

# SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO

## PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

### LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING ALL OF TRACT B, LORSON RANCH WEST FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 202714424 IN THE EL PASO COUNTY RECORDS AND A PORTION OF THE PARCEL DESCRIBED IN A BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 204201653 IN THE EL PASO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF LORSON RANCH EAST FILING NO. 3;

NORTHEAST CORNER OF LORSON RANCH EAST FILING NO. 3 SAID SECTION 13 A DISTANCE OF 1296.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2020 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'41"W ALONG SAID WESTERLY LINE 1,158.91 FEET;

THENCE N62°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100 FOOT WIDE TRISTATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT AS RECORDED IN BOOK 2866 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS;

THENCE N38°22'41"E ALONG SAID LINE 2.00 FEET;

THENCE N62°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE;

THENCE 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'48" THE CHORD OF 212.50 FEET BEARS S40°31'27"W;

THENCE N07°28'57"E NORTH SANGUANT TO THE PREVIOUS COURSE, 34.93 FEET; THENCE N25°5'14"W A DISTANCE OF 56.00 FEET;

THENCE N07°28'57"E A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING OF THE EAST CURVE;

THENCE S72°59'06"W ALONG THE SOUTH LINE THEREOF 47.00 FEET TO THE EAST LINE OF TRACT A, LORSON RANCH EAST FILING NO. 3;

THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE N41°32'42"E ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 13°19'48" AND A CHORD OF 141.60 FEET WHICH BEARS N07°29'59"W;

2. THENCE N08°18'15"E A DISTANCE OF 78.43 FEET;

3. THENCE N00°52'02"W A DISTANCE OF 223.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13.

THENCE N89°22'29"E ALONG SAID SOUTH LINE 32.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 886.891 S.F. (15.794 ACRES MORE OR LESS).

BASIS OF BEARINGS:  
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6TH P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A N.O. 6 BEAR AND 3.25' ALUMINUM CAP STAMP "N.O. 6", T15S R65W, C/4 53, 2005, P.S. 20044 AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R65W WITH A N.O. 6 BEAR AND 3.25' ALUMINUM CAP STAMP "N.O. 6", T15S, R65W R64W, 1/4, S1/3, S18, 2002, R/S 31191", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET.

LANDSCAPE:  
1. COMMON OPEN SPACE AREAS SHALL BE RESCAPED, URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND AND/OR FERTILIZERS WITH REUSE AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACT F AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE COUNTY PARK DEPARTMENT.

2. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 AND MAINTENANCE RESPONSIBILITIES SHALL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES. TANGIBLE TRAILS OR EASEMENTS MORE THAN 30 FEET ABOVE THE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGNIFICANT OBSTRUCTION AND SHALL BE DEMOLISHED OR COVERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BENCHES, BUILDINGS, BARBED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HERDS, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EGM ADMINISTRATOR IF PERMITTED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

3. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 10 FEET.

4. PROPOSED SIDEWALKS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.

5. TRAILS TO BE SOUP SUPPORTED TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH AND FUTURE TRAILS SHALL BE PUBLIC FINAL TRAIL.

6. THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING DESIGN AND CONSTRUCTION PRACTICES. LOW TO VERY HIGH SWELL POTENTIAL IN THE UNDERLYING SOILS AND BEDROCK MAY REQUIRE REMEDIATION PROVIDED TO MEET RECOMMENDATIONS ARE SPECIFIED AND REFERRED TO DESIGN INVESTIGATIONS ARE REQUIRED FOR SITE SPECIFIC FOUNDATION DESIGN AND OTHER ENGINEERING ASPECTS RELATED TO DEVELOPMENT.

7. SOILS:  
A GEOLOGIC AND SOILS REPORT, SKYLINE AT LORSON RANCH, EL PASO COUNTY, COLORADO TRING, ROCKY MOUNTAIN GROUP, JANUARY 16, 2021 IS INCLUDED WITH THE SUBMITTAL PACKAGE AS PART OF THIS REPORT. EXPLANATION TESTS PRESENT AT THIS SITE INCLUDE: EXPANSIVE SOILS, BEDROCK, AND PADON. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING DESIGN AND CONSTRUCTION PRACTICES. LOW TO VERY HIGH SWELL POTENTIAL IN THE UNDERLYING SOILS AND BEDROCK MAY REQUIRE REMEDIATION PROVIDED TO MEET RECOMMENDATIONS ARE SPECIFIED AND REFERRED TO DESIGN INVESTIGATIONS ARE REQUIRED FOR SITE SPECIFIC FOUNDATION DESIGN AND OTHER ENGINEERING ASPECTS RELATED TO DEVELOPMENT.

8. FLOODPLAIN NOTES:  
THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0824 (08/09/05), EFFECTIVE DATE: DECEMBER 7, 2018.

9. PUD MODIFICATION TABLE  
(AS PERMITTED BY LDC SECTION 4.2.6.(F)(2)(g))  
SEE LETTER OF INTENT FOR ADDITIONAL JUSTIFICATION OF PROPOSED MODIFICATIONS TO EGM STANDARDS

LDC/EGM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
6.2.7.2(2)(b)	LANDSCAPE	LANDSCAPE	REMOVE THE 15' BUFFER BETWEEN WALKWAYS AND SIDEWALKS FROM THE EASTERN TRACT LINE	THE EASTERN TRACT LINE OF THE PUMPSTATION SITE ABUTS A 325' WIDE OPEN SPACE PROVIDED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1. THERE IS NO SIDEWALK OR WALKWAY ALONG THE EASTERN TRACT LINE OF THE PUMPSTATION SITE. TO REDUCE THE REQUIRED BUFFER TO 10 FEET ALONG THE NORTHERN TRACT LINE AND REDUCE THE BUFFER TO 5 FEET ALONG THE SOUTHERN TRACT LINE WITHIN THE COUNTY WITHIN THE SOUTHERN LANDSCAPE STANDARD.
6.2.7.2(2)(b)	LANDSCAPE	LANDSCAPE	REMOVE THE 15' BUFFER BETWEEN WALKWAYS AND SIDEWALKS FROM THE EASTERN TRACT LINE	THE SKYLINE AT LORSON RANCH IS PROPOSING 3.65 ACRES OF OPEN SPACE, LANDSCAPE AREA, AND POCKET PARKS TOTALING 23.2% OF THE FOURTH SUBMITTAL. AT WHICH 19 ACRES OF THE TOTAL SITE AREA OF OPEN SPACE IS REQUIRED WITHIN THE PUD ZONING DISTRICT. THE PROJECT ALSO INCORPORATES INCREASED LANDSCAPE BUFFERS ALONG WALKWAYS AND DRIVE.



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02/23/2022 10:02:53 AM  
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Page# 8  
Page# 22026459

### LAND OWNER CERTIFICATION

WITNESSETH WHEREBY THE APPOINTED AGENT OF THE EL PASO COUNTY RECORDS HAS EXECUTED THESE PRESENTS THIS 4<sup>th</sup> DAY OF February 2022 BY

STATE OF COLORADO )  
ISS

EL PASO COUNTY )  
ISS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF February 2022 BY

Jeff Mark  
WITNESS MY HAND AND SEAL:

NOTARY PUBLIC  
IN COMMISSION EXPIRES 01/02/2026

### COUNTY CERTIFICATION

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

Chair, Board of County Commissioners DATE

Director, Planning and Community Development DATE

Clerk and Recorder Certification DATE

EL PASO COUNTY )  
ISS

HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 20<sup>th</sup> OF February 2022 AT 10:00 A.M. P.M. AND WAS RECORDED PER RECEPTION NO.

