

DEVELOPMENT STANDARDS AND GUIDELINES

- LOTS SIZED 5,000 SF AND LARGER: Residential Use Standards: 1. There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.

- Accessory Use Standards: 1. Accessory structure uses shall be limited to typical residential structures such as sheds, decks, detached decks, gazebos, patios, hot tubs, and pools.

LOTS SIZED 4,999 SF AND SMALLER:

- Residential Use Standards: 1. There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.

- Accessory Use Standards: 1. Accessory structure uses shall be limited to typical residential structures such as sheds, decks, detached decks, gazebos, patios, hot tubs, and pools.

SCHOOL SITE

- 1. The property within the subdivision may be subject to the provisions of the amended and restated School Site Dedication Agreement.

PUD MODIFICATIONS

- 1. A PUD Modification for Table 2.7 of the EPC Engineering Criteria Manual to reduce the 175' spacing of urban local residential roadways to 165' for Yamhill Dr., Shavers Dr., Claron Dr., Also Dr., and Nolin Dr.

LANDSCAPE

- 1. Common open space areas shall be landscaped. 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.

STREETS

- 1. All streets will be public and shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, and shall be maintained by El Paso County Department of Transportation.

FLOODPLAIN NOTES:

- 1. Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 00041C0075F, effective date March 17, 1997.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

- 1. Individual Unit build out, design, and architectural style shall be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District CCRs as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines.

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION- LORSON RANCH EAST:

A TRACT OF LAND BEING TRACT 1 AND TRACT 2 OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2", ACCORDING TO THE PLAT RECORDED UNDER RECEPTION NO. 217713888 IN THE RECORDS OF EL PASO COUNTY COLORADO,

COMMENCING AT THE NORTHEAST CORNER OF "PIONEER LANDING AT LORSON RANCH FILING NO. 1", MONUMENTED BY A REBAR AND ORANGE SURVEYORS CAP STAMPED "RAMPART PLS 26965" FROM WHICH THE EAST ONE-QUARTER CORNER (E 1/4) OF SAID SECTION 14, AS MONUMENTED BY A 1 1/2" PIPE WITH 3" GALVANIZED SCREW ON CAP ONLY PARTIALLY STAMPED, BEARS N89°42'02"E, A DISTANCE OF 1873.45 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N89°42'02"E ALONG THE NORTH LINE OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2", A DISTANCE OF 1460.77 FEET TO THE NORTHWEST CORNER OF TRACT 2 AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE CONTINUING N89°42'02"E ALONG THE NORTH LINE OF TRACT 2 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14, A DISTANCE OF 412.68 FEET TO THE EAST QUARTER CORNER THEREOF;

THENCE N89°32'06"E, ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SECTION 13, A DISTANCE OF 2686.16 FEET;

THENCE S00°57'02"E A DISTANCE OF 266.98 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 51°09'19", (THE LONG CHORD OF WHICH BEARS S26°26'41"E A DISTANCE OF 460.23 FEET, AN ARC DISTANCE OF 475.88 FEET TO A POINT OF TANGENCY.

THENCE S52°01'21"E A DISTANCE OF 254.47 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A 100 FOOT WIDE ELECTRICAL EASEMENT RECORDED IN BOOK 2665 AT PAGE 715 OF THE EL PASO COUNTY, COLORADO RECORDS.

THENCE S38°22'41"W ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 1384.65 FEET TO THE NORTHEASTERLY CORNER OF TRACT 1 "PIONEER LANDING AT LORSON RANCH FILING NO. 2".

THENCE S38°22'41"W, A DISTANCE OF 0.03 FEET;

THENCE S18°59'47"W, ALONG THE EASTERLY LINE THEREOF, 99.98 FEET;

THENCE N70°06'29"W, ALONG THE SOUTHERLY LINE OF SAID TRACT 1, A DISTANCE OF 34.99 FEET;

THENCE S38°22'41"W, ALONG THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT, 447.46 FEET TO THE EAST CORNER OF THAT PARCEL DESCRIBED IN SPECIAL WARRANTY DEED UNDER RECEPTION NO. 206041590 OF THE EL PASO COUNTY RECORDS.

THENCE N51°37'27"W ALONG THE NORTHEASTERLY LINE THEREOF, A DISTANCE OF 295.16 FEET TO THE NORTH CORNER THEREOF;

THENCE S38°22'41"W ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 295.16 FEET TO THE WESTERLY LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT.

THENCE S51°37'28"E ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 295.16 FEET TO THE SOUTH CORNER THEREOF ON THE WESTERLY LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT.

THENCE S38°22'41"W ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 2995.68 FEET TO A POINT OF A NON-TANGENTIAL CURVE.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°45'40", (THE LONG CHORD OF WHICH BEARS N58°05'22"W A DISTANCE OF 159.83 FEET, AN ARC DISTANCE OF 160.11 FEET TO A POINT OF TANGENCY.

THENCE S89°35'58"W A DISTANCE OF 133.65 FEET;

THENCE N80°49'27"W A DISTANCE OF 128.25 FEET;

THENCE S89°35'58"W A DISTANCE OF 232.72 FEET;

THENCE N00°24'06"W A DISTANCE OF 72.00 FEET TO THE SOUTHEAST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3" ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 213713396 IN THE EL PASO COUNTY RECORDS.

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING THIRTEEN (13) COURSES:

(1) thence N16°01'58"E a distance of 99.99 feet.

(2) thence N27°11'53"E a distance of 50.51 feet.

(3) thence N04°50'55"E a distance of 216.26 feet to a point of curve.

(4) thence along the arc of a curve to the right said curve having a radius of 269.76 feet, a central angle of 64°17'45", (the long chord of which bears N34°59'08"E a distance of 287.09 feet), an arc distance of 302.72 feet, to a point of REVERSE curve.

(5) thence along the arc of a curve to the left said curve having a radius of 30.49 feet, a central angle of 56°04'49", (the long chord of which bears N38°38'23"E a distance of 28.67 feet), an arc distance of 29.84 feet, to a point of REVERSE curve.

(6) thence along the arc of a curve to the right said curve having a radius of 349.56 feet, a central angle of 44°40'15", (the long chord of which bears N41°02'27"E a distance of 265.69 feet), an arc distance of 272.54 feet.

(7) thence N44°09'15"E non-tangent TO THE PREVIOUS COURSE, a distance of 20.09 feet.

(8) thence N06°46'10"E a distance of 174.78 feet.

(9) thence N00°18'09"E a distance of 51.25 feet.

(10) thence N54°41'02"W a distance of 36.93 feet.

(11) thence N20°11'38"E a distance of 214.89 feet.

(12) thence N10°11'11"E a distance of 292.60 feet.

(13) thence N00°24'06"W a distance of 232.81 FEET TO THE NORTHEAST CORNER OF AFORESAID "THE MEADOWS AT LORSON RANCH FILING NO. 3".

THENCE S89°35'58" ALONG THE NORTH LINE THEREOF, A DISTANCE OF 492.32 FEET TO THE SOUTHWEST CORNER OF FONTAINE BOULEVARD AS DESCRIBED IN SPECIAL WARRANTY DEED UNDER RECEPTION NO. 207102323 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

THENCE N00°41'02"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT 1 "PIONEER LANDING AT LORSON RANCH FILING NO. 2".

THENCE S89°35'58"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 531.67 FEET TO THE SOUTHWEST CORNER OF TRACT 2, "PIONEER LANDING AT LORSON RANCH FILING NO. 2".

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES:

(1) thence N08°50'55"E a distance of 436.63 feet.

(2) thence N42°43'39"E a distance of 313.13 feet.

(3) thence N45°28'22"E a distance of 55.13 feet.

(4) thence N00°17'57"W a distance of 939.47 feet to the POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 274.585 ACRES MORE OR LESS.

GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 626 Single-Family detached residential units per the approved 2006 Zoning and Conceptual Plan and the Lorson Ranch Sketch Plan Minor Amendment.

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 the 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.

ADDITION: The adoption of the development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that the Development Plan for LORSON RANCH EAST 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 LORSON RANCH EAST 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 the 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.

SITE DATA TABLE:

Table with 2 columns: Description and Value. Includes Total Site Acreage (274.59 AC), Proposed Single-Family Dwelling Units (626 DU), and Proposed Gross Density (3.01 D.U./AC).

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.

LAND USE TABLE:

Table with 4 columns: Type of Use, # Acres Provided, % of Property, and Notes. Includes Single-Family Residential (626 Lots) at 4.4%, Jimmy Camp Creek (Open Space) at 1.0%, and Future School Site at 0.6%.

NOTE: TOTAL OPEN SPACE REQUIRED IS 1.0% OF TOTAL ACRES, 274.59 X .10 = 27.46 ACRES. TOTAL OPEN SPACE PROVIDED IS 19.6% = 53.82 ACRES.

Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this 9th day of February 2018 A.D. Lorson LLC as Nominee for Murray Fountain LLC and Lorson Conservation Invest I LLP, a Colorado Limited Liability Company

Jeff Howe, Authorized Agent, Manager

STATE OF COLORADO )
EL PASO COUNTY )

The above and foregoing statement was acknowledged before me this 9th day of Feb 2018 A.D. by [Signatures] Witness my Hand and SEAL:

[Signature] My Commission Expires:

SUSAN L. GONZALES, NOTARY PUBLIC, STATE OF COLORADO, NOTARY ID: 00044004607, MY COMMISSION EXPIRES MARCH 22, 2021

In Witness Whereof: The aforementioned Eagle Development Co has executed these presents this 9th day of Feb 2018 A.D., a Colorado Limited Liability Company

Jeff Howe, Authorized Agent, Manager

STATE OF COLORADO )
EL PASO COUNTY )

The above and foregoing statement was acknowledged before me this 9th day of Feb 2018 A.D. by [Signatures] Witness my Hand and SEAL:

[Signature] My Commission Expires:

SUSAN L. GONZALES, NOTARY PUBLIC, STATE OF COLORADO, NOTARY ID: 00044004607, MY COMMISSION EXPIRES MARCH 22, 2021

In Witness Whereof: The aforementioned Widefield School District 3 has executed these presents this 9th day of February 2018 A.D.

[Signature] Authorized Agent, Manager

STATE OF COLORADO )
EL PASO COUNTY )

The above and foregoing statement was acknowledged before me this 9th day of February 2018 A.D. by [Signatures] Witness my Hand and SEAL:

[Signature] My Commission Expires:

LANCE LEE DAVIS, NOTARY PUBLIC, STATE OF COLORADO, NOTARY ID: 20164031979, MY COMMISSION EXPIRES AUGUST 19, 2020

County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (Board resolution or motion #18-038) and date 1/23/18 approving the PUD and all applicable El Paso County regulations.

[Signature] President, Board of County Commissioners, 1/23/2018 date

[Signature] Director, Planning and Community Development, 2/14/18 date

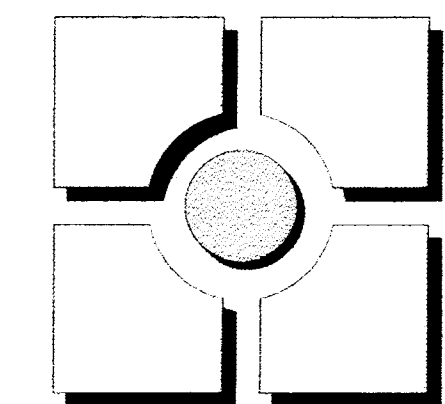
Clerk and Recorder Certification

STATE OF COLORADO )
EL PASO COUNTY )

I hereby certify that this Plan was filed in my office on this 9th day of February 2018 at 10:06 a.m./p.m. and was recorded per

Reception No. 2181613

El Paso County Clerk and Recorder

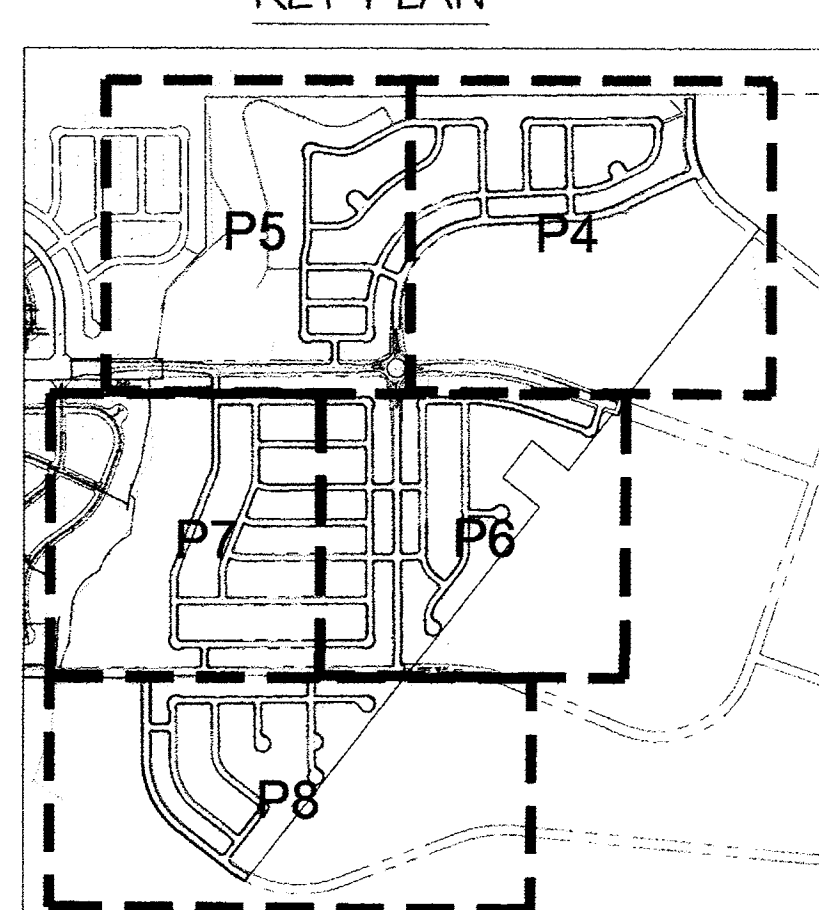


THOMAS THOMAS, Notary Public, State of Colorado, License No. 00044004607, My Commission Expires March 22, 2021

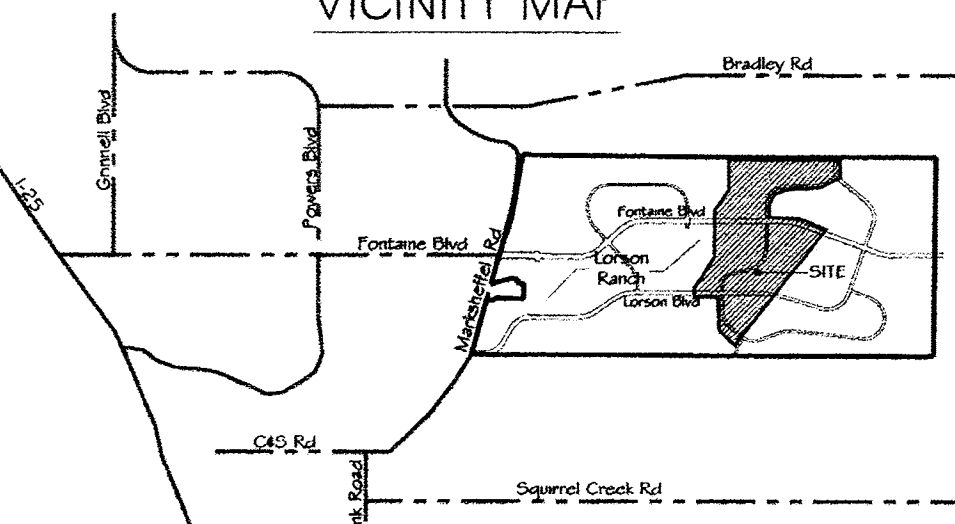
Table with 6 columns: REV #, REVISIONS, DATE, DRAWN, CHECKED, APPROVED. Includes response to EPC comments.

