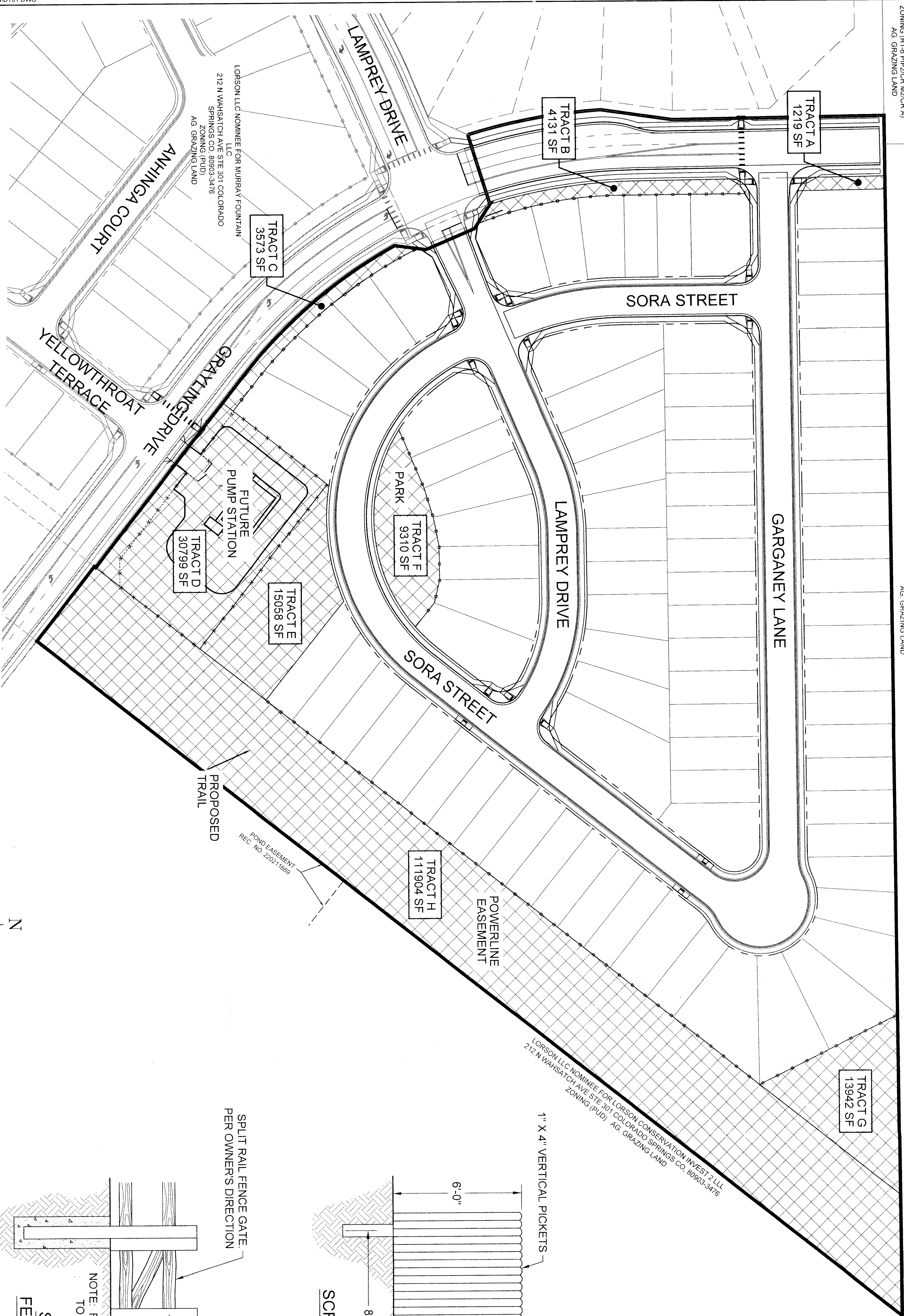
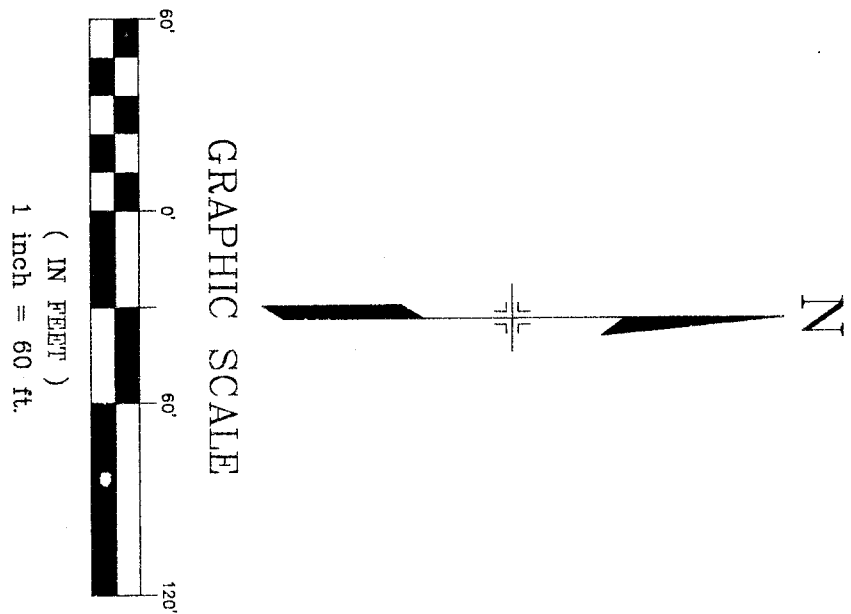


BLH NO.2 LLC
111 S TELEON ST. STE 222
COLORADO SPRINGS, CO 80903-2248
PHONE: (719) 575-0208
FAX: (719) 575-0208
ZONING (R-1-6 PRP2(CR MZ(CR A)
AG, GRAZING LAND

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



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	WWSD	WWSD
E	15,058	X			X	X	X	LRMD	LRMD
F	9,310	X	X	X	X		X	LRMD	LRMD
G	13,942	X		X	X		X	LRMD	LRMD
H	111,904	X		X	X		X	LCI2	LRMD
	189,937								



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

CONSULTANTS

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

CIVIL ENGINEER
BORG & BORG ASSOCIATES
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 570-1100