EL PASO COUNTY CLERK AND RECORDER

### LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: AG GRASSLAND  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, PUBLIC & PRIVATE STREETS, LANDSCAPE SETBACKS, PARKS, OPEN SPACE, TRAIL CORRIDORS, UTILITY EASEMENTS, DRAINAGE & DETENTION FACILITIES, SIGNAGE, PUMPSTATION, PUMPHOUSE MAINTENANCE BUILDING, ELECTRIC SUBSTATION

### SITE DATA TABLE:

TOTAL SITE AVERAGE	15.794 AC	% OF PROPERTY
PROPOSED SINGLE FAMILY DWELLING UNITS	86 D.U.	49.8%
PROPOSED GROSS DENSITY	5.39 D.U./AC	6.8%

### SITE DATA TABLE:

TYPE OF USE	#ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (MS LOT)	7.819 AC	49.8%
OPEN SPACE/LANDSCAPE/PARK	1.082 AC	6.8%
WINDY FUTURE PUMPSTATION TRACT	0.797 AC	4.5%
POWERLINE EASEMENT (OPEN SPACE)	2.899 AC	18.3%
PUBLIC STREETS RIGHTS OF WAY	3.886 AC	22.2%
TOTAL	15.784 AC	100.0%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE: 15.784 AC X 10 = 1.578 ACRES. TOTAL OPEN SPACE PROVIDED IS 23.2% = 3.653 ACRES

### SHEET INDEX:

NO.	DATE	DESCRIPTION	BY
01	01/18/2022	FINAL SUBMITTAL	RAF
02	06/09/2022	SECOND SUBMITTAL	RAF
03	11/11/2021	THIRD SUBMITTAL	RAF
04	12/20/2022	FOURTH SUBMITTAL	RAF

SKYLINE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: DECEMBER 20, 2021

REVISION HISTORY:

DRAWING INFORMATION:  
PROJECT NO: 20.1123.002  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:  
PUD TITLE SHEET

SHEET 01 OF 08

### GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 86 SINGLE-FAMILY, DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

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

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

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SKYLINE AT LORSON RANCH IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY ZONING ORDINANCES AND 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 SKYLINE AT LORSON RANCH PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL, OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

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

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

### GENERAL NOTES:

1. REFER TO APPROVED LORSON RANCH DEVELOPMENT AGREEMENT #6, AS AMENDED, BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS FOR DEVELOPMENT INFORMATION.

2. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETS. TRACT "F" PUMP STATION WILL HAVE ACCESS OFF OF GRAYLING DRIVE.

3. DEDICATED TO UNDERGROUND WATER & SANITATION DISTRICT ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.

4. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH WEAFA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.

5. PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:  
FRONT: TEN FEET (10)  
REAR: TEN FEET (10)

6. STREET LIGHTS SHALL BE APPROVED BY EPC/PCD WITH A LICENSE AGREEMENT AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION DETAILS AND SPECIFICATIONS.

7. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES. SITE LIGHTING SHALL BE OWNED AND MAINTAINED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

8. GUIDELINES FOR LORSON RANCH DESIGN REVIEW COMMITTEE APPROVAL, AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.

9. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL, SIDE & REAR YARDS. FENCING MATERIALS AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE. FENCES SHALL NOT BLOCK SIGHT TRIANGLES.

10. NEW SIDEWALKS ARE TO BE 3' THICK AND SUBJECT TO THE DEVELOPER CONSULTING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OR FENCES SHALL IMPROVE DRAINAGE IN ANY WAY.

11. THE MAILBOX KICK WILL BE DETERMINED WITH EACH FINAL PLAN AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KICK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.

12. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

13. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAN SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE SPECIFIED. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RECORDING THEM AS APPROPRIATE.

14. NO SIDEWALKS OR DRIVEWAYS SHALL BE CONSTRUCTED OVER OR THROUGH EXISTING UTILITY EASEMENTS OR OVERHEAD POWER LINES. ALL SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVEWAY OR SIDEWALK. ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVEWAY OR SIDEWALK. ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVEWAY OR SIDEWALK. ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVEWAY OR SIDEWALK.

15. GRASS BUFFER BARRIERS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE PROVIDED BY THE DEVELOPER. THE BUFFER BARRIER OPERATOR HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS Laid OUT THE PLAN AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO OBTAIN ALL NECESSARY EASEMENTS AND RECORDING THEM AS APPROPRIATE.

16. NO SIDEWALKS OR DRIVEWAYS SHALL BE CONSTRUCTED OVER OR THROUGH EXISTING UTILITY EASEMENTS OR OVERHEAD POWER LINES. ALL SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVEWAY OR SIDEWALK. ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVEWAY OR SIDEWALK. ALL SIDEWALKS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE DRIVEWAY OR SIDEWALK.

17. ALL STREETS SHALL BE NAMED AND SHALL BE NAMED AND ACCEPTED TO EL PASO COUNTY STANDARDS, EXCEPT AS DEVIATIONS ARE APPROVED, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY. STANDARDS SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.

18. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.

19. DISTRICT NO. 1: THIS DEVELOPMENT PROVIDES FOR UTILITY AND CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.

20. NOISE MITIGATION NOT REQUIRED ALONG COLLECTOR ROADWAYS.

### ARCHITECTURAL CONTROL COMMITTEE REVIEW:

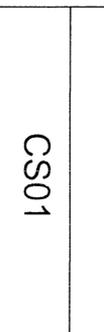
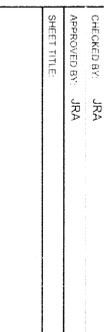
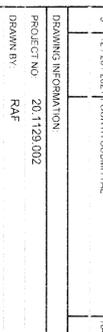
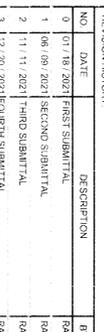
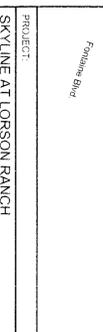
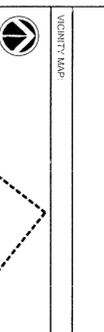
1. INDIVIDUAL UNIT BUILD OUT DESIGN AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS FOR THE LORSON RANCH METRO DISTRICT ZONING AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

CONSULTANTS:  
PLANNING & LANDSCAPE ARCHITECT:  
2415 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-1000  
FAX: (719) 573-5288

CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
8000 EXPLODER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 570-1100  
FAX: (719) 573-5288

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

DEVELOPER:  
CHALLENGER HOMES  
8000 EXPLODER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920  
(719) 599-5192



PROJECT:  
SKYLINE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: DECEMBER 20, 2021

REVISION HISTORY:

DRAWING INFORMATION:  
PROJECT NO: 20.1123.002  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:  
PUD TITLE SHEET

SHEET 01 OF 08

BLH NO 2 LLC  
111 S TELON ST STE 222  
SPRING SPRINGS CO, 80903-2248  
ZONING (R-1-S PRP/PC/ MZ/CR A)  
AG, GRAZING LAND

BULL HILL LLC  
3 WIDEFIELD BLVD COLO SPRINGS  
SPRING SPRINGS CO, 80903-2128  
ZONING (PUD)  
AG, GRAZING LAND

**SKYLINE AT LORSON RANCH**  
EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**

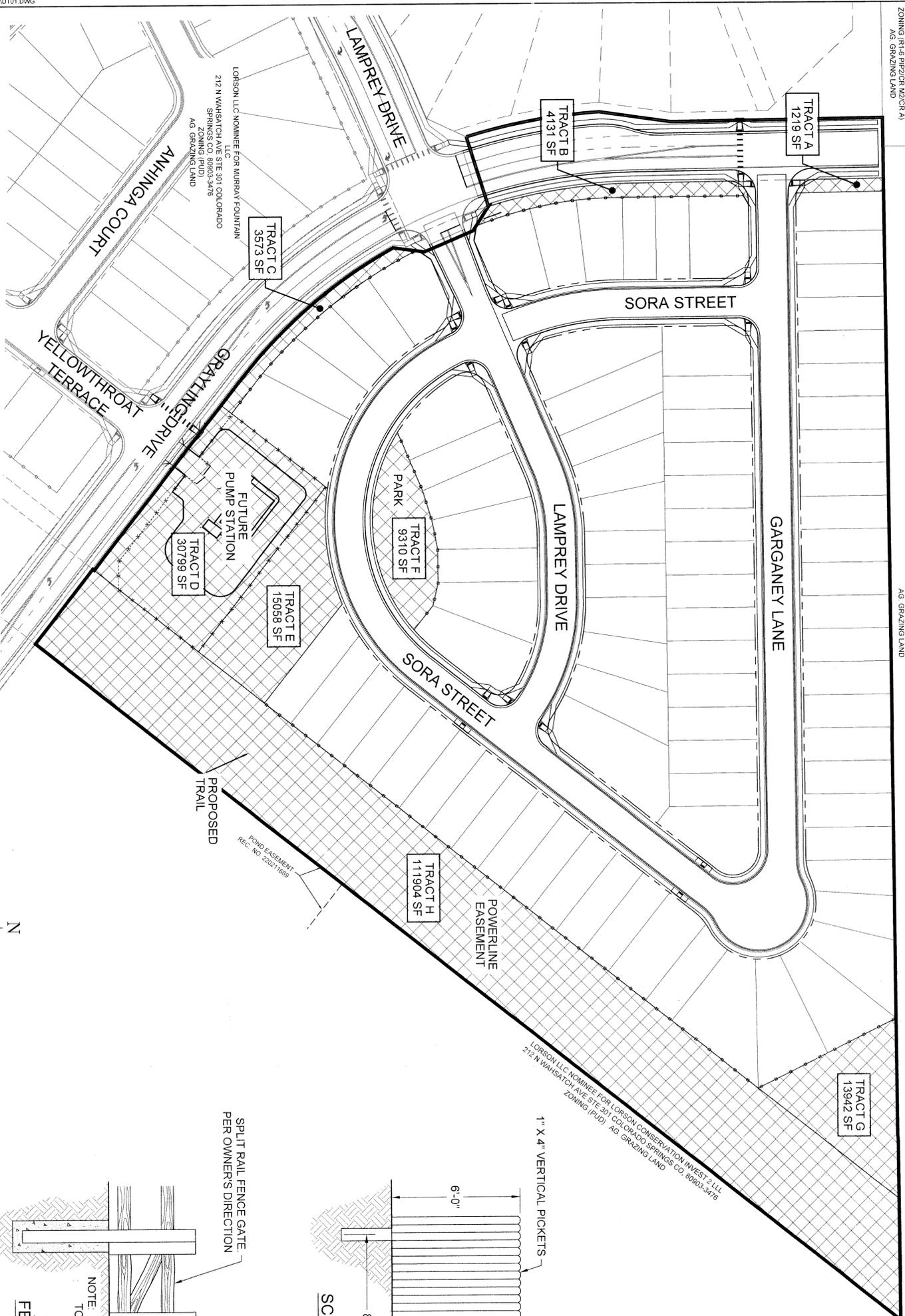
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13, T15S, R85W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS  
PLANNER/LANDSCAPE ARCHITECT  
**Matrix**  
2438 RESEARCH PARKWAY  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0030  
FAX: (719) 575-0208

