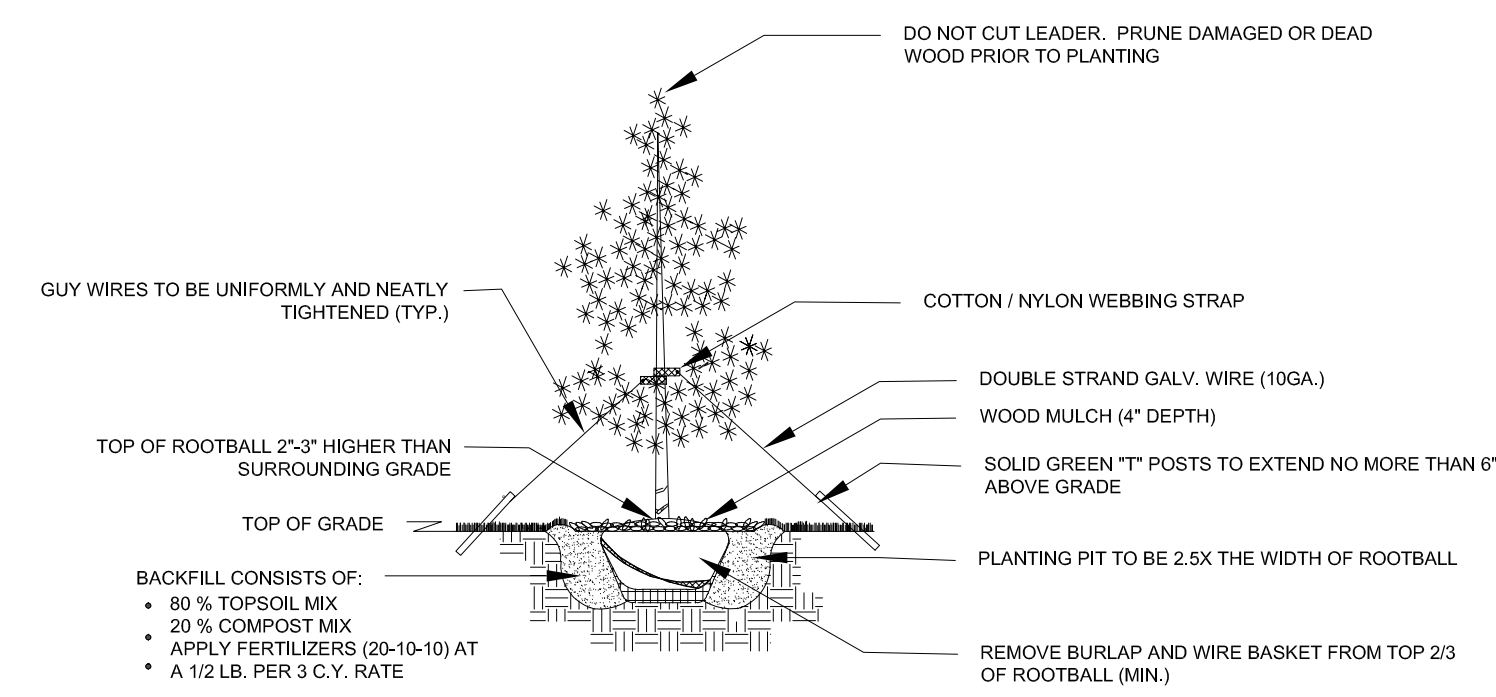
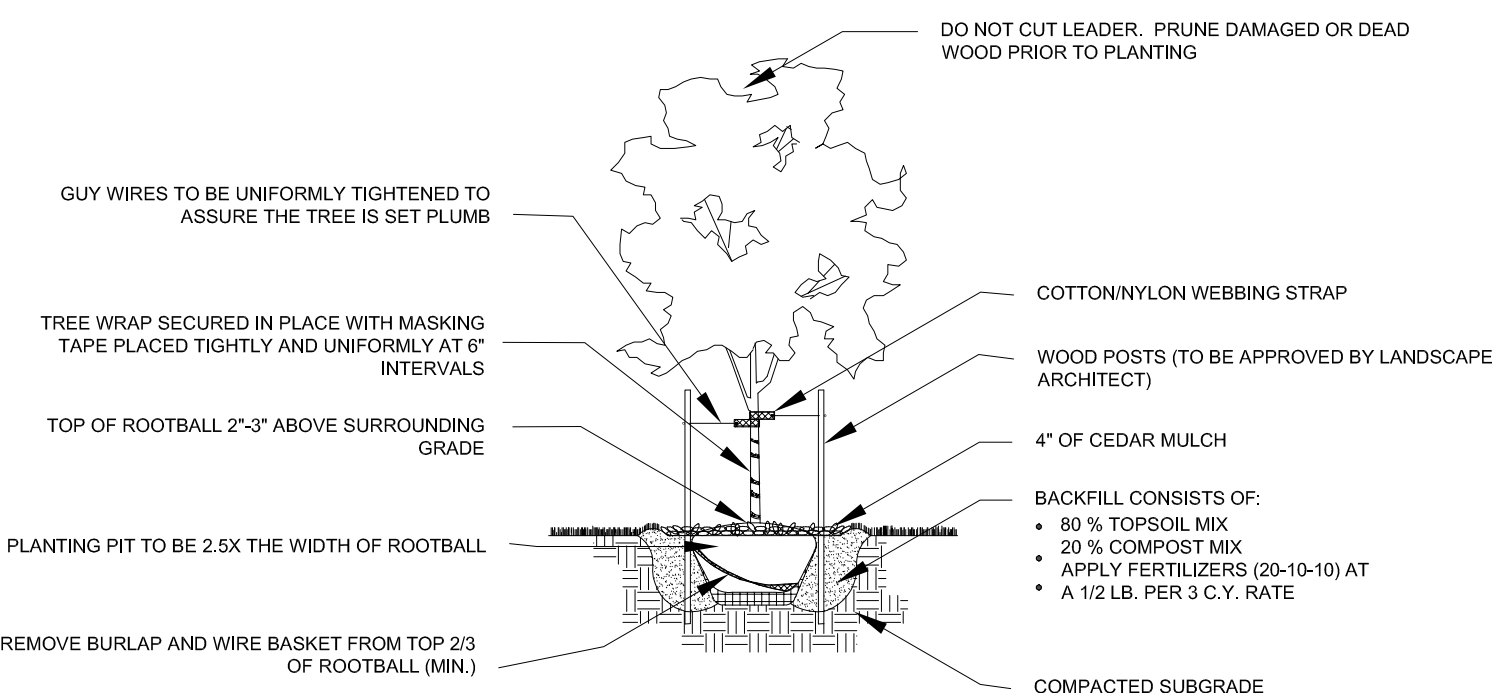


