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:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
- FRONT: TEN FEET (10) SIDE: FIVE FEET (5)
- REAR: TEN FEFT (10)
- 5. 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.
- 6. 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. 8. 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. 10. 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. 11. 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. 12. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE I OT 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.
- 13. 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
- 14. 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 PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.
- 15. ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.

16. WATER & WASTE	EWATER SERVICE PROVIDED B	Y WIDEFIELD WATER AND SANITATION DISTRI	CT.	
←	add note re: fencing see page 5	N	state installation/ maintenance entity of	
STREETS:			disc golf and park and park	

- 1. 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 JE 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.
- 3. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT. 4. 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 ECM 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 SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL
- ALIGNMENT TO BEDETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES. 8. ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

"firm, stable and slip resistant".)

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GEOLOGY & SOILS:

A "SOILS AND GEOLOGY STUDY", HILLSIDE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, JANUARY 3, 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 SOIL

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

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:

N00°19'53"W A DISTANCE OF 168.15 FEET:

- N38°22'41"E A DISTANCE OF 250.28 FEET TO THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 4" AS ED UNDER RECEPTION NO. 220714583 IN THE EL PASO COUNTY, COLORADO RECORDS;
- N38°22'41"E ALONG THE EASTERLY LINE THEREOF, 1.642.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LORSON ARD AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO.
- IN THE EL PASO COUNTY, COLORADO RECORDS;
- ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES: N89°35'58"E A DISTANCE OF 490.91 FEET TO A POINT OF CURVE:
- 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" RD OF 225.35 FEET BEARS S78°57'32"E TO A PONT OF TANGENT;
- S67°31'03"E A DISTANCE OF 263.79 FEET: S28°50'34"E A DISTANCE OF 32.01 FEET;
- S67°31'03"E A DISTANCE OF 50.00 FEET;
- N73°54'03"E A DISTANCE OF 32.07 FEET;
- S67°31'03"E A DISTANCE OF 789.35 FEET TO A POINT OF CURVE:

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", RD OF 177.97 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;

- S56°58'07"E A DISTANCE OF 9.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE BOULEVARD AS SHOWN ON THE PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION IN THE EL PASO COUNTY, COLORADO RECORDS; ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:
- S58°24'55"E A DISTANCE OF 79.22 FEET;

189.64 FEET ALONG A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL F 10°32'56", THE CHORD OF 189.37 FEET BEARS S62°14'35"E TO A POINT OF TANGENT; S67°31'03"E A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;

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", RD OF 318.01 FEET BEARS S76°23'53"E; S58°30'10"E, NON-TANGENT TO THE PREVIOUS COURSE, 41.38 FEET:

S88°30'10"E A DISTANCE OF 44.27 FEET;

- N61°29'50"E A DISTANCE OF 40.94 FEET;
- N89°25'43"E A DISTANCE OF 787.32 FEET S60°34'17"E A DISTANCE OF 40.00 FEET;
- N89°25'43"E A DISTANCE OF 46.97 FEET;
- N00°34'17"W A DISTANCE OF 76.83 FEET;

N89°25'43"E A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY S RECORDED UNDER RECEPTION NO. 209144818 IN THE EL PASO COUNTY, COLORADO RECORDS: S00°11'19"E ALONG SAID WESTERLY LINE. 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF

- N 24, T15S, R65W OF THE 6TH P.M.;
- HENCE S89°25'52"W ALONG SAID NORTH LINE, 2,651.15 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER 0F 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;

3. 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'.



INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE AULES AND REGULATIONS OF THE LORSON RANCH METRO DISTRICT CCR'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

what Metro district is this in? What will it be in? what district will be responsible for O and M of tracts, detention etc.?

Outdoor amusement should have some parking; residents from all of lorson will likely use this ; can you add parking to the tract?

LAND OWNER CERTIFICATION

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

NOTARY PUBLIC

COUNTY CERTIFICATION

CHAIR, BOARD OF COUNTY COMMISSIONERS

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION AND DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO) EL PASO COUNTY

RECORDED PER RECEPTION NO.

EL PASO COUNTY CLERK AND RECORDER

LAND USE:

PROPOSED LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT) PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE: AG. GRAZING LAND

SITE DATA TABLE:

TOTAL SITE ACREAGE

PROPOSED SINGLE-FAMILY DWELLING UNITS PROPOSED GROSS DEM

SITE DATA TABLE:

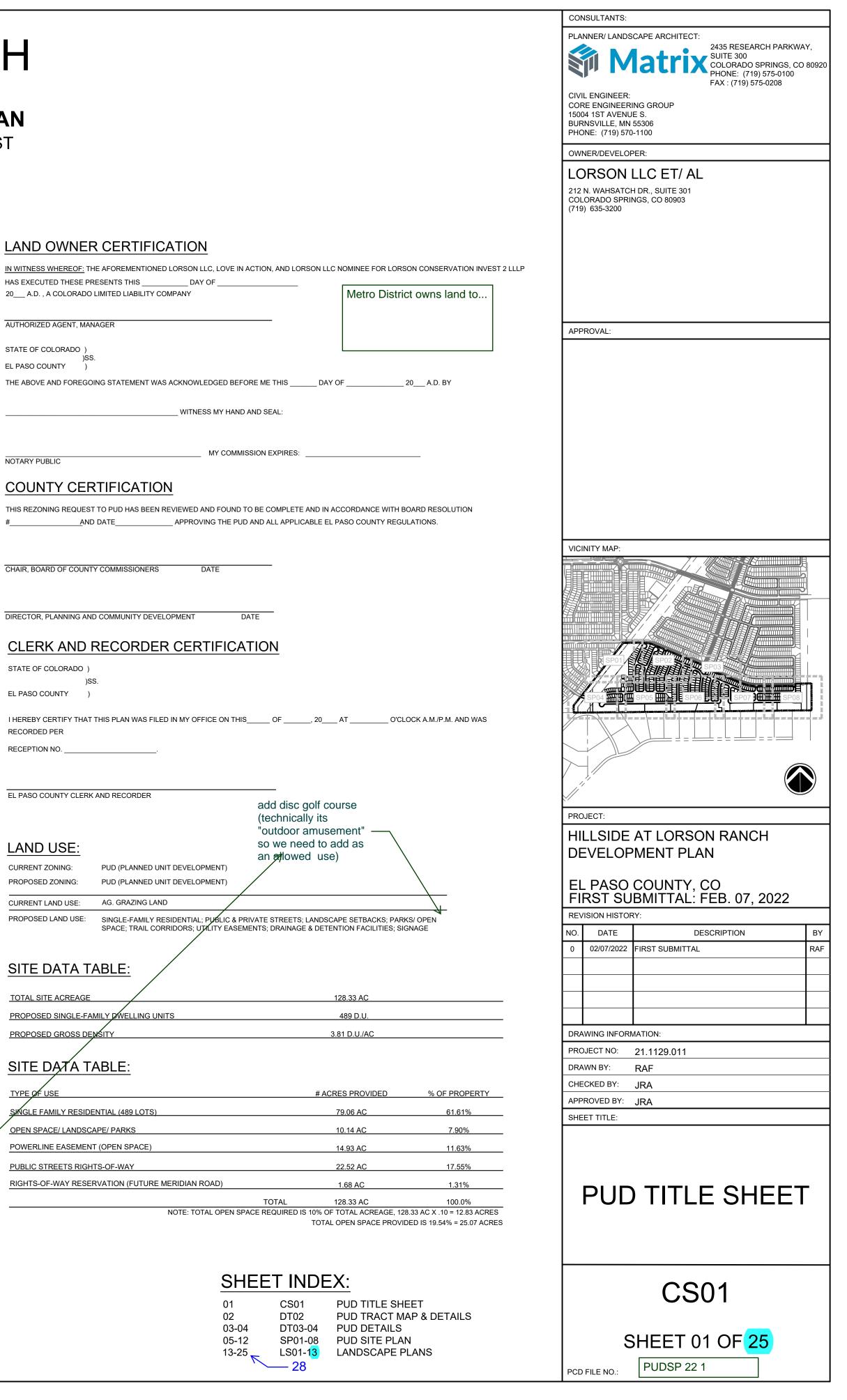
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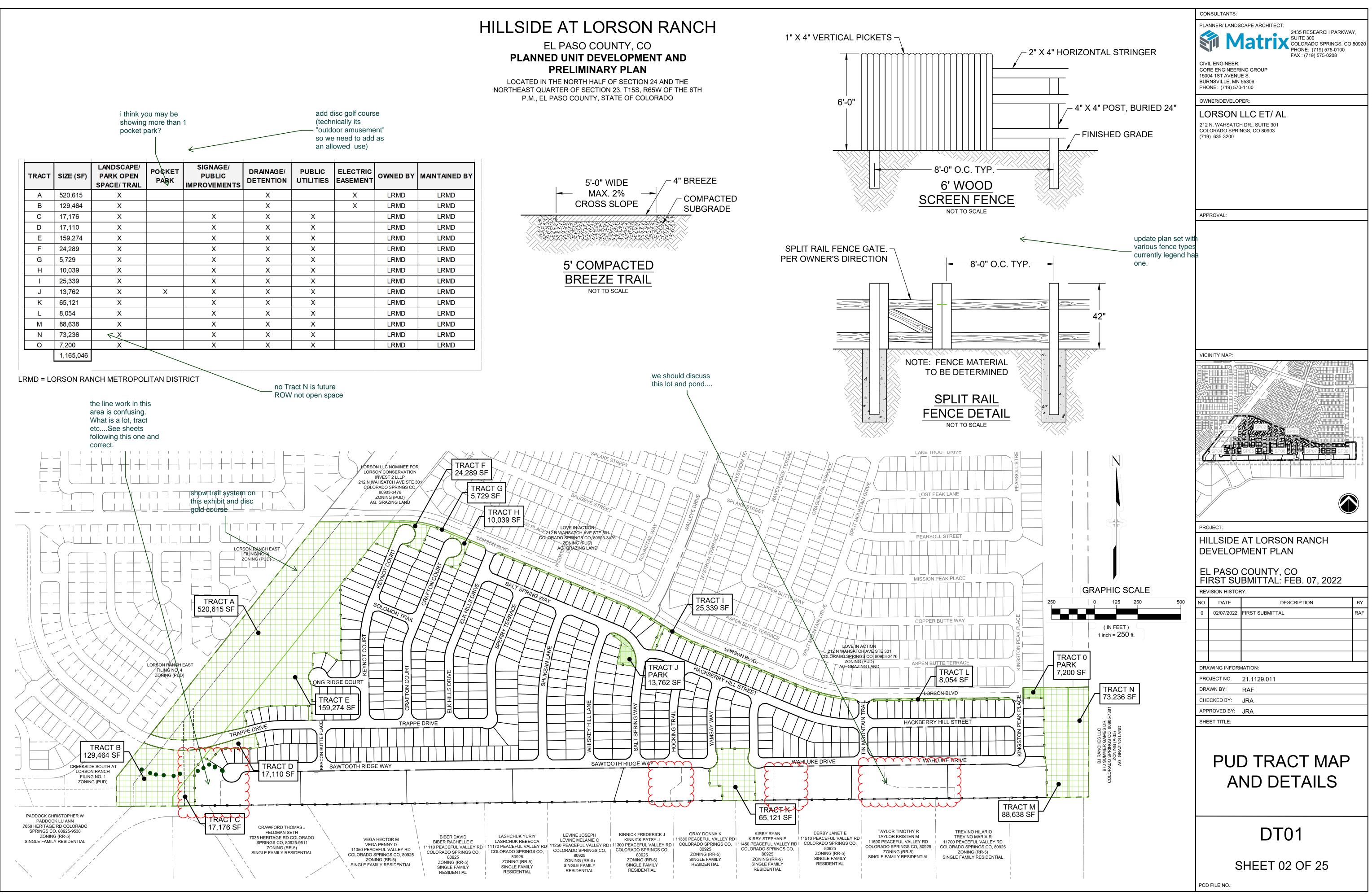
GLE FAMILY RESIDENTIAL (489 LOTS OPEN SPACE/ LANDSCAPE/ PARK

POWERLINE EASEMENT (OPEN SPACE)

PUBLIC STREETS RIGHTS-OF-WAY

RIGHTS-OF-WAY RESERVATION (FUTURE MERIDIAN ROAD)





V: S:\21.1129.011 LORSON RANCH AREA I\100 DWG\104 PLAN SETS\DEVELOPMENT PLANDT

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-481

- 1. MINIMUM LOT AREA:
- A. DWELLING, SINGLE FAMILY: 3,825 SF MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
- 4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN
- PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING FLEVATIONS 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. 6. SETBACK REQUIREMENTS (SEE DETAILS):
- A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
- B. SIDE YARD: FIVE FEET (5')
- C. REAR YARD: TEN FEET (10') D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- 7. ACCESSORY STRUCTURE STANDARDS: A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - B. SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5') REAR YARD: FIVE FEET (5')
- 8. PROJECTION INTO SETBACKS
 - A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
 - B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE
 - C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
 - D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY
 - PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 482-489

- 1. MINIMUM LOT AREA:
- A. DWELLING, SINGLE FAMILY: 2.5 ACRES
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWO HUNDRED FEET (200') OR AS OTHERWISE SHOWN. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS 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.
- 6. SETBACK REQUIREMENTS (SEE DETAILS):
- A. FRONT YARD: TWENTY FIVE FEET (25') TO FACE OF GARAGE TWENTY FIVE FEET (25') TO FACE OF HOUSE
- B. SIDE YARD: FIFTEEN FEET (15')
- C. REAR YARD: ONE HUNDRED FEET (100')
- D. CORNER YARD (NON-DRIVEWAY SIDE): TWENTY FIVE FEET (25')
- 7. ACCESSORY STRUCTURE STANDARDS:
- A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10') **B. SETBACK REQUIREMENTS:**

SIDE YARD: FIFTEEN FEET (15') REAR YARD: TWENTY FIVE FEET (25')

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT. 2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT. AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES,

for all lots?

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

TEMPORARY USES:

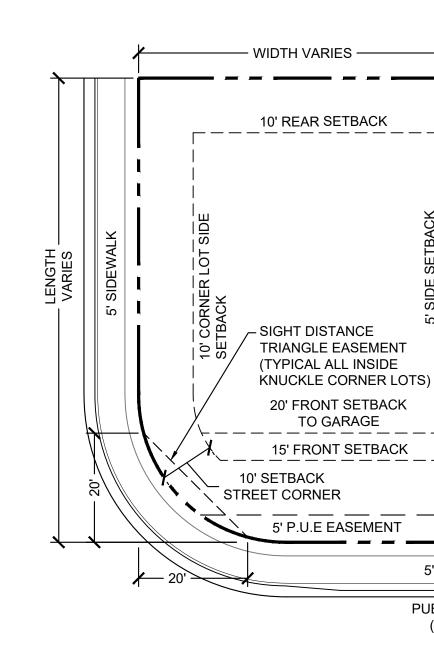
- MODEL HOME/ SUBDIVISION SALES OFFICE
- 2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
- 3. YARD OR GARAGE SALES

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

ACCESSORY USES

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

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



facilities in the 2.5 ac lot, then clearly identify maintenance entity, and easements...It is prefereed to be in a tract owned by District.

if you plan on keeping

a detention pond w

You may want to use 10% to keep these

lots exempt from water quality

requirements

10' REAR SETBACK

20' FRONT SETBACK

TO GARAGE

15' FRONT SETBACK

5' P.U.E EASEMENT

HILLSIDE AT LORSON RANCH

EL PASO COUNTY. CO

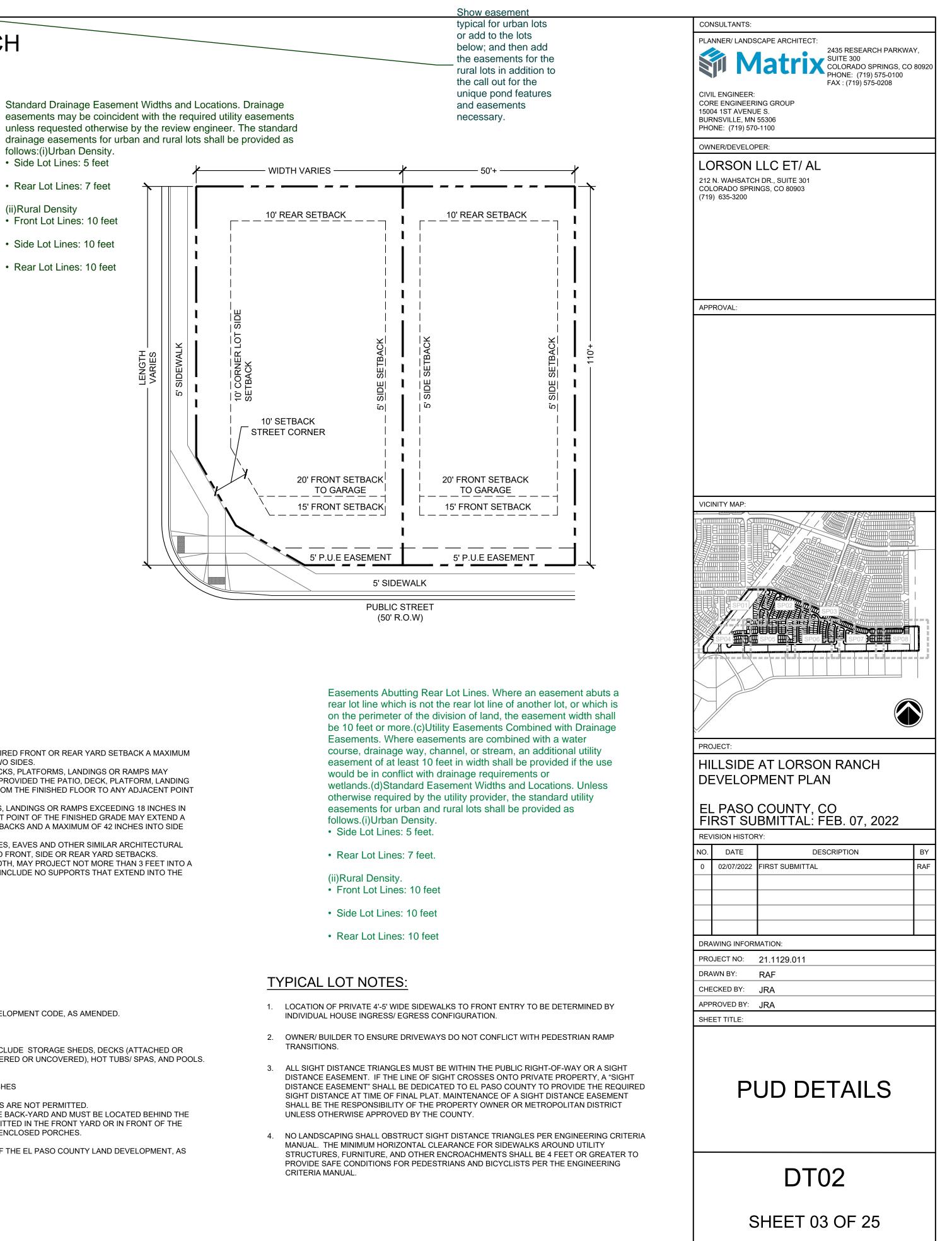
PLANNED UNIT DEVELOPMENT AND

PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE P.M., EL PASO COUNTY, STATE OF COLORADO



(ii)Rural Density



PUBLIC STREE (50' R.O.W)

5' SIDEWALK

PROJECTION INTO SETBACKS

TO GARAGE

- A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
- B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
- C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
- D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
- E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

— window well note?