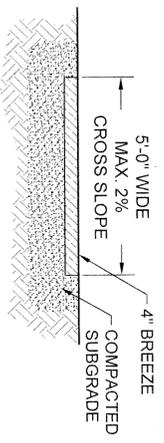
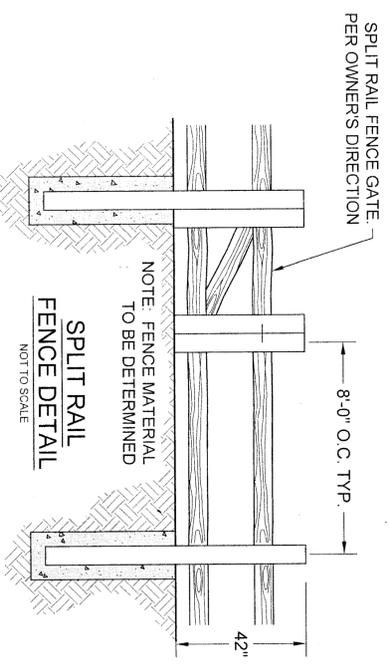
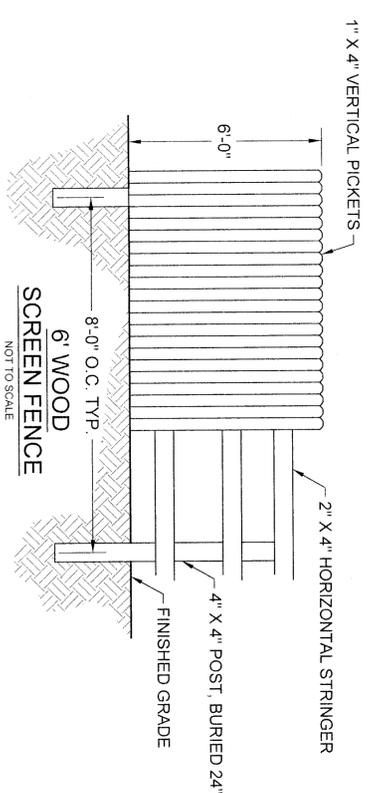
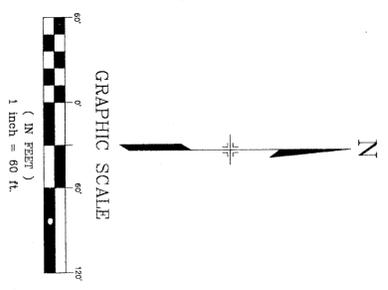
CIVIL ENGINEER  
CORE ENGINEERING GROUP  
808 S I AMENESS  
SUITE 200  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 570-1100

OWNER  
LORSON LLC  
212 N WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 535-3200

DEVELOPER  
CHALLENGER HOMES  
8605 EXPLORER DRIVE, SUITE 290  
COLORADO SPRINGS, CO 80920  
(719) 598-9192



TRACT	SIZE (SF)	LANDSCAPE/ OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE	DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	1,219	X		X	X		X	LRMD	LRMD
B	4,131	X		X	X		X	LRMD	LRMD
C	3,573	X		X	X		X	LRMD	LRMD
D	30,799					X	X	WWSD	WWSD
E	15,058	X		X	X		X	LRMD	LRMD
F	9,310	X		X	X		X	LRMD	LRMD
G	13,942	X		X	X		X	LRMD	LRMD
H	111,904	X		X	X		X	LC12	LRMD
	189,937								



LRMD = LORSON RANCH METROPOLITAN DISTRICT  
WWSD = WIDEFIELD WATER AND SANITATION DISTRICT  
LC12 = LORSEN LLC AS NOMINEE FOR LORSEN CONSERVATION INVEST 2 LLP  
NOTE: TRACT D MAY INCLUDE PUMP STATION, WELL HOUSE AND ASSOCIATED BUILDINGS, WATER LINES UTILITIES, ACCESS DRIVE, STRUCTURES, GENERATOR, MAINTENANCE BUILDING (MAX 4,000 SF), CHEMICAL STORAGE, 7' HIGH CHAIN LINK FENCING WITH 3 STRAND BARBED WIRE ON TOP, WIDEFIELD WATER AND SANITATION DISTRICT FACILITIES, PIPING & ELECTRICAL CONTROLS, PUMPING SYSTEM AND LANDSCAPE IMPROVEMENTS. TRACT D SHALL BE DEDICATED TO THE WIDEFIELD WATER AND SANITATION DISTRICT.

PROJECT: SKYLINE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO  
FOURTH SUBMITTAL, DECEMBER 20, 2021

DRAWING INFORMATION  
PROJECT NO: 20-1129-002  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE: PUD TRACT MAP AND DETAILS