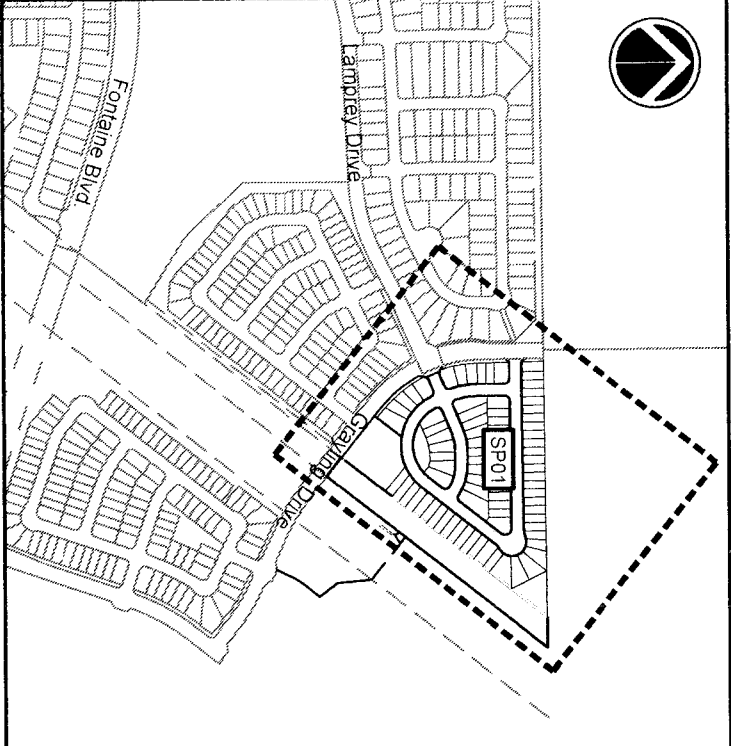
OWNER

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

DEVELOPER

CHALLENGER HOMES
8605 EXPLORER DRIVE, SUITE 290
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

REVISION HISTORY	
NO.	DATE
0	01/18/2021 FIRST SUBMITTAL
1	06/08/2021 SECOND SUBMITTAL
2	11/11/2021 THIRD SUBMITTAL
3	12/20/2021 FOURTH SUBMITTAL

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

PUD TRACT MAP
AND DETAILS

DT01

SHEET 02 OF 08

PUD FILE NO.: PUDSP712

222026457
07-23-2022

FILE LOCATION: S:\20-1129-002 LORSON RANCH AREA A\100 DWG\104 PLAN SETS\DEVELOPMENT\PLAN\DT01.DWG

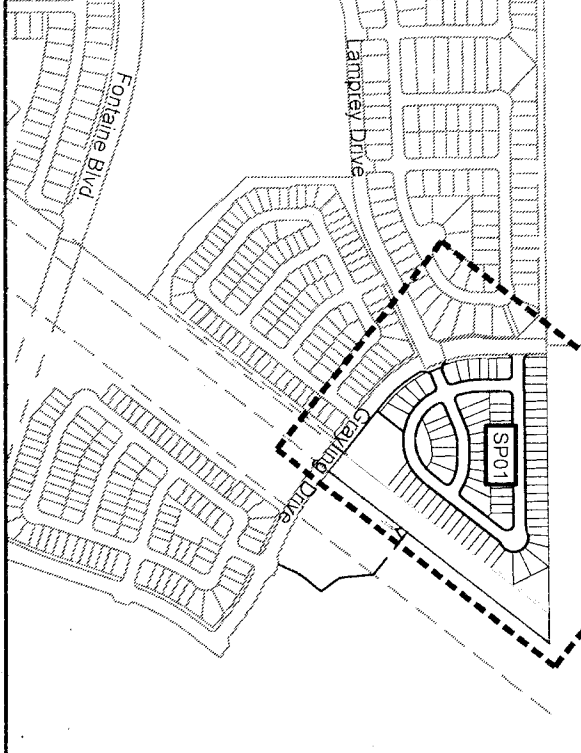
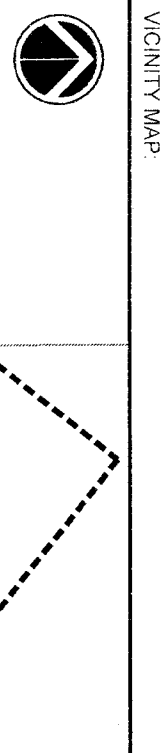
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FAX: (719) 575-0208

CIVIL ENGINEER
CORE ENGINEERING GROUP
15004 1ST AVENUE S.W.
DENVER, CO 80232
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OWNER
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(719) 635-3200

DEVELOPER
CHALLENGER HOMES
8605 EXPLORE DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
(719) 558-5192



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	07/18/2021	FIRST SUBMITTAL	RAE
1	08/09/2021	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