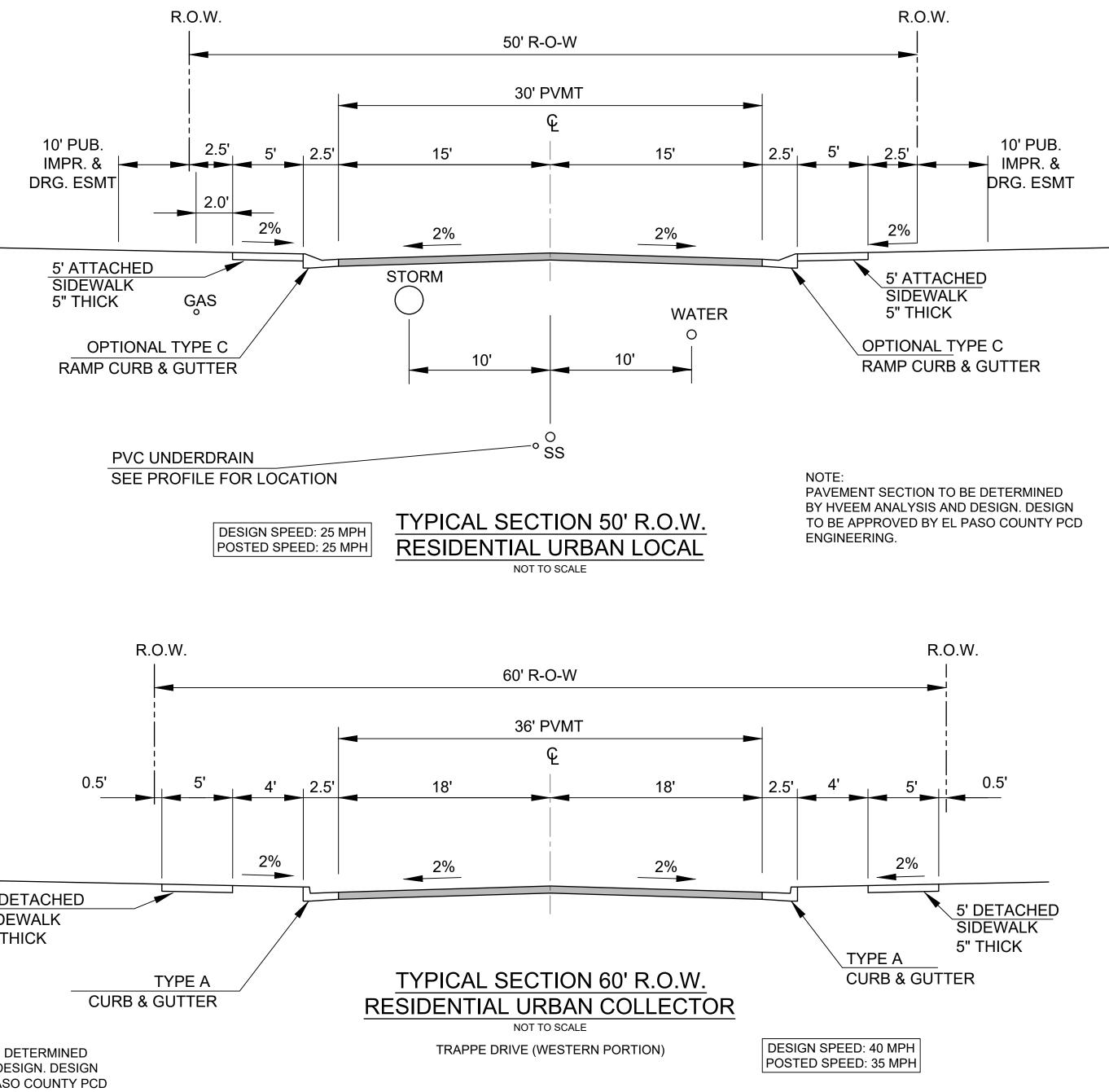
SPECIAL USES: 1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

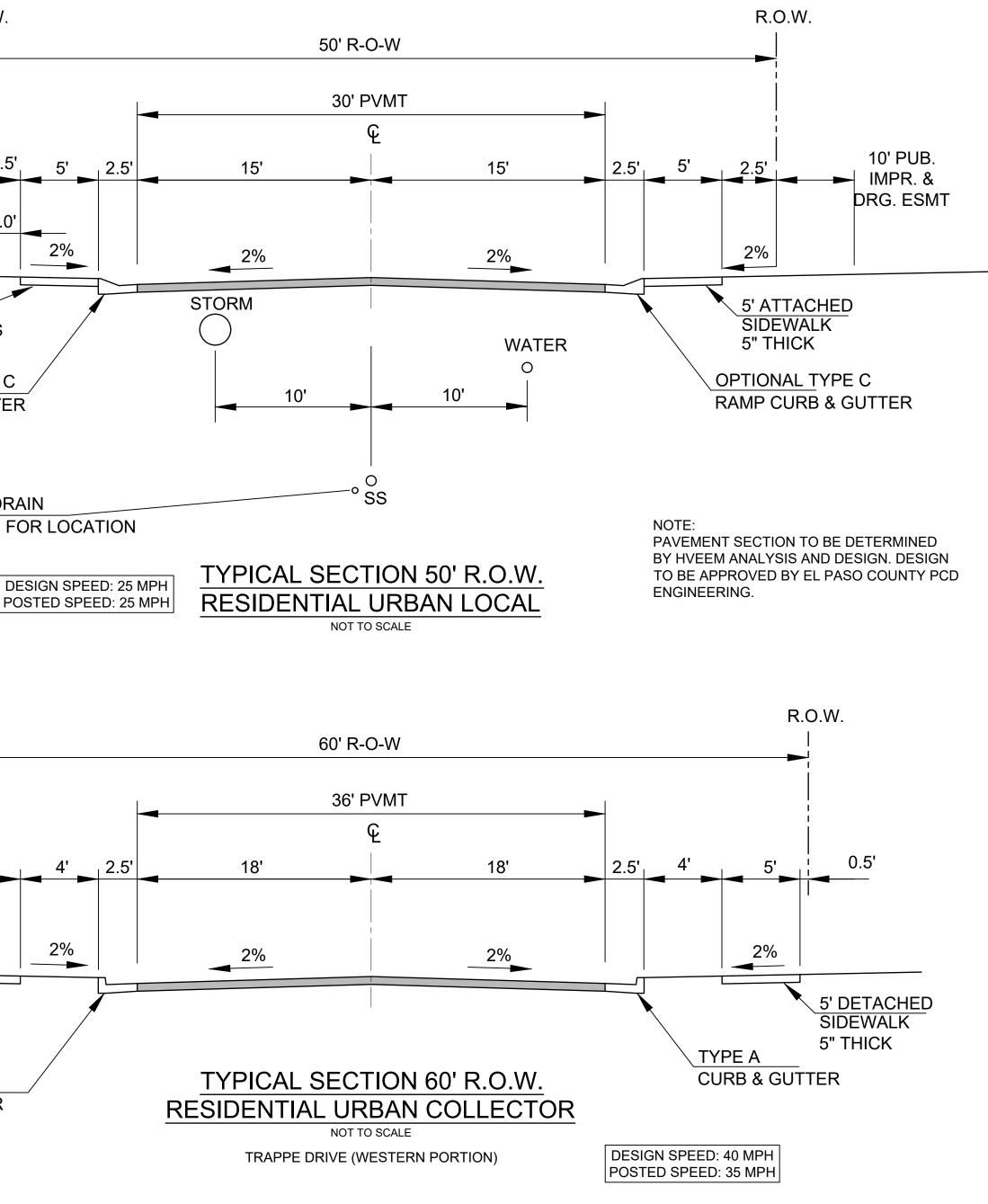
ACCESSORY STRUCTURES::

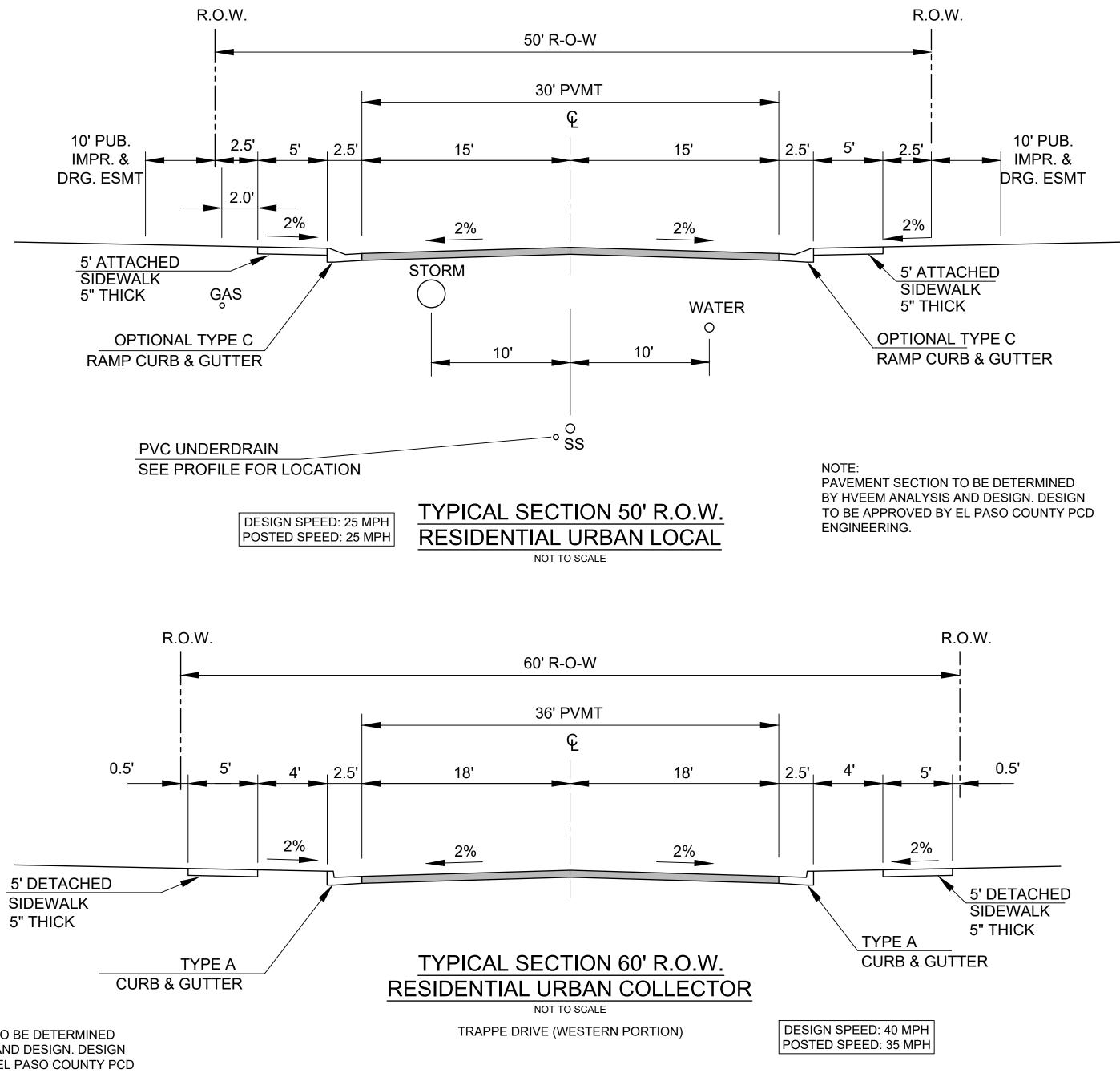
- 1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR
- DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS. 2. FENCES, WALLS, OR HEDGES
- 3. MAILBOXES
- 4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
- PERSONAL USE SMALL CELL TOWER 6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED
- ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

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

PCD FILE NO.







NOTE:

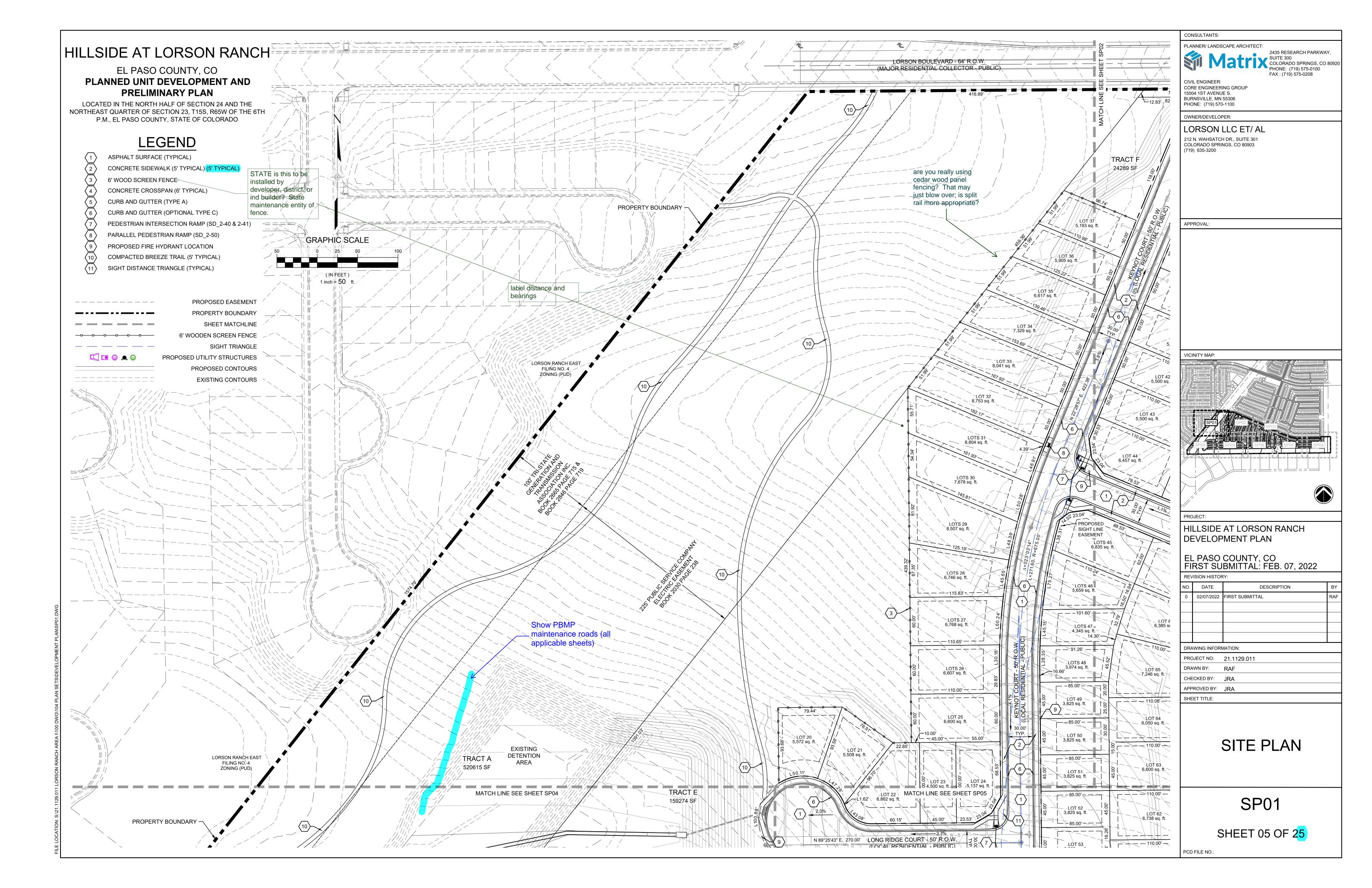
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