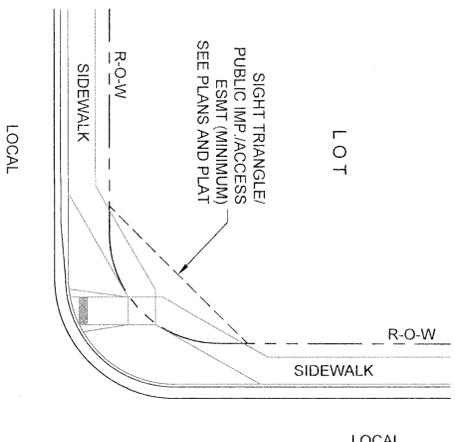
DT01

SHEET 02 OF 08

222026454  
07-23-2022

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

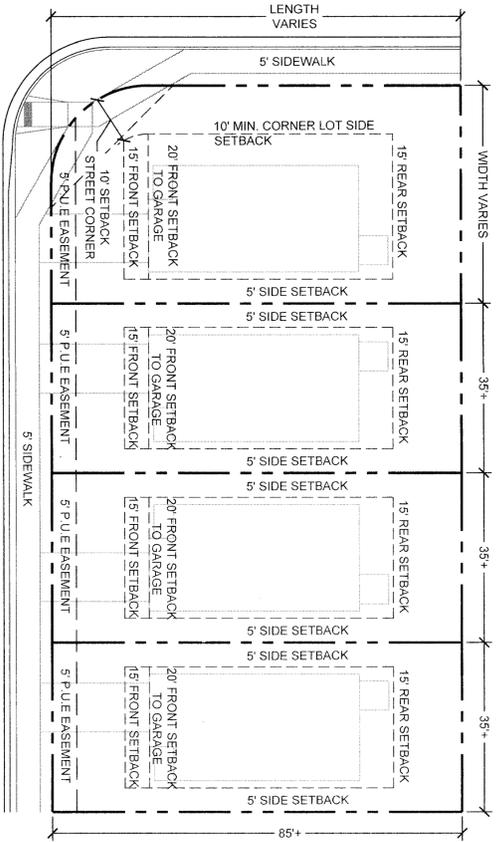
NOT TO SCALE



**TYPICAL LOT NOTES:**

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

**LOTS 1-85**



**DIMENSIONAL STANDARDS AND GUIDELINES (RESIDENTIAL LOTS)**

1 - 85

1. MINIMAL LOT AREA.
2. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM.
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
5. TEMPORARY USES ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
6. THE BUILDING SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIGHT LOT DRAINAGE OF THE LOT OR DRAINAGE SWALES. WITHIN SHAD EASEMENTS AS CONSTRUCTED BY THE OWNER, STRUCTURES SHALL BE CONSTRUCTED AS DRAINAGE EASEMENTS SHALL BE CONSTRUCTED AS DRAINAGE EASEMENTS. LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. ACCESSORY STRUCTURE STANDARDS:  
 A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10').  
 B. SETBACK REQUIREMENTS:  
 REAR YARD: FIVE FEET (5').  
 SIDE YARD: FIVE FEET (5').  
 FRONT YARD: FIVE FEET (5').  
 PROJECTIONS SHALL NOT EXCEED:  
 A. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE. PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS A MAXIMUM OF 10 FEET.  
 D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.  
 E. IN THE EVENT 4 FEET OR GREATER ENGINEERED WALLS MAY BE REQUIRED, SAID WALLS WILL BE ALLOWED IN ALL SETBACKS.  
 F. REAR YARD SETBACK: THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.  
 G. FRONT YARD SETBACK: THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.  
 H. CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10').

**DEVELOPMENT STANDARDS AND GUIDELINES (RESIDENTIAL LOTS)**

**PRINCIPAL USES:**

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE-FAMILY RESIDENTIAL, MAIL BOXES, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, EQUIPMENT AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

\*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

**TEMPORARY USES:**

1. MODEL HOME/SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

\*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

**ACCESSORY USES:**

1. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. PERSONAL USE GREEN HOUSE OR GARDEN, GROWING OF MARIJUANA IS NOT PERMITTED.
4. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE ONLY, 1 PER LOT.

**SPECIAL USES:**

1. GMS FACILITY (SPECIAL) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

**ACCESSORY STRUCTURES:**

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS, SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. MANTLES USE ANTENNAS, RADIO FACILITIES OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED
7. BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES

\*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

**DIMENSIONAL STANDARDS AND GUIDELINES (PUMPSTATION)**

**DIMENSIONAL STANDARDS FOR PUMPSTATION (TRACT D)**

1. MINIMUM LOT AREA: N/A
2. MINIMUM COVERAGE: 40%
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
4. BUILDING SETBACK REQUIREMENTS:  
 A. FRONT YARD: FIFTEEN FEET (15')  
 B. SIDE YARD: FIVE FEET (5')  
 C. REAR YARD: FIFTEEN FEET (15')
5. LANDSCAPE SETBACK REQUIREMENTS:  
 A. FRONT YARD: FIFTEEN FEET (15')  
 B. SIDE YARD: FIVE FEET (5')  
 C. SIDE YARD (ADJACENT TO EASEMENT/ OPEN SPACE): ZERO FEET (0') AS MODIFIED  
 D. REAR YARD: TEN FEET (10') AS MODIFIED

**DEVELOPMENT STANDARDS AND GUIDELINES (PUMPSTATION)**

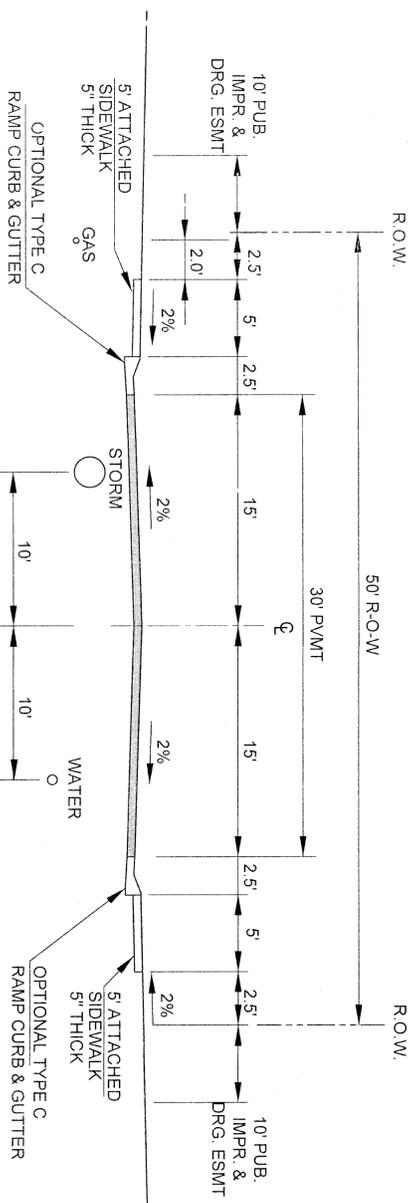
**PRINCIPAL USES:**

- ALLOWED USES INCLUDE: PUMP STATION, WELL HOUSE AND ASSOCIATED BUILDINGS, WATER LINES UTILITIES, ACCESS DRIVE STRUCTURES, GENERATOR, MAINTENANCE BUILDING (MAX 4000 SF), CHEMICAL STORAGE, HIGH CHAIN LINK FENCING WITH 3 STRAND BARBED WIRE ON TOP, WIREFIELD WATER AND SANITATION DISTRICT FACILITIES, PILING & ELECTRICAL CONTROLS, PUMPING SYSTEM AND LANDSCAPE IMPROVEMENTS.

\*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED.

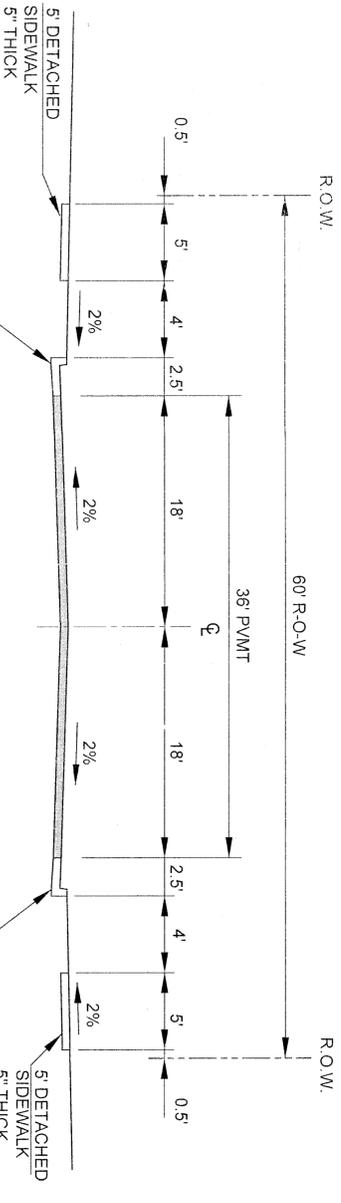
**TYPICAL SECTION 50' R.O.W.  
 RESIDENTIAL URBAN LOCAL**

