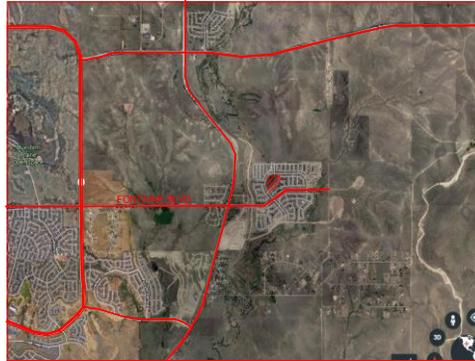


Ponderosa @ Lorson Ranch Filing No. 3
PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities
Vicinity Map:



Prepared By:



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

Developer:

Love in Action
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

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

Civil Engineers:

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

LSC Transportation Consultants

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

SITE LOCATION, SIZE, ZONING:

The 10.38-acre site is located along the east and south side of Old Glory Road and is northeast of the intersection of Fontaine Blvd and Old Glory Road. The site is zoned PUD RM (Residential Medium) that permits a target density of 7-10 DU/AC.

PUD REQUEST

The Ponderosa at Lorson Ranch Filing No. 3 PUDSP application includes the following requests:

- Authorization to combine the preliminary plan map with the PUD development plan for concurrent BOCC consideration and approval of PUD as a preliminary plan;
- PC and BOCC findings of sufficiency water quality, quantity, and dependability;
- PC and BOCC findings be made that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities for the Ponderosa Filing 3 project area;
- Authorization for use of private roads within the PUD;
- PUD Modification to adopt a non-existent standard for a private alley cross section.
- PUD modification to allow the use of blanket easements for the design and placement of electric and gas utilities in the proposed townhome development.

this is just a private road not built to County road standards

The PUD includes ninety (90) attached townhome units in 3 and 4 unit townhome buildings, public sidewalks, enhanced off-site pedestrian intersections, internal pedestrian paths, public/private transportation facilities for vehicular access and circulation, guest/visitor parking, open space and recreation areas and amenities, stormwater facilities, utility easements, and landscape buffers and screening. The development plan provides the land use, bulk, dimensional, and density standards for permitted and allowed land uses within the planned development area.

deviation not able to be processed as PUD Modifications?

The private road modification includes the design of an alley cross section for use where no alley standard or cross section exists in the ECM or LDC. The modification request and specific review criterion discussion is provided in more detail below.

Pre-development site grading will allow initial grading activities prior to or concurrent with the Final Plat review process and facilitate the scheduling and installation of utilities to occur within the prime construction months in conjunction with grading operations. The early construction also allows these lots to respond to market demand and possibly be available for conveyance in 2020.

The Ponderosa at Lorson Ranch Filing 3 project will be developed in accordance with the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous development agreements which remain in remain in effect.

PUD MODIFICATIONS

The following Modifications are proposed and discussed in detail below:

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.E	PRIVATE ROAD ALLOWANCES	WAIVER REQUIRED (MODIFICATION IN PUD)	PERMIT USE OF ALLEYS AS PRIVATE ROAD	PROPOSED PRIVATE ALLEYS FACILITATE PROJECT DENSITY AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES, SUCH AS REDUCTION OF AUTOMOBILE DOMINANCE IN SUPPORT OF INCREASED PEDESTRIAN EMPHASIS THROUGHOUT DEVELOPMENT AREA
LDC SECTION 8.4.4.E.3	PRIVATE ROADS TO MEET COUNTY STANDARDS	CONSTRUCTED TO EPC STANDARDS UNLESS OTHERWISE DETERMINED IN MODIFICATION	MODIFICATION INCLUDES DESIGN FOR ALLEY CROSS SECTION	
LDC SECTION 8.4.6.C.1.g	STANDARDS FOR EASEMENTS	BLANKET UTILITY EASEMENTS PROHIBITED	PERMIT PER MVEA/BHE REQUEST TO PROVIDE FLEXIBILITY FOR THEIR DESIGN PROCESS	ALLOWS MVEA/BHE ENGINEERS TO DESIGN INFRASTRUCTURE TO BEST DELIVER AND MAINTAIN SERVICE TO TOWNHOME DEVELOPMENT
LDC SECTION 8.4.6.C.2	EASEMENT LOCATIONS AND DIMENSIONS	EASEMENTS ALONG LOT/TRACT LINES	REMOVE REQUIREMENT FROM INDIVIDUAL TOWNHOME LOTS	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

Modification of Private Road Standards:

Private Road Allowances Section 8.4.4.E limits the use to closed loops and dead ends not likely to be need for the convenience and safety of the general public. The proposed private street provides access to townhome lots for residents and guests of the development, not for general public use or convenience.