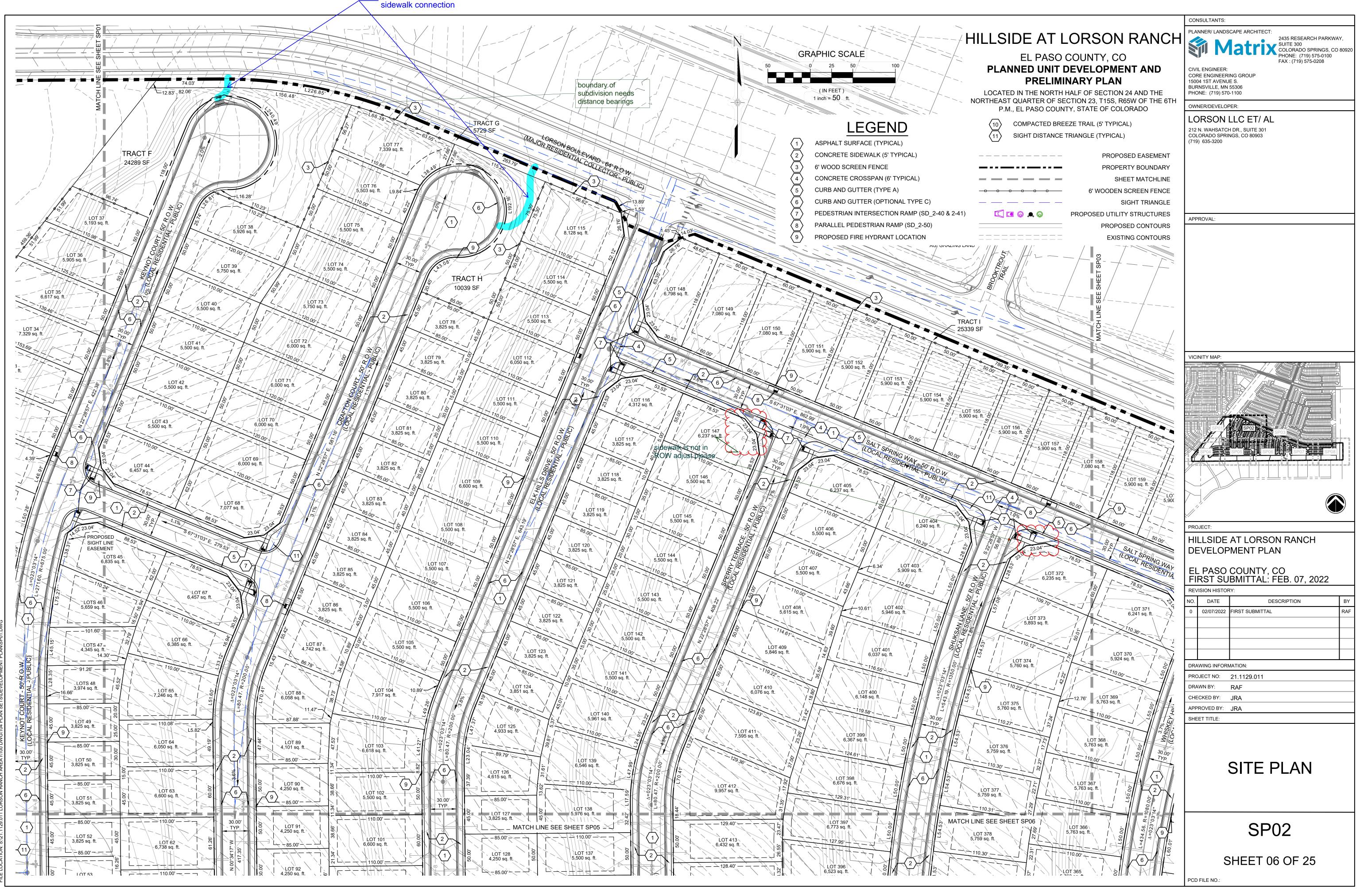
HILLSIDE AT LORSON RANCH

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

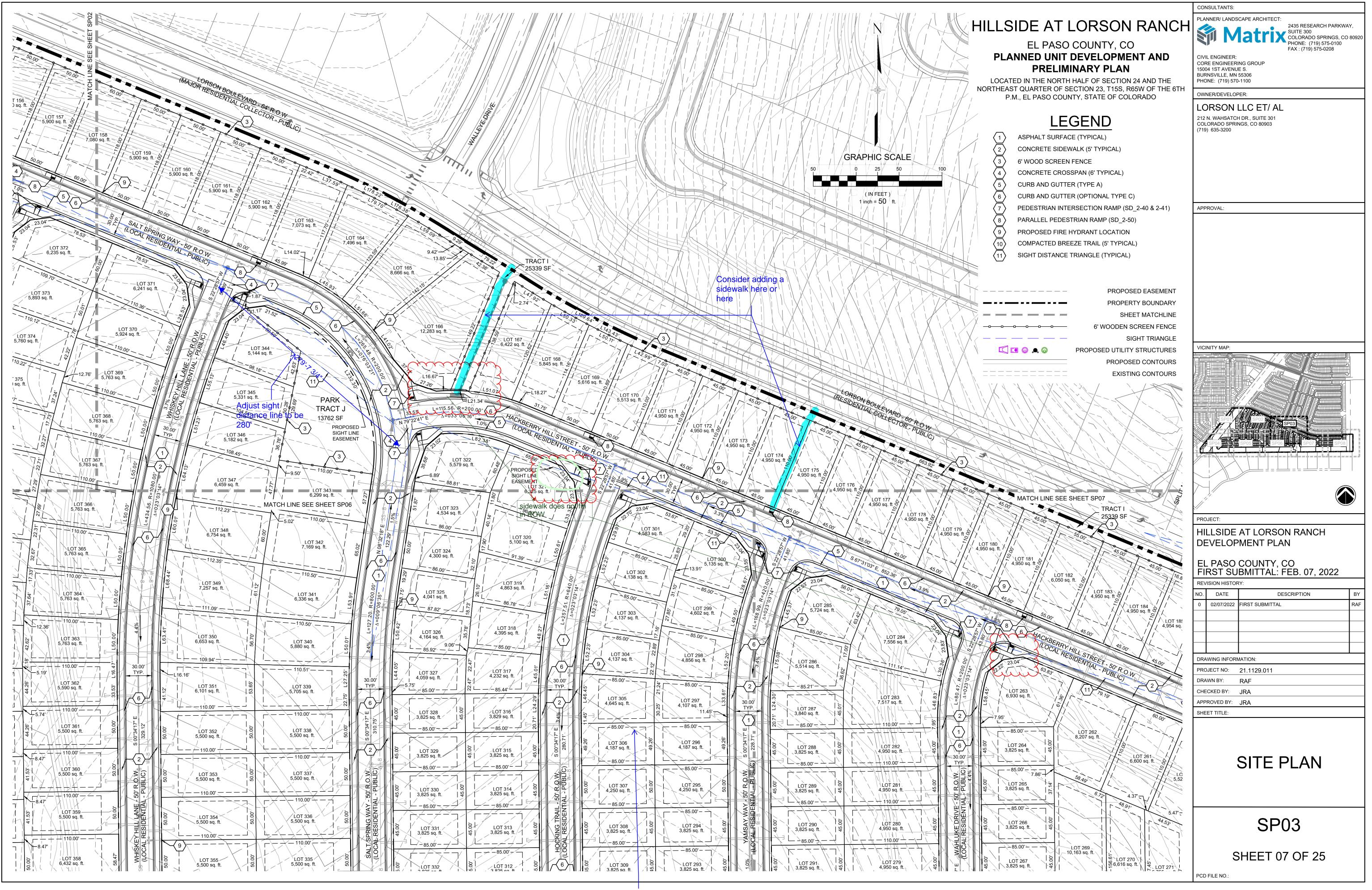
CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX : (719) 575-0208 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100 OWNER/DEVELOPER: LORSON LLC ET/ AL 212 N. WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903 (719) 635-3200 APPROVAL: VICINITY MAP: PROJECT: HILLSIDE AT LORSON RANCH DEVELOPMENT PLAN EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022 **REVISION HISTORY:** NO. DATE DESCRIPTION 0 02/07/2022 FIRST SUBMITTAL DRAWING INFORMATION: PROJECT NO: 21.1129.011 DRAWN BY: RAF CHECKED BY: JRA APPROVED BY: JRA SHEET TITLE: PUD DETAILS **DT03** SHEET 04 OF 25 PCD FILE NO .:





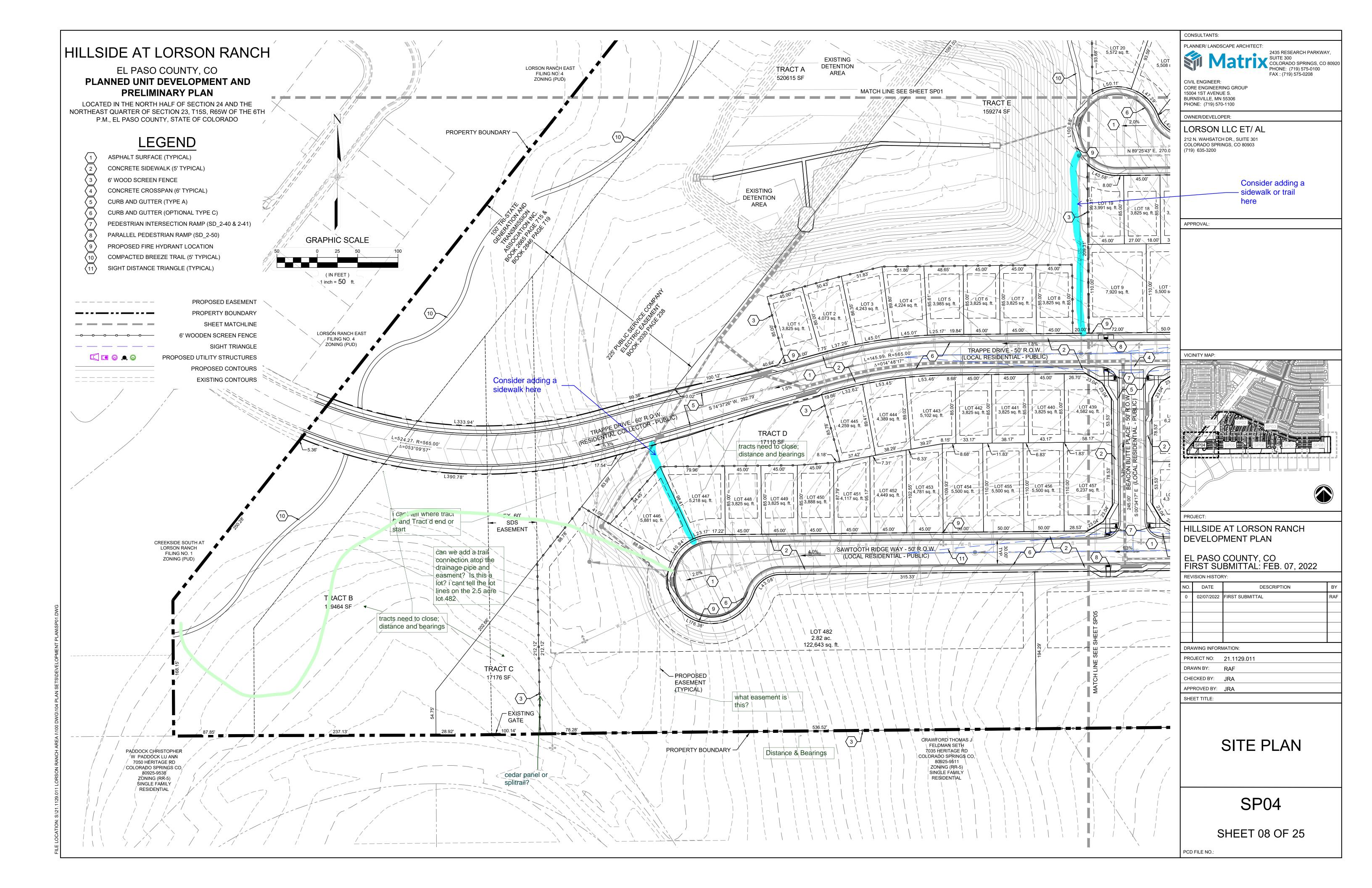
Consider adding a

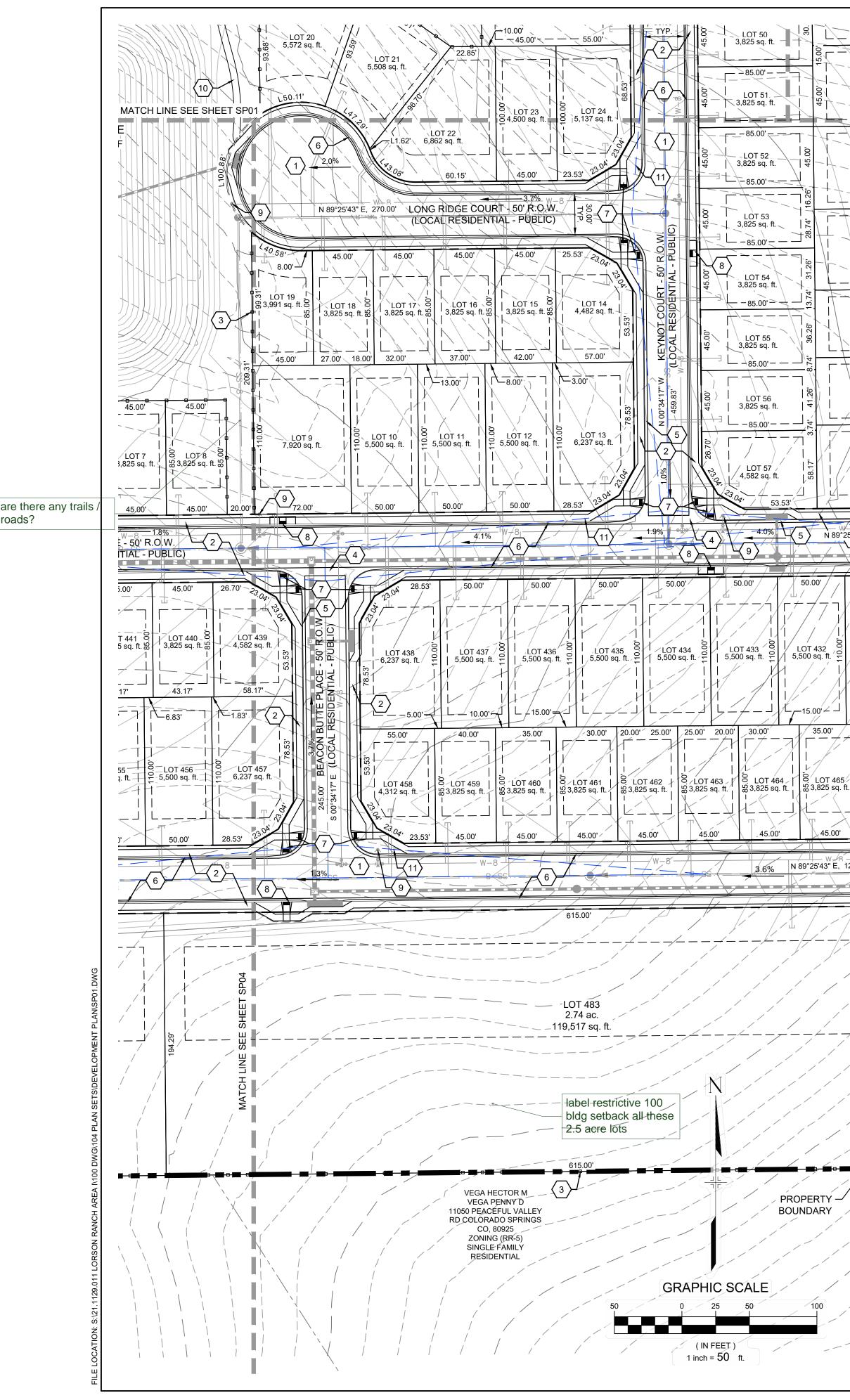
ATION: S:\21.1129.011 LORSON RANCH AREA \1100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.



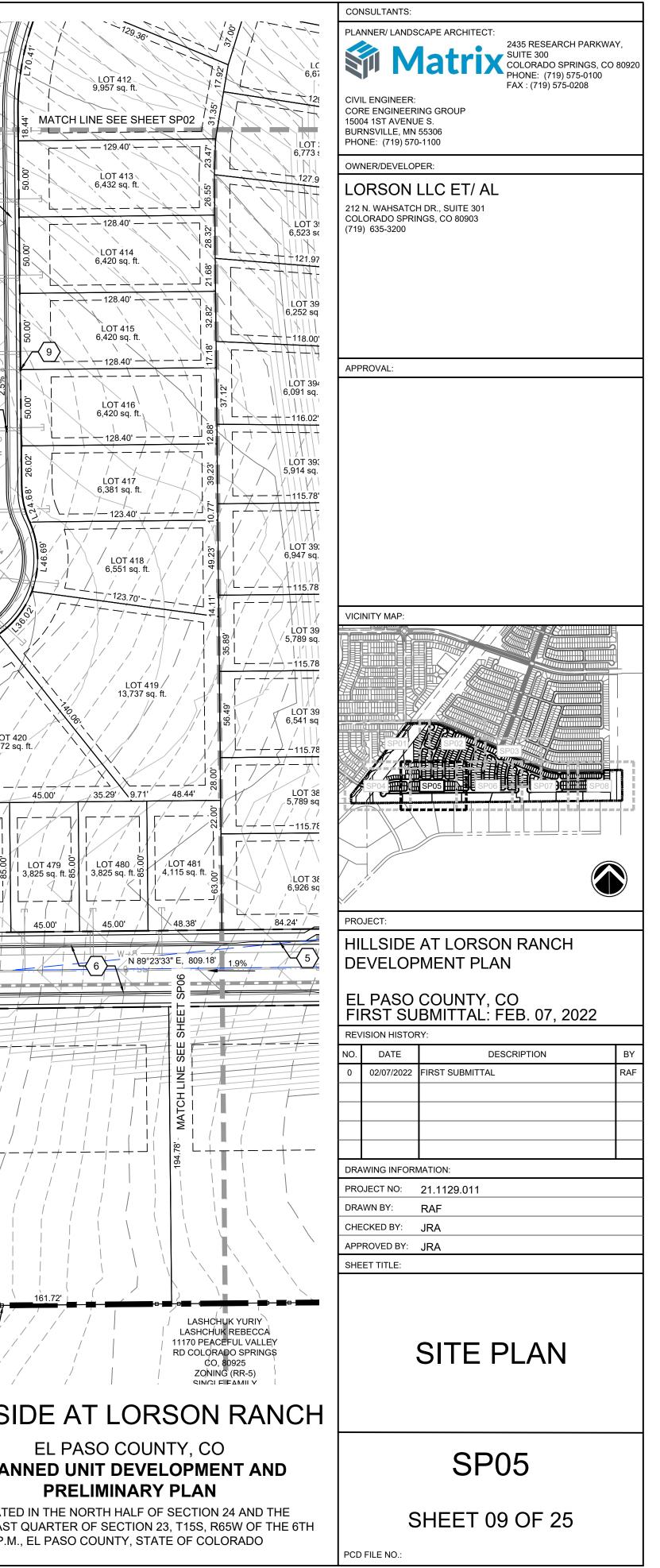
ATION: S:\21.1129.011 LORSON RANCH AREA |\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.D'

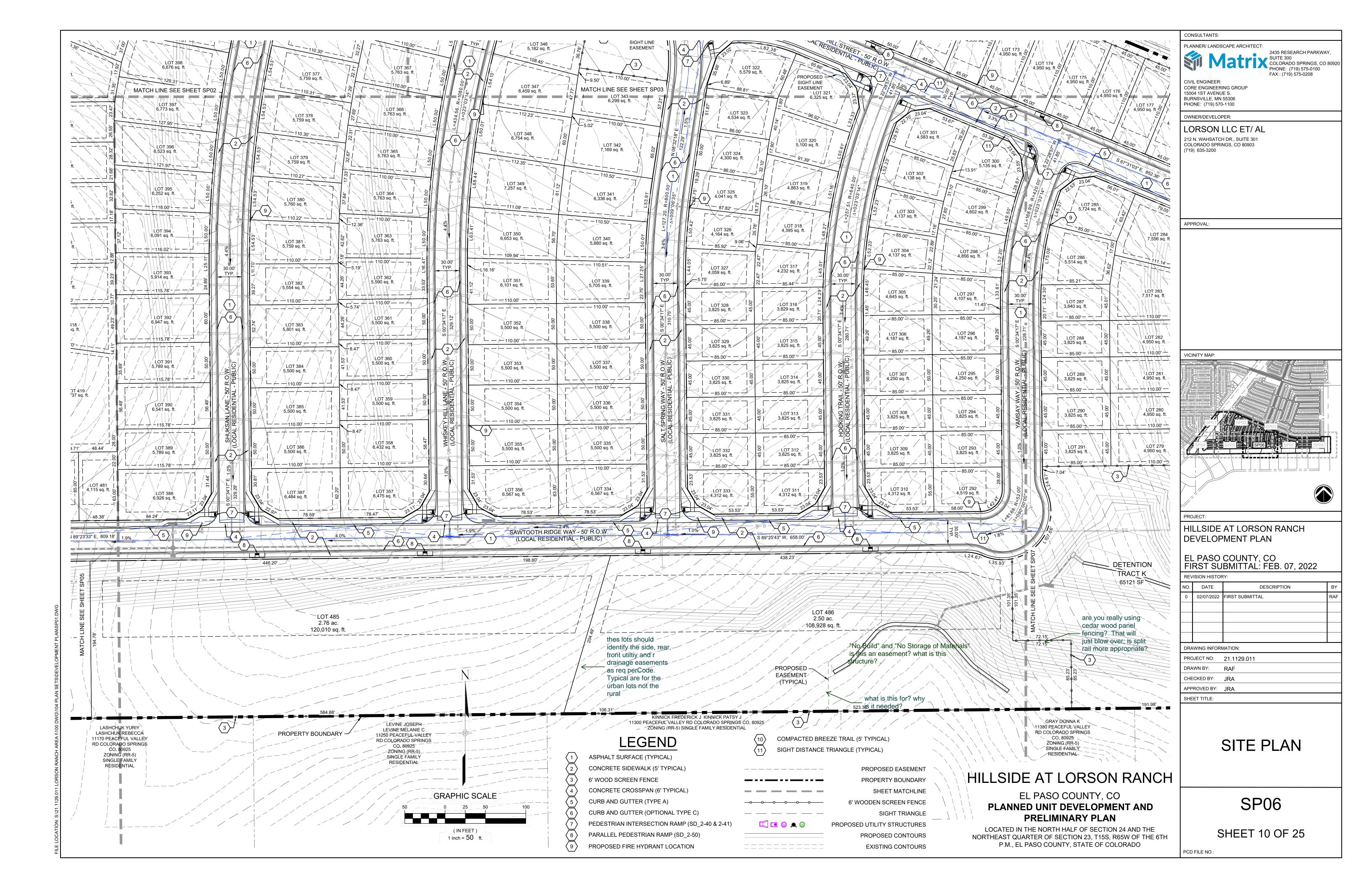
Add contour labels on the major contours