NOT TO SCALE



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

NOT TO SCALE



PROJECT:  
 SKYLINE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

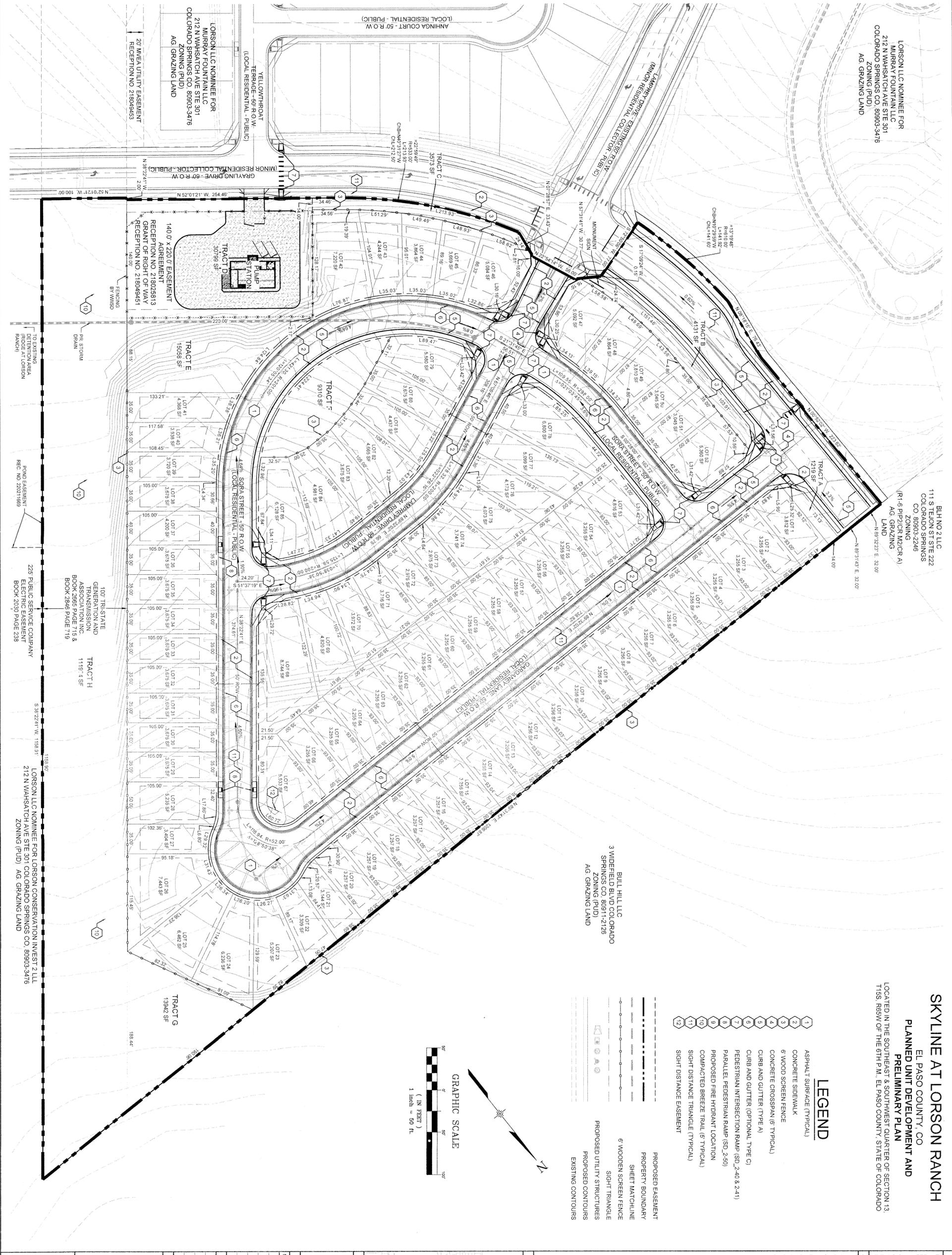
EL PASO COUNTY, CO  
 FOURTH SUBMITTAL, DECEMBER 20, 2021

NO.	DATE	DESCRIPTION	BY
0	07/19/2021	FIRST SUBMITTAL	RAE
1	09/09/2021	SECOND SUBMITTAL	RAE
2	11/11/2021	THIRD SUBMITTAL	RAE
3	12/20/2021	FOURTH SUBMITTAL	RAE

DRAWING INFORMATION:  
 PROJECT NO.: 20-1129-002  
 DRAWN BY: RAE  
 CHECKED BY: JEA  
 APPROVED BY: JEA  
 SHEET TITLE:

**PUD DETAILS**

**DT02**



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

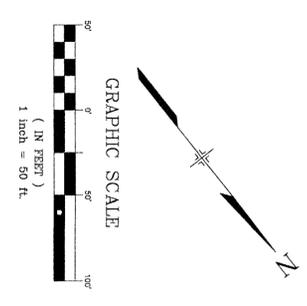
**LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC**  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO, 80903-3476  
 ZONING (PUD)  
 AG, GRAZING LAND

**BLIND 2 LLC**  
 1111 S TELON ST STE 222  
 COLO SPRINGS CO, 80903-2246  
 ZONING  
 (R)-6-PPP/CR (M/C/R A)  
 LAND

**BULL HILL LLC**  
 3 WIDEFIELD BLVD COLORADO SPRINGS CO 80911-2128  
 ZONING (PUD)  
 AG, GRAZING LAND

**SKYLINE AT LORSON RANCH**  
 EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
  - 2 CONCRETE SIDEWALK
  - 3 6" WOOD SCREEN FENCE
  - 4 CONCRETE CROSSPAN (6" TYPICAL)
  - 5 CURB AND GUTTER (TYPE A)
  - 6 CURB AND GUTTER (OPTIONAL TYPE C)
  - 7 PEDESTRIAN INTERSECTION RAMP (SD, 2'-40" & 2'-41")
  - 8 PARALLEL PEDESTRIAN RAMP (SD, 2'-50")
  - 9 PROPOSED FIRE HYDRANT LOCATION
  - 10 COMPACTED BREEZE TRAIL (6" TYPICAL)
  - 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
  - 12 SIGHT DISTANCE EASEMENT
- PROPOSED EASEMENT  
 - - - PROPERTY BOUNDARY  
 - - - SHEET MATCHLINE  
 - - - 6" WOODEN SCREEN FENCE  
 - - - SIGHT TRIANGLE  
 - - - PROPOSED UTILITY STRUCTURES  
 - - - PROPOSED CONTOURS  
 - - - EXISTING CONTOURS



<p>CONSULTANTS</p> <p><b>Matrix</b>                  CIVIL ENGINEERING GROUP                  1504 151 AVENUE S                  BLDG 100                  BRIDGE PLAZA                  COLORADO SPRINGS, CO 80902                  PHONE: (719) 598-1100</p>	<p>OWNER</p> <p><b>LORSON LLC</b>                  212 N. WAHSATCH DR. SUITE 301                  COLORADO SPRINGS, CO 80903                  (719) 635-3200</p>	<p>DEVELOPER</p> <p><b>CHALLENGER HOMES</b>                  8605 EXPLORER DRIVE, SUITE 250                  COLORADO SPRINGS, CO 80920                  (719) 598-5192</p>	<p>PLANNERS LANDSCAPE ARCHITECT</p> <p>2435 REEFBACH PARKWAY                  SUITE 300                  COLORADO SPRINGS, CO 80903                  PHONE: (719) 592-0200</p>	<p>PROJECT</p> <p><b>SKYLINE AT LORSON RANCH</b>                  PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN</p> <p>EL PASO COUNTY CO                  FOURTH SUBMITTAL, DECEMBER 20, 2021</p>	<p>VICINITY MAP</p>																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>01/18/2021</td> <td>FIRST SUBMITTAL</td> <td>RAF</td> </tr> <tr> <td>1</td> <td>09/10/2021</td> <td>SECOND SUBMITTAL</td> <td>RAF</td> </tr> <tr> <td>2</td> <td>11/11/2021</td> <td>THIRD SUBMITTAL</td> <td>RAF</td> </tr> <tr> <td>3</td> <td>12/20/2021</td> <td>FOURTH SUBMITTAL</td> <td>RAF</td> </tr> </tbody> </table>						NO.	DATE	DESCRIPTION	BY	0	01/18/2021	FIRST SUBMITTAL	RAF	1	09/10/2021	SECOND SUBMITTAL	RAF	2	11/11/2021	THIRD SUBMITTAL	RAF	3	12/20/2021	FOURTH SUBMITTAL	RAF
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<p>DRAWING INFORMATION</p> <p>PROJECT NO. 20_1129_002</p> <p>DRAWN BY: RAF</p> <p>CHECKED BY: JRA</p> <p>APPROVED BY: JRA</p> <p>SHEET TITLE</p>																									
<p><b>SITE PLAN</b></p> <p><b>SP01</b></p> <p>02-23-2022 222026457</p> <p>SHEET 04 OF 08</p> <p>PCD FILE NO. PUDSP212</p>																									

# SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13  
 T15S, R85W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

## CONSULTANTS

PLANNER/ LANDSCAPE ARCHITECT: 2424 RESEARCH PARKWAY,  
 COLORADO SPRINGS, CO 80909  
 PHONE (719) 575-5100  
 FAX (719) 575-5209

CIVIL ENGINEER: 15044 1ST AVENUE S,  
 BURNSVILLE, MN 55306  
 PHONE (763) 971-1100

## OWNER

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

## DEVELOPER

CHALLENGER HOMES  
 8605 EXPLORER DRIVE, SUITE 250  
 COLORADO SPRINGS, CO 80920  
 (719) 598-5192

## VICINITY MAP



PROJECT: SKYLINE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: DECEMBER 20, 2021