Table with 2 columns: DESIGNED, DRAWN, CHECKED, PROJECT NUMBER, SCALE, AS NOTED. Includes dates and project number 2181613.

KEY PLAN



VICINITY MAP



Chuck Broerman, El Paso County, CO, 02/15/2018 02:38:21 PM, Doc \$0.00, Rec \$123.00, 12 Pages, 218018251

SHEET INDEX:

- P1 PUD COVER SHEET
P2-3 PUD DETAILS
P4-8 PUD DEVELOPMENT PLAN
P9 GEOLOGICAL HAZARDS MAP
L1-L3 PRELIMINARY LANDSCAPE PLAN

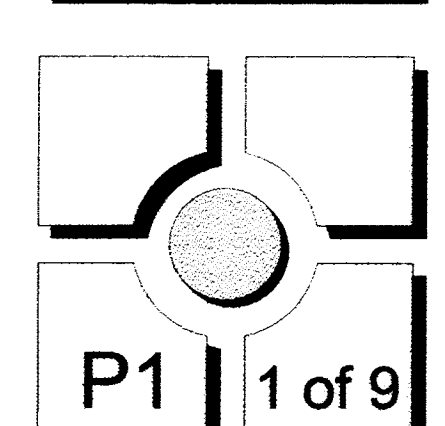
OWNERS: LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC & LORSON CONSERVATION INVEST I LLP AND EAGLE DEVELOPMENT COMPANY

OWNERS: WIDEFIELD SCHOOL DISTRICT 3, 1620 MAIN STREET, Colorado Springs, Co 80911 (719) 391-3000

PREPARED BY: THOMAS & THOMAS, INC., PLANNING, URBAN DESIGN, LANDSCAPE ARCH., INC., 702 N. TELON STREET, Colorado Springs, Co 80903 (719) 578-8777

PCD FILE NO.: PUDSP-16-003

Lorson Ranch East, El Paso County, Colorado, PUD & PRELIMINARY PLAN





# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

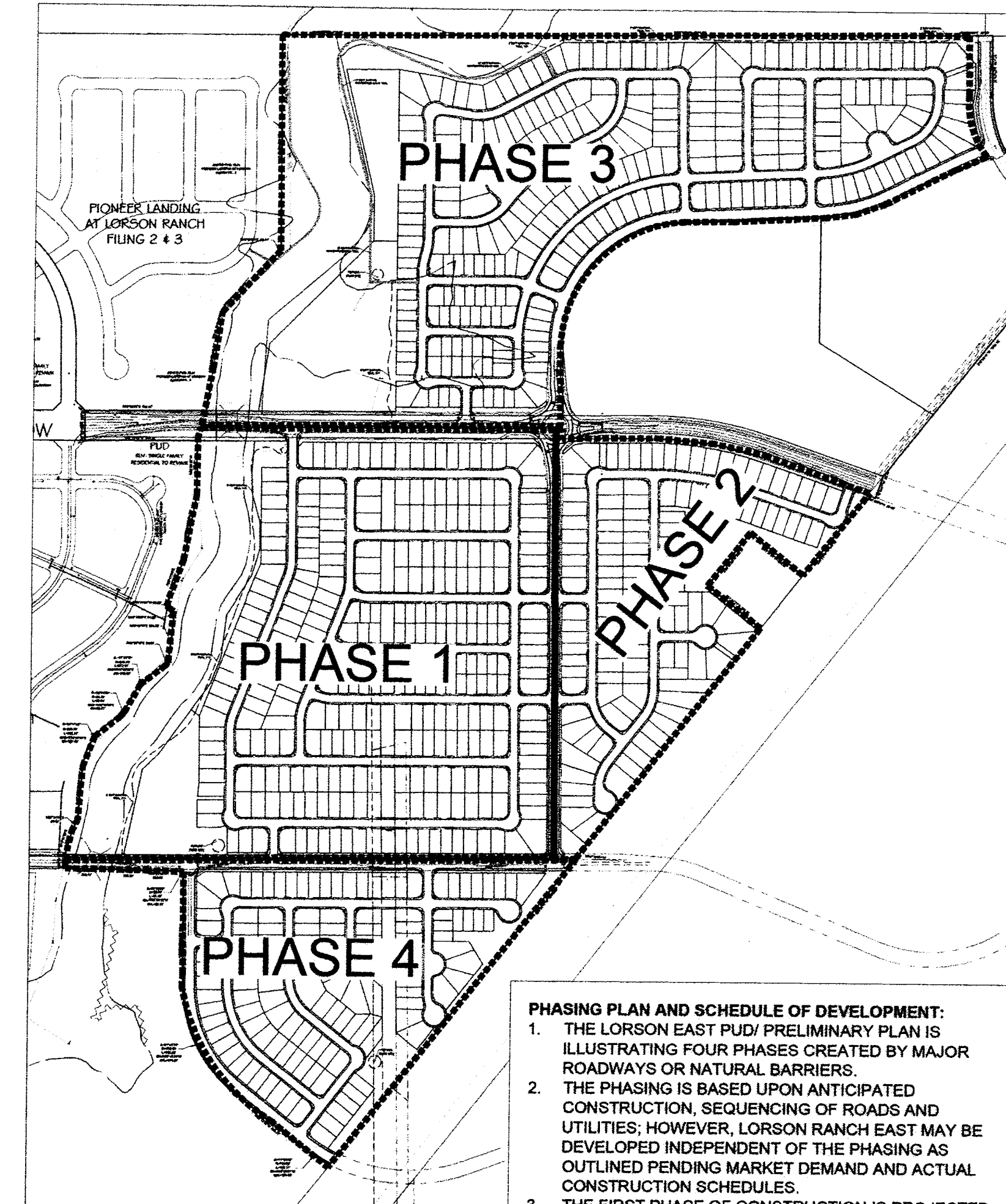
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

### TRACTS/ OPEN SPACE AREA:

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 274.59 X .10 = 27.46 ACRES  
TOTAL OPEN SPACE PROVIDED IS 19.6% = 53.82 ACRES



### PHASING PLAN:



**PHASING PLAN AND SCHEDULE OF DEVELOPMENT:**  
1. THE LORSON EAST PUD/ PRELIMINARY PLAN IS ILLUSTRATING FOUR PHASES CREATED BY MAJOR ROADWAYS OR NATURAL BARRIERS.  
2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, LORSON RANCH EAST MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.  
3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN WINTER/ SPRING 2018.

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	SDS EASEMENT	SCHOOL SITE DEVELOPMENT	OWNED BY	MAINTAINED BY
A	1,088,729 SF (25 ACRES)						X	EPC/ WSD3	EPC/ WSD3
B	740,661 SF						X	LRMD	LRMD
C	64,976 SF	X	X	X	X			LRMD	LRMD
D	673,599 SF	X	X	X	X			LRMD	LRMD
E	112,809 SF	X	X	X	X	X		LRMD	LRMD
F	323,980 SF	X	X	X	X	X		LRMD	LRMD
G	22,314 SF	X	X	X	X			LRMD	LRMD
H	9,936 SF	X	X	X	X			LRMD	LRMD
I	24,200 SF	X	X	X	X			LRMD	LRMD
J	3,116 SF	X	X	X	X			LRMD	LRMD
K	21,022 SF	X	X	X	X			LRMD	LRMD
L	50,215 SF	X	X	X	X			LRMD	LRMD
M	491,790 SF	X	X	X	X			LRMD	LRMD
N	156,845 SF	X	X	X	X			LRMD	LRMD
O	1,723 SF	X	X	X	X			LRMD	LRMD
P	11,561 SF	X	X	X	X			LRMD	LRMD
Q	10,109 SF	X	X	X	X			LRMD	LRMD
R	103,323 SF	X	X	X	X	X		LRMD	LRMD
S	55,724 SF	X	X	X	X			LRMD	LRMD
T	9,330 SF	X	X	X	X			LRMD	LRMD
U	2,210 SF	X	X	X	X			LRMD	LRMD
V	113,240 SF	X	X	X	X			LRMD	LRMD
W	2,288 SF	X	X	X	X			LRMD	LRMD
X	6,802 SF	X	X	X	X	X		LRMD	LRMD
Y	13,205 SF	X	X	X	X	X		LRMD	LRMD
Z	13,205 SF	X	X	X	X	X		LRMD	LRMD
AA	10,208 SF	X	X	X	X	X		LRMD	LRMD
BB	10,204 SF	X	X	X	X	X		LRMD	LRMD
CC	13,205 SF	X	X	X	X	X		LRMD	LRMD
DD	13,205 SF	X	X	X	X	X		LRMD	LRMD
EE	6,312 SF	X	X	X	X	X		LRMD	LRMD
FF	6,483 SF	X	X	X	X	X		LRMD	LRMD

LRMD= LORSON RANCH METROPOLITAN DISTRICT  
EPC= EL PASO COUNTY  
WSD3= WIDEFIELD SCHOOL DISTRICT #3

**THOMAS THOMAS**  
THOMAS THOMAS ARCHITECTS  
712 North Tejon  
Colorado Springs, Colorado 80903  
(719) 594-0177

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV 3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER		2818 13
SCALE		AS NOTED