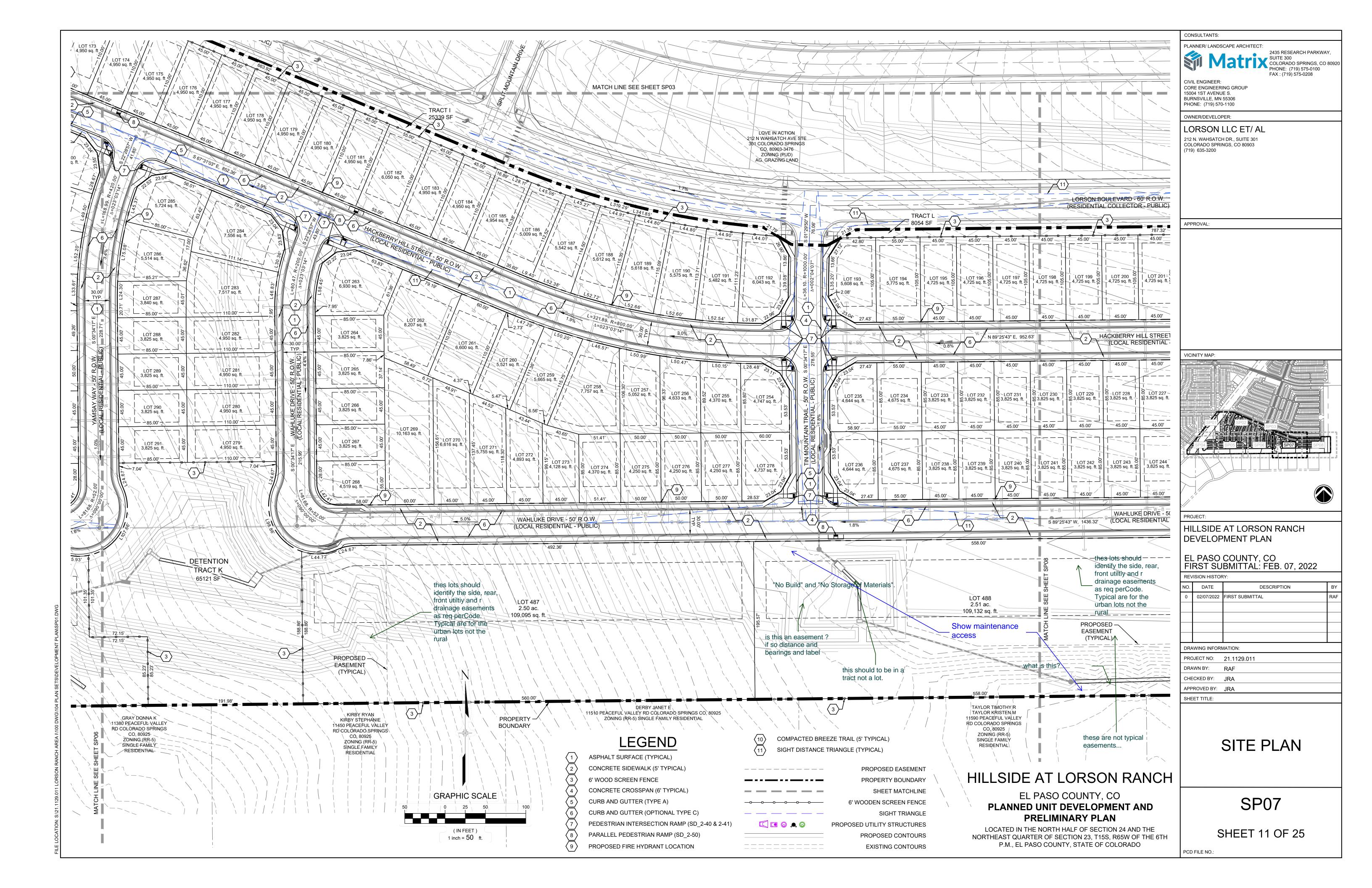


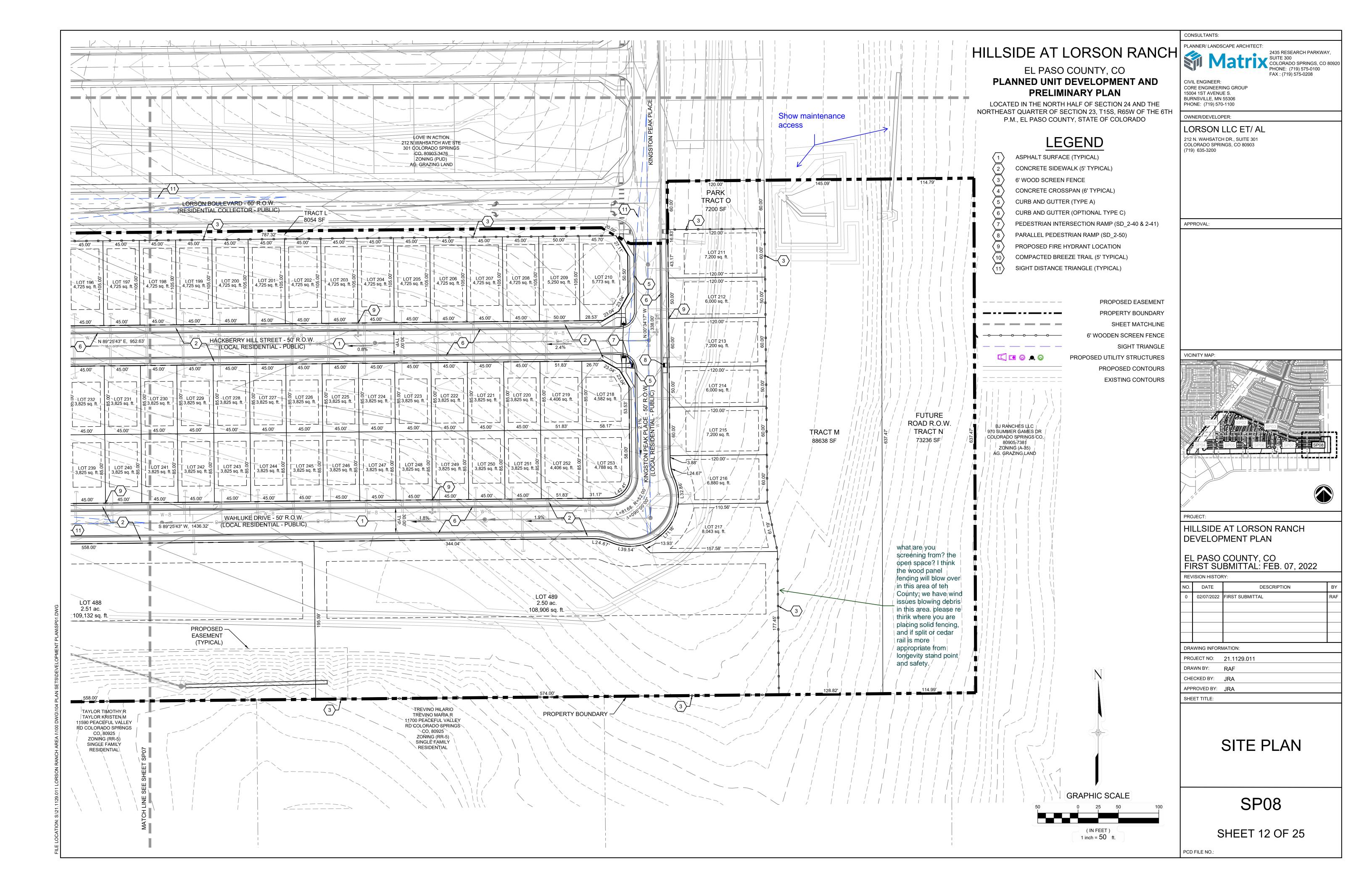


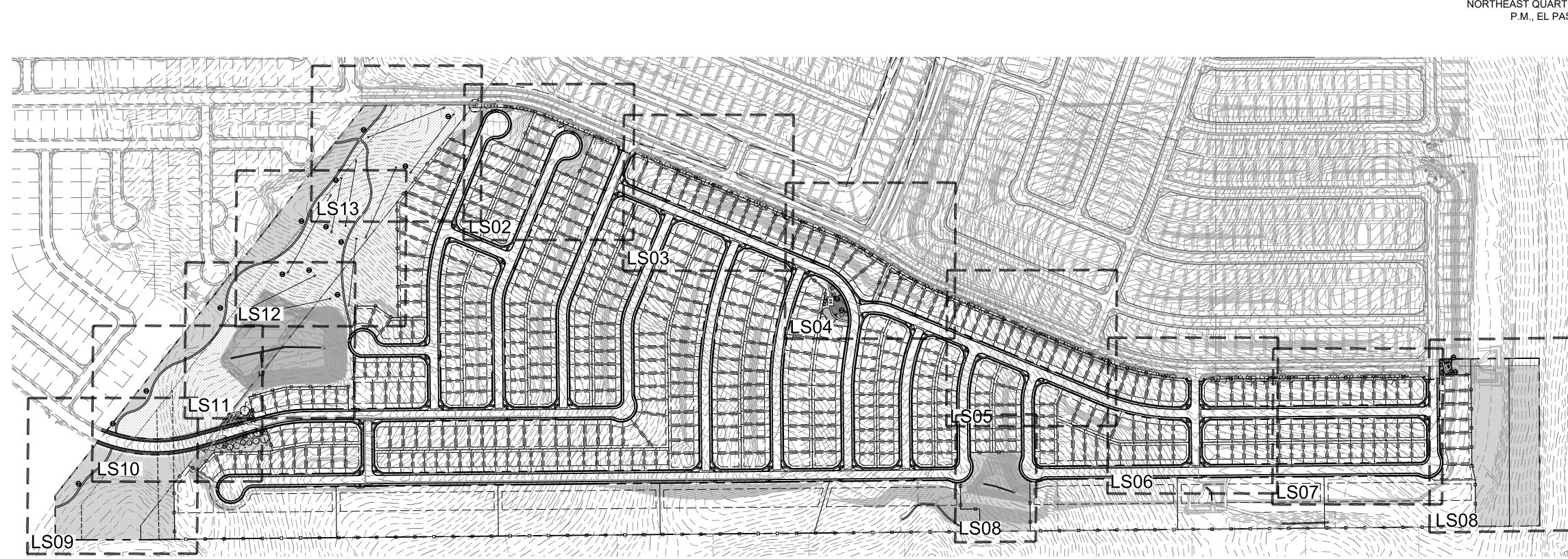
LOT 63 6,600 sq. ft. 110.00' LOT 62 6,738 sq. ft. 110.00' LOT 61 6,600 sq. ft. 110.00' LOT 60 5,500 sq. ft. 110.00' LOT 59 5,500 sq. ft. 110.00' LOT 59 5,500 sq. ft. 78.53' 25'43" E, 1164.84'	2 2 85.00' 85.00' 4.250 sq. ft. 9 85.00' 85.00' 4.250 sq. ft. 9 85.00' 85.00' 30.00' 100' 4.250 sq. ft. 9 30.00' 100' 100' 100' 100' 9 100' 100' 100' 100' 9 100' 100' 100' 100' 9 100' 100' 10' 10' 9 100' 10' 10' 10' 9 100' 10' 10' 10' 9 10' 10' 10' 10' 9 10' 10' 10' 10' 9 10' 10' 10' 10' 9 10' 10' 10' 10' 9 10' <th></th> <th>$\begin{array}{c ccccccccccccccccccccccccccccccccccc$</th> <th>LOT 139 6,546 sq. ft. 110.00' LOT 138 5,976 sq. ft. LOT 137 5,500 sq. ft. 110.00' LOT 136 5,500 sq. ft. 110.00' LOT 136 5,500 sq. ft. 110.00' LOT 136 5,500 sq. ft. 110.00' LOT 134 5,500 sq. ft. 100 sq. ft. 100</th>		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	LOT 139 6,546 sq. ft. 110.00' LOT 138 5,976 sq. ft. LOT 137 5,500 sq. ft. 110.00' LOT 136 5,500 sq. ft. 110.00' LOT 136 5,500 sq. ft. 110.00' LOT 136 5,500 sq. ft. 110.00' LOT 134 5,500 sq. ft. 100
50.00' 50.00' LOT 431 ' 5,500 sq. ft. 1 - 10.00' - 10.00' - 10.00' - 10.00' - - - - - - - - - - - - -	50.00' 50.00' 60.00' 60.00' 50.00' 50.00' 60.00' 60.00' 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <th>60.00' 50.00' 50.00' 50.00' 50.00' LOT 426 5,500 sq. ft. 1 1 1 1 1 1 1 1 1 1 1 1 1</th> <th>55.00' 55.00' 44.95' 4,677 sq. ft. $\frac{10}{20}$ 4,677 sq. ft. $\frac{10}{20}$ 4,677 sq. ft. $\frac{10}{20}$ 4,245 sq. ft. $\frac{10}{20}$ 4,245 sq. ft. $\frac{10}{20}$</th> <th>42.03' L8.00' L0T 422 5,494 sq. ft. 0 1 LOT 421 . 1 LOT 476 . 3825 sq. ft. 0 1 LOT 477 . 3825 sq. ft. 0 1 LOT 478 . 3 LOT 477 . 3 LOT 478 .</th>	60.00' 50.00' 50.00' 50.00' 50.00' LOT 426 5,500 sq. ft. 1 1 1 1 1 1 1 1 1 1 1 1 1	55.00' 55.00' 44.95' 4,677 sq. ft. $\frac{10}{20}$ 4,677 sq. ft. $\frac{10}{20}$ 4,677 sq. ft. $\frac{10}{20}$ 4,245 sq. ft. $\frac{10}{20}$ 4,245 sq. ft. $\frac{10}{20}$	42.03' L8.00' L0T 422 5,494 sq. ft. 0 1 LOT 421 . 1 LOT 476 . 3825 sq. ft. 0 1 LOT 477 . 3825 sq. ft. 0 1 LOT 478 . 3 LOT 477 . 3 LOT 478 .
			LOT 484 2.75 ac. 119,616 sq. ft.	
$ \begin{array}{c} 1 \\ 2 \\ 3 \\ 4 \\ 5 \\ 6 \\ 7 \\ 8 \\ 9 \\ 9 \end{array} $	LEGEND ASPHALT SURFACE (TYPICAL) CONCRETE SIDEWALK (5' TYPICAL) 6' WOOD SCREEN FENCE CONCRETE CROSSPAN (6' TYPICAL) CURB AND GUTTER (TYPE A) CURB AND GUTTER (OPTIONAL TYPE C) PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41) PARALLEL PEDESTRIAN RAMP (SD_2-50) PROPOSED FIRE HYDRANT LOCATION		111	BIBER DAVID BIBER RACHELLE E 10 PÉACEFUL VALLEY COLORADO SPRINGS CO, 80925 ZONING (RR-5) SINGLE FAMILY RESIDENTIAL HILLS PLA LOCAT NORTHEAS P.











DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	PLANT SIZE	<u>CONTAINER</u>	<u>MAT. H.</u>	<u>MAT. W.</u>
$\left(\begin{array}{c} \bullet \\ \bullet \end{array} \right)$	AU	14	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40`	35`
	СТ	2	CATALPA SPECIOSA 'HIAWATHA 2' HEARTLAND NORTHERN CATALPA	2" CAL.	B&B	40`	20`
\bigcirc	GK	8	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50`	40`
le de la constante de la consta	QB	1	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	50`	50`
\bigcirc	ТІ	15	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	40`	25`
EVERGREEN TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	<u>MAT. H.</u>	MAT. W.
\bigcirc	РН	55	PICEA PUNGENS `HOOPSII` HOOPSI BLUE SPRUCE	6` HT.	B&B	25`	12`
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	<u>MAT. H.</u>	<u>MAT. W.</u>
(\cdot)	KP	25	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25`	25`
)	MP	25	MALUS X `PRAIRIFIRE` PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15`	15`
\bigcirc	MD	6	MALUS X 'DAVID' DAVID CRABAPPLE	1.5" CAL.	B&B	15`	15`
}	ML	18	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12`	12`



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-



GROUND COVER LEGEND

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 -

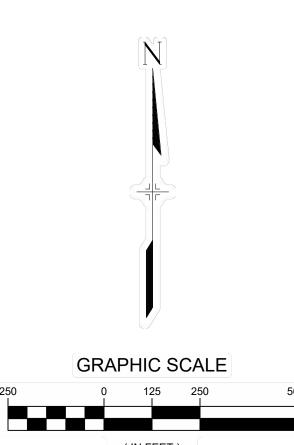
PLAYGROUND MULCH CERTIFIED PLAYGROUND CHIPS

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)

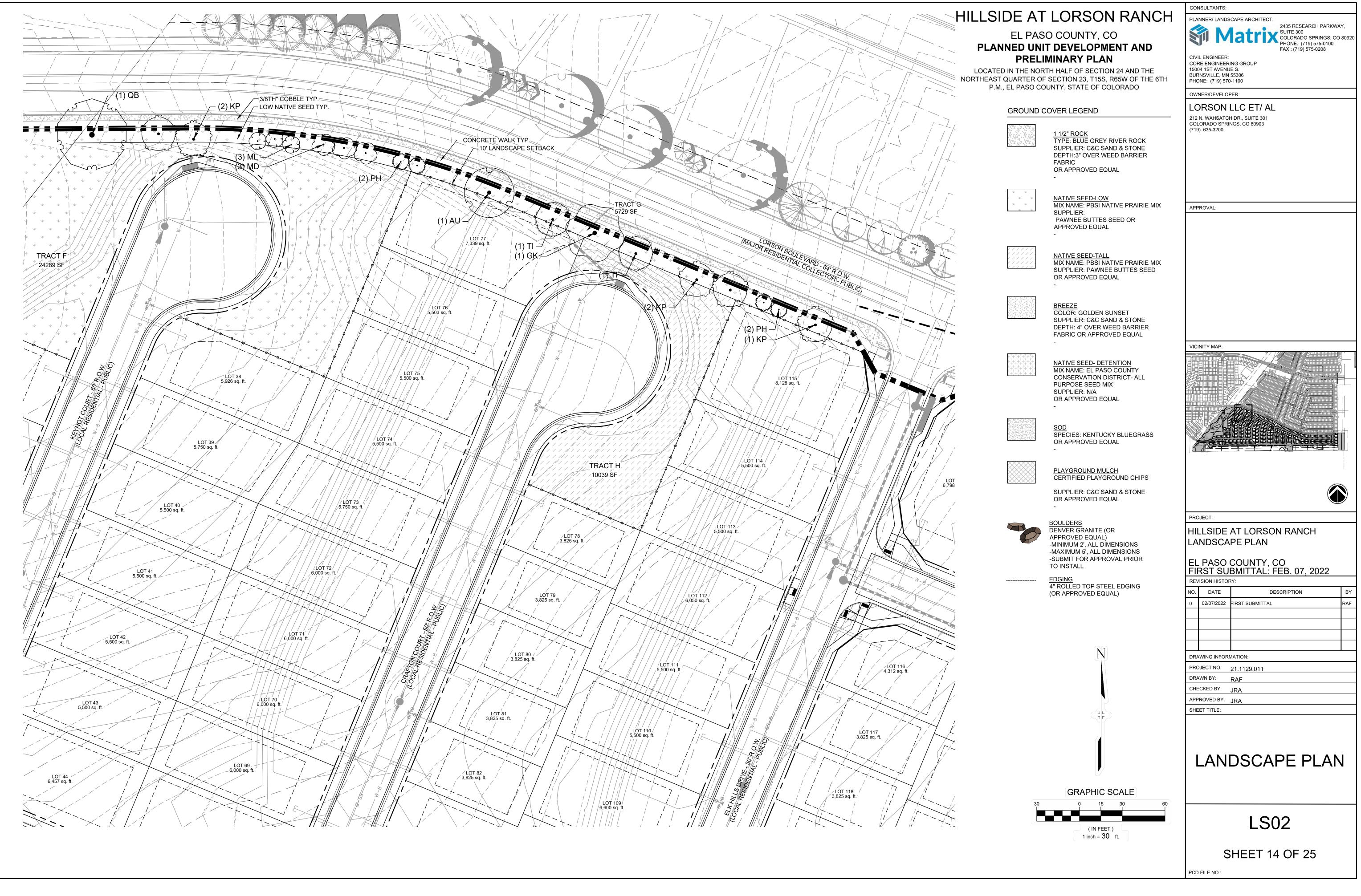


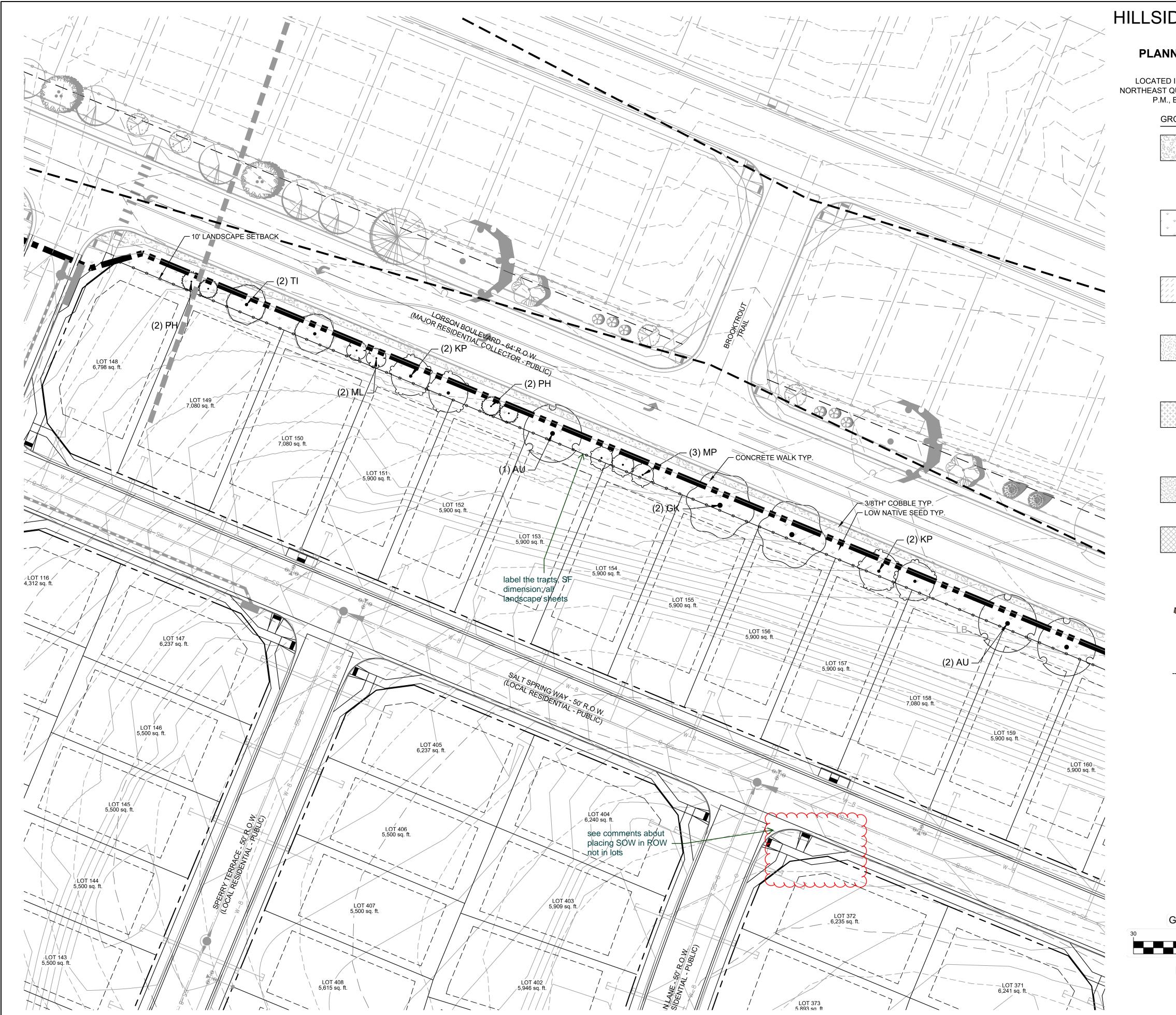
(IN FEET) 1 inch = **250** ft.