NO.	DATE	DESCRIPTION	BY
0	01/18/2021	FIRST SUBMITTAL	RS&C
1	05/09/2021	SECOND SUBMITTAL	RS&C
2	11/11/2021	THIRD SUBMITTAL	RS&C
3	12/20/2021	FOURTH SUBMITTAL	RS&C

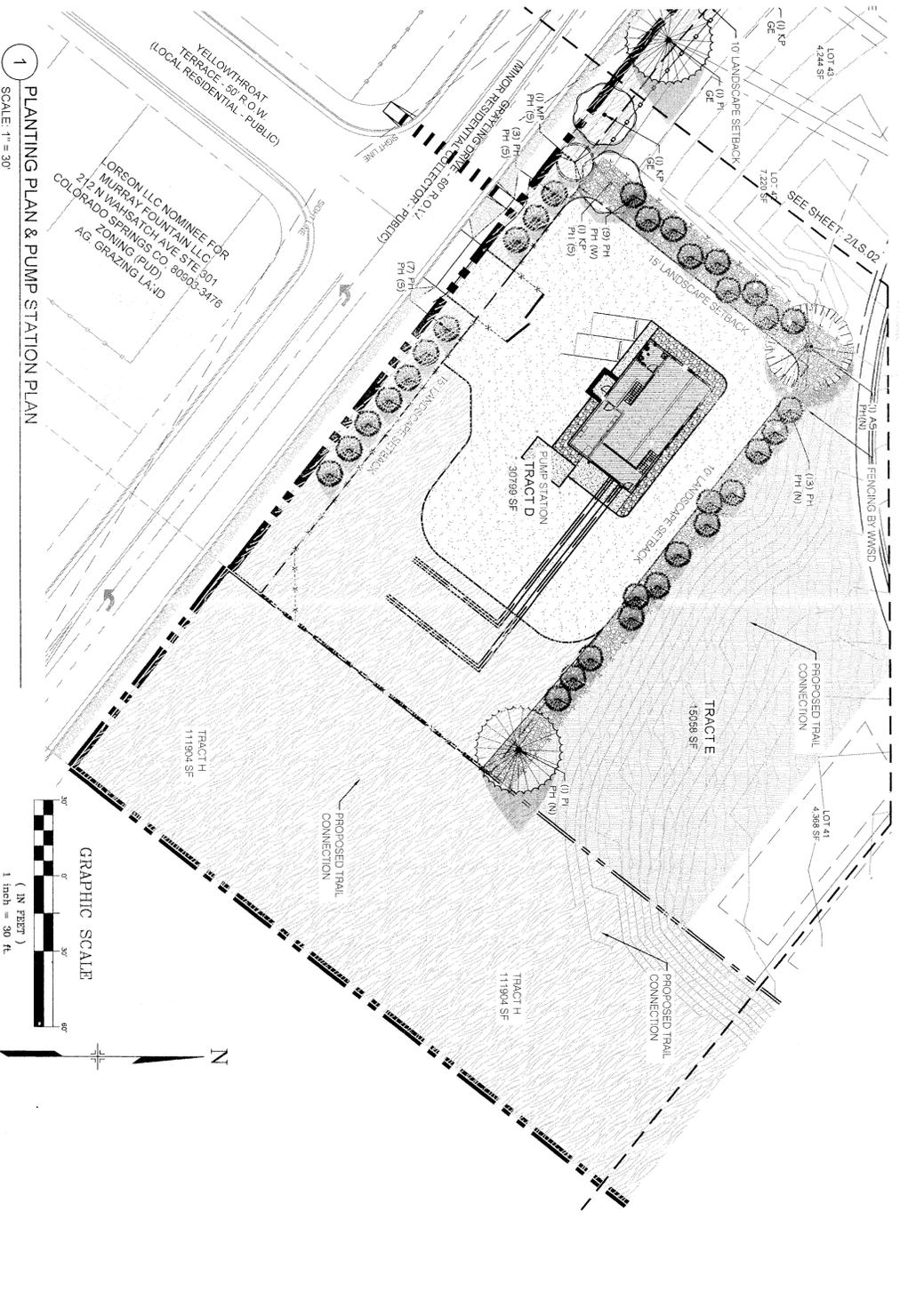
PROJECT NO.	20-1129-002
PROJECT NAME	SKYLINE AT LORSON RANCH
PLANNED BY	RS&C
CHECKED BY	JAC
APPROVED BY	JAC
SHEET TITLE	NOTES, UTILITY TRACT LANDSCAPE & DATA CHART

**NOTES, UTILITY  
 TRACT LANDSCAPE  
 & DATA CHART**

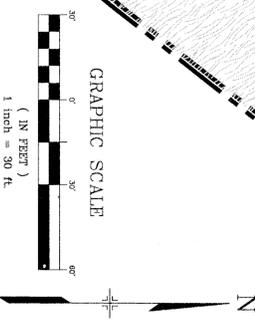
LS01

SHEET 05 OF 08

222026454  
 02-23-2022



1 PLANTING PLAN & PUMP STATION PLAN  
 SCALE 1" = 30'



## DEVELOPMENT PLAN DATA :

LANDSCAPE SETBACKS:	GRAYLING DR. (W)	GRAYLING DR. (E)	INDUSTRIAL BUFFER NORTH	INDUSTRIAL BUFFER WEST	INDUSTRIAL BUFFER SOUTH	INDUSTRIAL BUFFER EAST
STREET NAME OR ZONE BOUNDARY:	NO	NO	YES	YES	YES	YES
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	--	--	--	--
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	15' / 10' as modified*	15' / 15'	15' / 15'	15' / 0' as modified*
LINEAR FOOTAGE:	442'	578'	220'	140'	220'	140'
TREE/FEET REQUIRED:	1 / 30	1 / 30	1 / 15	1 / 15	1 / 15	1 / 15
NUMBER OF TREES REQUIRED/PROVIDED:	15 / 15	20 / 20	15 / 15	9 / 9	15 / 12	9 / 0
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GW	GE	PH (N)	PH(W)	PH (S)	PH (E)
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	--	--	--	--

\* TREES FOR POCKET PARKS LABELLED:  
 PP

\* TREES FOR PUMP STATION LABELLED:  
 PH

## GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER, OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- ANY OBJECT WITHIN THE RIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FINISH ELEVATION OF THE ADJACENT PROPERTY SHALL BE REMOVED OR LOWERED TO CLEAR THE OBJECTS. THE ADJACENT PROPERTY OWNER SHALL BE NOTIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL OBJECTS. BUSHES, UTILITY CABINETS OR TALL CROPS, TREES MAY BE PERMITTED AT THE DISCRETION OF THE EGM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FINISH ELEVATION OF THE ADJACENT ROADWAY.

## SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION. HEALTHY AND DISEASE-FREE AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- PERVIOUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BRULAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

## SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPLICABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RANGELAND DRILL SEEDING COMBINED WITH A COVER OF GRASS OR HYDRIC MULCH ON THE REQUIRED METHOD.
- SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/EQUIPMENT BOX AND AN AGITATOR BOX FOR FLUFFY OR BULBY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- FOR AREAS LARGER THAN 0.1 ACRE, HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDROMULCH AND BROADCAST.
- MULCHING: WEED-FREE NATIVE GRASS, WEED-FREE STRAW, OR VIRGINIA WOOD FIBER HYDROMULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE GRASS, STRAW, OR HYDROMULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE GRASS OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE GRASS OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDROMULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- APPROVAL OF SEEDED TUBE AREAS SHALL BE BASED UPON THE SEED PRODUCTION GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL COVER SEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDS PER SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDING AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY YEGED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.