The request includes a proposed alley cross section where no public alley cross section exists in the ECM. The proposed cross section has been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.

8.4.4.E.3 Private Roads to Meet County Standards, generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request.

Private road design modifications may include:

- right-of-way (not public) width where suitable alternative provisions are made for pedestrian walkways and utilities
- design speed where it is unlikely the road will be needed for use by the general public
- standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made
- maximum/minimum block lengths; and
- maximum grade

The proposed modification includes a 40' private right of way. The reduced width does not include pedestrian walkways or dry utilities. Adequate public and private pedestrian facilities have been planned throughout the development area. Water and wastewater utilities are planned within the private alley cross section. At the request of MVEA and Black Hills Energy, respective service lines will be accommodated within the common element tracts as noted on the plan. A separate PUD modification to remove the requirement to locate easements along lot lines has been requested. The planned zero lot line setbacks needed for the planned townhome units does not support placement of easements within individual townhome lots.

Proposed Modified Cross Section accommodates

- a. Two 12' travel lanes
- b. 0' curb (no 2.5' curb/gutter)
- c. 0'- (no 5' attached) sidewalk
- d. 0' tree lawn (5.5')
- e. 8' utility easement outside private road tract

is this for the public right-of-way? or private road?

insert a picture- i do not understand what your describing-

In lieu of modifying an existing roadway cross section to fit the proposed alley way, a new cross section has been provided for ECM and LDC administrator recommendation to the BOCC for use in the Ponderosa Filing 3 as depicted. The 'Modified Private Road Cross Section' provides equivalent travel surface/lanes width same pavement width as the typical local urban low volume cross section. As depicted on the PUD and associated private road cross sections and details, adequate provision has been made for water/wastewater utility lines within the private road easement.

Water and sanitary sewer are sited within the pavement as depicted on the public and private road cross sections. An inverted crown carries stormwater to detention/WQCV facilities on the plan. Electric and gas utility service lines will be located within blanket easements over the common elements. Additional easements over the common element areas adjacent to and surrounding the townhome lot clusters will provide adequate locations within which MVEA may design and install electrical service lines and equipment.

Use of the private alley for rear vehicle loaded garages is intended to create a reduction in vehicular dominance of the public right-of-way and create a more pedestrian oriented street frontage. Ample pedestrian paths and internal

sidewalks have been provided for pedestrian access at the fronts of townhome units in-lieu of sidewalks within the private alleyways.

Modification of Utility Easement Standards

Blanket Utility Easements Prohibited Section 8.6.C.1.g, prohibits the use of blanket utility easements in favor of defining or locating said easements on the ground.

Section 8.6.C.2 Easement Location and Dimensions requires utility easements be placed along lot and tract lines, specifically five-foot (5') side and seven-foot (7') rear lot lines.

Townhome unit lots are platted with zero-foot (0') front, rear, and internal side yard (between townhome units) setbacks. External units have a two-foot (2') side yard setback. To provide utility service for this type of multi-family style development, MVEA has requested blanket easement in order to provide flexibility in their design and delivery of the required service. To meet the needs of MVEA, utility easements have been identified over all common element and open space tracts for the use by MVEA.

The Code states, “For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:”

- **Preservation of natural features;**
- **Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;**
- **Provision of a more efficient pedestrian system;**
- **Provision of additional open space;**
- **Provision of other public amenities not otherwise required by the Code or**
- **The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.**

clearly label the amenities and show a detail of these amenities or fixtures
Clearly label the pedestrian connectivity

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths and external trail connections. On-site pedestrian amenities include benches and seating, wayfinding enhancements, and additional open space and/or amenity designs provided in the PUD development plan. Off-site pedestrian amenities include intersection and pedestrian crossing enhancements along Old Glory Drive, specifically at the Bearcat Loop, Journey Drive, and Little Doggie Drive.

of the open space what is souly for recreation (not drainage and utilities)

off-site amenities do not justify these PUD mods on their own; a connection from this PUD to those would be helpful. Perhaps you need an inset map to depict these

PUD Development Plan Summary

The Ponderosa South at Lorson Ranch Filing No. 3 PUD development plan includes the following:

- **Identification of permitted land uses, densities, bulk and dimensional standards**

Land Use: The Ponderosa at Lorson Ranch Filing No. 3 PUD authorizes single-family attached dwellings as the principal use and permitted structures. Ninety (90) townhome units are proposed with lot sizes ranging from 1,220 SF to 2,040 SF. Lot sizes vary between limited unit configurations to account for variation in unit type, configuration, and adjacent public/private rights-of-way.