LANDSCAPE SITE REQUIREMENTS

LANDSC	APE SETBAC	CKS		
PLAN	STREET NAME	Ξ/	STREET	
ABREV	ZONE BOUND	ARY	CLASSICIATI	ON
LB	LORSON BLVE).	COLLECTOR	
TN	TRAPPE DR	NORTH	COLLECTOR	
TS	TRAPPE DR	SOUTH	COLLECTOR	
	NO. OF TREES	3	SHRUB SUB	STITUTES
	REQ.	PROV.	REQ.	PROV.
LB	127	127		0
TN	21	21		0
TS	22	22		

CONSULTANTS: HILLSIDE AT LORSON RANCH PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND FAX : (719) 575-0208 PRELIMINARY PLAN CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. LOCATED IN THE NORTH HALF OF SECTION 24 AND THE BURNSVILLE, MN 55306 NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH PHONE: (719) 570-1100 P.M., EL PASO COUNTY, STATE OF COLORADO 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 FIRST SUBMITTAL: FEB. 07, 2022 **REVISION HISTORY:** NO. DATE DESCRIPTION 0 02/07/2022 FIRST SUBMITTAL DRAWING INFORMATION: PROJECT NO: <u>21.1129.011</u> DRAWN BY: RAF CHECKED BY: JRA APPROVED BY: JRA SHEET TITLE: LINEAR TREE/FEET SETBACK DEPTH LANDSCAPE REQ. FOOTAGE REQUIRED PROV. 10' 3799.46 10' 1 / 30 **COVER SHEET** 10' 600.88 1 / 30 10' 10' 657.87 10' 1 / 30 ORN GRASSES SUBS. % LIVE GROUND PLANE REQ. PROV. REQ. PROV. LS01 0 0 ----0 0 --0 ---SHEET 13 OF 25 PCD FILE NO .:

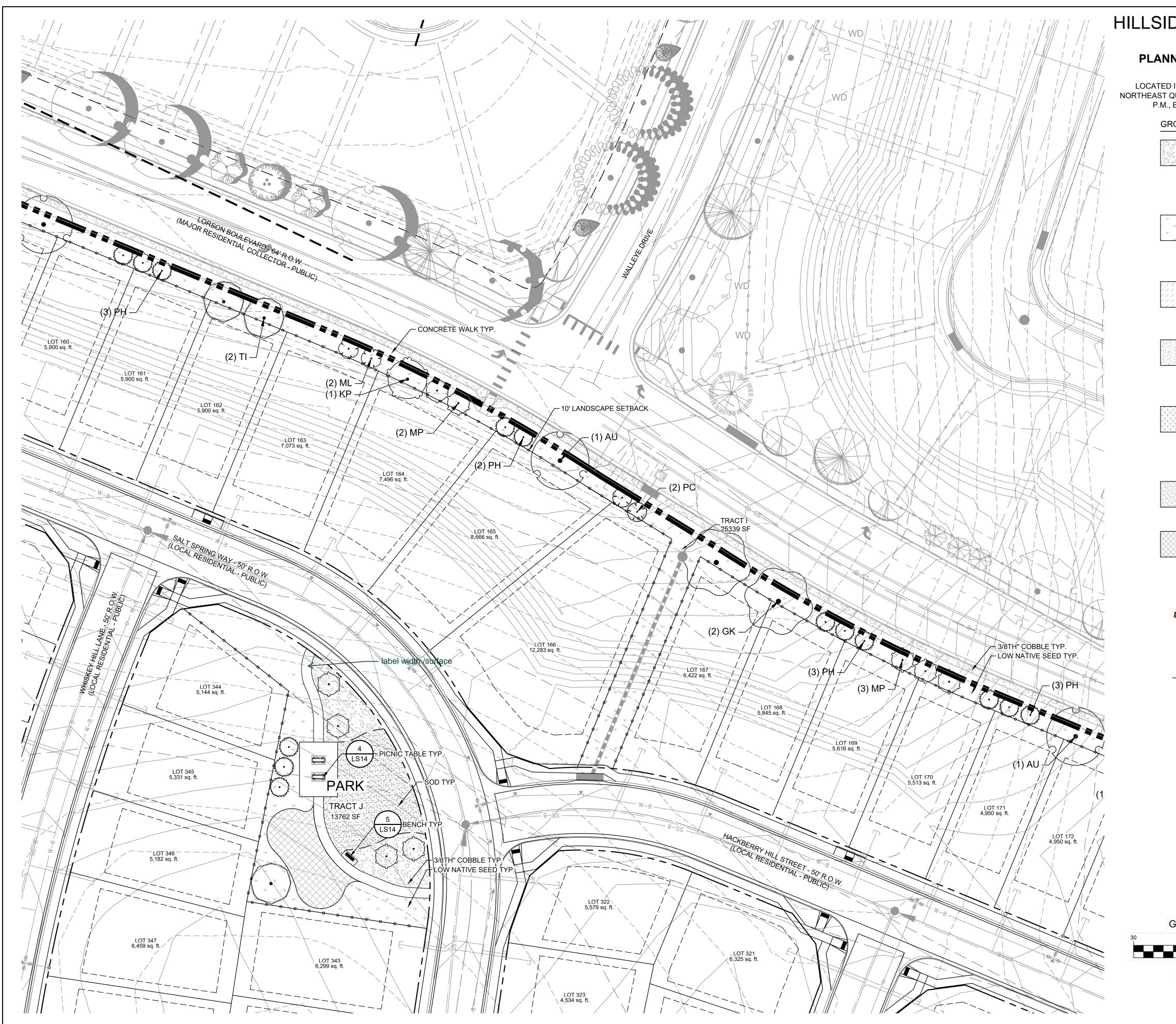




PLAN

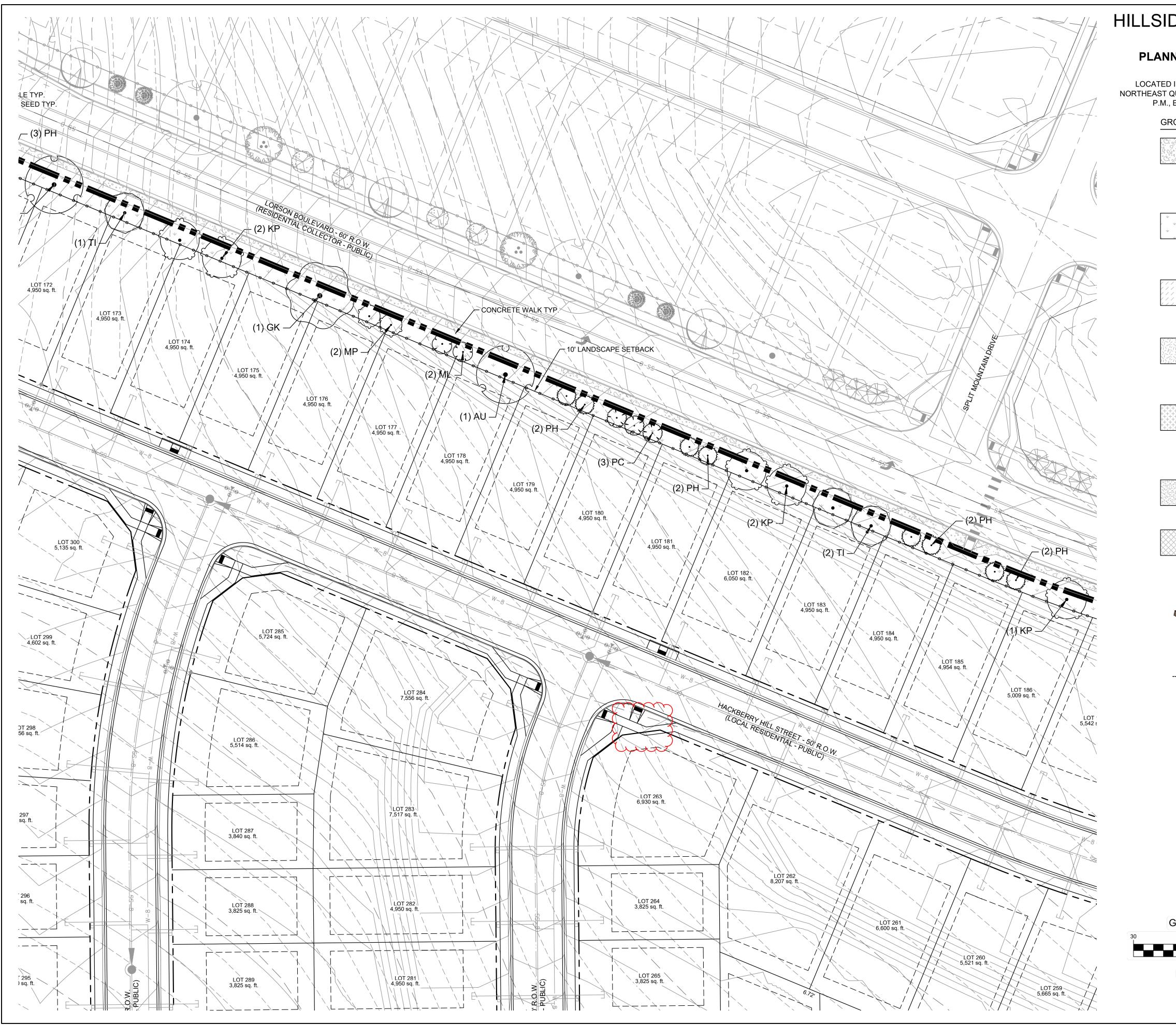
LOCATED

DE AT LORSON RANCH	CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT:
EL PASO COUNTY, CO INED UNIT DEVELOPMENT AND	2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 EAX : (719) 575-0208
PRELIMINARY PLAN	FAX : (719) 575-0208 CIVIL ENGINEER: CORE ENGINEERING GROUP
D IN THE NORTH HALF OF SECTION 24 AND THE	CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306
QUARTER OF SECTION 23, T15S, R65W OF THE 6TH ., EL PASO COUNTY, STATE OF COLORADO	PHONE: (719) 570-1100
ROUND COVER LEGEND	
ج، ^ب ر ^ا رج، ا	LORSON LLC ET/ AL 212 N. WAHSATCH DR., SUITE 301
<u>1 1/2" ROCK</u> TYPE: BLUE GREY RIVER ROCK	COLORADO SPRINGS, CO 80903 (719) 635-3200
SUPPLIER: C&C SAND & STONE DEPTH:3" OVER WEED BARRIER	
FABRIC OR APPROVED EQUAL	
- · · · · · · · · · · · · · · · · · · ·	
NATIVE SEED-LOW	
MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER:	APPROVAL:
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 -	
+_++_++_++_	
++++++++++++++++++++++++++++++++++++	
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	PROJECT:
DENVER GRANITE (OR APPROVED EQUAL)	HILLSIDE AT LORSON RANCH
-MINIMUM 2', ALL DIMENSIONS -MAXIMUM 5', ALL DIMENSIONS	LANDSCAPE PLAN
-SUBMIT FOR APPROVAL PRIOR TO INSTALL	EL PASO COUNTY, CO
EDGING	FIRST SUBMITTAL: FEB. 07, 2022 REVISION HISTORY:
4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	NO. DATE DESCRIPTION BY
	0 02/07/2022 FIRST SUBMITTAL RAF
N	
	DRAWING INFORMATION: PROJECT NO: 21.1129.011
	DRAWN BY: RAF
	APPROVED BY: JRA SHEET TITLE:
	LANDSCAPE PLAN
GRAPHIC SCALE	
0 15 30 60	
	LS03
(IN FEET) 1 inch = 30 ft.	
	SHEET 15 OF 25
	PCD FILE NO.:



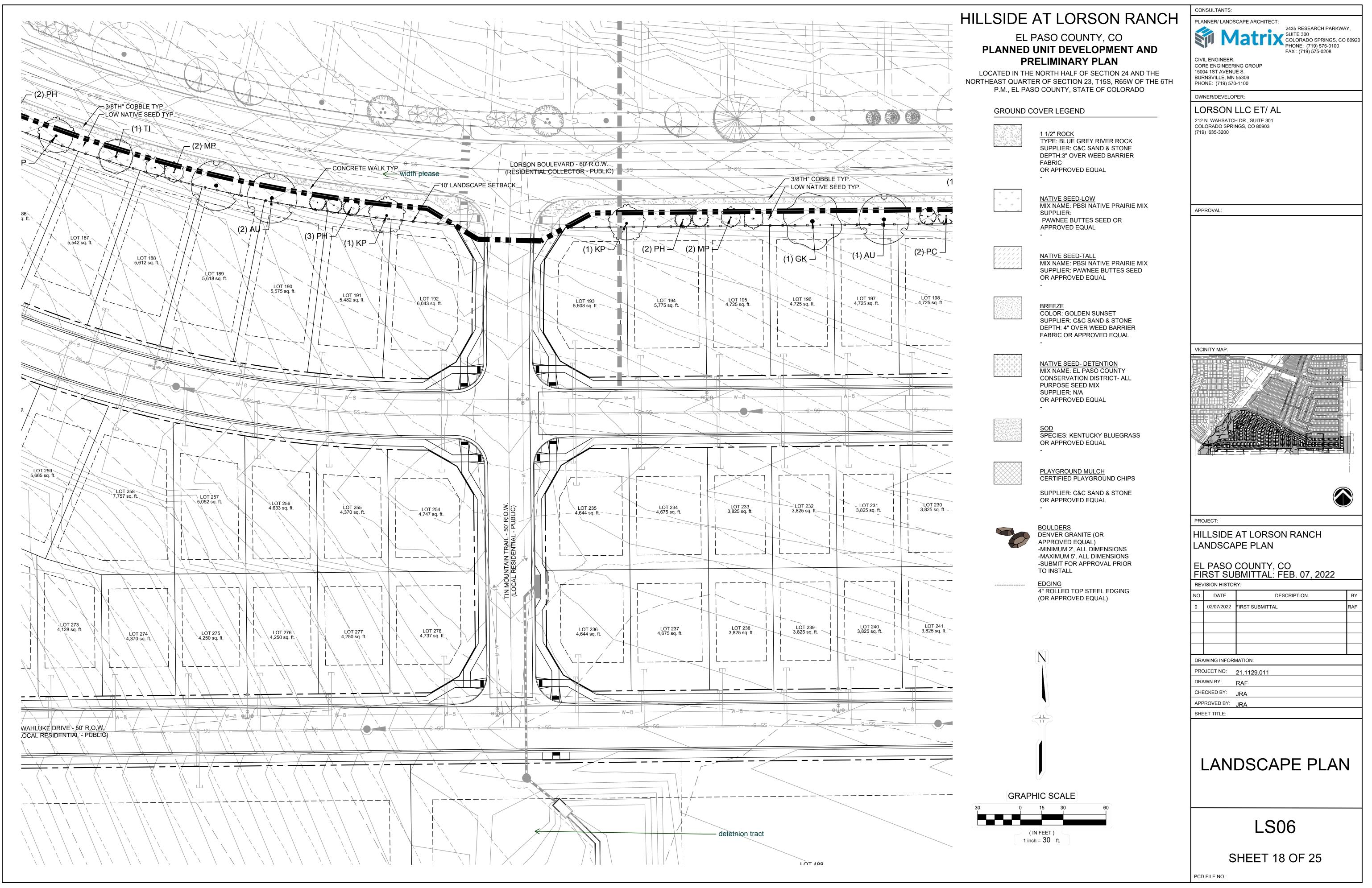
TION:S:\21.1129.011 LORSON RANCH AREA \\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

DE A	T LORSON RANCH		ISULTANTS:	CAPE ARCHITECT:	
				2435 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 8 PHONE: (719) 575-0100	΄,
	ASO COUNTY, CO I NIT DEVELOPMENT AND		hi IA	COLORADO SPRINGS, CO 8 PHONE: (719) 575-0100 FAX : (719) 575-0208	30920
_			L ENGINEER: E ENGINEERI		
	IORTH HALF OF SECTION 24 AND THE R OF SECTION 23, T15S, R65W OF THE 6TH	1500 BUR	4 1ST AVENU NSVILLE, MN	E S. 55306	
	COUNTY, STATE OF COLORADO		NE: (719) 570		
	OVER LEGEND				
3.00 5.01		212	N. WAHSATCH	I DR., SUITE 301 NGS, CO 80903	
	<u>1 1/2" ROCK</u> TYPE: BLUE GREY RIVER ROCK) 635-3200		
	SUPPLIER: C&C SAND & STONE DEPTH:3" OVER WEED BARRIER				
	FABRIC OR APPROVED EQUAL				
	-				
	<u>NATIVE SEED-LOW</u> MIX NAME: PBSI NATIVE PRAIRIE MIX				
* *	SUPPLIER: PAWNEE BUTTES SEED OR	APP	ROVAL:		
	APPROVED EQUAL				
<u>,,,,,</u>	-				
	<u>NATIVE SEED-TALL</u> MIX NAME: PBSI NATIVE PRAIRIE MIX				
1111	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	VICI	NITY MAP:		'
~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT- ALL				
	PURPOSE SEED MIX SUPPLIER: N/A				
	OR APPROVED EQUAL				
an start and the start and the			A.		_
	<u>SOD</u> SPECIES: KENTUCKY BLUEGRASS				
8111848 61 615	OR APPROVED EQUAL				
	PLAYGROUND MULCH CERTIFIED PLAYGROUND CHIPS				
	SUPPLIER: C&C SAND & STONE				
	OR APPROVED EQUAL				
		PRO	JECT:		
	DENVER GRANITE (OR			AT LORSON RANCH	
· ·	APPROVED EQUAL) -MINIMUM 2', ALL DIMENSIONS			PE PLAN	
	-MAXIMUM 5', ALL DIMENSIONS -SUBMIT FOR APPROVAL PRIOR				
	TO INSTALL			COUNTY, CO BMITTAL: FEB. 07, 2022	
	<u>EDGING</u> 4" ROLLED TOP STEEL EDGING	REV NO.	ISION HISTOR	DESCRIPTION	BY
	(OR APPROVED EQUAL)	NO. 0			RAF
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			CKED BY:	JRA	
	R		ROVED BY:	JRA	
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GRAPH	IC SCALE				
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	= 30 ft.				
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		DOD	FILE NO.:		