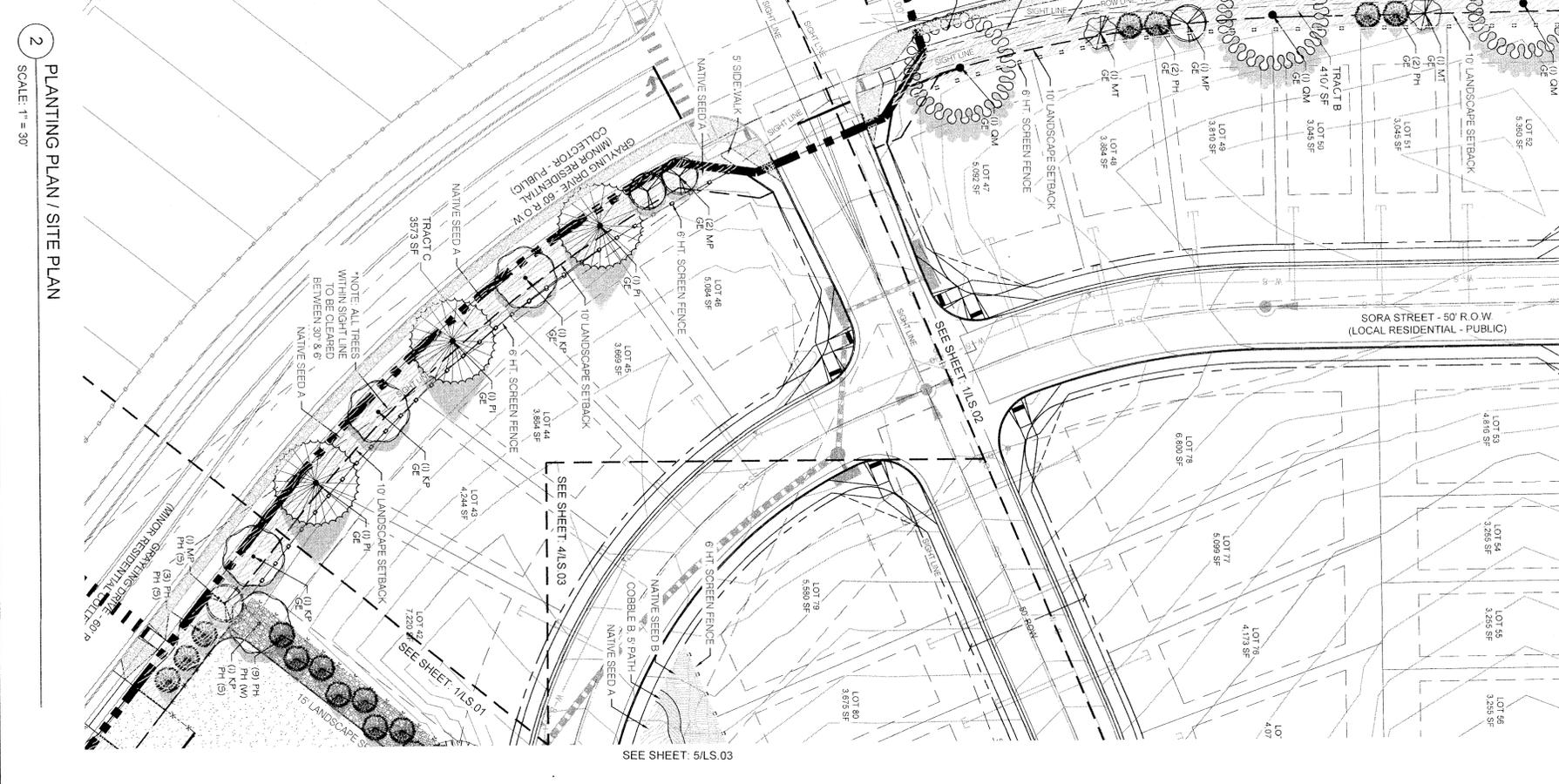
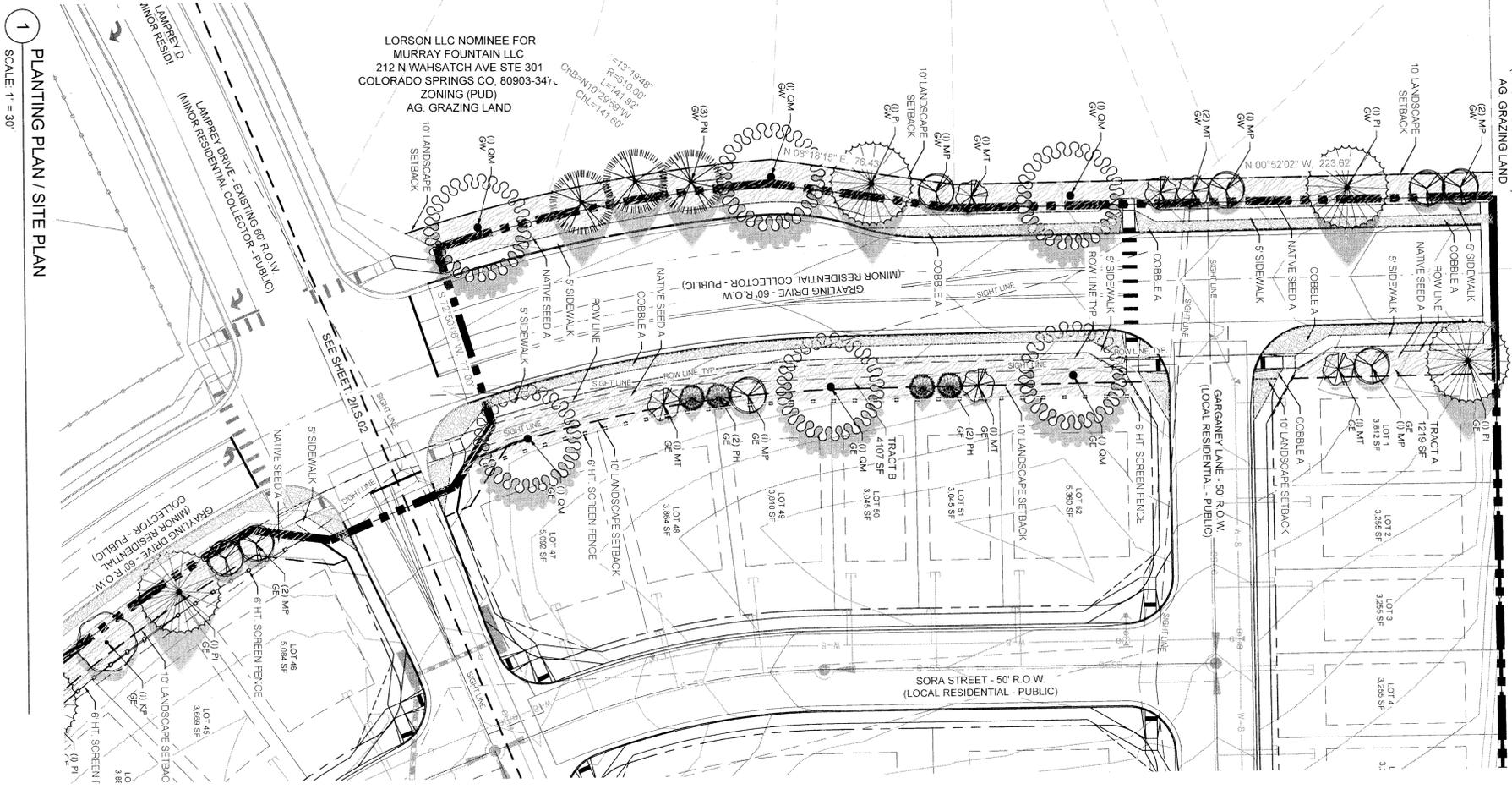
BLH NO 2 LLC  
 111 S TEJON ST STE 222  
 COLORADO SPRINGS CO, 80903-2246  
 ZONING  
 (R1-6 P)2(CR M2)CR A)  
 AG, GRAZING LAND

SKYLINE AT LORSON RANCH  
 EL PASO COUNTY, CO  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
 T15S, R85W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

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**CHALLENGER HOMES**  
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 (719) 586-5192

FILE LOCATION: \STYX\PROJECTS\20 1129 002 LORSON RANCH AREA A\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



NO.	DATE	DESCRIPTION	BY
0	01/18/2021	FIRST SUBMITTAL	RAE
1	06/09/2021	SECOND SUBMITTAL	RAE
2	11/11/2021	THIRD SUBMITTAL	RAE
3	12/20/2021	FOURTH SUBMITTAL	RAE

DRAWING INFORMATION	
PROJECT NO.	20 1129 002
DRAWN BY	SJC
CHECKED BY	JRA
APPROVED BY	JRA
SHEET TITLE	

PROJECT	
SKYLINE AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN	
EL PASO COUNTY, CO FOURTH SUBMITTAL - DECEMBER 20, 2021	