The PUD does not allow private accessory structures regardless of size or placement. Accessory uses such as day cares and home occupations are subject to the applicant’s compliance with County permitting requirements.

Density: Approved sketch plan zoning and densities are identified as RM (Residential Medium) with a target density of 7-10 DU/AC. The plan proposes 90 units on 10.38 acres for an overall density of 8.67 DU/AC. The current density is within the target densities range of 7-10 DU/AC.

Lot Dimensional Standards: Lots have been planned to accommodate varied configurations of unit types within three (3) and four (4) unit townhome blocks/structures. Typical lot configurations depicting coverage and setbacks is provided on the Lot Detail sheet of the PUD. The maximum permitted structural height is forty-five-feet (45’). No maximum structural coverage is proposed for the individual townhome lots/units.

Setbacks:

- **Front yard:** Zero-foot/lot line (0’) setback. Individual units may be setback two-feet (2’) due to variation in unit type and façade appearance.
- **Side yard:** Zero-foot/lot line (0’) setback internal to townhome units; Two-foot (2”) side yard for external units; (See PUD Lot Detail Sheet)
- **Rear yard:** Setback varies based on unit block type and location relative to adjacent private street (All rear yard setbacks as identified and labeled on PUD Development Plan)
 - Minimum: Zero-foot (0’) rear yard setback
 - Maximum: Ten-foot (10’) rear yard setback (as identified on PUD Plan)
- **Open Space Setbacks:** All open space tracts have been setback a minimum of ten-feet (10’) from all structures within the PUD. To meet this requirement all lots have been buffered from open spaces with a 10’ open space-structure buffer. Identified open space structural buffer/setbacks tracts may be landscaped and used for pedestrian and/or utility purposes. (See tract table and PUD for details.)

structures are setback from open space..... reword please

is that the case for the smaller units with the 9foot garage?

Parking: Two (2) spaces have been provided for each unit in fulfillment of required parking for townhome units per Table 6-2. Minimum Parking Requirements by Use, requires two (2) spaces per unit, plus one (1) guest space per four (4) units. Each townhome unit will have a two (2) car attached garage to meet individual unit parking requirements. Availability of any driveway for use as

A 9 foot wide garage is not 2 car; i question 16-wide garage as 2 car (can you open door- just asking

is there a community built we can see so we can observe how this functions well...?

parking shall not be counted towards required parking space ratios and/or counts.

Driveways & Parking: Driveways are defined by the LDC as:

Driveway — A facility for the passage of vehicles that provides access from a public or private road to no more than 3 lots.

All planned driveways within the PUD are for the purpose of facilitating vehicular passage from public and/or private roads to the respective lots, specifically, to the designated parking areas for each lot which are the two (2)-car garages. Some driveways are twenty-feet (20') in length, others as depicted and labelled, are less than twenty-feet (20') in length.

Parking is permitted on driveways which are Twenty-feet (20') in length and have been identified for use as additional parking for the respective lot on the plan. Parking or any form of vehicle parking, storage, or standing is expressly prohibited on, over, or in driveways less than Twenty-feet (20') in length. Activities thus listed result in vehicle encroachment into the private alley which is also designated as a fire lane. This restriction is identified on the PUD and in associated notes and details. Guest parking has been provided via eighteen (18) designated visitor parking spaces with five (5) additional required ADA accessible spaces provided throughout the development.

• **Streets, ROW, & Roadway:**

incorect name...?

Access is planned through easterly extension of Bearcat Drive (public ROW) from the Meadows Filing 2 and Buffalo Crossing filing 1 eastward into the site. Bearcat extends northward from within the site to connect to the existing Little Dogie Drive which bisects the Townhomes at Lorson Filing1 and Pioneer Landing Filing No. 1.

private road- we do not have alleys in County

A planned alley (private road) provides access to sixty-eight (68) of the ninety (90) units. Twenty-two (22) units are access rear loaded garages from Bear Cat Loop. Use of the private road to provide rear loaded access allows the public street to be more pedestrian oriented and a less auto/garage dominant streetscape within the development filing.