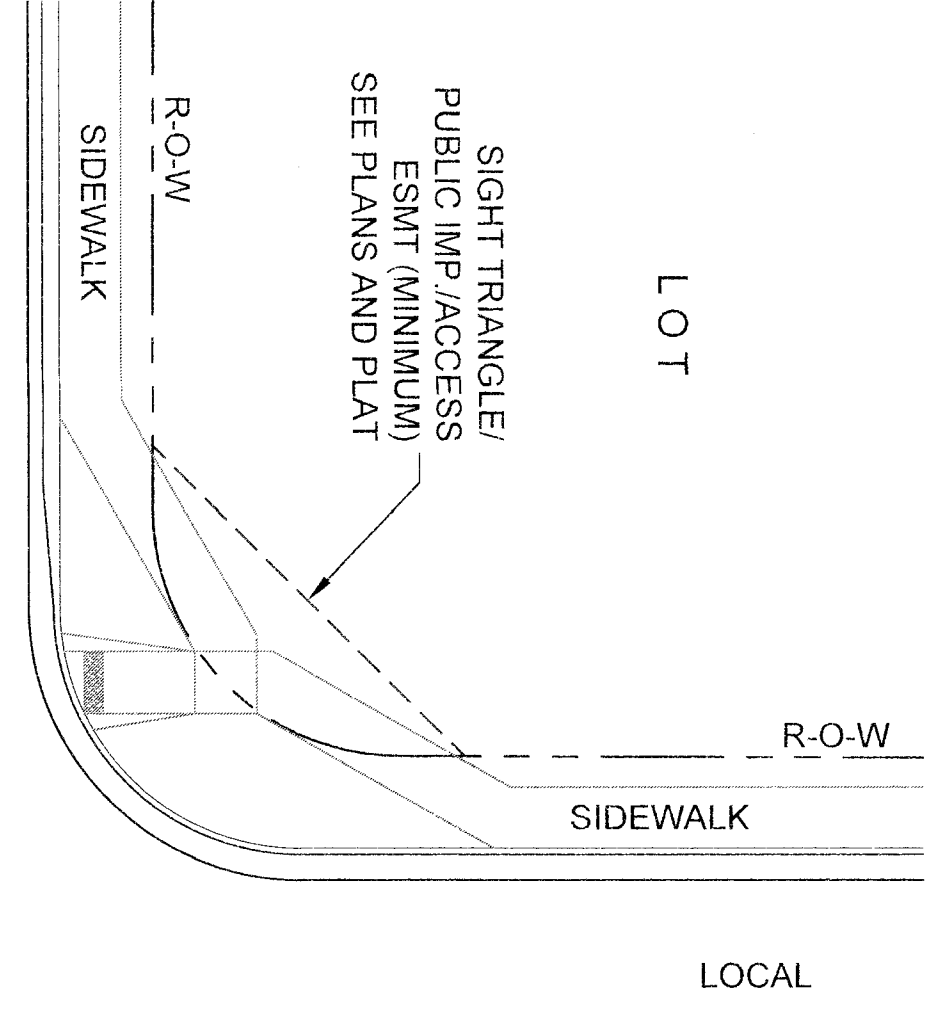
SHEET 03 OF 08

PCD FILE NO. PUD97212

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



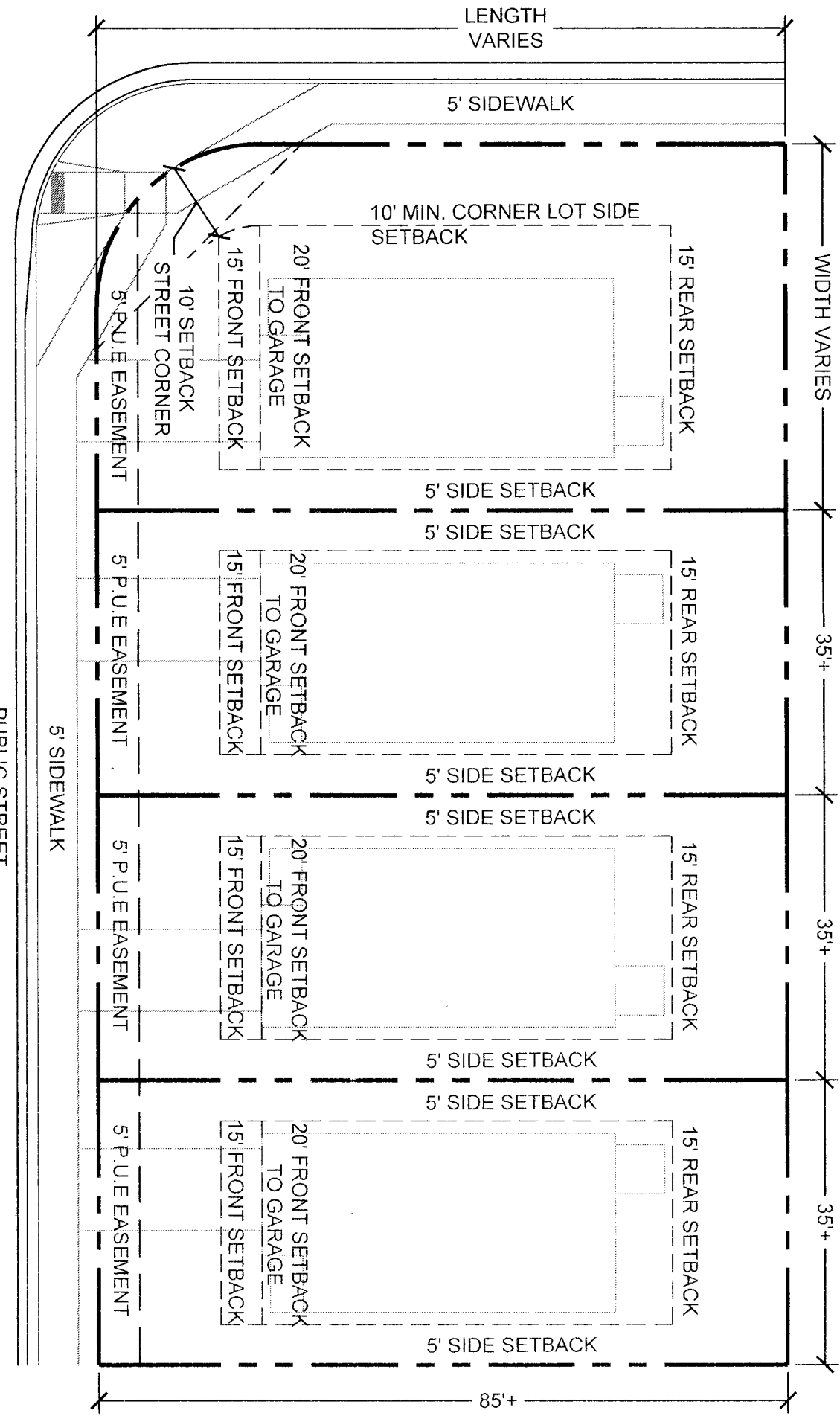
LOCAL ROADWAY SIGHT TRIANGLE PUBLIC IMPROVEMENT ESMT.

NOT TO SCALE

- NOTE:
- ADDITIONAL PUBLIC IMPROVEMENT ESMTS ARE REQUIRED WHERE SIDEWALK ENDOACHES INTO THE PRIVATE LOTS.
 - SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT.
 - SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLE.

TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 4-6' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- 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 DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
- 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)

- DIMENSIONAL STANDARDS FOR LOTS 1 - 85
- MINIMUM LOT AREA:
 - INDIVIDUAL SINGLE FAMILY: 2,500 SF
 - MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
 - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
 - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN
 - MINIMUM SETBACKS:
 - FRONT SETBACK: TWENTY FIVE FEET (25')
 - REAR SETBACK: TWENTY FIVE FEET (25')
 - SIDE SETBACK: TWENTY FIVE FEET (25')
 - CORNER SETBACK: TWENTY FIVE FEET (25')
 - ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - SETBACK REQUIREMENTS:
 - FRONT YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')
 - SIDE YARD: FIVE FEET (5')
 - PROJECTIONS:
 - FRONT PORCHES: MAY BE PROJECTED UP TO 4 FEET OR LESS, MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK, 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 GRADE 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.
 - AWNINGS, CHIMNEYS AND FLUES, SILLUS BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
 - SCREENED PORCHES, PATIOS, 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 A REQUIRED FRONT OR REAR YARD SETBACK.
 - THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.
 - IN THE EVENT 4 FEET OR GREATER ENGINEERED WALLS MAY BE REQUIRED, SAID WALLS WILL BE ALLOWED IN ALL SETBACKS.
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - SIDE YARD: FIVE FEET (5'), 10' MIN. BETWEEN BUILDINGS
 - REAR YARD: FIFTEEN FEET (15')
 - CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
 - SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - SIDE YARD: FIVE FEET (5'), 10' MIN. BETWEEN BUILDINGS
 - REAR YARD: FIFTEEN FEET (15')
 - CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')

DEVELOPMENT STANDARDS AND GUIDELINES (RESIDENTIAL LOTS)

- PRINCIPAL USES:
- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
 - ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL BOXES, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY, AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
 - LANDSCAPING SHALL BE PERMITTED FOR THE LOT, INCLUDING TREES, SHRUBS, PERENNIALS, ANNUALS, FLOWERS, MULCH, FERTILIZERS, PESTICIDES, AND OTHERS 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:

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

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

ACCESSORY USES:

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

SPECIAL USES:

- CMS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

ACCESSORY STRUCTURES:

- SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOES, PATIOS (COVERED OR UNCOVERED), HOT TUBS, SPAS, AND POOLS.
- FENCES, WALLS, OR HEDGES
- MAILBOXES
- PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
- PERSONAL USE SMALL CELL TOWER
- DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED
- ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE 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)