**Lorson Ranch East**  
El Paso County, Colorado  
PUD & PRELIMINARY PLAN

**P2** 2 of 9

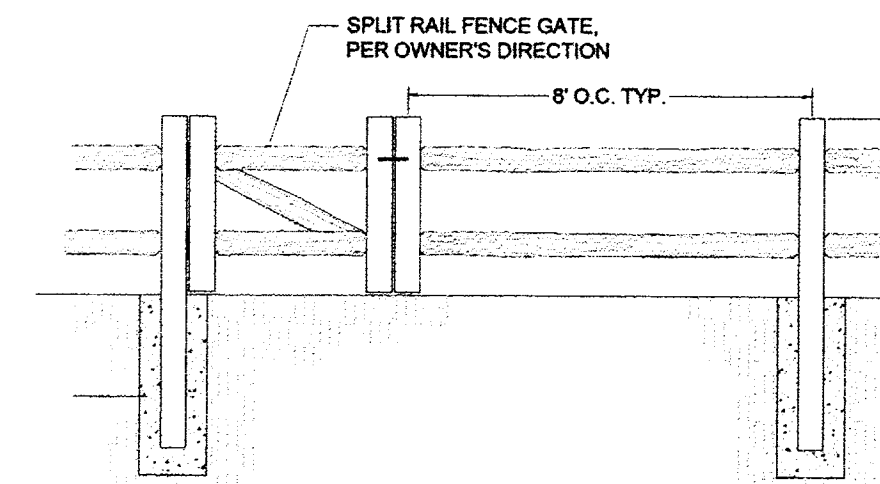
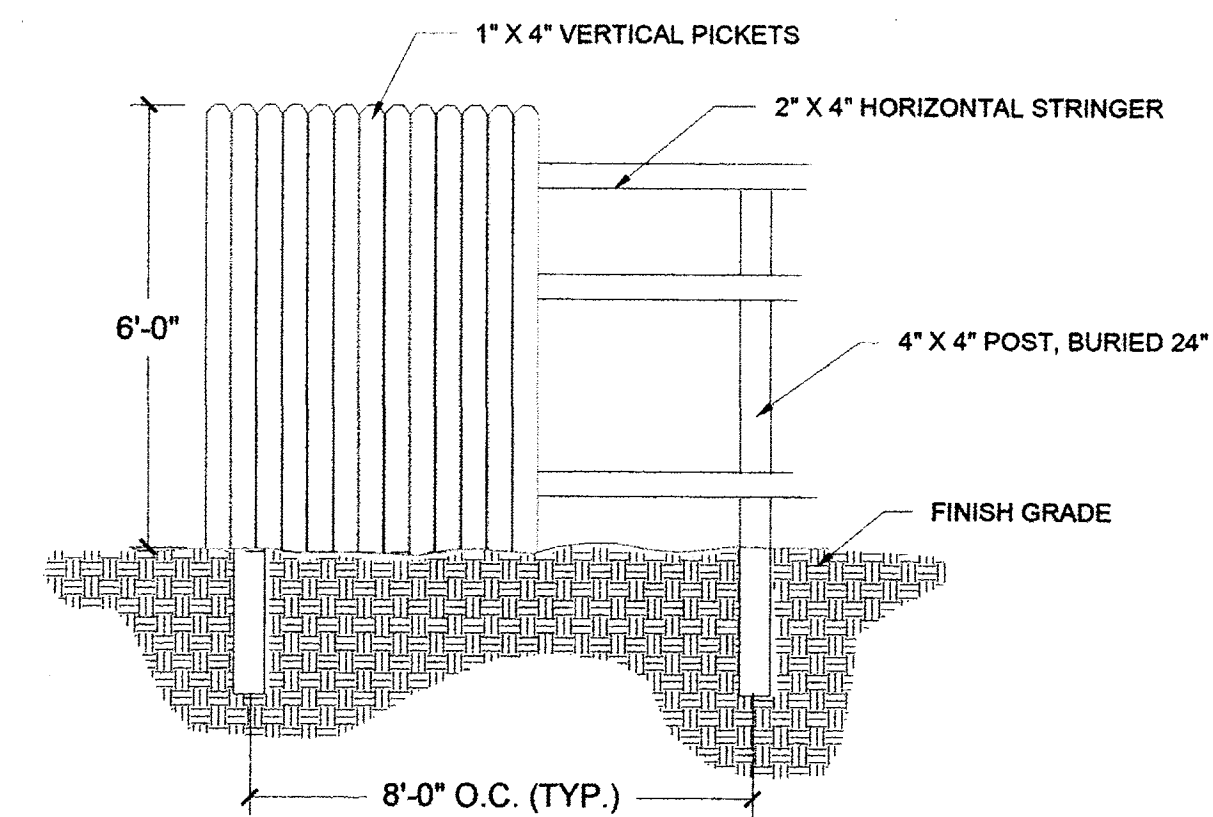
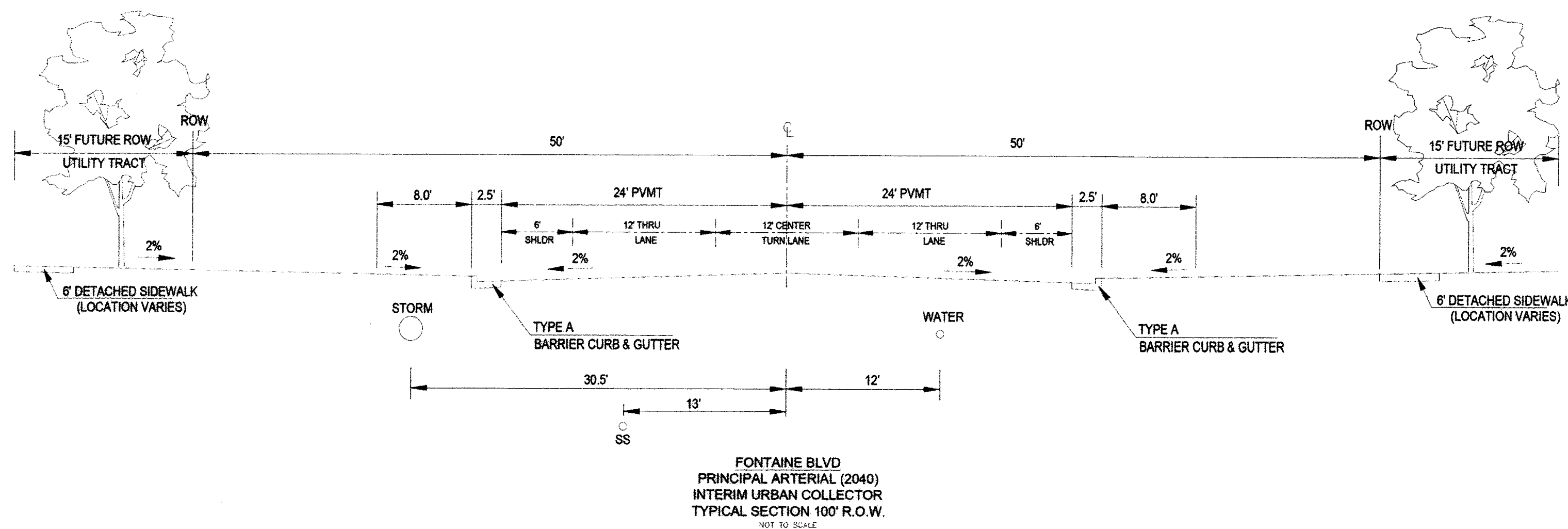
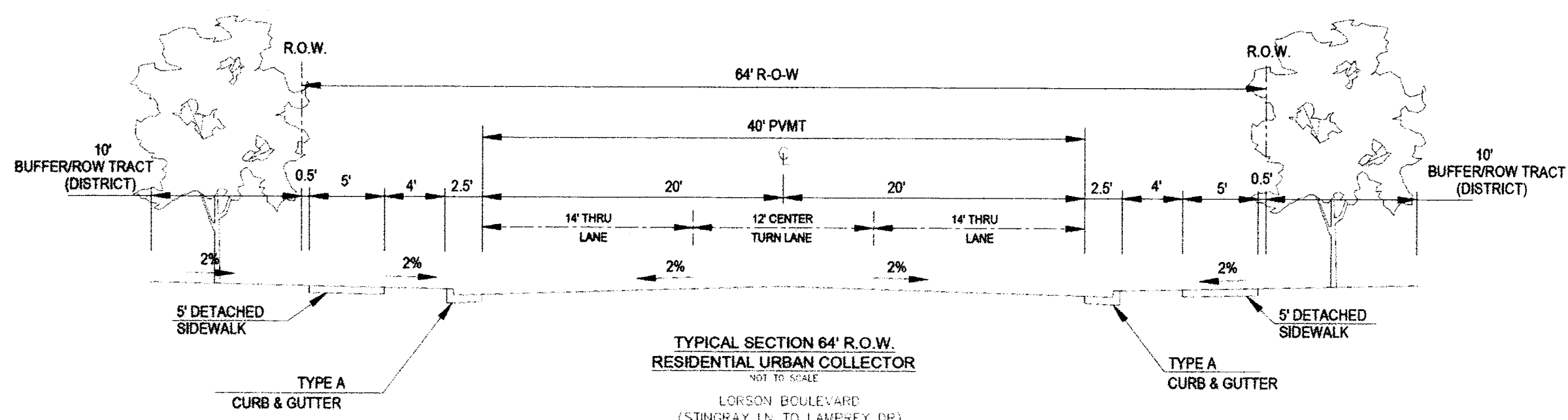
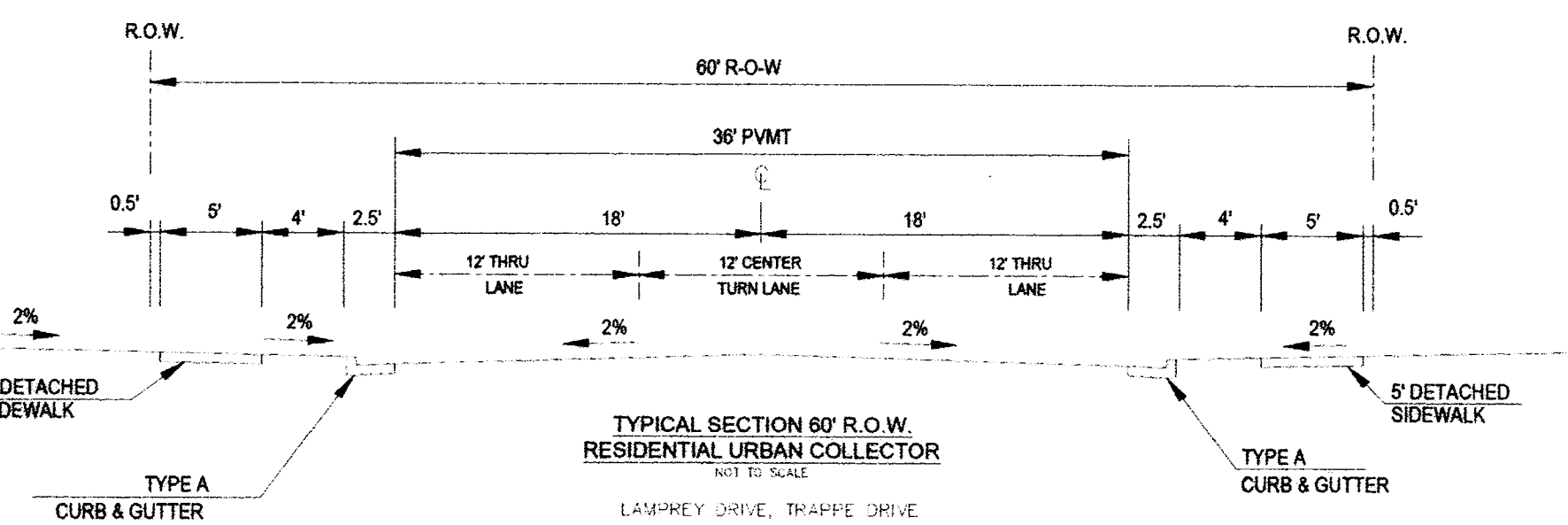
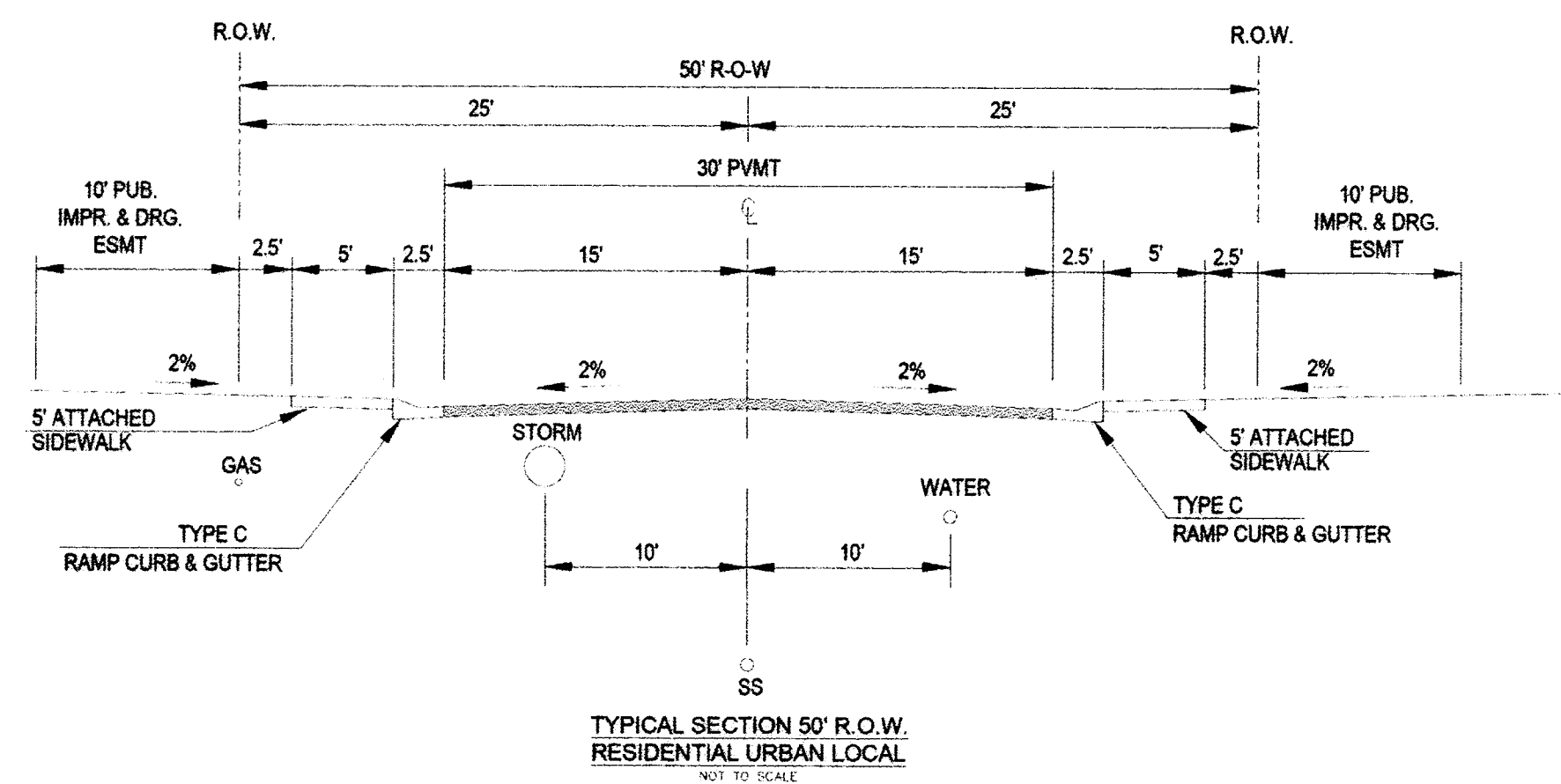
218018251  
02/15/18



