

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:
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COLORADO SPRINGS, CO 80920
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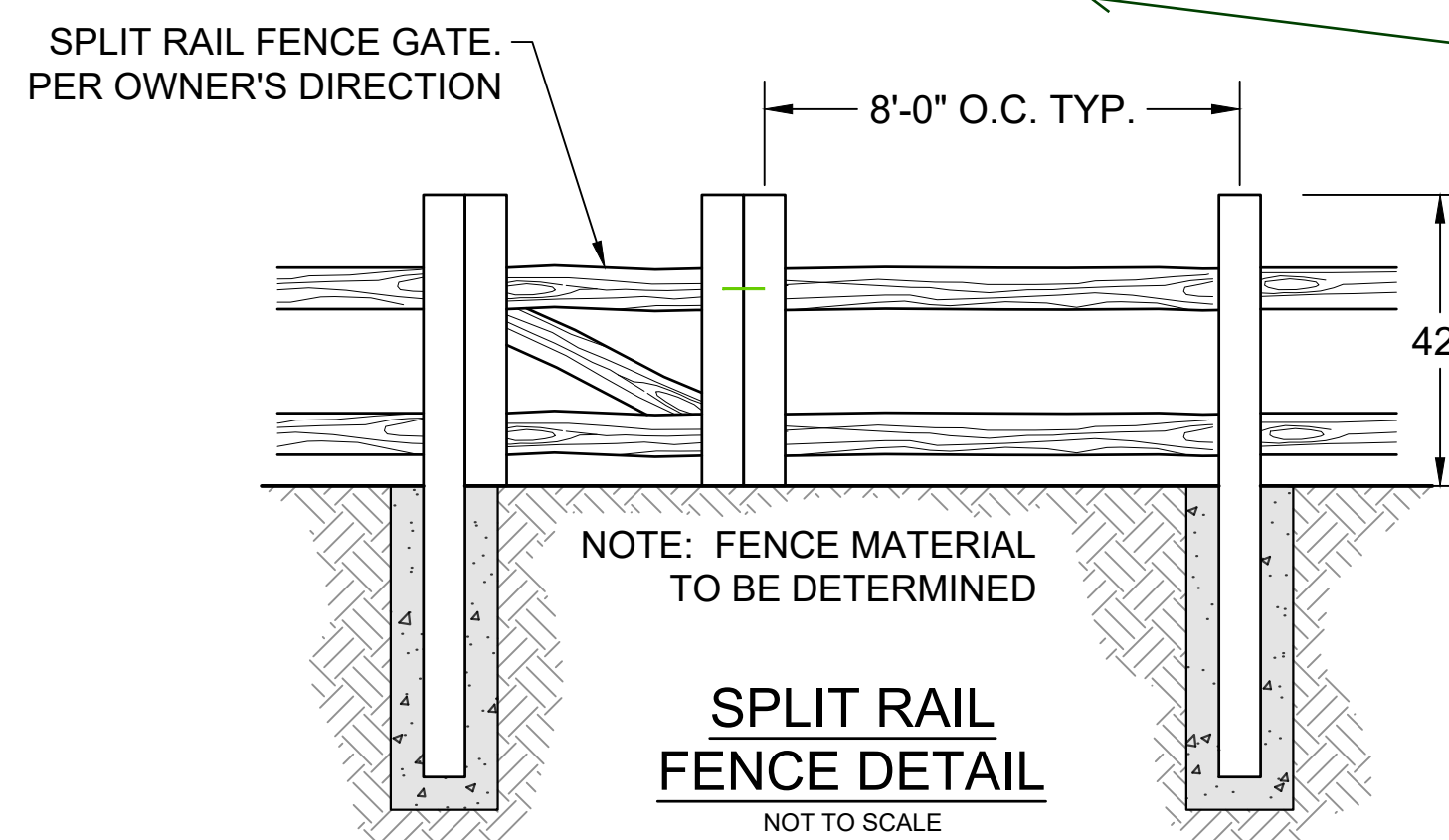
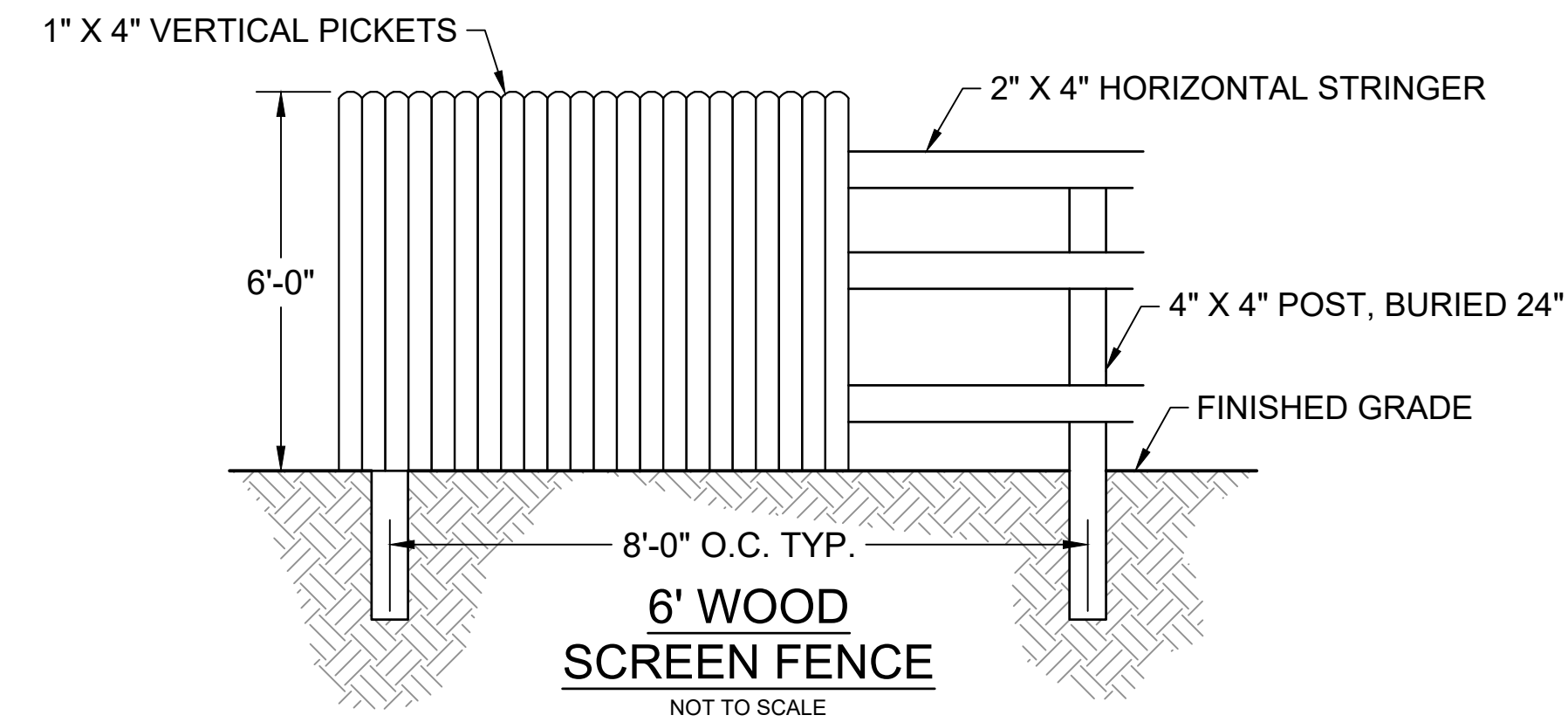
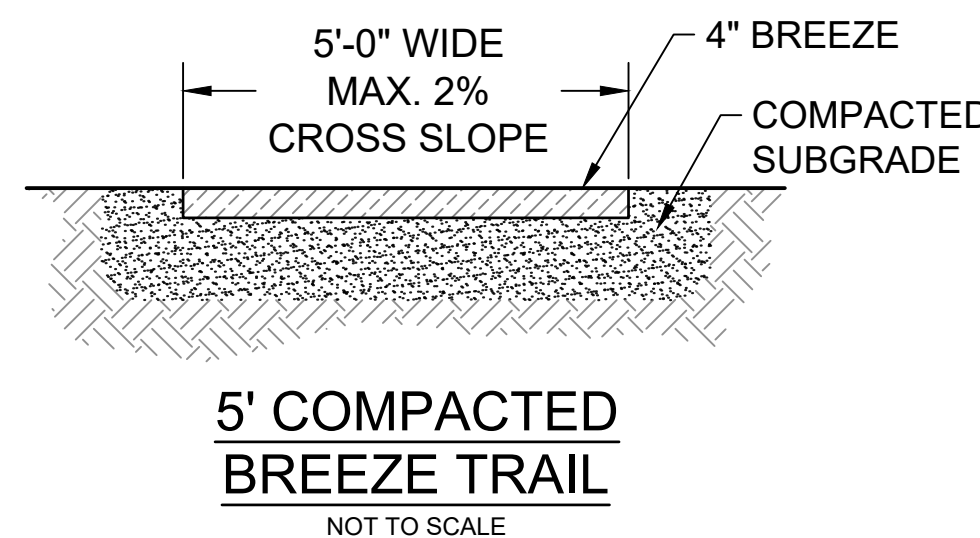
OWNER/DEVELOPER:
LORSON LLC ET/AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	520,615	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		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		LRMD	LRMD
	1,165,046								

LRMD = LORSON RANCH METROPOLITAN DISTRICT

i think you may be showing more than 1 pocket park?
add disc golf course (technically its "outdoor amusement" so we need to add as an allowed use)

the line work in this area is confusing. What is a lot, tract etc.... See sheets following this one and correct.
no Tract N is future ROW not open space



update plan set with various fence types currently legend has one.

we should discuss this lot and pond....

APPROVAL:

VICINITY MAP:

PROJECT:
**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**
EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

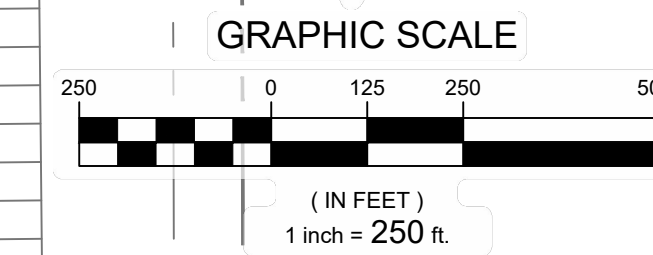
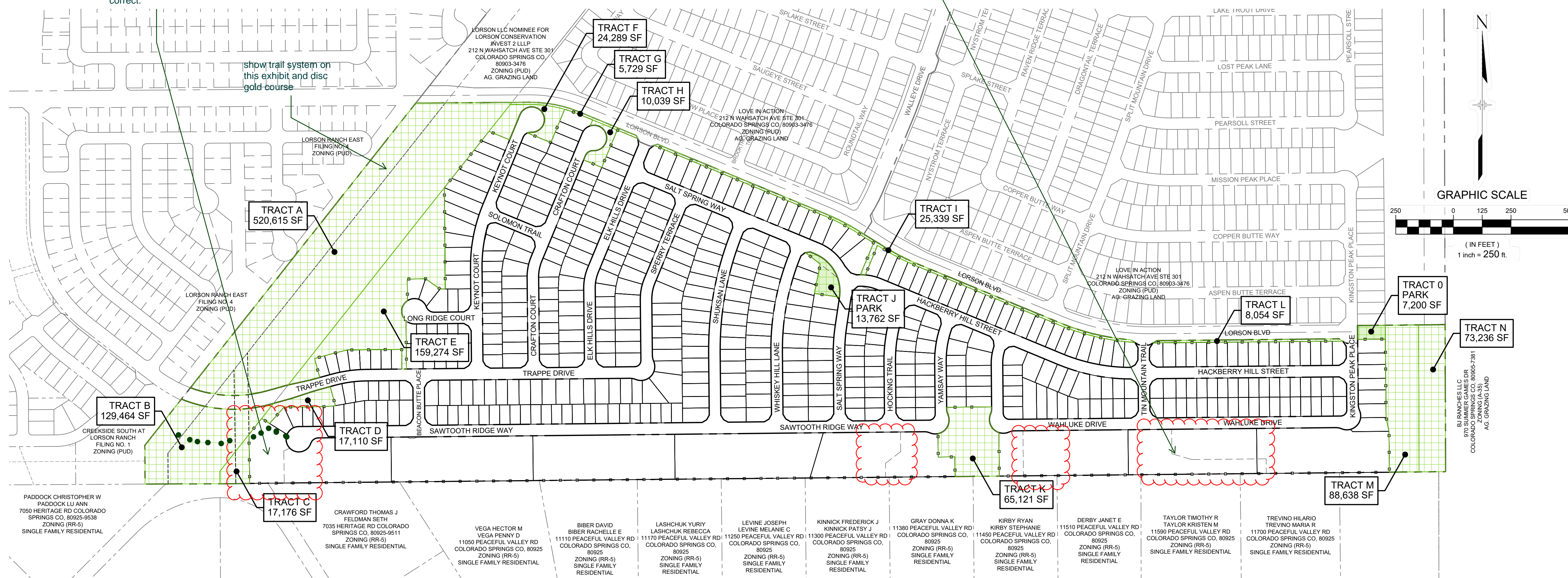
REVISION HISTORY:

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:

**PUD TRACT MAP
AND DETAILS**

DT01
SHEET 02 OF 25
PCD FILE NO.:



FILE LOCATION: S:\31.1129.011 LORSON RANCH AREA 1100.DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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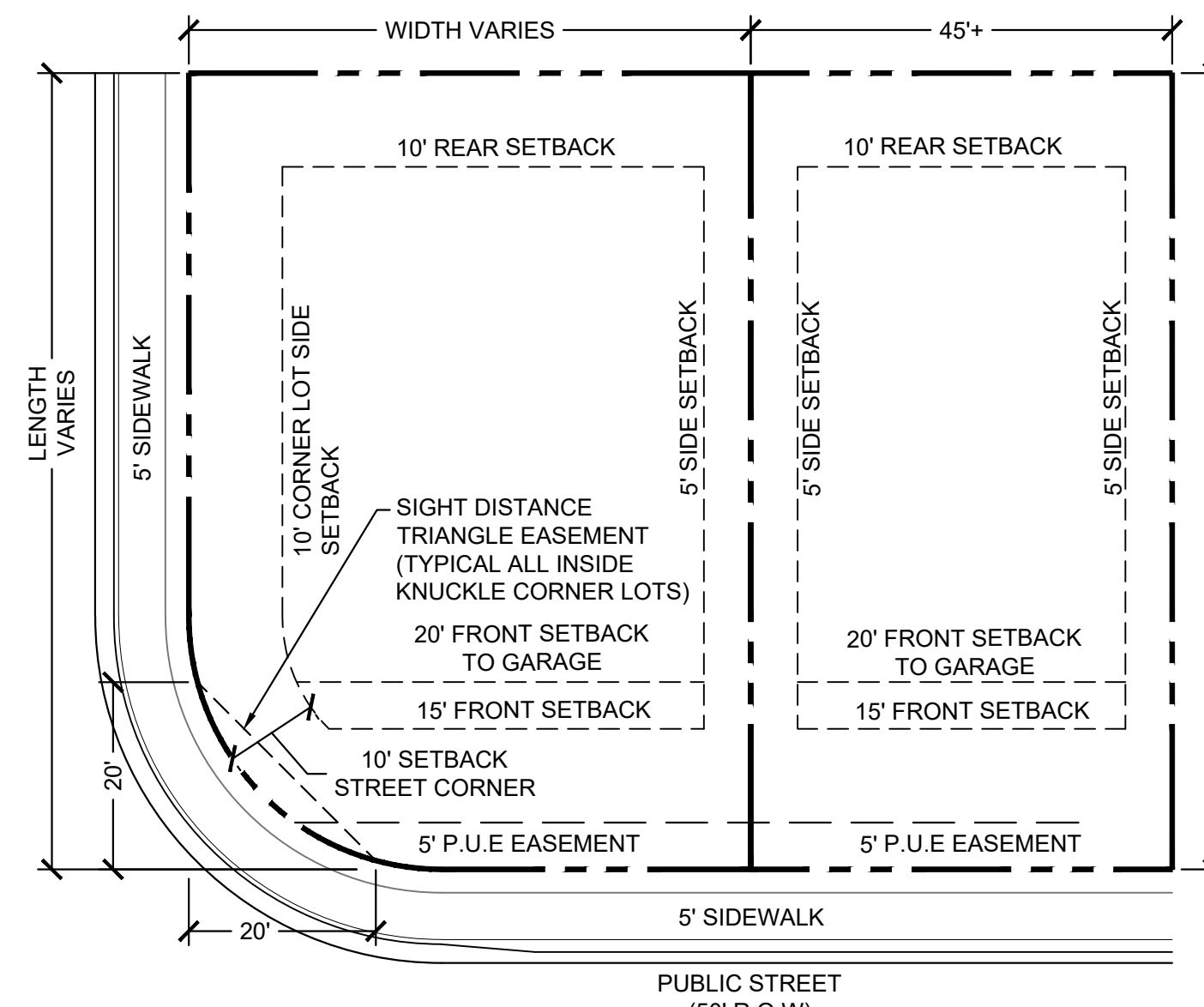
Standard Drainage Easement Widths and Locations. Drainage easements may be coincident with the required utility easements unless requested otherwise by the review engineer. The standard drainage easements for urban and rural lots shall be provided as follows: (i) Urban Density.
• Side Lot Lines: 5 feet

Show easement typical for urban lots or add to the lots below; and then add the easements for the rural lots in addition to the call out for the unique pond features and easements necessary.

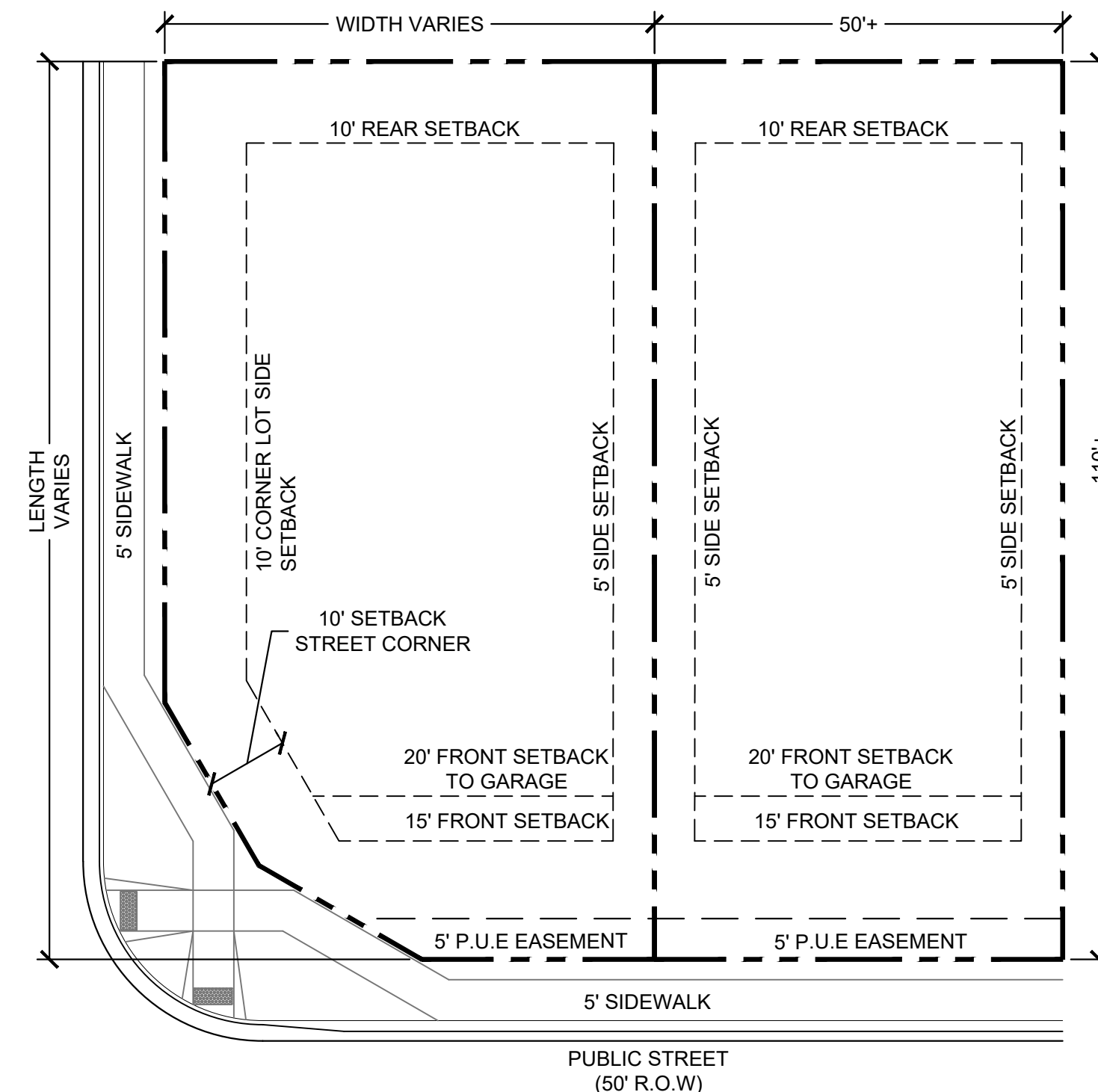
DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-481

- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: 3,825 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- 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 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.
- SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: TEN FEET (10')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
- SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')
- PROJECTION INTO SETBACKS
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.



- Rear Lot Lines: 7 feet
- (ii) Rural Density
 - Front Lot Lines: 10 feet
 - Side Lot Lines: 10 feet
 - Rear Lot Lines: 10 feet



DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 482-489

- MINIMUM LOT AREA:
 - 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.
- SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FIVE FEET (25') TO FACE OF GARAGE TWENTY FIVE FEET (25') TO FACE OF HOUSE
 - SIDE YARD: FIFTEEN FEET (15')
 - REAR YARD: ONE HUNDRED FEET (100')
 - CORNER YARD (NON-DRIVEWAY SIDE): TWENTY FIVE FEET (25')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
- SETBACK REQUIREMENTS:
 - SIDE YARD: FIFTEEN FEET (15')
 - REAR YARD: TWENTY FIVE FEET (25')

You may want to use 10% to keep these lots exempt from water quality requirements

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.

- PROJECTION INTO SETBACKS
 - 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.
 - 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.
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 - 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:

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

ACCESSORY STRUCTURES:

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

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

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
- 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.