Planned public & private road improvements, ROW dedications and adjustments include the following:

- Bearcat Loop (planned public): 50' urban low volume residential local
- Private Streets:
 - PUD authorization for use of private roads included in request
 - PUD Modifications for private road cross sections. No alley cross section is provided in the ECM; therefore, a modification is required to propose a new cross section for use an alley. (See PUD modification details for proposed alley cross section.)

• **Landscaping and Buffers**

Planned and proposed landscaping and buffers include the following:

please reword- i think the names may be off...

- Twenty-foot (20') landscape buffer against Old Glory Drive along the western/northerly PUD edge for arterial road/street classifications. Required roadway trees to be installed within the buffer at a ratio of 1/25' of linear frontage of Old Glory Drive.
- Fifteen-foot (15') zoning district landscape buffer (between multifamily and single-family residential uses) adjacent to single-family zoning and land uses in the Meadows at Lorson Ranch Filing 2, Buffalo Crossing at Lorson Ranch Filing No. 1, Townhomes at Lorson Ranch Fil No. 1 and Pioneer Landing at Lorson Ranch Filing No. 1 (single-family zone) located opposite of the Property boundary adjacent to Old Glory Drive. Required landscape buffer trees is 1/30 linear feet of affected property boundary. Because of the overlapping buffer/screening requirements, the Roadway Landscaping requirements will control within the buffer area.

reflect these buffers on the LS plan sheets in the table and on the drawings- identify the buffer and all setbacks on all map drawings clearly through out the PUDPLAN SET

The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. There are no landscape waivers being requested at this time.

evergreen screen requirement as a component needs to be included.

- **Open Spaces & Trails**

- **Overall Lorson Ranch PUD Open Space:**

8,729,936 SF or 200.41-acres of cumulative open space has been provided within the overall Lorson Ranch development and has been dedicated to the Lorson Ranch Metropolitan District for ownership, operation, and maintenance. This open space is not cumulative or inclusive of open space requirements for this Ponderosa Filing.

- **Planned Open Space:**

Fifteen percent (15%) of the 10.38 acres, or 1.56 acres of open space has been provided within the development boundaries in excess of the ten-percent (10%) required by the PUD regulations in order to meet the multi-family landscaping requirements of the Code. Generally, the ten percent (10%) PUD open space requirements would be applied; however, since the PUD is for a multi-family use, staff has requested the multi-family landscaping requirements be applied in lieu of the PUD open space criteria. Since the multi-family landscaping requirements are greater than the PUD open space requirements, the more restrictive have been applied.

The Plan includes the following with respect to open space within the PUD:

- minimum ten-foot (10') buffer between open spaces and townhome structures to meet open space setback requirements of Code.
- Internal pedestrian access provided to:
 - Adjacent Public Trail network within Lorson Ranch
 - Private open space amenities (listed below)
- Open Space Amenities:
 - Bike racks
 - Outdoor seating areas
 - Pedestrian safety lights (blue light)
 - Trail/open space legend
 - Pedestrian amenities

you are selling lots so its single family attached which is most like the typical multi-family

where are these things-put on landscape plan at a minimum

i am struggling with the PUD justification for the modifications- perhaps when the openspace tracts and amenities are labeled it will be more clear. as of now, it is not.

- Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)

no tot lots?????

Types of Proposed Recreational Facilities:

There are currently no proposed recreational facilities. Internal pedestrian connections via sidewalks and pedestrian paths are being provided as part of this project to existing sidewalks and trail corridors.

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

The purpose of the Plan is to provide the information necessary to rezone the property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The Plan will also serve as the preliminary plan/plat document for the purposes of compliance with the subdivision requirements of the County.

- The proposed PUD District zoning advances the stated purposes set forth in this Section;
The Ponderosa at Lorson Ranch Filing No. 3 PUD advances the following selected stated purposes set forth in this Section, including, but not limited to:
 - To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;**
 - To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;
 - To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
 - To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development

The planned townhome style development is in direct response to the market demand for attainably priced housing. The housing market is undergoing increased demands for urban style walkable communities which are close to recreational and retail opportunities. Completion of commercial phases within Lorson Ranch will provide pedestrian accessible shopping and retail opportunities to future residents.

The planned townhome development has been designed in response to and in consideration of the changes in market demand for attainable housing options which include townhome style units within planned townhome communities. Existing townhome development guidelines favor conventional subdivision design patterns which developed over the last several decades, which assume all homebuyers and/or consumers in the townhome market

desire conventional yard spaces (front, rear, side yards) similar to patterns developed in typical suburban housing neighborhoods.