# LORSON RANCH

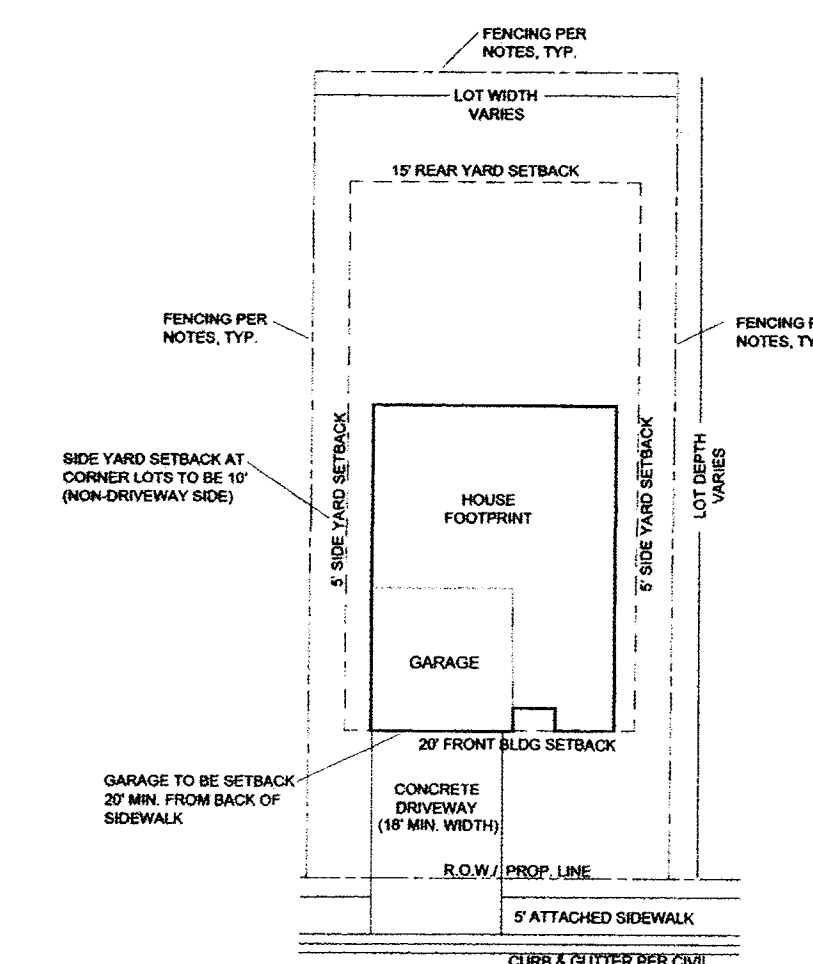
## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

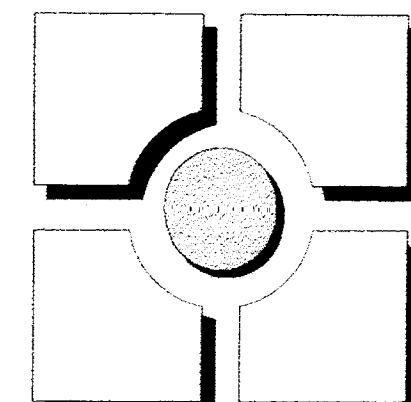


NOTE: FENCE MATERIAL TO BE DETERMINED

**2 SPLIT RAIL FENCE DETAIL**  
N.T.S.



**3 LOT LAYOUT DETAIL**  
N.T.S.



**THOMAS THOMAS**  
THOMAS THOMAS  
Landscape Architecture  
702 North Tejon  
Colorado Springs, Colorado 80903  
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:		281613
SCALE:		AS NOTED

**Lorson Ranch East**  
El Paso County, Colorado  
PUD & PRELIMINARY PLAN

**P3** 3 of 9

218018251  
02/15/18



# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

City of Colorado Springs, Zone: M2/CR, PIP2/CR, w/ AO & SS  
 Existing Land Use: Vacant/ Agriculture  
 BANNING LEWIS HOLDINGS, LLC  
 111 S TEJON ST, SUITE 222  
 COLORADO SPRINGS, CO 80903

County Zoning: PUD  
 Existing Land Use: Vacant/ Agriculture  
 BULL HILL LLC  
 3 WIDEFIELD BLVD  
 COLORADO SPRINGS, CO 80911

5' SOFT SURFACE TRAIL, TYP.

5' SOFT SURFACE TRAIL, TYP.

ZONED PUD (RLM) (VACANT)  
 LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS, CO 80903

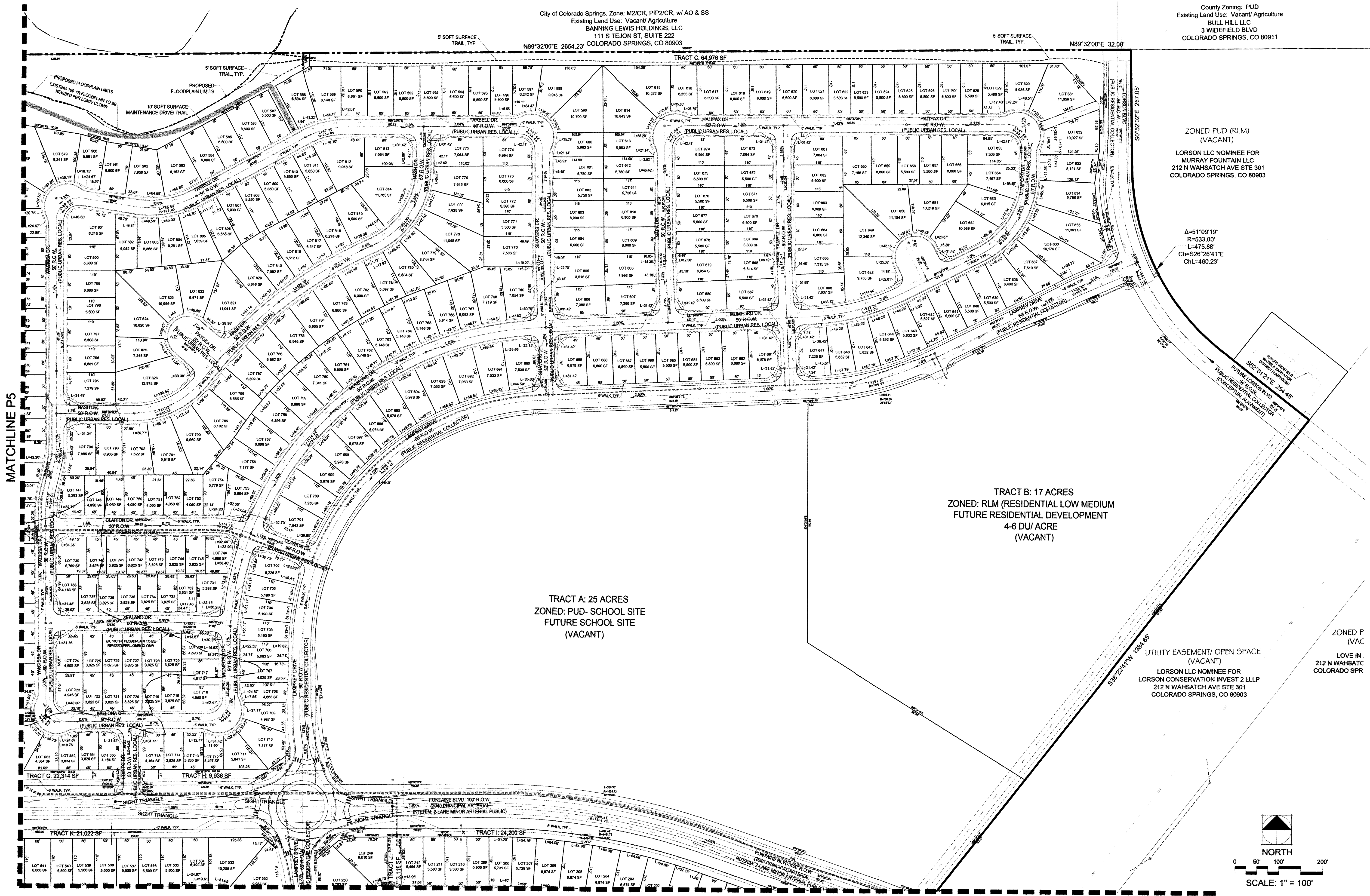
A=51°09'19"  
 R=533.00'  
 L=475.88'  
 Ch=S26°26'41"E  
 ChL=460.23'

TRACT B: 17 ACRES  
 ZONED: RLM (RESIDENTIAL LOW MEDIUM  
 FUTURE RESIDENTIAL DEVELOPMENT  
 4-6 DU/ ACRE  
 (VACANT)

TRACT A: 25 ACRES  
 ZONED: PUD- SCHOOL SITE  
 FUTURE SCHOOL SITE  
 (VACANT)

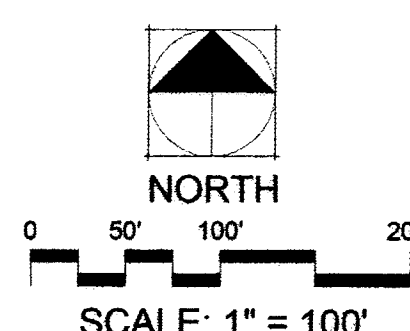
UTILITY EASEMENT/ OPEN SPACE (VACANT)  
 LORSON LLC NOMINEE FOR LORSON CONSERVATION INVEST 2 LLLP  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS, CO 80903

ZONED P (VAC)  
 LOVE IN.  
 212 N WAHSATCH  
 COLORADO SPR



MATCHLINE P5

MATCHLINE P5/P6



SCALE: 1" = 100'

218018251 02/15/18

PCD FILE NO.: PUDSP-16-003

**THOMAS THOMAS**  
 Planning  
 Urban Design  
 Landscape Architecture  
 220 North Tejon  
 Colorado Springs, CO 80903  
 Phone: 719.575.8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER		2816.13
SCALE:		AS NOTED

Lorson Ranch East  
 El Paso County, Colorado  
 PUD & PRELIMINARY PLAN

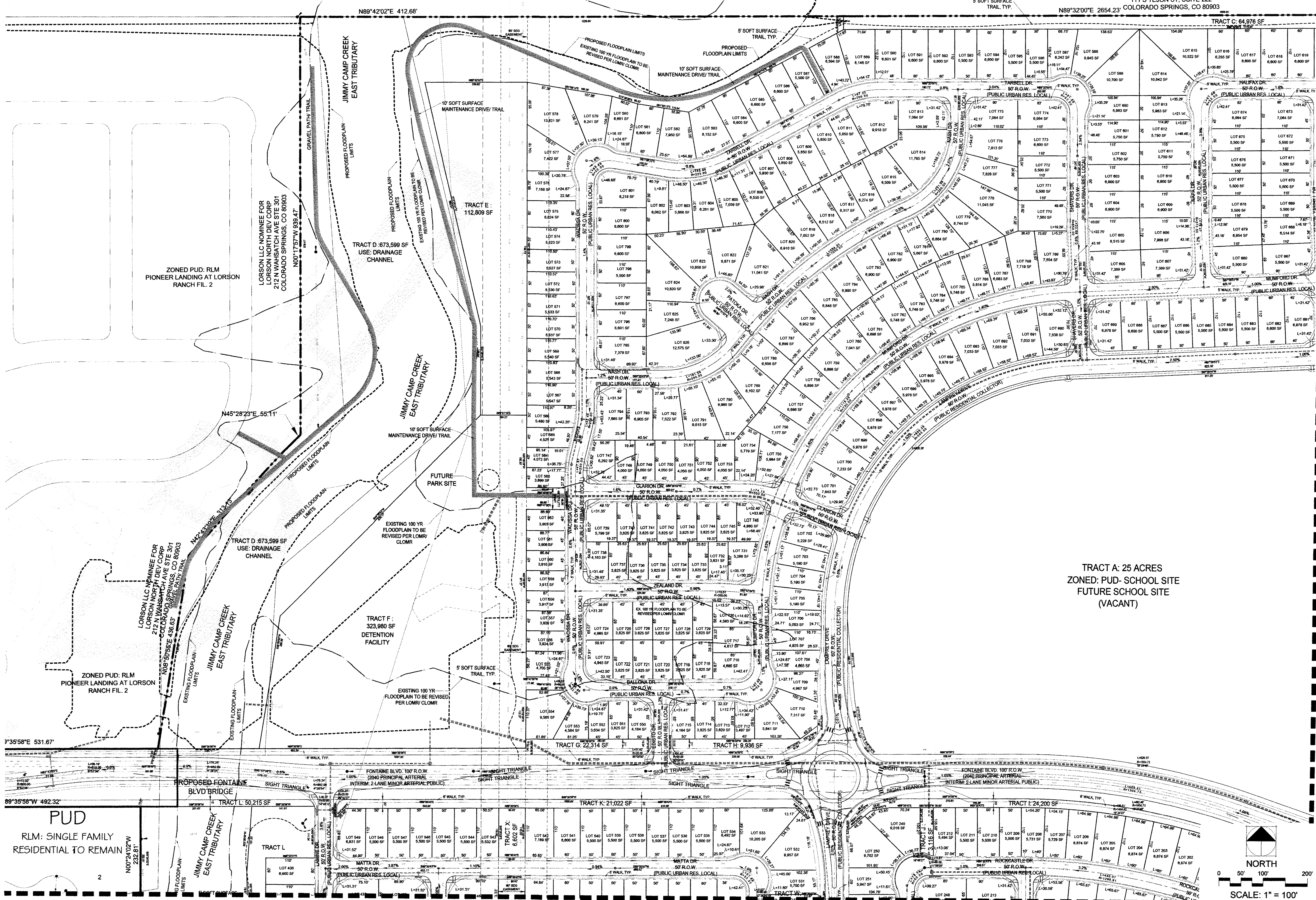


# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

City of Colorado Springs, Zone: M2/CR, P1P2/CR, w/ AO & SS  
 Existing Land Use: Vacant/ Agriculture  
 BANNING LEWIS HOLDINGS, LLC  
 111 S TEJON ST, SUITE 222  
 COLORADO SPRINGS, CO 80903



MATCHLINE P4

MATCHLINE P6

218018251 02/15/18

PCD FILE NO.: PUDSP-16-003

**THOMAS THOMAS**  
 Planning  
 Urban Design  
 Landscape Architecture  
 707 North Tejon  
 Colorado Springs, Colorado 80903  
 (719) 594-9777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10-10-16
DRAWN	JRA <td>10-10-16</td>	10-10-16
CHECKED	JH <td>10-10-16</td>	10-10-16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