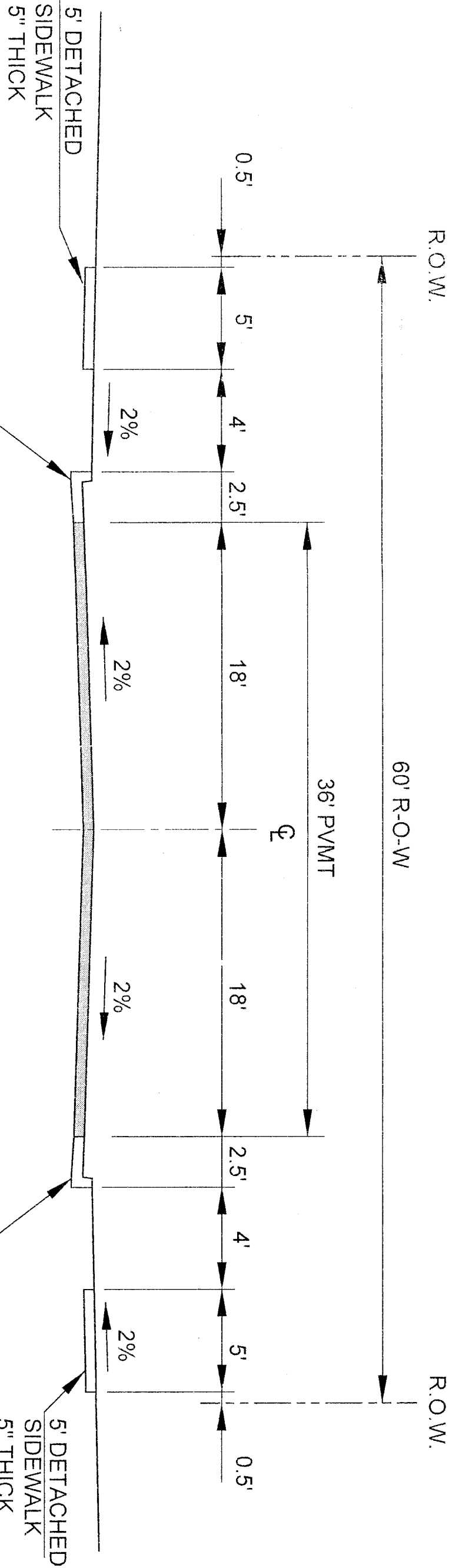
- MINIMUM LOT AREA: N/A
- MINIMUM SETBACKS:
 - FRONT YARD: FIFTEEN FEET (15')
 - SIDE YARD: FIFTEEN FEET (15')
 - REAR YARD: FIFTEEN FEET (15')
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- BUILDING SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTEEN FEET (15')
 - SIDE YARD: FIFTEEN FEET (15')
 - REAR YARD: FIFTEEN FEET (15')

DEVELOPMENT STANDARDS AND GUIDELINES (PUMPSTATION)

PRINCIPAL USES:

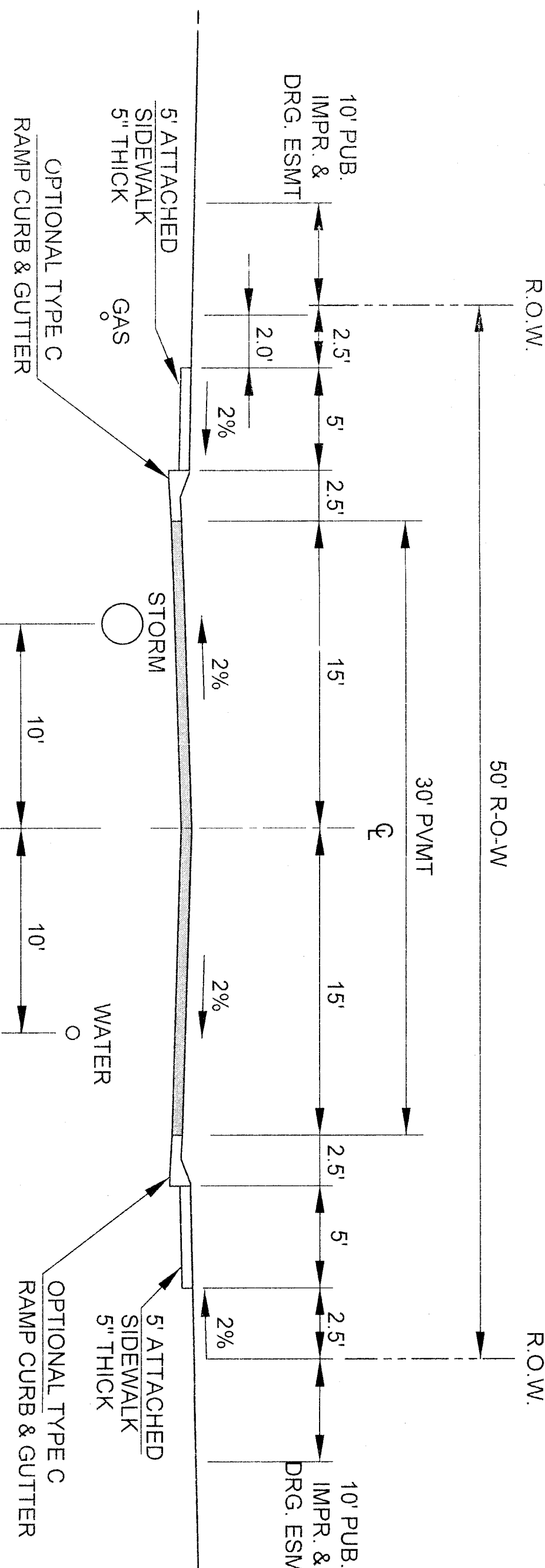
- ALLOWED USES INCLUDE: PUMP STATION, WELL HOUSE AND ASSOCIATED BUILDINGS, WATER LINES, UTILITIES, ACCESS DRIVE, STRUCTURES, GENERATOR, MAINTENANCE BUILDING, MAX 4,000 S.F., CHEMICAL STORAGE, 7' HIGH CHAIN LINK FENCING WITH 3" STRAND BARBED WIRE ON TOP, WELDED WIRE AND SANITATION DISTRICT FACILITIES, PUMPS & 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



PVC UNDERDRAIN
SEE PROFILE FOR LOCATION

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

NOTE:
PAVEMENT SECTION TO BE DETERMINED
BY HYDRAULIC ANALYSIS AND DESIGN. DESIGN
TO BE APPROVED BY EL PASO COUNTY PCD
ENGINEERING.