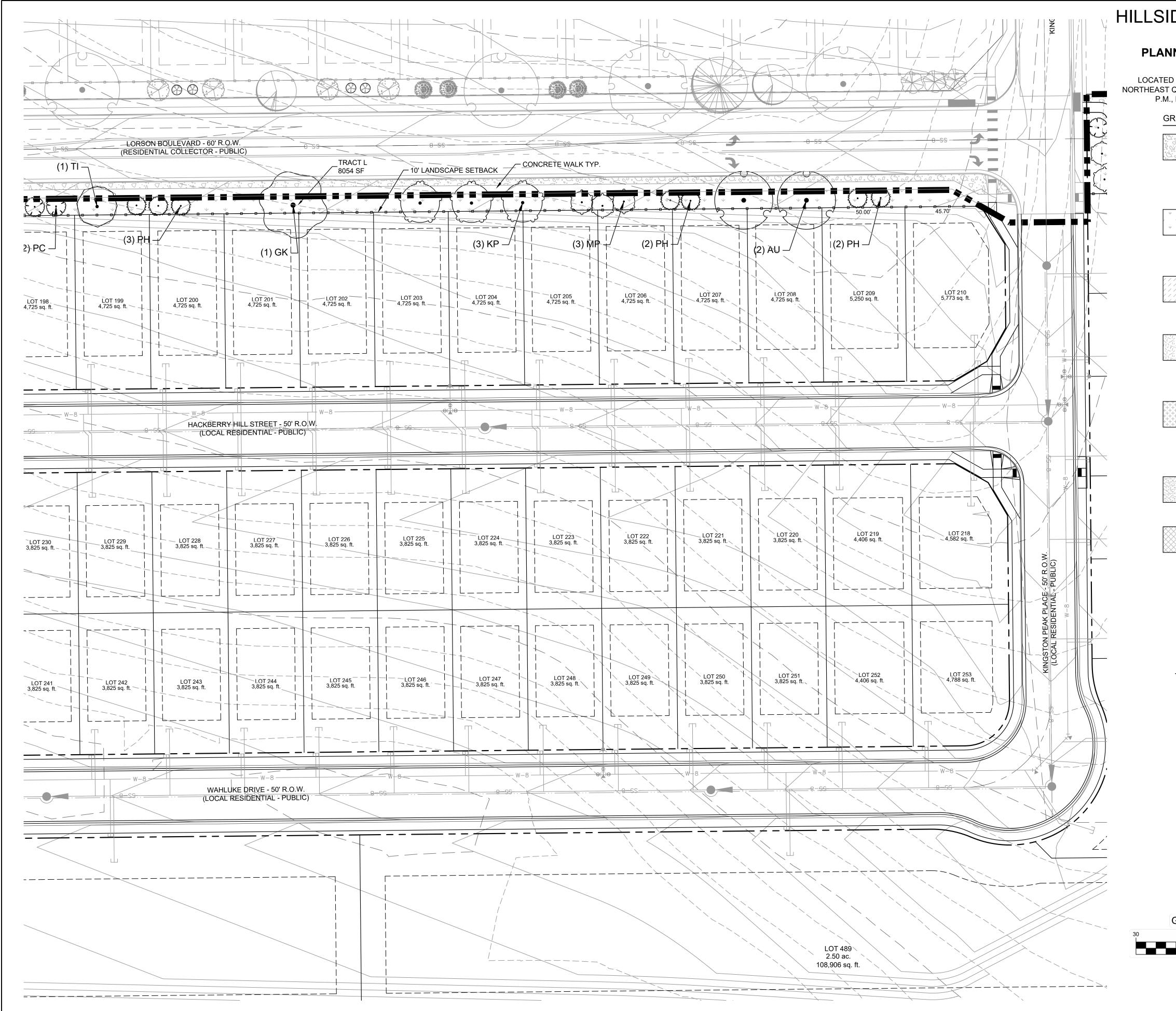


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SIDE A	AT LORSON RANCH		ISULTANTS:	CAPE ARCHITECT:	
EL P	PASO COUNTY, CO			2435 RESEARCH PARKWA SUITE 300 COLORADO SPRINGS, CC PHONE: (719) 575-0100	AY, D 80920
PR	JNIT DEVELOPMENT AND ELIMINARY PLAN NORTH HALF OF SECTION 24 AND THE	COR	L ENGINEER: E ENGINEER 4 1ST AVENU	FAX : (719) 575-0208	
AST QUARTE	R OF SECTION 23, T15S, R65W OF THE 6TH		NSVILLE, MN NE: (719) 570		
P.M., EL PASO	O COUNTY, STATE OF COLORADO	OWN	NER/DEVELOF	PER:	
GROUND	COVER LEGEND	LC	RSON	LLC ET/ AL	
	<u>1 1/2" ROCK</u> TYPE: BLUE GREY RIVER ROCK SUPPLIER: C&C SAND & STONE DEPTH:3" OVER WEED BARRIER FABRIC OR APPROVED EQUAL -	COL		H DR., SUITE 301 NGS, CO 80903	
 ↓ ↓	<u>NATIVE SEED-LOW</u> MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL -	APP	ROVAL:		
	NATIVE SEED-TALL MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL -				
	<u>BREEZE</u> 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 -	VICI			
	<u>SOD</u> SPECIES: KENTUCKY BLUEGRASS OR APPROVED EQUAL -				
	<u>PLAYGROUND MULCH</u> CERTIFIED PLAYGROUND CHIPS SUPPLIER: C&C SAND & STONE OR APPROVED EQUAL				
		PRO	JECT:		-
	BOULDERS DENVER GRANITE (OR APPROVED EQUAL) -MINIMUM 2', ALL DIMENSIONS -MAXIMUM 5', ALL DIMENSIONS -SUBMIT FOR APPROVAL PRIOR TO INSTALL	HIL	LSIDE	AT LORSON RANCH PE PLAN COUNTY, CO BMITTAL: FEB. 07, 2022	
	<u>EDGING</u> 4" ROLLED TOP STEEL EDGING	REV	ISION HISTOF	{Υ:	
	(OR APPROVED EQUAL)	NO. 0	DATE 02/07/2022	DESCRIPTION FIRST SUBMITTAL	BY RAF
	(NT)				
				21.1129.011 RAF	
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G		SHE	ET TITLE:		
			_ANI	DSCAPE PLAN	۱
	HIC SCALE				
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1 inch	n = 30 ft.		_	HEET 17 OF 25	
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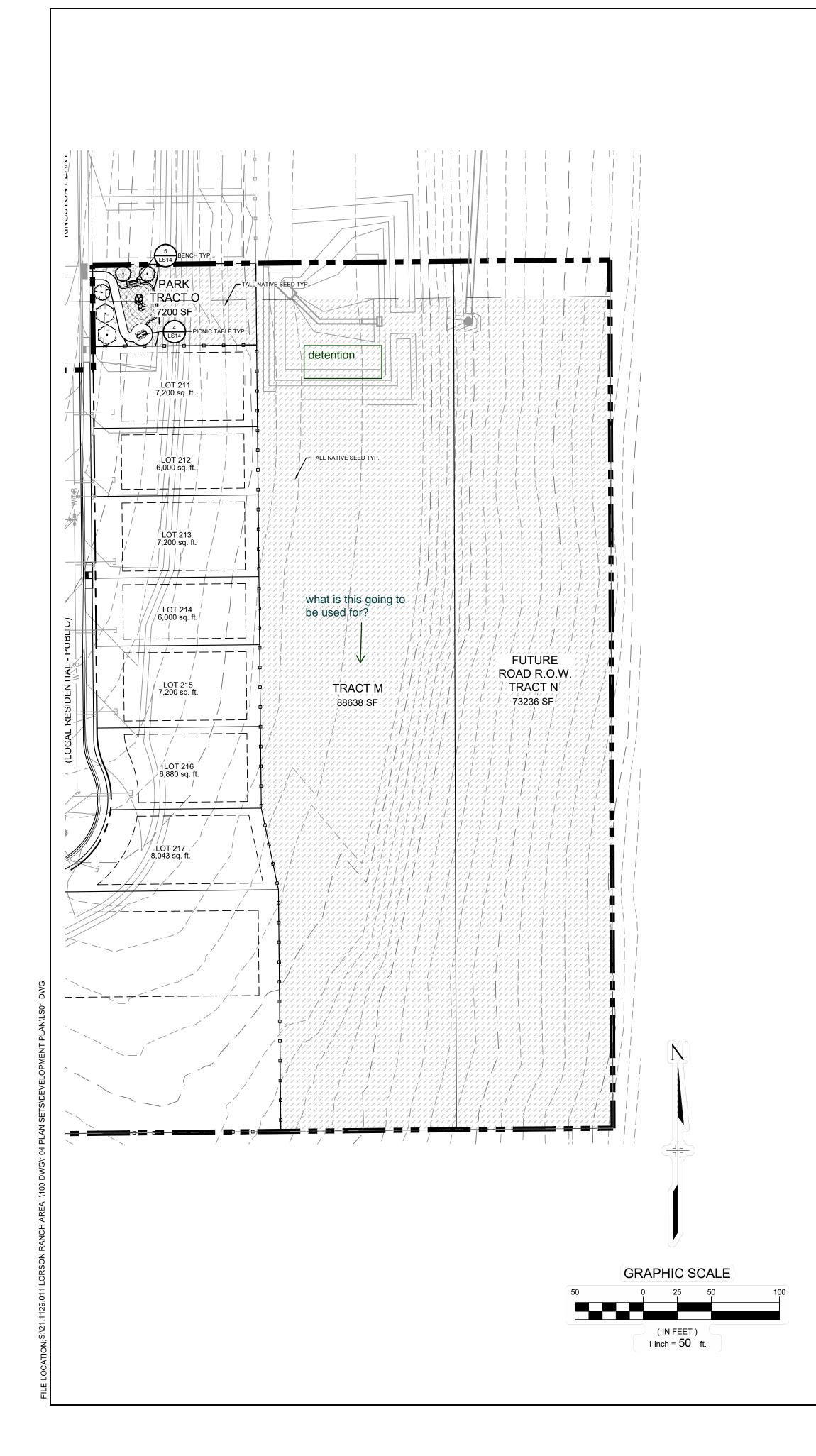


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ATION: S:\21.1129.011 LORSON RANCH AREA \\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

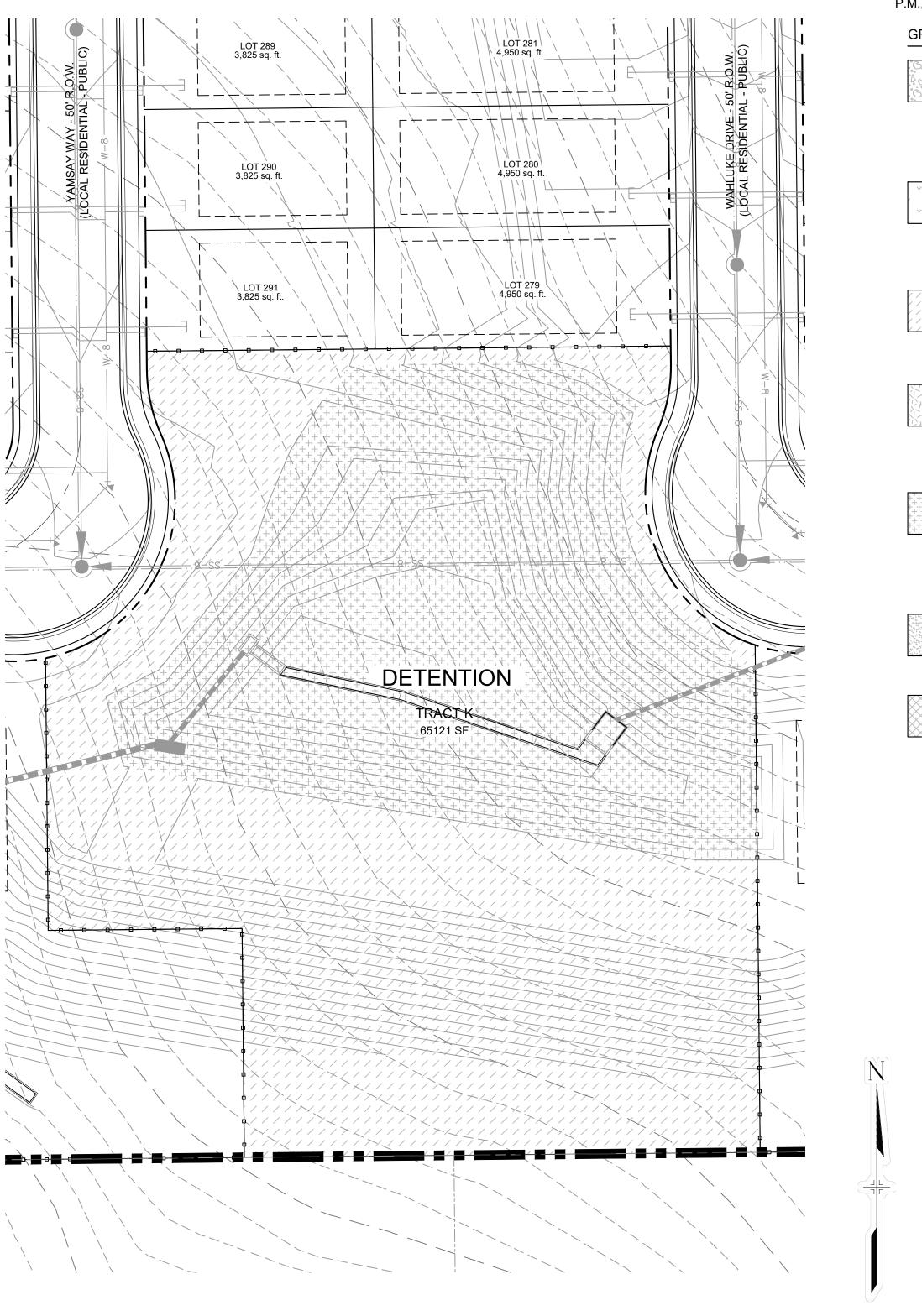
DF A	T LORSON RANCH	CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT:
EL P	ASO COUNTY, CO	2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100
PRE D IN THE N	ELIMINARY PLAN NORTH HALF OF SECTION 24 AND THE	FAX : (719) 575-0208 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306
	R OF SECTION 23, T15S, R65W OF THE 6TH O COUNTY, STATE OF COLORADO	PHONE: (719) 570-1100
	OVER LEGEND	
	<u>1 1/2" ROCK</u> TYPE: BLUE GREY RIVER ROCK SUPPLIER: C&C SAND & STONE DEPTH:3" OVER WEED BARRIER FABRIC OR APPROVED EQUAL	LORSON LLC ET/ AL 212 N. WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903 (719) 635-3200
 Ψ Ψ	- <u>NATIVE SEED-LOW</u> MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL -	APPROVAL:
	NATIVE SEED-TALL MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL -	
	<u>BREEZE</u> 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 -	VICINITY MAP:
	<u>SOD</u> 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 	PROJECT: HILLSIDE AT LORSON RANCH LANDSCAPE PLAN EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022 REVISION HISTORY:
	4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	NO.DATEDESCRIPTIONBY002/07/2022FIRST SUBMITTALRAF
[.		Image: DRAWING INFORMATION: PROJECT NO: 21.1129.011 DRAWN BY: RAF CHECKED BY: JRA APPROVED BY: JRA SHEET TITLE:
		LANDSCAPE PLAN
(IN	15 30 60 FEET) = 30 ft.	LS07
		SHEET 19 OF 25 PCD FILE NO.:



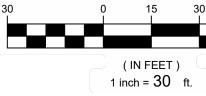
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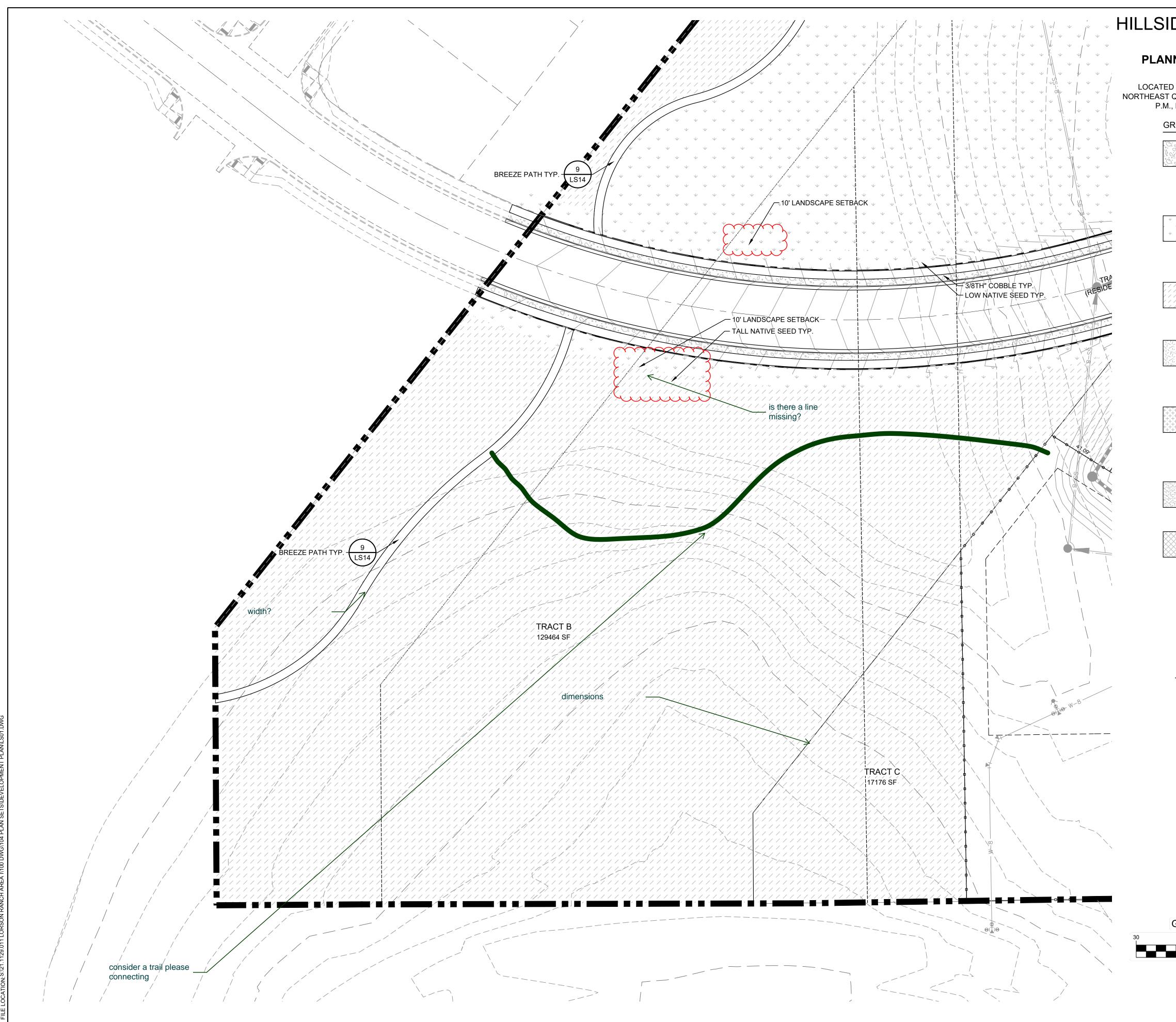




