

FILE LOCATION: S:\21.1\20.011 LORSON RANCH AREA\1\00 DWG\04 PLAN SETS\DEVELOPMENT PLAN\CS01.DWG

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 489 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 HILLSIDE AT LORSON RANCH 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 HILLSIDE 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 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 THEN 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:

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING LORSON BOULEVARD. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN FEET (10)
SIDE: FIVE FEET (5)
REAR: TEN FEET (10)
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS. STREET LIGHTING PLAN TO BE SUBMITTED BY OTHERS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS, EXCEPT WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET, ARE TO BE 5'-6" WIDE BY 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
- 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. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOME BUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT 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 PROLONATED UNDER OR WITH REFERENCE TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.
- ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- WATER & WASTEWATER SERVICE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
- FENCING TO BE INSTALLED BY BUILDER, OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNER.



Address entity responsible for underdrain maintenance

STREETS:

- ALL STREETS SHALL 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.
- LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- TRACTS N ADJACENT TO AND INCLUDING FUTURE MERIDIAN ROAD SHALL BE RESERVED FOR FUTURE CONSTRUCTION OF MERIDIAN ROAD. UPON DEDICATION OR CONVEYANCE TO LORSON RANCH METROPOLITAN DISTRICT NO. 1 (DISTRICT), THE DISTRICT WILL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS AND EASEMENTS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY AND CONSTRUCTION PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY THE DISTRICT UNDER A LANDSCAPE LICENSE AGREEMENT.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

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 BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- DISC GOLF AND PARK LAND EQUIPMENT TO BE INSTALLED AND 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.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EOM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
- TRAILS TO BE COMPACTED BREEZE 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 SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 102, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 2221714746 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY LINES THEROF THE FOLLOWING TWO (2) COURSE:

- THENCE N00°19'53"W A DISTANCE OF 168.15 FEET;
- THENCE N38°22'41"E A DISTANCE OF 250.28 FEET TO THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF, 1,642.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714746 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES:
 - THENCE N89°35'58"E A DISTANCE OF 490.91 FEET TO A POINT OF CURVE;
 - THENCE 226.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS S78°57'32"E TO A POINT OF TANGENT;
 - THENCE S67°31'03"E A DISTANCE OF 263.79 FEET;
 - THENCE S28°50'34"E A DISTANCE OF 32.01 FEET;
 - THENCE S67°31'03"E A DISTANCE OF 50.00 FEET;
 - THENCE N73°54'03"E A DISTANCE OF 32.07 FEET;
 - THENCE S67°31'03"E A DISTANCE OF 789.35 FEET TO A POINT OF CURVE;
 - THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
 - THENCE S56°58'07"E A DISTANCE OF 9.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714746 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:
 - THENCE S58°24'55"E A DISTANCE OF 79.22 FEET;
 - THENCE 189.64 FEET ALONG A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
 - THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS S62°14'35"E TO A POINT OF CURVE;
 - THENCE 319.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS S76°23'53"E;
 - THENCE S58°30'10"E, NON-TANGENT TO THE PREVIOUS COURSE, 41.38 FEET;
 - THENCE S88°30'10"E A DISTANCE OF 44.27 FEET;
 - THENCE N61°29'50"E A DISTANCE OF 40.94 FEET;
 - THENCE N89°25'43"E A DISTANCE OF 787.32 FEET;
 - THENCE S60°34'17"E A DISTANCE OF 40.00 FEET;
 - THENCE N89°25'43"E A DISTANCE OF 46.97 FEET;
THENCE N00°34'17"W A DISTANCE OF 78.83 FEET;
THENCE N89°25'43"E A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 209144818 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE S00°11'19"E ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M. ;
THENCE S89°25'52"W ALONG SAID NORTH LINE, 2,651.15 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 THE FOLLOWING THREE (3) COURSES:
 - THENCE S89°27'59"W A DISTANCE OF 852.91 FEET;
 - THENCE S89°26'11"W A DISTANCE OF 1,604.80 FEET;
 - THENCE S89°09'33"W A DISTANCE OF 178.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M. ;
THENCE S89°52'02"W A DISTANCE OF 266.06 FEET;
THENCE S89°38'10"W A DISTANCE OF 87.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 5,589.948 S.F. (128.328 ACRES, MORE OR LESS).

BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714746 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 29566". SAID LINE IS ASSUMED TO BEAR N00°19'53"W A DISTANCE OF 168.15 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER "08041C0976G", EFFECTIVE DATE "DECEMBER 7, 2018".

GEOLOGY & SOILS:

A "SOILS AND GEOLOGY STUDY", HILLSIDE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, REVISED MAY 18, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 78 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK FAULTS AND SEISMICITY AND RADON. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. EXTERIOR, PERIMETER FOUNDATION DRAINS SHALL BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE. PRIOR TO RESIDENTIAL CONSTRUCTION, LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATIONS ARE REQUIRED FOR SITE-SPECIFIC FOUNDATION DESIGN AND OTHER ENGINEERING ASPECTS RELATED TO DEVELOPMENT.

state maintenance entity please

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

- 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 COR'S 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.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED LORSON LLC, LOVE IN ACTION, AND LORSON LLC NOMINEE FOR LORSON CONSERVATION INVEST 2 LLLP HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20__ A.D. , A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY

_____, WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED 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

STATE OF COLORADO)
EL PASO COUNTY)

EL PASO COUNTY CLERK AND RECORDER

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20__ AT _____ O'CLOCK 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. GRAZING LAND

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE ; DISC GOLF COURSE

SITE DATA TABLE:

TOTAL SITE ACREAGE	128.33 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	489 D.U.
PROPOSED GROSS DENSITY	3.81 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (489 LOTS)	79.06 AC	61.61%
OPEN SPACE/ LANDSCAPE/ PARKS	10.14 AC	7.90%
POWERLINE EASEMENT (OPEN SPACE)	14.93 AC	11.63%
PUBLIC STREETS RIGHTS-OF-WAY	22.52 AC	17.55%
RIGHTS-OF-WAY RESERVATION (FUTURE MERIDIAN ROAD)	1.68 AC	1.31%
TOTAL	128.33 AC	100.0%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE. 128.33 AC X .10 = 12.83 ACRES
TOTAL OPEN SPACE PROVIDED IS 19.54% = 25.07 ACRES

SHEET INDEX:

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02	DT02	PUD TRACT MAP & DETAILS
03-04	DT03-04	PUD DETAILS
05-12	SP01-08	PUD SITE PLAN
13-28	LS01-16	LANDSCAPE PLANS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

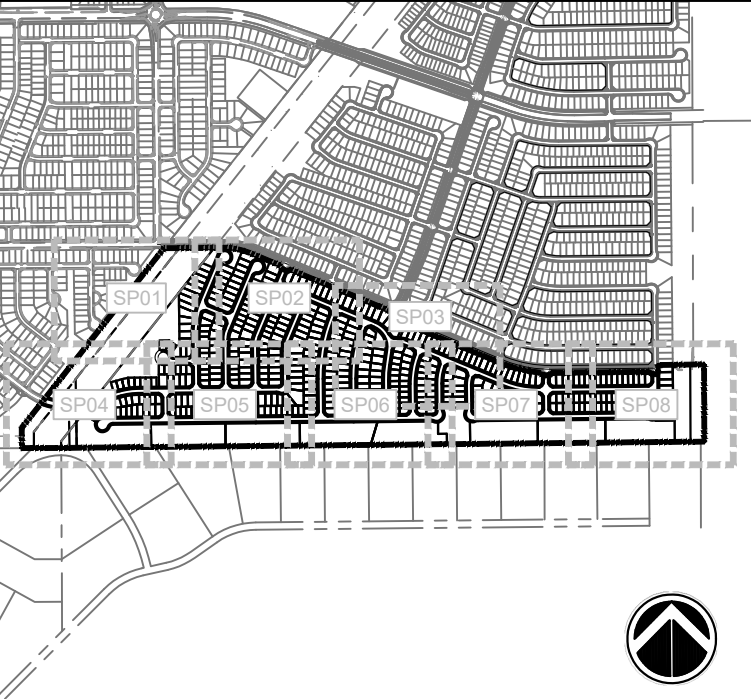
OWNER/DEVELOPER:

LORSON LLC ET/ AL

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD TITLE SHEET

CS01

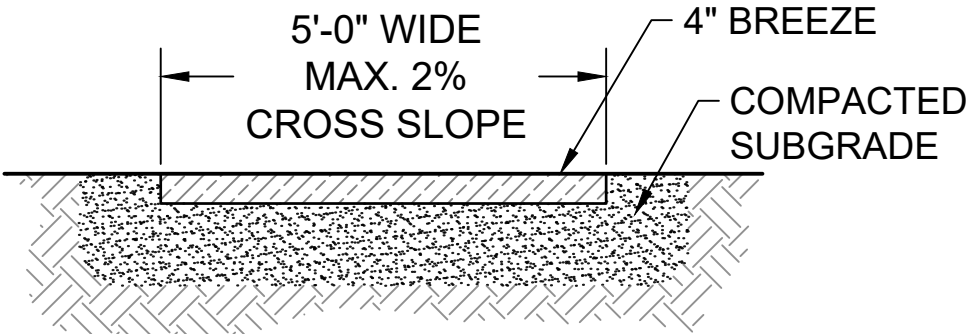
SHEET 01 OF 28

PCD FILE NO.: PUDSP221

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

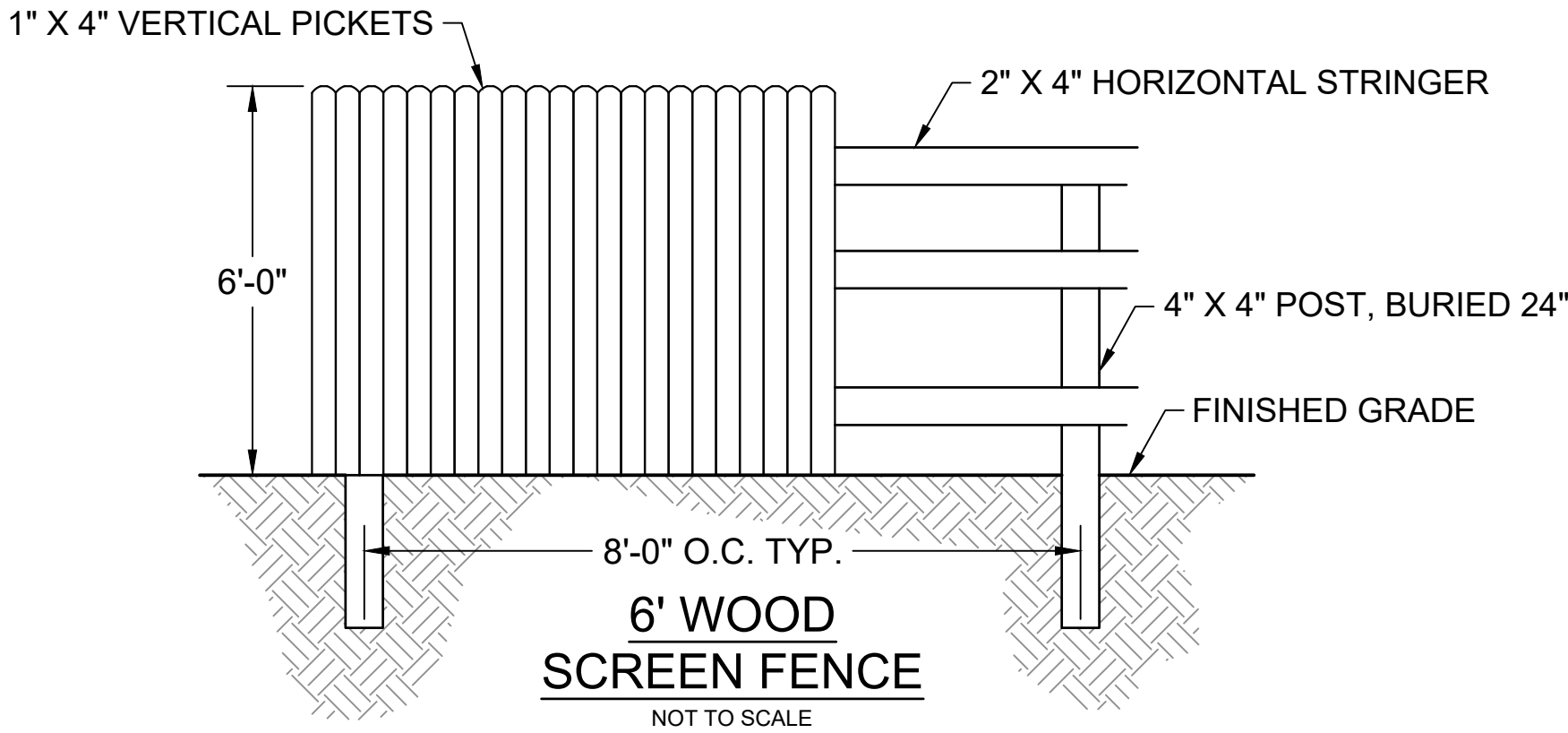


5' COMPACTED
BREEZE TRAIL

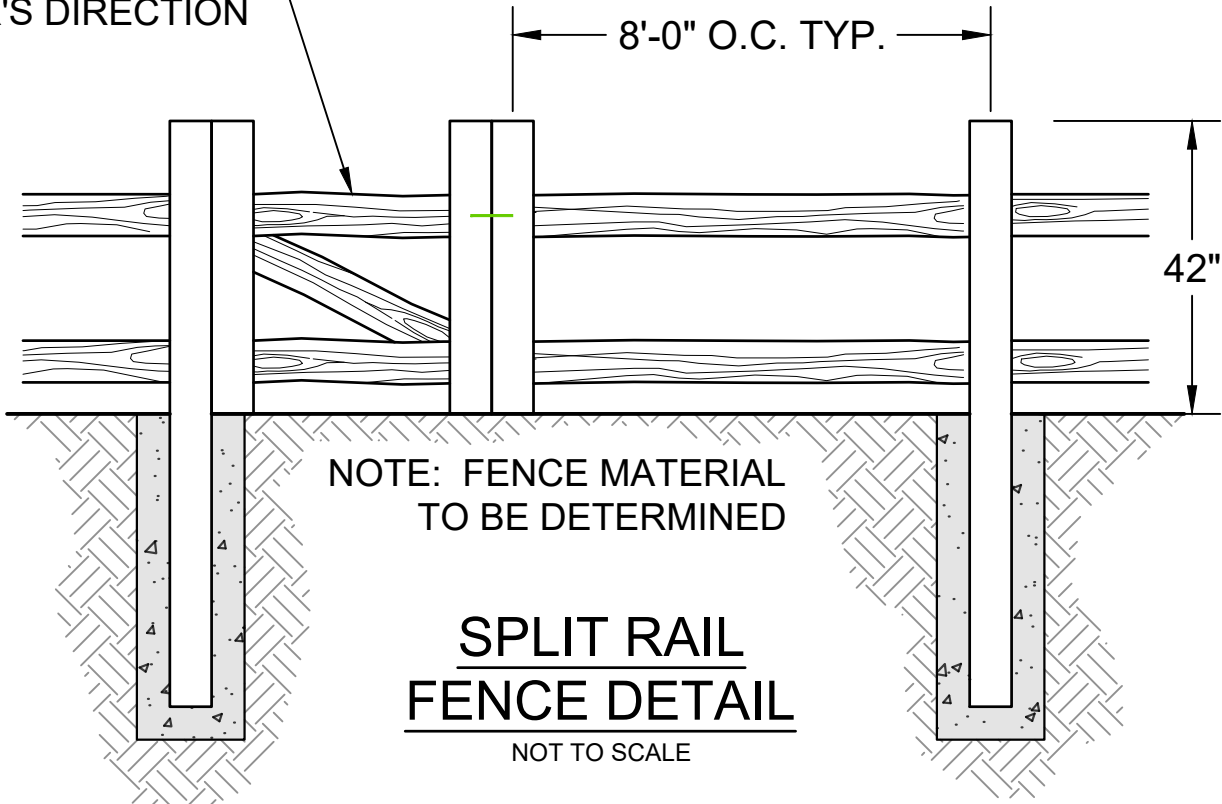
NOT TO SCALE

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	DISC GOLF COURSE	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	FUTURE R.O.W.	OWNED BY	MAINTAINED BY
A	520,615	X		X		X		X		LRMD	LRMD
B	129,464	X				X		X		LRMD	LRMD
C	17,176	X			X	X	X			LRMD	LRMD
D	17,110	X			X	X	X			LRMD	LRMD
E	159,274	X		X	X	X	X			LRMD	LRMD
F	24,289	X			X	X	X			LRMD	LRMD
G	5,729	X			X	X	X			LRMD	LRMD
H	10,039	X			X	X	X			LRMD	LRMD
I	25,339	X			X	X	X			LRMD	LRMD
J	13,762	X	X		X	X	X			LRMD	LRMD
K	65,121	X			X	X	X			LRMD	LRMD
L	8,054	X			X	X	X			LRMD	LRMD
M	88,638	X			X	X	X			LRMD	LRMD
N	73,236				X	X	X		X	LRMD	LRMD
O	7,200	X	X		X	X	X			LRMD	LRMD
1,165,046											