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

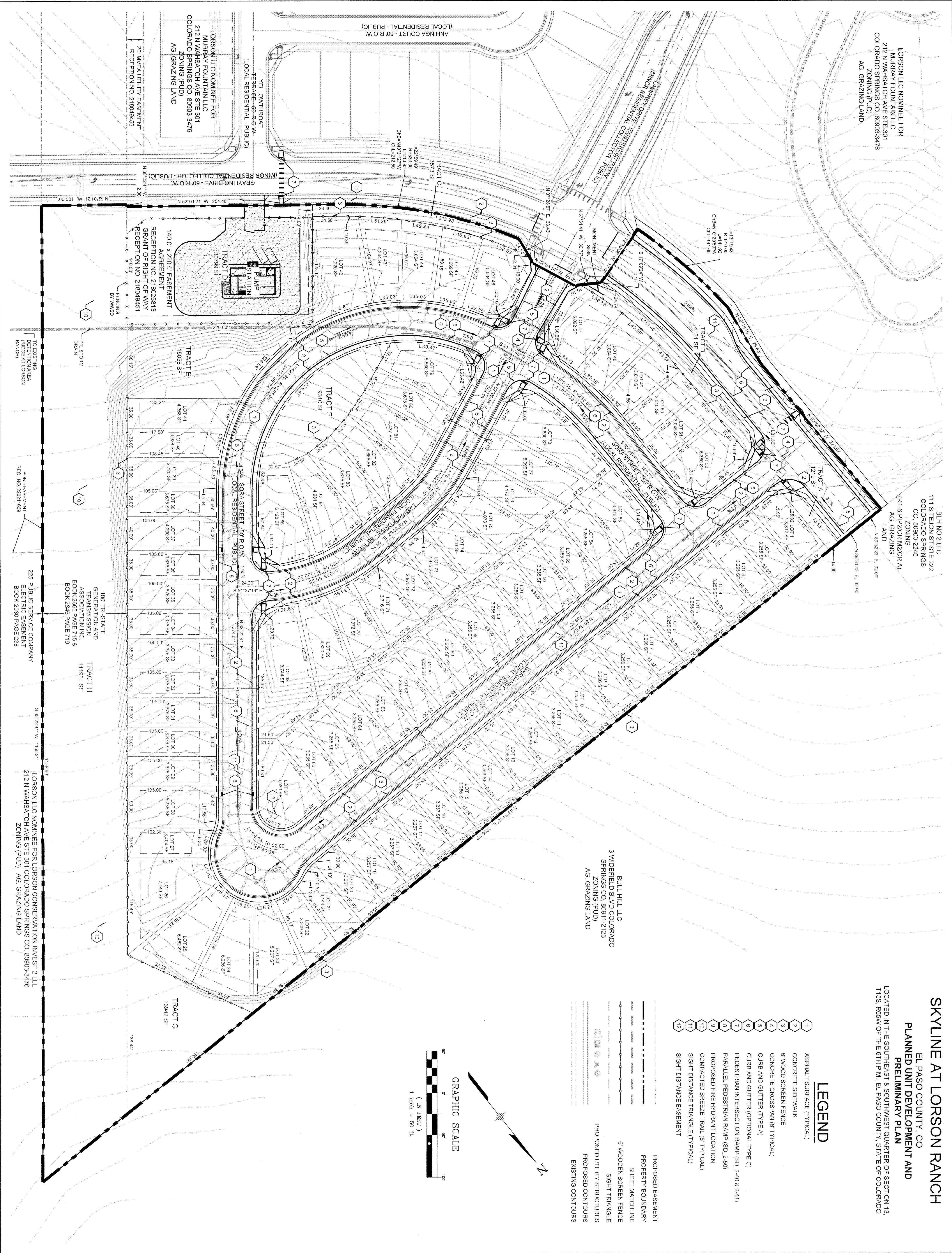
TYPICAL SECTION 60' R.O.W. RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)
GRAYLING DRIVE

NOTE:
PAVEMENT SECTION TO BE DETERMINED
BY HYDRAULIC ANALYSIS AND DESIGN. DESIGN
TO BE APPROVED BY EL PASO COUNTY PCD
ENGINEERING.

222026454
02-23-2022



CONSULTANTS

PLANNED LANDSCAPE ARCHITECT:

2425 RESEARCH PARKWAY,
SUITE 300,
COLORADO SPRINGS, CO 80903
PHONE: (719) 575-0008
FAX: (719) 575-0008

CIVIL ENGINEER:

CORE ENGINEERING GROUP
1504 1ST AVENUE S.E.,
COLORADO SPRINGS, CO 80903
PHONE: (719) 595-1100


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

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
0	01/18/2021	FIRST SUBMITTAL	RAE
1	05/09/2021	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: JRA

APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

02-23-2022 222026457

SP01

SHEET 04 OF 08

CAD FILE NO: PUBSP212

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 CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL 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 SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT HIGHWAY SHALL BE REMOVED OR LOWERED OR OTHERWISE THE OBJECTS MAY BE LOCATED BUT NOT LIMITED TO BEAMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUTS, OPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECOM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE 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 CONTINION, 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.
- POROUS 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, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMANDER 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.

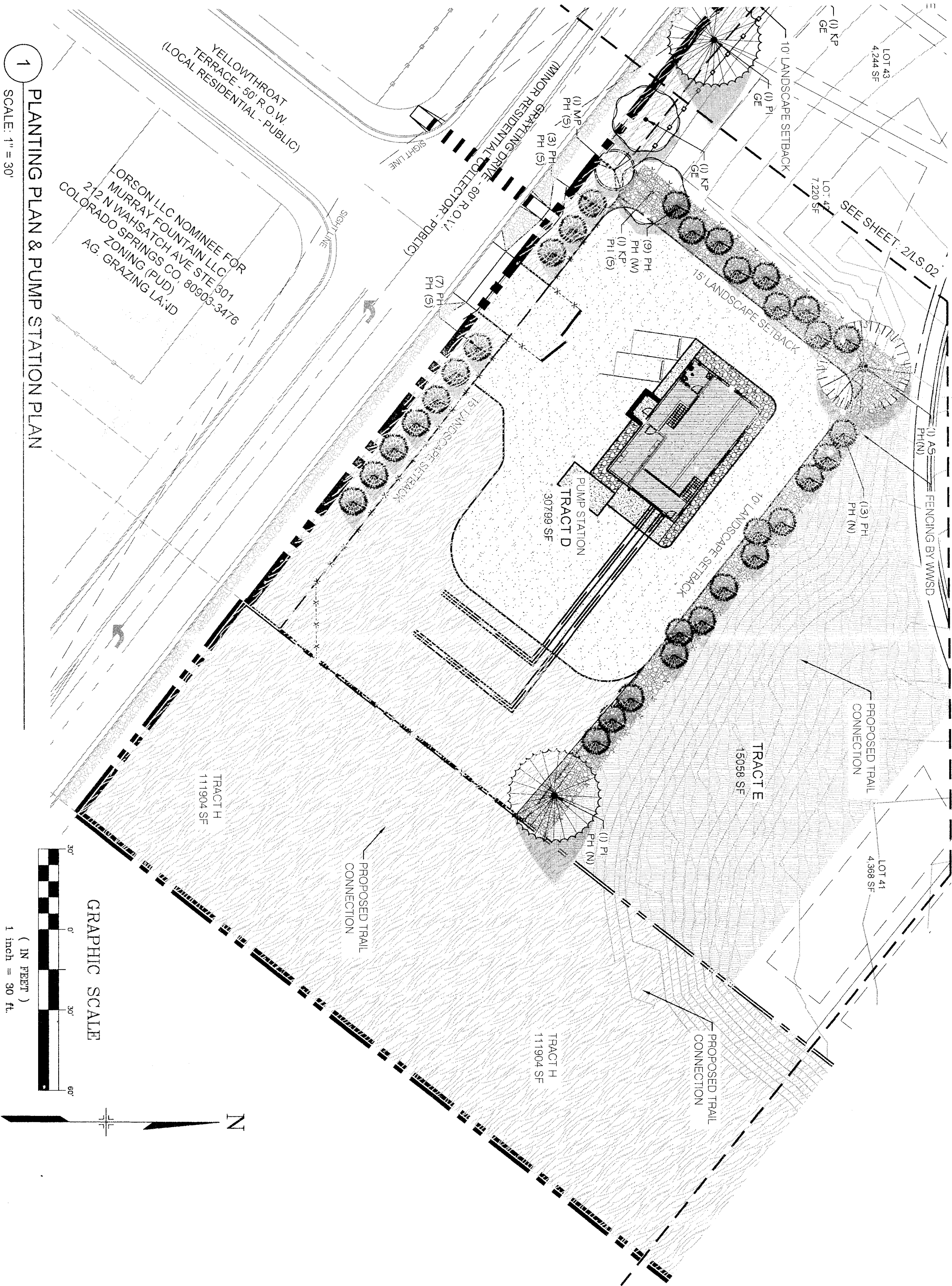
SODDING & SEEDING:

- 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 APPROPRIATE. SEEDING SHALL BE ACCOMPLISHED USING RANGELAND DRILL SEEDING COMBINED WITH A COVER OF GRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/EQUIPME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY 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 B-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.
2. FOR AREAS LARGER THAN 0.1 ACRE, HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
3. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH 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.
4. NATIVE HAY OR STRAW SHALL BE GRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES AND SHALL PROTRUDE ABOVE THE GROUND INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
5. APPROVAL OF SEEDED TIER AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDS/INCH-SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDER 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 TIER AREAS SHALL BE RESEEDED 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.

SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,
T15S, R55W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



DEVELOPMENT PLAN DATA :

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	GRAYLING DR. (W)	GRAYLING DR. (E)	INDUSTRIAL BUFFER NORTH	INDUSTRIAL BUFFER WEST	INDUSTRIAL BUFFER SOUTH	INDUSTRIAL BUFFER EAST
ZONE DISTRICT BOUNDARY:	NO	NO	YES	YES	YES	YES
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 LABELED: PP
- * TREES FOR PUMP STATION LABELED: PH

CONSULTANTS

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SUITE 200
COLORADO SPRINGS, CO 80903

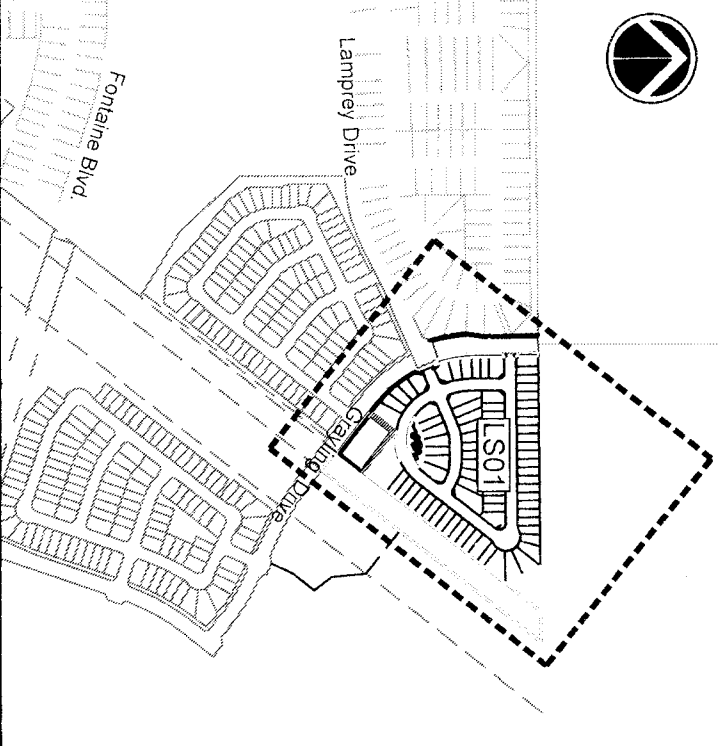
CIVIL ENGINEER: 1504 1ST AVENUE S,
BRIDGEVILLE, NM 85506
PHONE: (719) 575-2100
FAX: (719) 575-2039

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DEVELOPER:
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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

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:	JJA
APPROVED BY:	JJA

SHEET TITLE

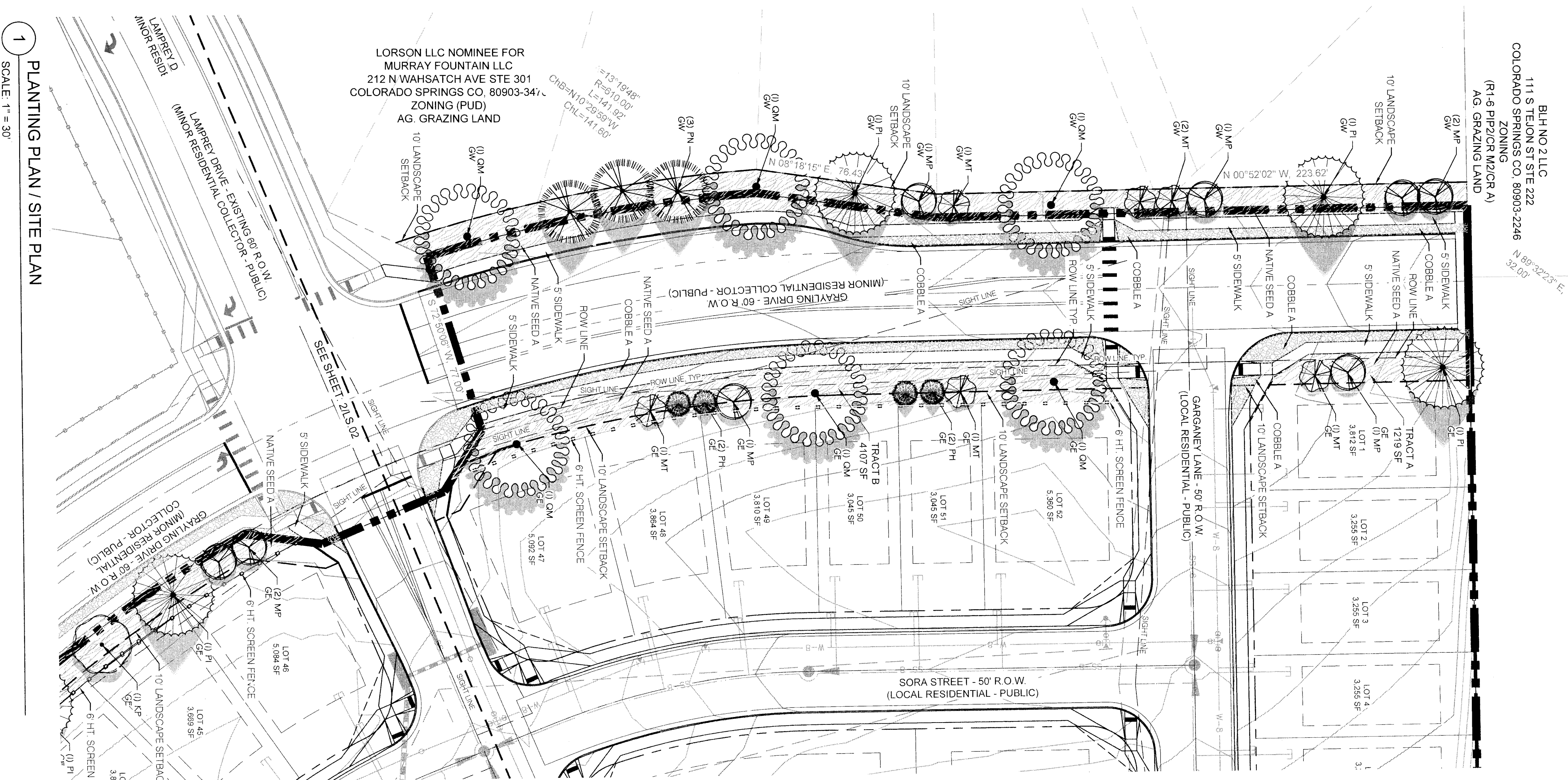
NOTES, UTILITY
TRACT LANDSCAPE
& DATA CHART