**Lorson Ranch East**  
 El Paso County, Colorado  
 PUD & PRELIMINARY PLAN

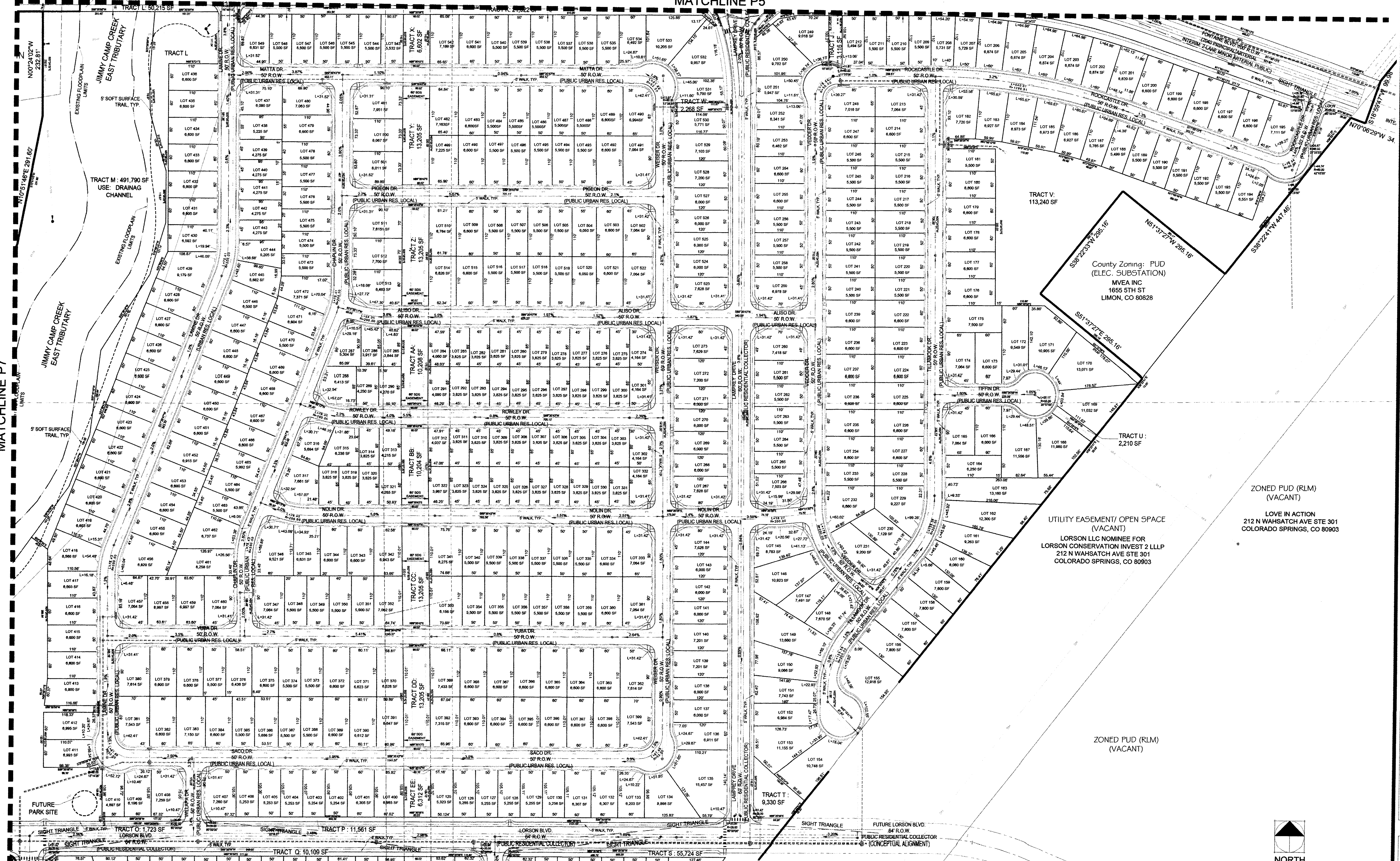


# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

MATCHLINE P5

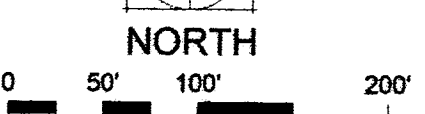


County Zoning: PUD (ELEC. SUBSTATION)  
MVEA INC  
1655 5TH ST  
LIMON, CO 80828

ZONED PUD (RLM) (VACANT)  
LOVE IN ACTION  
212 N WAHATCH AVE STE 301  
COLORADO SPRINGS, CO 80903

UTILITY EASEMENT/ OPEN SPACE (VACANT)  
LORSON LLC NOMINEE FOR  
LORSON CONSERVATION INVEST 2 LLLP  
212 N WAHATCH AVE STE 301  
COLORADO SPRINGS, CO 80903

ZONED PUD (RLM) (VACANT)



SCALE: 1" = 100'

218018251  
02/15/18

PCD FILE NO.: PUDSP-16-003

**THOMAS THOMAS**  
Planning  
Landscape Architecture  
1025 North Tejon  
Colorado Springs, Colorado 80903  
(719) 518-8777

REV#	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER		2816.13
SCALE:		AS NOTED

**Lorson Ranch East**  
El Paso County, Colorado  
PUD & PRELIMINARY PLAN

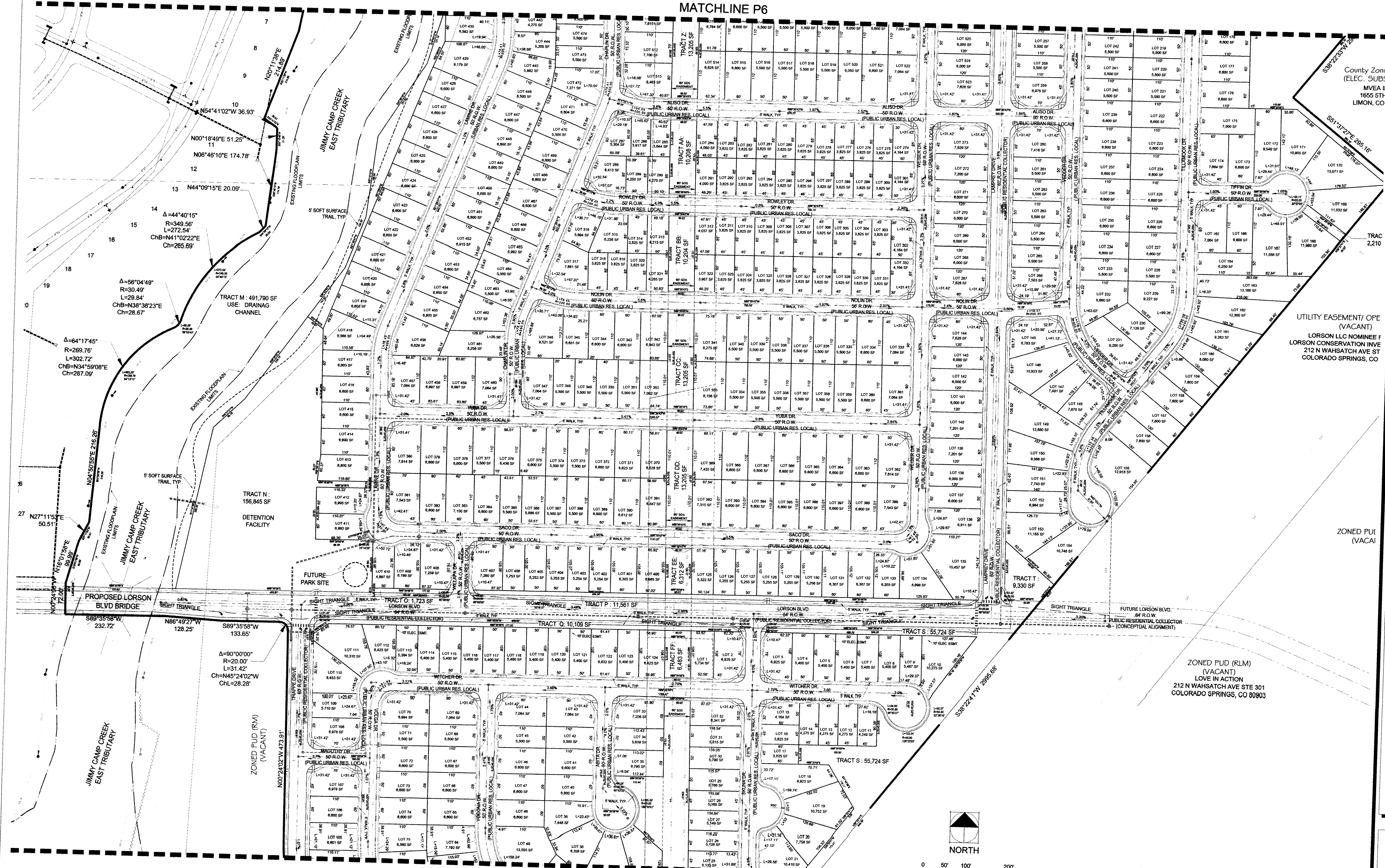


# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

MATCHLINE P6



MATCHLINE P8

SCALE: 1" = 100'

218018251  
02/15/18

PCD FILE NO.: PUDSP-16-003

County Zone  
(ELEC. SUBJ.)  
MVEA II  
1655 ST.  
LIMON, CO

**THOMAS**  
THOMAS ARCHITECTS  
Landscape Architecture  
707 North Tejon  
Colorado Springs, Colorado 80902  
(719) 575-8500

REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	11/14/17	RESPONSE TO EPC COMMENTS REV 1	JRA	JRA	JRA
2	11/14/17	RESPONSE TO EPC COMMENTS REV 2	JRA	JRA	JRA
3	12/18/17	RESPONSE TO EPC COMMENTS REV 3	JRA	JRA	JRA
4					
5					
6					

DESIGNED	DATE	SCALE	AS NOTED
JRA	10/10/16		
JRA	10/10/16		
JRA	10/10/16		
JRA	2/16/18		

**Lorson Ranch East**  
El Paso County, Colorado  
PUD & PRELIMINARY PLAN

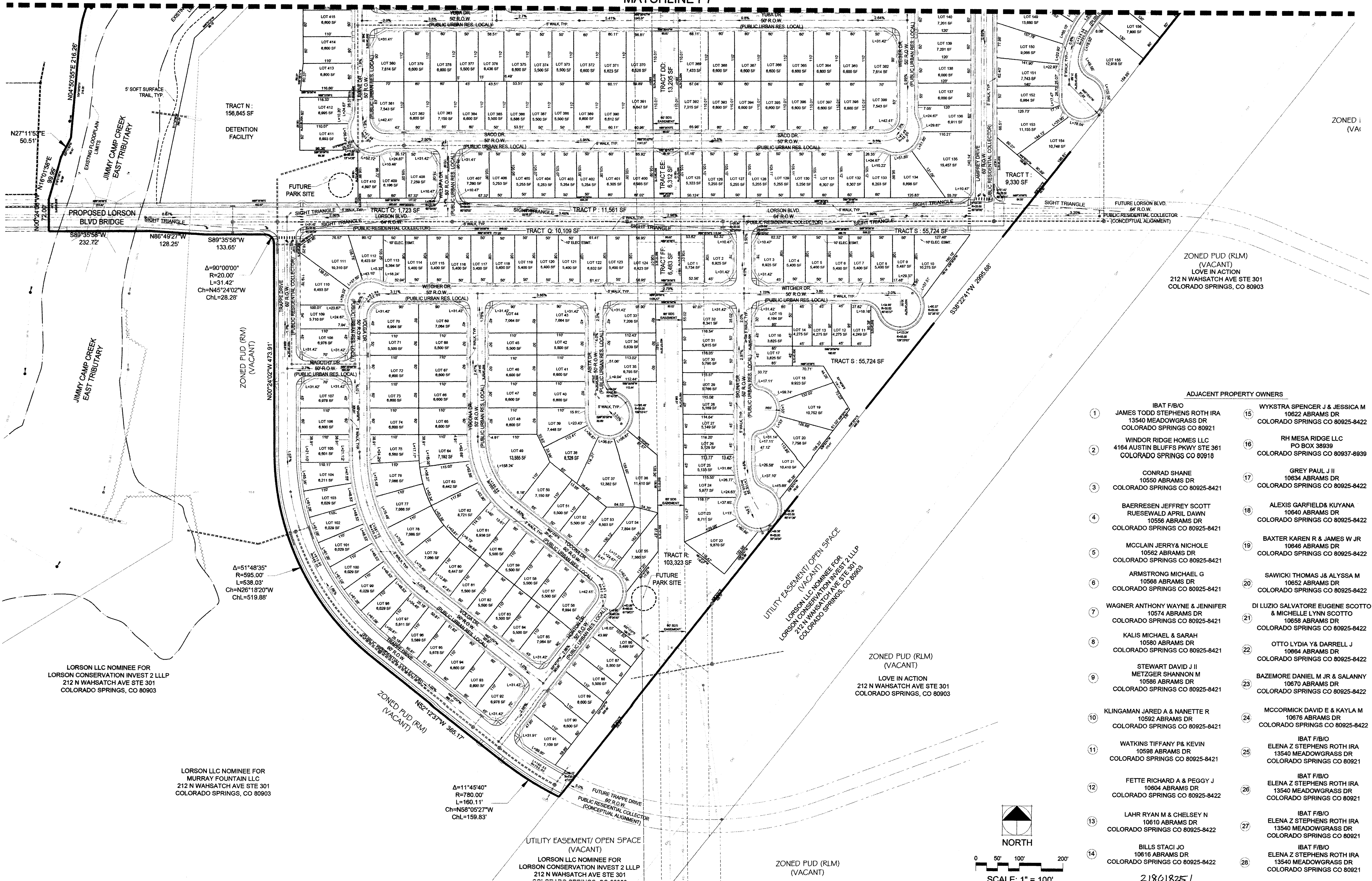


# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

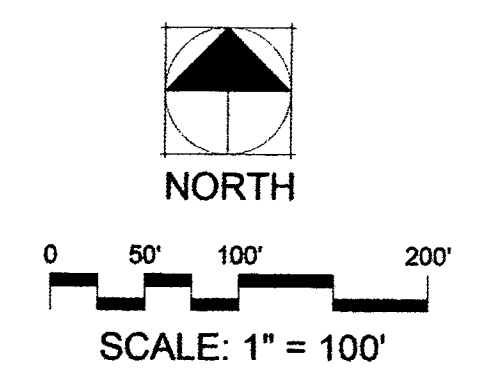
MATCHLINE P7



**THOMAS THOMAS**  
 Planning  
 Urban Design  
 Landscape Architecture  
 200 North Tejon  
 Colorado Springs, CO 80903  
 Phone: (719) 578-8777  
 Fax: (719) 578-8776