In order to achieve target densities for the project, townhome buildings (inclusive of 3- & 4- unit structures) have been clustered and oriented in response to existing site conditions and configuration and in a manner to maximize expected densities while spatially accommodating required utility, stormwater, and transportation infrastructure required to support the subdivision. In addition to these necessary services and systems, open spaces and landscaped enhanced areas have also been provided to meet development criteria and to create a community aesthetic surrounding planned outdoor recreation opportunities.

Townhome developments which model conventional suburban development patterns are characterized (in the current context) as containing private individual open spaces in the form of private lots surrounding the townhome unit. These outdoor spaces are privately planned, owned, and maintained (or not) by the private homeowner. This results in less available land to be planned and developed as a community amenity. In this scenario, the public realm, streetscape, and overall community aesthetic is governed by individual preference and circumstance. Potential negative impacts include an inconsistent community character and aesthetic.

The Ponderosa Filing No. 3 Plan eliminates the private yards in order to maximize the use of land around individual units for supporting infrastructure (utilities, roads ((public & private)), stormwater management) and additional units to meet target densities. Remaining land has been consolidated in shared, accessible open spaces surrounding units and larger park and passive open space tracts conveniently sited which are accessible by sidewalk and internal pedestrian walkways and paths.

so there is no private unbuild area within the lot?

In order to achieve target densities within the development area, units have been grouped and oriented, roadways planned, and open spaces provided to reduce the amount of land areas devoted exclusively for streets and utilities while providing the same or equivalent levels of service. Planned use of alleyways to promote rear loaded garages and reduce the automobile dominance of the front yard and of the general streetscape are

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

Findings of Master Plan conformity have been made with the previous underlying Sketch Plan approval of the land uses and densities proposed with the Ponderosa Fil 3 PUD. This application remains consistent with previous approvals and findings of conformity with the Master Plan and is consistent with previously approved filings adjacent to the site.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

Address the goals and policies- that does not address

you need to actually address this.... This will be one of the most dense and accumulative massing projects the Board has seen and there is very little usable open space and no yards....

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

The Plan and supporting submittal documents and reports are in compliance with the requirements and allowances of the Code which includes the use of the PUD modification process to authorize the use of private roads and associated cross section. The request for use of private road (alleyway) is accompanied by a PUD modification to introduce a cross section for the proposed alleyway. Complete justification for the proposed modifications are provided below in the PUD approval criteria regarding the use of modifications.

Approval of the Plan with modifications for private road allowances will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County. PUD modifications are approved by the BOCC with recommendations provided to the BOCC from the ECM and LDC administrators.

very dense attached product surrounded by detached - need more

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

Suitability of the site for development has been reviewed through multiple phases of sketch plan and the review of the site as a Tract L, Ponderosa at Lorson Ranch Filing No. 1.

it was a school before

A new soils and geology report specifically prepared for this development area has been submitted for review in support of this PUD. No hazards or constraints were identified which would preclude or restrict development of the site. recommendations of the report and those made by Colorado Geologic Survey (CGS) will be adhered to in the implementation of the proposed development plan. The proposed use is consistent and compatible with approved and implemented residential densities depicted on the approved Lorson Ranch Sketch Plan.

The property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties. The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. northeast of this site. The design of the new development maintains the harmony and character of the adjacent and surrounding communities within Lorson Ranch. Existing residential lots surrounding the site will be buffered by required landscape treatments such as vegetation and screen fencing as depicted on the supporting landscape plan.

that was not as dense- we can look at an aerial and see that- it was slo on the perimeter of the overall dev.

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

No potentially detrimental adjacent land uses exist, nor is the planned use detrimental to any existing uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities, such as the surrounding detached single-family developments. The site design includes roadway and zoning district boundary buffers, landscape setbacks, and landscaping treatments as prescribed in the Landscape sections of the Code. these buffers have been identified earlier in this letter of intent under the PUD summary.

minimum- no walls are proposed

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

Planned uses, dimensional and bulk requirements, and landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. These have been summarized in the PUD Development Plan Summary of this letter.

The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. to the northeast of this site.

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

No areas of unique or significant historical, cultural, recreational, aesthetic or natural features which require special attention, consideration, description, or mitigation through the planning process, have been identified or are known to be present on site.

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

Open spaces have been provided via a system of courtyards and greenways that are interconnected with pedestrian paths which also provide connections to external trail links.

previous comments above

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

Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed

with this PUD. The following letters of service commitment have been received and provided in support of this development application:

- a. MVEA
- b. Black Hills Energy
- c. Widefield Water & Sanitation District
- d. Security Fire Protection District

all have supported the PUD modification regarding blanket easements verses Code....