LS01

SHEET 05 OF 08

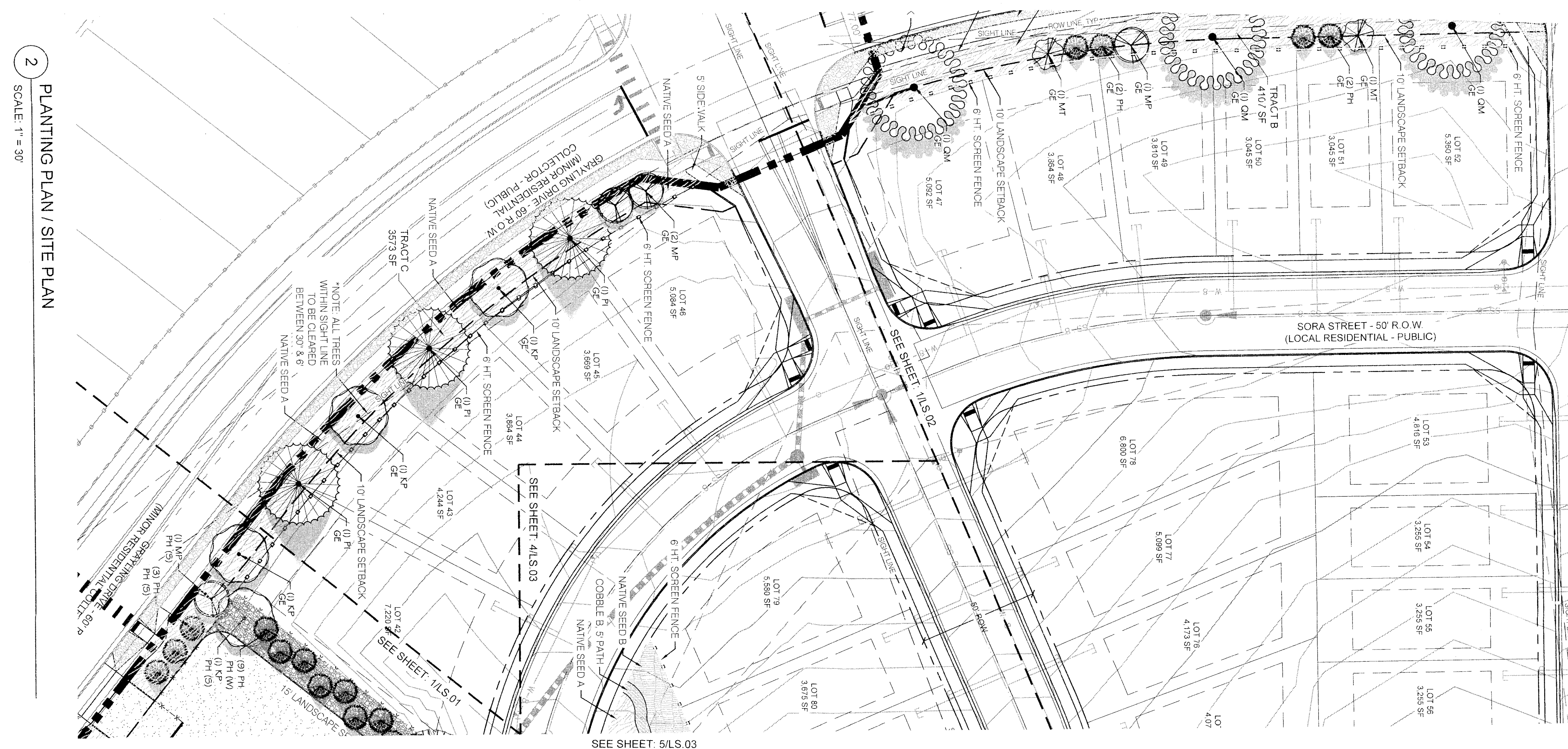
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222026454
02-23-2022



SKYLINE AI 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

CONSULTANTS

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(719) 598-5192



VICINITY MAP

SKYLINE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
EQUIPMENT UNIT - DECEMBER 20 2021

REVISION HISTORY

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

DRAWING INFORMATION:

PROJECT NO: 20.1129.002

DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

GRAYLING DRIVE
LANDSCAPE PLAN

02-23-2022	222026459
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SHEET 06 OF 08

PCD FILE NO.: PUDSP212

SKYLINE AT LORSON RANCH

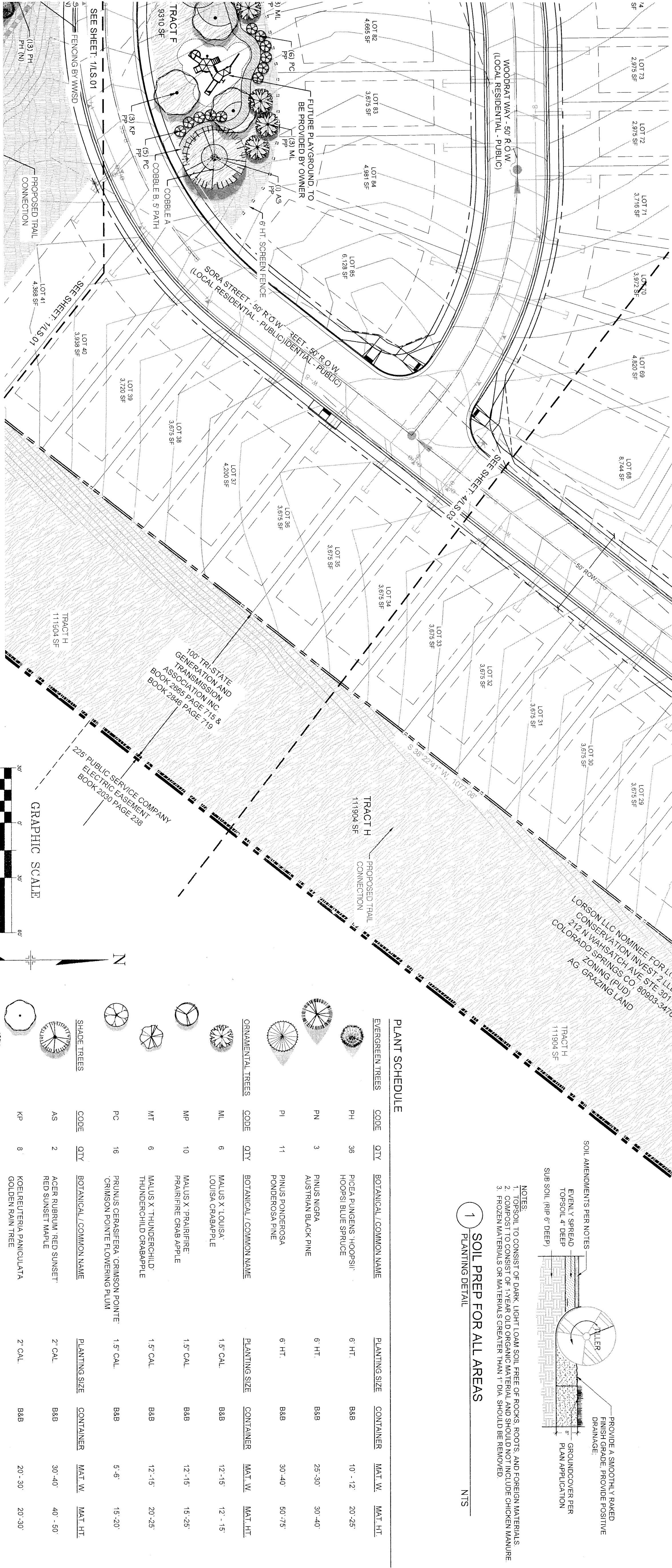
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,
T15S, R69W 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 PAVEME BUTTES SEED INC. "PBS LOW GROW MIX" SEED BLENDS MUST BE SUPPLIED, REVIEW SPECIFICATIONS AND APPROVAL PRIOR TO INSTALLATION
	32,461 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PAVEME BUTTES SEED INC. "PBS NATIVE PRAIRIE MIX" SEED BLENDS MUST BE SUPPLIED, REVIEW SPECIFICATIONS 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 BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER, TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS, TO BE DURABLE, 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE, COLOR TO BE BLACK, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

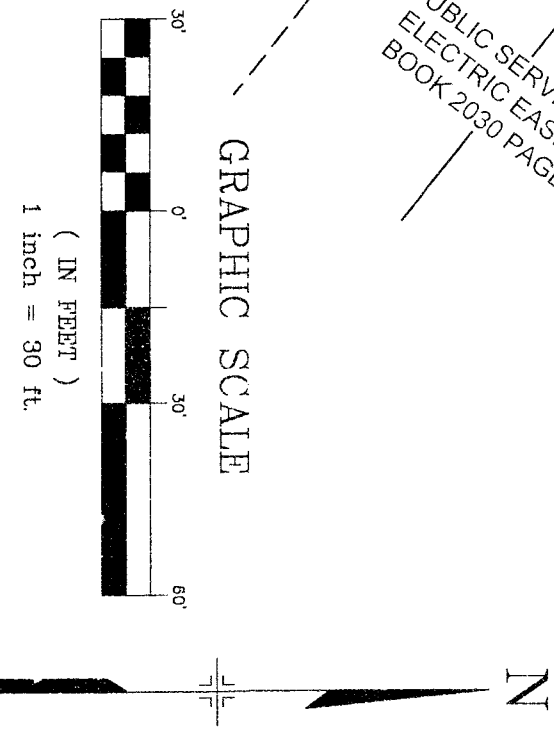
- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL



- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL, FREE OF ROCKS, SCOTS, AND FOREIGN MATERIALS
 - TOPSOIL TO BE 12" DEEP, AND SHOULD BE REMOVED IF FOUND TO BE LESS THAN 12" DEEP
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED
- 1 PLANTING DETAIL
- NTS

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT W.	MAT HT.
PH	36		PIGEA PINIGENS, HOOPSII HOOPSII BLUE SPRUCE	6 HT.	B&B	10' - 12'	20 - 25'
PN	3		PNUS NIGRA AUSTRIAN BLACK PINE	6 HT.	B&B	25 - 30'	30 - 40'
PI	11		PNUS PONDEROSA PONDEROSA PINE	6 HT.	B&B	30 - 40'	50 - 75'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT W.	MAT HT.
ML	6		MAIUS X LOUISA LOUISA CRABAPPLE	15" CAL.	B&B	12' - 15'	12' - 15'
MP	10		MAIUS X PYRAMIDALE PYRAMIDAL CRABAPPLE	15" CAL.	B&B	12' - 15'	15 - 25'
MT	6		MAIUS X THUNDERCHILD THUNDERCHILD CRABAPPLE	15" CAL.	B&B	12' - 15'	20 - 25'
PC	16		PRUNUS CERASIFERA, CRIMSON POINT CRIMSON POINT FLOWERING PLUM	15" CAL.	B&B	5 - 6'	15 - 20'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT W.	MAT HT.
AS	2		ACER RUBRUM, RED SUNSET RED SUNSET MAPLE	2" CAL.	B&B	30' - 40'	40' - 50'
KP	8		KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20' - 30'	20 - 30'
CM	6		QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40' - 50'	50 - 60'



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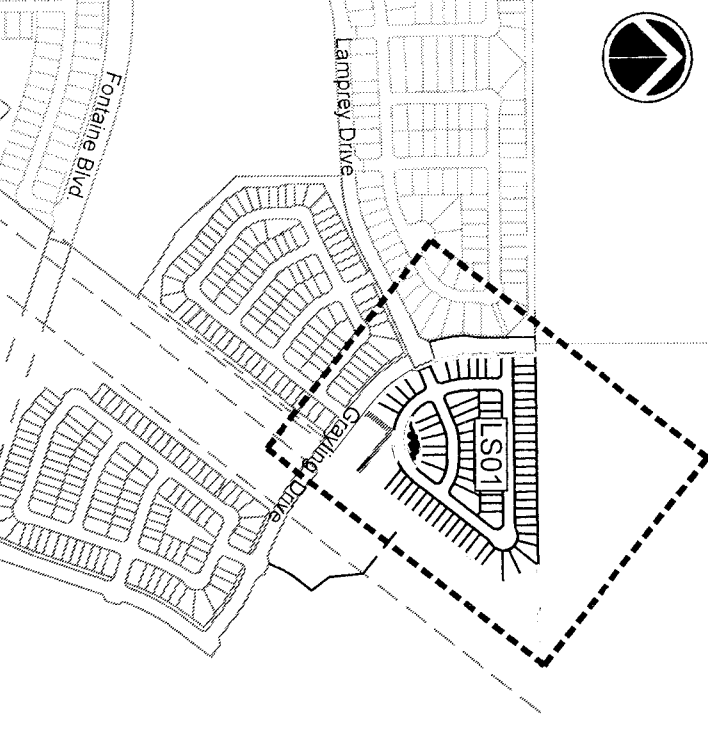
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VICINITY MAP



PROJECT
SKYLINE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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

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

DRAWING INFORMATION

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

LANDSCAPE PLAN,
LEGEND, DETAIL &
SCHEDULE

LS04

SHEET 08 OF 08