LORSON RANCH

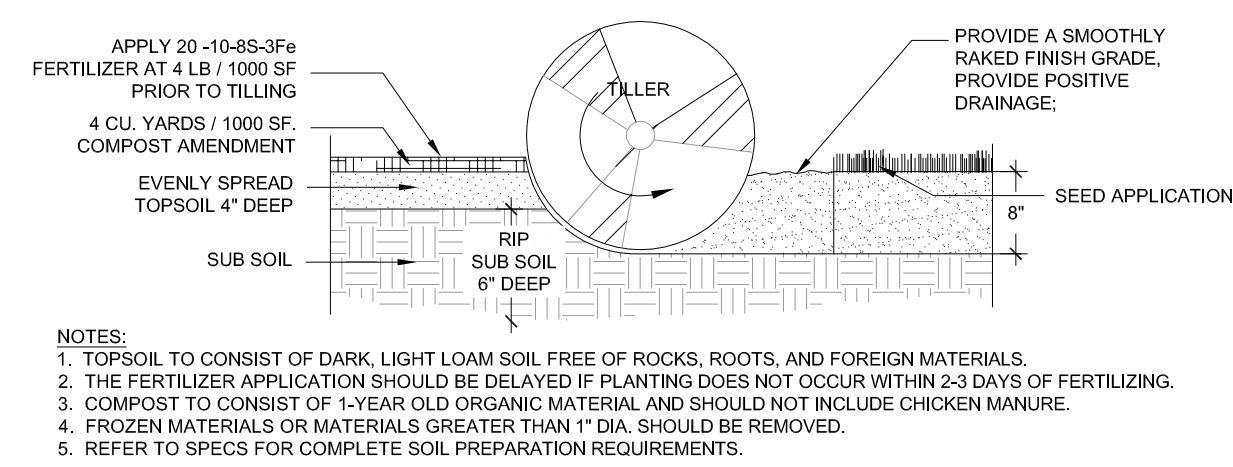
Lorson Ranch East Filing 3 Landscape Plan



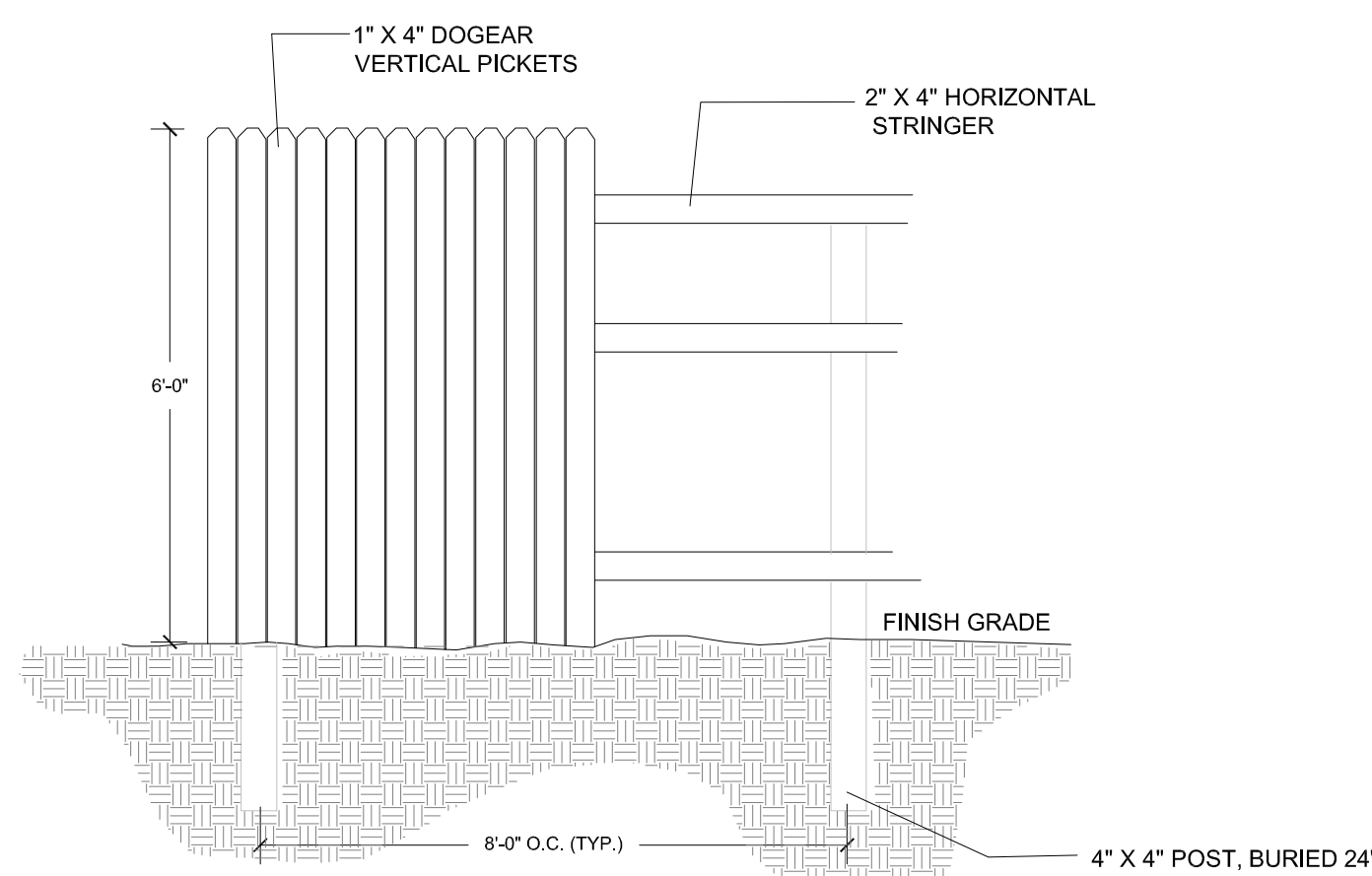
1 L1 EVERGREEN TREE PLANTING DETAIL NTS



2 L1 DECIDUOUS TREE PLANTING DETAIL NTS



3 L1 SOIL PREP- SEED AREAS PLANTING DETAIL NTS



4 L1 6' CEDAR WOOD FENCE NTS

PUD LANDSCAPE STREETSCAPES:

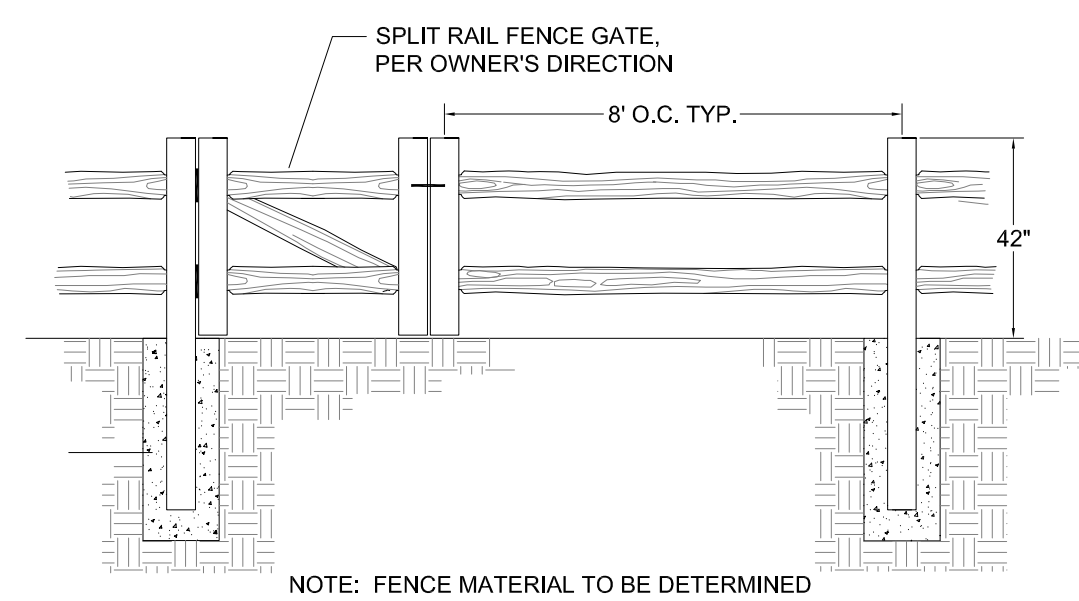
STREET NAME OR ZONE BOUNDARY:	LORSON BLVD.
ROADWAY CLASSIFICATION:	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	442'
TREE/FEET REQUIRED:	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	15 / 15
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75

LANDSCAPE

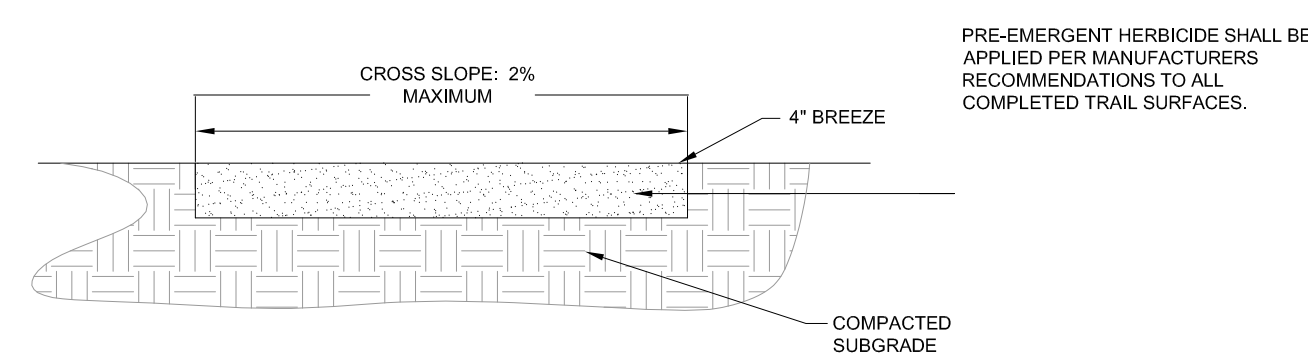
- COMMON OPEN SPACE AREAS SHALL BE XERISCAFFED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL EL PASO COUNTY PARKS.
- ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND 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:

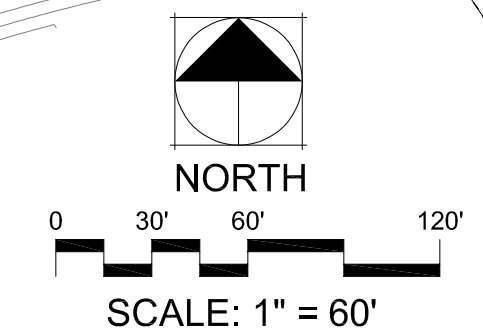
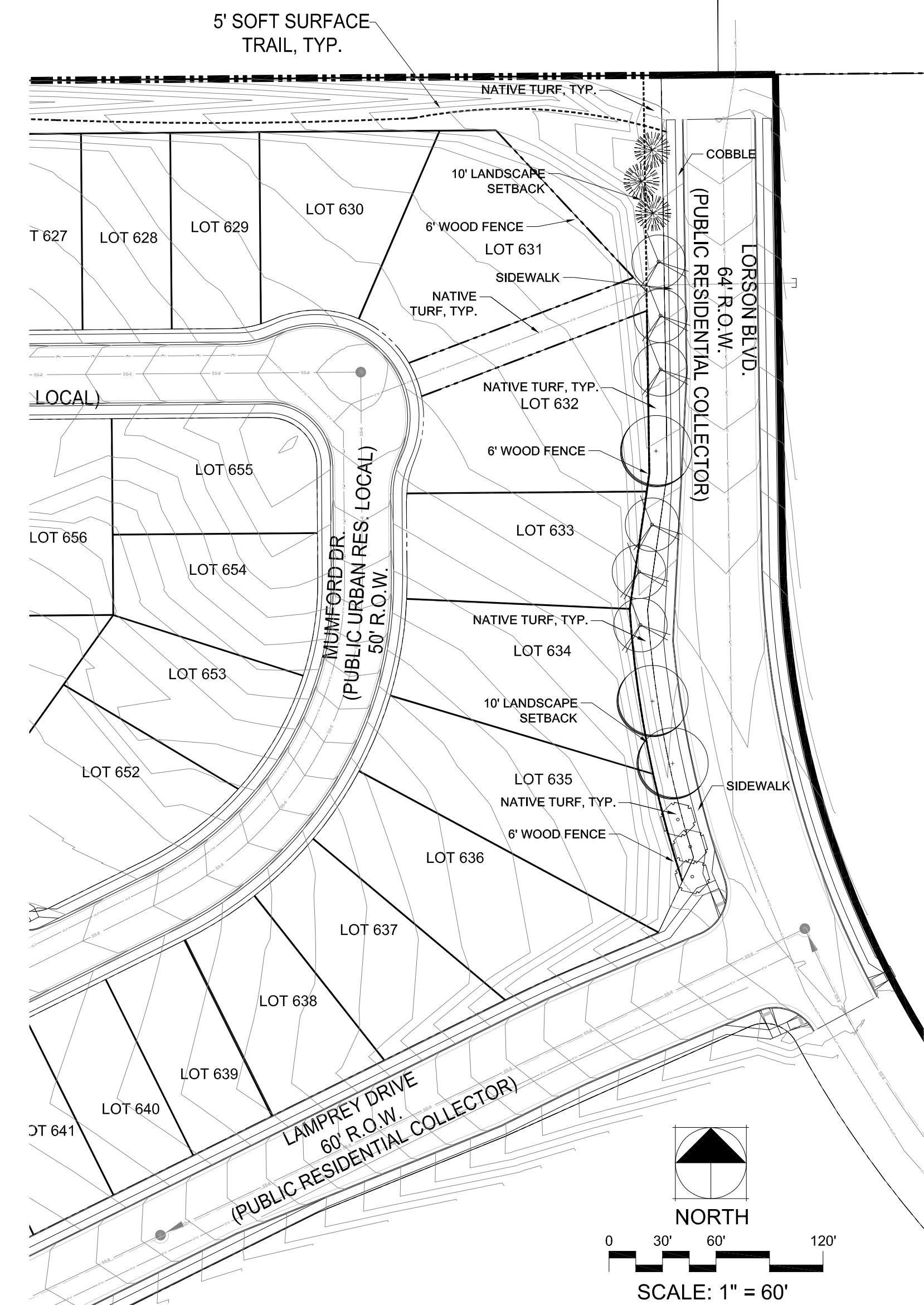
- COMMON OPEN SPACE AREAS SHALL BE XERISCAFFED WITH NON-IRRIGATED SEED.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEED WITH NATIVE SEED.
- THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO 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.



5 L1 SPLIT RAIL FENCE DETAIL NTS



6 L1 5' COMPACTED BREEZE TRAIL NTS



PLANT SCHEDULE

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

THOMAS THOMAS
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 (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	LMT	10.10.16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

Lorson Ranch East Filing 3
 El Paso County, Colorado
LANDSCAPE PLAN

L1 1 of 1