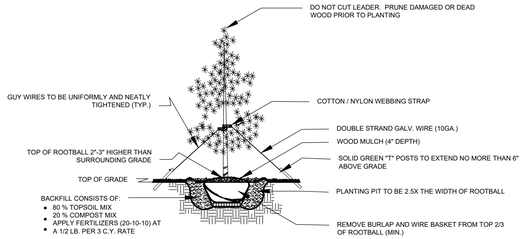
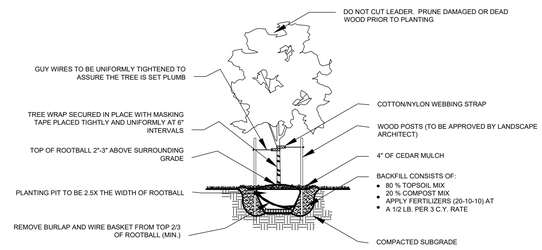
LORSON RANCH

Carriage Meadows North Landscape Preliminary Plan



EVERGREEN TREE PLANTING DETAIL

NTS



DECIDUOUS TREE PLANTING DETAIL

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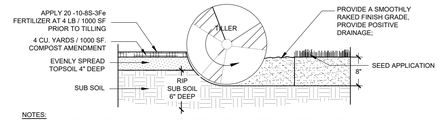

NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

SOIL PREP- SEED AREAS PLANTING DETAIL

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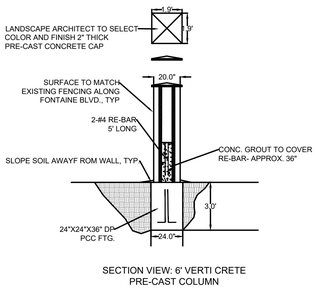
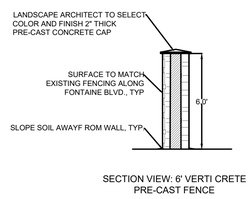
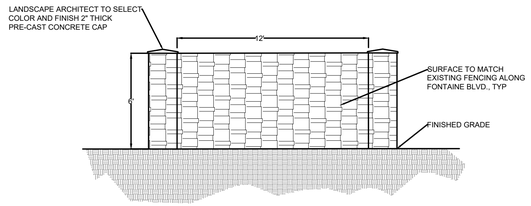


SECTION VIEW: 6' VERTI CRETE PRE-CAST COLUMN



SECTION VIEW: 6' VERTI CRETE PRE-CAST FENCE

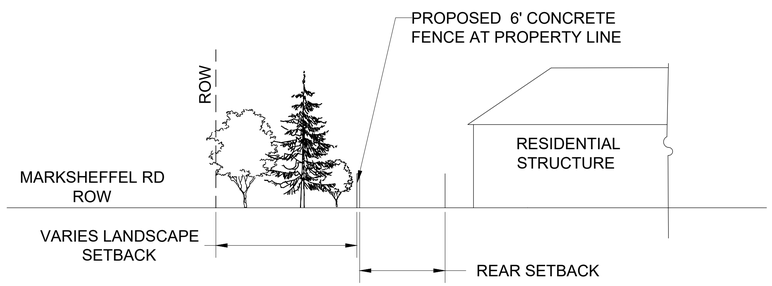


FRONT VIEW: 6' VERTI CRETE PRE-CAST FENCE

NOTE:
1. FENCING, COLUMNS, CAP, ETC. TO MATCH EXISTING FOUND WITHIN LORSON RANCH, TYP.
2. FENCE AND COLUMN COLOR, TEXTURE, PATTERN, ETC. TO MATCH EXISTING FOUND WITHIN LORSON RANCH, TYP.
3. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.
4. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.

CONCRETE FENCE DETAIL

NTS



CONCRETE FENCE SECTION ALONG MARKSHEFFEL RD.

NTS

PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	MARKSHEFFEL RD.
ROADWAY CLASSIFICATION:	PRINCIPAL ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	25' / VARIES
LINEAR FOOTAGE:	2,004'
TREE/FEET REQUIRED:	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	67/ 67
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75\ 75
EVERGREEN TREE SYMBOLS:	
DECIDUOUS TREE SYMBOLS:	

1/20' principle arterial Marksheffel)
1/25 minor arterial (Fontaine)

GENERAL PLANTING NOTES:

1. ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
2. ALL AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
3. ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
4. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS REQUIRED.
5. TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
6. SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
7. LANDSCAPING AREAS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

DSD FILE NO.:

THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
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2					
3					
4					
5					
6					

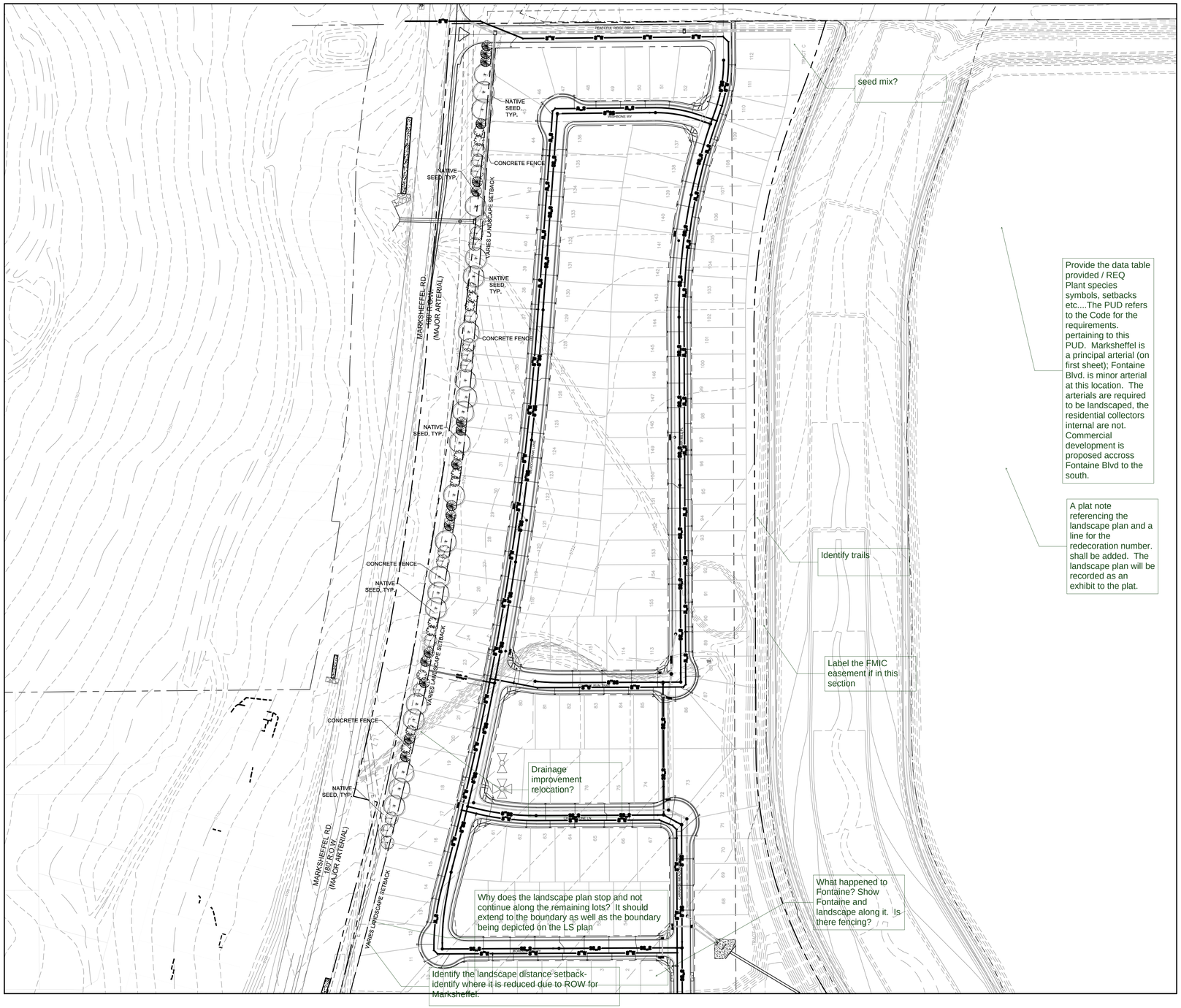
DESIGNED	MF
DRAWN	JRA
CHECKED	LMT
PROJECT NUMBER:	2816.14
SCALE:	AS NOTED

12.07.17	
12.07.17	
12.07.17	

Lorson Ranch
Carriage Meadows North
Colorado Springs, CO
PRELIMINARY LANDSCAPE PLAN

LORSON RANCH

Carriage Meadows North Landscape Preliminary Plan



NORTH

0 50' 100' 200'

SCALE: 1" = 100'

DSD FILE NO.:

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Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
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SCALE:		AS NOTED

Lorson Ranch
Carriage Meadows North
Colorado Springs, CO
PRELIMINARY LANDSCAPE PLAN

L2 of 2

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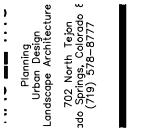

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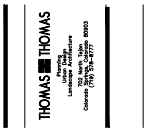
Landscape Architecture



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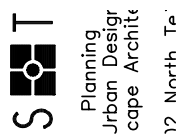

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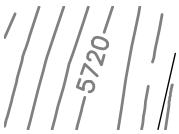

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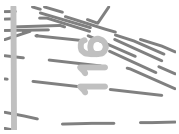

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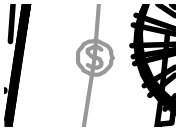

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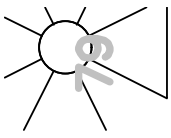

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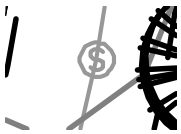

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18

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55

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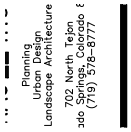
59



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(719) 578-8777

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128

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2

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53

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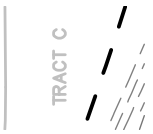
6



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40

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37

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TRACT A

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68

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148

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47

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143

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118

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5720

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31

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Landscape Architecture

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73

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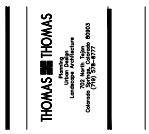

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Colorado Springs, Colorado 80903

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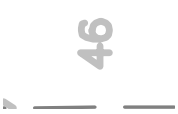

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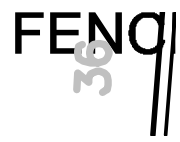

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80

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15

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702 North Tejon
o Springs, Colorad
(719) 578-8777

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Urban Design

62

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121

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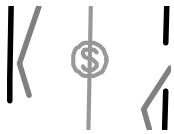

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142

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28

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45

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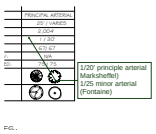
dsdparsons (10)



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Page Label: [1] L1
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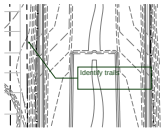
1/20' principle arterial Marksheffel)
1/25 minor arterial (Fontaine)



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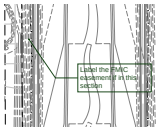
Identify trails



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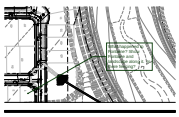
Label the FMIC easement if in this section



Subject: Callout
Page Label: [1] L2
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 12/28/2017 9:42:15 AM
Color:

What happened to Fontaine? Show Fontaine and landscape along it. Is there fencing?

Subject: Callout
Page Label: [1] L2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 12/28/2017 9:45:01 AM
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Provide the data table provided / REQ
Plant species
symbols, setbacks etc....The PUD refers to the Code for the requirements. pertaining to this PUD.
Marksheffel is a principal arterial (on first sheet); Fontaine Blvd. is minor arterial at this location. The arterials are required to be landscaped, the residential collectors internal are not. Commercial development is proposed accross Fontaine Blvd to the south.

Subject: Callout
Page Label: [1] L2
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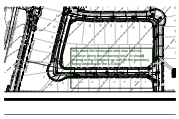
Author: dsdparsons
Date: 12/28/2017 9:38:53 AM
Color:

A plat note referencing the landscape plan and a line for the redecoration number. shall be added. The landscape plan will be recorded as an exhibit to the plat.



Subject: Callout
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Author: dsdparsons
Date: 1/2/2018 12:27:16 PM
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Why does the landscape plan stop and not continue along the remaining lots? It should extend to the boundary as well as the boundary being depicted on the LS plan

Subject: Callout
Page Label: [1] L2
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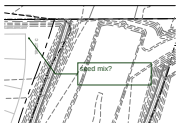
Author: dsdparsons
Date: 1/2/2018 12:28:22 PM
Color:

Drainage improvement relocation?



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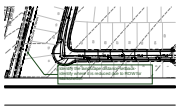
seed mix?



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Date: 12/28/2017 9:40:59 AM
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Identify the landscape distance setback- identify where it is reduced due to ROW for Marksheffel.