REV#	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 7/10/17	11/14/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV 3	12/18/17			
4					
5					
6					

- ADJACENT PROPERTY OWNERS
- |    |  |    |   |
|----|--|----|---|
| 1  | IBAT F/BO<br>JAMES TODD STEPHENS ROTH IRA<br>13540 MEADOWGRASS DR<br>COLORADO SPRINGS CO 80921       | 15 | WYKSTRA SPENCER J & JESSICA M<br>10622 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                              |
| 2  | WINDOR RIDGE HOMES LLC<br>4184 AUSTIN BLUFFS PKWY STE 361<br>COLORADO SPRINGS CO 80918               | 16 | RH MESA RIDGE LLC<br>PO BOX 38939<br>COLORADO SPRINGS CO 80937-8939   |
| 3  | CONRAD SHANE<br>10550 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421                                    | 17 | GREY PAUL J II<br>10654 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422   |
| 4  | BAERRESEN JEFFREY SCOTT<br>RUESEWALD APRIL DAWN<br>10558 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421 | 18 | ALEXIS GARFIELD & KUYANA<br>10640 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                                   |
| 5  | MCLAIN JERRY & NICHOLE<br>10562 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421                          | 19 | BAXTER KAREN R & JAMES W JR<br>10646 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                                |
| 6  | ARMSTRONG MICHAEL G<br>10588 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421                             | 20 | SAWICKI THOMAS J & ALYSSA M<br>10652 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                                |
| 7  | WAGNER ANTHONY WAYNE & JENNIFER<br>10574 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421                 | 21 | DI LUZIO SALVATORE EUGENE SCOTTO<br>& MICHELLE LYNN SCOTTO<br>10658 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422 |
| 8  | KALIS MICHAEL & SARAH<br>10580 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421                           | 22 | OTTO LYDIA Y & DARRELL J<br>10664 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                                   |
| 9  | STEWART DAVID J II<br>METZGER SHANNON M<br>10586 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421         | 23 | BAZEMORE DANIEL M JR & SALANNY<br>10670 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                             |
| 10 | KLINGAMAN JARED A & NANETTE R<br>10592 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421                   | 24 | MCCORMICK DAVID E & KAYLA M<br>10676 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                                |
| 11 | WATKINS TIFFANY P & KEVIN<br>10598 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8421                       | 25 | IBAT F/BO<br>ELENA Z STEPHENS ROTH IRA<br>13540 MEADOWGRASS DR<br>COLORADO SPRINGS CO 80921                     |
| 12 | FETTE RICHARD A & PEGGY J<br>COLORADO SPRINGS CO 80925-8422  | 26 | IBAT F/BO<br>ELENA Z STEPHENS ROTH IRA<br>13540 MEADOWGRASS DR<br>COLORADO SPRINGS CO 80921                     |
| 13 | LAHR RYAN M & CHELSEY N<br>10610 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                         | 27 | IBAT F/BO<br>ELENA Z STEPHENS ROTH IRA<br>13540 MEADOWGRASS DR<br>COLORADO SPRINGS CO 80921                     |
| 14 | BILLS STACI JO<br>10616 ABRAMS DR<br>COLORADO SPRINGS CO 80925-8422                                  | 28 | IBAT F/BO<br>ELENA Z STEPHENS ROTH IRA<br>13540 MEADOWGRASS DR<br>COLORADO SPRINGS CO 80921                     |



218618251  
02/15/18

PCD FILE NO.: PUDSP-16-003

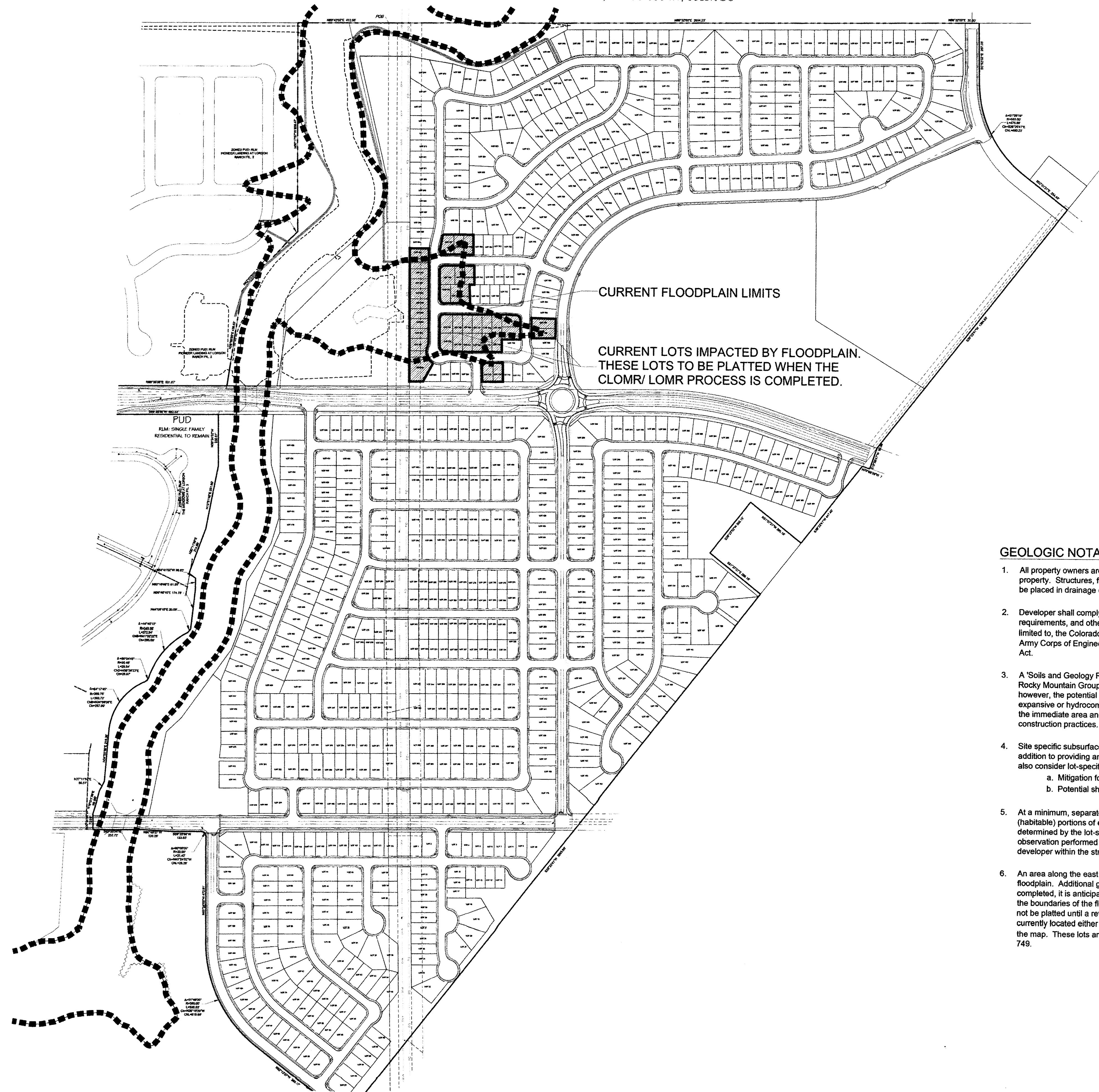
**Lorson Ranch East**  
 El Paso County, Colorado  
 PUD & PRELIMINARY PLAN  
**P8** 8 of 9



# LORSON RANCH

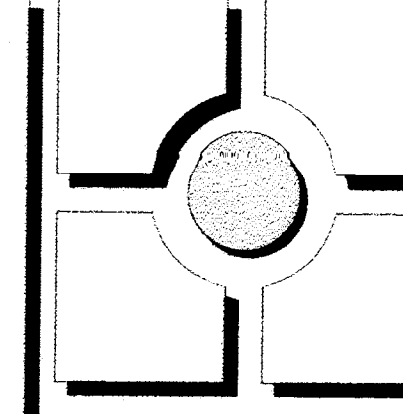
## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



### GEOLOGIC NOTATIONS AND CONDITIONS:

- All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with local federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Parks & Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- A 'Soils and Geology Report for Lorson Ranch East, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG) on October 5, 2016. There are no significant geological hazards; however, the potential for geologic hazards or constraints do exist related to the potential for expansive or hydrocompactive soils. The geologic conditions are considered relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.
- Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing anticipated foundation design recommendations, these investigations should also consider lot-specific recommendations relating to the following geologic conditions:
  - Mitigation for loose and/ or expansive soil conditions (if encountered), and
  - Potential shallow groundwater conditions and feasibility of below-grade construction.
- At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/ or the lot-specific excavation observation performed at the time of construction. An underdrain system will be provided by the developer within the streets with laterals provided to each lot.
- An area along the east side of the channel of the proposed development has been identified as a floodplain. Additional grading has been proposed in this area. Once the grading has been completed, it is anticipated that a new LOMR will be obtained and that this new LOMR will modify the boundaries of the floodplain to exclude some or all of these affected lots. The affected lots shall not be platted until a revised LOMR indicates that they have been excluded from the floodplain. Lots currently located either partially or completely within the identified floodplain zone are illustrated on the map. These lots are identified as 554- 563, 706, 707, 714, 715, 717- 730, 736- 741, and 747- 749.



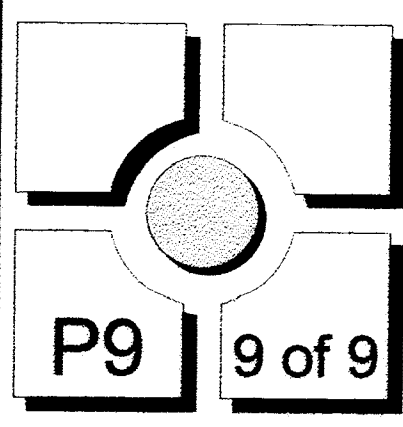
**THOMAS THOMAS**  
 Planning  
 Landscape Architecture  
 702 North Tejon  
 Colorado Springs, Colorado 80903  
 (719) 532-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:		2616.13

SCALE: AS NOTED

**Lorson Ranch East**  
**Geologic Hazards Exhibit**  
 El Paso County, Colorado  
 PUD & PRELIMINARY PLAN





# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

### PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	FONTAINE BLVD. (NORTH SIDE)	FONTAINE BLVD. (SOUTH SIDE)	LORSON RANCH BLVD. (NORTH SIDE)	LORSON RANCH BLVD. (SOUTH SIDE)
ROADWAY CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 36'	20' / 20'	10' / 10'	10' / 10'
LINEAR FOOTAGE:	589'	2,449'	1,433'	1,552'
TREES/FEET REQUIRED:	1 / 20'	1 / 20'	1 / 30'	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	29 / 29	122 / 122	49 / 46	52 / 52
NUMBER OF EVERGREEN TREES REQ. / PROV.:	N/A	N/A	N/A	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75	75 / 75	75 / 75	75 / 75

### LANDSCAPE

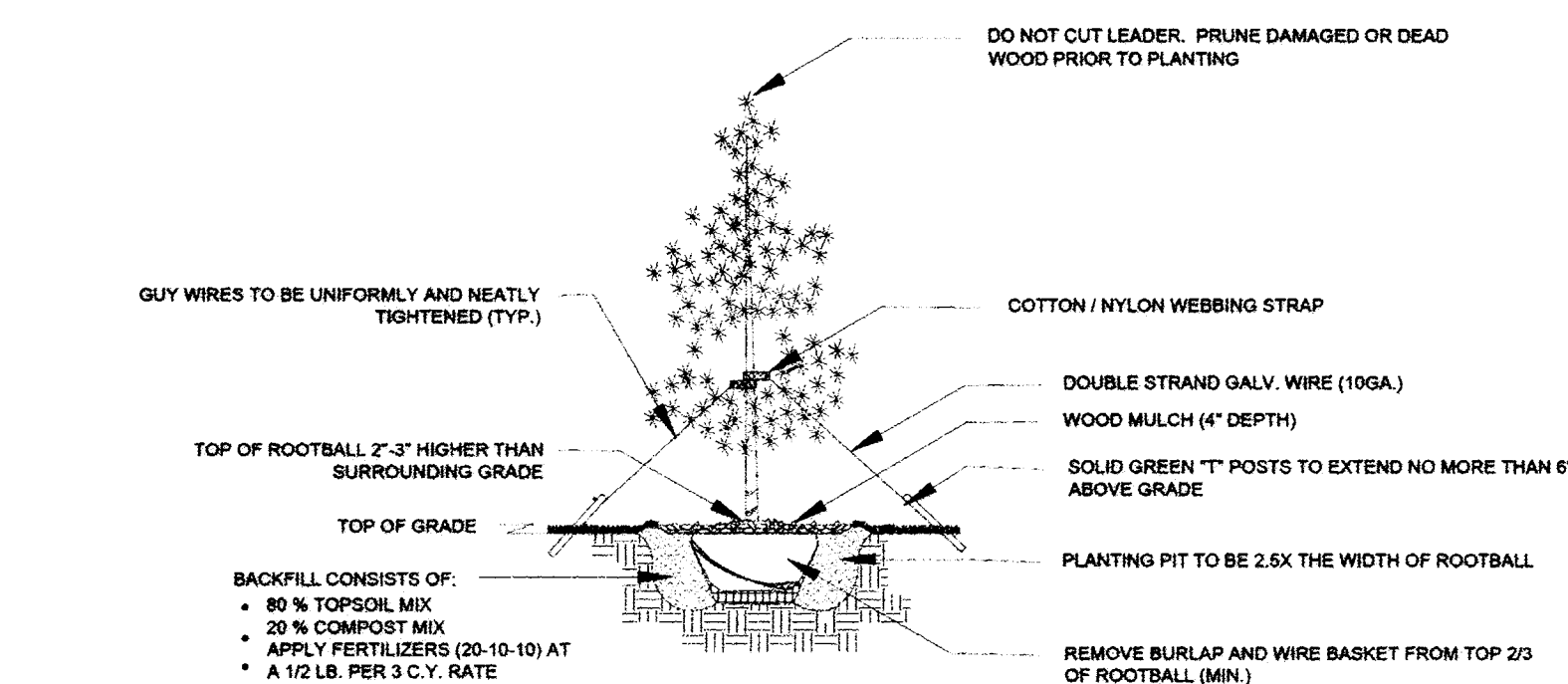
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL EL PASO COUNTY PARKS.
- ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- FUTURE PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS B, J, AND R. PER DISCUSSIONS WITH THE EL PASO COUNTY PARK DEPARTMENT THE LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES 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.
- 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 MANUAL REFERENCE 2.3.6.G. 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.