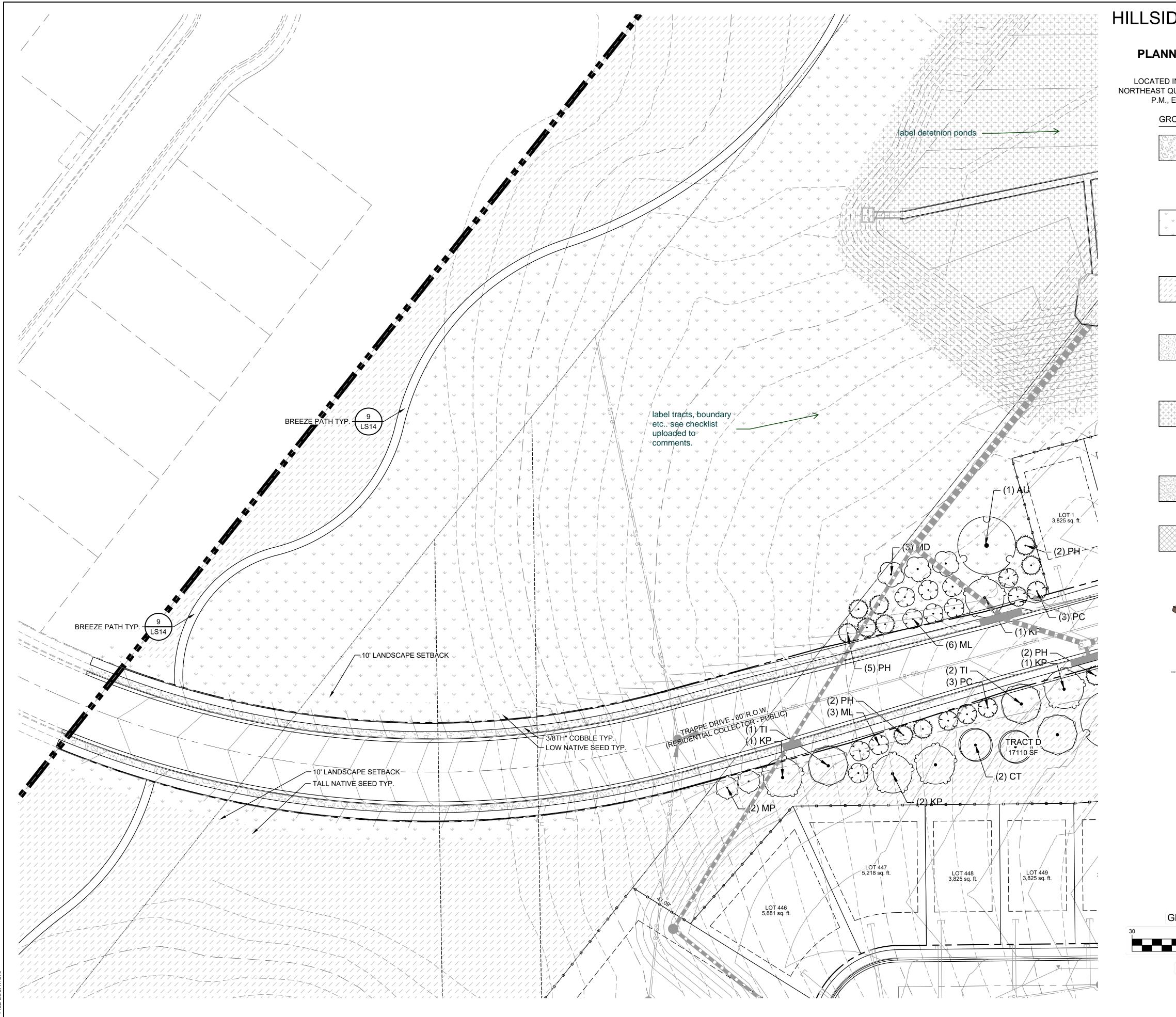
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NNED UNI PRELI D IN THE NOR QUARTER OF L, EL PASO CO ROUND COV	T DEVELOPMENT AND MINARY PLAN TH HALF OF SECTION 24 AND THE SECTION 23, T15S, R65W OF THE 6TH	COR 1500 BUR	. ENGINEER: E ENGINEERI	FAX : (719) 575-0208	.Y, 80920
D IN THE NOR QUARTER OF L, EL PASO CO ROUND COV	TH HALF OF SECTION 24 AND THE SECTION 23, T15S, R65W OF THE 6TH	COR 1500 BUR	E ENGINEERI	ING GROUP	
BROUND COV	UNTY, STATE OF COLORADO		4 1ST AVENU NSVILLE, MN NE: (719) 570	E S. 55306	
<u></u>		OWN	IER/DEVELOF	PER:	
T S	ER LEGEND	LO	RSON	LLC ET/ AL	
F	<u>1/2" ROCK</u> YPE: BLUE GREY RIVER ROCK SUPPLIER: C&C SAND & STONE DEPTH:3" OVER WEED BARRIER ABRIC DR APPROVED EQUAL	COL		H DR., SUITE 301 NGS, CO 80903	
* * <u>M</u> * * S F	IATIVE SEED-LOW IIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR SPPROVED EQUAL	APPI	ROVAL:		
M	IATIVE SEED-TALL IIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL				
S	REEZE COLOR: GOLDEN SUNSET SUPPLIER: C&C SAND & STONE DEPTH: 4" OVER WEED BARRIER ABRIC OR APPROVED EQUAL				
**************************************	IATIVE SEED- DETENTION IIX NAME: EL PASO COUNTY CONSERVATION DISTRICT- ALL PURPOSE SEED MIX SUPPLIER: N/A OR APPROVED EQUAL		NITY MAP:		
S S	OD PECIES: KENTUCKY BLUEGRASS OR APPROVED EQUAL				
XXXXX	CERTIFIED PLAYGROUND CHIPS				
0 -	OR APPROVED EQUAL				y
	BOULDERS	PRO	JECT:		
	DENVER GRANITE (OR APPROVED EQUAL) -MINIMUM 2', ALL DIMENSIONS -MAXIMUM 5', ALL DIMENSIONS -SUBMIT FOR APPROVAL PRIOR	LA	NDSCA	AT LORSON RANCH PE PLAN	
		FIF	RST SU	COUNTY, CO BMITTAL: FEB. 07, 2022	
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	REVI	SION HISTOF	AY: DESCRIPTION	BY
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CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT: 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
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
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
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
PHONE: (719) 570-1100 OWNER/DEVELOPER: LORSON LLC ET/ AL 212 N. WAHSATCH DR., SUITE 301
LORSON LLC ET/ AL 212 N. WAHSATCH DR., SUITE 301
212 N. WAHSATCH DR., SUITE 301
(719) 635-3200
APPROVAL:
PROJECT: HILLSIDE AT LORSON RANCH LANDSCAPE PLAN EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022 REVISION HISTORY:
NO. DATE DESCRIPTION BY 0 02/07/2022 FIRST SUBMITTAL RAF
DRAWING INFORMATION: PROJECT NO: 21.1129.011
DRAWN BY: RAF CHECKED BY: JRA APPROVED BY: JRA SHEET TITLE:
LANDSCAPE PLAN
LS09
SHEET 21 OF 25



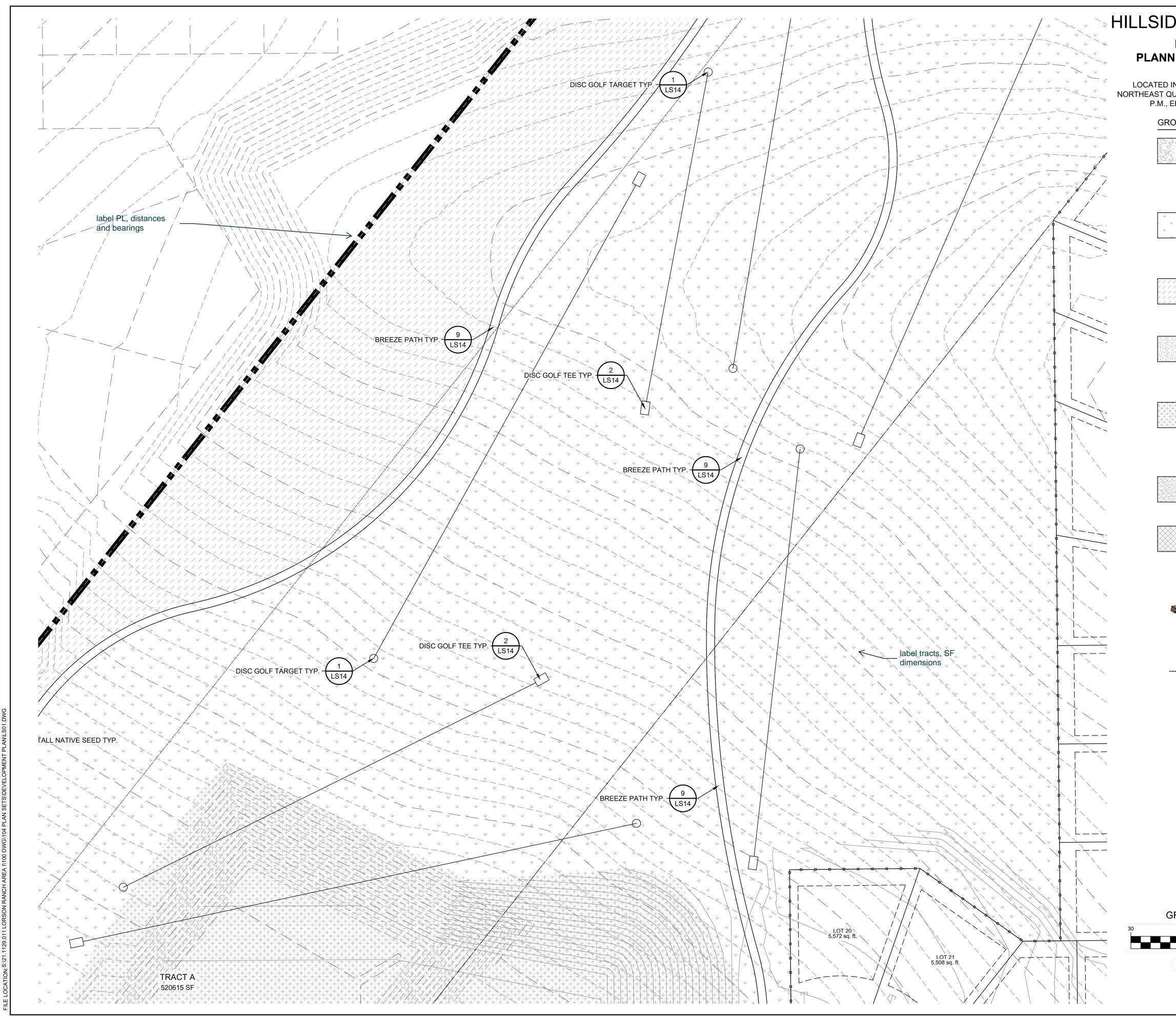
PLAN

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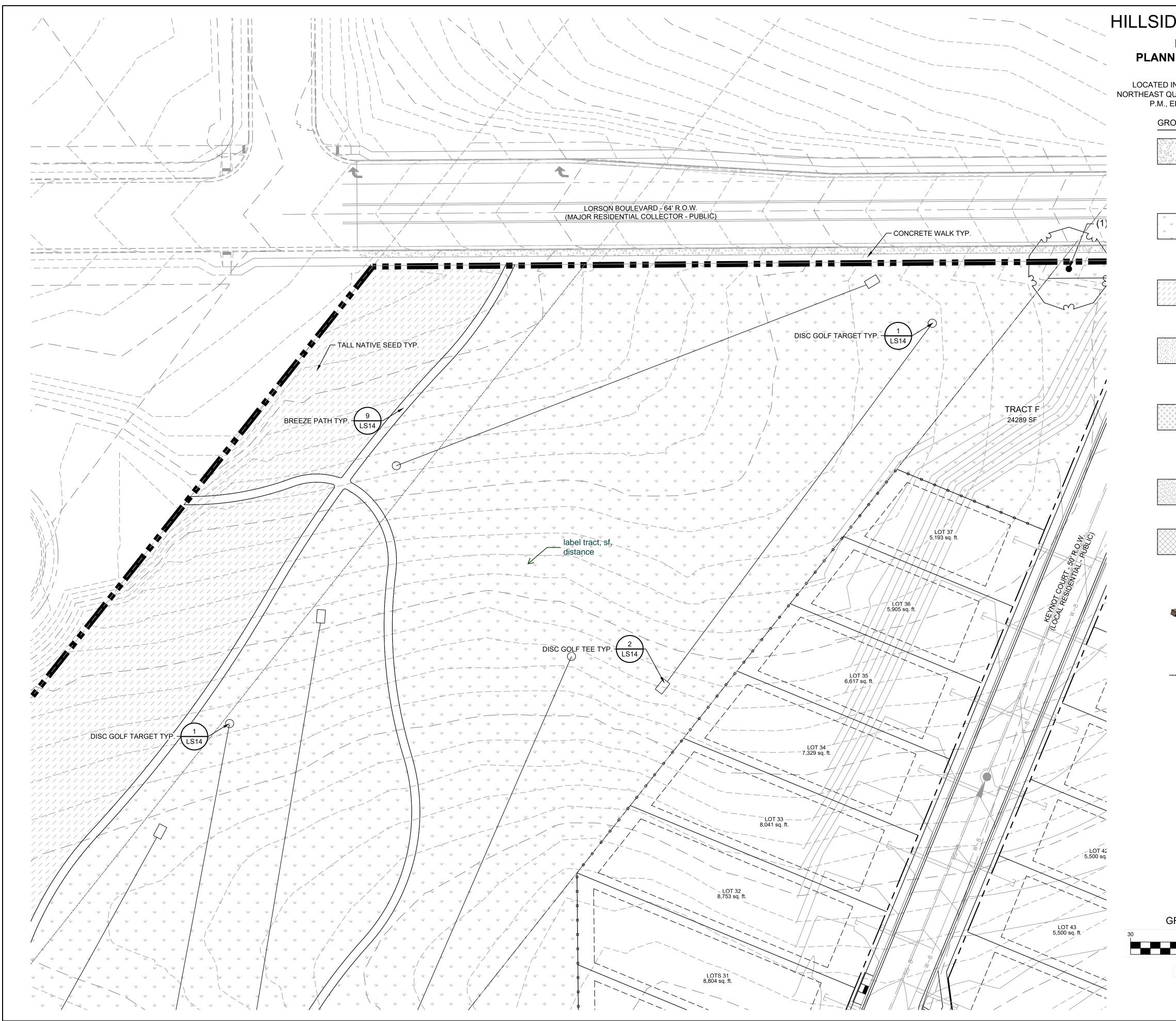
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DE A	T LORSON RANCH	CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT:	
	ASO COUNTY, CO	2435 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 8 PHONE: (719) 575-0100	΄,
	NIT DEVELOPMENT AND	COLORADO SPRINGS, CO 8 PHONE: (719) 575-0100 FAX: (719) 575-0208	30920
PRE	LIMINARY PLAN	CIVIL ENGINEER: CORE ENGINEERING GROUP	
	ORTH HALF OF SECTION 24 AND THE OF SECTION 23, T15S, R65W OF THE 6TH	15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100	
	COUNTY, STATE OF COLORADO	OWNER/DEVELOPER:	
	OVER LEGEND	LORSON LLC ET/ AL	
		212 N. WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903	
	<u>1 1/2" ROCK</u> TYPE: BLUE GREY RIVER ROCK	(719) 635-3200	
	SUPPLIER: C&C SAND & STONE DEPTH:3" OVER WEED BARRIER		
	FABRIC OR APPROVED EQUAL		
	-		
↓ ↓ ↓ ↓ ↓ ↓	<u>NATIVE SEED-LOW</u> MIX NAME: PBSI NATIVE PRAIRIE MIX		
¥ ¥	SUPPLIER: PAWNEE BUTTES SEED OR	APPROVAL:	
	APPROVED EQUAL		
	<u>NATIVE SEED-TALL</u> MIX NAME: PBSI NATIVE PRAIRIE MIX		
_ , , , , ,	SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL		
1	-		
	COLOR: GOLDEN SUNSET SUPPLIER: C&C SAND & STONE		
	DEPTH: 4" OVER WEED BARRIER FABRIC OR APPROVED EQUAL		
TTTTTTTT	-	VICINITY MAP:	
	NATIVE SEED- DETENTION MIX NAME: EL PASO COUNTY		
, ┯, ┯, ┿, ┿, ,+,+,+,+,4	CONSERVATION DISTRICT- ALL PURPOSE SEED MIX		
	SUPPLIER: N/A OR APPROVED EQUAL		
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	SOD		ŧ
	SPECIES: KENTUCKY BLUEGRASS OR APPROVED EQUAL		
	-		
	PLAYGROUND MULCH		
	CERTIFIED PLAYGROUND CHIPS		I
	SUPPLIER: C&C SAND & STONE OR APPROVED EQUAL		
	-		/
	BOULDERS DENVER CRANITE (OR		
P	DENVER GRANITE (OR APPROVED EQUAL)	HILLSIDE AT LORSON RANCH LANDSCAPE PLAN	
	-MINIMUM 2', ALL DIMENSIONS -MAXIMUM 5', ALL DIMENSIONS -SUBMIT FOR APPROVAL PRIOR		
	TO INSTALL	EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022	
	4" ROLLED TOP STEEL EDGING	REVISION HISTORY:	
	(OR APPROVED EQUAL)	NO. DATE DESCRIPTION 0 02/07/2022 FIRST SUBMITTAL	BY RAF
()	(T)		
		DRAWING INFORMATION:	
		PROJECT NO: 21.1129.011 DRAWN BY: RAF	
		CHECKED BY: JRA	
		APPROVED BY: JRA SHEET TITLE:	
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		LANDSCAPE PLAN	
	CSCALE		
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	30 ft.		
		SHEET 22 OF 25	
		PCD FILE NO.:	