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

The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Private pedestrian walkways have been provided to interconnect residents and guests with planned greenway and open spaces within the development filing. These planned private pedestrian paths also provide interconnections between and among the proposed townhome development and surrounding adjacent open spaces and development filings in Lorson Ranch. Private walks and paths also provide access to public sidewalks within and adjacent to the site for additional access to open spaces within Lorson Ranch

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

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

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

Proposed exceptions or deviations from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and development guide. PUD Modifications and supporting justification have been presented earlier in this letter.

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

this section needs work... what amenities really are you providing that are above the standrd

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan.

Please address Goals and Policies that identify how you are meeting the new element of the Master plan for the County- This does not address the MP. copy above MP discussion after you address above.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision conforms to the design standards of the Code and with the approved Lorson Ranch Sketch Plan, except as modified herein.

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code**

A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during this preliminary plan review.

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Lorson Ranch and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];**

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC.

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

Adequate drainage improvements have been provided, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM.

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

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

- **Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Legal and physical access is and will be provided to all parcels by planned public rights-of-way in connection with a private alleyway with appropriate access and utility easements. A request for authorization to use a private road and accompanying PUD modification for the design of the private road has been included in the PUD request and justifications and are pending approval by the BOCC with recommendations from the ECM and LDC administrators, respectively.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code, except as varied by the approval of the proposed PUD modifications or otherwise approved with conditions imposed by the BOCC.

Master Plan for Mineral Extraction:

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

Schools:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170. Per terms of the agreement, Lorson Ranch has satisfied all school fee and land dedication in-lieu requirements for and to the School District.

Proposed Services:

Ponderosa at Lorson Ranch Filing 3 will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain common areas such as setbacks, trails, common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

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

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C097G' effective date December 7, 2018.

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

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas. The site is impacted by noise generating from the intersection of Fontaine Boulevard and Carriage Meadows Drive. A noise impact study prepared by LSC Transportation Consultants, Inc, which

includes recommendations for the placement of 6 foot high noise barriers to mitigate noise impacts to acceptable levels.

Vegetation, Wildlife Habitats and Migration Routes:

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

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

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

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

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

LOI V_1 Planning Review only redlines.pdf Markup Summary

12/16/2019 4:36:13 PM (1)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/16/2019 4:36:13 PM
Status:
Color: ■
Layer:
Space:

this is just a private road not built to County road standards

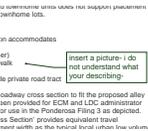
12/16/2019 4:36:50 PM (1)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/16/2019 4:36:50 PM
Status:
Color: ■
Layer:
Space:

deviation not able to be processed as PUD Modifications?

12/16/2019 4:38:12 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 12/16/2019 4:38:12 PM
Status:
Color: ■
Layer:
Space:

insert a picture- i do not understand what your describing-

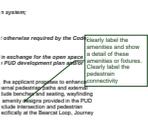
12/16/2019 4:38:49 PM (1)



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 12/16/2019 4:38:49 PM
Status:
Color: ■
Layer:
Space:

is this for the public right-of-way? or private road?

12/16/2019 4:40:10 PM (1)



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 12/16/2019 4:40:10 PM
Status:
Color: ■
Layer:
Space:

clearly label the amenities and show a detail of these amenities or fixtures. Clearly label the pedestrain connectivity

12/16/2019 4:41:55 PM (1)

pedestrian amenities for use in connection with external pedestrian paths and external connections. On-site pedestrian amenities include: benches, lighting, seating, shade, and additional open space and/or amenity design provided in the PUD and plan. On-going pedestrian amenities include landscaping and pedestrian infrastructure along Old Glory Drive specifically at the Project Loop. Also 1 mile longer than...

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 12/16/2019 4:41:55 PM
Status:
Color: ■
Layer:
Space:

off-site amenities do not justify these PUD mods on their own; a connection from this PUD to those would be helpful. Perhaps you need an inset map to depict these connections you are using to justify the PUD Modifications?

12/16/2019 4:42:33 PM (1)

of the open space what is souly for recreation (not drainage and utilities)

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 12/16/2019 4:42:33 PM
Status:
Color: ■
Layer:
Space:

of the open space what is souly for recreation (not drainage and utilities)

12/16/2019 4:44:03 PM (1)

Setback from open space (reword) (sic)

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 12/16/2019 4:44:03 PM
Status:
Color: ■
Layer:
Space:

structures are setback from open space..... reword please

12/16/2019 4:44:44 PM (1)

Required parking for townhome units per Table 6.2. Minimums for 1 car, requires 1 car (2 spaces per car per hour) 4 units. Each townhome unit will have a two car garage.