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

TEMPORARY USES:

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

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT 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.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

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

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

TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 4'-5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

CONSULTANTS:

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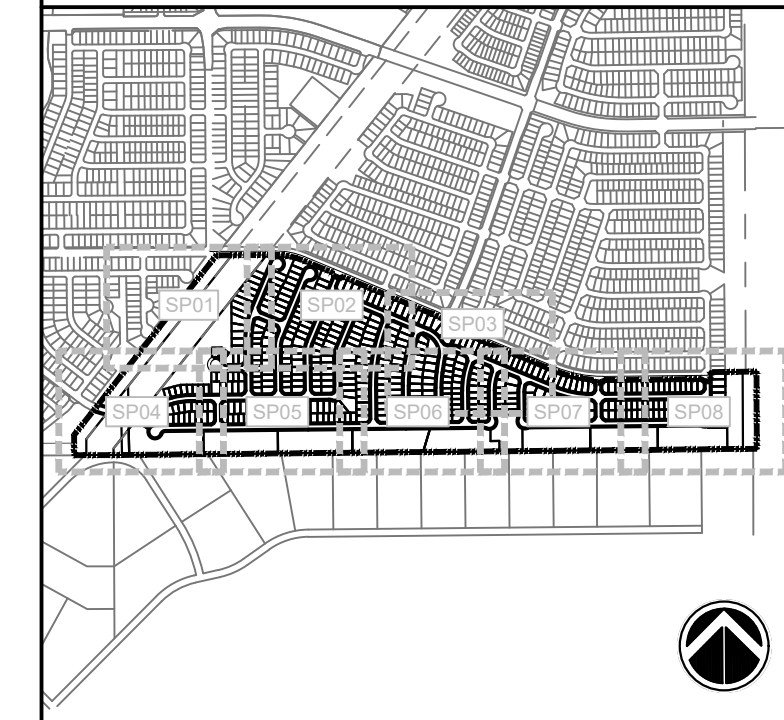
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

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
DEVELOPMENT 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:

PUD DETAILS

DT02

SHEET 03 OF 25

PCD FILE NO.:

HILLSIDE AT LORSON RANCH

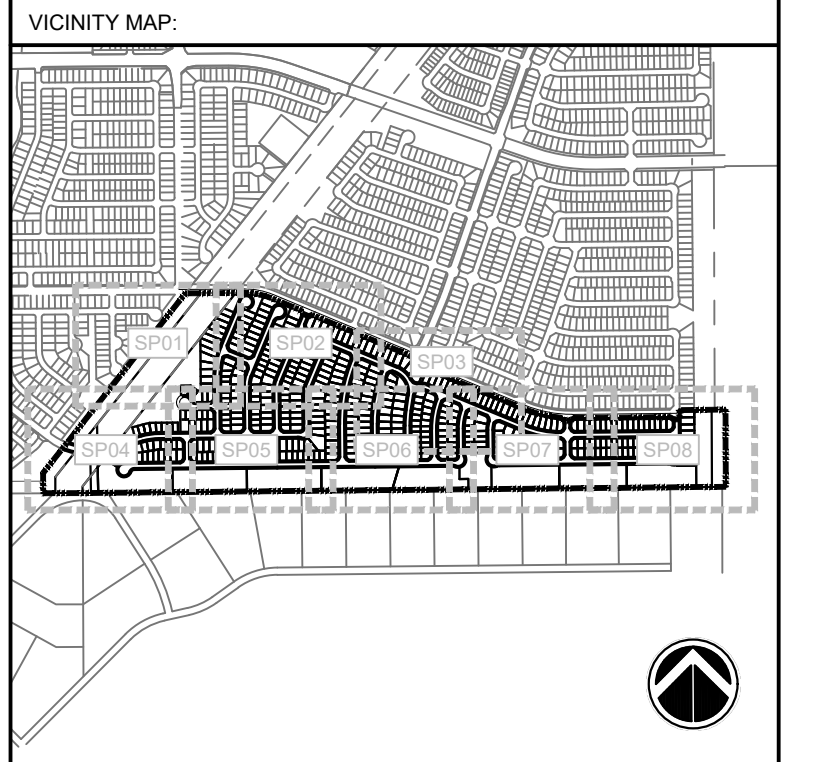
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P.M., EL PASO COUNTY, STATE OF COLORADO

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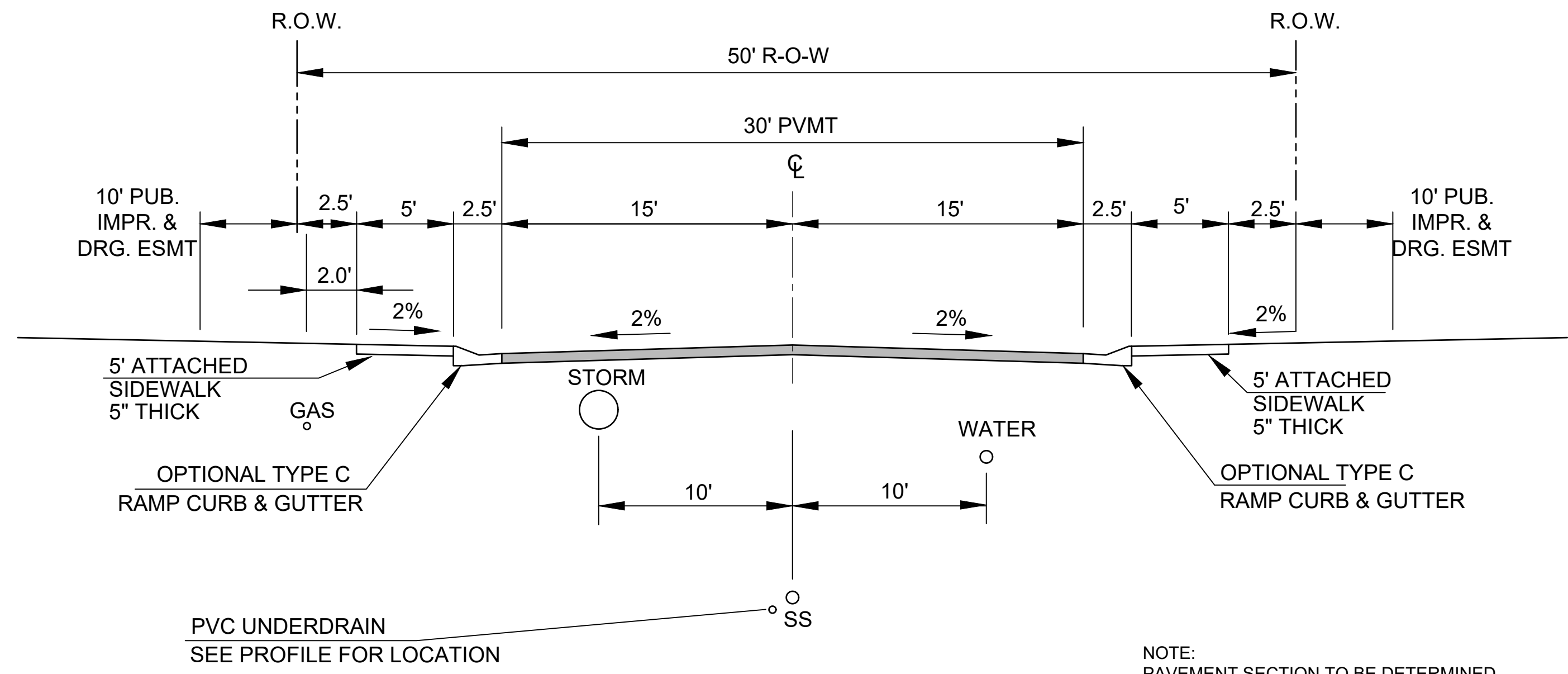
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PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PUD DETAILS

DT03

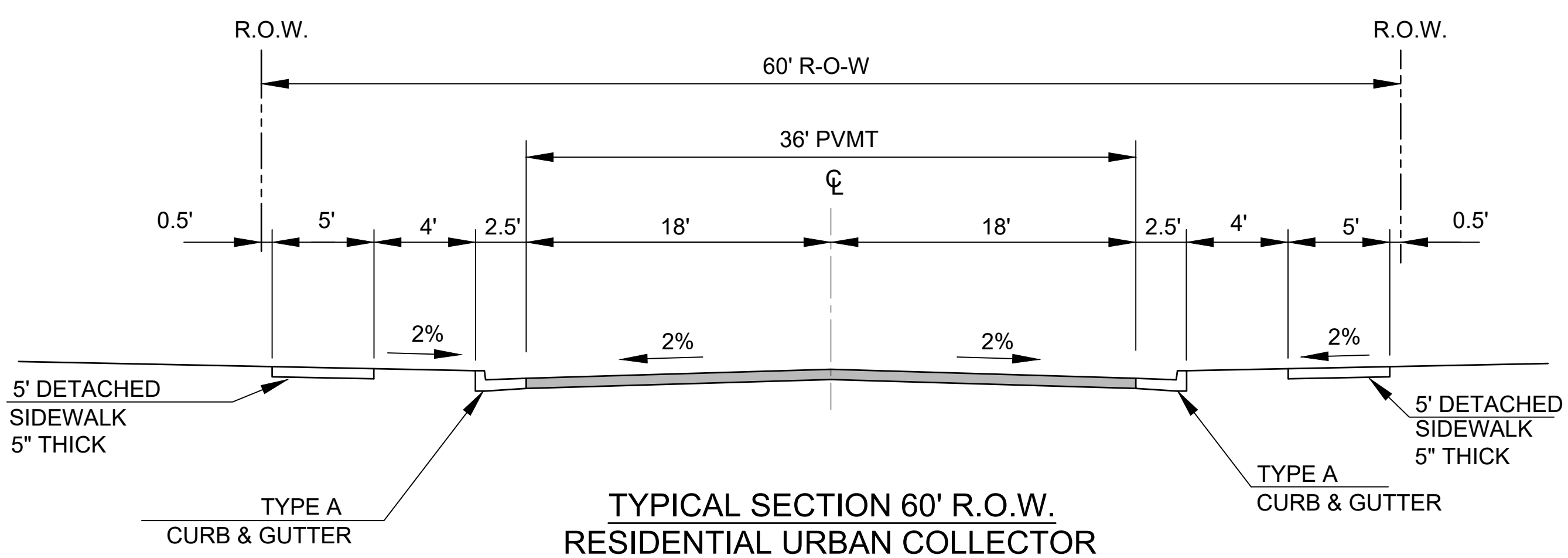
SHEET 04 OF 25

PCD FILE NO.:



DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH
**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

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



DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH
**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE
TRAPPE DRIVE (WESTERN PORTION)

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

FILE LOCATION: S:\31.1129.011 LORSON RANCH AREA\1100.DWG\104 PLAN SET\SIDEWALK DEVELOPMENT PLAN\DT03.DWG

HILLSIDE AT LORSON RANCH

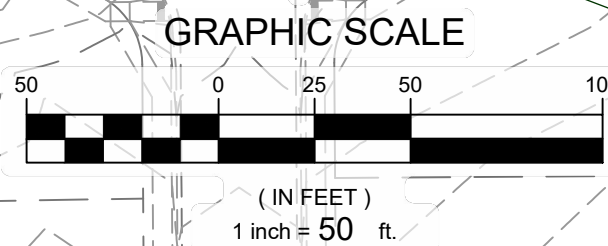
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LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL) (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)

STATE is this to be installed by developer, district, or ind builder? State maintenance entity of fence.



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

label distance and bearings

LORSON RANCH EAST FILING NO. 4 ZONING (PUD)

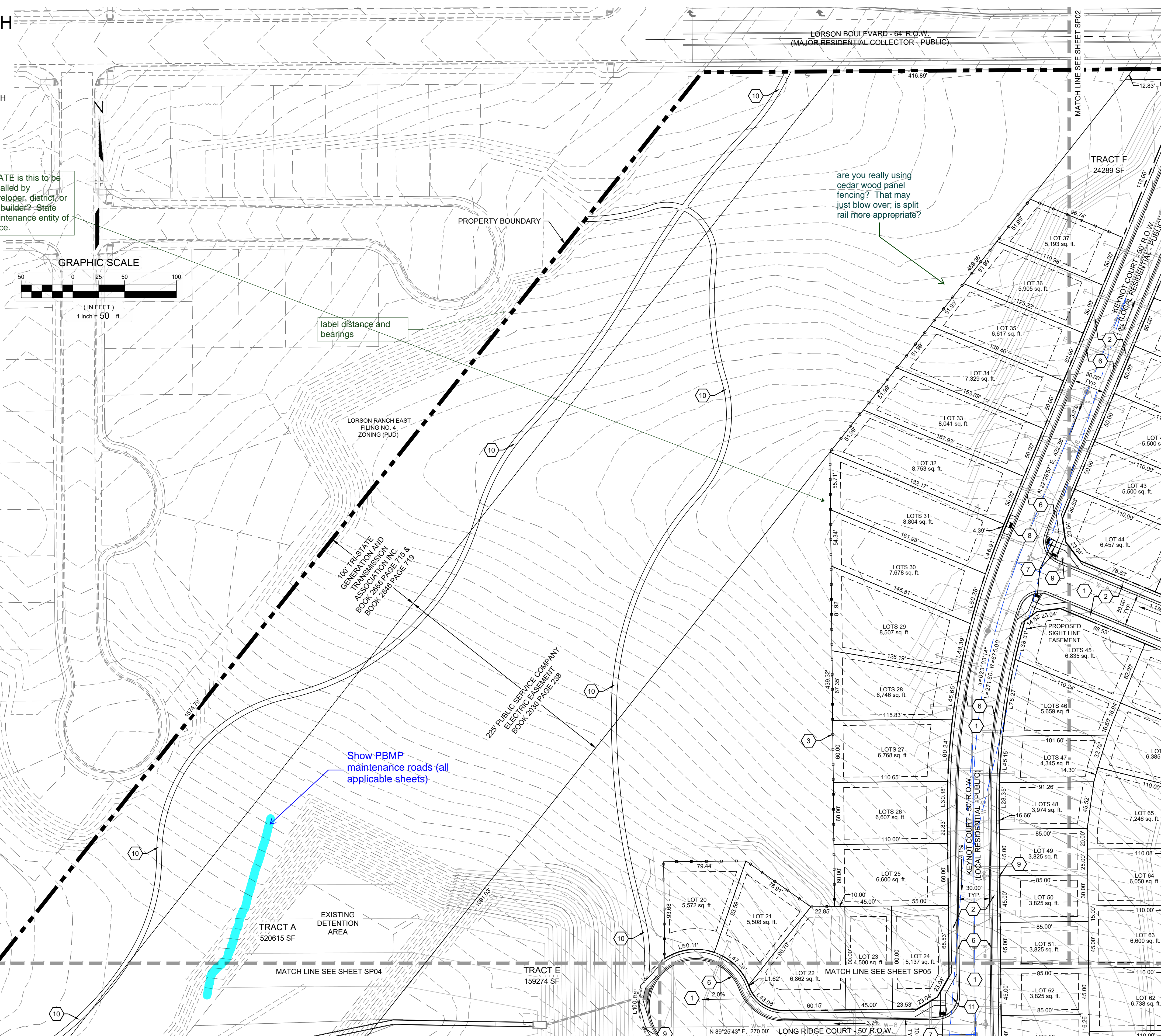
100' TRI-STATE GENERATION AND TRANSMISSION AND ASSOCIATION INC. BOOK 2885 PAGE 15 & BOOK 2846 PAGE 7-19

225' PUBLIC SERVICE COMPANY ELECTRIC EASEMENT BOOK 2039 PAGE 238

Show PBMP maintenance roads (all applicable sheets)

are you really using cedar wood panel fencing? That may just blow over; is split rail more appropriate?

FILE LOCATION: S:\31.128.011 LORSON RANCH AREA\1100.DWG\104 PLAN SET\SIDE 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.

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APPROVAL:

VICINITY MAP:

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EL PASO COUNTY, CO
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 APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

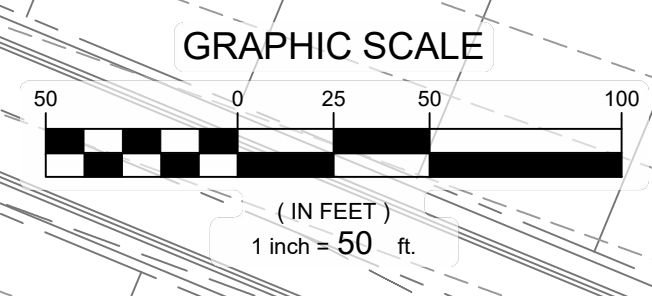
SP01

SHEET 05 OF 25

PCD FILE NO.:

Consider adding a sidewalk connection

boundary of subdivision needs distance bearings



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

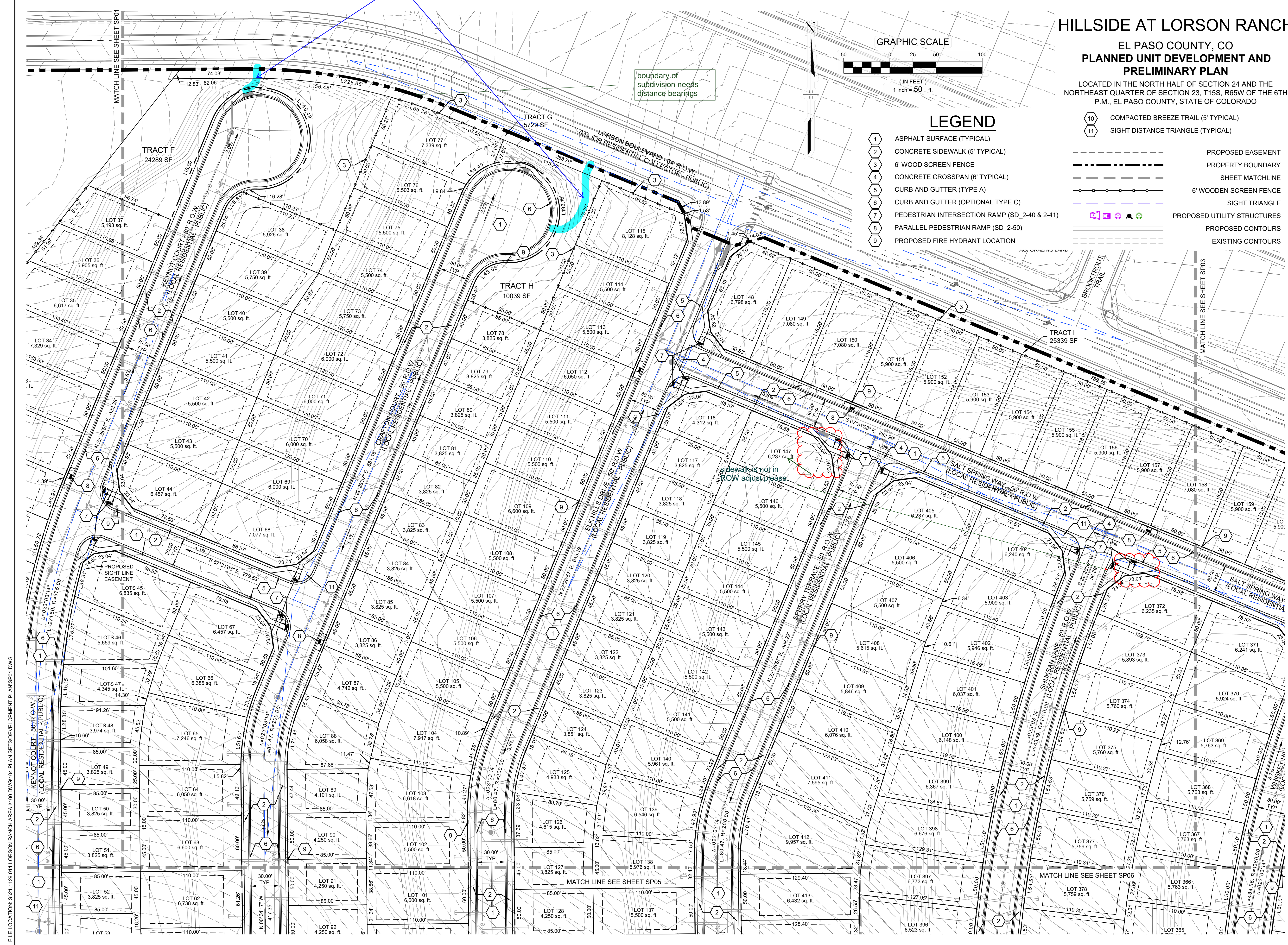
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

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

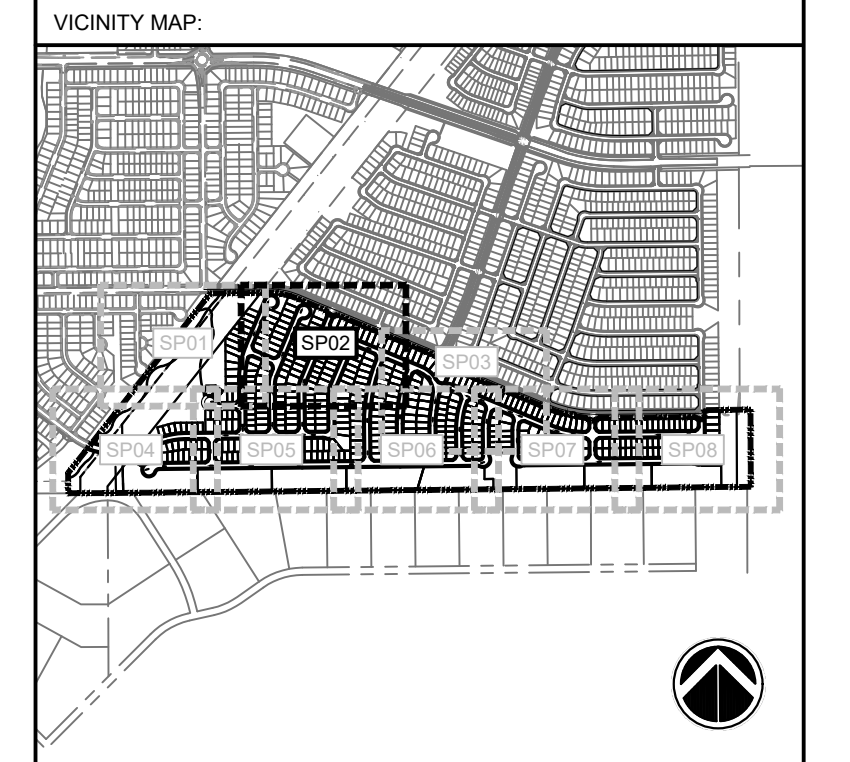
OWNER/DEVELOPER:
LORSON LLC ET/AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

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



APPROVAL:



PROJECT:
**HILLSIDE AT LORSON RANCH
DEVELOPMENT 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

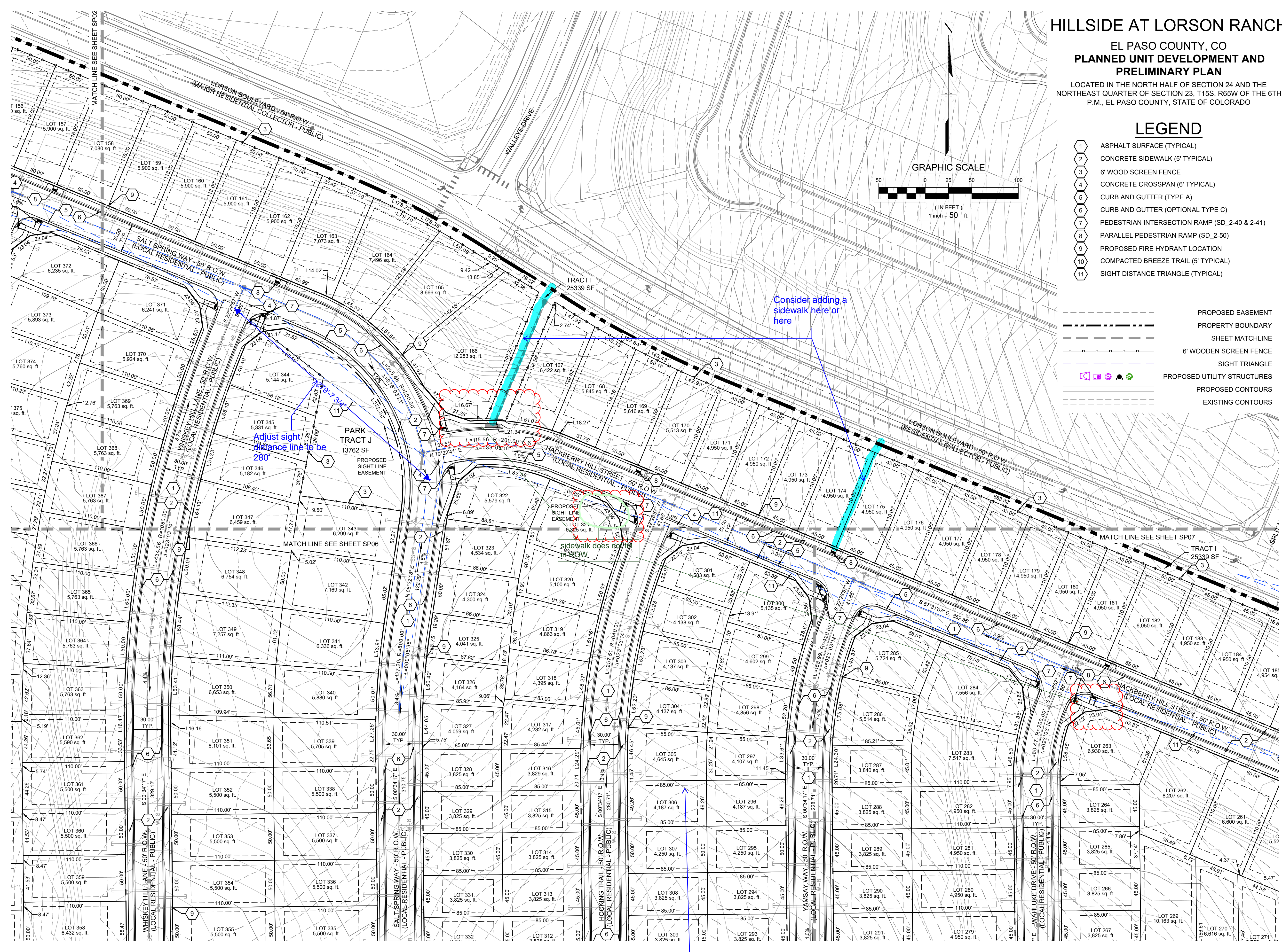
SITE PLAN

SP02

SHEET 06 OF 25

FILE LOCATION: S:\31.1129.011 LORSON RANCH AREA\1100.DWG\1100.PLAN SET\DEVELOPMENT PLAN\SP01.DWG

FILE LOCATION: S:\31.128.011\LORSON RANCH AREA\1100\DWG\104\PLANS\DEVELOPMENT\PLANS\SP03.DWG



HILLSIDE AT LORSON RANCH

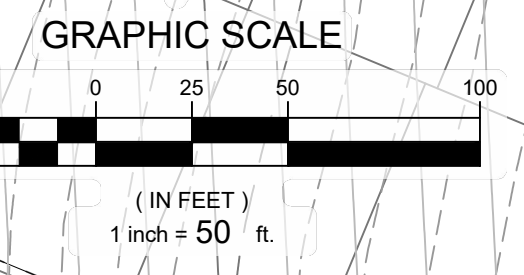
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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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- PROPOSED EASEMENT
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- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
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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
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:

SITE PLAN

SP03

SHEET 07 OF 25

PCD FILE NO.:

Add contour labels on the major contours

Consider adding a sidewalk here or here

Adjust sight distance line to be 280'

HILLSIDE AT LORSON RANCH

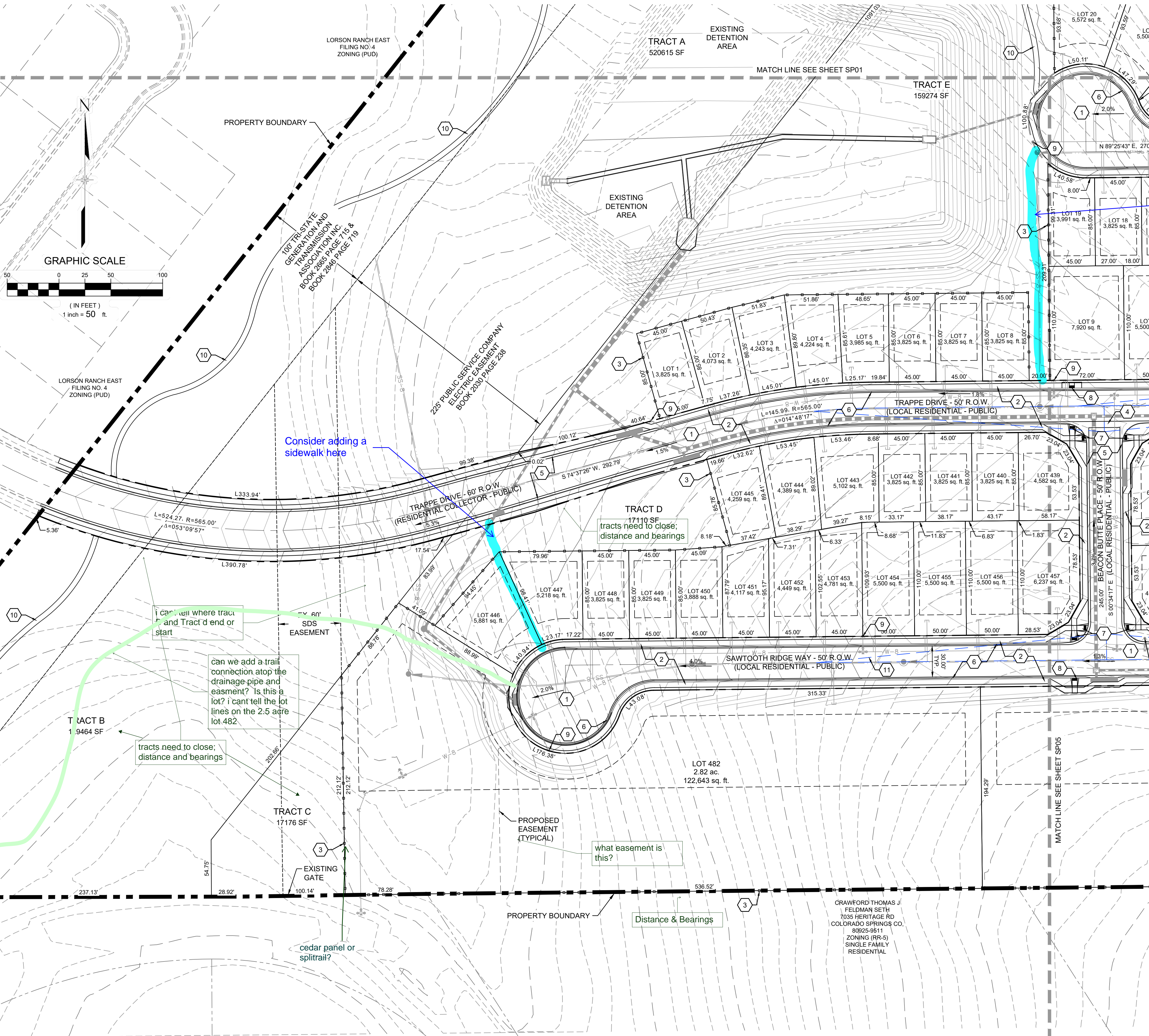
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

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Consider adding a sidewalk here

i cant tell where tract B and Tract d end or start

can we add a trail connection atop the drainage pipe and easment? Is this a lot? i cant tell the lot lines on the 2.5 acre lot 482

tracts need to close; distance and bearings

what easement is this?

Distance & Bearings

cedar panel or splitrail?

CONSULTANTS:
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 2435 RESEARCH PARKWAY, SUITE 300
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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:
 Consider adding a sidewalk or trail here

VICINITY MAP:

PROJECT:
HILLSIDE AT LORSON RANCH DEVELOPMENT 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:	

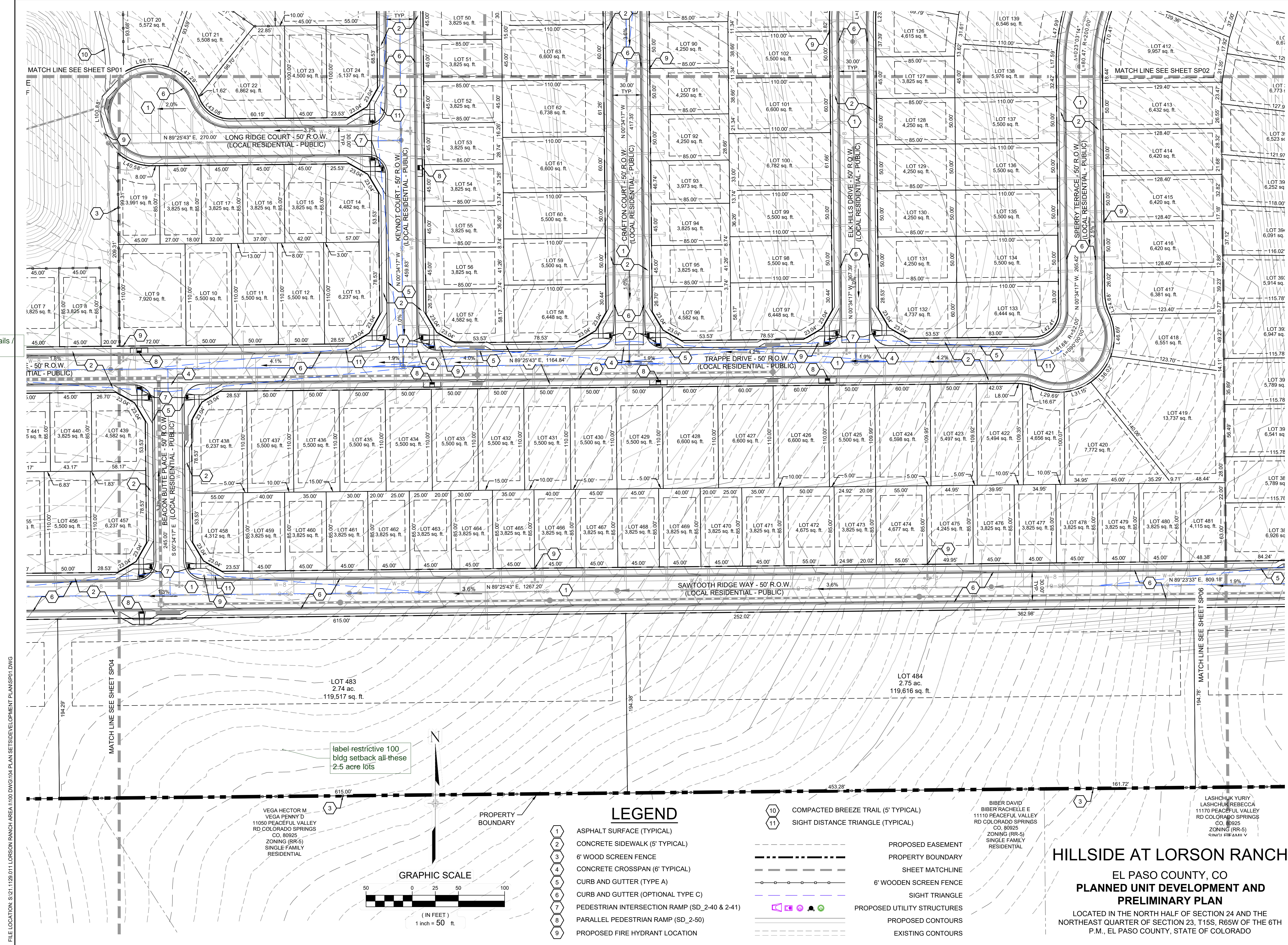
SITE PLAN

SP04

SHEET 08 OF 25

PCD FILE NO.:

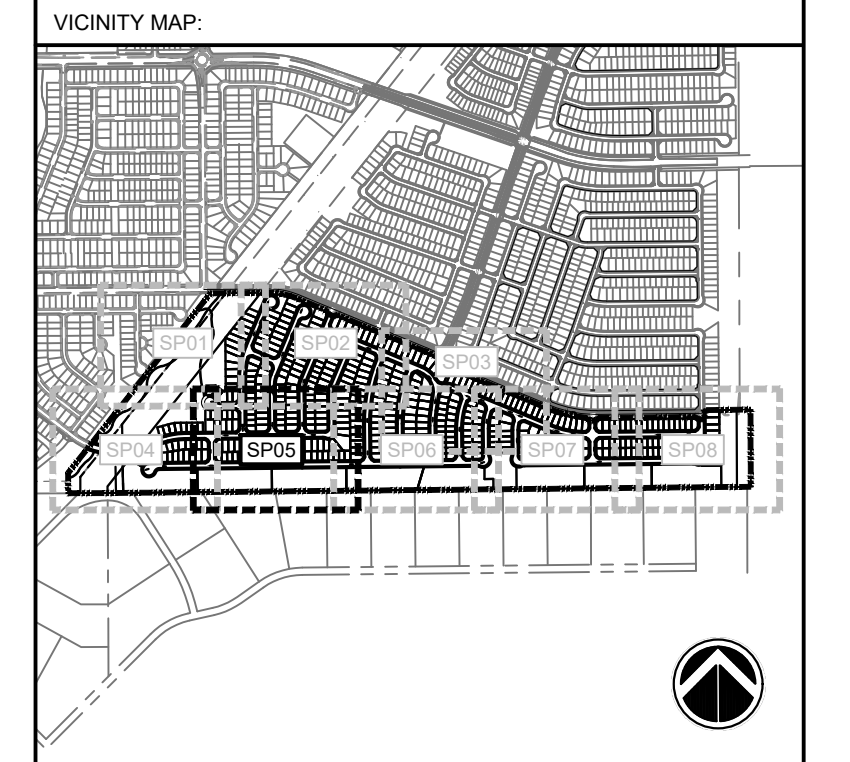
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CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
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 PHONE: (719) 575-0100
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 CIVIL ENGINEER:
 CORE ENGINEERING GROUP
 15004 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:



PROJECT:
**HILLSIDE AT LORSON RANCH
 DEVELOPMENT 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:

SITE PLAN

SP05

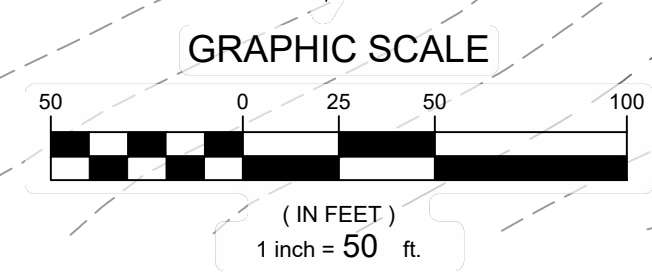
SHEET 09 OF 25

PCD FILE NO.:

FILE LOCATION: S:\31.128.011\LORSON RANCH AREA\1100.DWG\104\PLAN SET\DEVELOPMENT PLAN\SP05.DWG

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK (5' TYPICAL)
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 - PROPOSED CONTOURS
 - EXISTING CONTOURS



label restrictive 100
 bldg setback all these
 2.5 acre lots

VEGA HECTOR M.
 VEGA PENNY D
 11050 PEACEFUL VALLEY
 RD COLORADO SPRINGS
 CO, 80925
 ZONING (RR-5)
 SINGLE FAMILY
 RESIDENTIAL

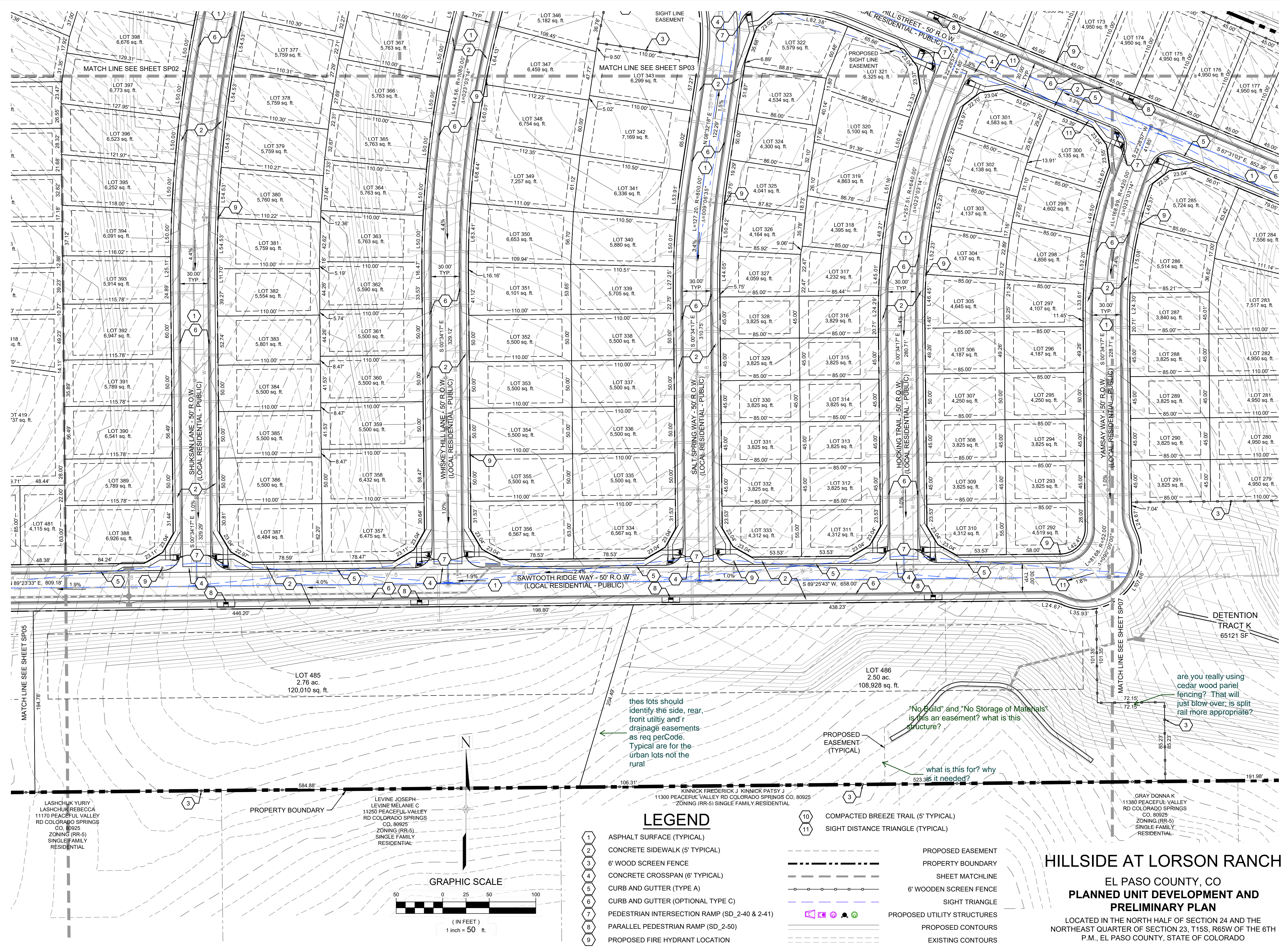
PROPERTY BOUNDARY

BIBER DAVID
 BIBER RACHELLE E
 11110 PEACEFUL VALLEY
 RD COLORADO SPRINGS
 CO, 80925
 ZONING (RR-5)
 SINGLE FAMILY
 RESIDENTIAL

LASHCHUK YURIY
 LASHCHUK REBECCA
 11170 PEACEFUL VALLEY
 RD COLORADO SPRINGS
 CO, 80925
 ZONING (RR-5)
 SINGLE FAMILY
 RESIDENTIAL

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

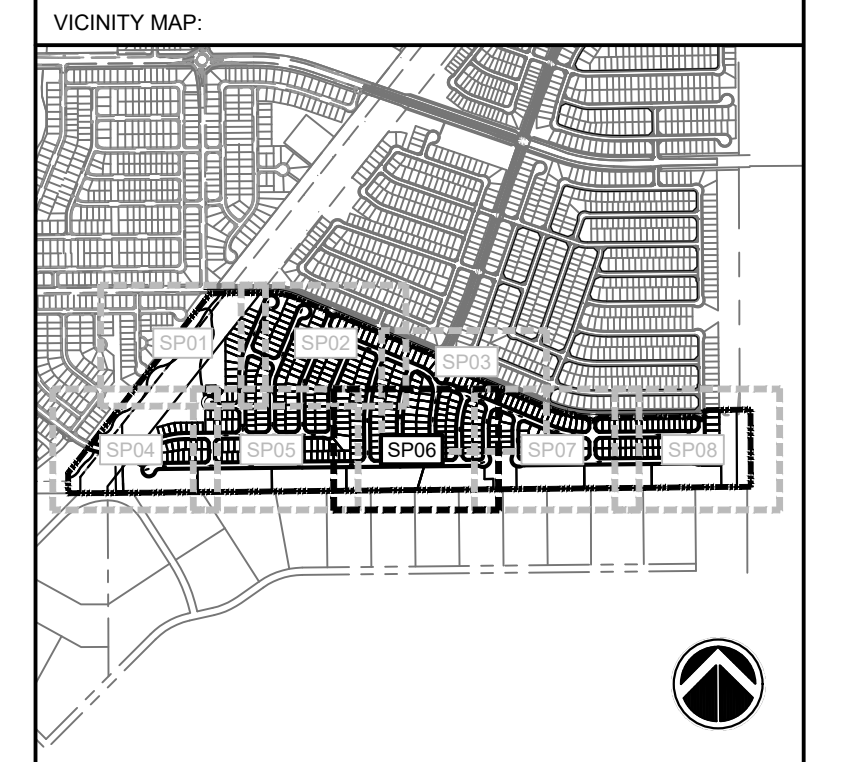
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CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920, PHONE: (719) 575-0100, FAX: (719) 575-0208
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55306, PHONE: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

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

APPROVAL:
 VACANCY:
 VICINITY MAP:



PROJECT:
HILLSIDE AT LORSON RANCH DEVELOPMENT 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:

SITE PLAN
SP06
 SHEET 10 OF 25
 PCD FILE NO.:

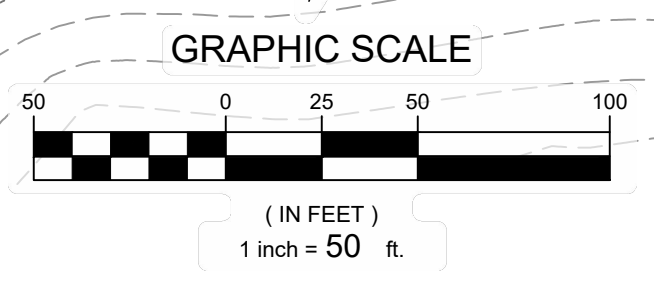
these lots should identify the side, rear, front utility and r drainage easements as req per Code. Typical are for the urban lots not the rural

"No Build" and "No Storage of Materials" is this an easement? what is this structure?

are you really using cedar wood panel fencing? That will just blow over, is split rail more appropriate?

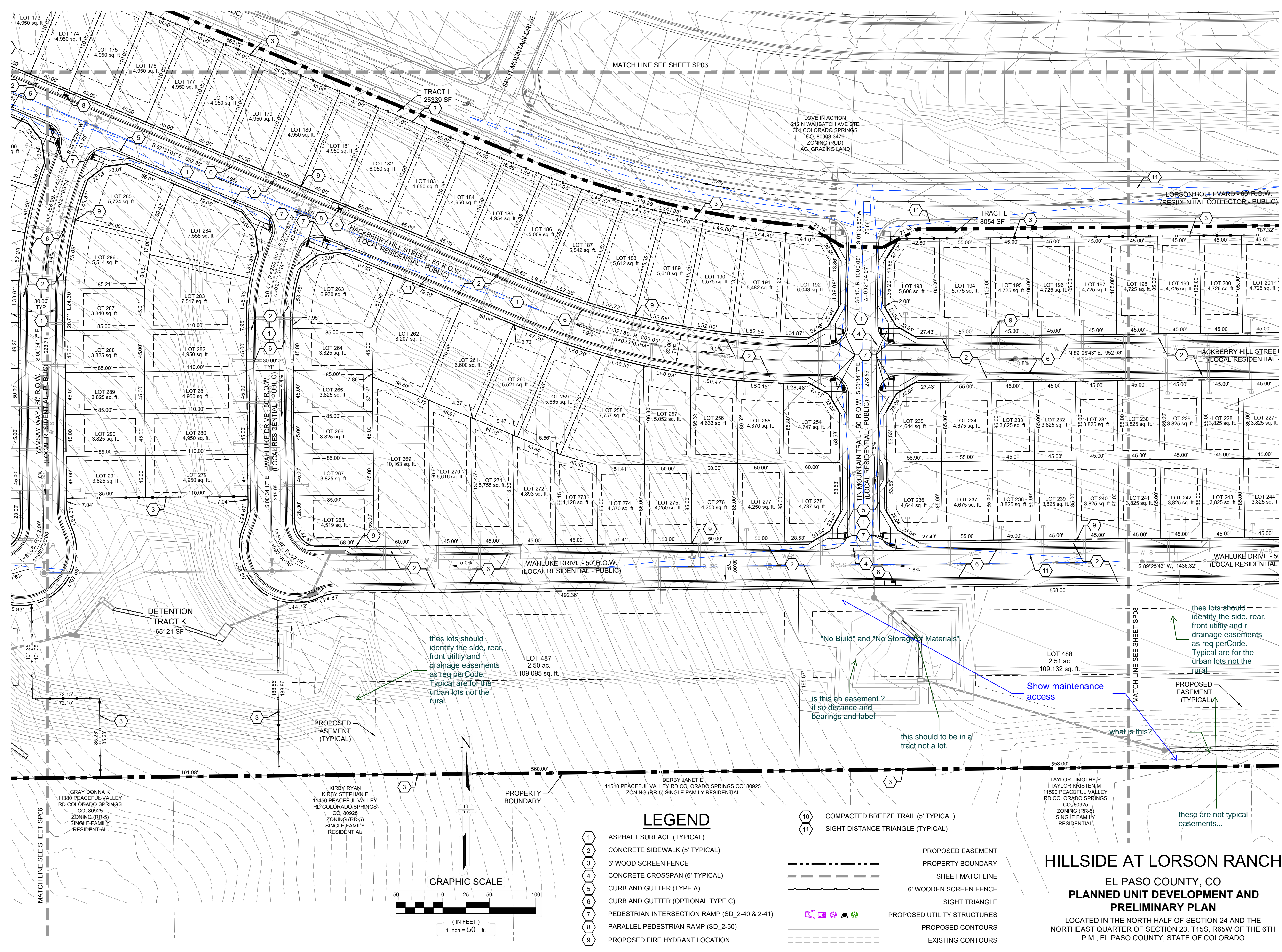
what is this for? why is it needed?

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK (5' TYPICAL)
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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

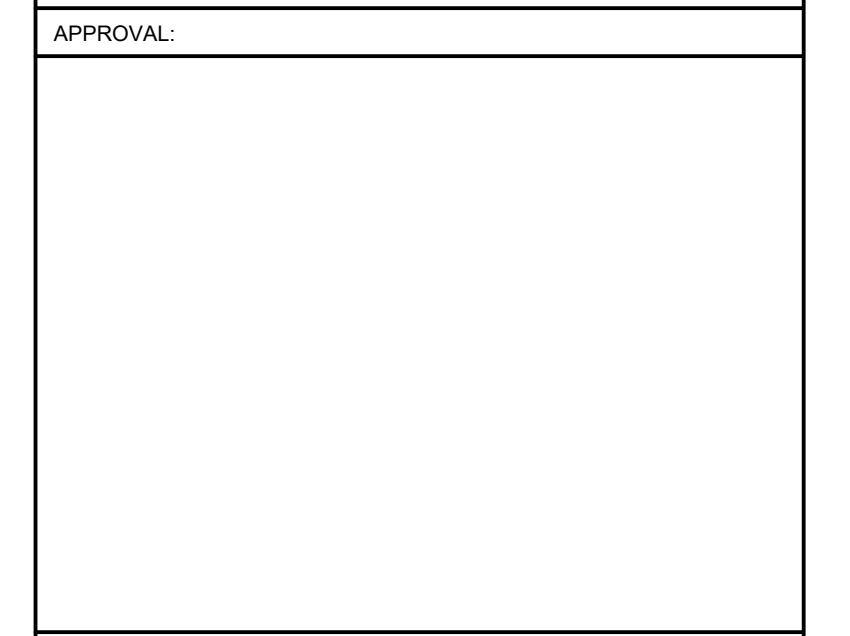
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CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
 SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208
 CIVIL ENGINEER:
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 15004 1ST AVENUE S
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

SITE PLAN

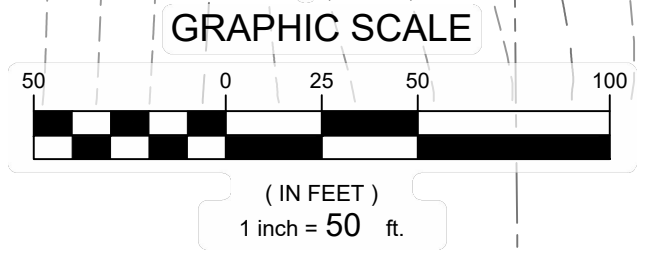
SP07

SHEET 11 OF 25

PCD FILE NO.:

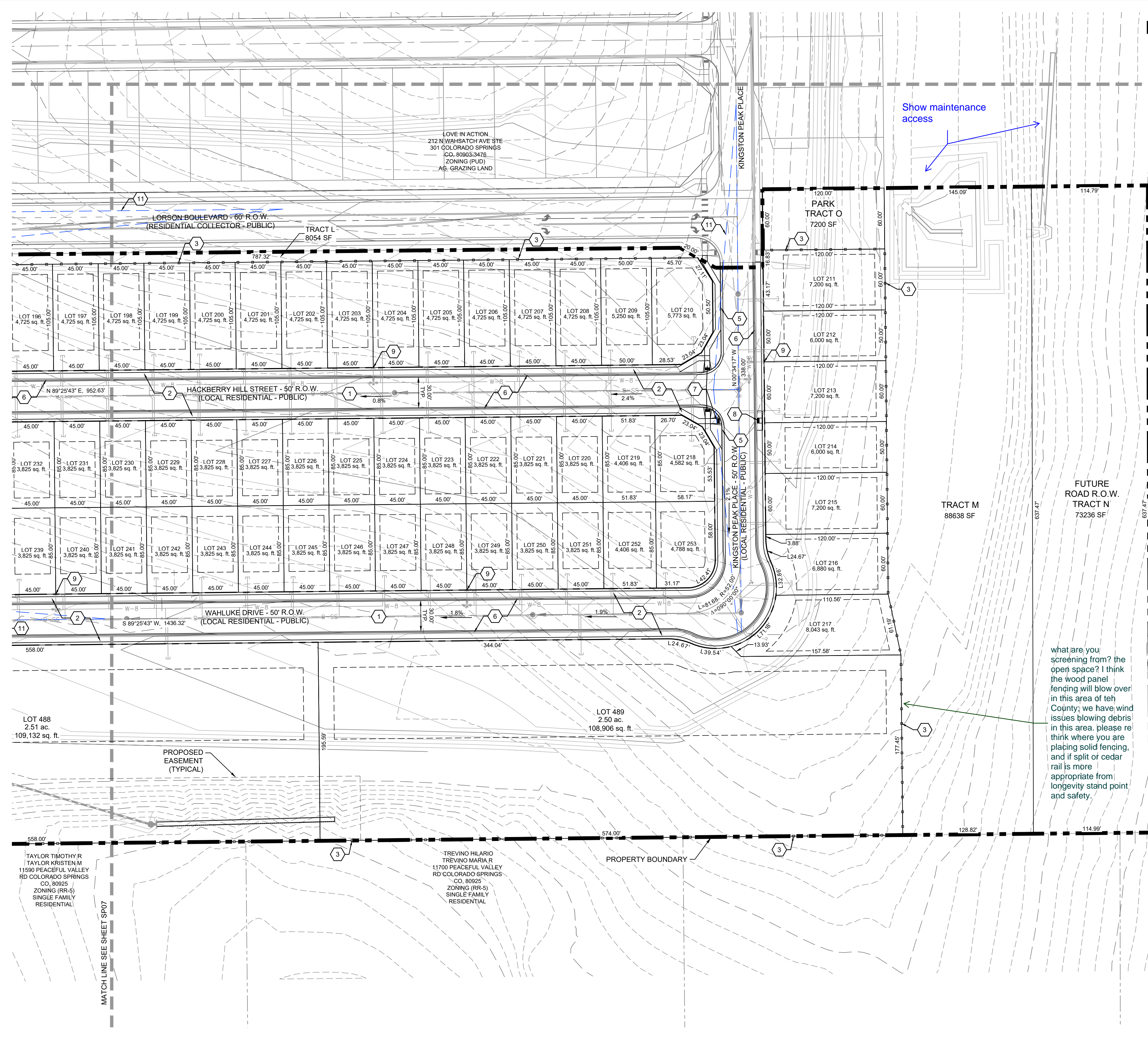
- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
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HILLSIDE AT LORSON RANCH
 EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

FILE LOCATION: S:\31.128.01\1\LORSON RANCH AREA\1100.DWG\104\PLANS\SET\DEVELOPMENT\PLANS\SP08.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

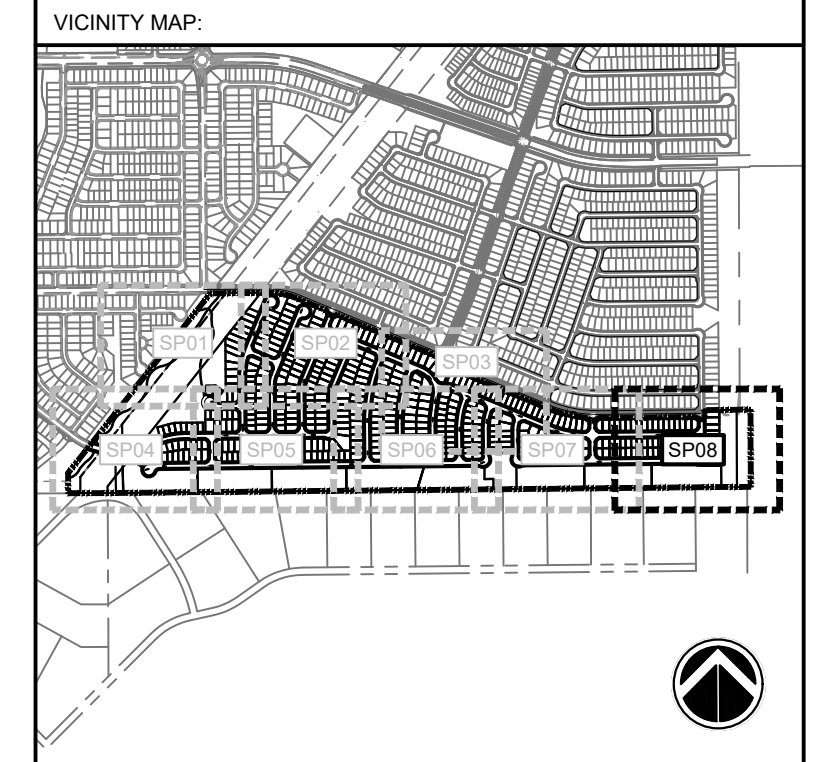
- ### LEGEND
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CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920
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 CIVIL ENGINEER:
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 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
 FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF

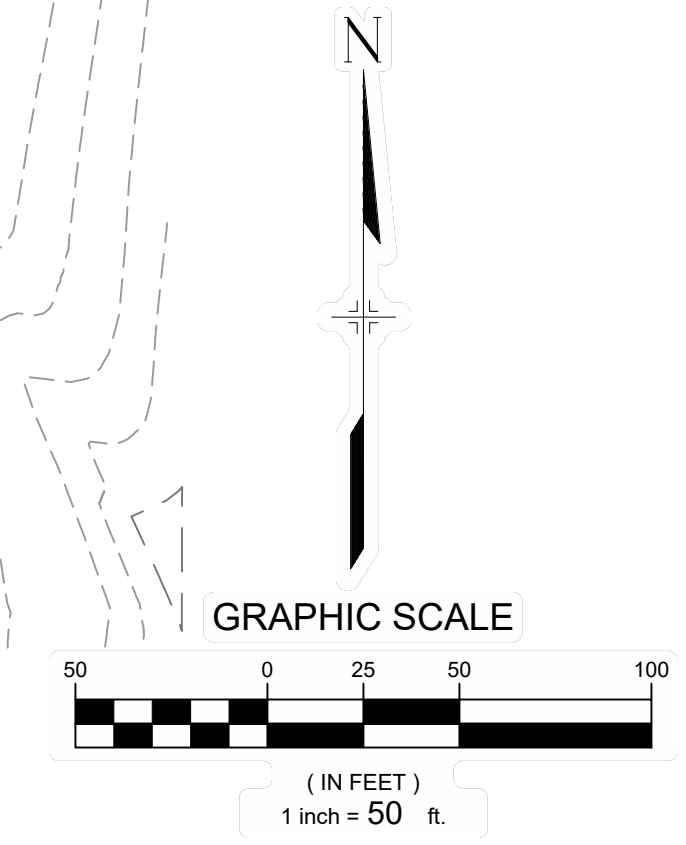
DRAWING INFORMATION:
 PROJECT NO: 21.1129.011
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

SITE PLAN

SP08

SHEET 12 OF 25

PCD FILE NO.:



HILLSIDE AT LORSON RANCH

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

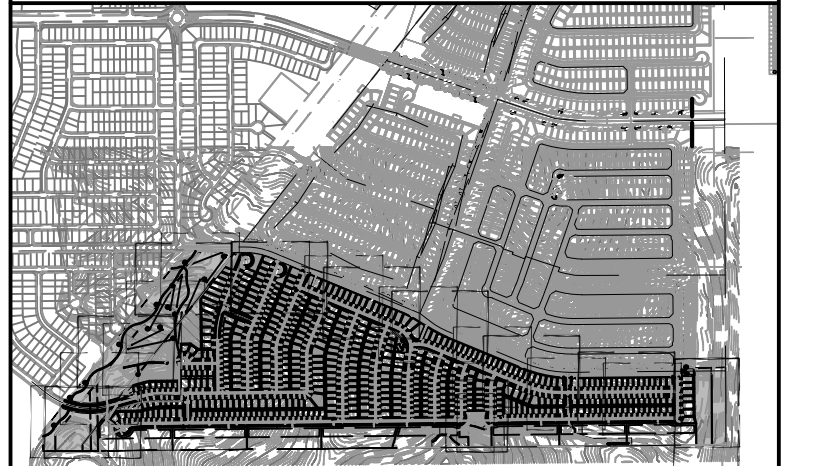
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
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CONSULTANTS:
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 (719) 635-3200

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
 LANDSCAPE PLAN**

EL PASO COUNTY, CO
 FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

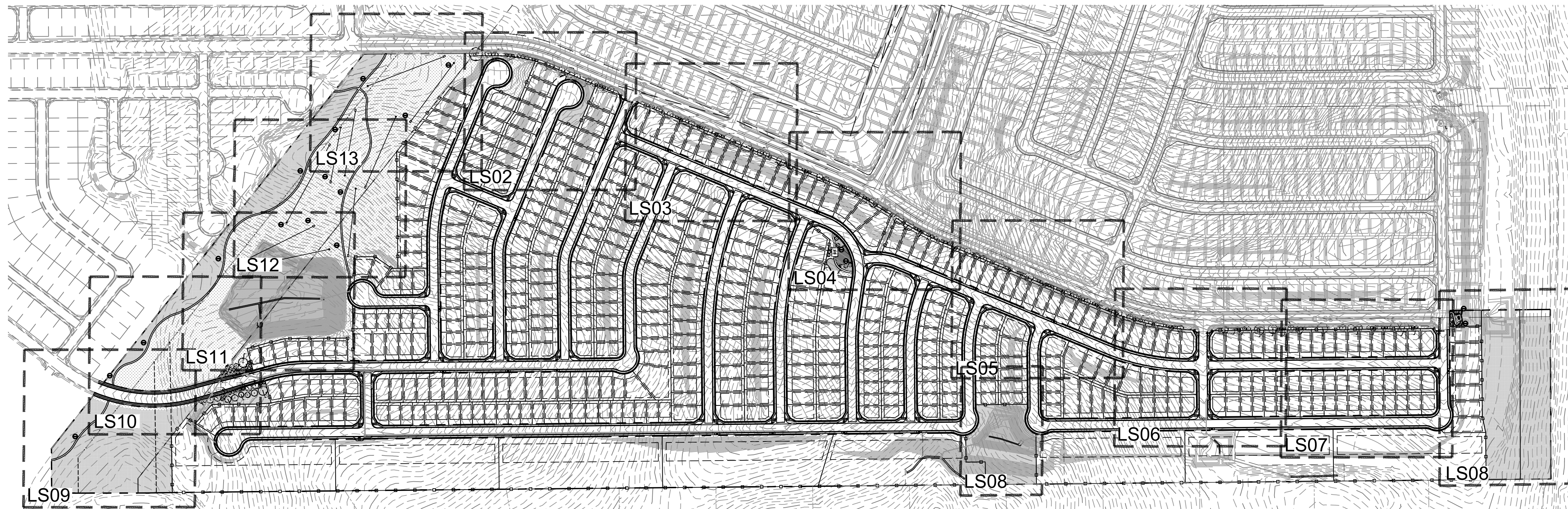
PROJECT NO: 21.1129.011
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

LANDSCAPE COVER SHEET






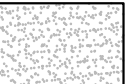



LS01

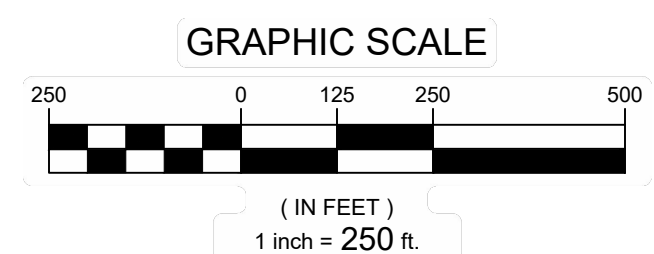
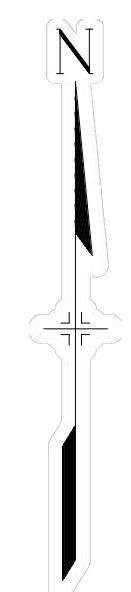
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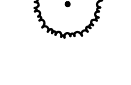







GROUND COVER LEGEND

-  **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)



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AU	14	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40"	35"
	CT	2	CATALPA SPECIOSA 'HIAWATHA 2' HEARTLAND NORTHERN CATALPA	2" CAL.	B&B	40"	20"
	GK	8	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50"	40"
	QB	1	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	50"	50"
	TI	15	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	40"	25"
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PH	55	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6' HT.	B&B	25"	12"
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	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"
	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"
	PC	14	PRUNUS CERASIFERA 'CRIMSON POINTE' 'CRIMSON POINTE FLOWERING PLUM	1.5" CAL.	B&B	8"	12"

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS									
PLAN ABREV	STREET NAME/ ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED			
			REQ.	PROV.					
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:\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

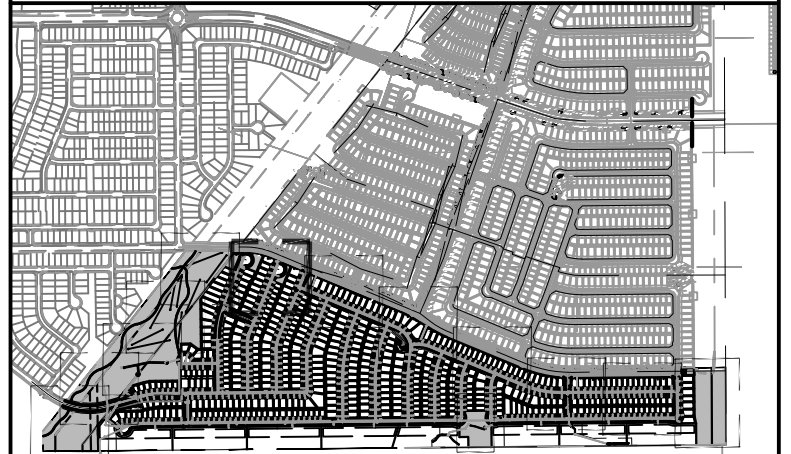
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
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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:

VICINITY MAP:



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

LS02

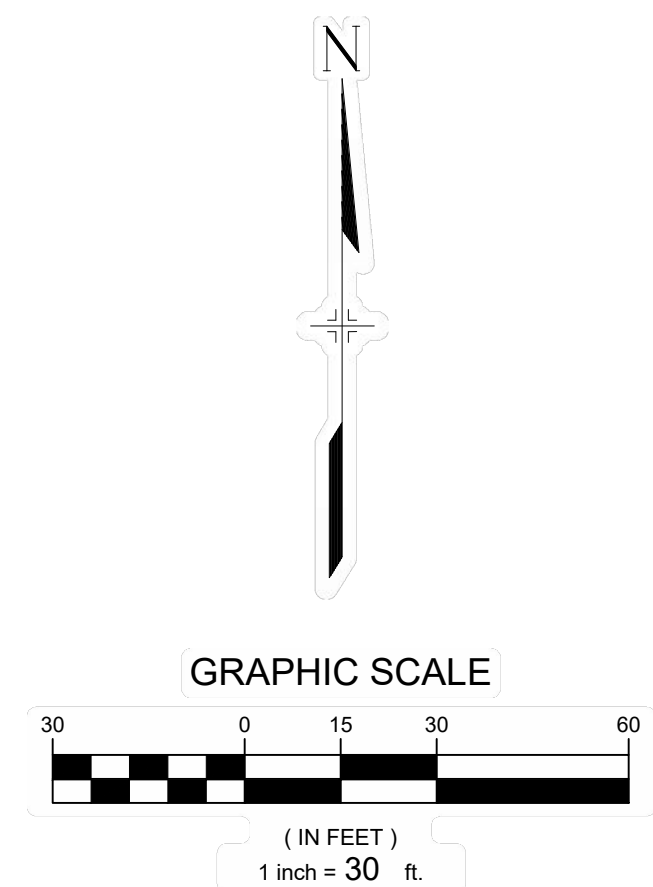
SHEET 14 OF 25

PCD FILE NO.:



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)



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

HILLSIDE AT LORSON RANCH

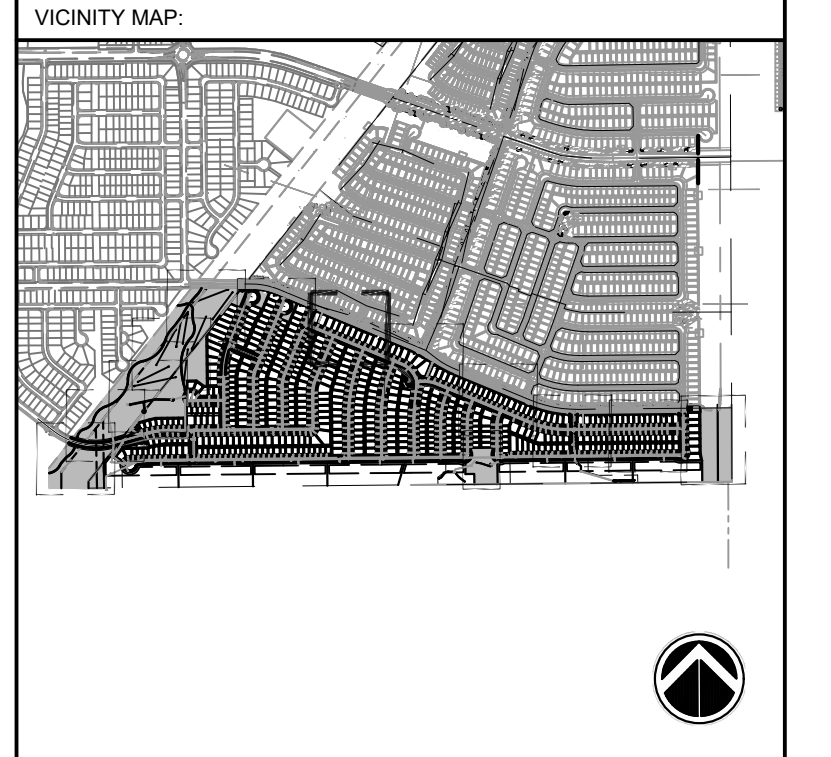
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

CONSULTANTS:
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PHONE: (719) 570-1100

OWNER/DEVELOPER:
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212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(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

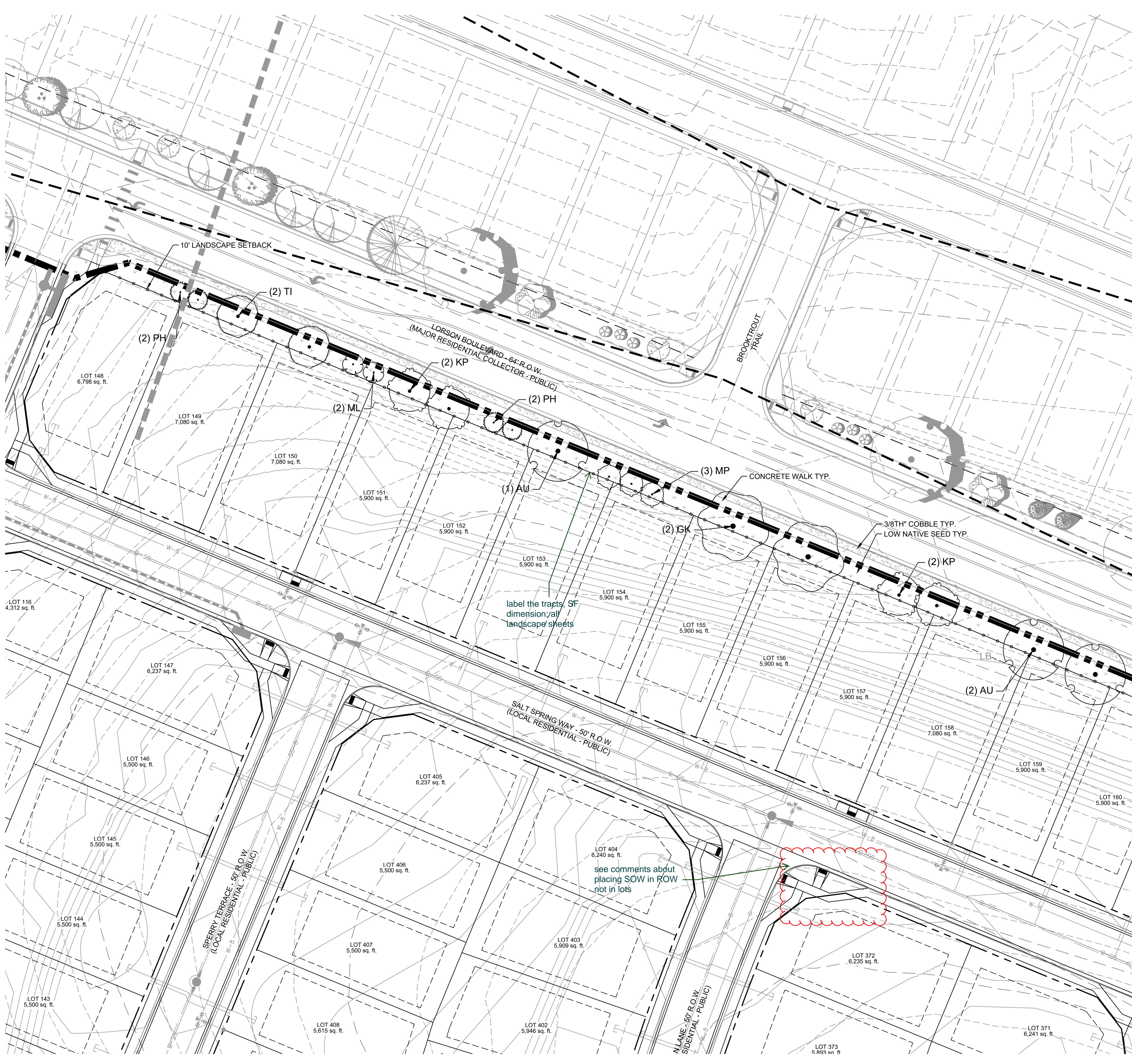
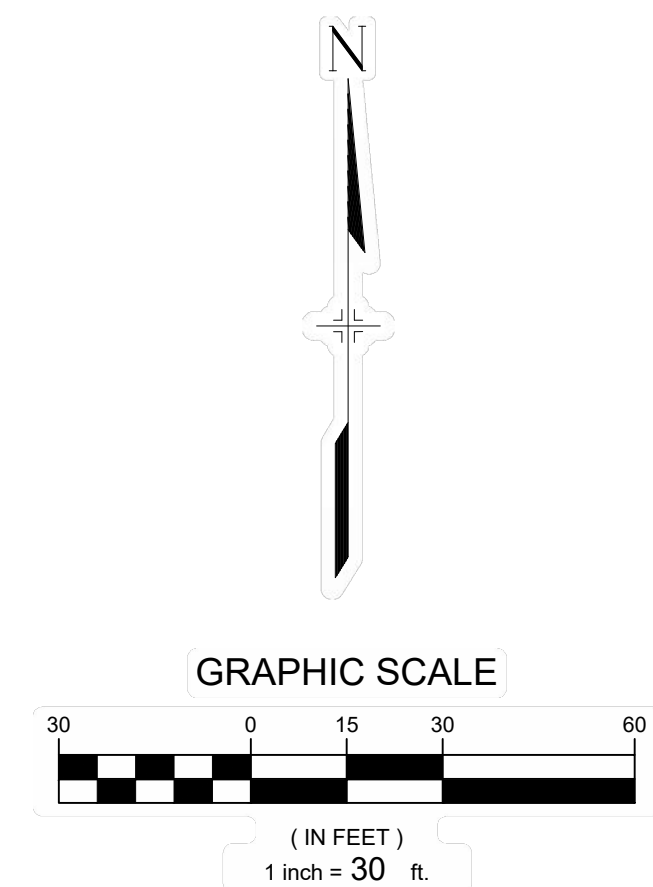
DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

LANDSCAPE PLAN

LS03
SHEET 15 OF 25
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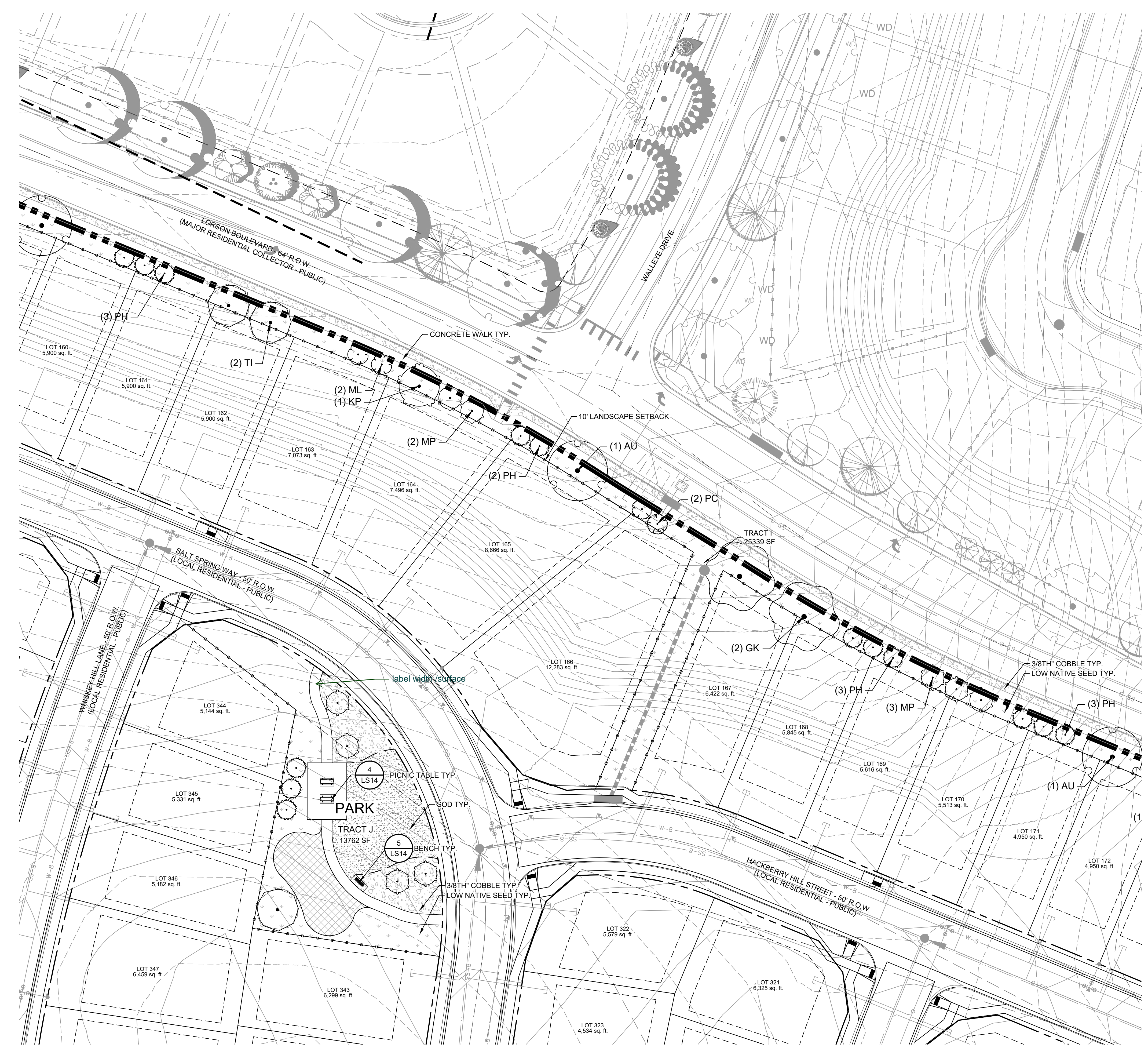
GROUND COVER LEGEND

-
-
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FILE LOCATION: S:\21.1129.011\LORSON RANCH AREA\1100.DWG\1104.PLAN SETS\DEVELOPMENT PLAN\LS03.DWG

FILE LOCATION: S:\21.1129.011\LORSON RANCH AREA\1100.DWG\104.PLAN SETS\DEVELOPMENT PLAN\LS04.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)

VICINITY MAP:

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

LS04

SHEET 16 OF 25

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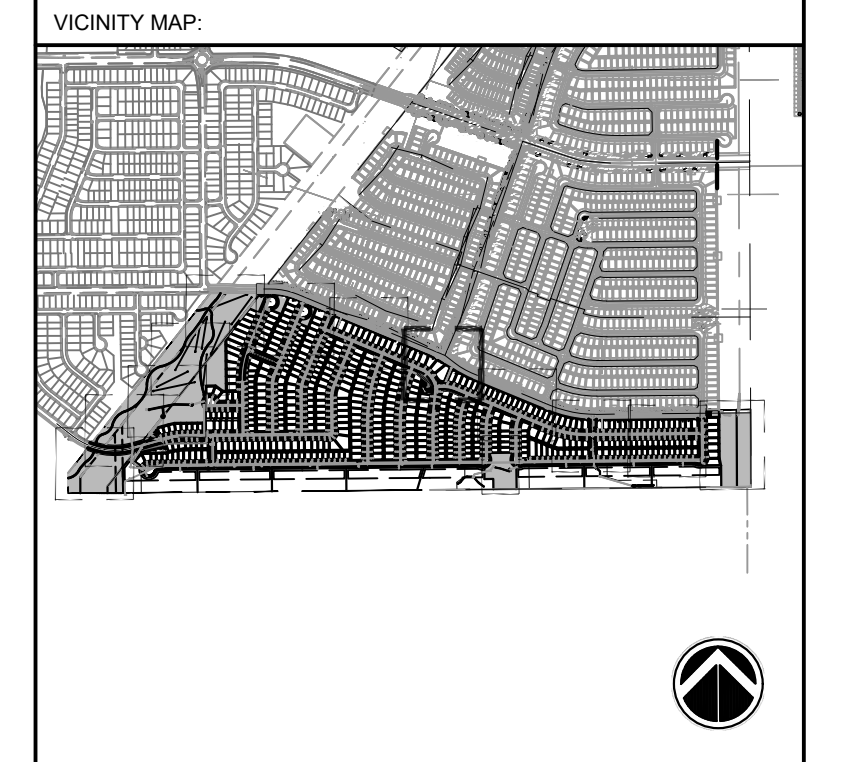
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 (IN FEET)
 1 inch = 30 ft.

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
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CIVIL ENGINEER:
 CORE ENGINEERING GROUP
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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:



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:
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 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA
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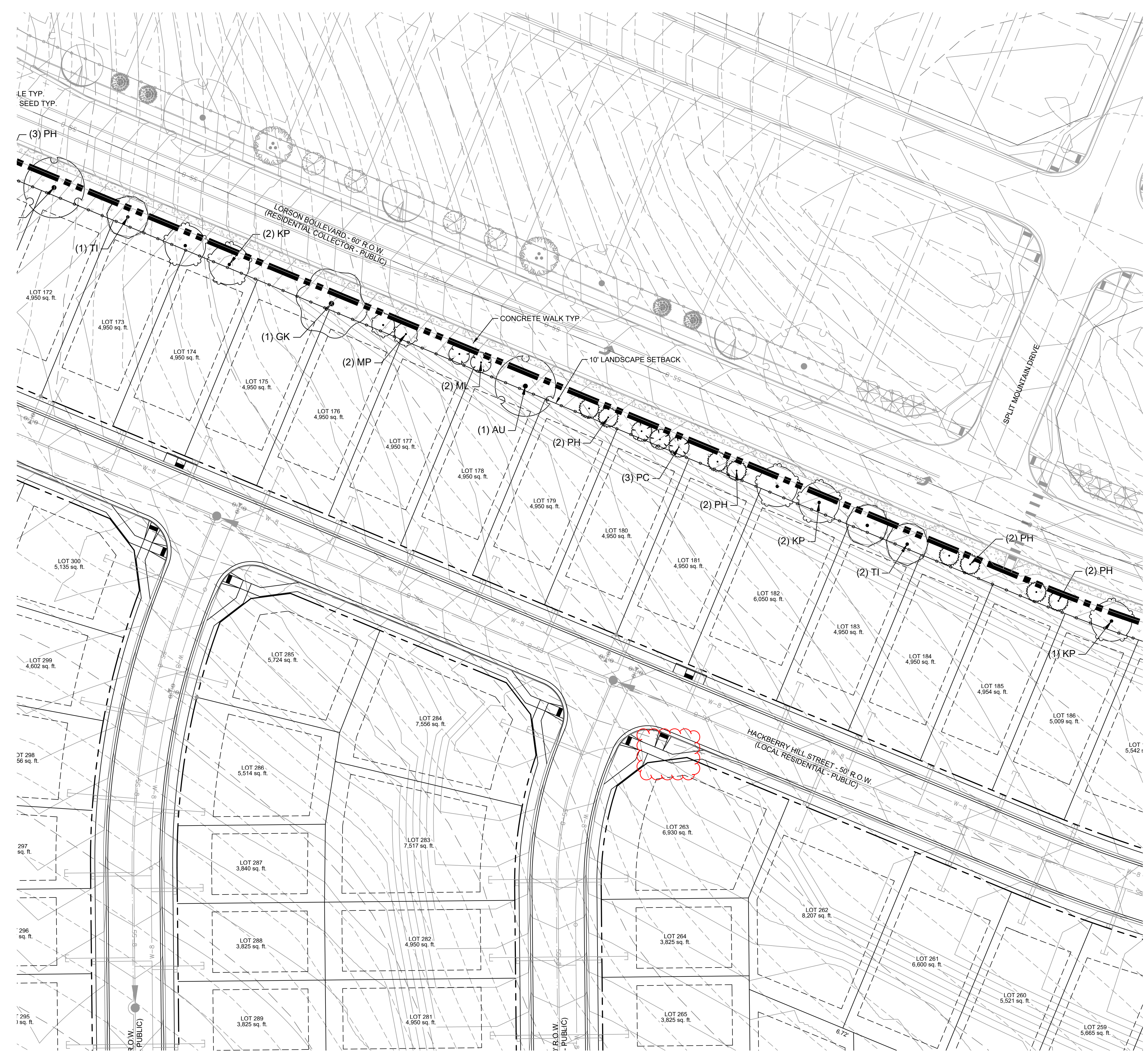
LANDSCAPE PLAN

LS04

SHEET 16 OF 25

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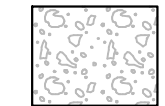
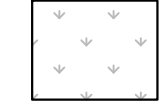







HILLSIDE AT LORSON RANCH

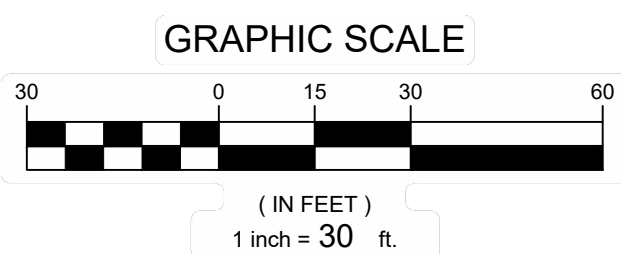
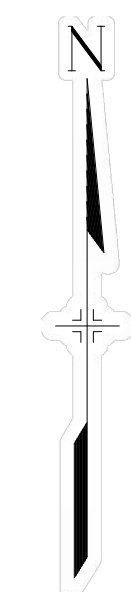
EL PASO COUNTY, CO

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

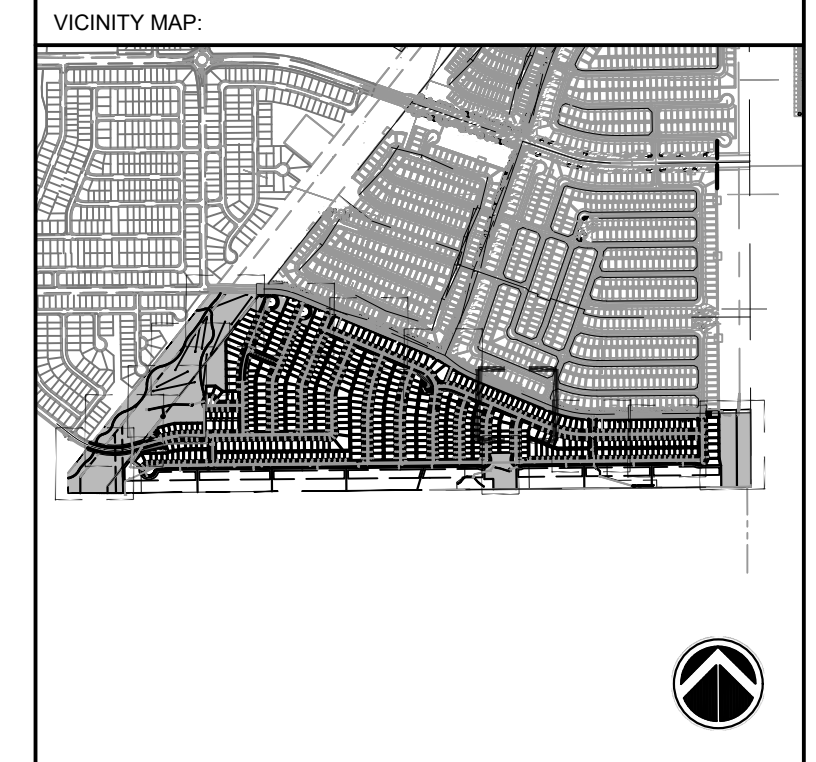
- 
1 1/2" ROCK
 TYPE: BLUE GREY RIVER ROCK
 SUPPLIER: C&C SAND & STONE
 DEPTH: 3" OVER WEED BARRIER FABRIC OR APPROVED EQUAL
- 
NATIVE SEED-LOW
 MIX NAME: PBSI NATIVE PRAIRIE MIX
 SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL
- 
NATIVE SEED-TALL
 MIX NAME: PBSI NATIVE PRAIRIE MIX
 SUPPLIER: PAWNEE BUTTES 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:
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CIVIL ENGINEER:
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 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



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

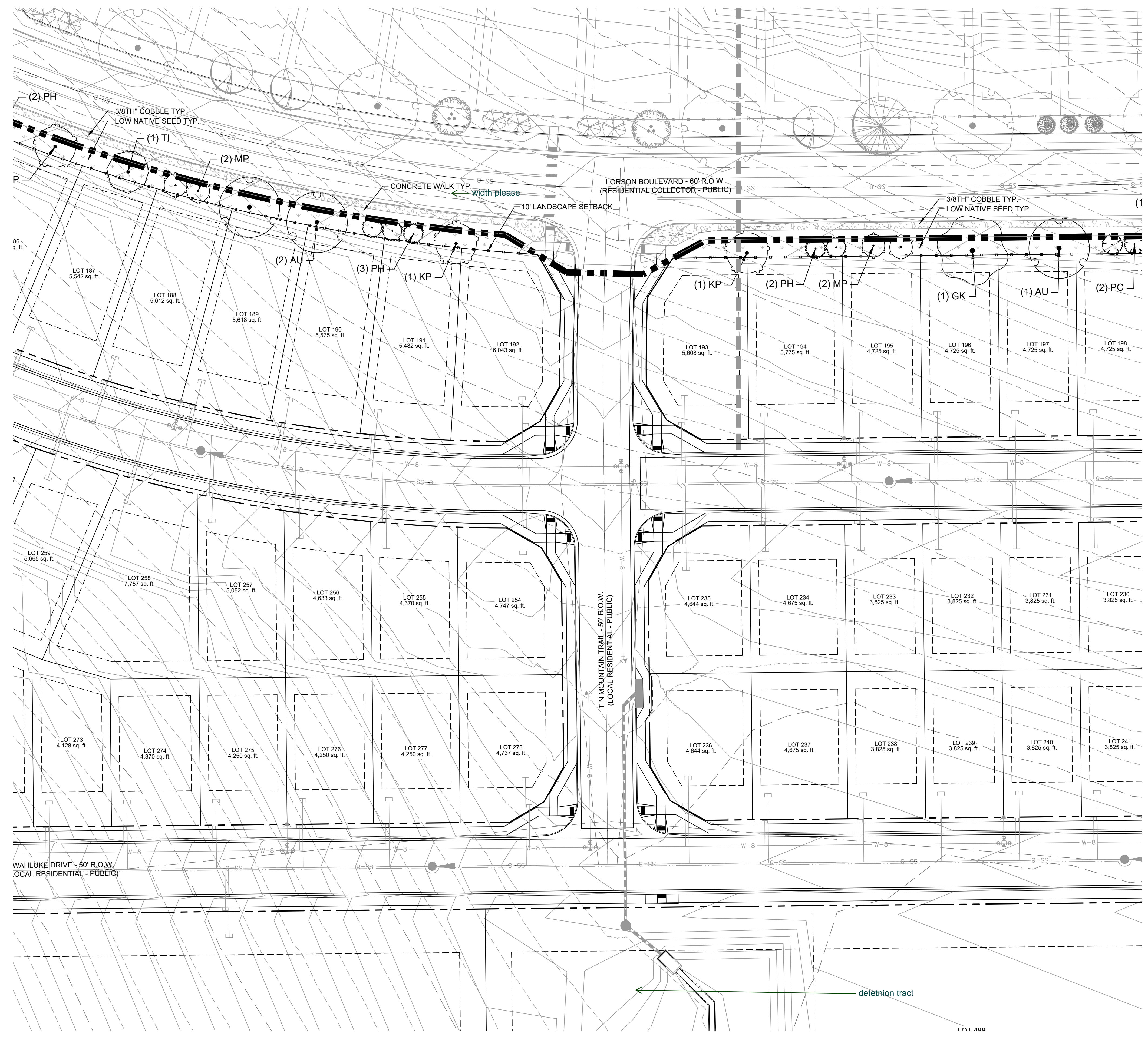
SHEET TITLE:
LANDSCAPE PLAN

LS05

SHEET 17 OF 25

PCD FILE NO.:

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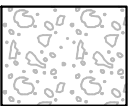



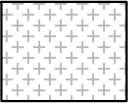
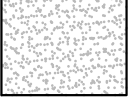
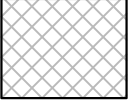
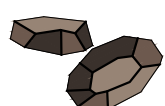
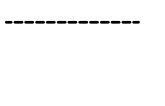


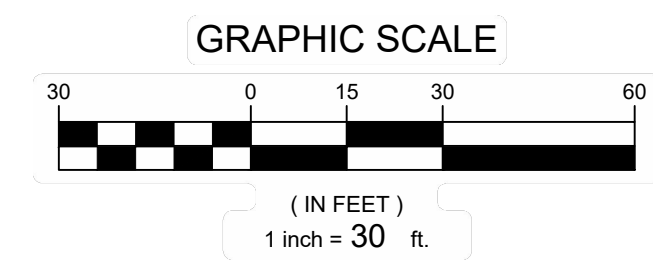
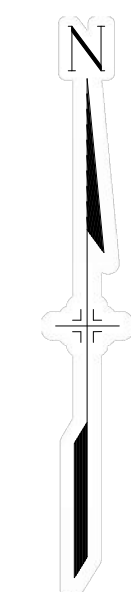
HILLSIDE AT LORSON RANCH

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

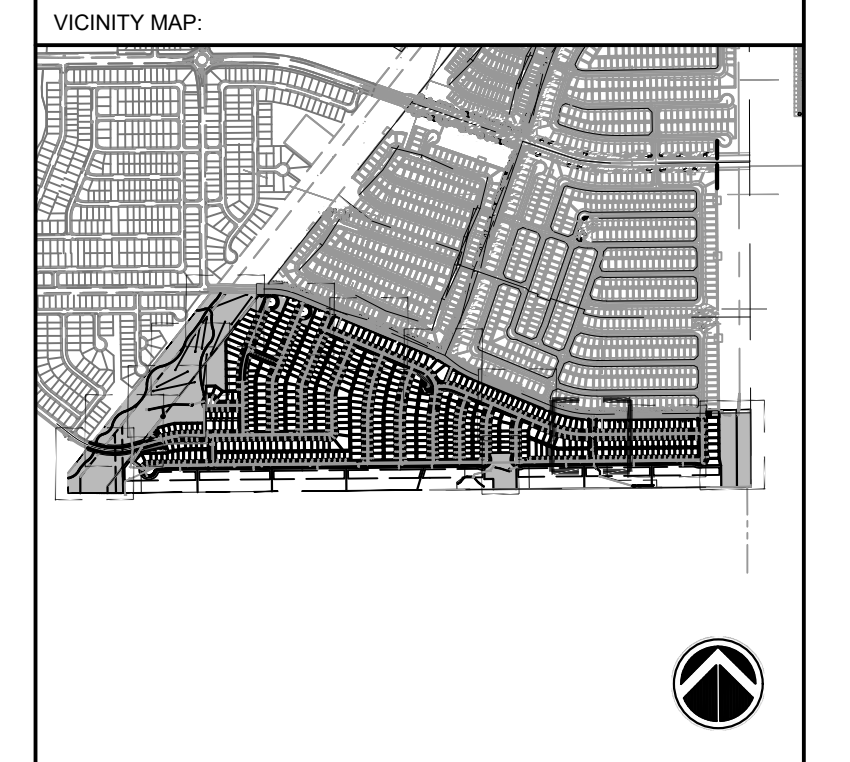


CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
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 COLORADO SPRINGS, CO 80903
 (719) 635-3200

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

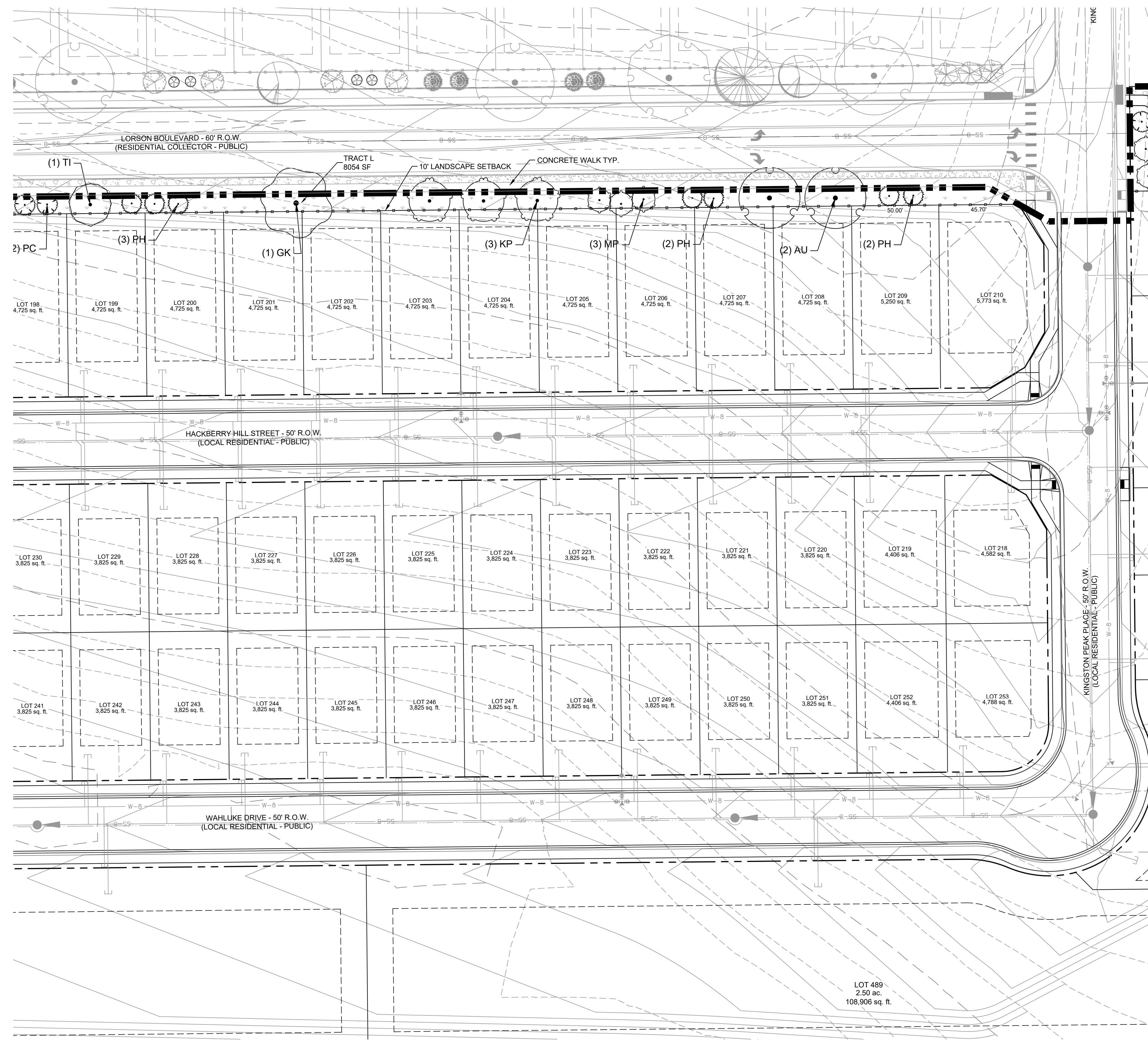
SHEET TITLE:
LANDSCAPE PLAN

LS06

SHEET 18 OF 25

PCD FILE NO.:

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

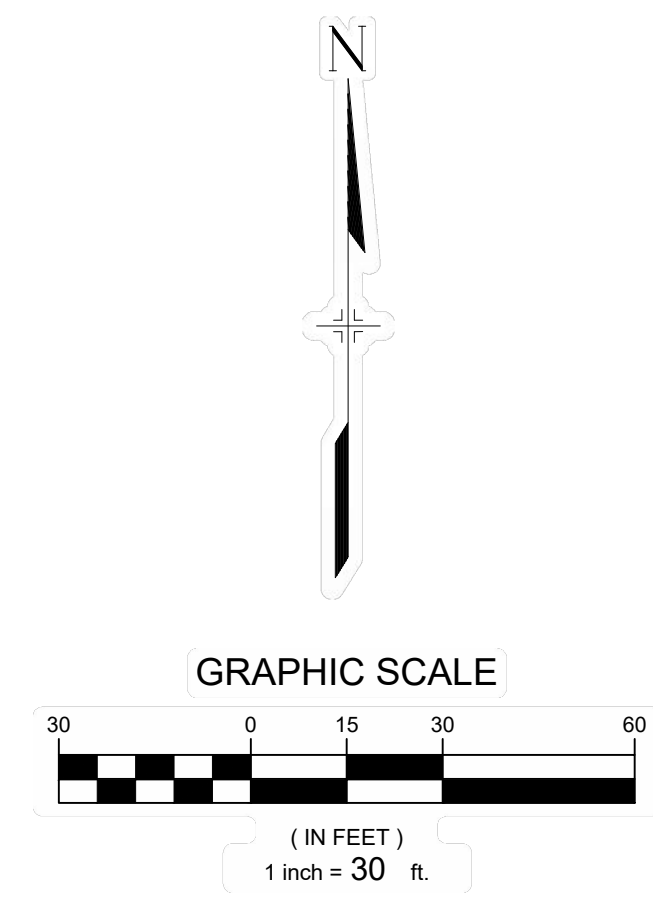


HILLSIDE AT LORSON RANCH

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

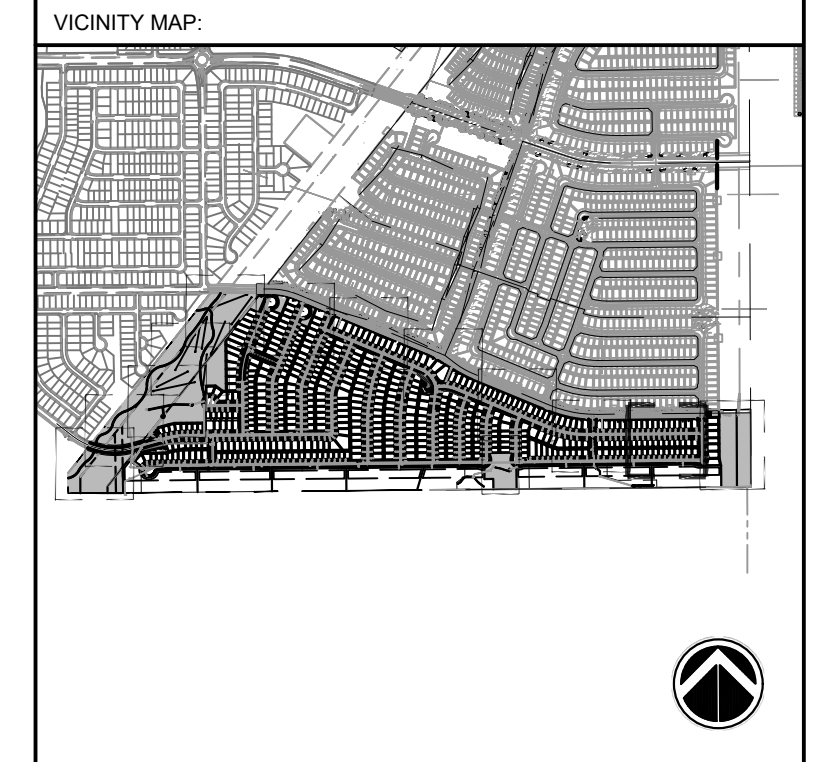
- 1 1/2" ROCK
 TYPE: BLUE GREY RIVER ROCK
 SUPPLIER: C&C SAND & STONE
 DEPTH: 3" OVER WEED BARRIER
 FABRIC OR APPROVED EQUAL
- NATIVE SEED-LOW
 MIX NAME: PBSI NATIVE PRAIRIE MIX
 SUPPLIER: PAWNEE BUTTES SEED OR
 APPROVED EQUAL
- NATIVE SEED-TALL
 MIX NAME: PBSI NATIVE PRAIRIE MIX
 SUPPLIER: PAWNEE BUTTES 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:
 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:



PROJECT:
**HILLSIDE AT LORSON RANCH
 LANDSCAPE PLAN**
 EL PASO COUNTY, CO
 FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:

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

LANDSCAPE PLAN

LS07
 SHEET 19 OF 25
 PCD FILE NO.:

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

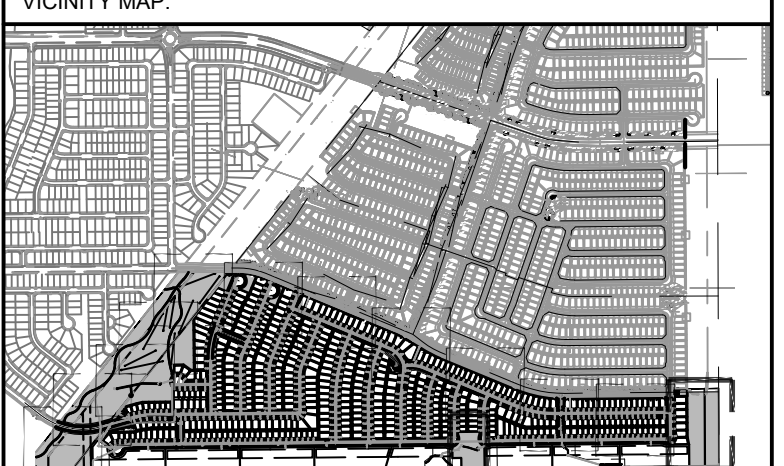
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
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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
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

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

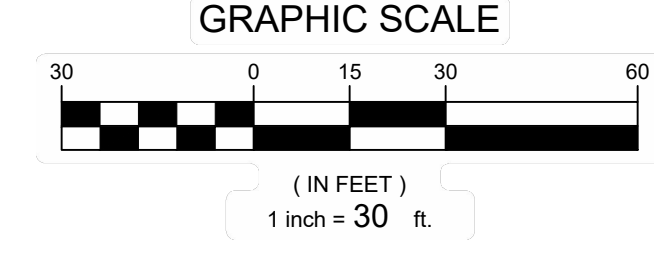
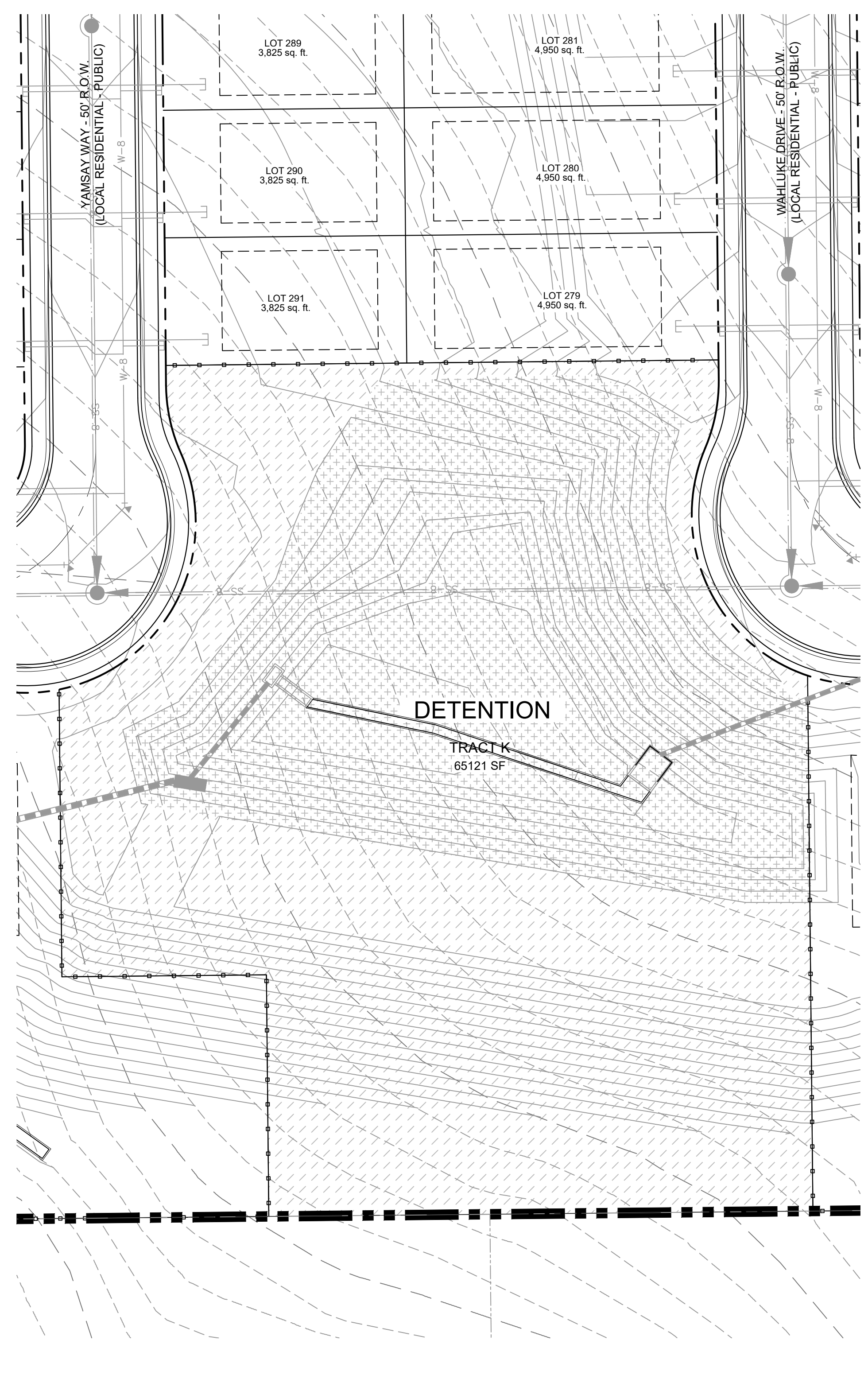
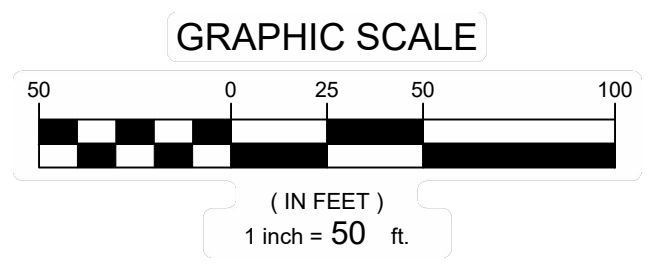
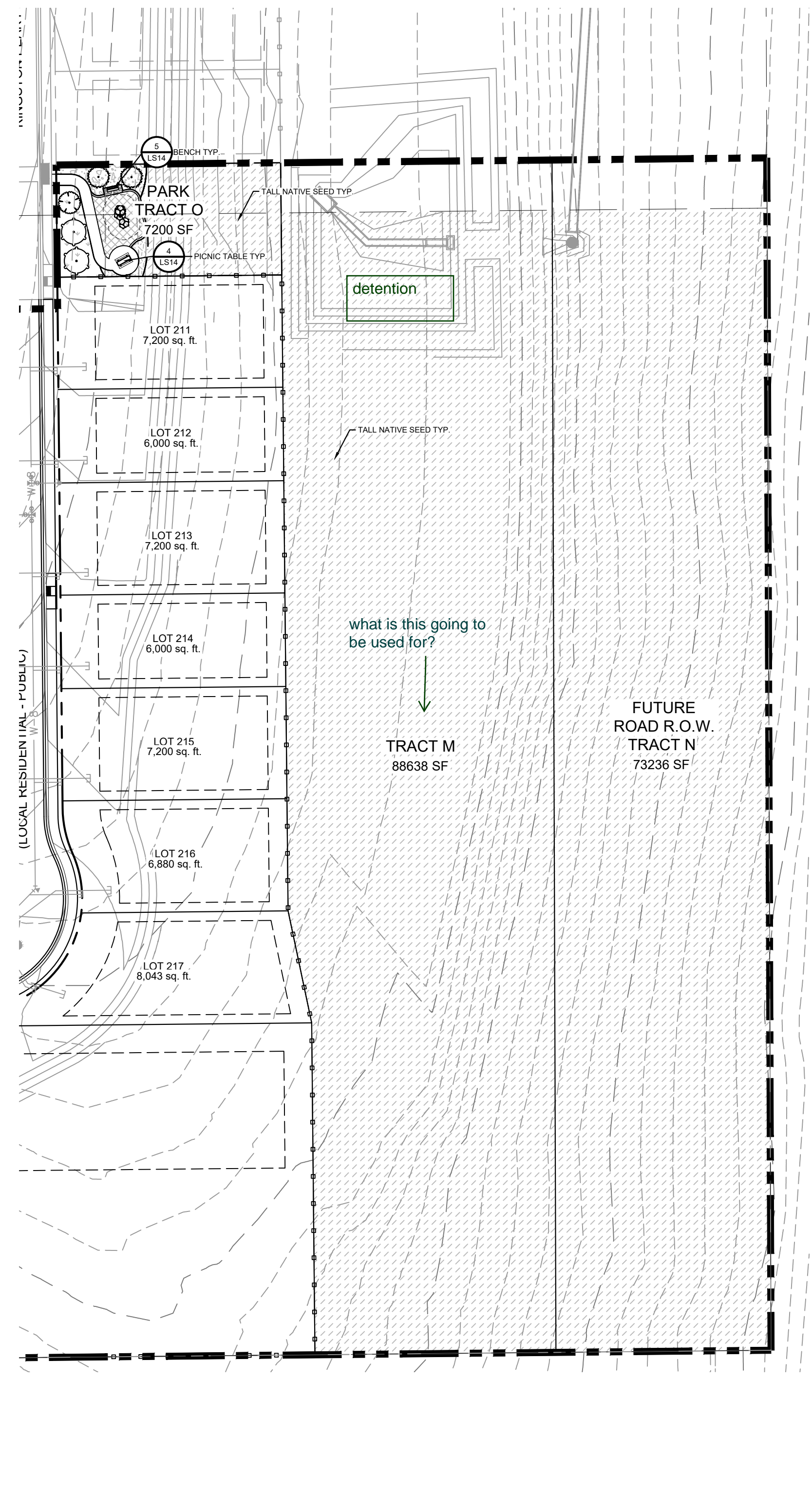
SHEET TITLE:

LANDSCAPE PLAN

LS08

SHEET 20 OF 25

PCD FILE NO.:



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)

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

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

HILLSIDE AT LORSON RANCH

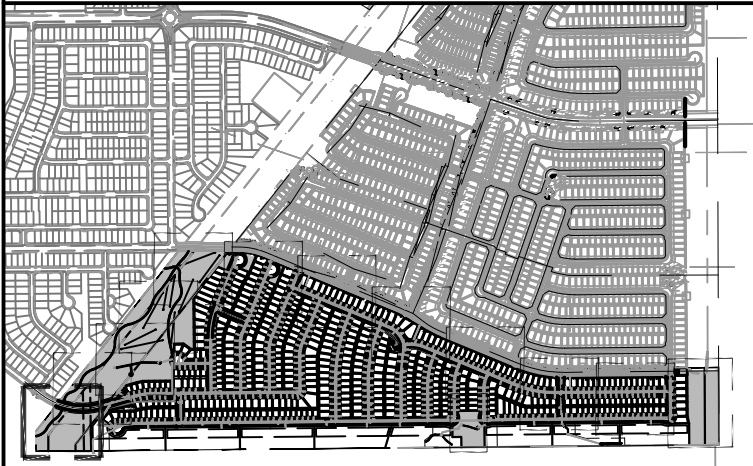
EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN**

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

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
 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:

VICINITY MAP:


PROJECT:
**HILLSIDE AT LORSON RANCH
 LANDSCAPE PLAN**
 EL PASO COUNTY, CO
 FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:






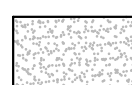

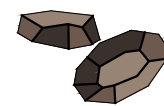
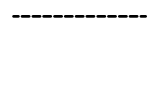
NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF

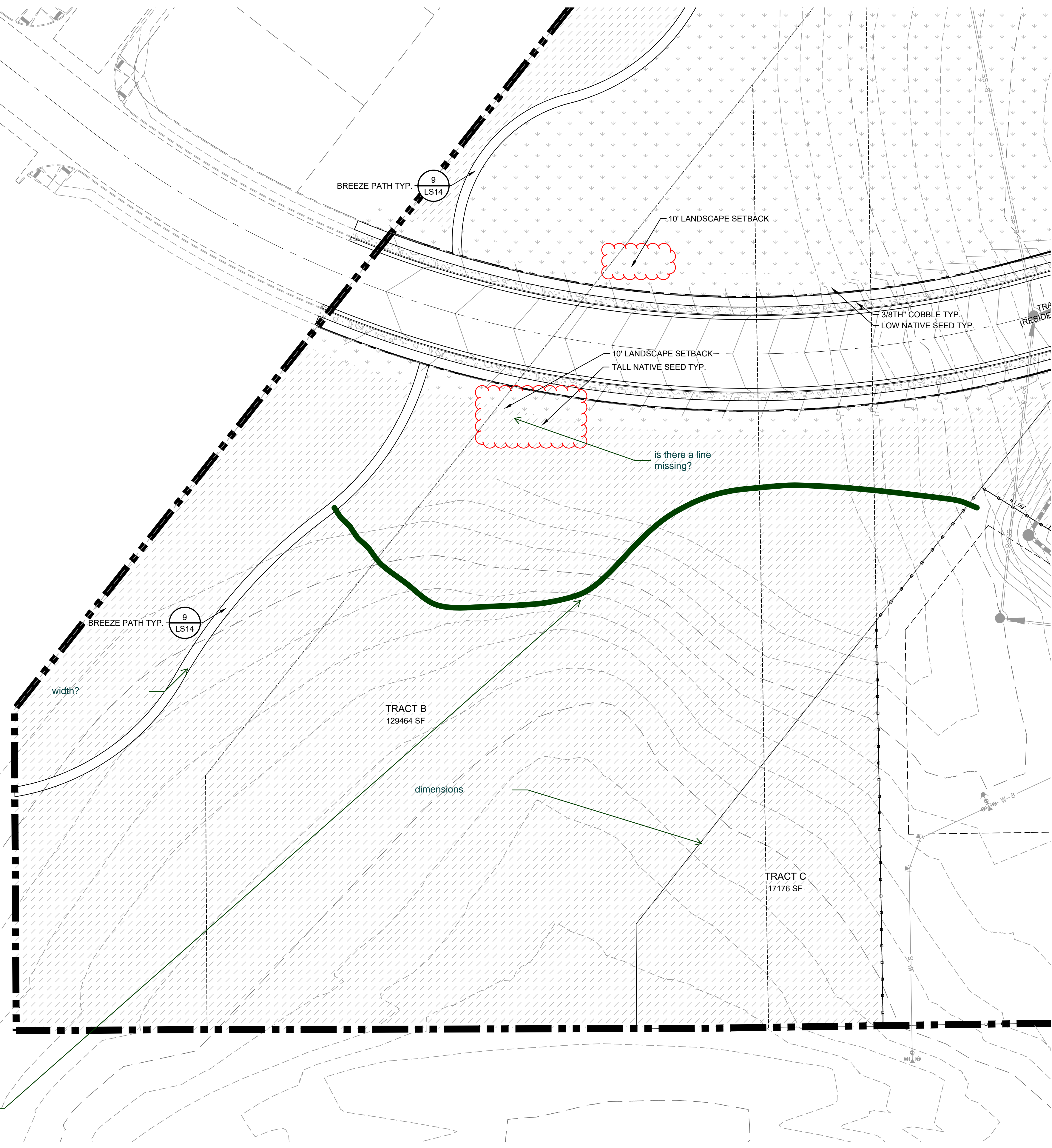
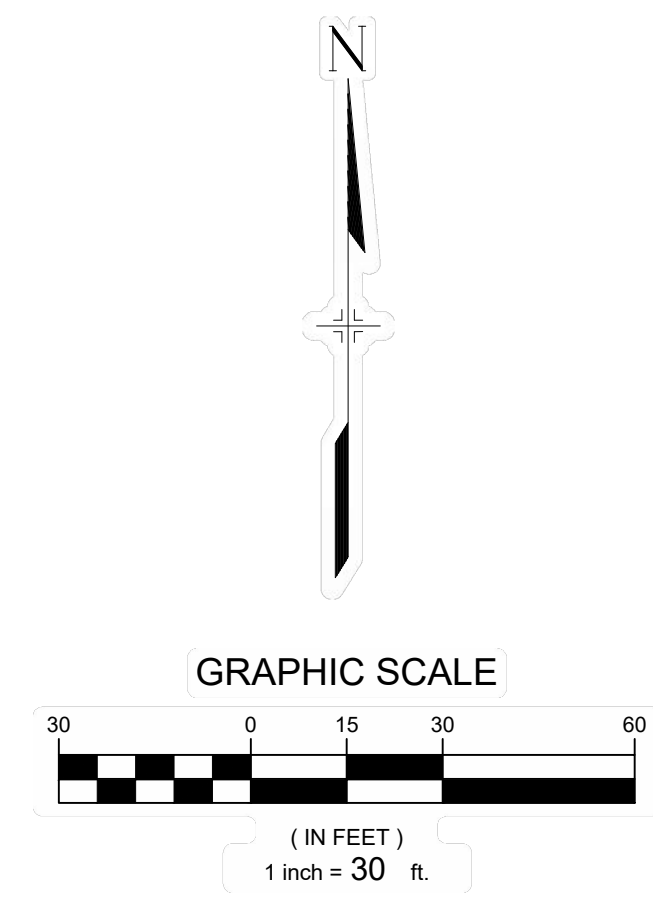
DRAWING INFORMATION:
 PROJECT NO: 21.1129.011
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

LANDSCAPE PLAN

LS09
 SHEET 21 OF 25
 PCD FILE NO.:

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)



consider a trail please
 connecting

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO

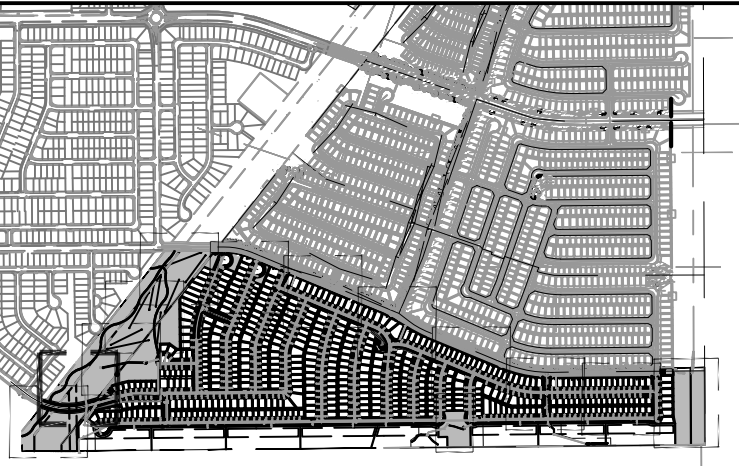
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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:
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 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:


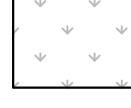



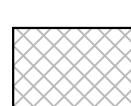

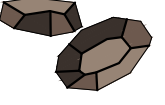

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF

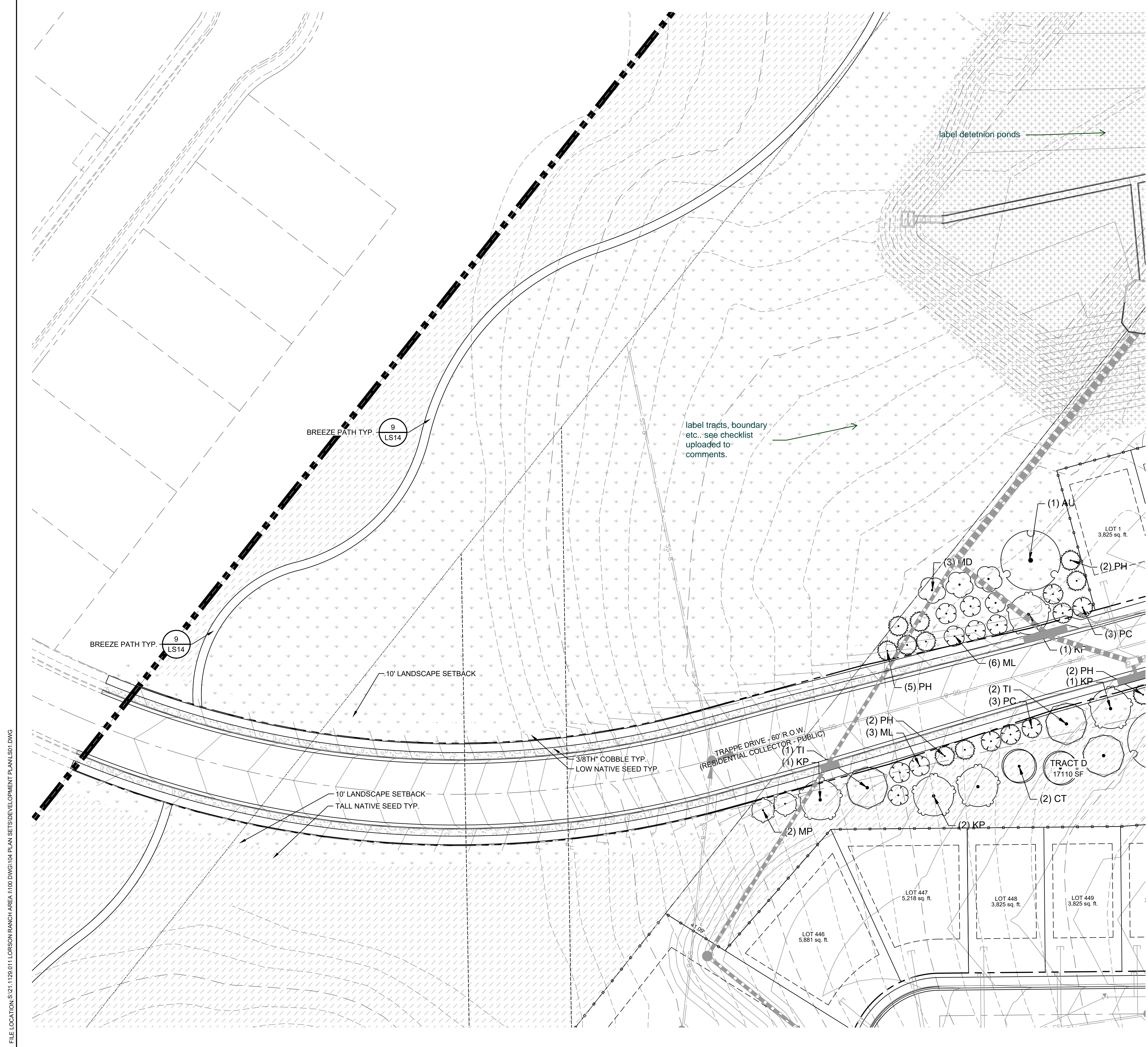
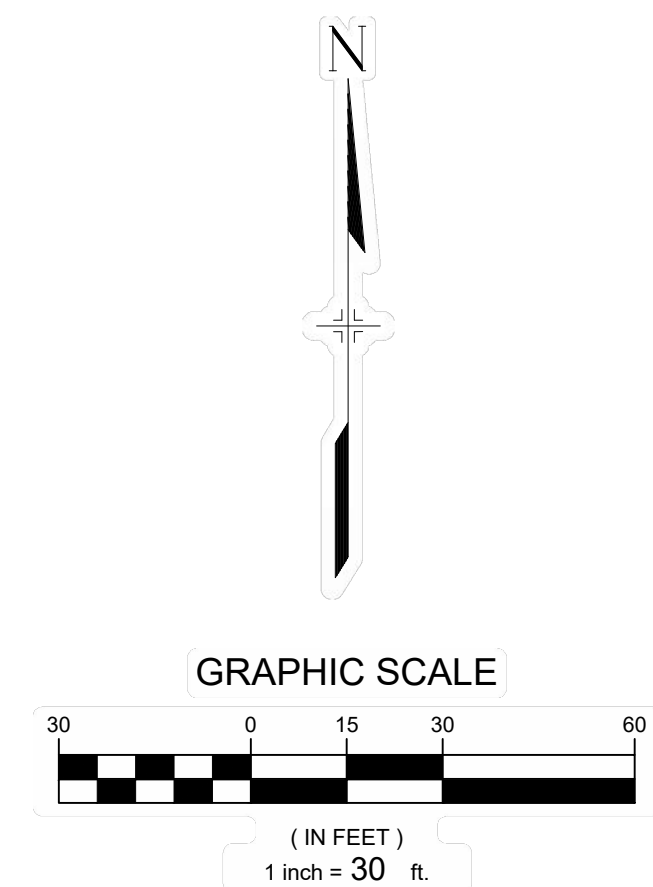
DRAWING INFORMATION:
 PROJECT NO: 21.1129.011
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

LANDSCAPE PLAN

LS10
 SHEET 22 OF 25
 PCD FILE NO.:

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)



FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS10.DWG

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS11.DWG



HILLSIDE AT LORSON RANCH

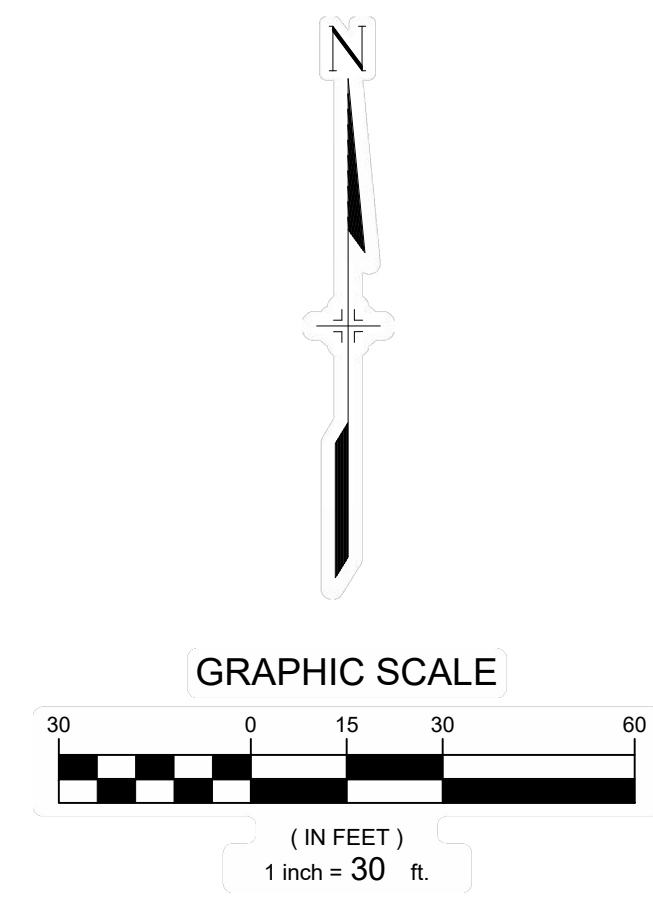
EL PASO COUNTY, CO

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 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:

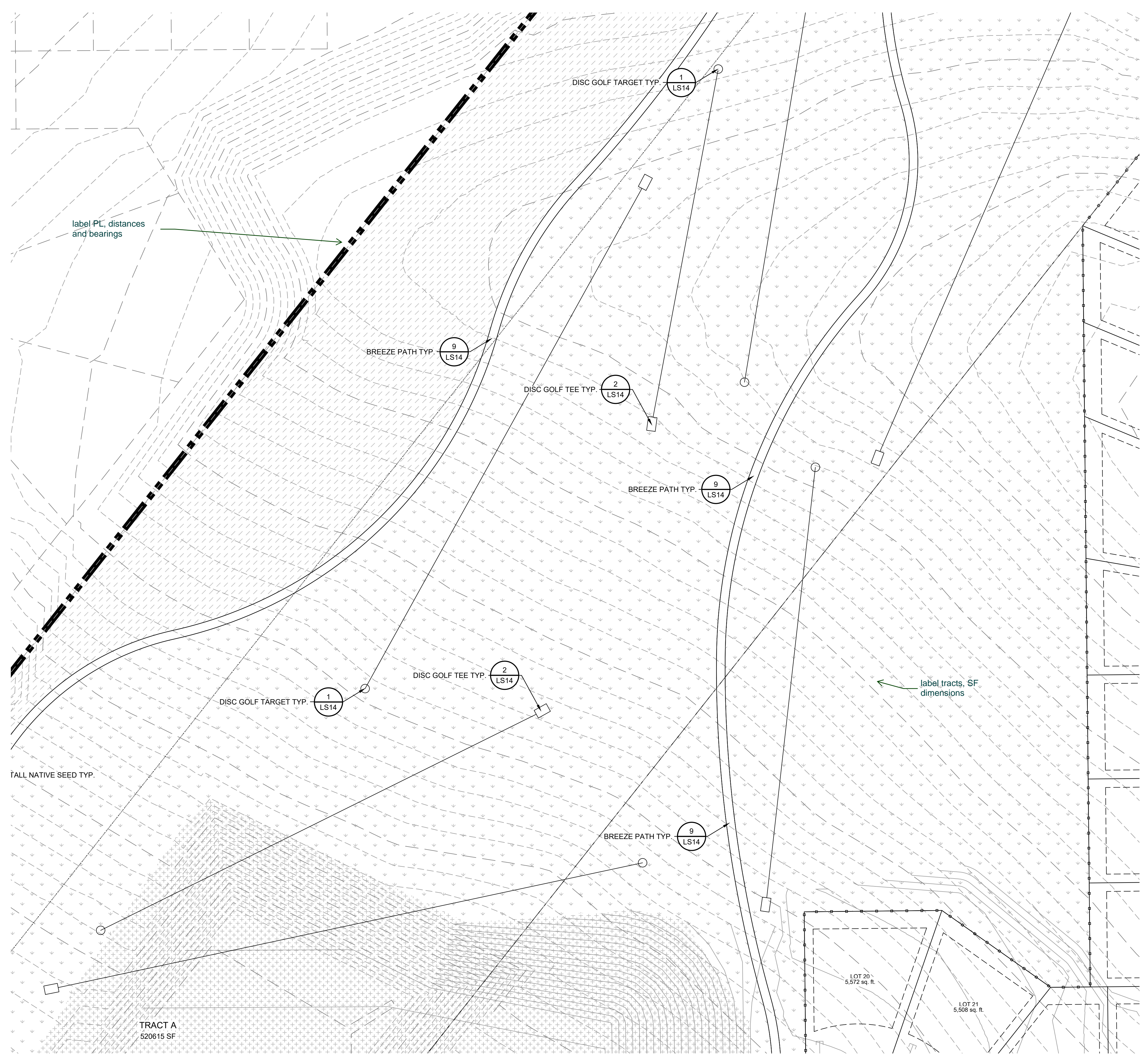
NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF

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

LANDSCAPE PLAN

LS11
 SHEET 23 OF 25
 PCD FILE NO.:

FILE LOCATION: S:\21.1129.011\LORSON RANCH AREA\1100.DWG\1104.PLAN SETS\DEVELOPMENT PLAN\LS12.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

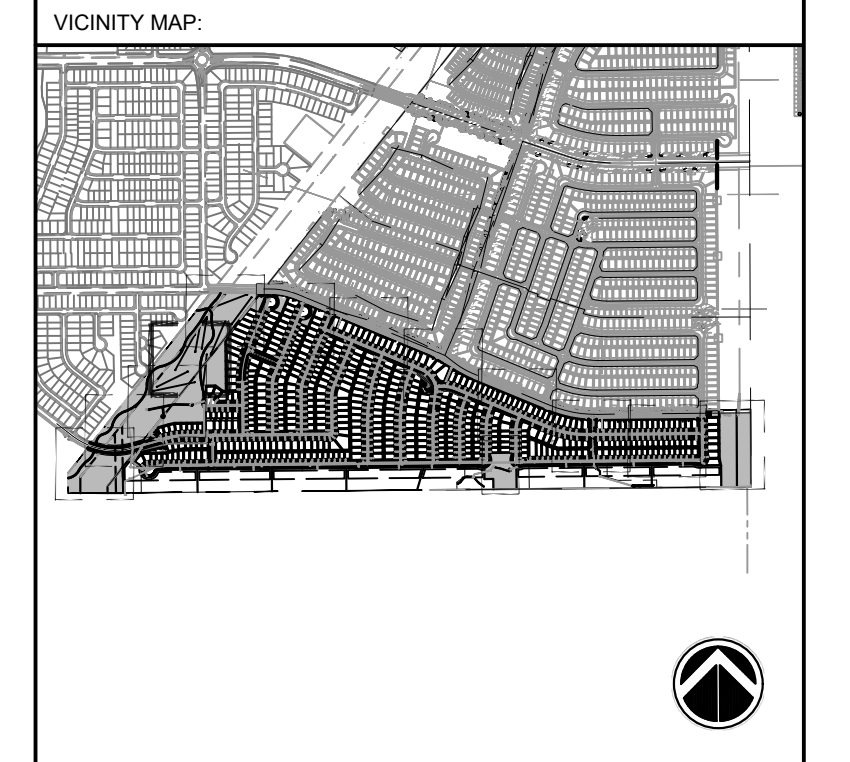
GROUND COVER LEGEND

- 1/2" 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:
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Matrix 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
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OWNER/DEVELOPER:
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 212 N. WAHSATCH DR., SUITE 301
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APPROVAL:



PROJECT:
HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
 FIRST SUBMITTAL: FEB. 07, 2022

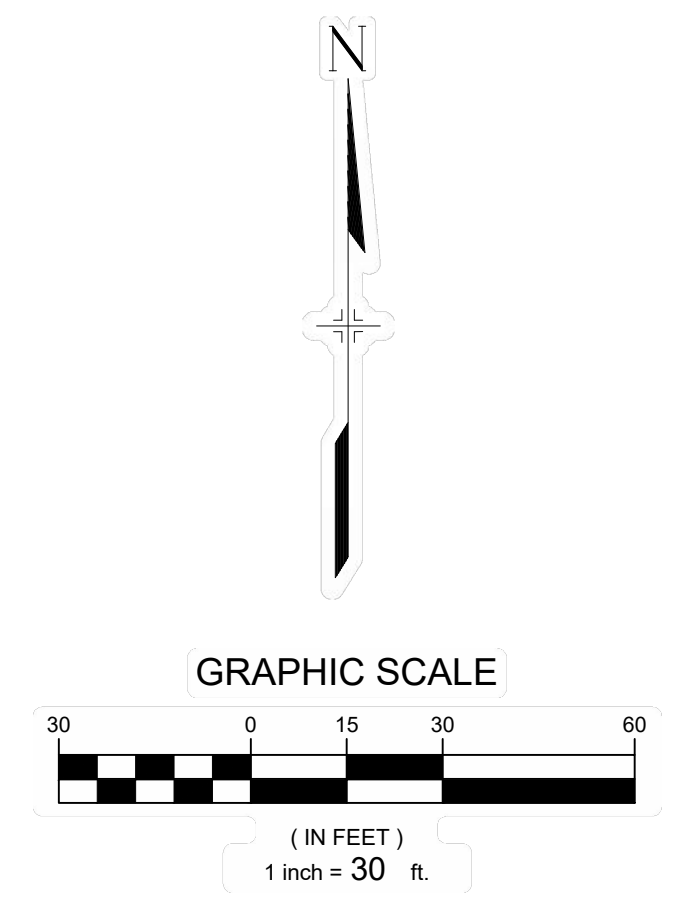
REVISION HISTORY:

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

LANDSCAPE PLAN

LS12
 SHEET 24 OF 25
 PCD FILE NO.:



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

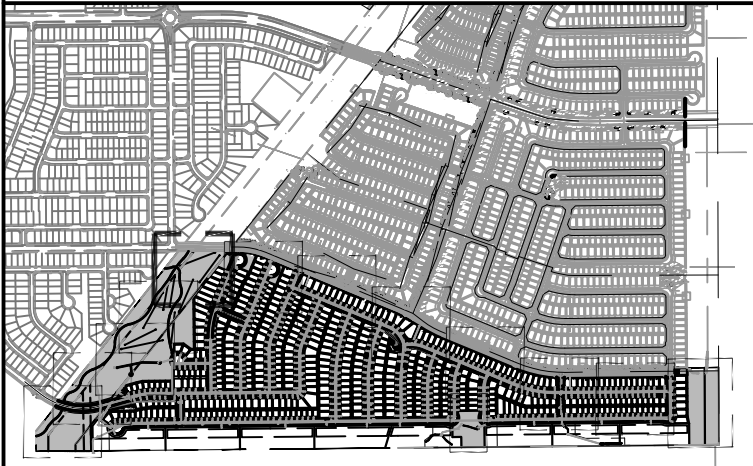
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
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Matrix 2435 RESEARCH PARKWAY,
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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
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:

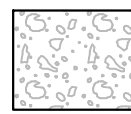
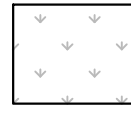
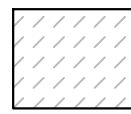
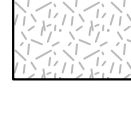

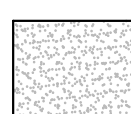
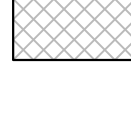
NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF

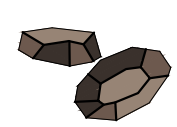
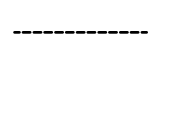
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PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
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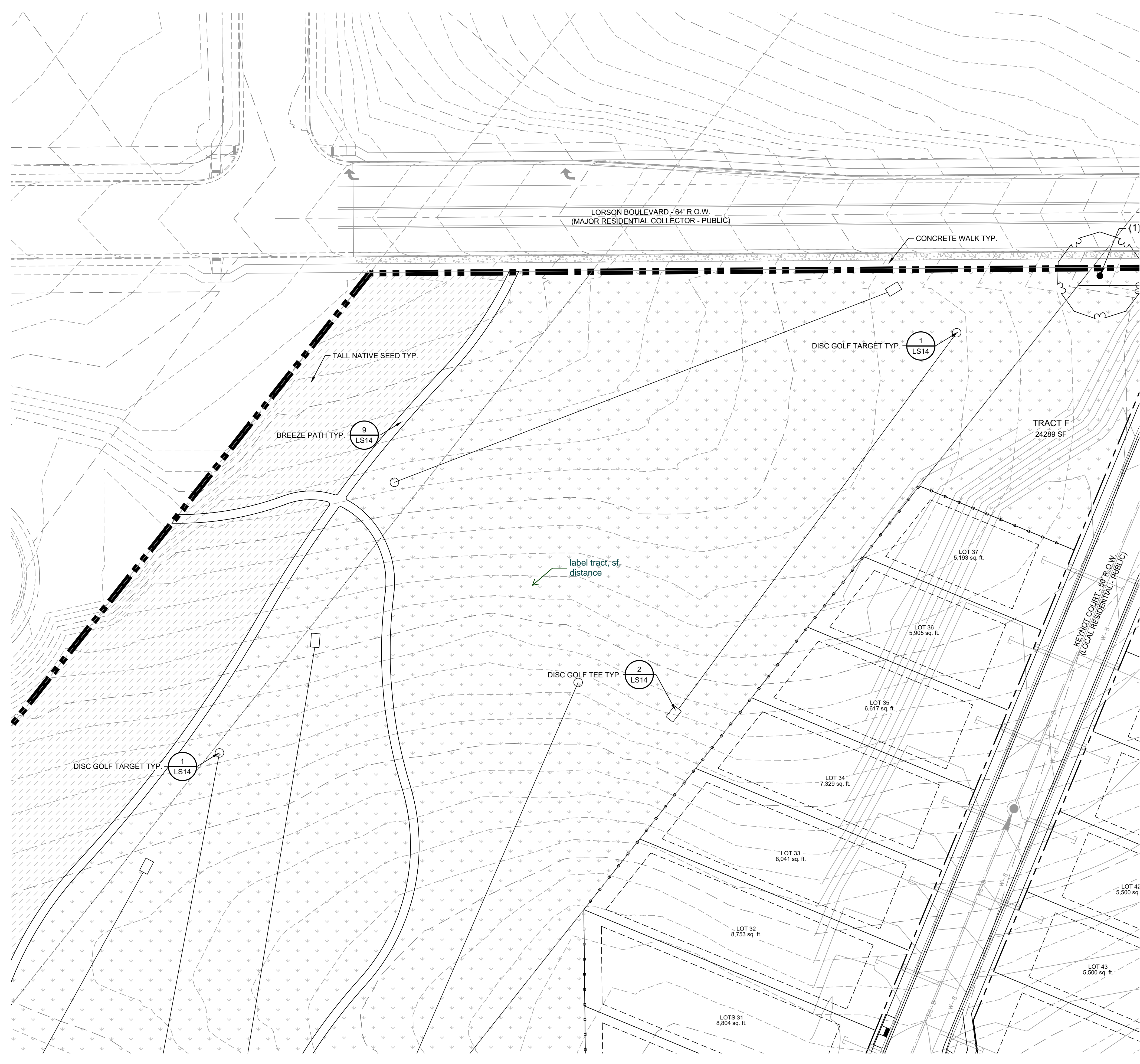
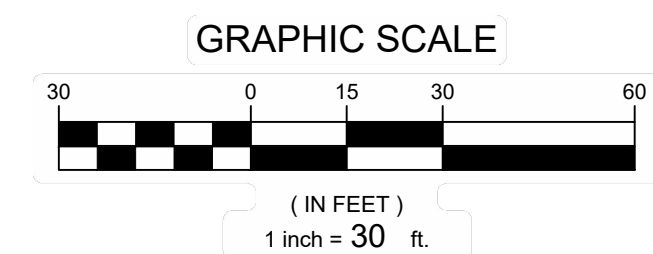
LANDSCAPE PLAN

LS13
SHEET 25 OF 25
PCD FILE NO.:

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)



FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS13.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

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
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
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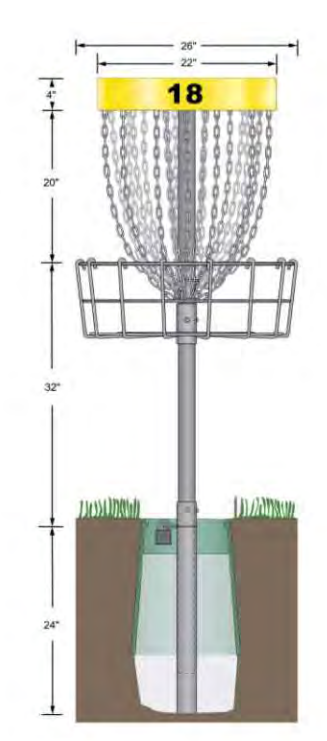
LANDSCAPE DETAILS

LS14

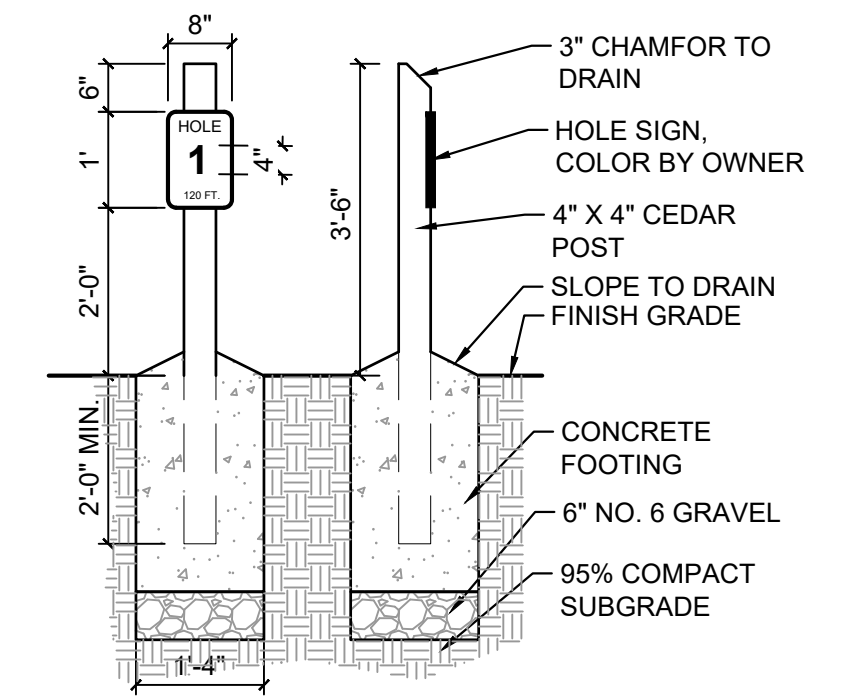
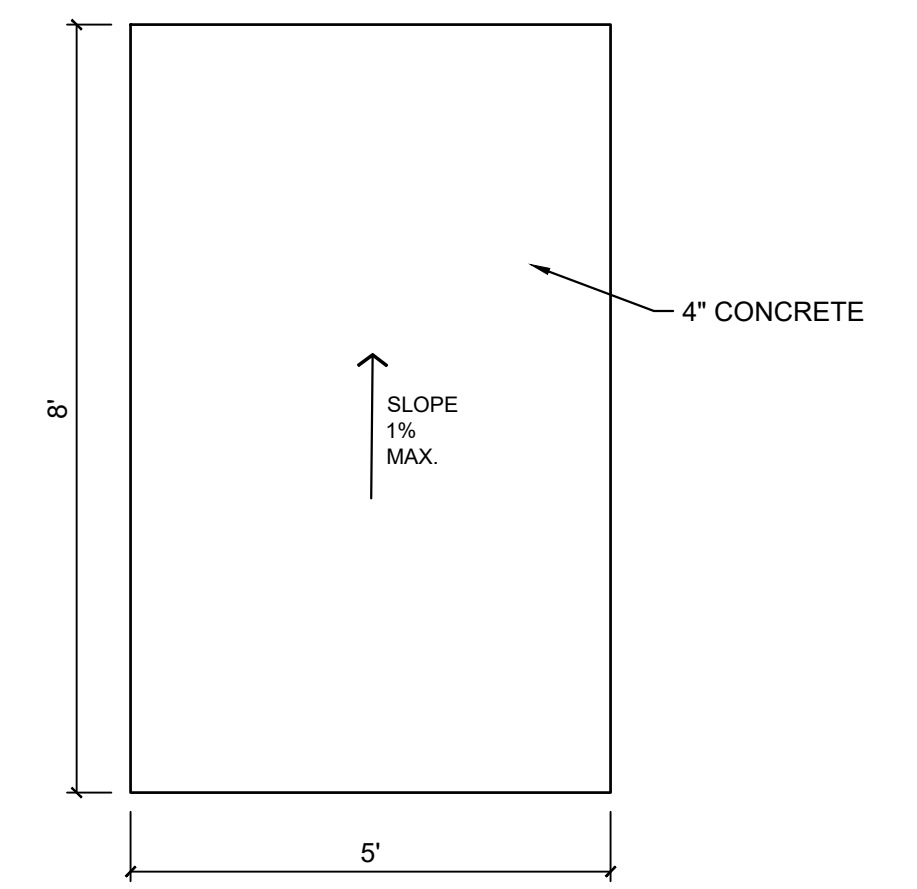
SHEET 26 OF 25

PCD FILE NO.:

MANUFACTURER: INNOVA DISC GOLF
PRODUCT: DISCATHET PRO 28
COLOR: -
MOUNTING: IN-GROUND
WEBSITE: WWW.INNOVADISCS.COM
PHONE: 800-408-8449



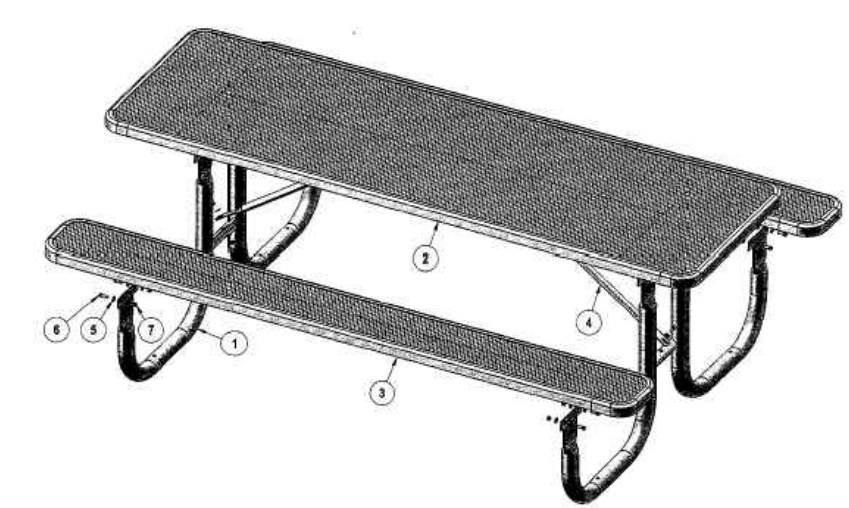
- NOTES:
1. DISC GOLF TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
2. OR APPROVED EQUAL



1 DISC GOLF TARGET
NTS MS-PR1-LR-02

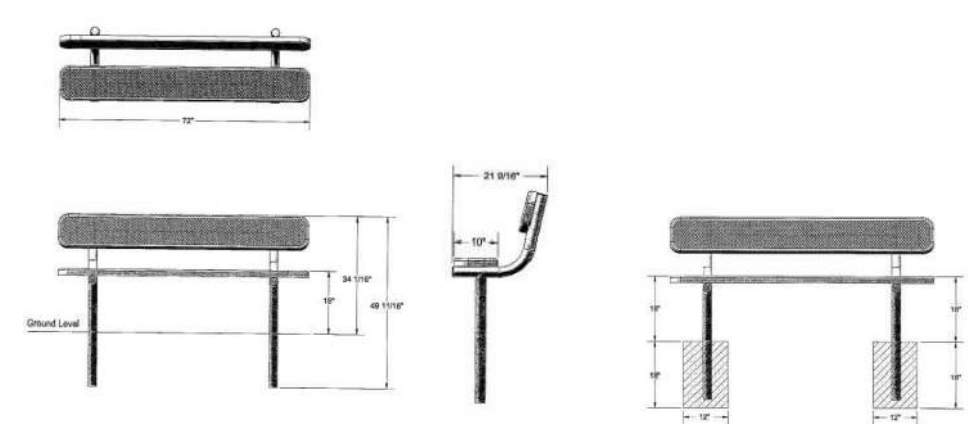
2 DISC GOLF TEE
NTS MS-PR1-LR-07

3 DISC GOLF TEE SIGN
NTS MS-PR1-LR-09



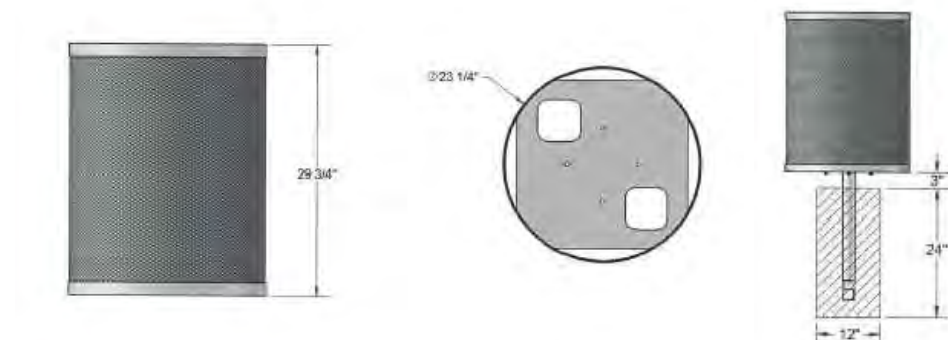
MANUFACTURER: ULTRA-SITE
PRODUCT: 238-EV8
COLOR: BY OWNER
MOUNTING: SURFACE MOUNT
WEBSITE: WWW.ULTRA-SITE.COM
PHONE: 800-458-5872

- NOTES:
1. TABLE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
2. OR APPROVED EQUAL



MANUFACTURER: ULTRA-SITE
PRODUCT: 940S-EV6
COLOR: BY OWNER
MOUNTING: IN-GROUND
WEBSITE: WWW.ULTRA-SITE.COM
PHONE: 800-458-5872

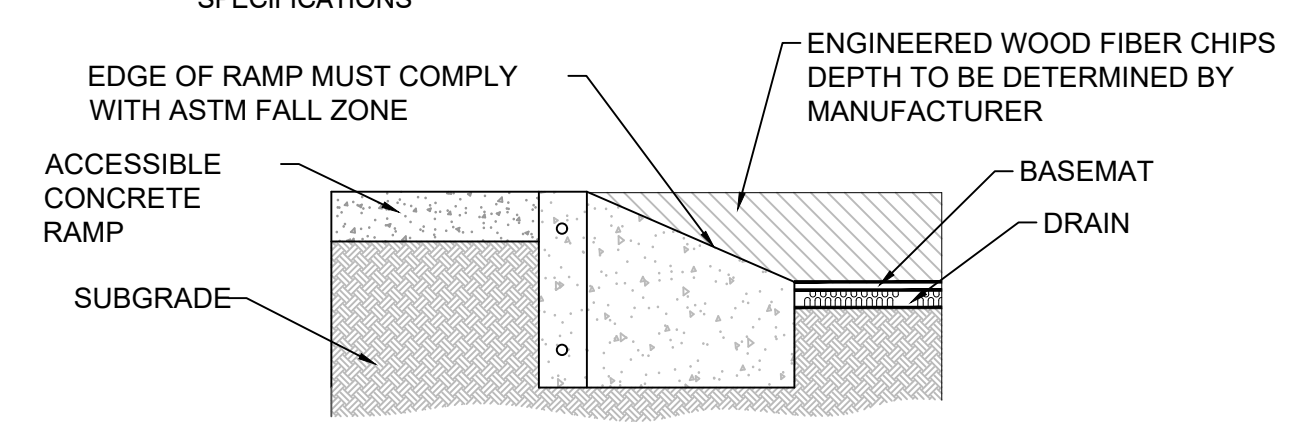
- NOTES:
1. BENCH TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS



MANUFACTURER: ULTRA-SITE
PRODUCT: EX-32
COLOR: BY OWNER
MOUNTING: IN-GROUND
WEBSITE: WWW.ULTRA-SITE.COM
PHONE: 800-458-5872

- NOTES:
1. TRASH RECEPTACLE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
2. OR APPROVED EQUAL

- GENERAL NOTES:
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER FIBAR WOOD CHIPS DEPTH AS RECOMMENDED PER MANUFACTURER'S SPECIFICATIONS



COMPANY: FIBAR PLAYGROUND SURFACING
PRODUCT: FIBAR WHEELCHAIR ACCESS RAMP
PHONE: 1-800-372-2721
WEBSITE: WWW.FIBAR.COM
MODEL: HALF RAMP
NOTE: ALL DEPTHS OF MATERIAL TO BE VERIFIED WITH MANUFACTURER FOR CRITICAL FALL HEIGHT

7 FIBAR RAMP SYSTEM
NTS

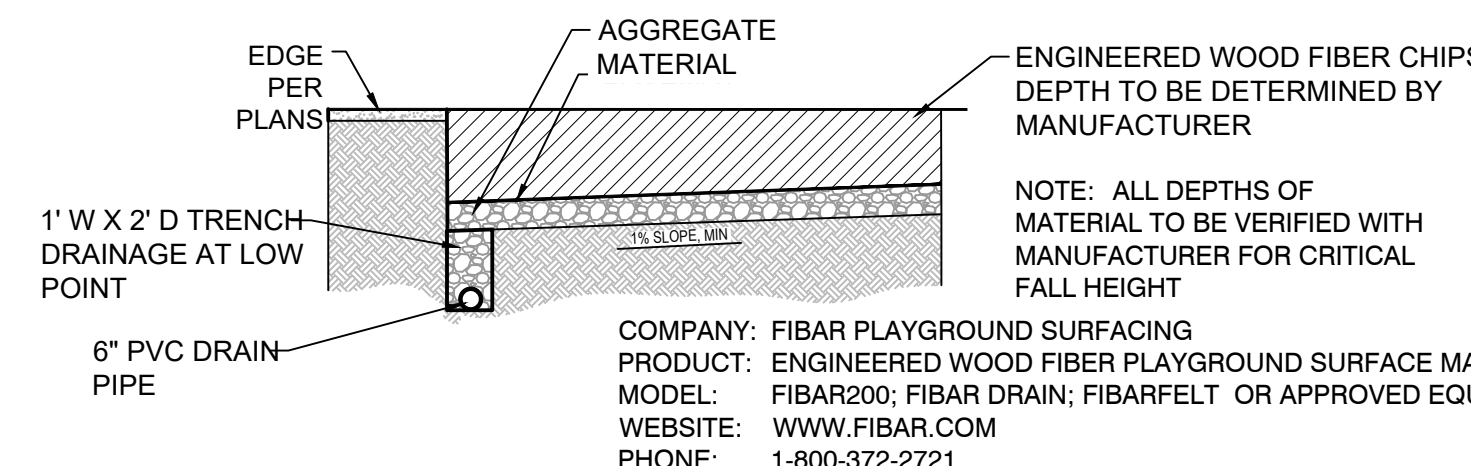
4 PICNIC TABLE
NTS MS-PR1-LR-03

5 BENCH
NTS MS-PR1-LR-04

6 TRASH RECEPTACLE
NTS MS-PR1-LR-05

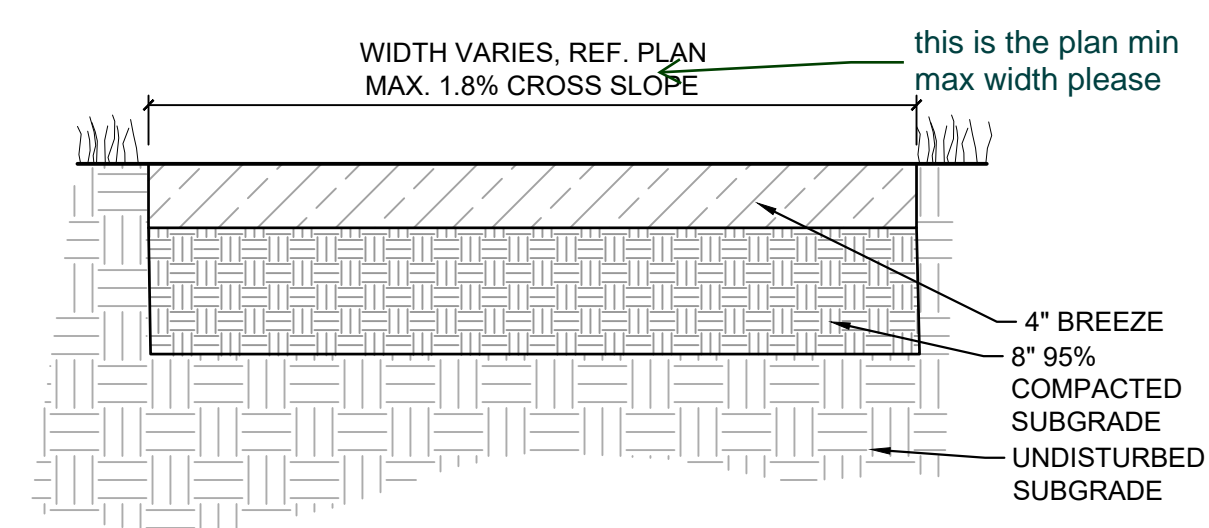
- GENERAL NOTES:
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER FIBAR WOOD CHIPS DEPTH AS RECOMMENDED PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE DRAINAGE TRENCH AND PVC DRAIN PIPE AS REQUIRED FOR PROPER DRAINAGE.

- PLAYGROUND NOTES:
1. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. PLAYGROUND SURFACE MATERIAL TO BE ENGINEERED WOOD CHIPS, DEPTH AND INSTALLATION PER MANUFACTURER'S SPECIFICATION.
3. CONTRACTOR TO PROVIDE PROPER DRAINAGE OF PLAYGROUND AREA PER MANUFACTURER'S SPECIFICATIONS.
4. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ALL EQUIPMENT PRIOR TO INSTALLATION.



COMPANY: FIBAR PLAYGROUND SURFACING
PRODUCT: ENGINEERED WOOD FIBAR PLAYGROUND SURFACE MATERIAL
MODEL: FIBAR200; FIBAR DRAIN; FIBARFELT OR APPROVED EQUAL
WEBSITE: WWW.FIBAR.COM
PHONE: 1-800-372-2721

8 ENGINEERED WOOD FIBAR WITH DRAINAGE
NTS



9 BREEZE PATH
NTS MS-STD-PV-02

FILE LOCATION: S:\21.1129.011\LORSON RANCH AREA\1100.DWG\104.PLAN SETS\DEVELOPMENT PLAN\LS14.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

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PLANNER / LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
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CORE ENGINEERING GROUP
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
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF

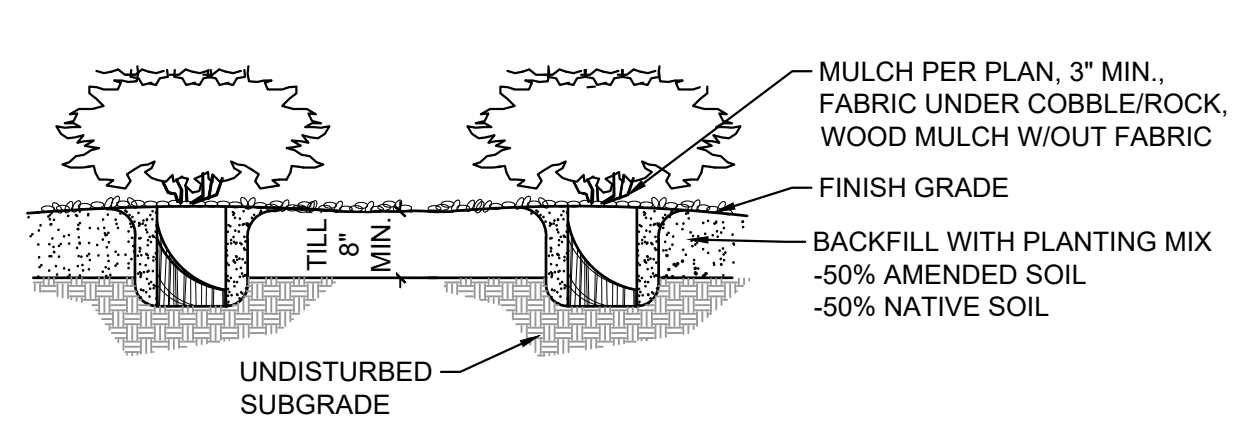
DRAWING INFORMATION:
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DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
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LANDSCAPE DETAILS

LS15

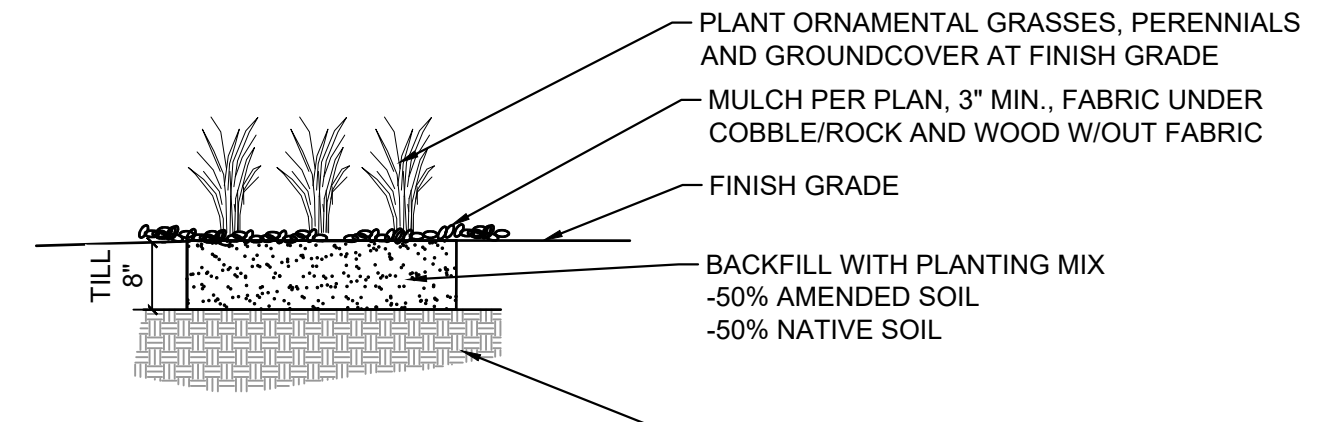
SHEET 27 OF 25

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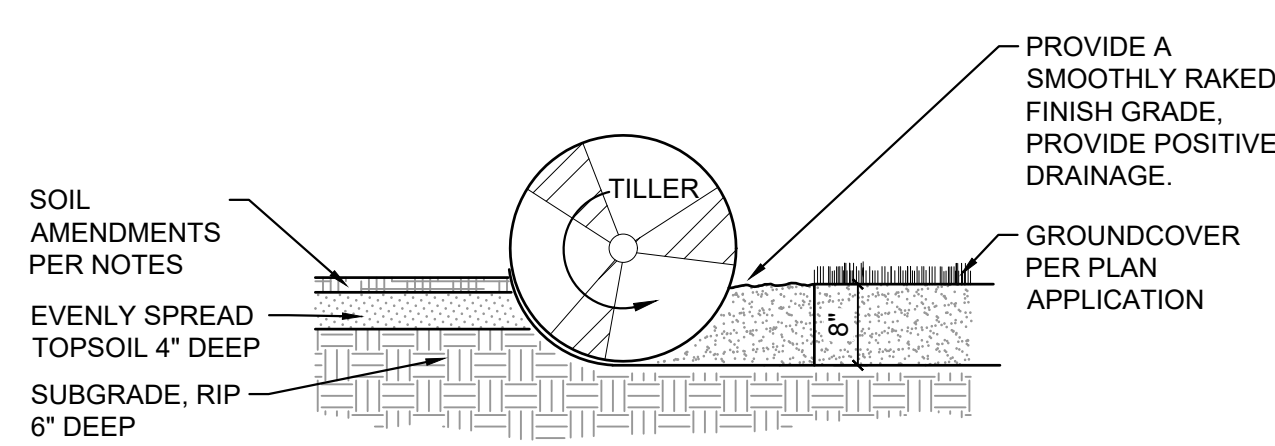
- NOTES:
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR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

1 SHRUBS
NTS MS-STD-LS-03



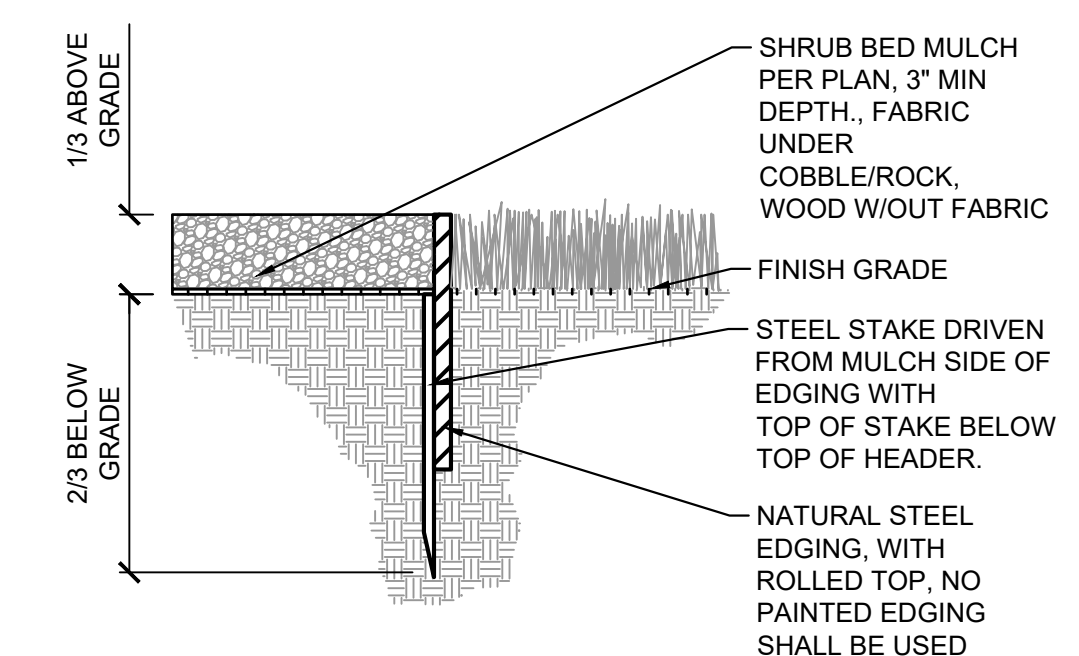
- NOTES:
- CONTRACTOR TO KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL 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



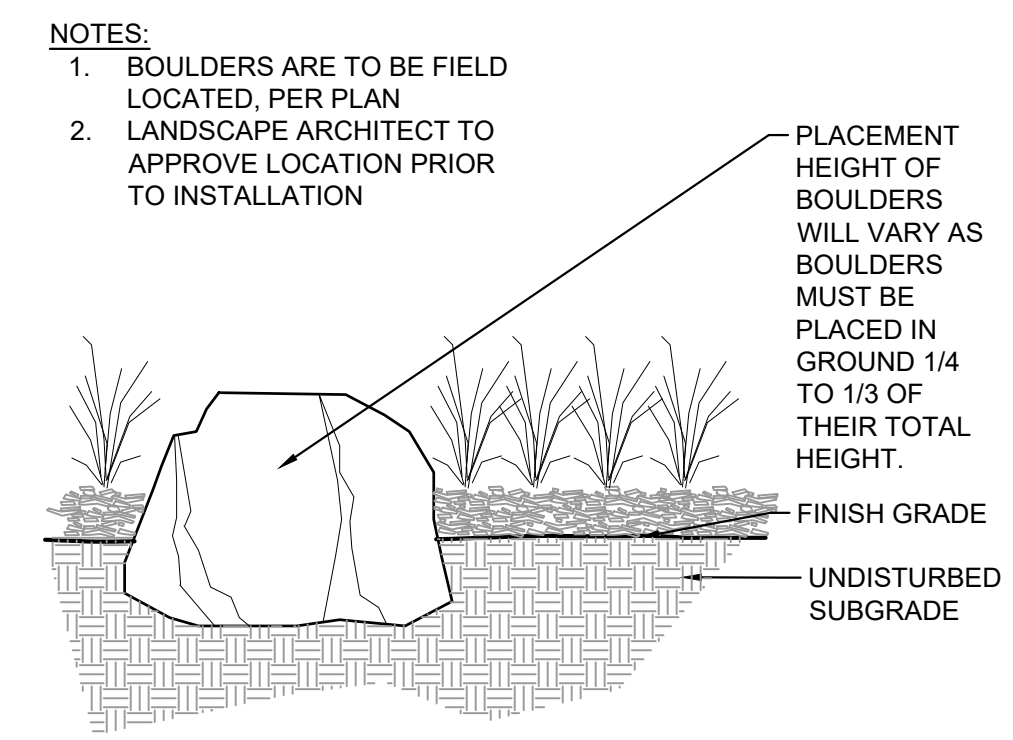
- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

3 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05

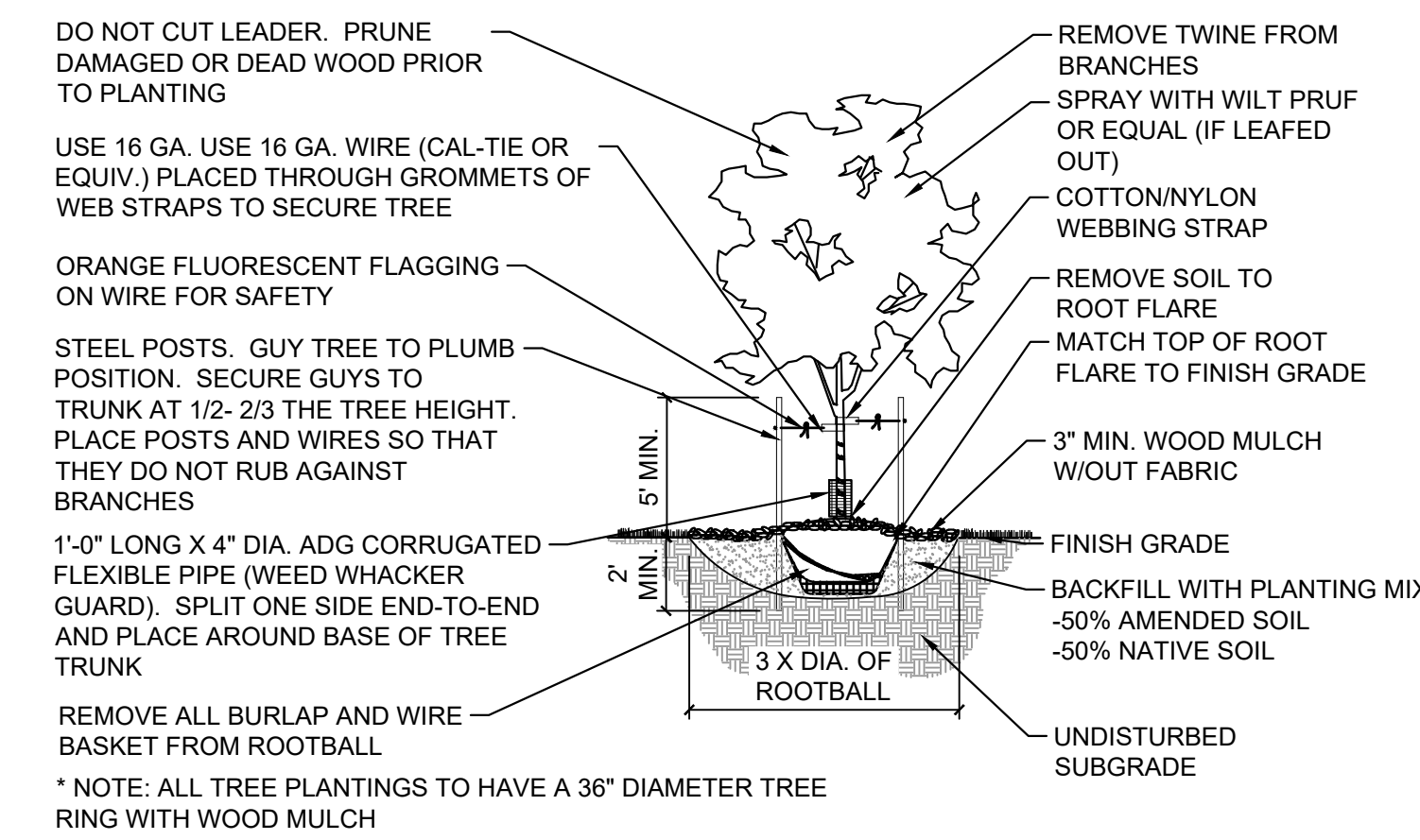


- NOTE:
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

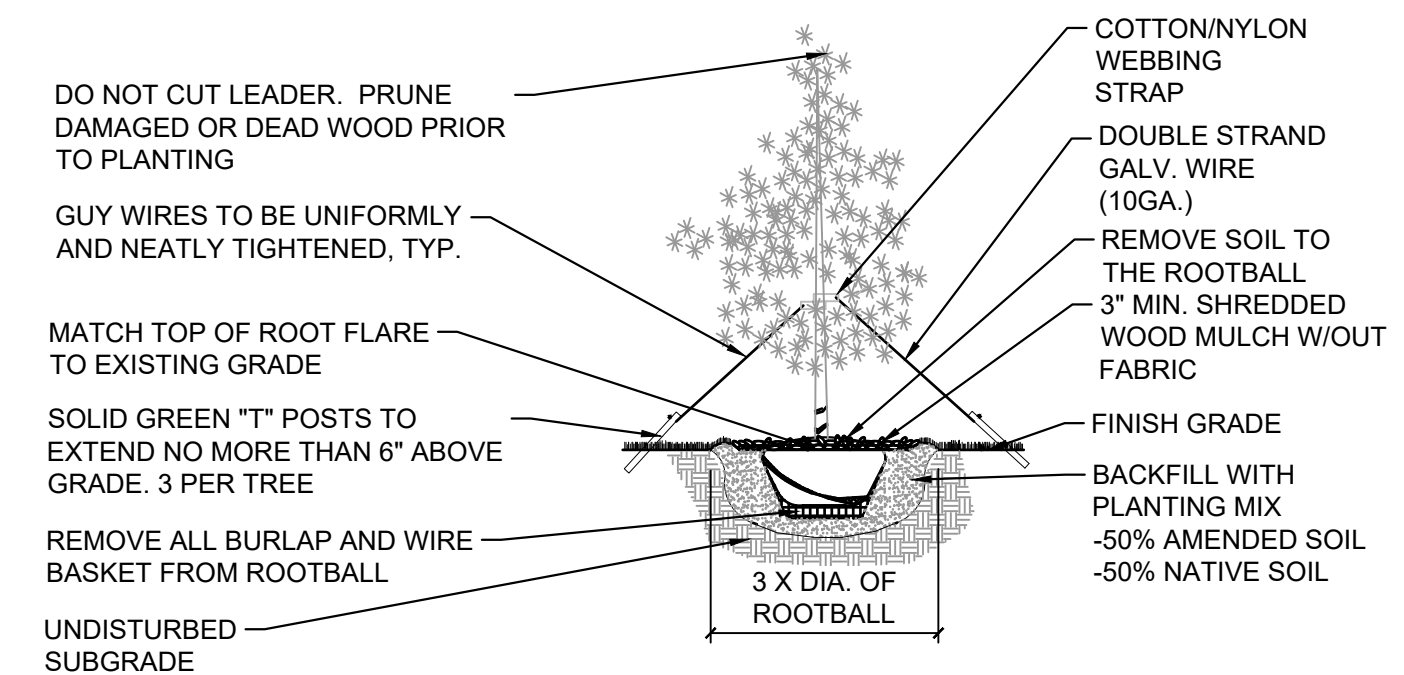
4 STEEL EDGING
NTS MS-STD-LS-12



5 BOULDER
NTS MS-STD-LS-08



6 DECIDUOUS TREE
NTS MS-STD-LS-01



7 EVERGREEN TREE
NTS MS-STD-LS-02

FILE LOCATION: S:\21.1129.011\LORSON RANCH AREA\1100.DWG\1104.PLAN SETS\DEVELOPMENT PLAN\LS15.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:
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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
 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

**LANDSCAPE
NOTES**

LS16
SHEET 28 OF 25

PCD FILE NO.:

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS16.DWG