### GENERAL PLANTING NOTES:

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NON-IRRIGATED SEED.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED WITH NATIVE SEED.
- THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS REQUIRED.
- TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.

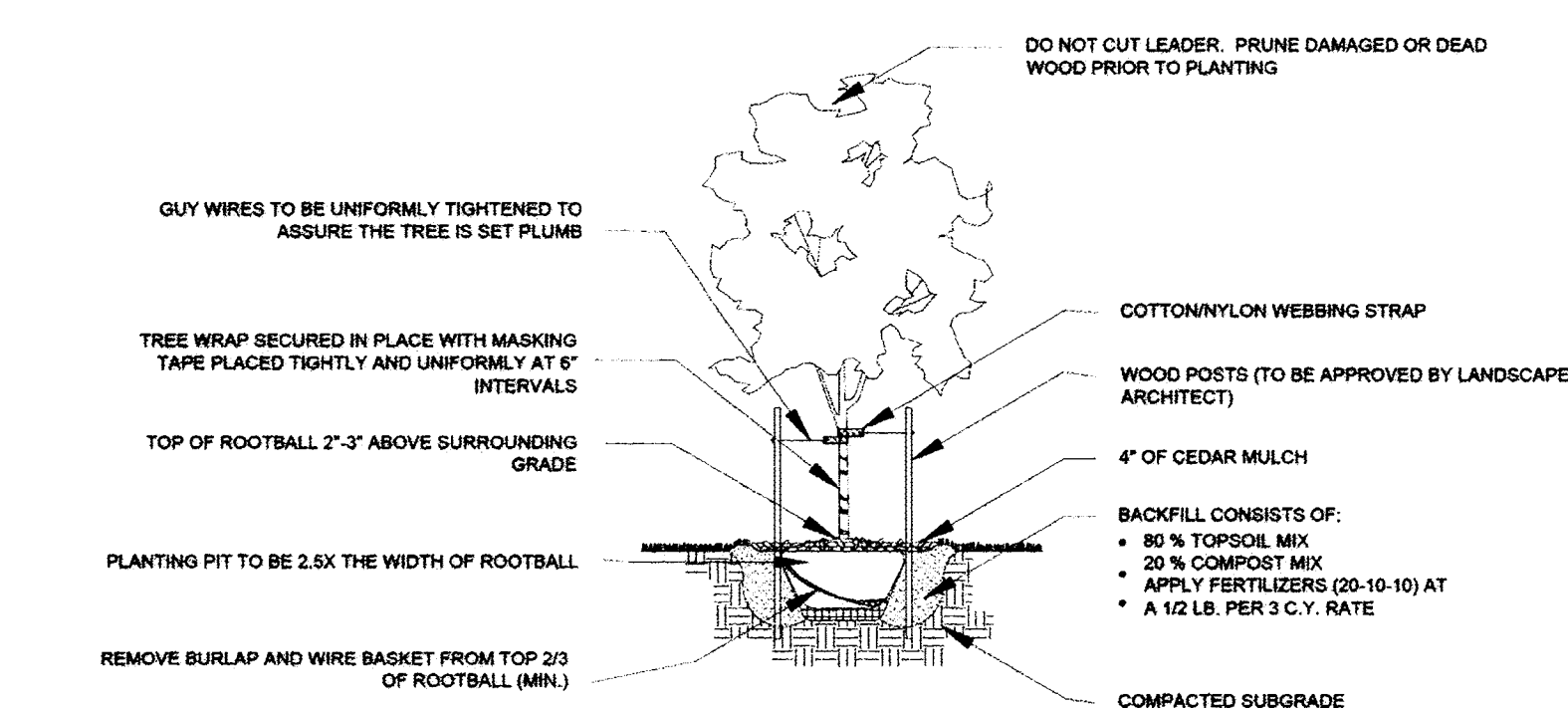
### PLANT SCHEDULE

QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
33		PN	<i>Pinus nigra</i>	Austrian Pine	6'-0"	B 4 B	
37		PS	<i>Pinus sylvestris</i>	Scotch Pine	6'-0"	B 4 B	
23		BS	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B 4 B	
DECIDUOUS TREES							
23		AF	<i>Acer x. freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2.5' Cal.	B 4 B	
26		CO	<i>Celtis occidentalis</i>	Western Hackberry	2.5' Cal.	B 4 B	
31		TA	<i>Tilia americana</i> 'Wandell'	Legend American Linden	2.5' Cal.	B 4 B	
ORNAMENTAL TREES							
54		MR	<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	2.0' Cal.	B 4 B	
24		CP	<i>Crataegus phaenopyrum</i>	Washington Hawthorne	2.0' Cal.	B 4 B	
251			TREE TOTAL				



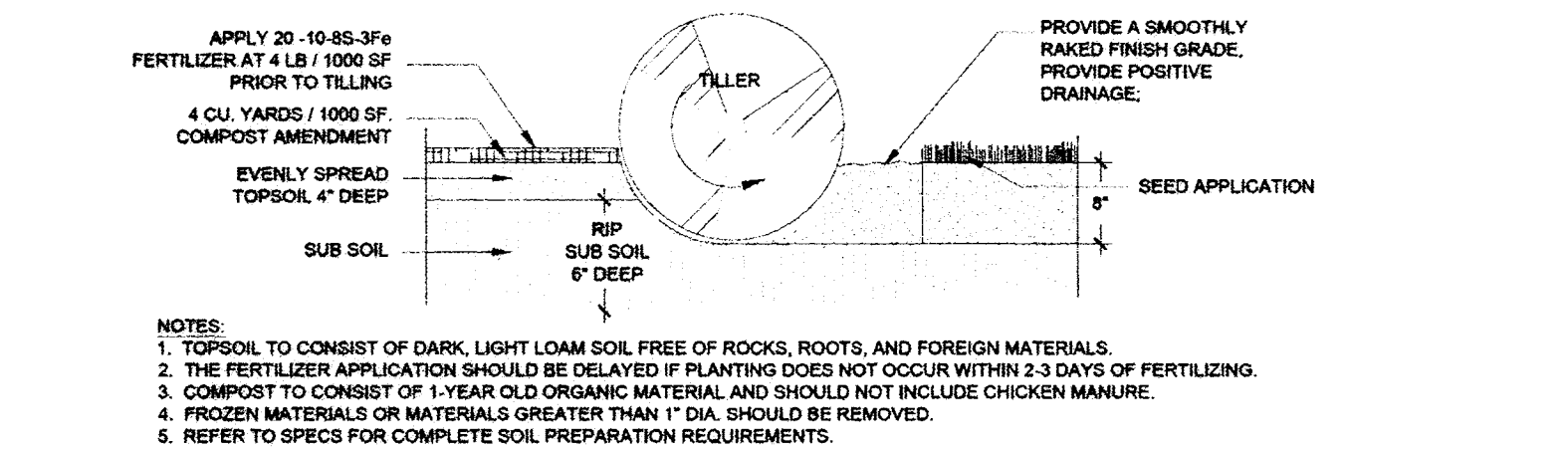
1 L1 EVERGREEN TREE PLANTING DETAIL

NTS



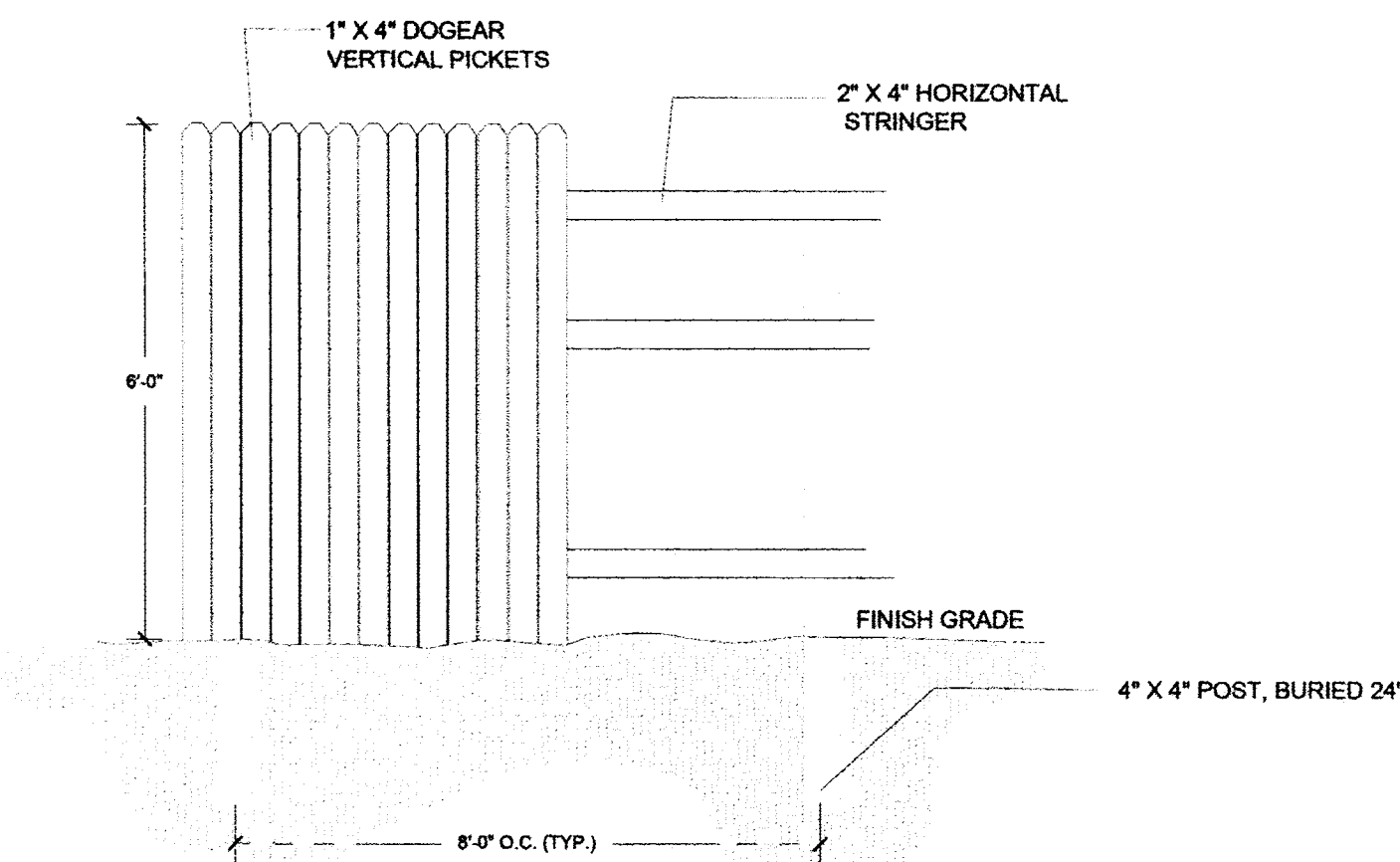
2 L1 DECIDUOUS TREE PLANTING DETAIL

NTS



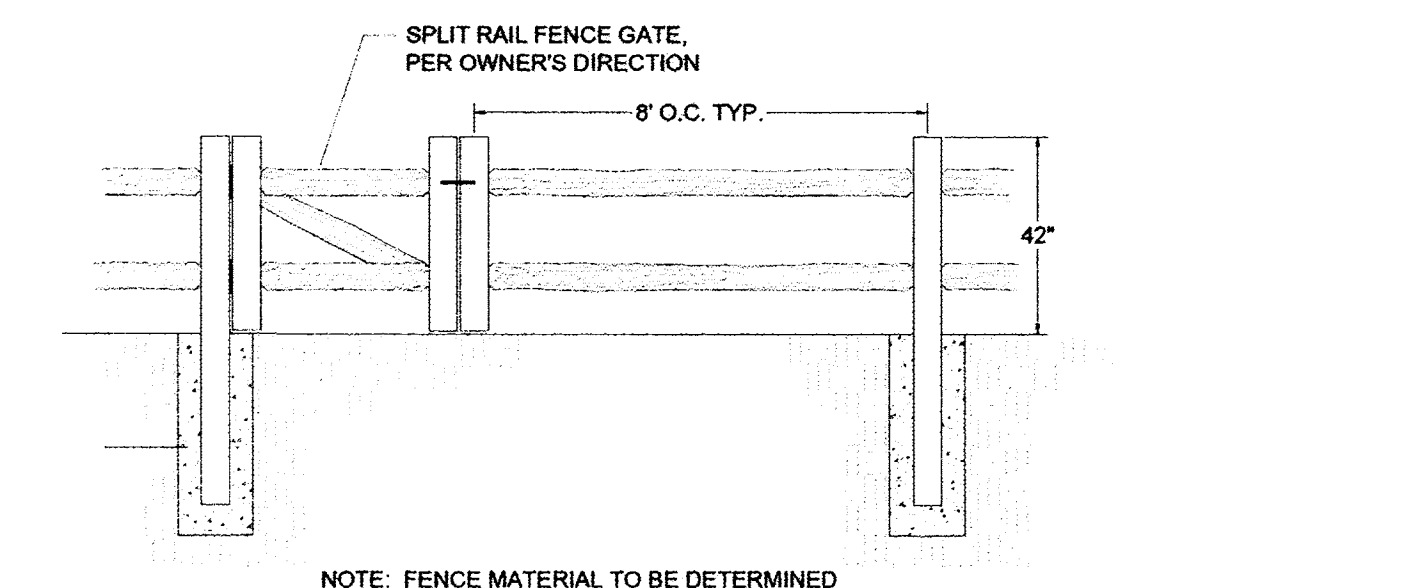
3 L1 SOIL PREP - SEED AREAS PLANTING DETAIL

NTS



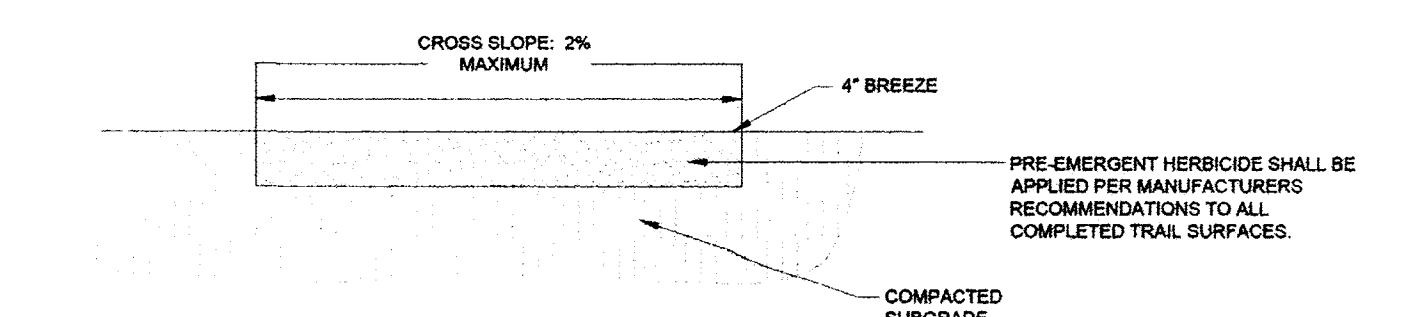
4 L1 6\"/>

NTS



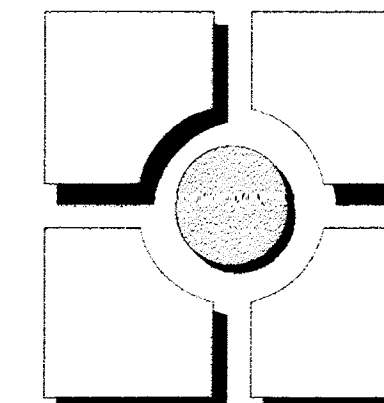
5 L1 SPLIT RAIL FENCE DETAIL

NTS



6 L1 5\"/>

NTS



**THOMAS THOMAS**  
 Planning  
 Urban Design  
 Landscape Architecture  
 Colorado Springs, Colorado 80903  
 (719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV. 1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV. 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV. 3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	LMT	10.10.16
PROJECT NUMBER:	2816.13	
SCALE:	AS NOTED	

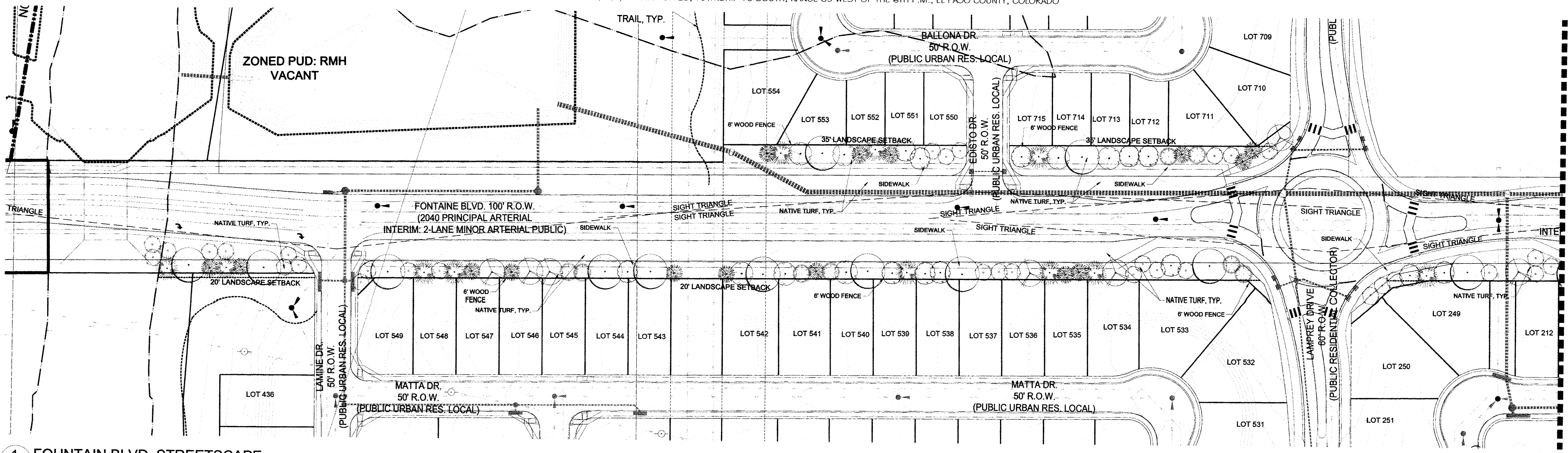
Lorson Ranch East  
 El Paso County, Colorado  
 PRELIMINARY LANDSCAPE PLAN



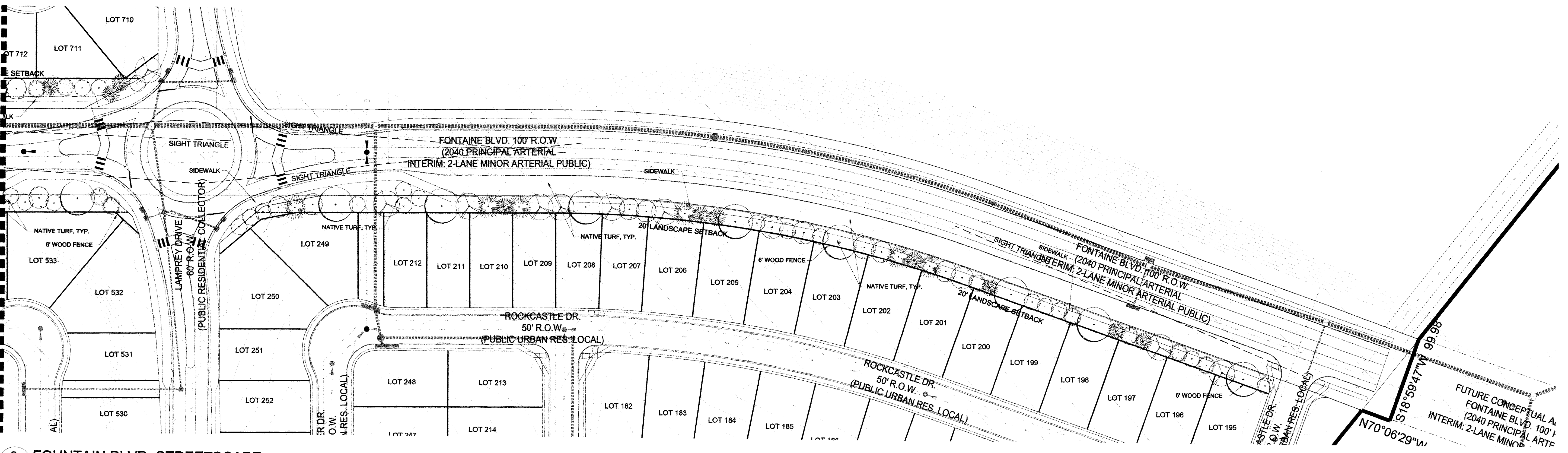
# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



1 FOUNTAIN BLVD. STREETSCAPE



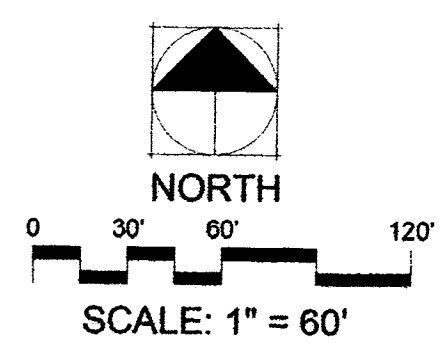
2 FOUNTAIN BLVD. STREETSCAPE

**THOMAS THOMAS**  
 Planning  
 Urban Design  
 Landscape Architecture  
 707 North Foothills  
 Colorado (719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

**Lorson Ranch East**  
 El Paso County, Colorado  
 PRELIMINARY LANDSCAPE PLAN



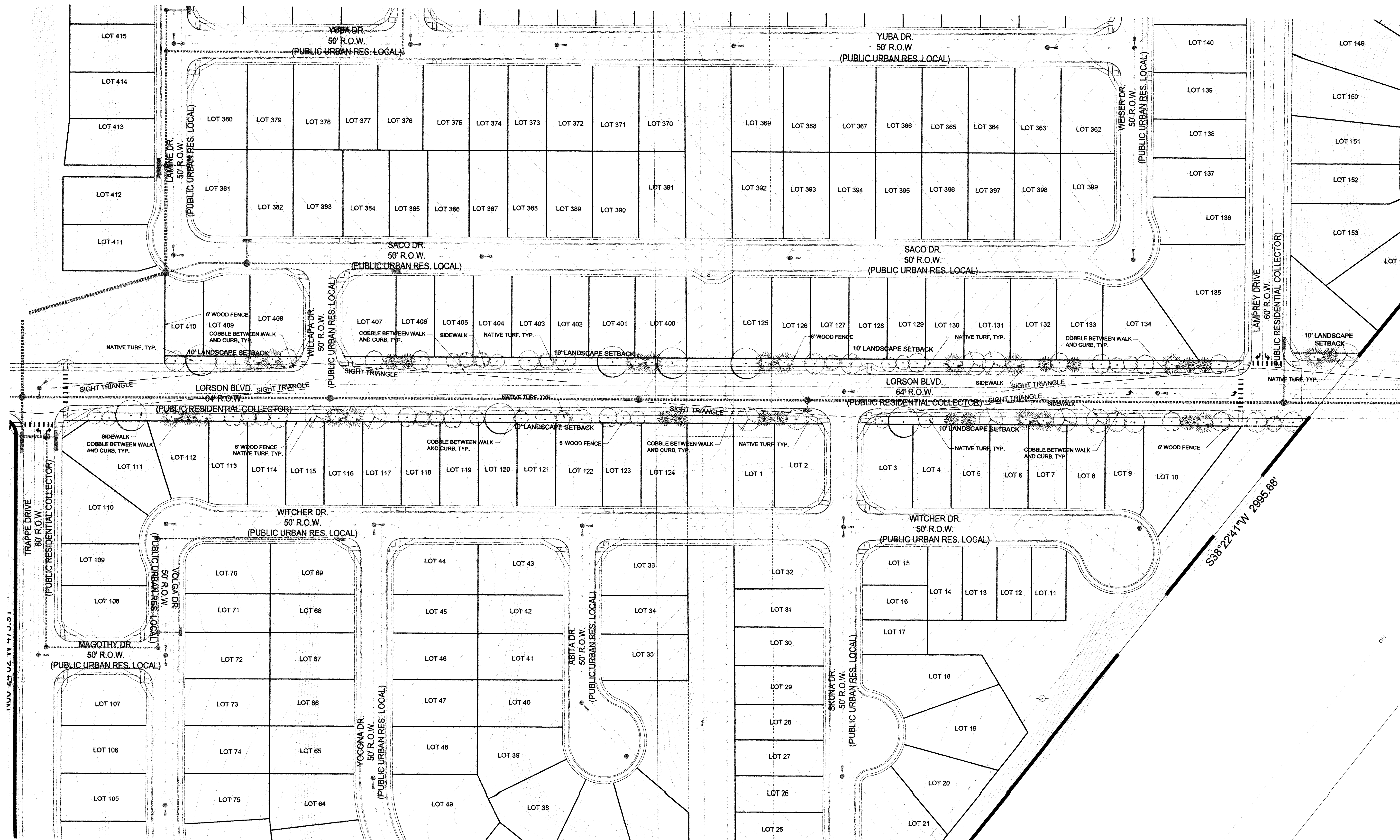
218018251  
 02/16/18  
 PCD FILE NO.: PUDSP-16-003



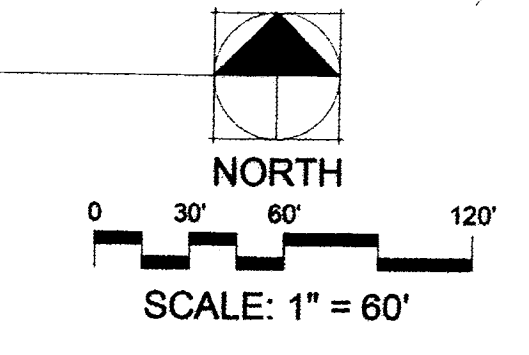
# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



1 L3 LORSON BLVD. STREETSCAPE



218018251  
02/15/18  
PCD FILE NO.: PUDSP-16-003

**THOMAS THOMAS**  
Landscape Architecture  
202 North Taylor  
Colorado (719) 338-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV 3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER	2816.13	
SCALE:	AS NOTED	

**Lorson Ranch East**  
El Paso County, Colorado  
PRELIMINARY LANDSCAPE PLAN