LRMD = LORSON RANCH METROPOLITAN DISTRICT

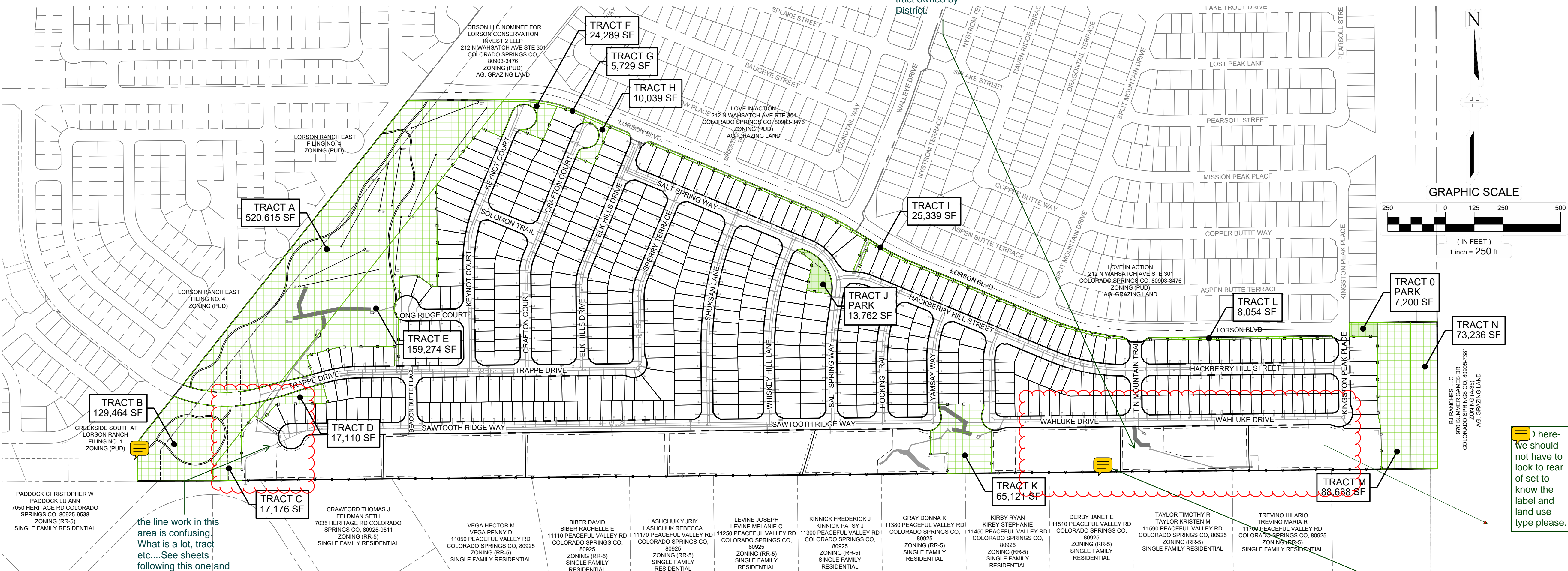


SPLIT RAIL FENCE GATE.
PER OWNER'S DIRECTION



NOTE: FENCE MATERIAL
TO BE DETERMINED

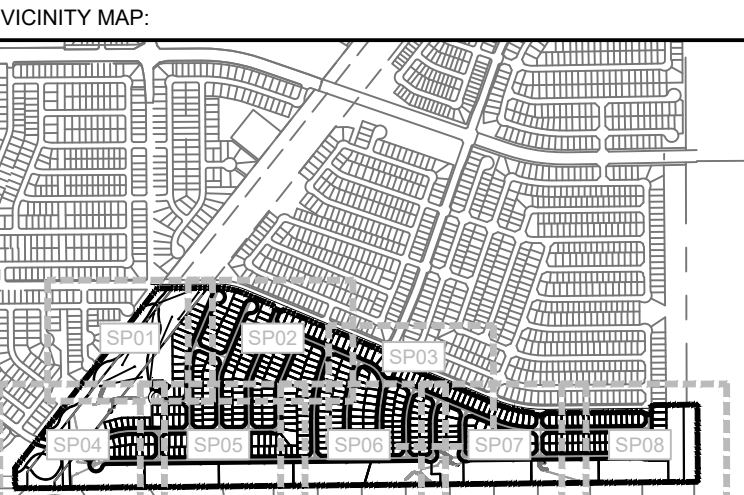
You plan on keeping
a detention pond w
facilities in the 2.5 ac
lot, then clearly
identify maintenance
entity, and
easements...It is
preferred to be in a
tract owned by
District!



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
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FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



PROJECT:
**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PUD TRACT MAP
AND DETAILS

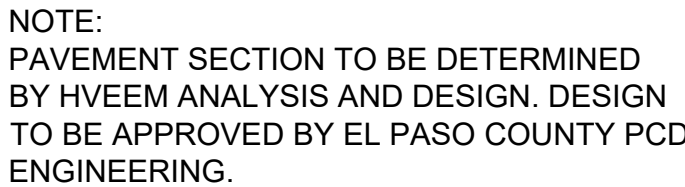
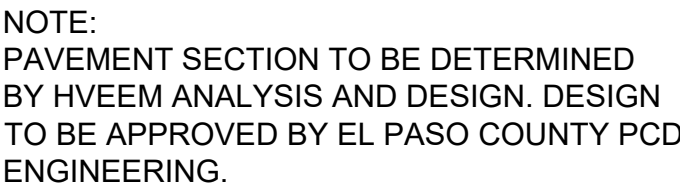
DT01

SHEET 02 OF 28

PCD FILE NO.: PUDSP221

review 1 comments
not addressed
sufficiently add details
to this sheet

EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN**
 LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
 NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
 P.M., EL PASO COUNTY, STATE OF COLORADO



APPROVAL



HILLSIDE AT LORSON RANCH DEVELOPMENT PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

DRAWING INFORMATION

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: .IRA

APPROVED BY: IRA

SHEET TITLE

PUD DETAILS

DT03

SHEET 04 OF 28

PCD FILE NO.: PUDSP22

HILLSIDE AT LORSON RANCH

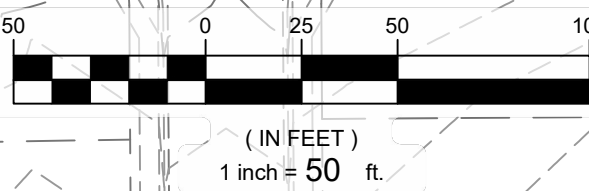
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

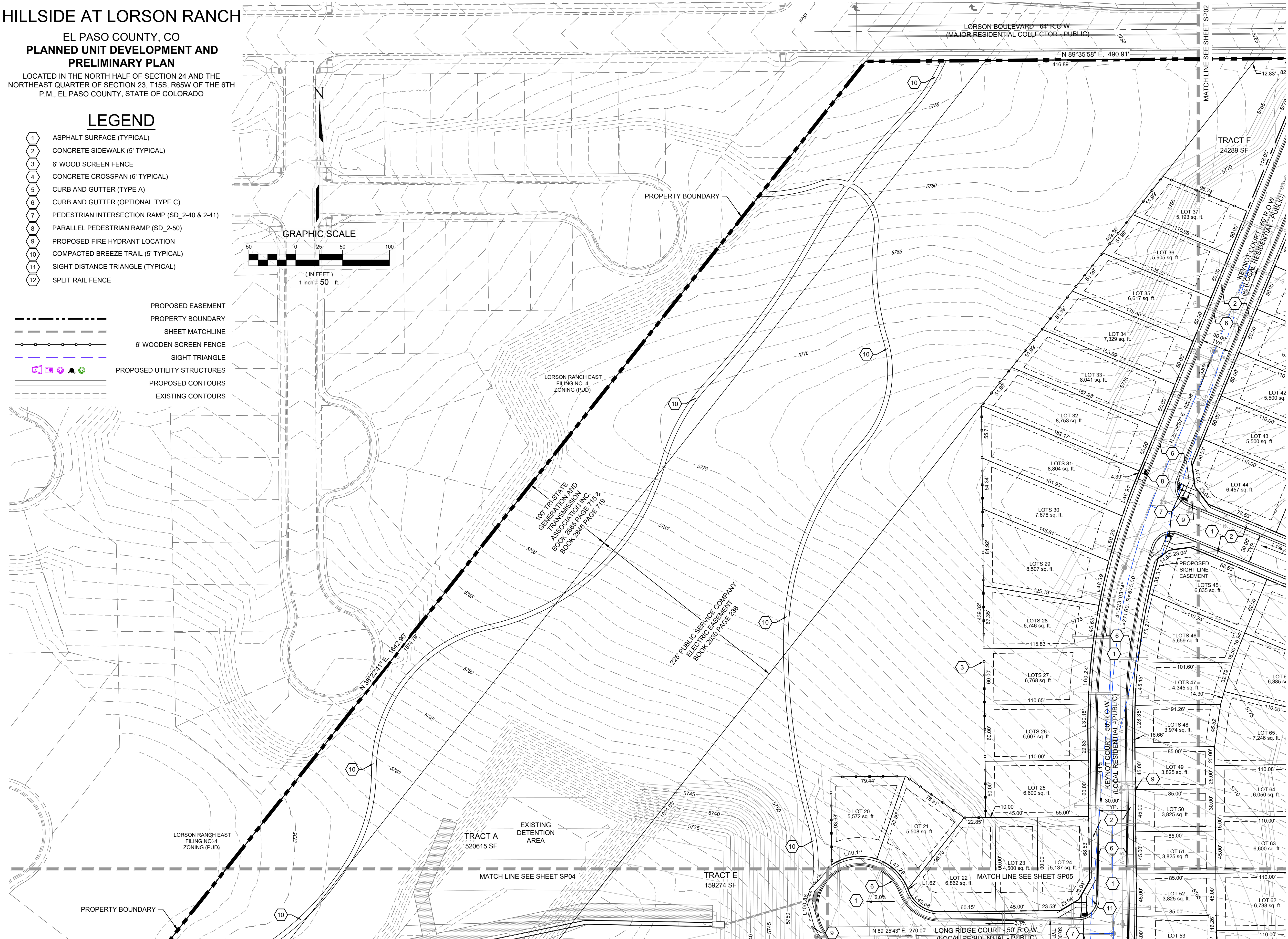
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (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 (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 12 SPLIT RAIL FENCE

GRAPHIC SCALE



- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
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PHONE: (719) 575-0100
FAX: (719) 575-0208

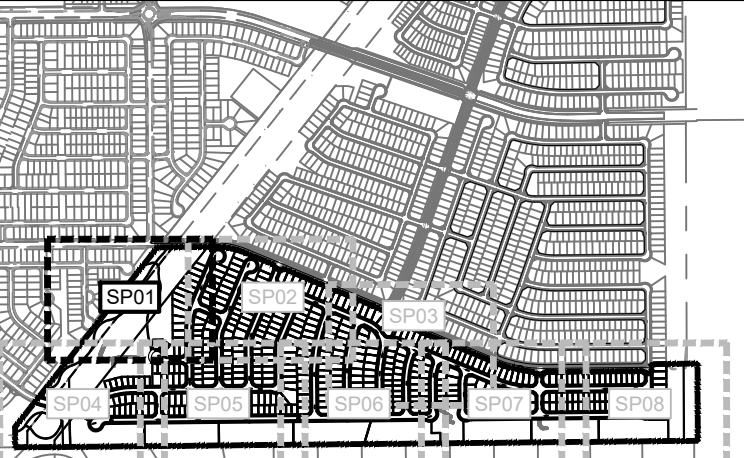
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

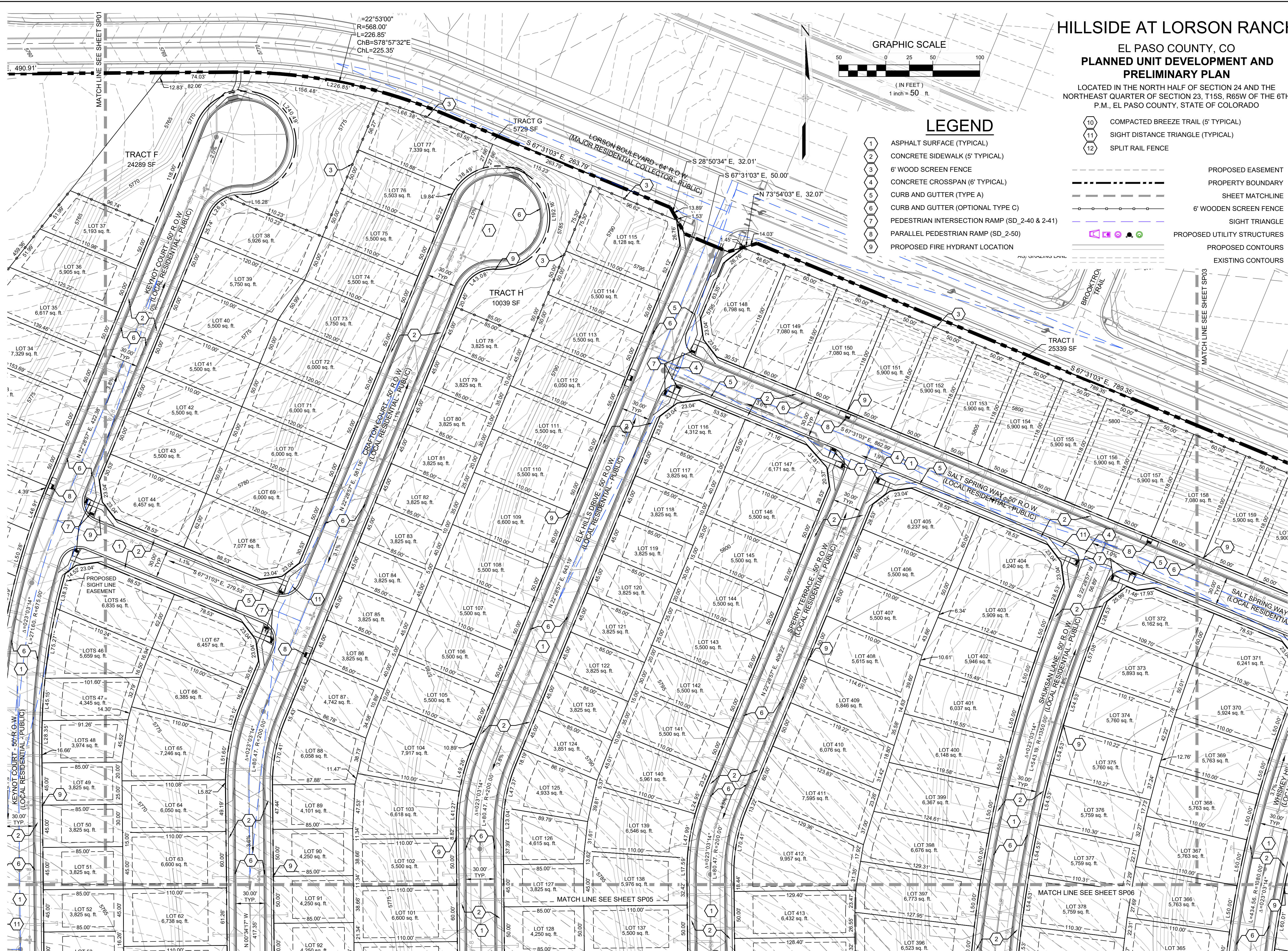
SITE PLAN

SP01

SHEET 05 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.12\01.1 LORSON RANCH AREA\1100.DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

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- 6 CURB AND GUTTER (OPTIONAL TYPE C)
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- 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION

- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 12 SPLIT RAIL FENCE

- PROPOSED EASEMENT
PROPERTY BOUNDARY
SHEET MATCHLINE
6' WOODEN SCREEN FENCE
SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
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OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

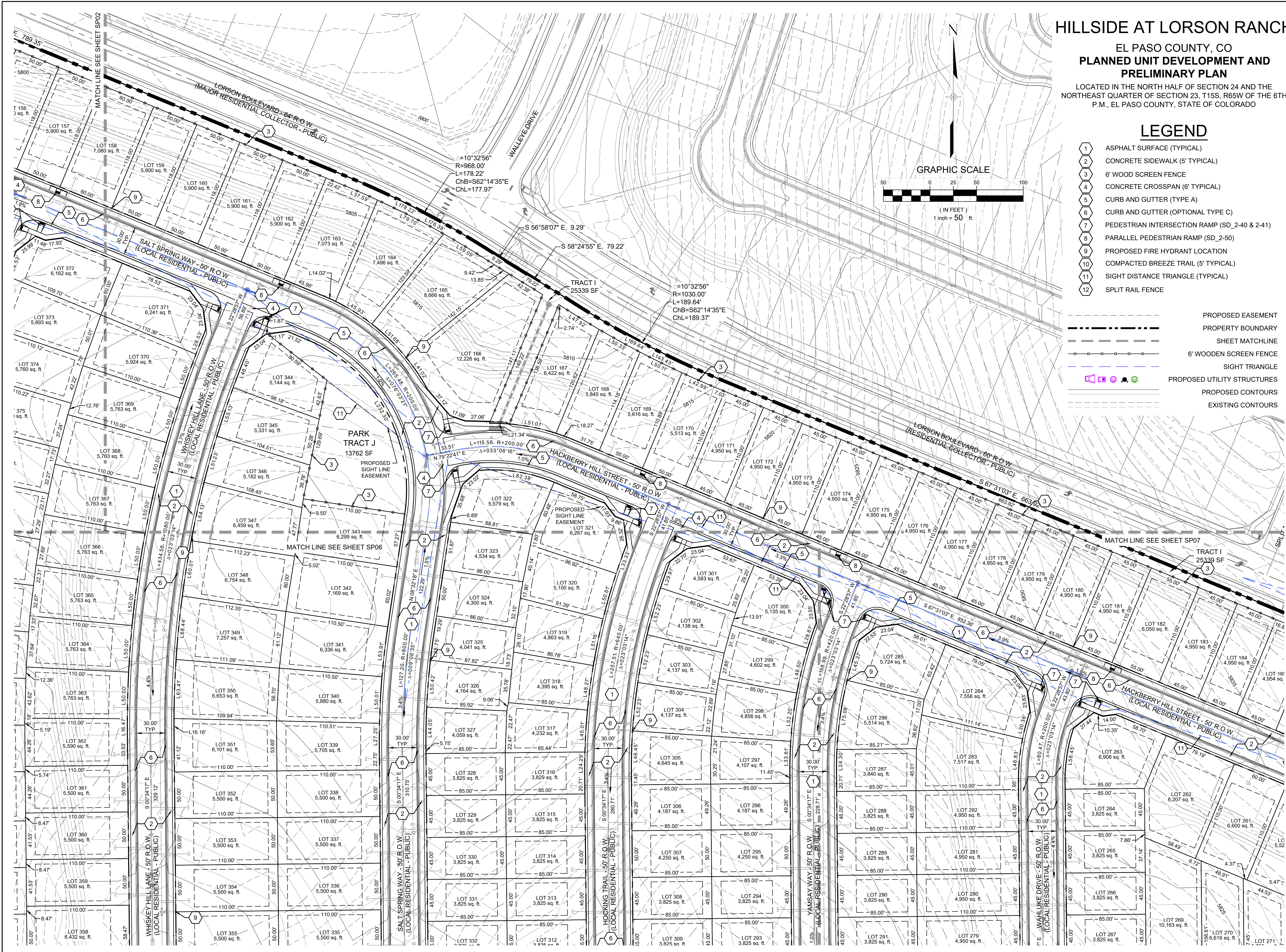
SITE PLAN

SP02

SHEET 06 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.1\20.01\LORSON RANCH AREA\100.DWG\04-PLAN SET\DEVELOPMENT PLANS\SP1.DWG