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 12/16/2019 4:44:44 PM
Status:
Color: ■
Layer:
Space:

is that the case for the smaller units with the 9foot garage?

12/16/2019 5:01:21 PM (1)

A 9 foot wide garage is not 2 car (Question) 16-wide garage as 2 car (can you open door- just asking because i see a parking problem approaching with this plan which could be a safety issue)

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 12/16/2019 5:01:21 PM
Status:
Color: ■
Layer:
Space:

A 9 foot wide garage is not 2 car; i question 16-wide garage as 2 car (can you open door- just asking because i see a parking problem approaching with this plan which could be a safety issue)

12/16/2019 5:02:08 PM (1)

is there a communitye built we can see so we can observe how this functions well...?

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 12/16/2019 5:02:08 PM
Status:
Color: ■
Layer:
Space:

is there a communitye built we can see so we can observe how this functions well...?

12/16/2019 5:03:52 PM (1)

is through an existing or temporary
sewer line (20' in length)
encountered into the private alley which is
shown as identified on the PUD and in
drawing has been provided via eighth (8').
There is additional required ADA accessible
topography.

Incorrect name...?

decision of General Development Review
Crossing King 1 eastward into the site
in the site to connect to the existing Little
Janes at Larson Filing and Pioneer

is access to sixty-eight (68) of the ninety
square foot lot area from the Public

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 12/16/2019 5:03:52 PM
Status:
Color: ■
Layer:
Space:

incorrect name...?

12/16/2019 5:06:37 PM (1)

is through an existing or temporary
sewer line (20' in length)
encountered into the private alley which is
shown as identified on the PUD and in
drawing has been provided via eighth (8').
There is additional required ADA accessible
topography.

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 12/16/2019 5:06:37 PM
Status:
Color: ■
Layer:
Space:

private road- we do not have alleys in County

12/16/2019 5:07:04 PM (1)

is through an existing or temporary
sewer line (20' in length)
encountered into the private alley which is
shown as identified on the PUD and in
drawing has been provided via eighth (8').
There is additional required ADA accessible
topography.

Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 12/16/2019 5:07:04 PM
Status:
Color: ■
Layer:
Space:

please reword- i think the names may be off...

12/16/2019 5:08:08 PM (1)

and single-family
land uses in the
Larson Filing
Pioneer Land
opposite of the
landscape bu
houses of a
landscaping

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 12/16/2019 5:08:08 PM
Status:
Color: ■
Layer:
Space:

reflect these buffers on the LS plan sheets in the table and on the drawings- identify the buffer and all setbacks on all map drawings clearly through out the PUDPLAN SET

12/16/2019 5:08:49 PM (1)

so property boundary,
elements, the Roadway
buffer area.

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 12/16/2019 5:08:49 PM
Status:
Color: ■
Layer:
Space:

evergreen screen requirement as a component needs to be included.

12/16/2019 5:17:18 PM (1)

is through an existing or temporary
sewer line (20' in length)
encountered into the private alley which is
shown as identified on the PUD and in
drawing has been provided via eighth (8').
There is additional required ADA accessible
topography.

Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 12/16/2019 5:17:18 PM
Status:
Color: ■
Layer:
Space:

you are selling lots so its single family attached which is most like the typical multi-family

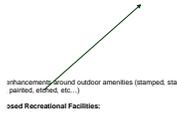
12/16/2019 5:17:49 PM (1)



Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 12/16/2019 5:17:49 PM
Status:
Color: ■
Layer:
Space:

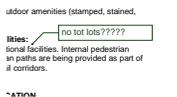
where are these things-put on landscape plan at a minimum

12/16/2019 5:18:00 PM (1)



Subject: Arrow
Page Label: 9
Author: dsdparsons
Date: 12/16/2019 5:18:00 PM
Status:
Color: ■
Layer:
Space:

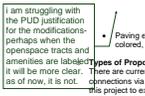
12/16/2019 5:18:17 PM (1)



Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 12/16/2019 5:18:17 PM
Status:
Color: ■
Layer:
Space:

no tot lots?????