VICINITY MAP	

02-23-2022 222026457  
 LS02  
 SHEET 06 OF 08

**PLANT SCHEDULE**

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT W.	MAT HT.
	PH	36	PIGEA RUGENS HOOPSII HOOPSII BLUE SPRUCE	6 HT	888	10'-12"	20-25'
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE	6 HT	888	25-30'	30-40'
	PI	11	PIRUS PONDEROSA PONDEROSA PINE	6 HT	888	30-40'	50-75'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT W.	MAT HT.
	ML	6	MALUS X LOUISA LOUISA CRABAPPLE	15" CAL.	888	12'-15"	12'-15"
	MP	10	MALUS X PRARIFERE PRARIFERE CRABAPPLE	15" CAL.	888	12'-15"	15-25'
	MT	6	MALUS X THUNDERCHILD THUNDERCHILD CRABAPPLE	15" CAL.	888	12'-15"	20-25'
	PC	16	PRUNUS CERASIFERA CRIMSON POME FLOWERING PLUM	15" CAL.	888	5'-6"	15-20'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT W.	MAT HT.
	AS	2	ACER RUBRUM RED SUNSET MAPLE	2" CAL.	888	30'-40"	40'-50"
	KP	8	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	888	20'-30"	20'-30"
	OM	6	QUERCUS MACROCARPA BURR OAK	2" CAL.	888	10'-50"	50'-80"

**SKYLINE AT LORSON RANCH**

**EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN**

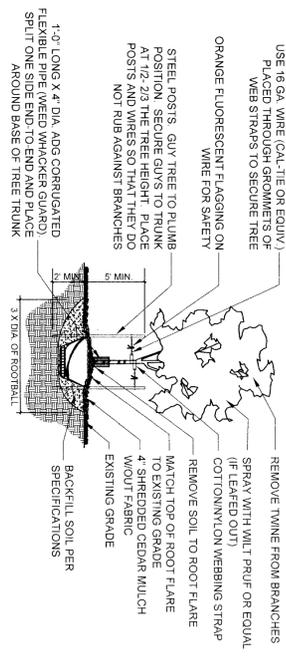
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
T15S, R66W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

**LANDSCAPE LEGEND:**

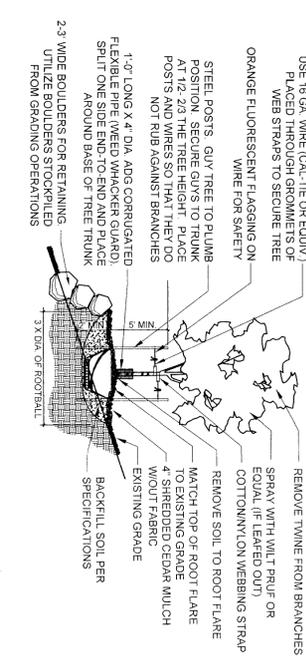
SYMBOL	QUANTITY	DESCRIPTION
	158,187 SF	IRRIGATED NATIVE SEED TO BE PRE-BLENDED PAMMEE BUTTES SEED INC. "PBSI, LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIERS SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	32,461 SF	IRRIGATED NATIVE SEED TO BE PRE-BLENDED PAMMEE BUTTES SEED INC. "PBSI, NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIERS SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	3,076 SF	PLANTING BED TO BE 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	1,100 SF	PATHWAY TO BE BREZEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC

- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL

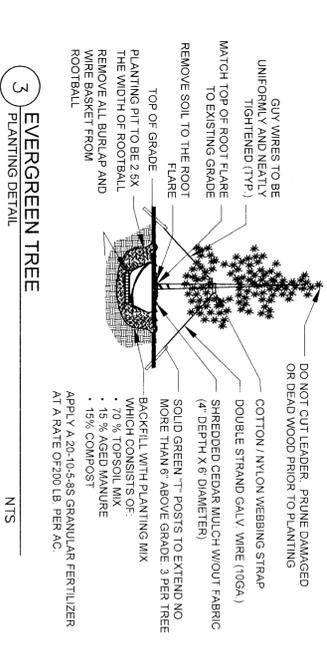
**1 DECIDUOUS TREE  
PLANTING DETAIL**



**2 TREE SLOPE DETAILS  
PLANTING DETAIL ON SLOPES (3:1 OR STEEPER)**

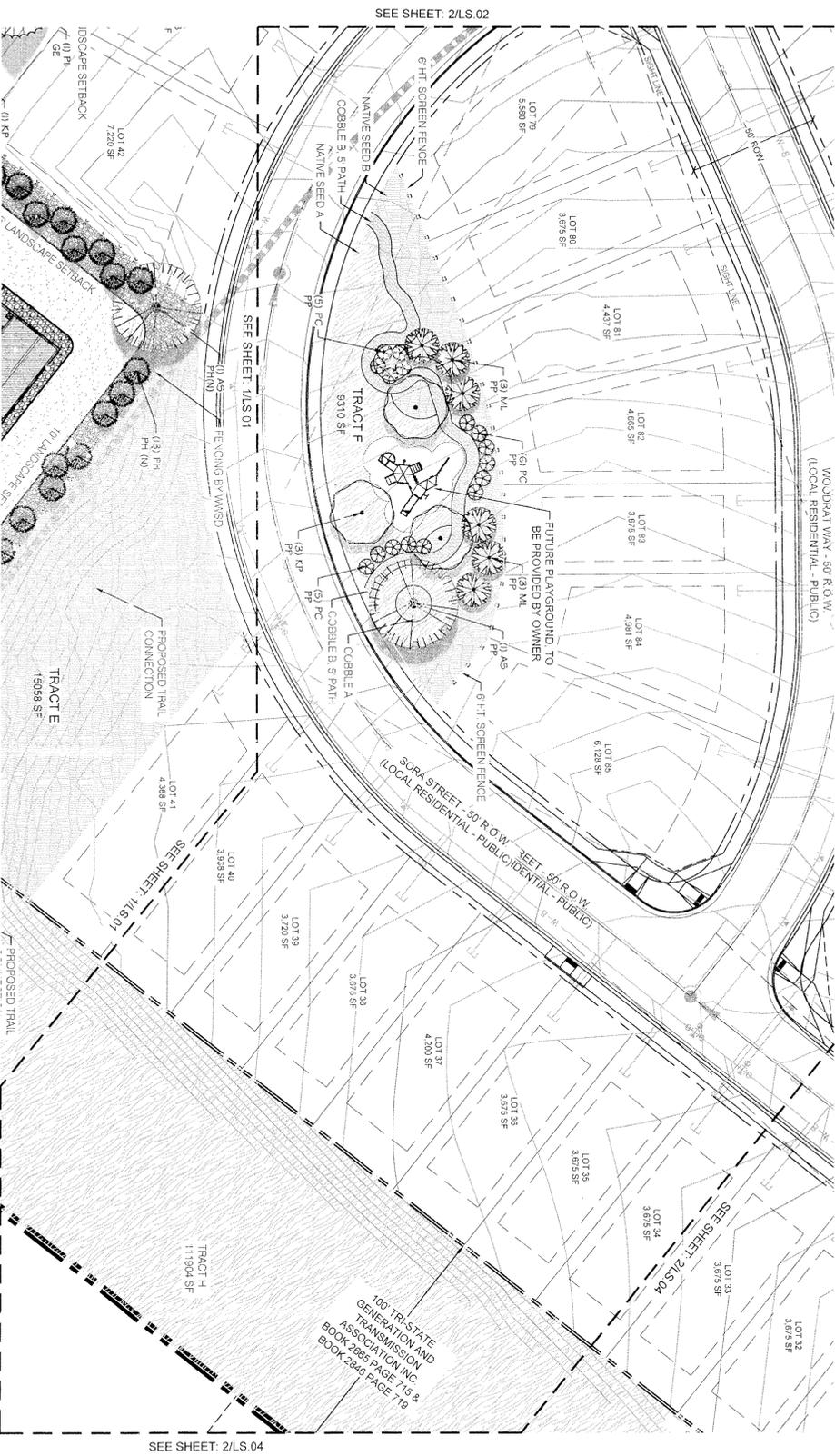


**3 EVERGREEN TREE  
PLANTING DETAIL**



**4 PLANTING PLAN / SITE PLAN**

SCALE: 1" = 30'



GRAPHIC SCALE

07-23-2022 222026459

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8605 EXPLORER DRIVE, SUITE 250  
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**VICINITY MAP**



PROJECT: SKYLINE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN  
EL PASO COUNTY, CO  
FOURTH SUBMITTAL, DECEMBER 20, 2021

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DRAWING INFORMATION  
PROJECT NO. 201129.002  
DRAWN BY: SJC  
CHECKED BY: JJA  
APPROVED BY: JJA  
SHEET TITLE: LANDSCAPE PLAN, DETAILS, SCHEDULE & LEGEND

**LANDSCAPE PLAN,  
DETAILS,  
SCHEDULE &  
LEGEND**

**LS03**

SHEET 07 OF 08

POD FILE NO. PUDSP912