HILLSIDE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

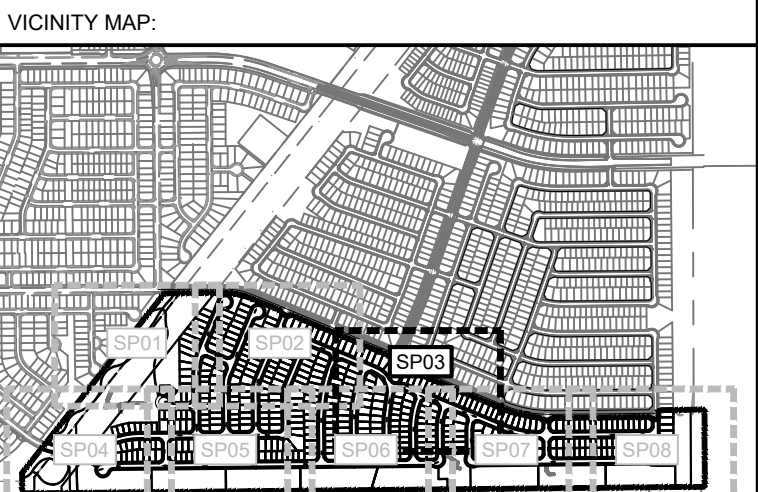
- 1 ASPHALT SURFACE (TYPICAL)
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- 12 SPLIT RAIL FENCE

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
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PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:



PROJECT:
HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:			
NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN

SP03

SHEET 07 OF 28

PCD FILE NO.: PUDSP221

HILLSIDE AT LORSON RANCH

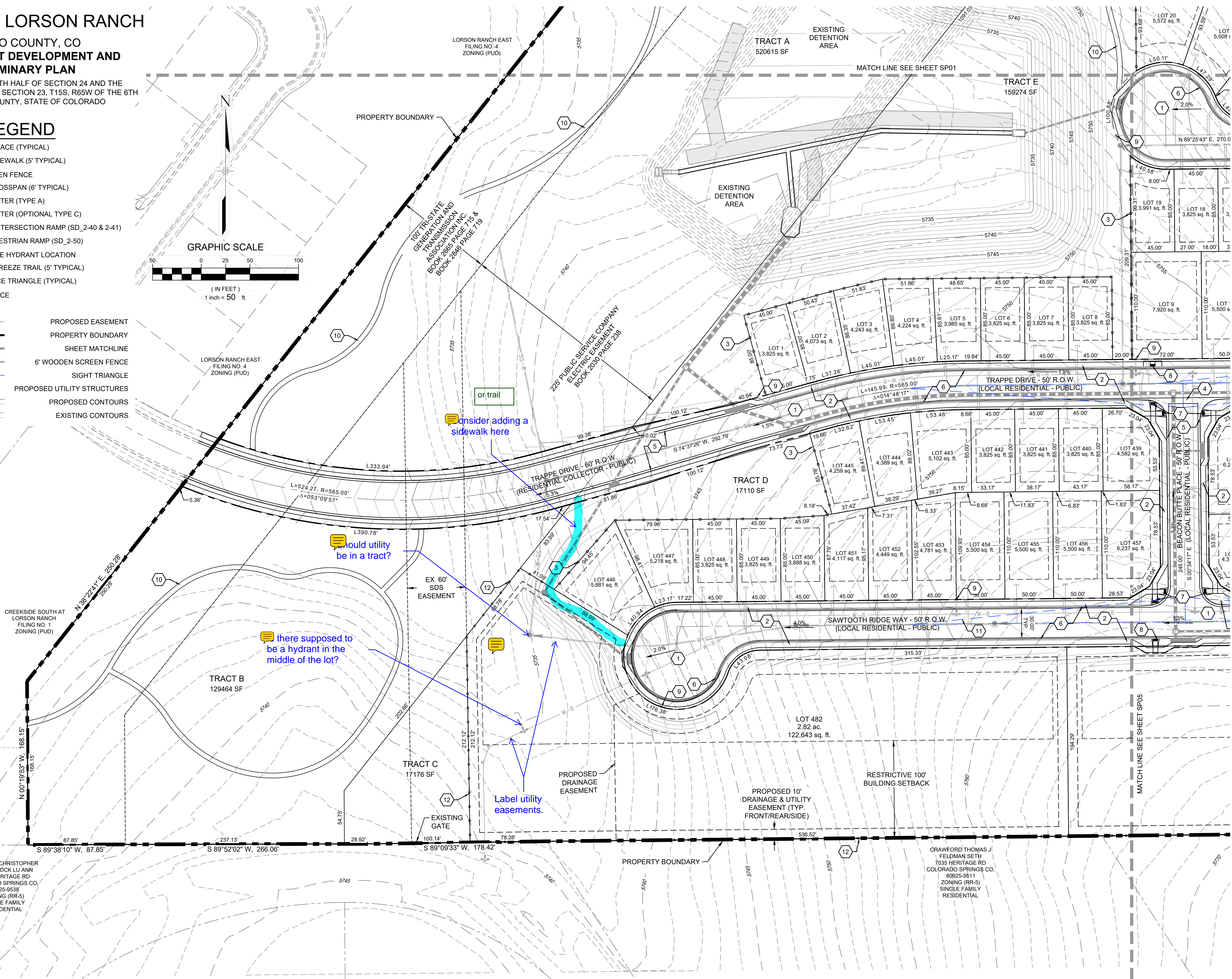
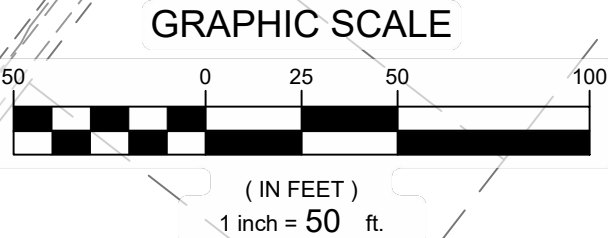
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
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- 12 SPLIT RAIL FENCE

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

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PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

The vicinity map shows the project location within the surrounding area, including the project boundary and the surrounding roads and terrain. The map is oriented with North at the top.

PROJECT:

HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO:	21.1129.011
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

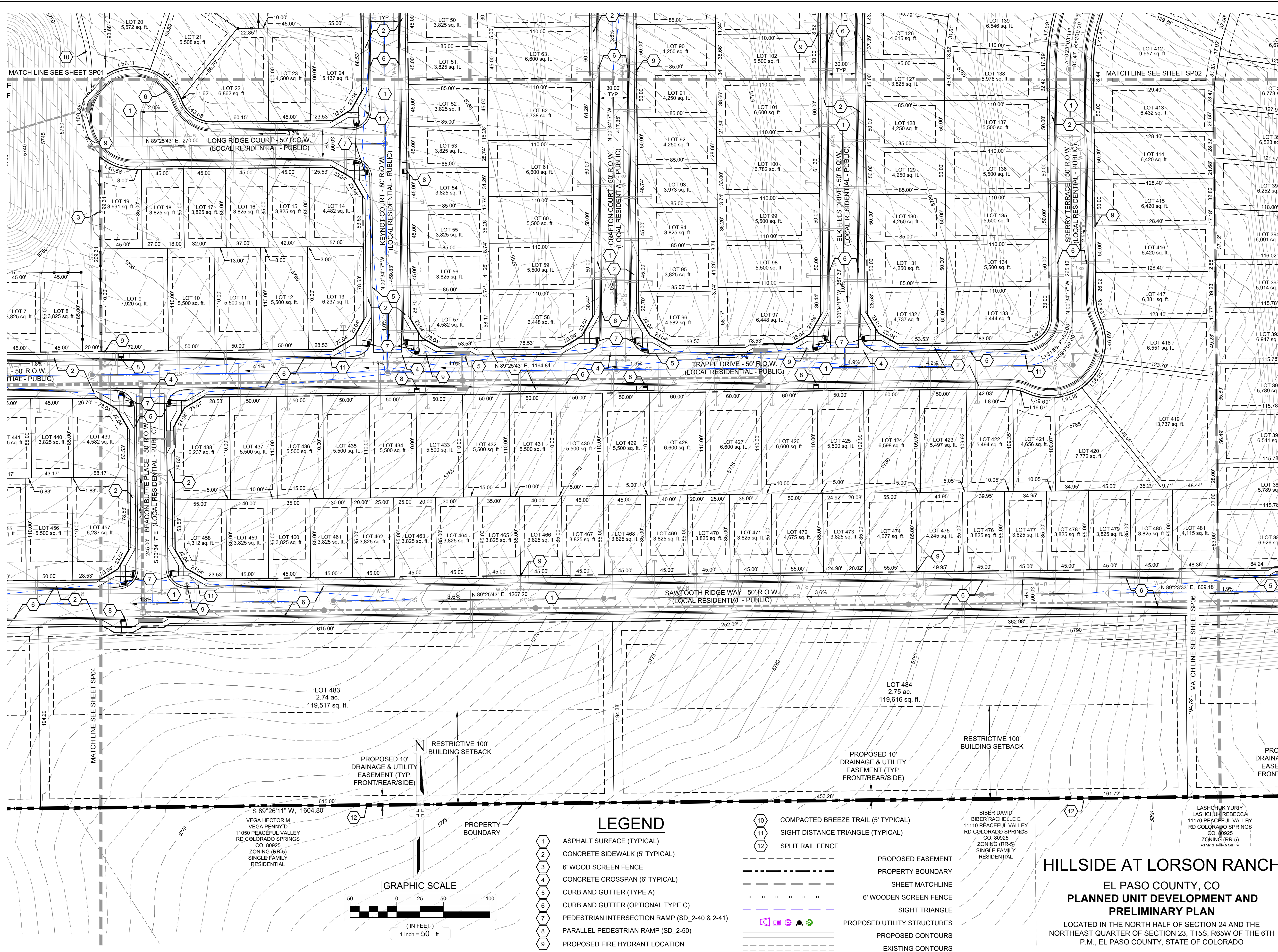
SITE PLAN

SP04

SHEET 08 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.123.011 LORSON RANCH AREA\1100.DWG\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

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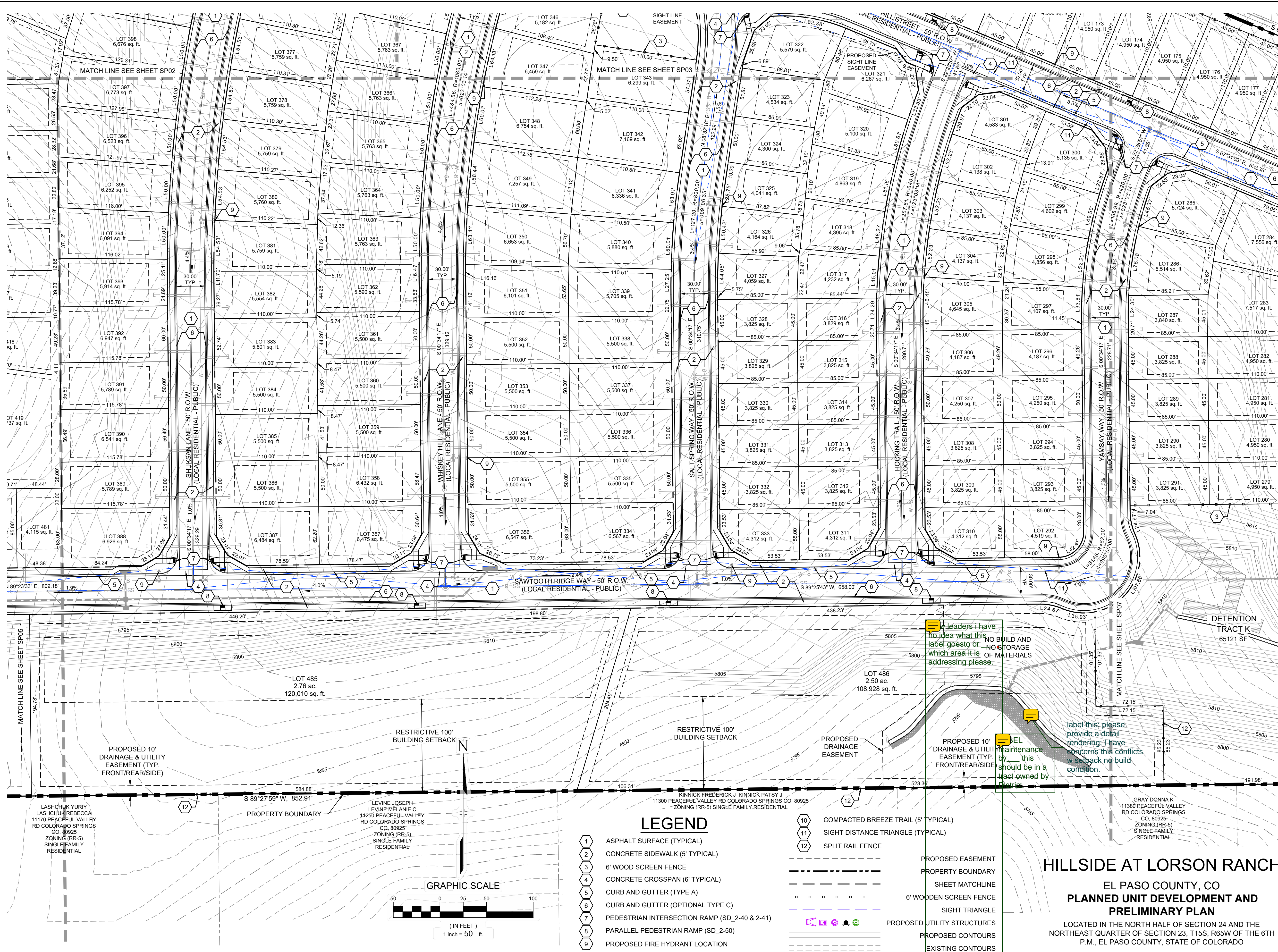
SITE PLAN

SP05

SHEET 09 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.123.011 LORSON RANCH AREA\100.DWG\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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CIVIL ENGINEER:

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15004 1ST AVENUE S
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PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

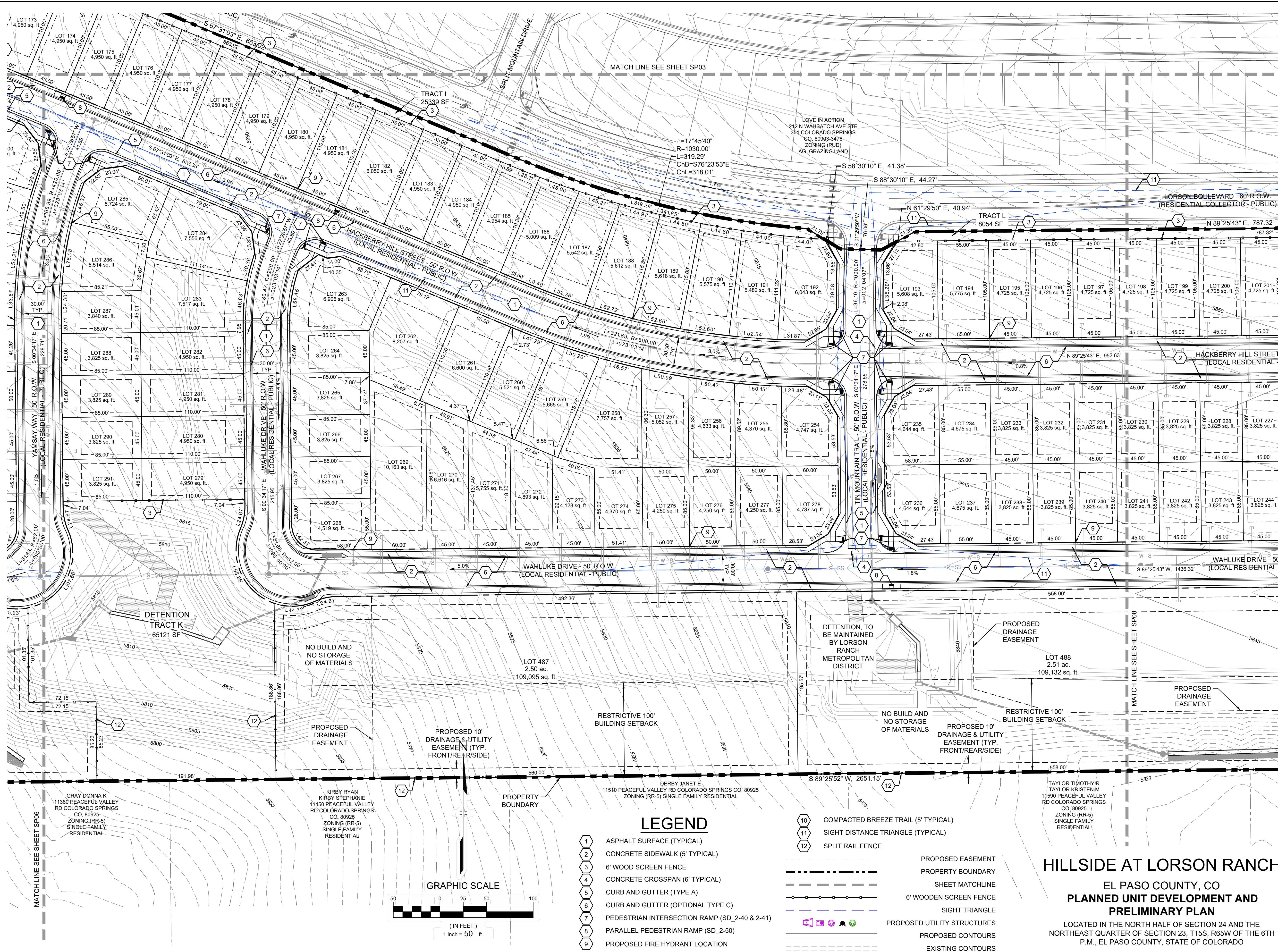
SITE PLAN

SP06

SHEET 10 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.12\01 LORSON RANCH AREA\1100 DWG\1104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG

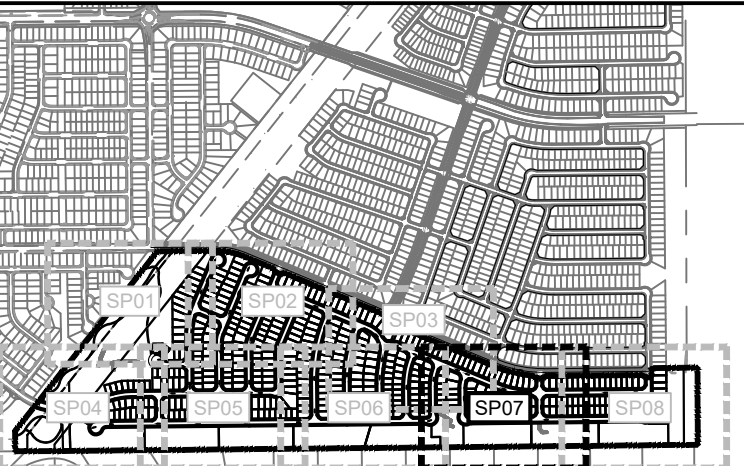


CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/AL
212 N WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:



PROJECT:
**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

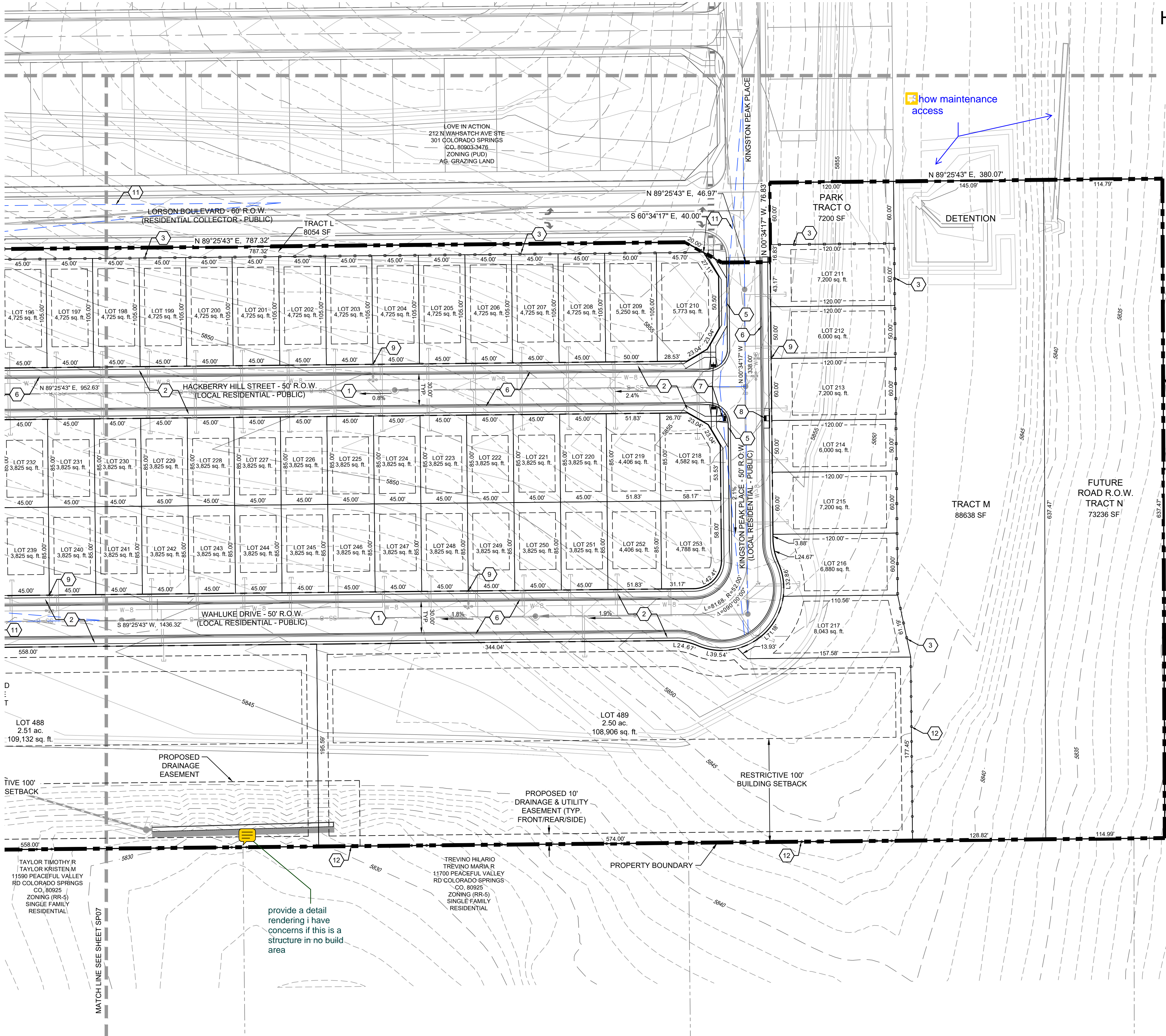
**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:			
NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN
SP07
SHEET 11 OF 28
PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.123.01\1 LORSON RANCH AREA\1100.DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



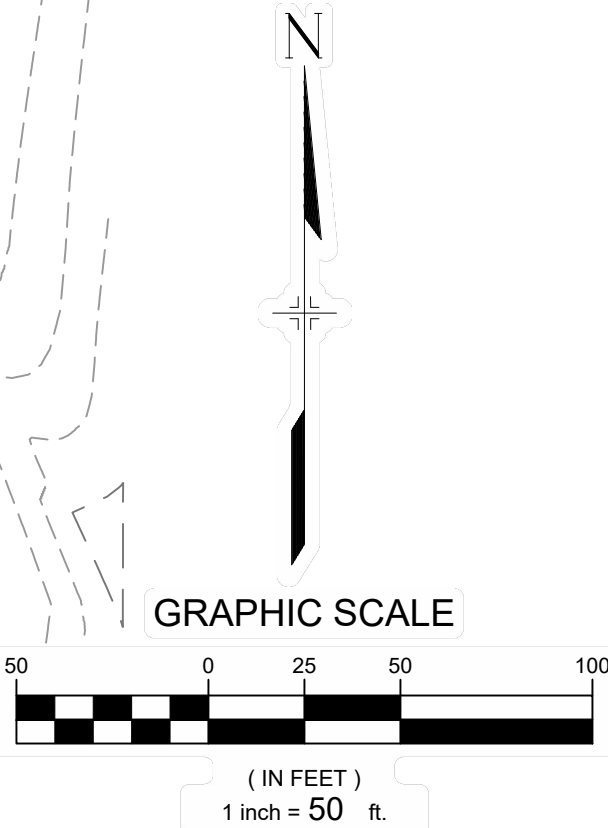
HILLSIDE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
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PROPERTY BOUNDARY
SHEET MATCHLINE
6' WOODEN SCREEN FENCE
SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

BJ RANCHES LLC
970 SUMMER GAMES DR
COLORADO SPRINGS CO,
80905-7381
ZONING (A-35)
AG. GRAZING LAND

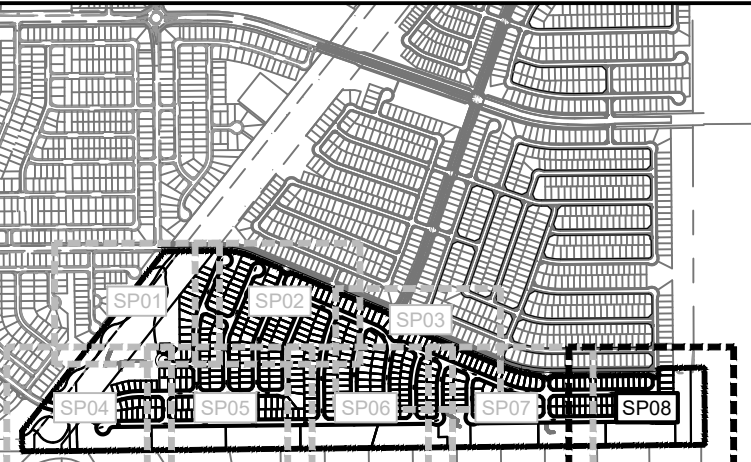


CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
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OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:



PROJECT:
**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:	
PROJECT NO:	21.1129.011
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP08

SHEET 12 OF 28

PCD FILE NO.: PUDSP221

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

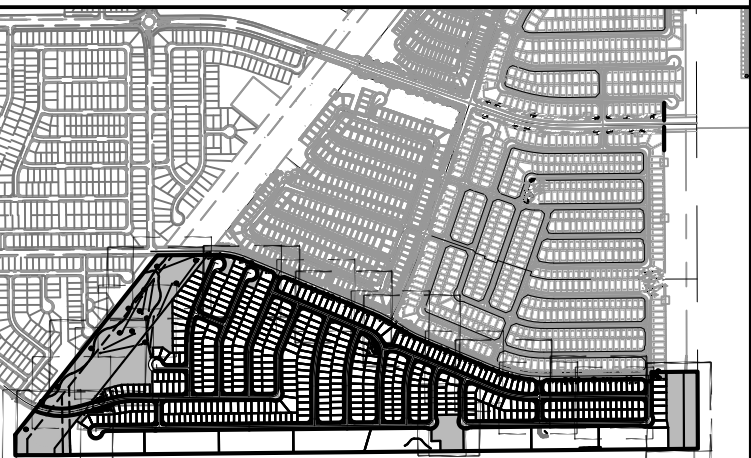
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
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FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

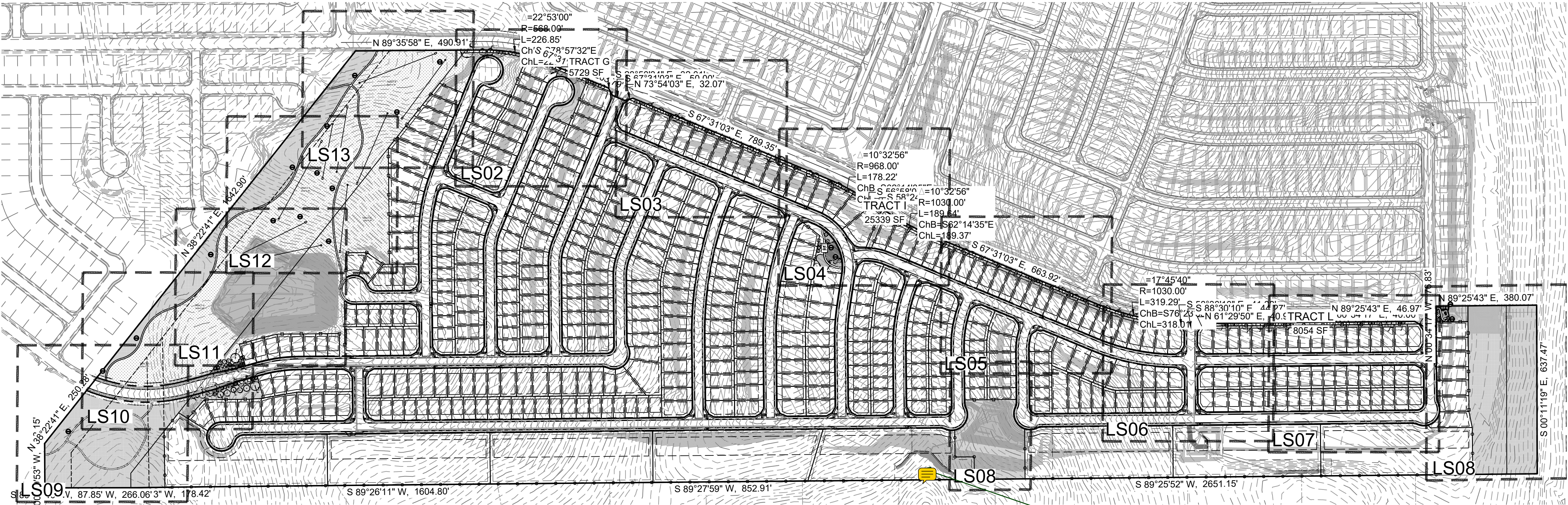
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

LANDSCAPE
COVER SHEET

LS01

SHEET 13 OF 28

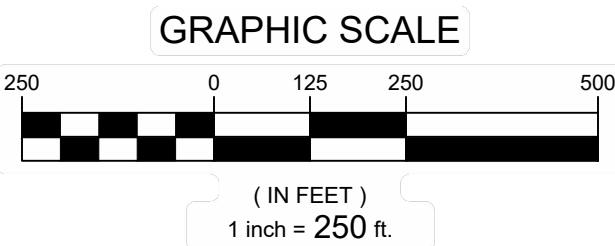
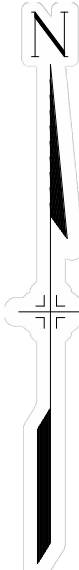
PCD FILE NO.: PUDSP221



GROUND COVER LEGEND

-
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-
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-
-
-
- 1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL
- NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR
APPROVED EQUAL
- NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
- NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL
- SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL
- PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL
- BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

i do encourage
applicant to add
evergreen trees in
key locations to
screen the existing
residents from the
proposed
development to
address compatibility
and buffering ...This
was requested at
podium on
CREEKSIDE



LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS								
PLAN ABREV	STREET NAME/ ZONE BOUNDARY	STREET CLASSICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED		
			REQ.	PROV.		REQ.	PROV.	REQ.
LB	LORSON BLVD.	COLLECTOR	10'	10'	3799.46	1 / 30		
TN	TRAPPE DR. - NORTH	COLLECTOR	10'	10'	600.88	1 / 30		
TS	TRAPPE DR. - SOUTH	COLLECTOR	10'	10'	657.87	1 / 30		
NO. OF TREES			SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
LB	127	127	--	0	--	0	--	0
TN	21	21	--	0	--	0	--	0
TS	22	22	--	0	--	0	--	0

FILE LOCATION: S:\211122\011 LORSON RANCH AREA \1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

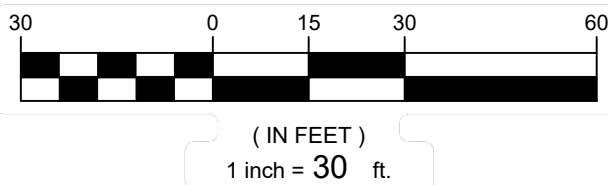
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
-
-
-
-
-
-



GRAPHIC SCALE



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO.: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE PLAN

LS03

SHEET 15 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\211122\011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

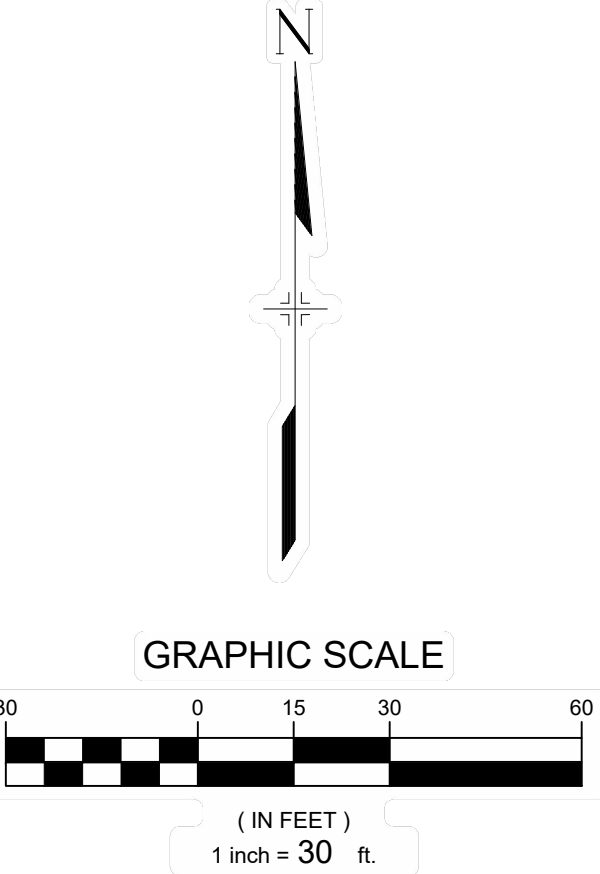
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

- 1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL
- NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL
- NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
- NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL
- SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL
- PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL

- BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:

PROJECT:
**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

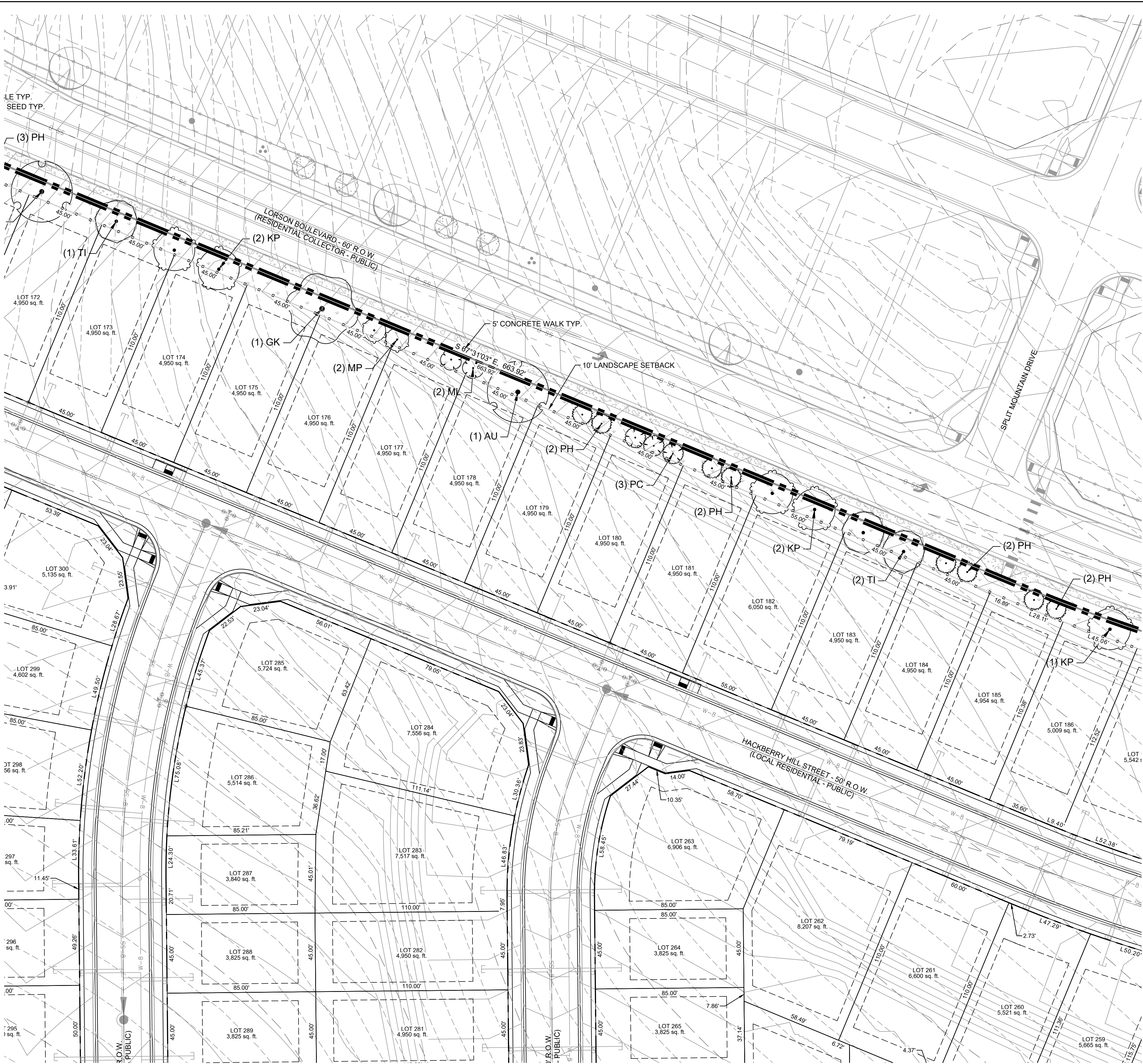
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PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

