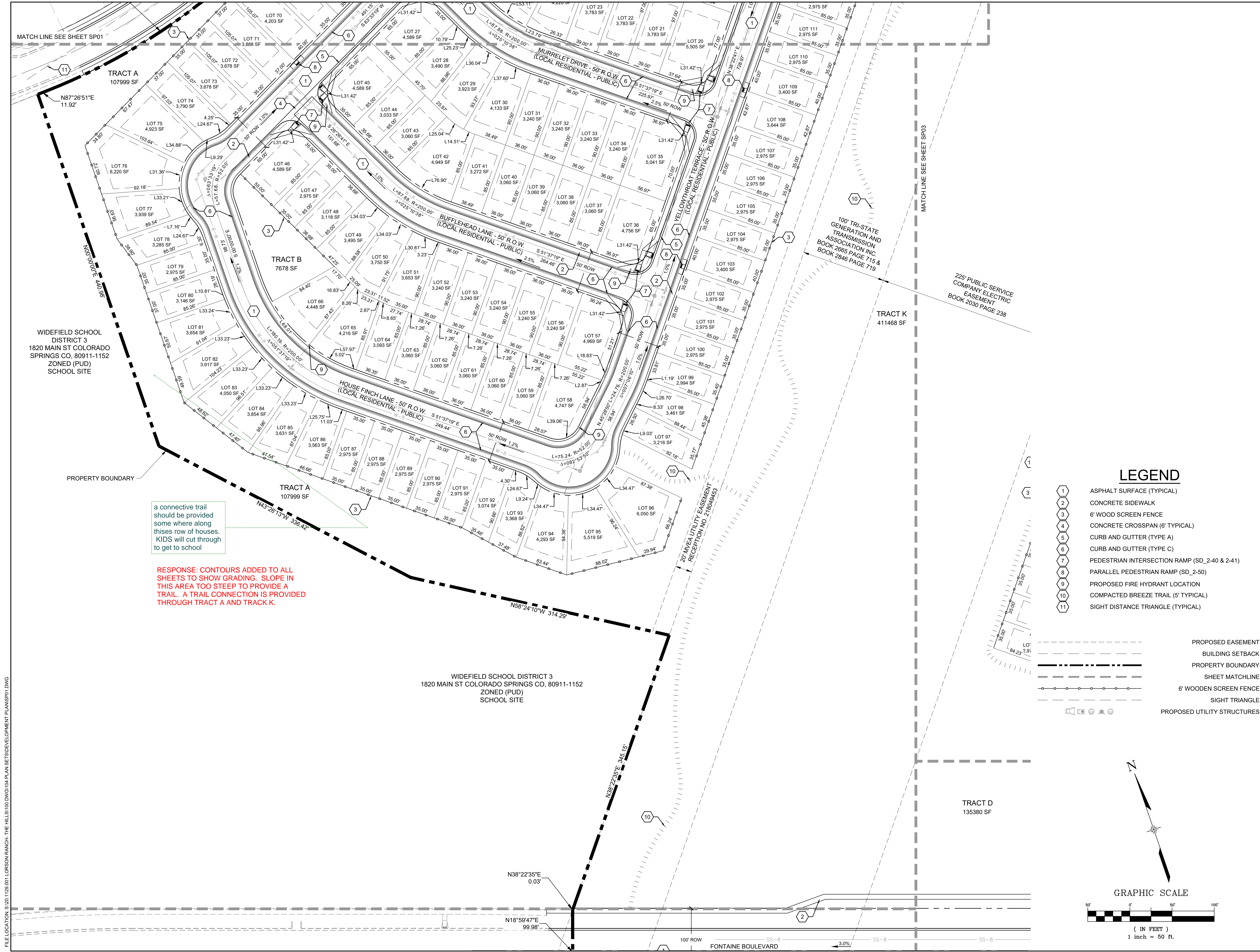
SHEET TITLE:

PUD DETAILS

DT03

SHEET 04 OF 11

PCD FILE NO.:



CONSULTANTS:

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DRAWING INFORMATION:

PROJECT NO: 20.1129.001

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SHEET TITLE:

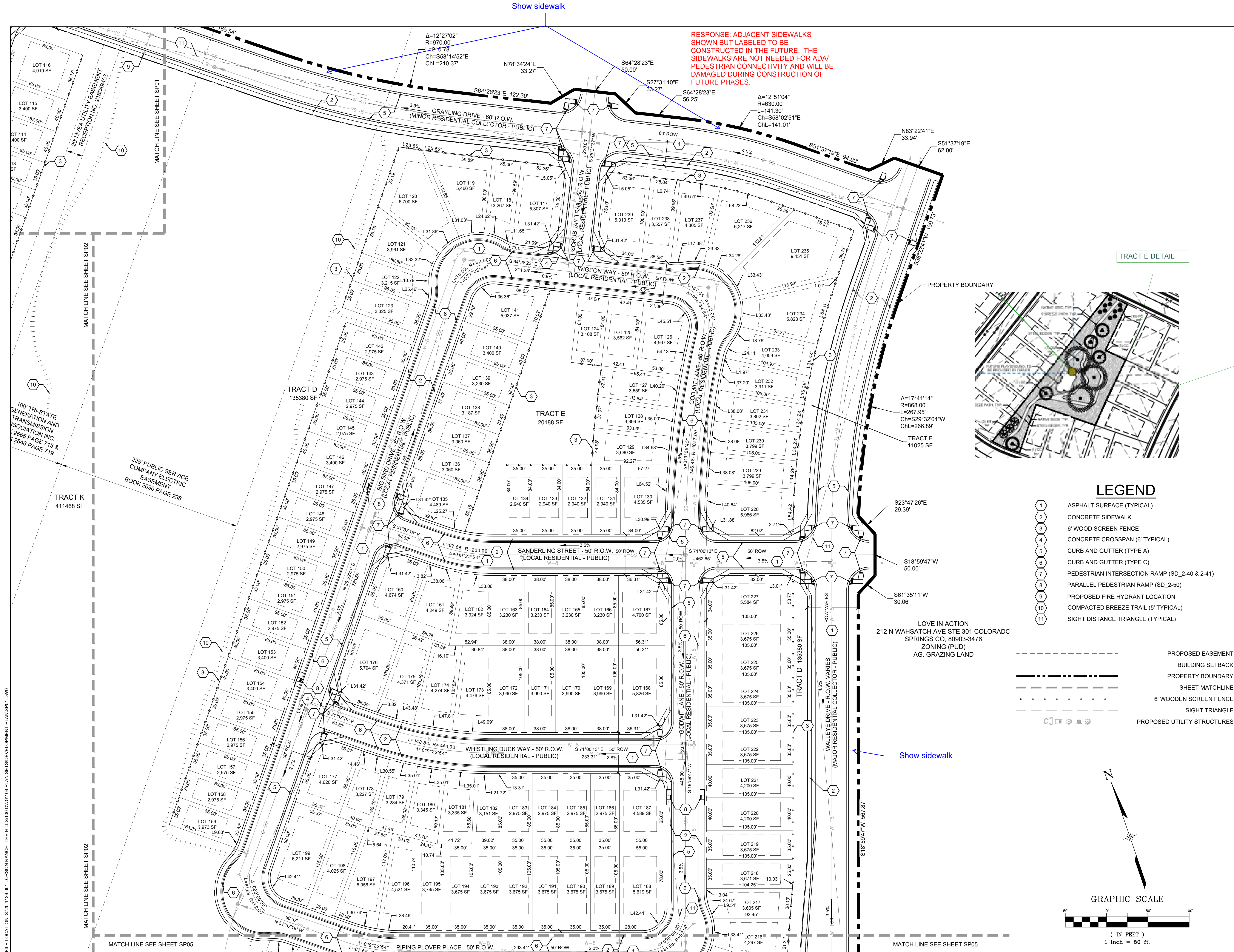
SITE PLAN

SP02

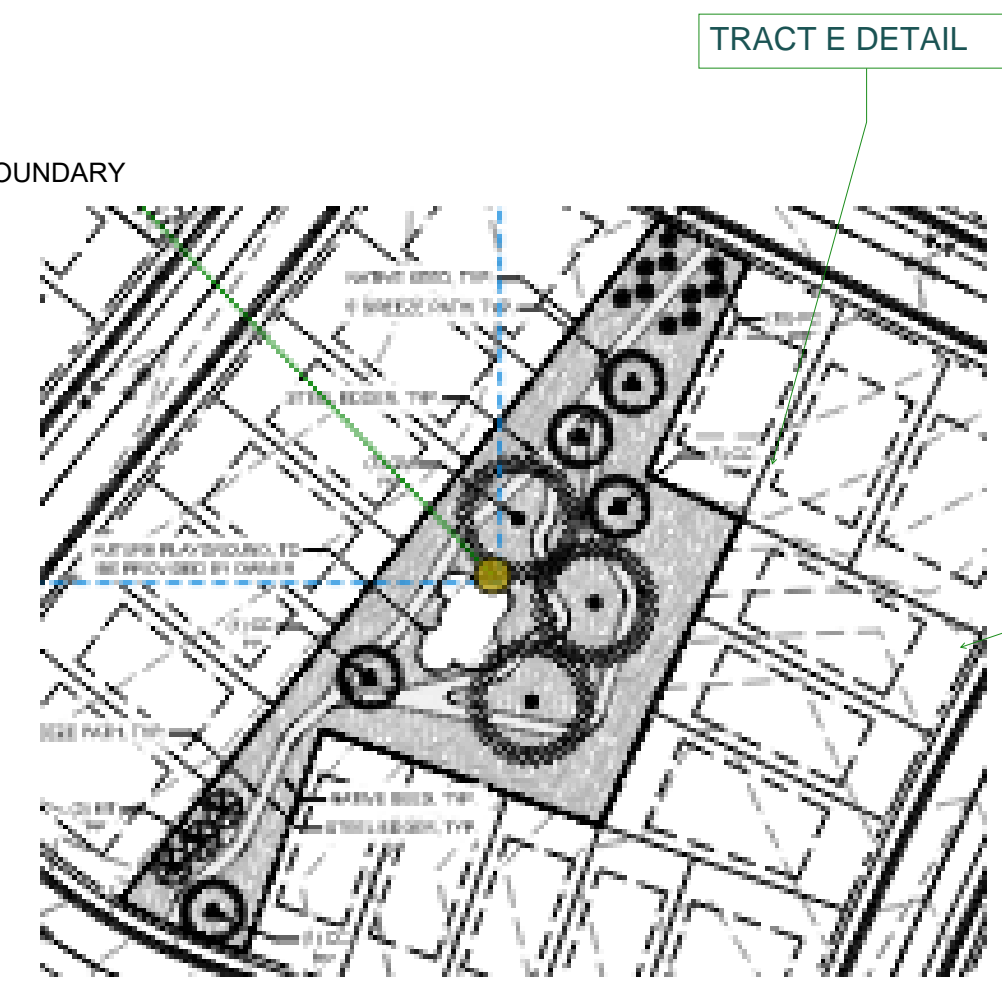
SHEET 06 OF 11

PCD FILE NO.:

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



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.

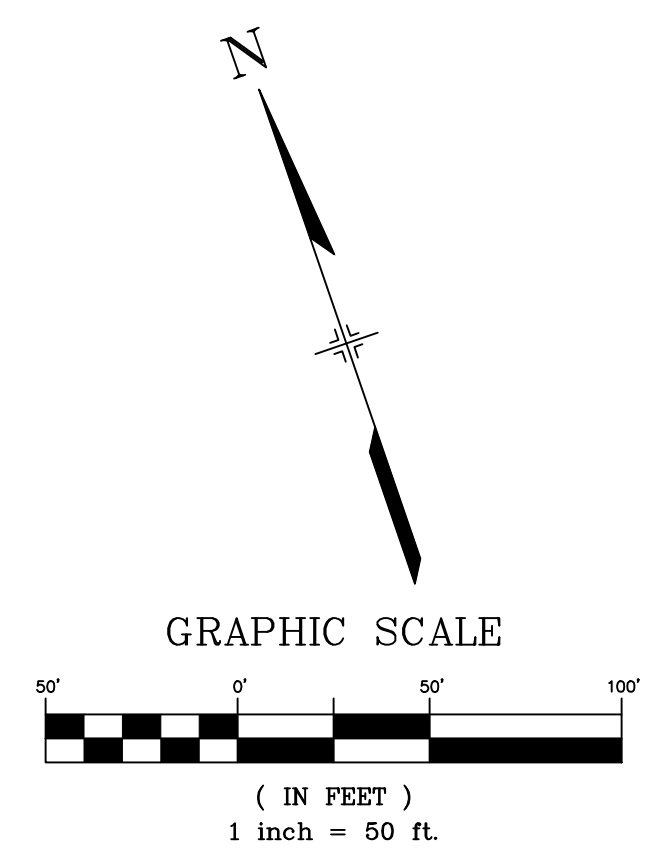
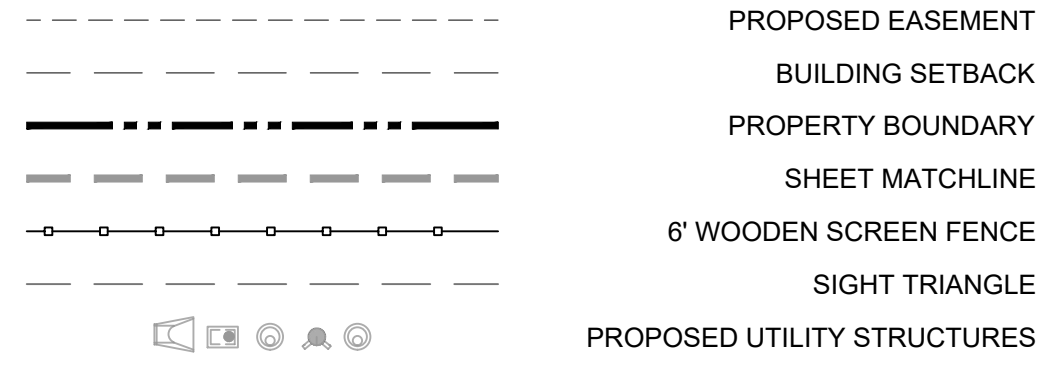


add these little details to significant sheet that have pocket parks to show benefit of the PUDPLAN

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.

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)



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VICINITY MAP:

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DRAWN BY: RAF
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SHEET TITLE:

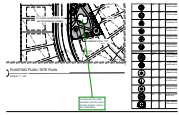
SITE PLAN

SP03
SHEET 07 OF 11

PCD FILE NO.:

LS V_1 redline.pdf Markup Summary

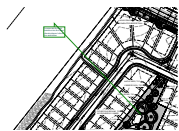
dsdparsons (5)



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

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

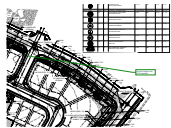
**RESPONSE: ADDED
PARK FEATURE**



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/15/2020 7:45:03 AM
Status:
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 7:59:09 AM
Status:
Color: ■
Layer:
Space:

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