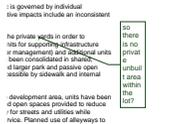
12/16/2019 5:19:46 PM (1)



Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 12/16/2019 5:19:46 PM
Status:
Color: ■
Layer:
Space:

i am struggling with the PUD justification for the modifications- perhaps when the openspace tracts and amenities are labeled it will be more clear. as of now, it is not.

12/16/2019 5:20:34 PM (1)



Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 12/16/2019 5:20:34 PM
Status:
Color: ■
Layer:
Space:

so there is no private unbuilt area within the lot?

12/16/2019 5:22:25 PM (1)



Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 12/16/2019 5:22:25 PM
Status:
Color: ■
Layer:
Space:

you need to actually address this.... This will be one of the most dense and accumulative massing projects the Board has seen and there is very little usable open space and no yards....

12/16/2019 5:22:51 PM (1)

of service commitments, including av
been provided in support of the obje
mity Water Master Plan.

Address the goals
and policies- that
does not address

Subject: Callout
Page Label: 10
Author: dsdparsons
Date: 12/16/2019 5:22:51 PM
Status:
Color: ■
Layer:
Space:

Address the goals and policies- that does not
address

12/16/2019 5:23:20 PM (1)

or property is suitable for the intended uses and the use is
with both the existing and allowed land uses on the
g properties, will be in harmony and responsive with the
of the surrounding area and natural environment, and will
positive impact upon the existing and future development of
the area.

Development has been reviewed through multiple
reviews of the site and a final recommendation of Locus
is No. 1.

and geology report specifically prepared for the development
submitted for review in support of the PUD. No requests or com-
ment which would preclude or restrict development of the site,
conditions of the report and those made by Colorado Geology Inc.
be addressed to in the implementation of the proposed develop-
ment use is consistent and compatible with approved and

Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 12/16/2019 5:23:20 PM
Status:
Color: ■
Layer:
Space:

it was a school before

12/16/2019 5:24:17 PM (1)

adequate buffering and
intensities, such as the
The site design includes
cape setbacks, and
ape sections of the Code.
of intent under the PUD
minimum- no walls
are proposed

and landscaping and
the time of development.

Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 12/16/2019 5:24:17 PM
Status:
Color: ■
Layer:
Space:

very dense attached product surrounded by
detached - need more

12/16/2019 5:25:23 PM (1)

adequate buffering and
intensities, such as the
The site design includes
cape setbacks, and
ape sections of the Code.
of intent under the PUD
minimum- no walls
are proposed

and landscaping and
the time of development.

Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 12/16/2019 5:25:23 PM
Status:
Color: ■
Layer:
Space:

that was not as dense- we can look at an aerial
and see that- it was slo on the perimeter of the
overall dev.

12/16/2019 5:25:49 PM (1)

adequate buffering and
intensities, such as the
The site design includes
cape setbacks, and
ape sections of the Code.
of intent under the PUD
minimum- no walls
are proposed

and landscaping and
the time of development.

Subject: Callout
Page Label: 12
Author: dsdparsons
Date: 12/16/2019 5:25:49 PM
Status:
Color: ■
Layer:
Space:

minimum- no walls are proposed

12/16/2019 5:26:11 PM (1)

of trails are integrated into the development
residents and provide a reasonable walking
have been provided via a system of courtyards and
with pedestrian paths which also provide con-
t.

Development will not exceed the capacity
s, utilities and other public facilities (e.g., fire,
n, emergency services, and water and sanit
services and facilities will be provided to su
ven needed.

and infrastructure facilities (including wetl
d.

Subject: Callout
Page Label: 12
Author: dsdparsons
Date: 12/16/2019 5:26:11 PM
Status:
Color: ■
Layer:
Space:

previous comments above

12/16/2019 5:26:52 PM (1)



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 12/16/2019 5:26:52 PM
Status:
Color: ■
Layer:
Space:

all have supported the PUD modification regarding blanket easements verses Code....

12/16/2019 5:27:44 PM (1)



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 12/16/2019 5:27:44 PM
Status:
Color: ■
Layer:
Space:

the largest greenspace appears to be a detention pond????

12/16/2019 5:28:28 PM (1)



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 12/16/2019 5:28:28 PM
Status:
Color: ■
Layer:
Space:

this section needs work... what amenities really are you providing that are above the standrd

12/17/2019 7:32:30 AM (1)



Subject: Callout
Page Label: 14
Author: dsdparsons
Date: 12/17/2019 7:32:30 AM
Status:
Color: ■
Layer:
Space:

Please address Goals and Policies that identify how yo are meeting the new element of the Master plan for the County- This does not address the MP. copy above MP discussion after you address above.