LANDSCAPE PLAN

LS04

SHEET 16 OF 28
PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100 DWG\1104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH

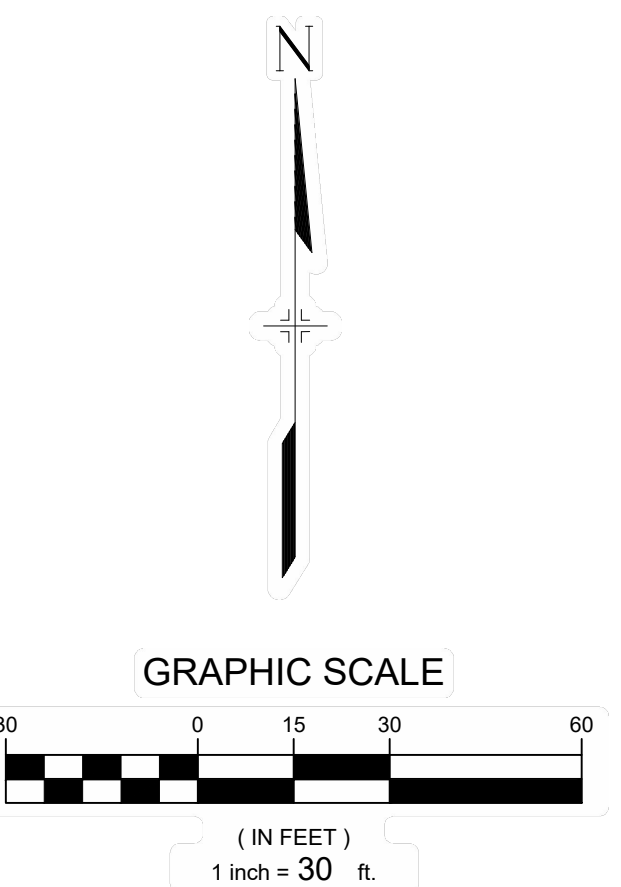
EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
-
-
-
-
-
-



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:

PROJECT:
HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
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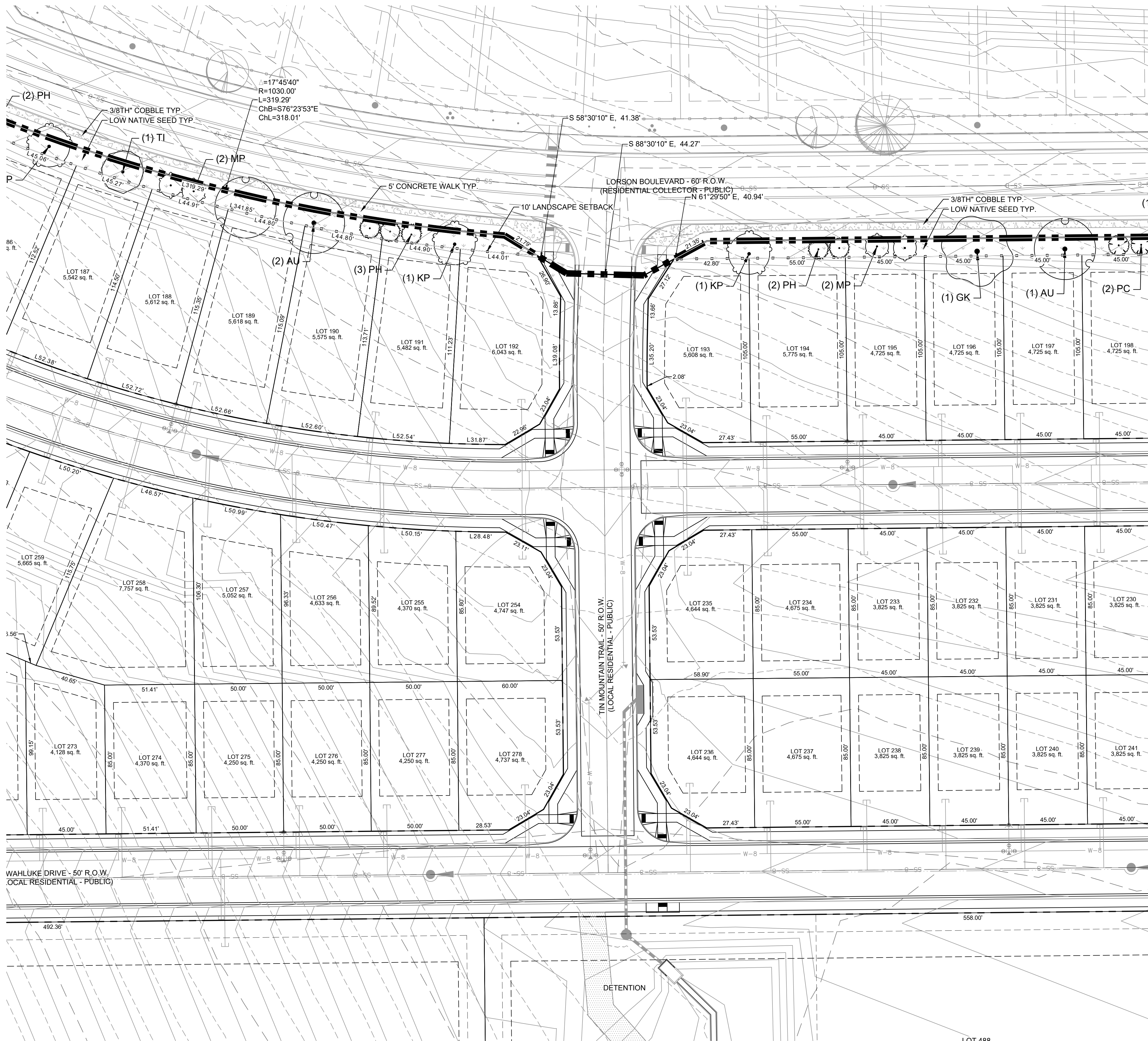
LANDSCAPE PLAN

LS05

SHEET 17 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

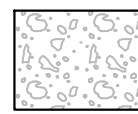


HILLSIDE AT LORSON RANCH

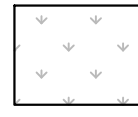
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

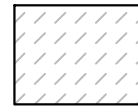
GROUND COVER LEGEND



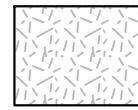
1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



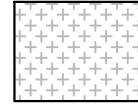
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR
APPROVED EQUAL



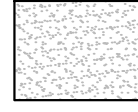
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MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



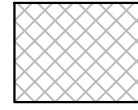
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



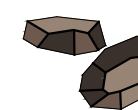
NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL



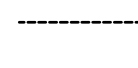
SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL



PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL



BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2' ALL DIMENSIONS
-MAXIMUM 5' ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL



EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

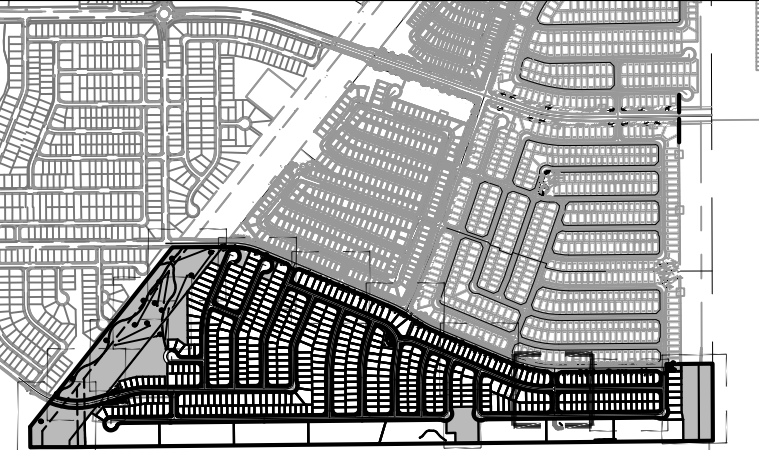
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO.: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE PLAN

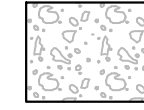
LS06

SHEET 18 OF 28

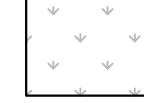
PCD FILE NO.: PUDSP221

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND



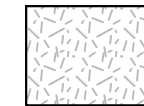
1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



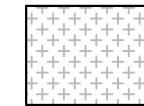
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL



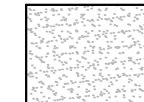
NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



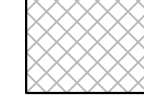
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL

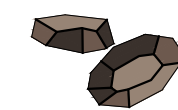


SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL



PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL

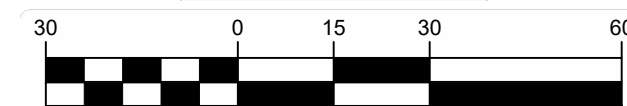


BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

 **Matrix**

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

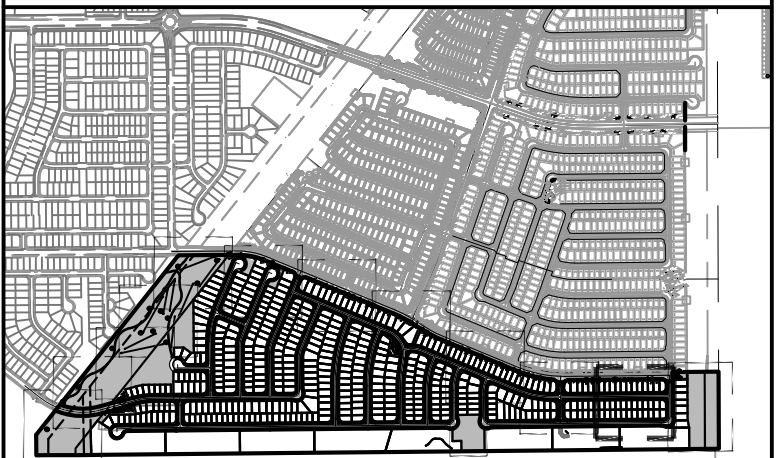
OWNER/DEVELOPER:

LORSON LLC ET/ AL

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH LANDSCAPE PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO:	21.1129.011
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DRAWN BY: RAF

CHECKED BY: JRA

SHEET TITLE:

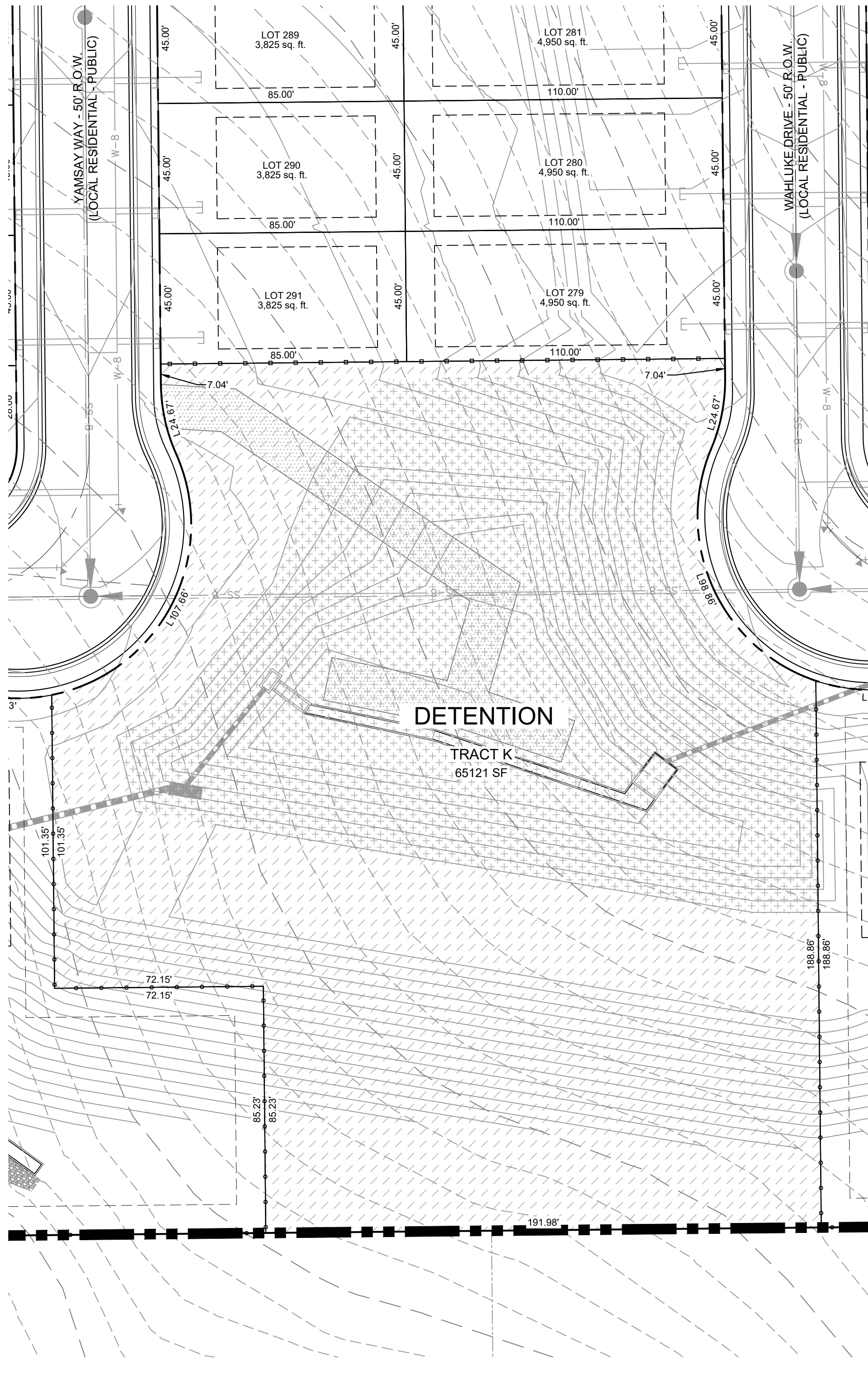
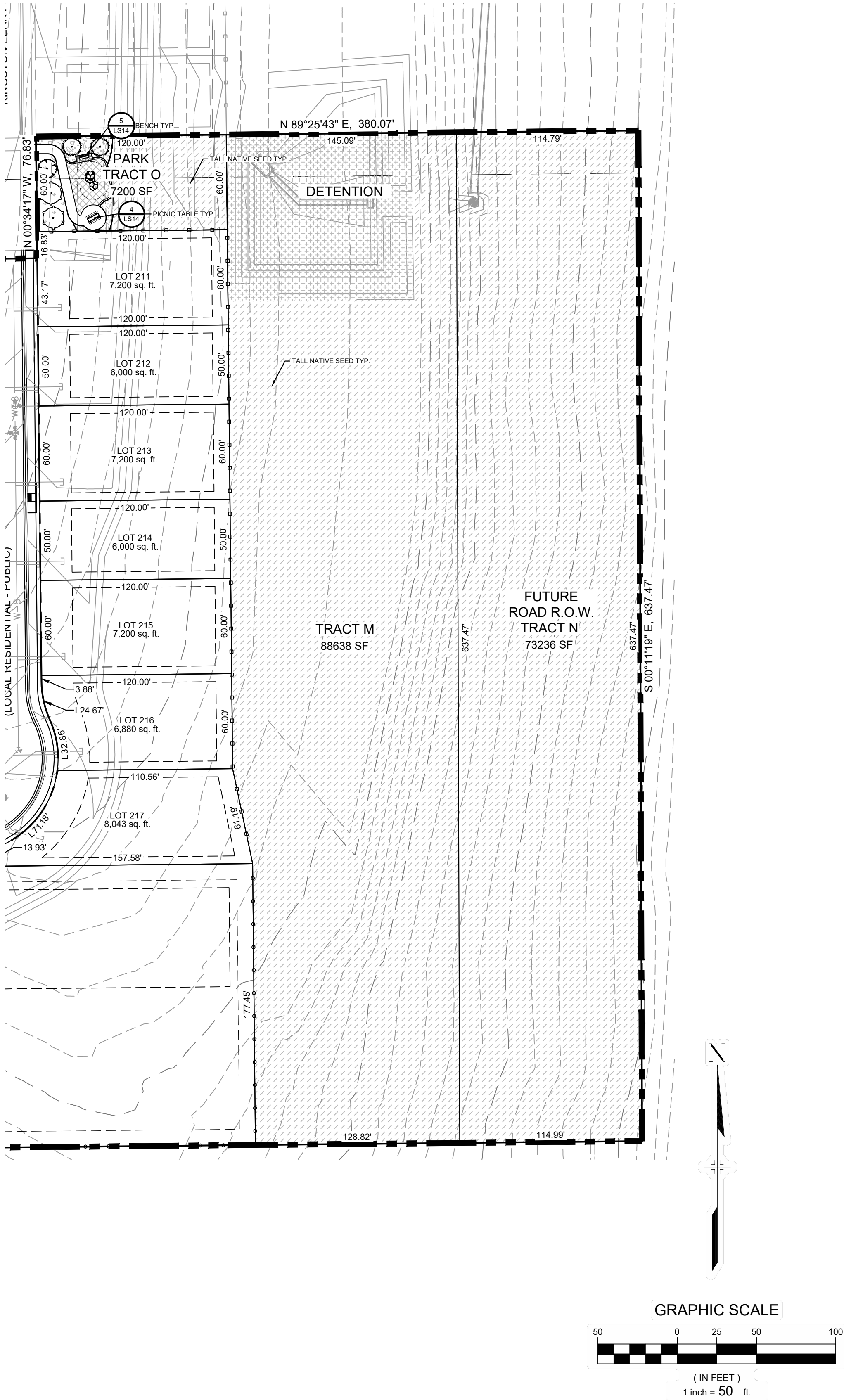
LANDSCAPE PLAN

LS07

SHEET 19 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

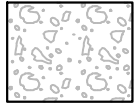


HILLSIDE AT LORSON RANCH

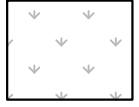
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND



1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



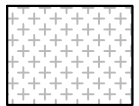
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL



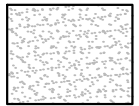
NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



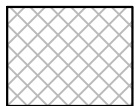
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



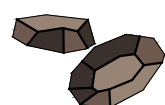
NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL



SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL



PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL



BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL



EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

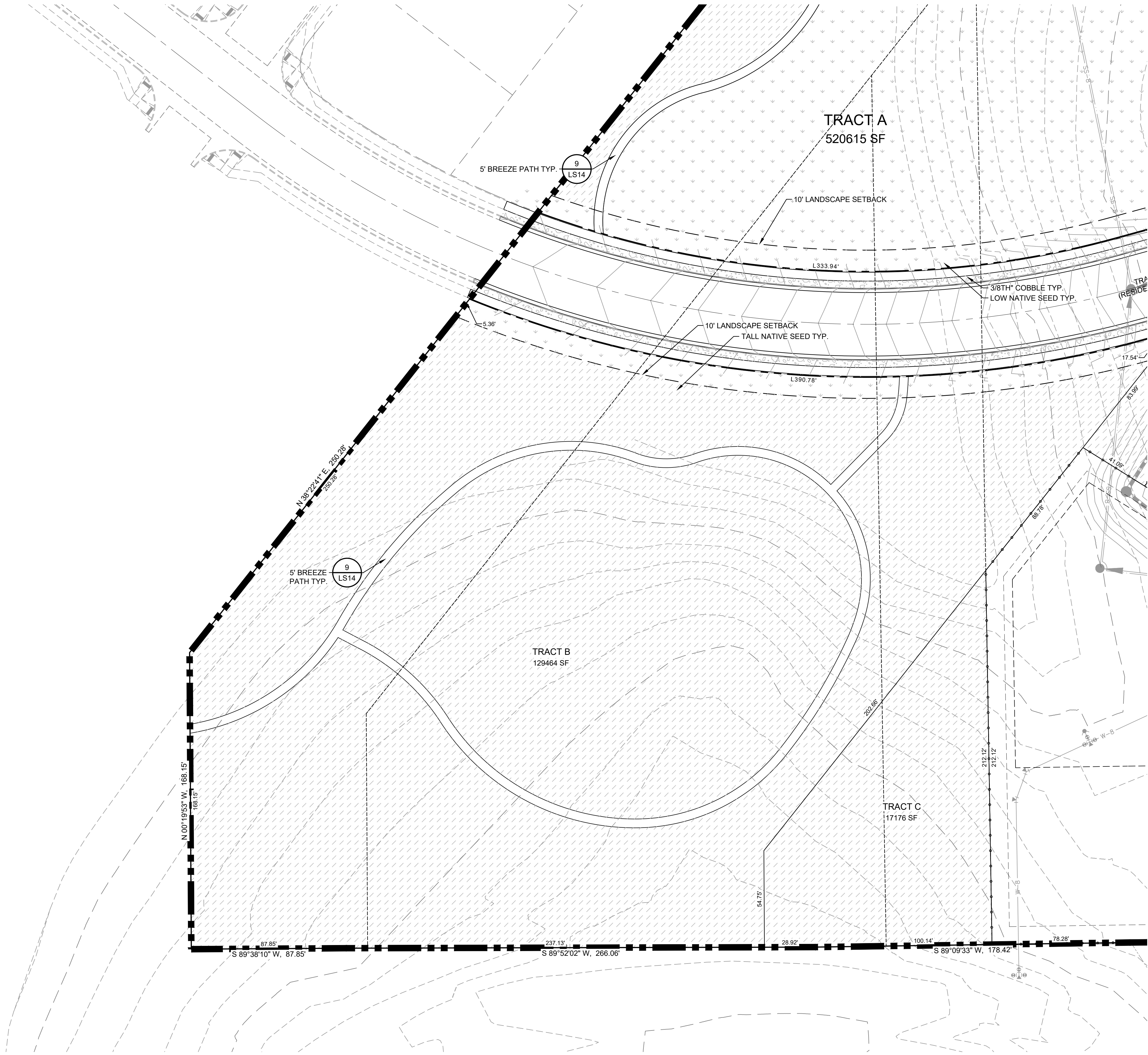
LANDSCAPE PLAN

LS08

SHEET 20 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

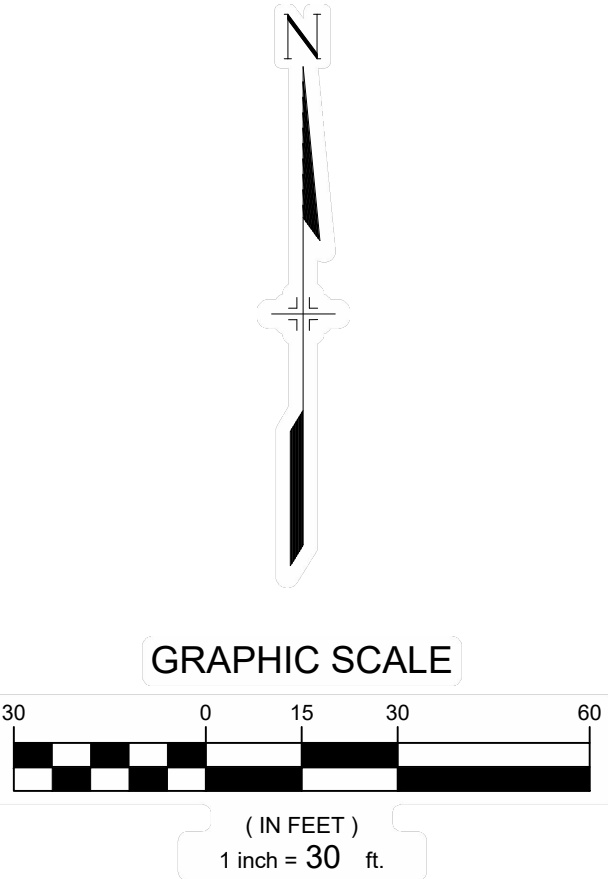


HILLSIDE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

- 1 1/2" ROCK**
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL
- NATIVE SEED-LOW**
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR
APPROVED EQUAL
- NATIVE SEED-TALL**
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- BREEZE**
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
- NATIVE SEED- DETENTION**
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL
- SOD**
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL
- PLAYGROUND MULCH**
CERTIFIED PLAYGROUND CHIPS

SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL
- BOULDERS**
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL
- EDGING**
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

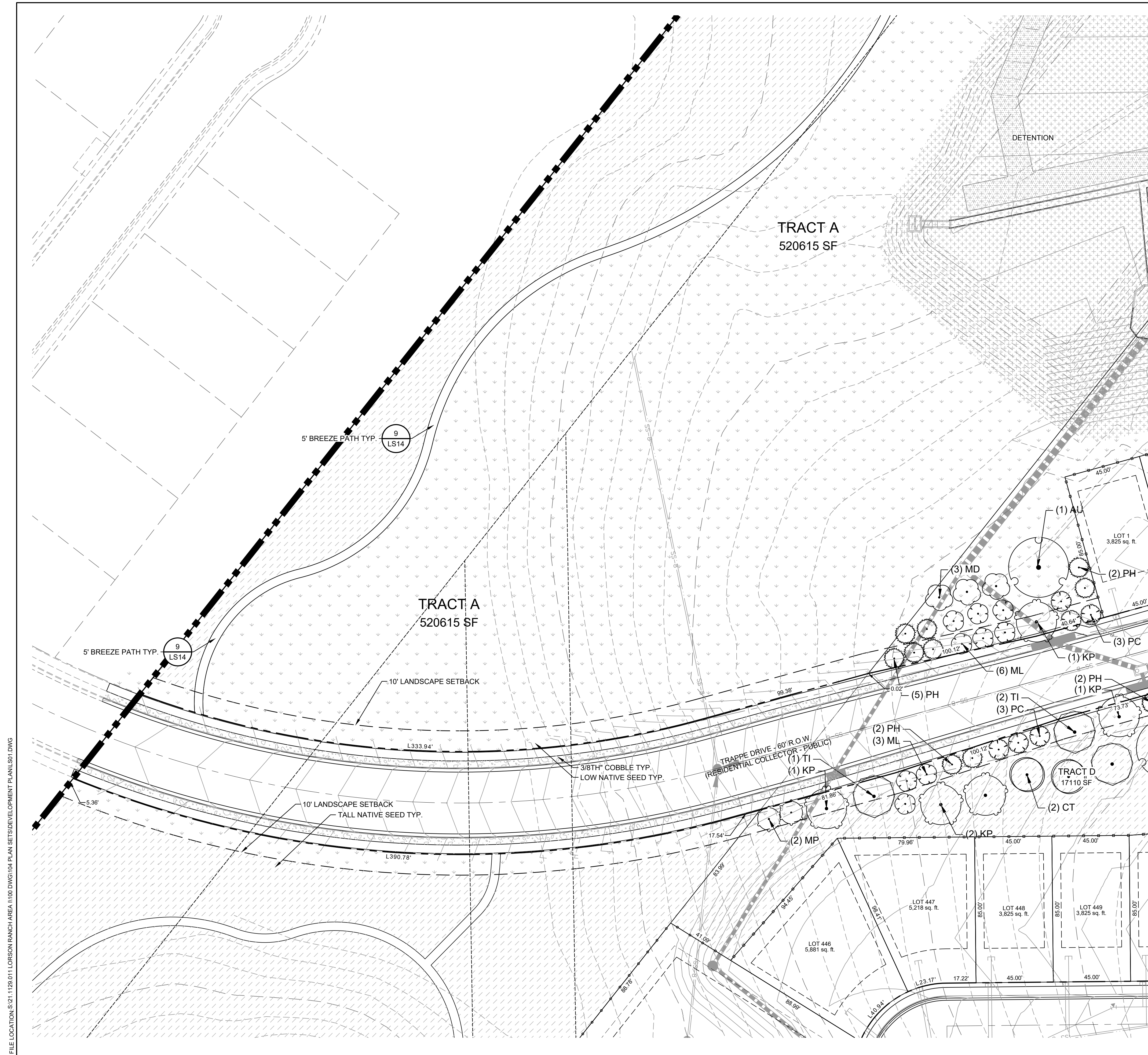
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LANDSCAPE PLAN

LS09

SHEET 21 OF 28

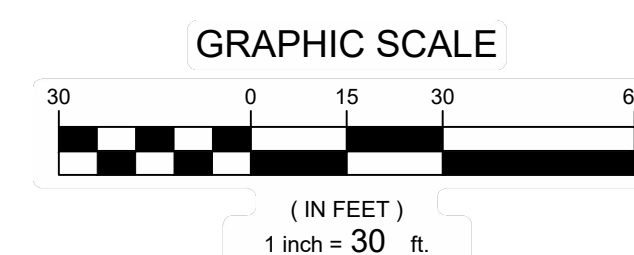
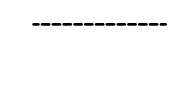
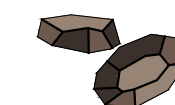
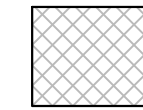
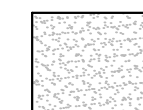
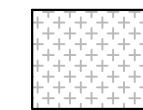
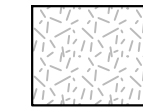
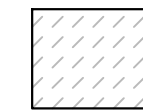
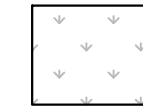
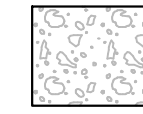
PCD FILE NO.: PUDSP221



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

GROUND COVER LEGEND



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

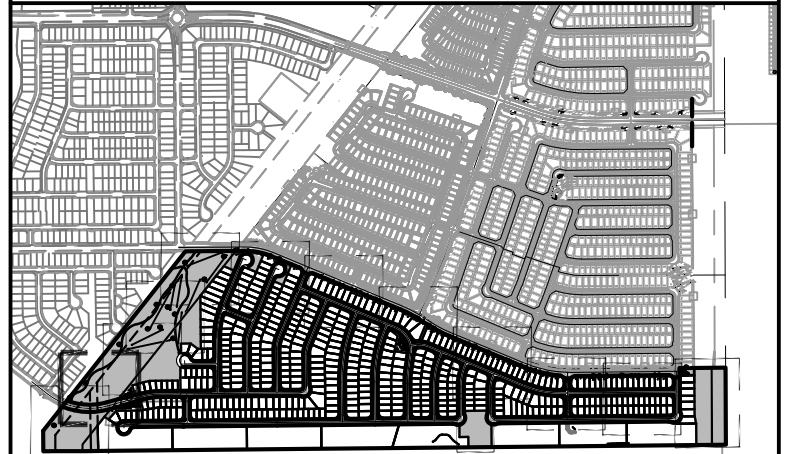
 **Matrix** 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH LANDSCAPE PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO:	21.1129.011
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DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

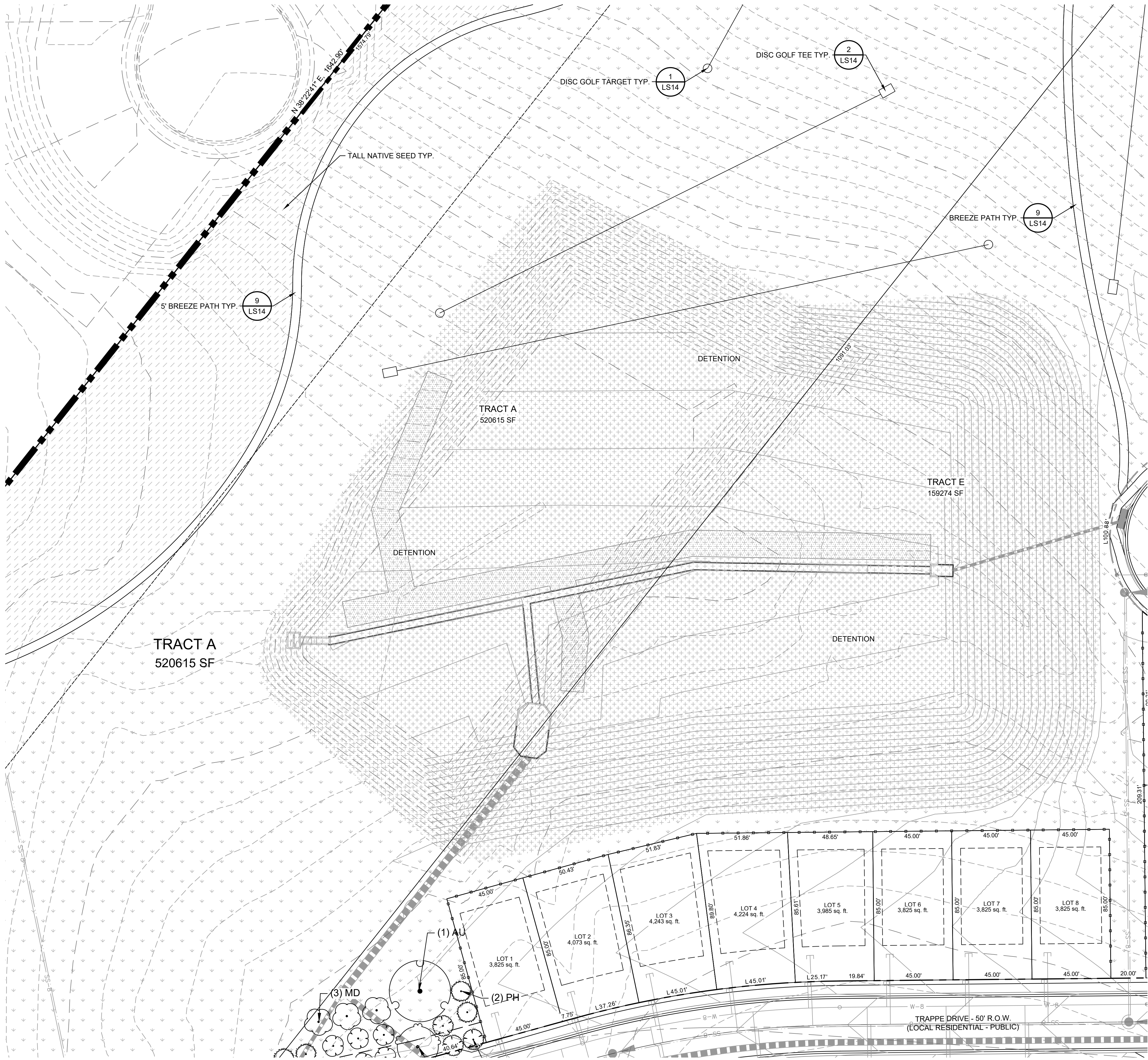
LANDSCAPE PLAN

LS10

SHEET 22 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



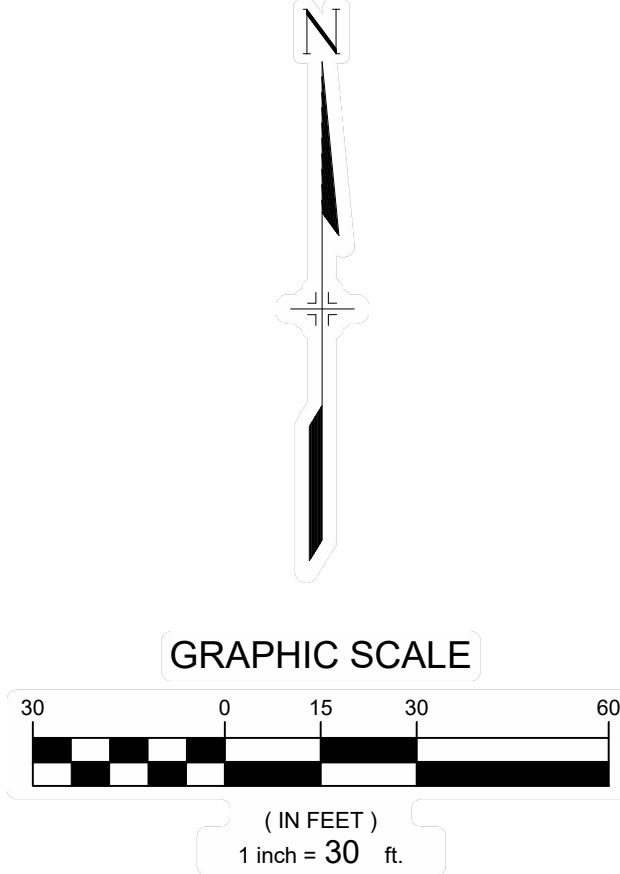
HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
-
-
-
-
-
-



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO.: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

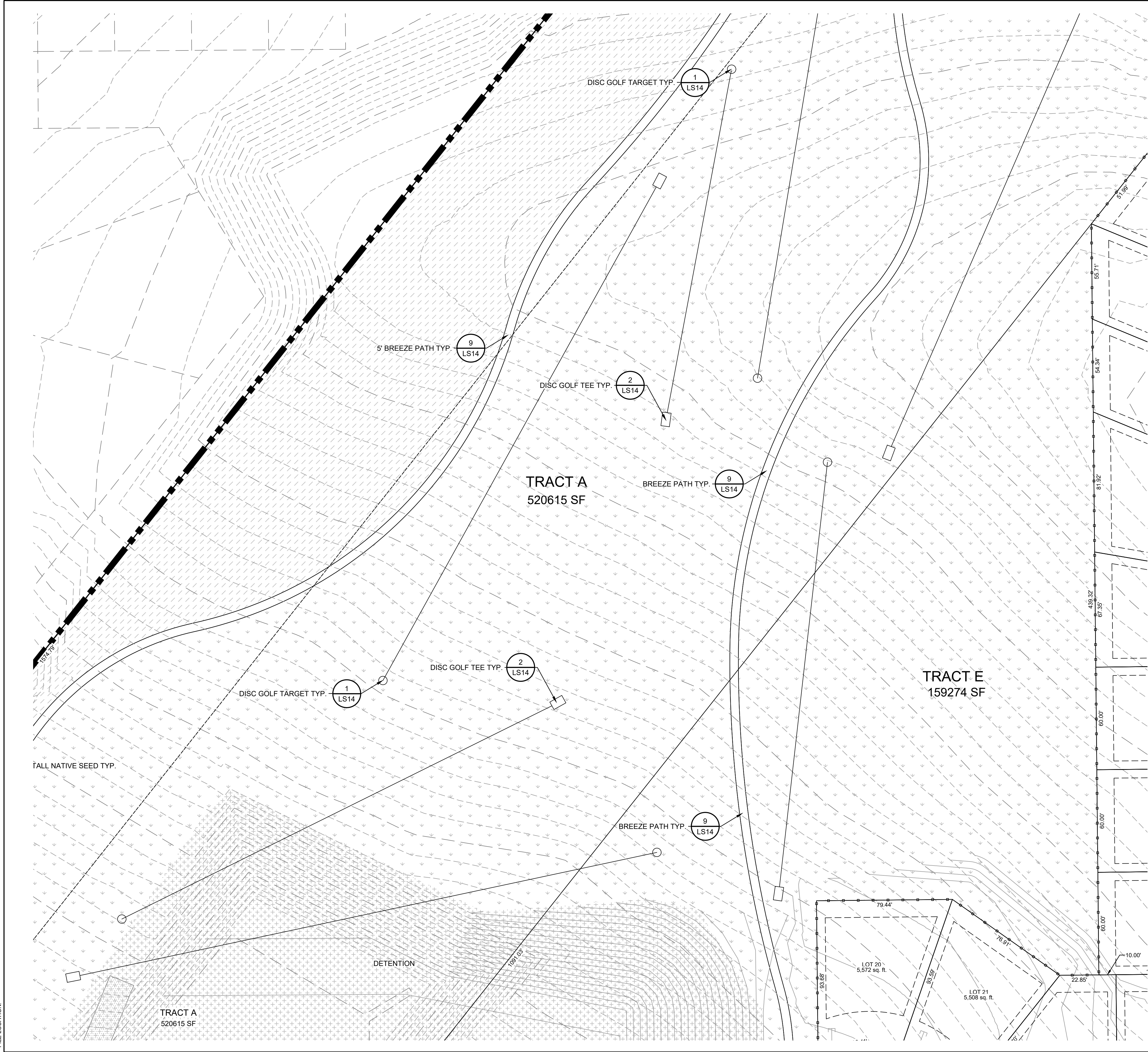
LANDSCAPE PLAN

LS11

SHEET 23 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS1.DWG



HILLSIDE AT LORSON RANCH

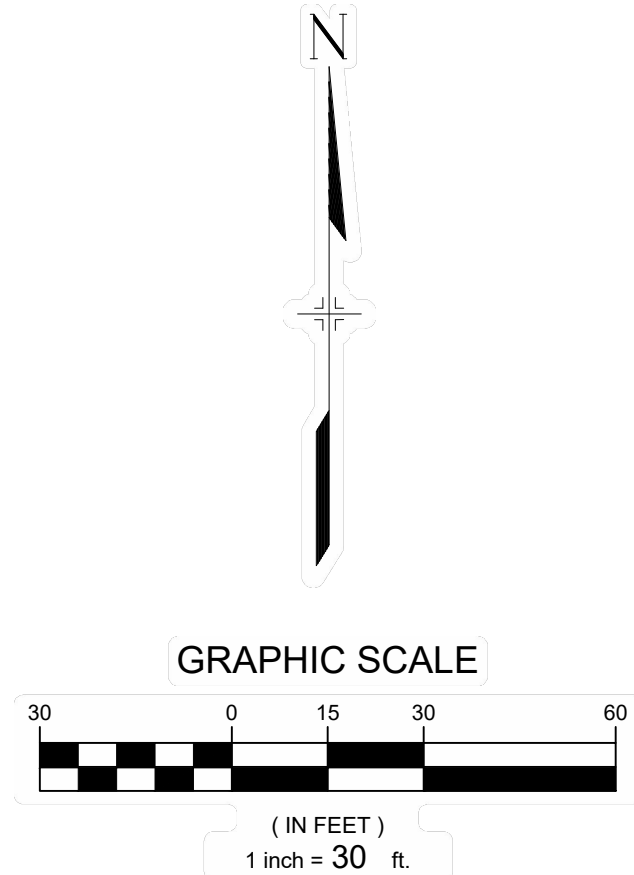
EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
-
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-
-
-



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:

PROJECT:
HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN
EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

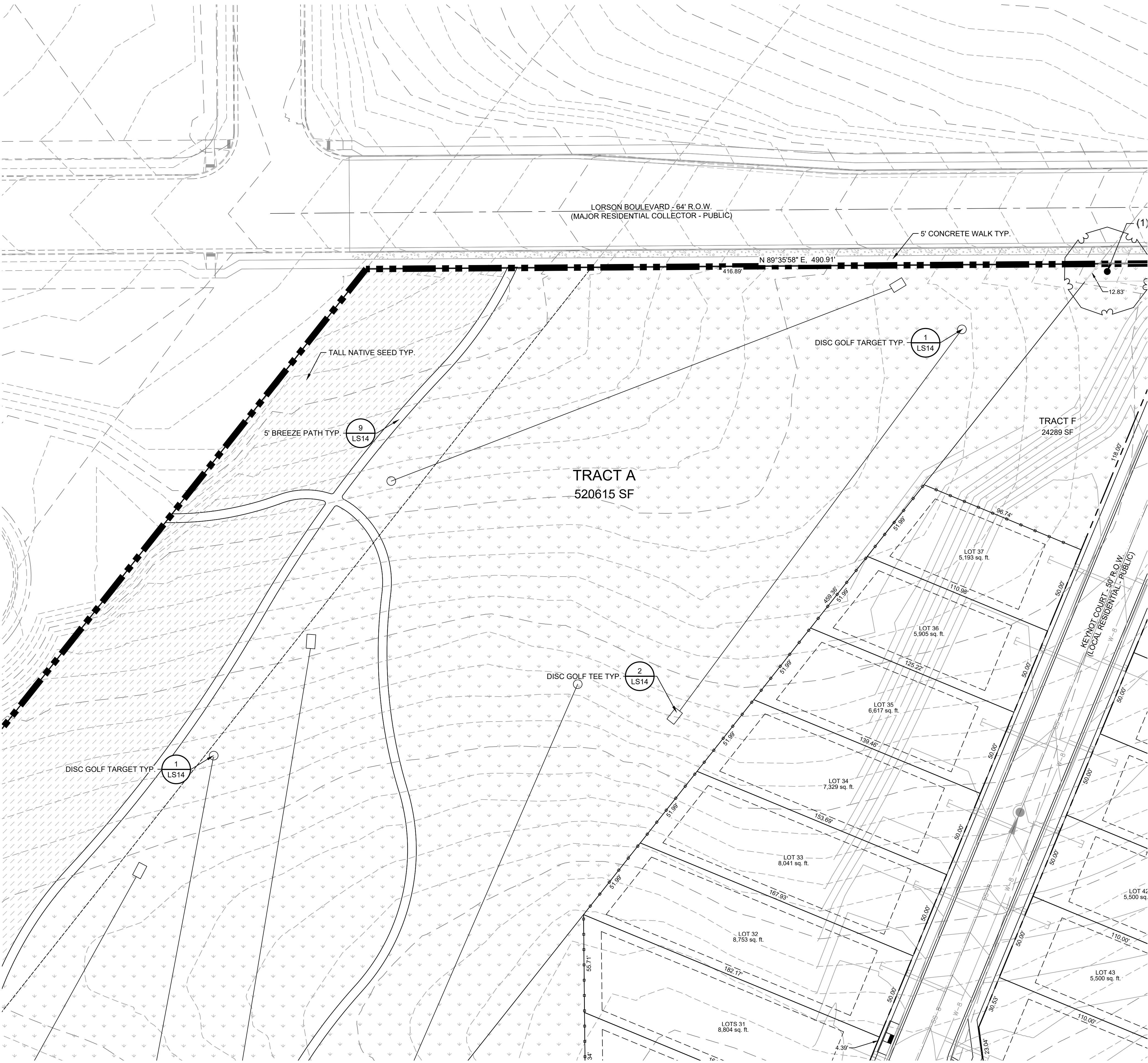
DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

LANDSCAPE PLAN

LS12
SHEET 24 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS1.DWG

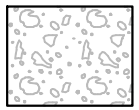


HILLSIDE AT LORSON RANCH

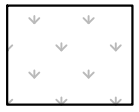
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND



1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



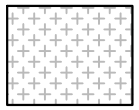
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL



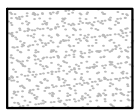
NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



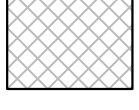
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL

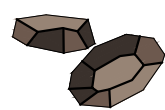


SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL

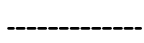


PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

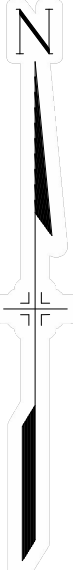
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL



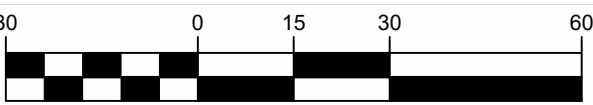
BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2' ALL DIMENSIONS
-MAXIMUM 5' ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL



EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

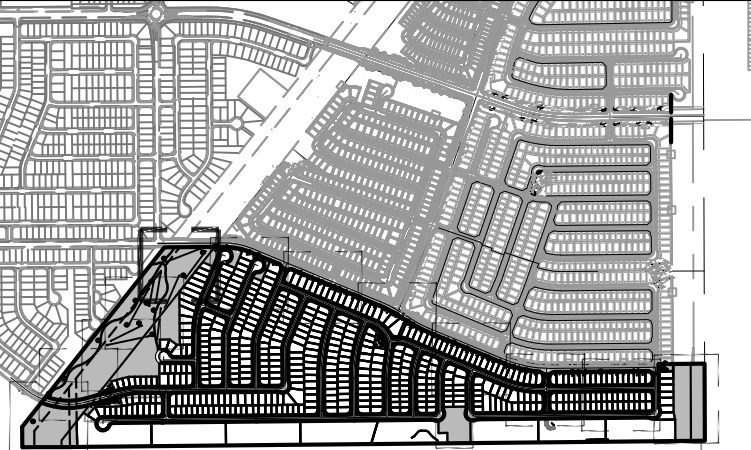
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

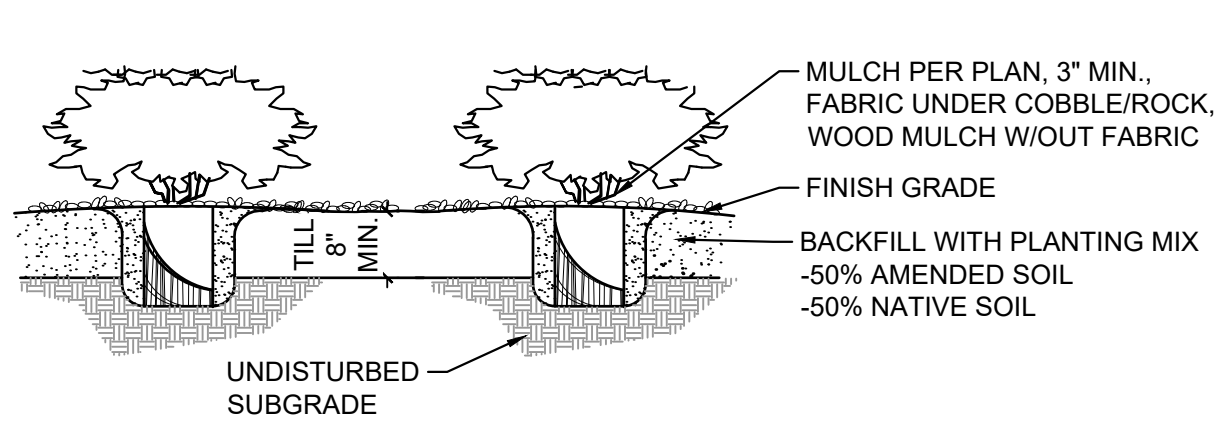
LANDSCAPE PLAN

LS13

SHEET 25 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100.DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



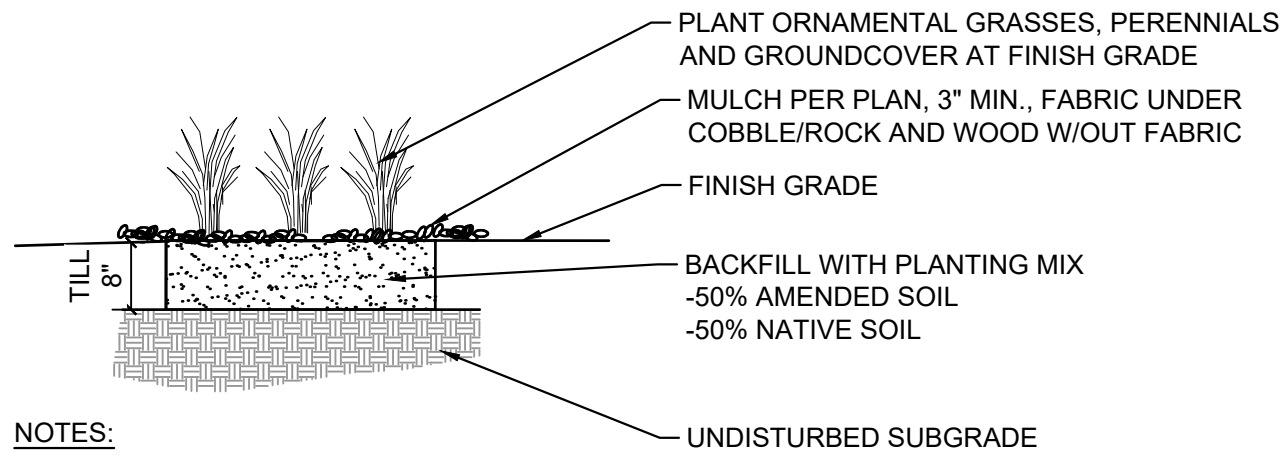
NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

1 SHRUBS

NTS

MS-STD-LS-03



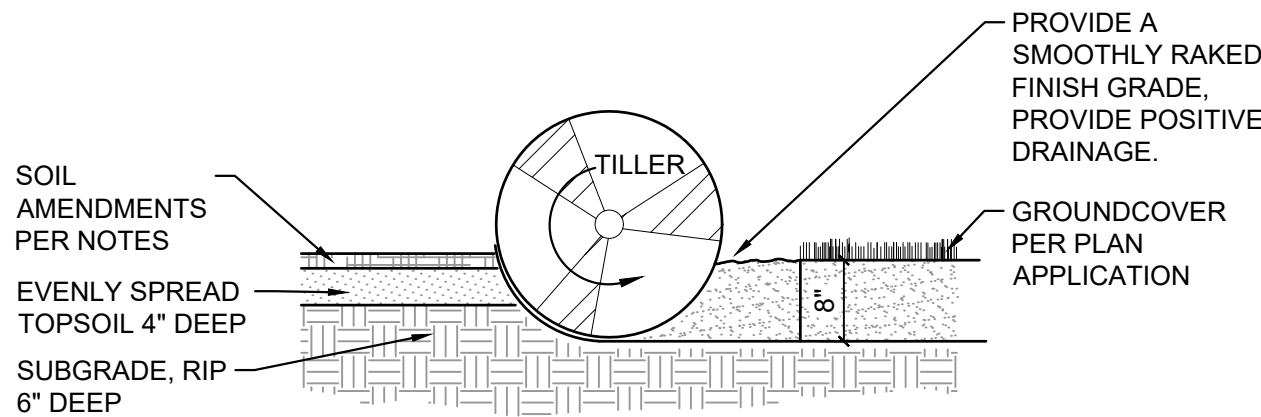
NOTES:

1. CONTRACTOR TO KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
3. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
4. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

2 GRASSES AND PERENNIALS

NTS

MS-STD-LS-04



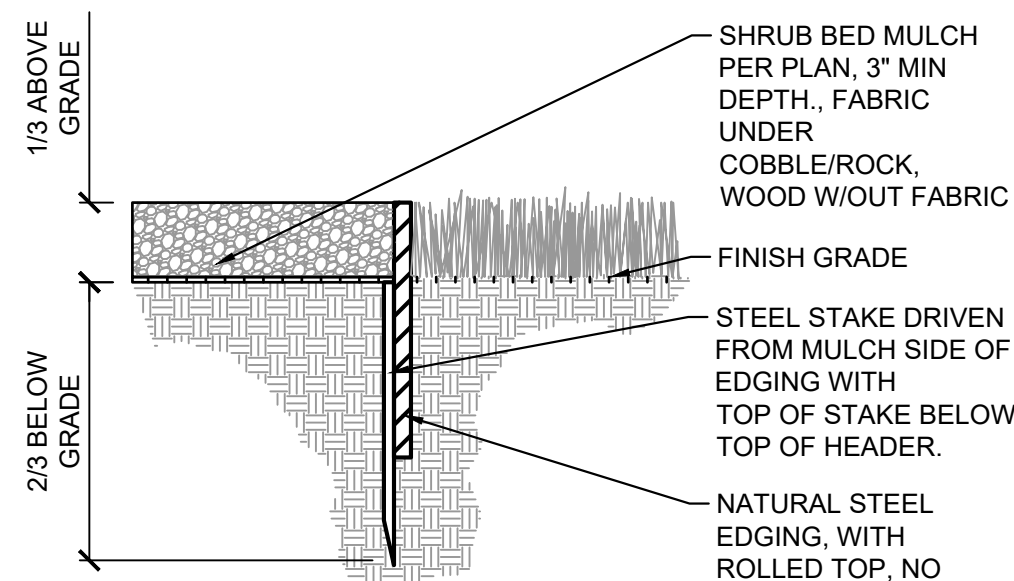
NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

3 SOIL PREP FOR ALL AREAS

NTS

MS-STD-LS-05



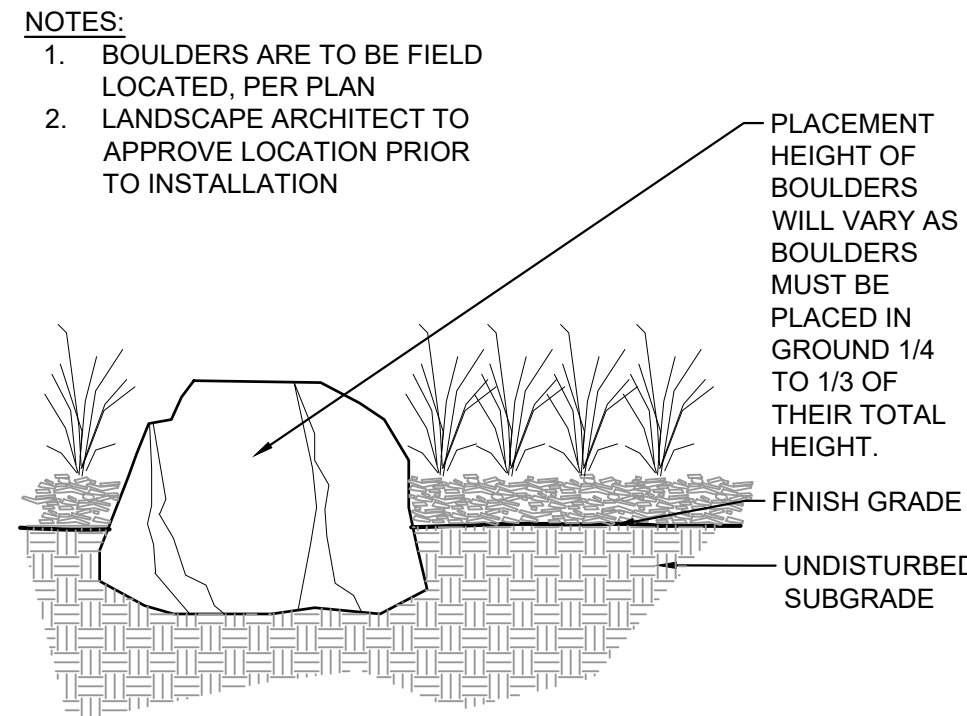
NOTE:

ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

4 STEEL EDGING

NTS

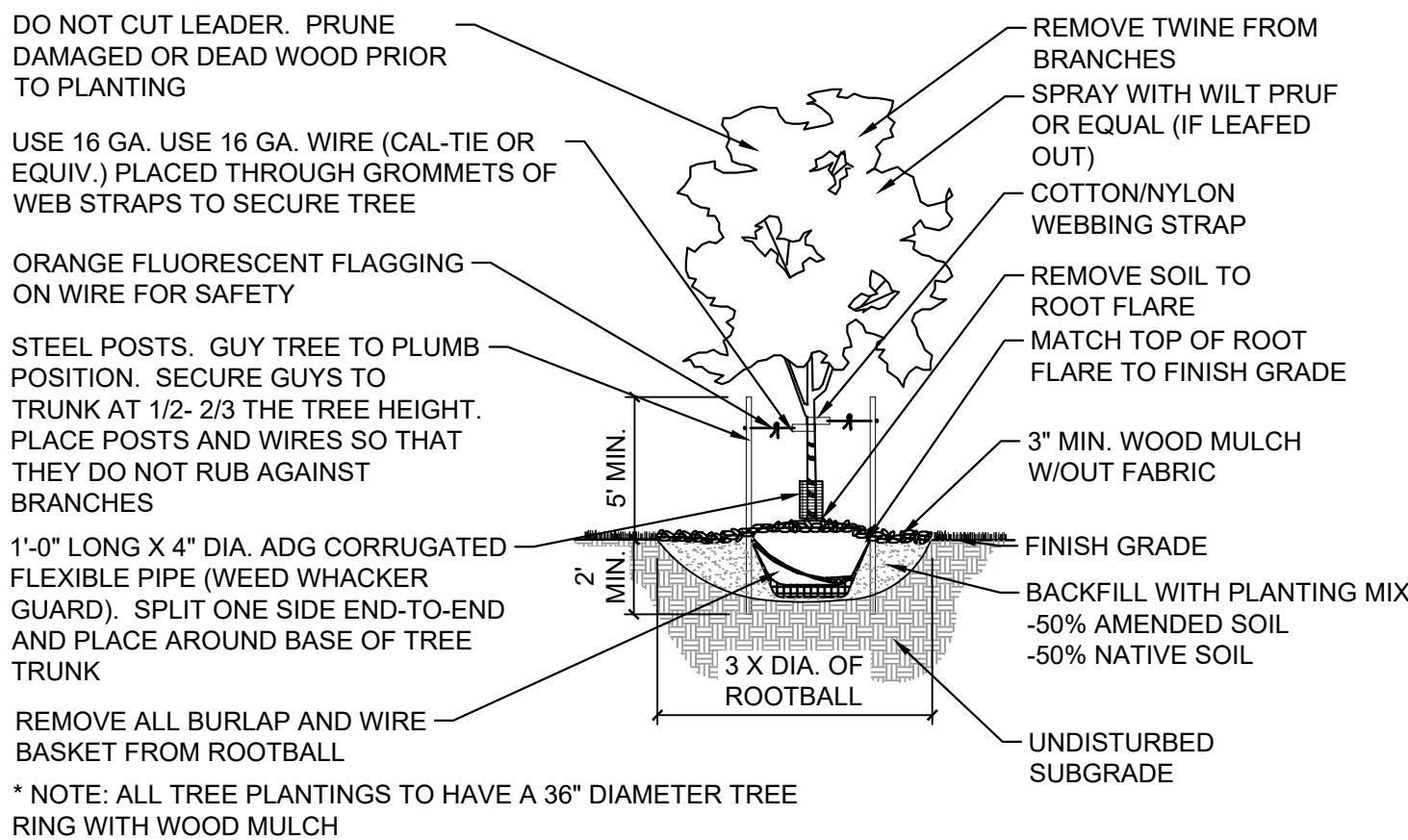
MS-STD-LS-12



5 BOULDER

NTS

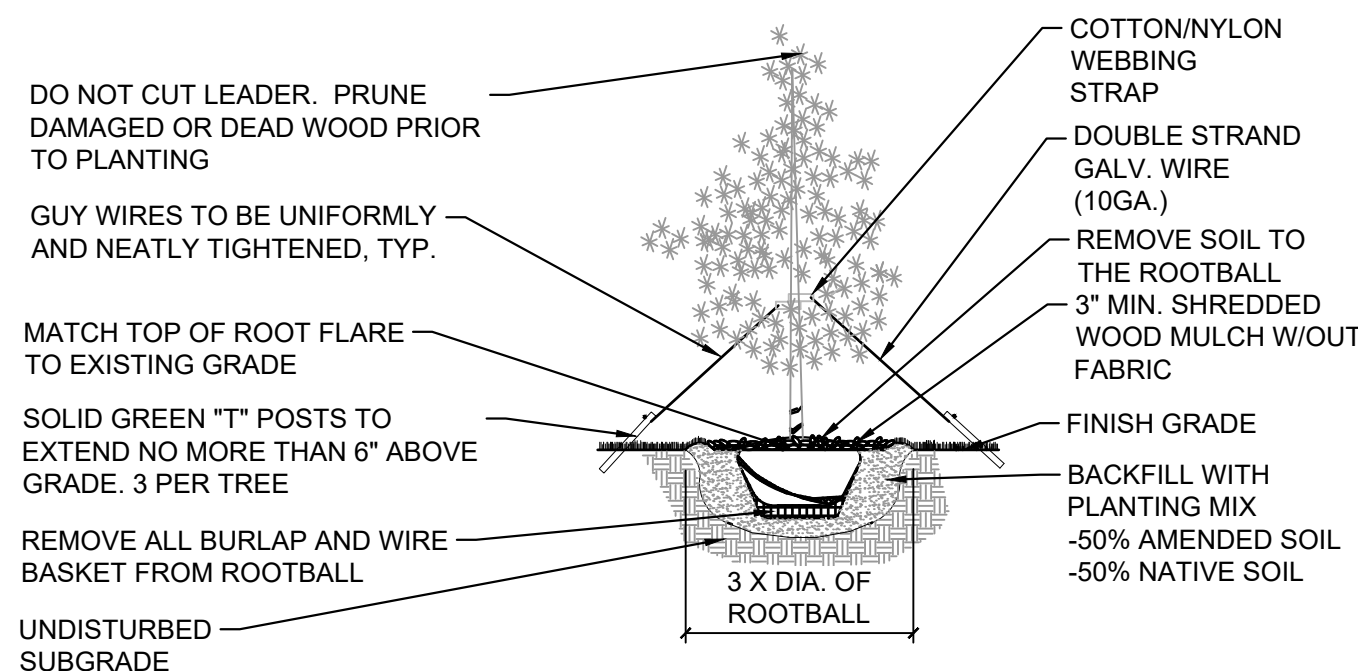
MS-STD-LS-08



6 DECIDUOUS TREE

NTS

MS-STD-LS-01



7 EVERGREEN TREE

NTS

MS-STD-LS-02

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
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CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

**EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

**LANDSCAPE
DETAILS**

LS15

SHEET 27 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011\LORSON RANCH AREA\1100.DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

GENERAL NOTES

1. 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.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. 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.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. 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.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS. .

SODDING AND SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
5. 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.
6. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
7. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - A. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. 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.
 - B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
8. 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 PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
9. STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
10. HYRDO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
11. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
12. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
13. APPROVAL OF SEEDED TURF 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 SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED 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 VEGETATED 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 RESEEDED DURING THE SAME SEASON.
14. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDEOATS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	PER SUPPLIER RECOMMENDATION	BROADCAST
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	BROADCAST
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	10 PLS/ACRE	HYDROSEED

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

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212 N. WAHSATCH DR., SUITE 301
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HILLSIDE AT LORSON RANCH
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EL PASO COUNTY, CO
SECOND SUBMITTAL: MAY 20, 2022

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DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE
NOTES

LS16

SHEET 28 OF 28

PCD FILE NO.: PUDSP221

PUD Development Plan_v2 redlines all.pdf Markup Summary 6-20-2022

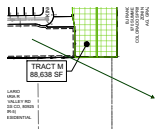
dsdparsons (29)

IF THE REPORTS WERE ONLY PLANNED TO BE PRESENTED BY SECTION 8.0 OF THE REPORT WERE FOUND ON SITE TO PROVE. WHERE AVOIDANCE IS NOT FEASIBLE, THE REPORTS SHOULD BE SATISFACTORILY MITIGATED THROUGH PROPER DESIGN. WHERE AVOIDANCE IS NOT FEASIBLE, THE REPORTS SHOULD BE SATISFACTORILY MITIGATED THROUGH PROPER DESIGN. WHERE AVOIDANCE IS NOT FEASIBLE, THE REPORTS SHOULD BE SATISFACTORILY MITIGATED THROUGH PROPER DESIGN.

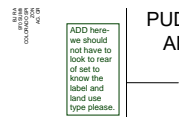
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state maintenance
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state maintenance entity please



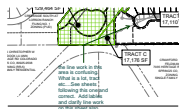
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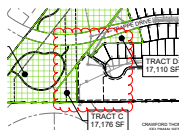
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ADD here- we should not have to look to rear of set to know the label and land use type please.

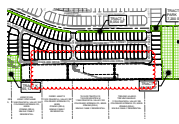


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the line work in this area is confusing. What is a lot, tract etc....See sheets following this one and correct. Add labels and clarify line work on this sheet also.



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review 1 comments not addressed sufficiently add details to this sheet



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if you plan on keeping a detention pond w facilities in the 2.5 ac lot, then clearly identify maintenance entity, and easements...It is preferred to be in a tract owned by District.



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Easements Abutting Rear Lot Lines. Where an easement abuts a rear lot line which is not the rear lot line of another lot, or which is on the perimeter of the division of land, the easement width shall be 10 feet or more.(c)Utility Easements Combined with Drainage Easements. Where easements are combined with a water course, drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.(d)Standard Easement Widths and Locations. Unless otherwise required by the utility provider, the standard utility easements for urban and rural lots shall be provided as follows.(i)Urban Density.

- Side Lot Lines: 5 feet.

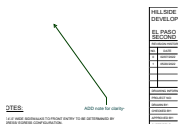
- Rear Lot Lines: 7 feet.

(ii)Rural Density.

- Front Lot Lines: 10 feet

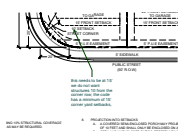
- Side Lot Lines: 10 feet

- Rear Lot Lines: 10 feet



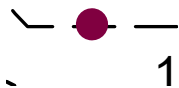
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ADD note for clarity-

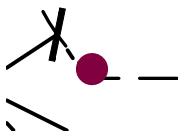


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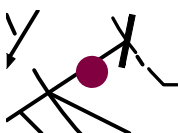
this needs to be at 15' we do not want structures 10 from the corner row; the code has a minimum of 15' corner yard setbacks,



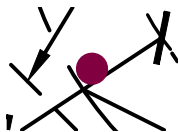
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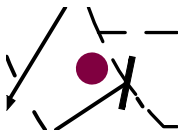
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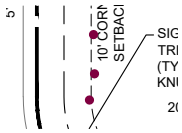
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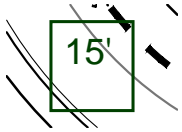
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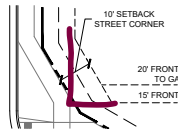
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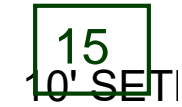
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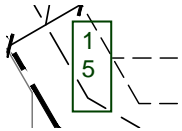
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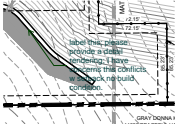
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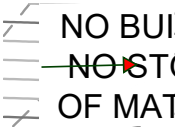
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label this; please provide a detail rendering; I have concerns this conflicts w setback no build condition.

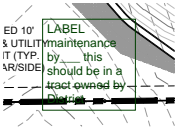


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draw leaders i have no idea what this label goes to or which area it is addressing please.

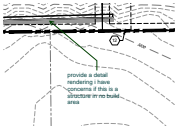


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LABEL maintenance by____ this should be in a tract owned by District



Subject: Callout
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provide a detail rendering i have concerns if this is a structure in no build area




Subject: Callout
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i do encourage applicant to add evergreen trees in key locations to screen the existing residents from the proposed development to address compatibility and buffering ...This was requested at podium on CREEKSIDE


1 
ULEVARD
ENCE ALO

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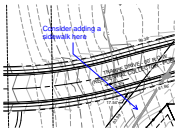
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Layer:
Space:



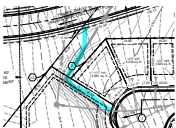
Subject: Callout
Page Label: [1] 01 CS01
Author: dsdrice
Date: 6/16/2022 10:08:38 AM
Status:
Color: 
Layer:
Space:


Address entity responsible for underdrain maintenance



Subject: Callout
Page Label: [8] 08 SP04
Author: dsdrice
Date: 6/16/2022 10:26:15 AM
Status:
Color: 
Layer:
Space:


Consider adding a sidewalk here



Subject:
Page Label: [8] 08 SP04
Author: dsdrice
Date: 6/16/2022 10:26:15 AM
Status:
Color: 
Layer:
Space:

Should utility be in a tract?

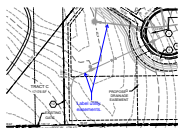


Subject: Callout
Page Label: [8] 08 SP04
Author: dsdrice
Date: 6/16/2022 10:42:11 AM
Status:
Color: 
Layer:
Space:



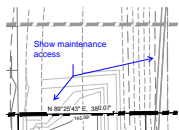
Subject: Callout
Page Label: [8] 08 SP04
Author: dsdrice
Date: 6/16/2022 10:44:21 AM
Status:
Color: ■
Layer:
Space:

Is there supposed to be a hydrant in the middle of the lot?



Subject: Callout
Page Label: [8] 08 SP04
Author: dsdrice
Date: 6/16/2022 10:43:55 AM
Status:
Color: ■
Layer:
Space:

Label utility easements.



Subject: Callout
Page Label: [12] 12 SP08
Author: dsdrice
Date: 6/16/2022 10:33:01 AM
Status:
Color: ■
Layer:
Space:

Show maintenance access