	T LORSON RANCH			
		PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 200		
	ASO COUNTY, CO	Suite 300 Colorado springs, co 80920 PHONE: (719) 575-0100		
_	NIT DEVELOPMENT AND	FAX : (719) 575-0208 CIVIL ENGINEER:		
	IORTH HALF OF SECTION 24 AND THE	CORE ENGINEERING GROUP 15004 1ST AVENUE S.		
QUARTER	R OF SECTION 23, T15S, R65W OF THE 6TH	BURNSVILLE, MN 55306 PHONE: (719) 570-1100		
., EL PASO	COUNTY, STATE OF COLORADO	OWNER/DEVELOPER:		
ROUND C	OVER LEGEND	LORSON LLC ET/ AL		
		212 N. WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903		
	<u>1 1/2" ROCK</u> TYPE: BLUE GREY RIVER ROCK	(719) 635-3200		
	SUPPLIER: C&C SAND & STONE DEPTH:3" OVER WEED BARRIER			
	FABRIC OR APPROVED EQUAL			
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¥ ¥				
 ↓ ↓ ↓ ↓ ↓ ↓ 	<u>NATIVE SEED-LOW</u> MIX NAME: PBSI NATIVE PRAIRIE MIX			
	SUPPLIER: PAWNEE BUTTES SEED OR	APPROVAL:		
	APPROVED EQUAL			
	<u>NATIVE SEED-TALL</u> MIX NAME: PBSI NATIVE PRAIRIE MIX			
	SUPPLIER: PAWNEE BUTTES SEED			
	OR APPROVED EQUAL -			
	<u>BREEZE</u> COLOR: GOLDEN SUNSET			
R.C. 2 R.C. 12	SUPPLIER: C&C SAND & STONE DEPTH: 4" OVER WEED BARRIER			
	FABRIC OR APPROVED EQUAL			
<u>11111111111</u>		VICINITY MAP:		
, , , , , , , , , , , , , , , , , , ,	NATIVE SEED- DETENTION MIX NAME: EL PASO COUNTY			
╆╵┿╵┿╵┿╵┿ ╷┿╷┿╷┿╷┿╷	CONSERVATION DISTRICT- ALL			
	PURPOSE SEED MIX SUPPLIER: N/A			
	OR APPROVED EQUAL			
an statistica in tra		K BERGY		
	<u>SOD</u> SPECIES: KENTUCKY BLUEGRASS			
	OR APPROVED EQUAL			
	-			
	PLAYGROUND MULCH			
	CERTIFIED PLAYGROUND CHIPS			
	SUPPLIER: C&C SAND & STONE OR APPROVED EQUAL			
	-			
	BOULDERS	PROJECT:		
	DENVER GRANITE (OR APPROVED EQUAL)	HILLSIDE AT LORSON RANCH		
	-MINIMUM 2', ALL DIMENSIONS	LANDSCAPE PLAN		
	-MAXIMUM 5', ALL DIMENSIONS -SUBMIT FOR APPROVAL PRIOR			
	TOINSTALL	EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022		
	- <u>EDGING</u> 4" ROLLED TOP STEEL EDGING	REVISION HISTORY: NO. DATE DESCRIPTION BY		
	(OR APPROVED EQUAL)	NO.DATEDESCRIPTIONBY002/07/2022FIRST SUBMITTALRAF		
	N	DRAWING INFORMATION:		
		PROJECT NO: 21.1129.011		
		DRAWN BY: RAF		
		CHECKED BY: JRA		
		APPROVED BY: JRA SHEET TITLE:		
		LANDSCAPE PLAN		
GRAPHI	IC SCALE			
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		SHEET 23 OF 25		
		PCD FILE NO.:		

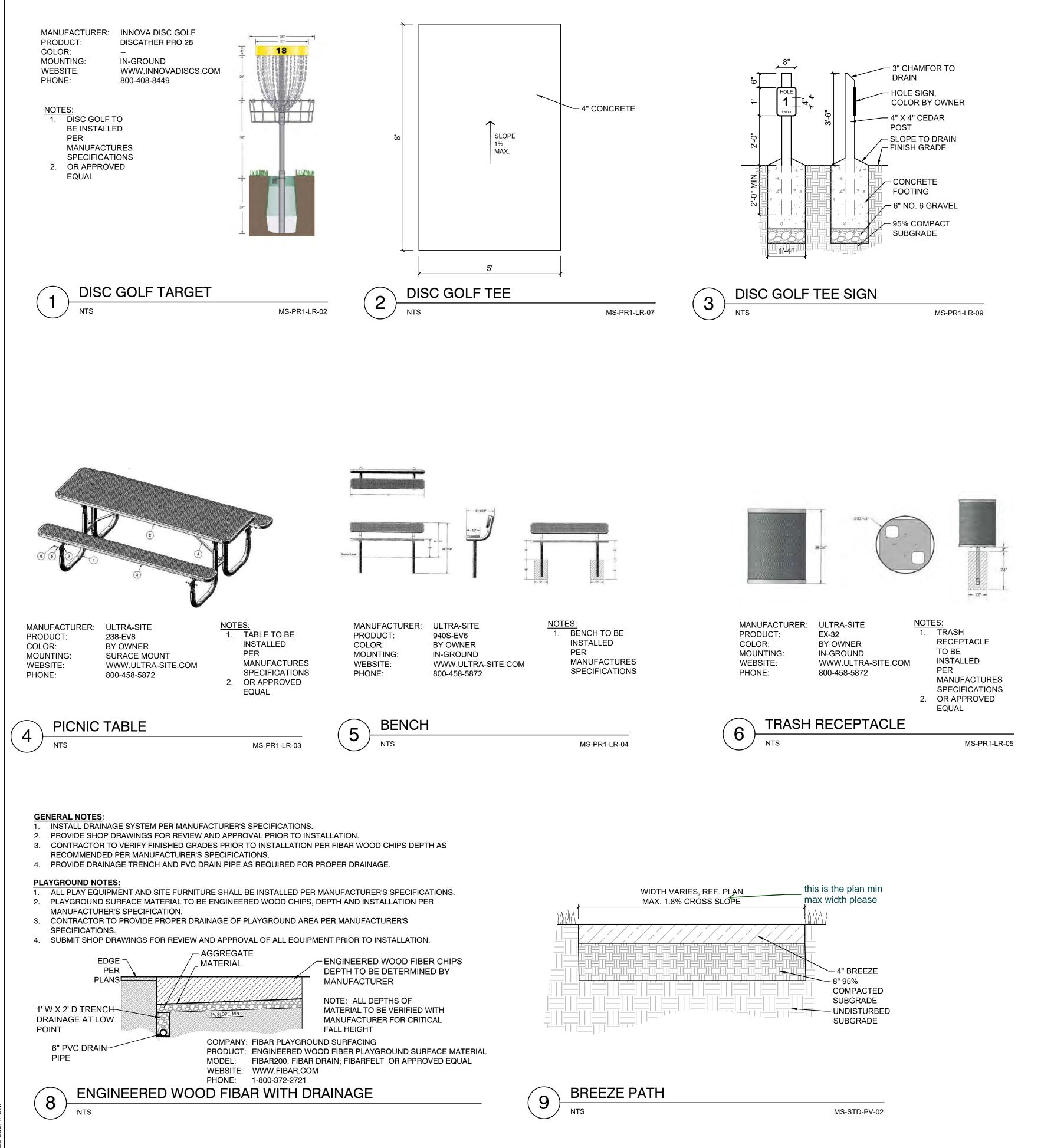


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DF A	T LORSON RANCH			
		PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300		
	ASO COUNTY, CO NIT DEVELOPMENT AND	COLORADO SPRINGS, CO 8092 PHONE: (719) 575-0100		
		FAX : (719) 575-0208 CIVIL ENGINEER:		
D IN THE N	IORTH HALF OF SECTION 24 AND THE	CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306		
	COF SECTION 23, T15S, R65W OF THE 6TH COUNTY, STATE OF COLORADO	PHONE: (719) 570-1100		
		OWNER/DEVELOPER:		
ROUND C	OVER LEGEND	LORSON LLC ET/ AL		
	<u>1 1/2" ROCK</u>	212 N. WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903 (719) 635-3200		
	TYPE: BLUE GREY RIVER ROCK SUPPLIER: C&C SAND & STONE			
	DEPTH:3" OVER WEED BARRIER FABRIC			
	OR APPROVED EQUAL			
* *				
↓ ↓ ↓ ↓	<u>NATIVE SEED-LOW</u> MIX NAME: PBSI NATIVE PRAIRIE MIX			
<u>v</u> v	SUPPLIER: PAWNEE BUTTES SEED OR	APPROVAL:		
	APPROVED EQUAL			
	<u>NATIVE SEED-TALL</u> 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 -			
		PROJECT:		
	BOULDERS DENVER GRANITE (OR	HILLSIDE AT LORSON RANCH		
	APPROVED EQUAL) -MINIMUM 2', ALL DIMENSIONS	LANDSCAPE PLAN		
	-MAXIMUM 5', ALL DIMENSIONS -SUBMIT FOR APPROVAL PRIOR			
	TO INSTALL	EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022		
	- <u>EDGING</u> 4" ROLLED TOP STEEL EDGING	REVISION HISTORY:		
	(OR APPROVED EQUAL)	NO. DATE DESCRIPTION BY		
		0 02/07/2022 FIRST SUBMITTAL RAF		
1	V			
		PROJECT NO: 21.1129.011		
		DRAWN BY: RAF		
		APPROVED BY: JRA SHEET TITLE:		
		LANDSCAPE PLAN		
GRAPHI	C SCALE			
	15 30 60			
		1010		
(IN FEET) 1 inch = 30 ft.		LS12		
1 inch =	- <b>JU</b> II.			
		SHEET 24 OF 25		
		PCD FILE NO.:		



OCATION:S:\21.1129.011 LORSON RANCH AREA I\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

DE AT LORSON RANCH	CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT:			
EL PASO COUNTY, CO INED UNIT DEVELOPMENT AND	Suite 300 Colorado Springs, co 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208			
PRELIMINARY PLAN	FAX : (719) 575-0208 CIVIL ENGINEER: CORE ENGINEERING GROUP			
D IN THE NORTH HALF OF SECTION 24 AND THE	CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306			
QUARTER OF SECTION 23, T15S, R65W OF THE 6TH ., EL PASO COUNTY, STATE OF COLORADO	PHONE: (719) 570-1100			
ROUND COVER LEGEND	OWNER/DEVELOPER:			
	LORSON LLC ET/ AL 212 N. WAHSATCH DR., SUITE 301			
<u>1 1/2" ROCK</u>	COLORADO SPRINGS, CO 80903 (719) 635-3200			
TYPE: BLUE GREY RIVER ROCK SUPPLIER: C&C SAND & STONE				
DEPTH:3" OVER WEED BARRIER FABRIC				
OR APPROVED EQUAL -				
V V				
MIX NAME: PBSI NATIVE PRAIRIE MIX				
SUPPLIER: PAWNEE BUTTES SEED OR	APPROVAL:			
APPROVED EQUAL -				
NATIVE SEED-TALL           MIX NAME: PBSI NATIVE PRAIRIE MIX				
SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL				
-				
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COLOR: GOLDEN SUNSET SUPPLIER: C&C SAND & STONE				
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FABRIC OR APPROVED EQUAL -				
MATIVE 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				
-				
	PROJECT:			
BOULDERS DENVER GRANITE (OR	HILLSIDE AT LORSON RANCH			
APPROVED EQUAL) -MINIMUM 2', ALL DIMENSIONS	LANDSCAPE PLAN			
-MAXIMUM 5', ALL DIMENSIONS -SUBMIT FOR APPROVAL PRIOR				
	EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022			
<u>EDGING</u> 4" ROLLED TOP STEEL EDGING	REVISION HISTORY: NO. DATE DESCRIPTION BY			
(OR APPROVED EQUAL)	NO.DATEDESCRIPTIONBY002/07/2022FIRST SUBMITTALRAF			
	DRAWING INFORMATION:			
	PROJECT NO: 21.1129.011			
	DRAWN BY: RAF CHECKED BY: JRA			
	APPROVED BY: JRA			
	SHEET TITLE:			
	LANDSCAPE PLAN			
GRAPHIC SCALE				
(IN FEET )	LS13			
1 inch = $30$ ft.				
	SHEET 25 OF 25			
	PCD FILE NO.:			



GENERAL NOTES:

INSTALLATION.

SPECIFICATIONS

EDGE OF RAMP MUST COMPLY

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PHONE: 1-800-372-2721

MODEL: HALF RAMP

WEBSITE: WWW.FIBAR.COM

FIBAR RAMP SYSTEM

COMPANY: FIBAR PLAYGROUND SURFACING

WITH ASTM FALL ZONE

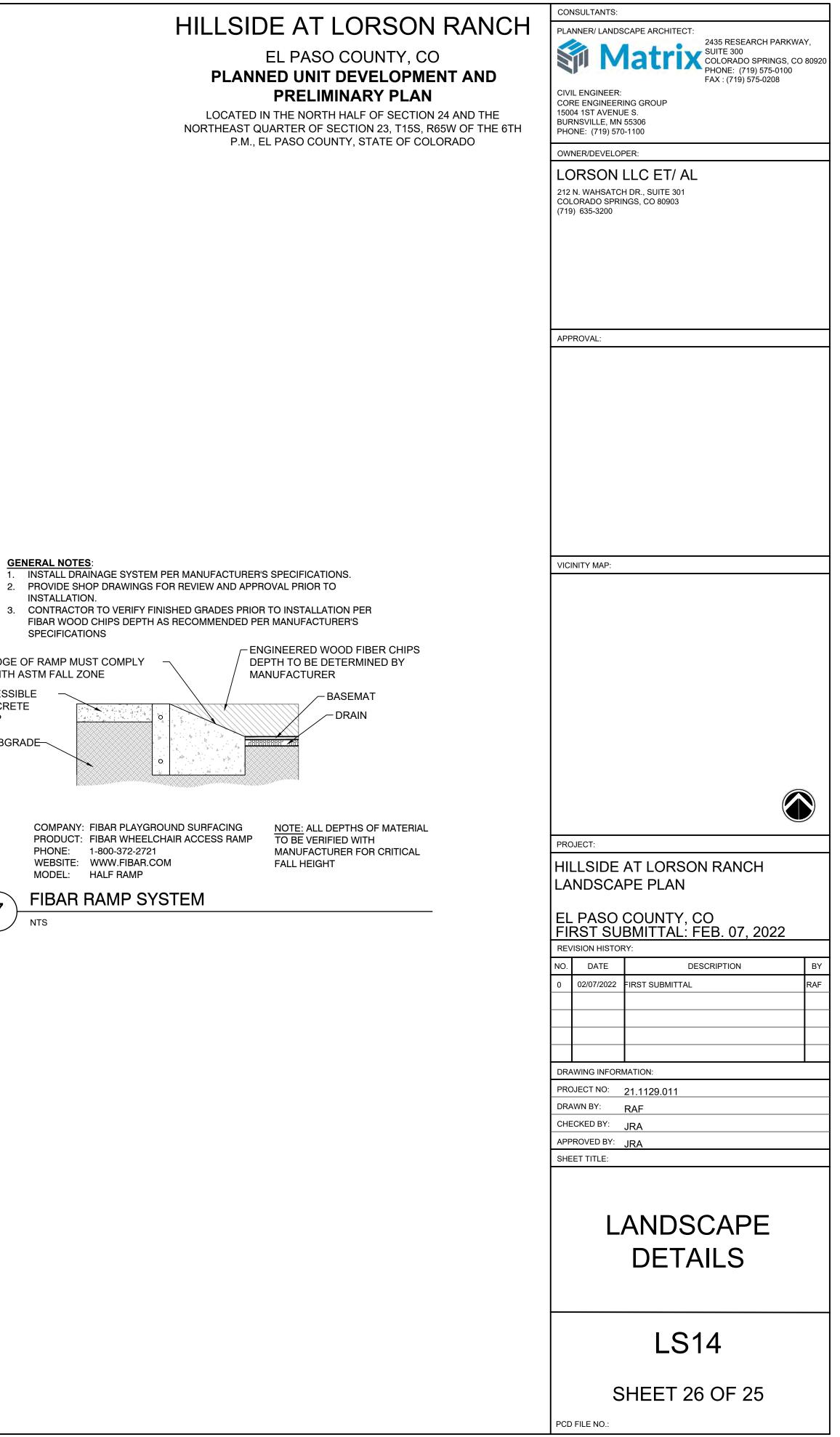
ACCESSIBLE

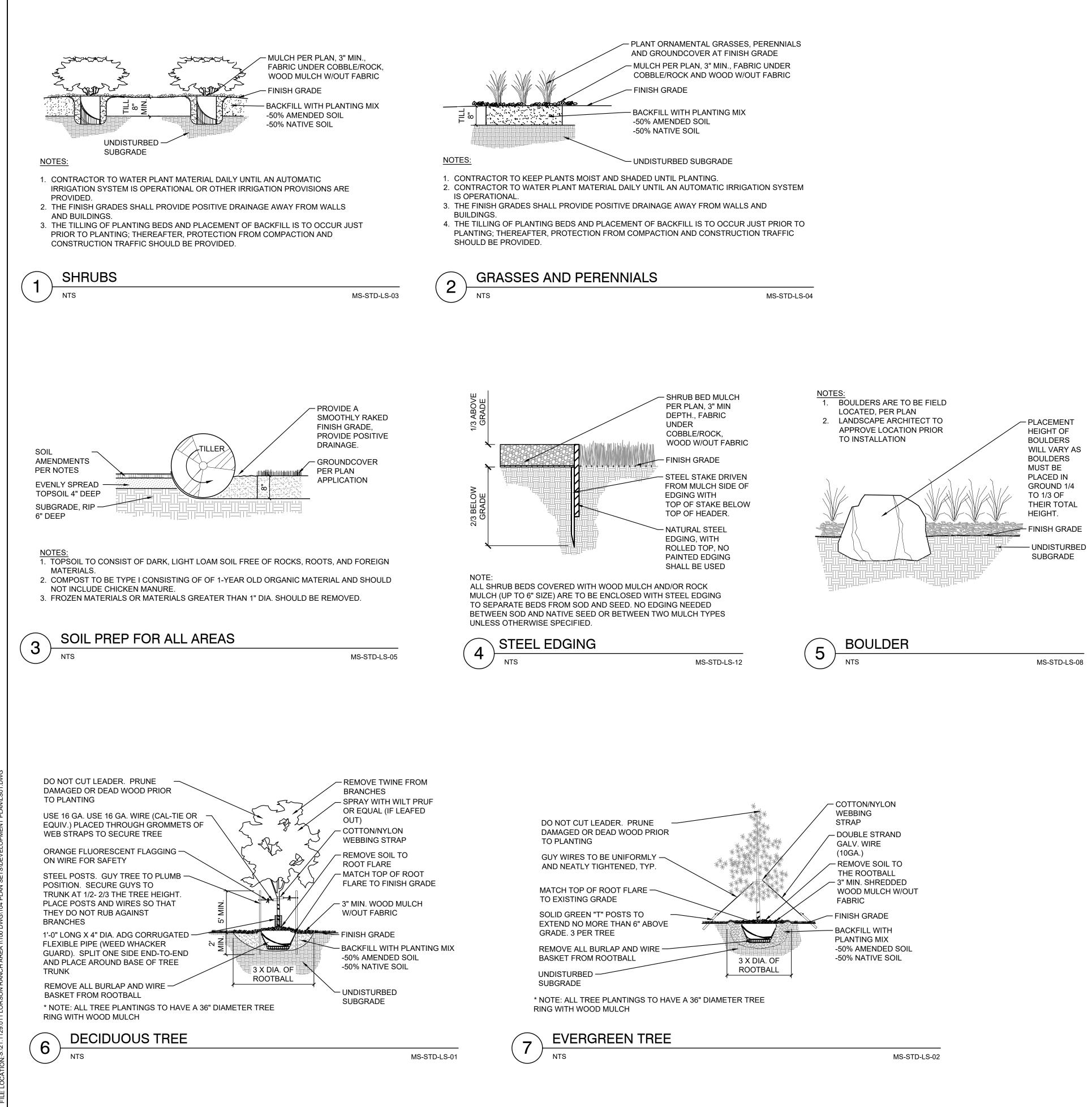
SUBGRADE

NTS

CONCRETE

RAMP





## 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: 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 8092 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 FIRST SUBMITTAL: FEB. 07, 2022 **REVISION HISTORY:** NO. DATE DESCRIPTION 02/07/2022 FIRST SUBMITTAL DRAWING INFORMATION: PROJECT NO: 21.1129.011 DRAWN BY: RAF CHECKED BY: JRA APPROVED BY: JRA SHEET TITLE: LANDSCAPE DETAILS LS15 SHEET 27 OF 25 PCD FILE NO .:

#### 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.
- 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.

- OF WORK ON-SITE.
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- GRADING.
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- MIX TYPE AND SLOPE.

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

#### SODDING AND SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION

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.

FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE

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.

ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.

SEEDING 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.

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.

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.

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.

BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR. 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

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.

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

## HILLSIDE AT LORSON RANCH

### EL PASO COUNTY. CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, VITE 300 COLORADO SPRINGS, CO 8092 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 FIRST SUBMITTAL: FEB. 07. 2022 **REVISION HISTORY:** NO. DATE DESCRIPTION 02/07/2022 FIRST SUBMITTAL DRAWING INFORMATION: PROJECT NO: 21.1129.011 DRAWN BY: RAF CHECKED BY: JRA APPROVED BY: JRA SHEET TITLE: LANDSCAPE NOTES LS16 SHEET 28 OF 25 PCD FILE NO .: