

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

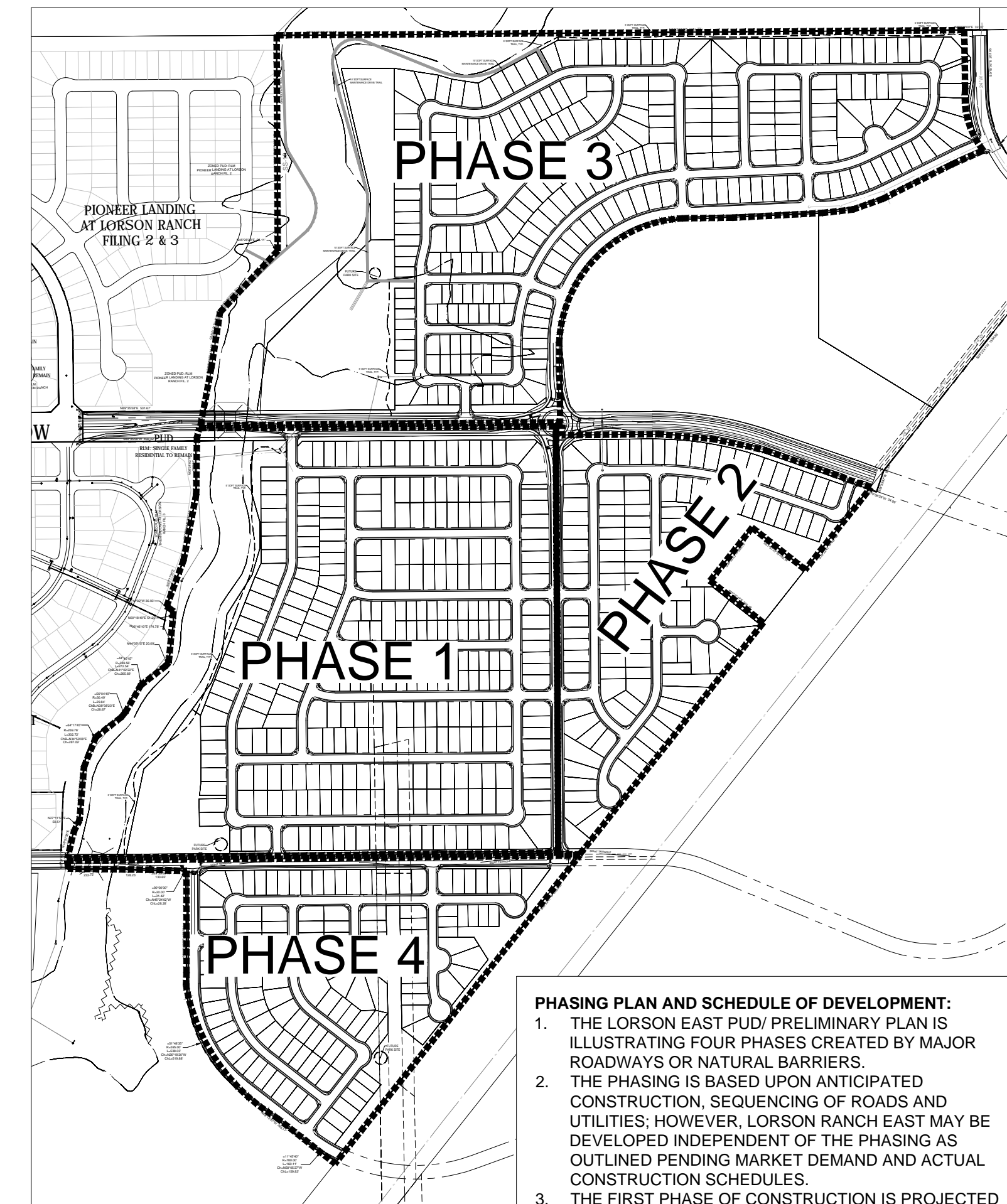
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TRACTS/ OPEN SPACE AREA:

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 274.59 X .10 = 27.46 ACRES
TOTAL OPEN SPACE PROVIDED IS 19.6% = 53.82 ACRES



PHASING PLAN:



PHASING PLAN AND SCHEDULE OF DEVELOPMENT:
 1. THE LORSON EAST PUD/ PRELIMINARY PLAN IS ILLUSTRATING FOUR PHASES CREATED BY MAJOR ROADWAYS OR NATURAL BARRIERS.
 2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES; HOWEVER, LORSON RANCH EAST MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
 3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN WINTER/ SPRING 2018.

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	SDS EASEMENT	SCHOOL SITE	FUTURE DEVELOPMENT	OWNED BY	MAINTAINED BY
A	1,088,729 SF (25 ACRES)						X		EPC/ WSD3	EPC/ WSD3
B	740,661 SF							X	LRMD	LRMD
C	64,976 SF	X	X	X	X				LRMD	LRMD
D	673,599 SF	X	X	X	X				LRMD	LRMD
E	112,809 SF	X	X	X	X	X			LRMD	LRMD
F	323,980 SF	X	X	X	X	X			LRMD	LRMD
G	22,314 SF	X	X	X	X				LRMD	LRMD
H	9,936 SF	X	X	X	X				LRMD	LRMD
I	24,200 SF	X	X	X	X				LRMD	LRMD
J	3,116 SF	X	X	X	X				LRMD	LRMD
K	21,022 SF	X	X	X	X				LRMD	LRMD
L	50,215 SF	X	X	X	X				LRMD	LRMD
M	491,790 SF	X	X	X	X				LRMD	LRMD
N	156,845 SF	X	X	X	X				LRMD	LRMD
O	1,723 SF	X	X	X	X				LRMD	LRMD
P	11,561 SF	X	X	X	X				LRMD	LRMD
Q	10,109 SF	X	X	X	X				LRMD	LRMD
R	103,323 SF	X	X	X	X	X			LRMD	LRMD
S	55,724 SF	X	X	X	X				LRMD	LRMD
T	9,330 SF	X	X	X	X				LRMD	LRMD
U	2,210 SF	X	X	X	X				LRMD	LRMD
V	113,240 SF	X	X	X	X				LRMD	LRMD
W	2,268 SF	X	X	X	X				LRMD	LRMD
X	6,602 SF	X	X	X	X	X			LRMD	LRMD
Y	13,205 SF	X	X	X	X	X			LRMD	LRMD
Z	13,205 SF	X	X	X	X	X			LRMD	LRMD
AA	10,208 SF	X	X	X	X	X			LRMD	LRMD
BB	10,204 SF	X	X	X	X	X			LRMD	LRMD
CC	13,205 SF	X	X	X	X	X			LRMD	LRMD
DD	13,205 SF	X	X	X	X	X			LRMD	LRMD
EE	6,312 SF	X	X	X	X	X			LRMD	LRMD
FF	6,483 SF	X	X	X	X	X			LRMD	LRMD

LRMD= LORSON RANCH METROPOLITAN DISTRICT
 EPC= EL PASO COUNTY
 WSD3= WIDEFIELD SCHOOL DISTRICT #3

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

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3					
4					
5					
6					

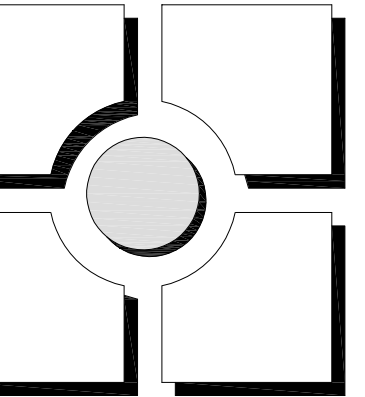
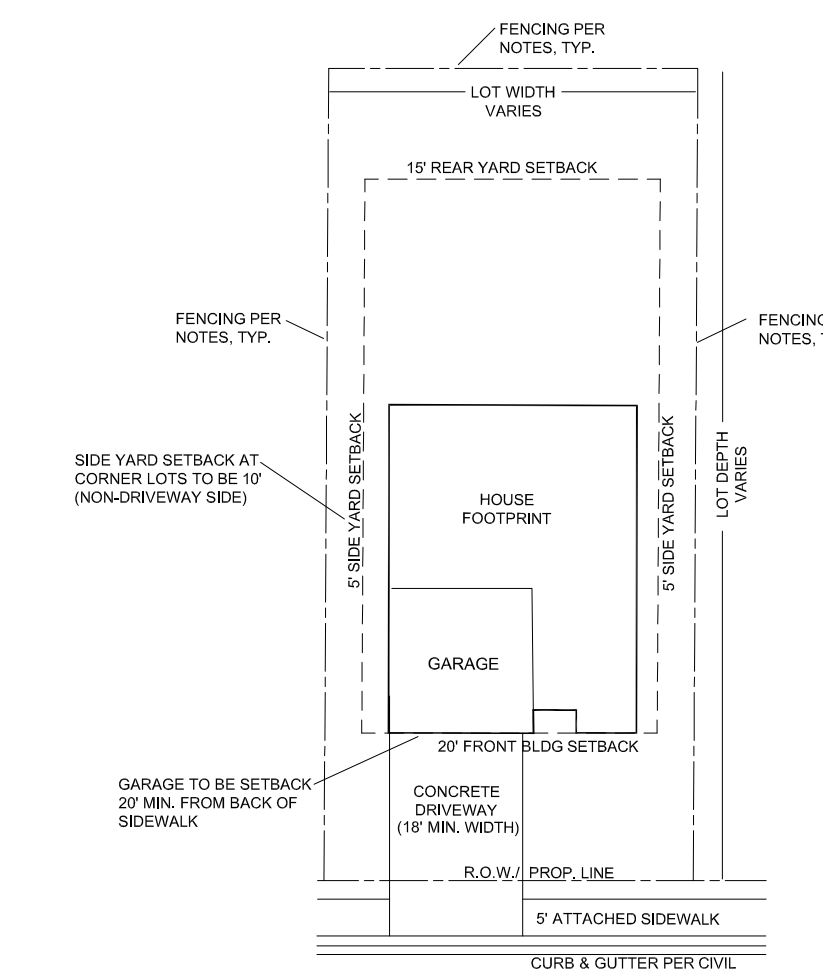
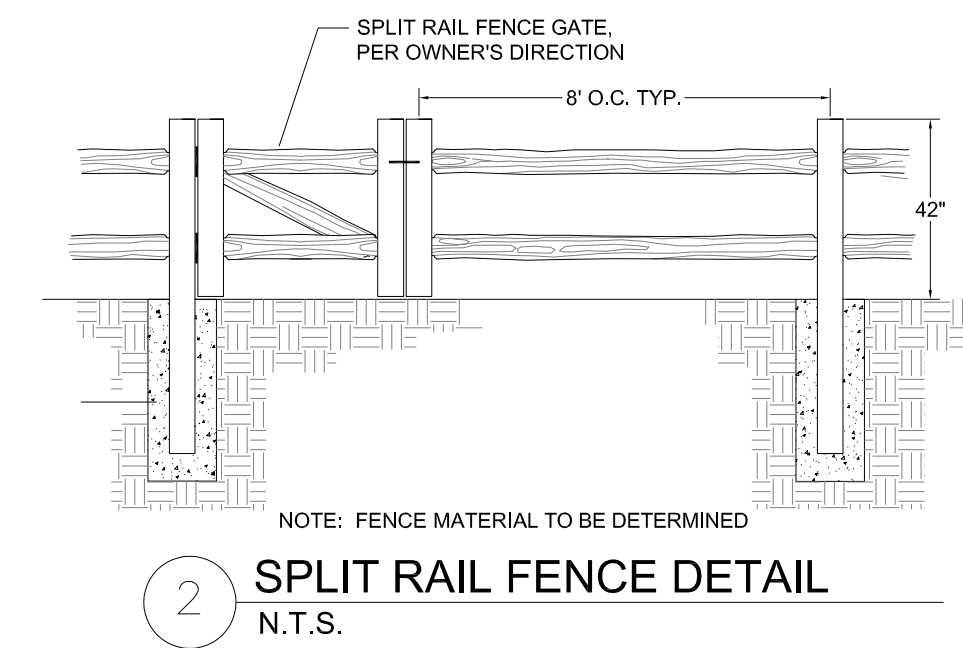
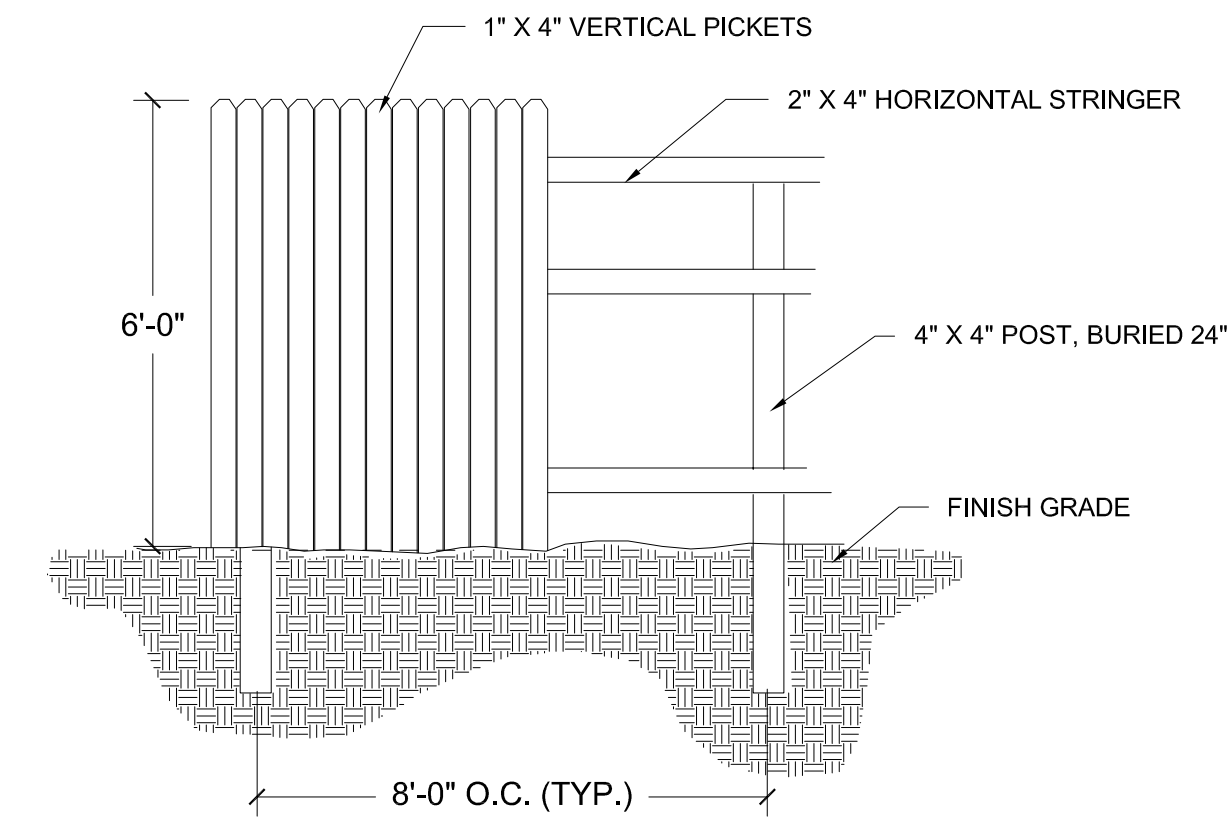
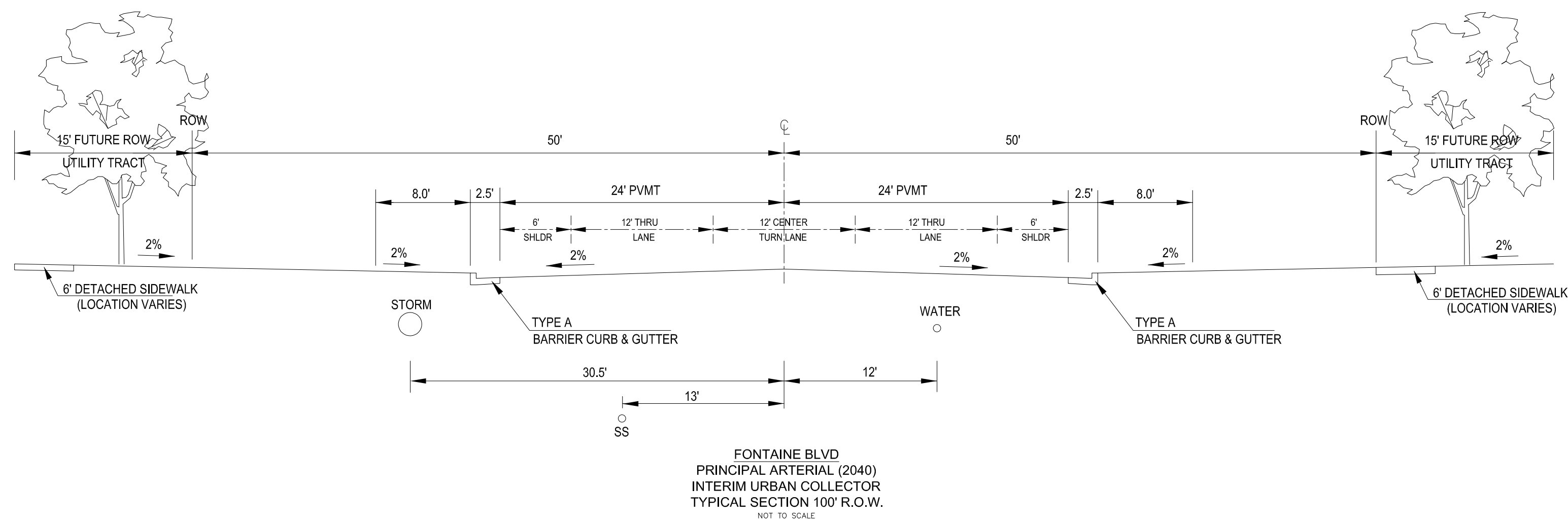
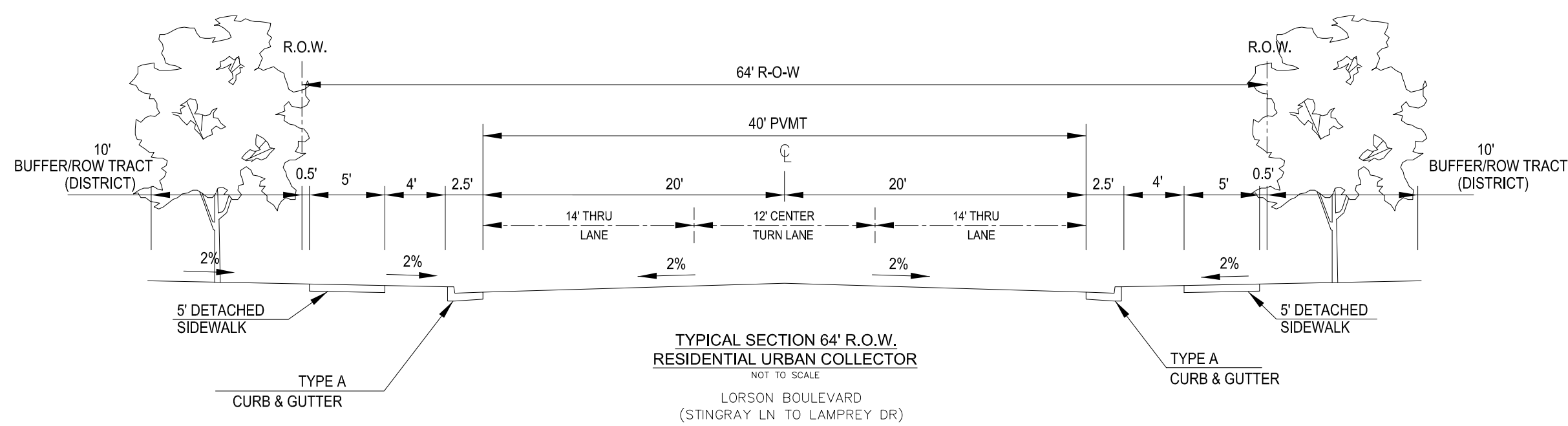
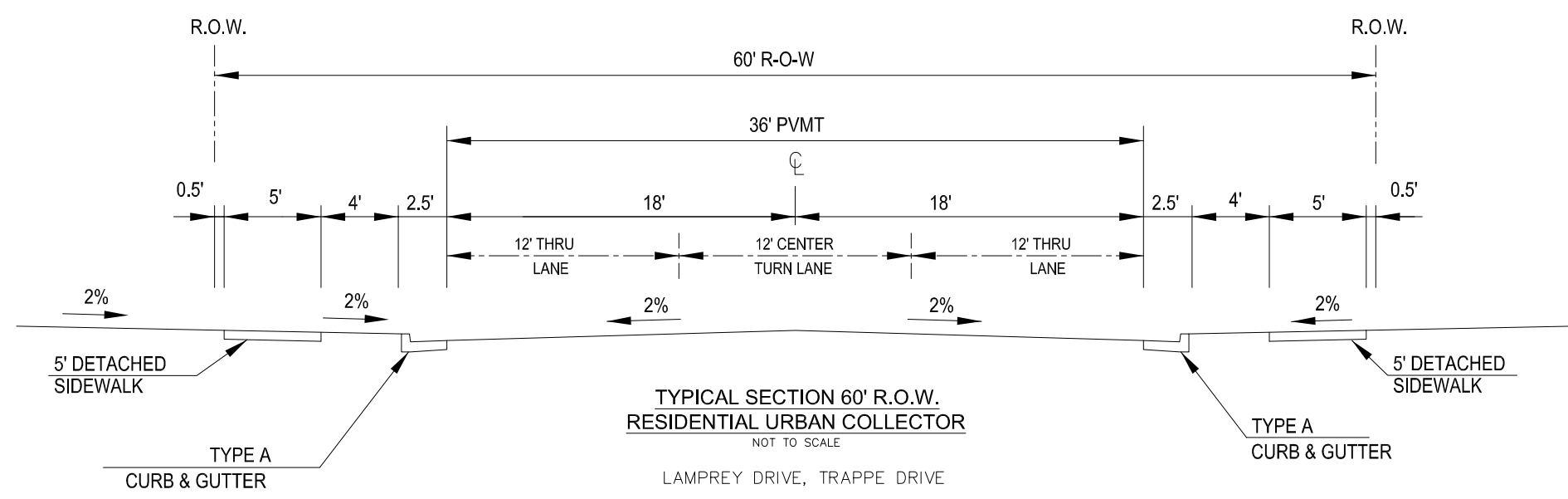
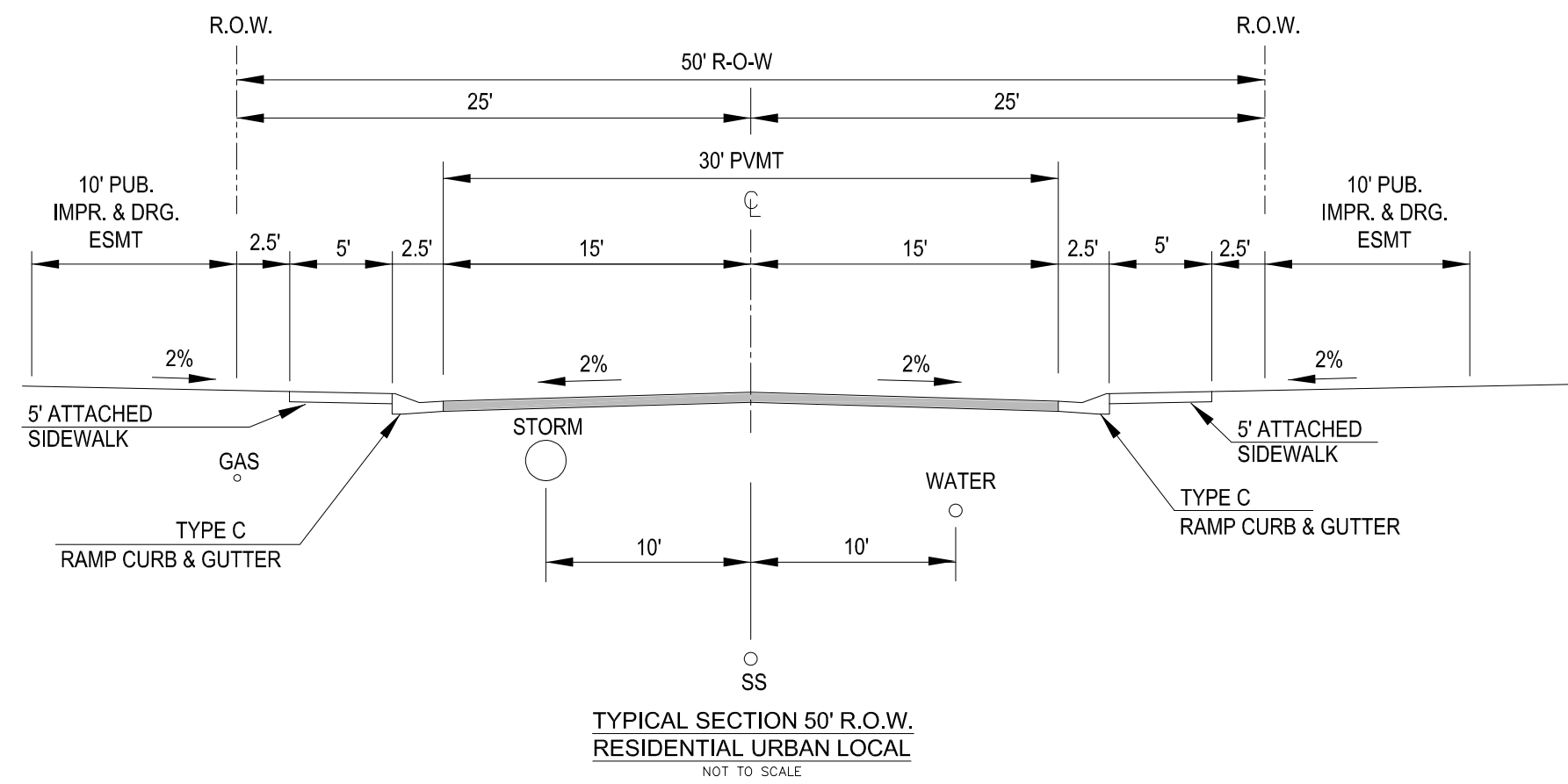
DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:	2816.13	
SCALE:	AS NOTED	

Lorson Ranch East
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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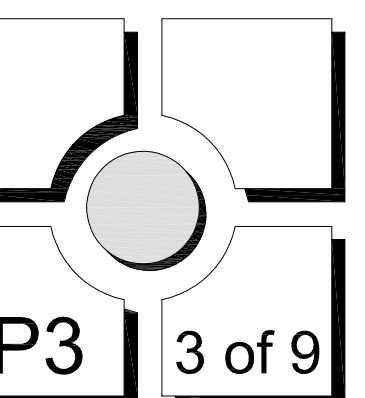


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Urban Design
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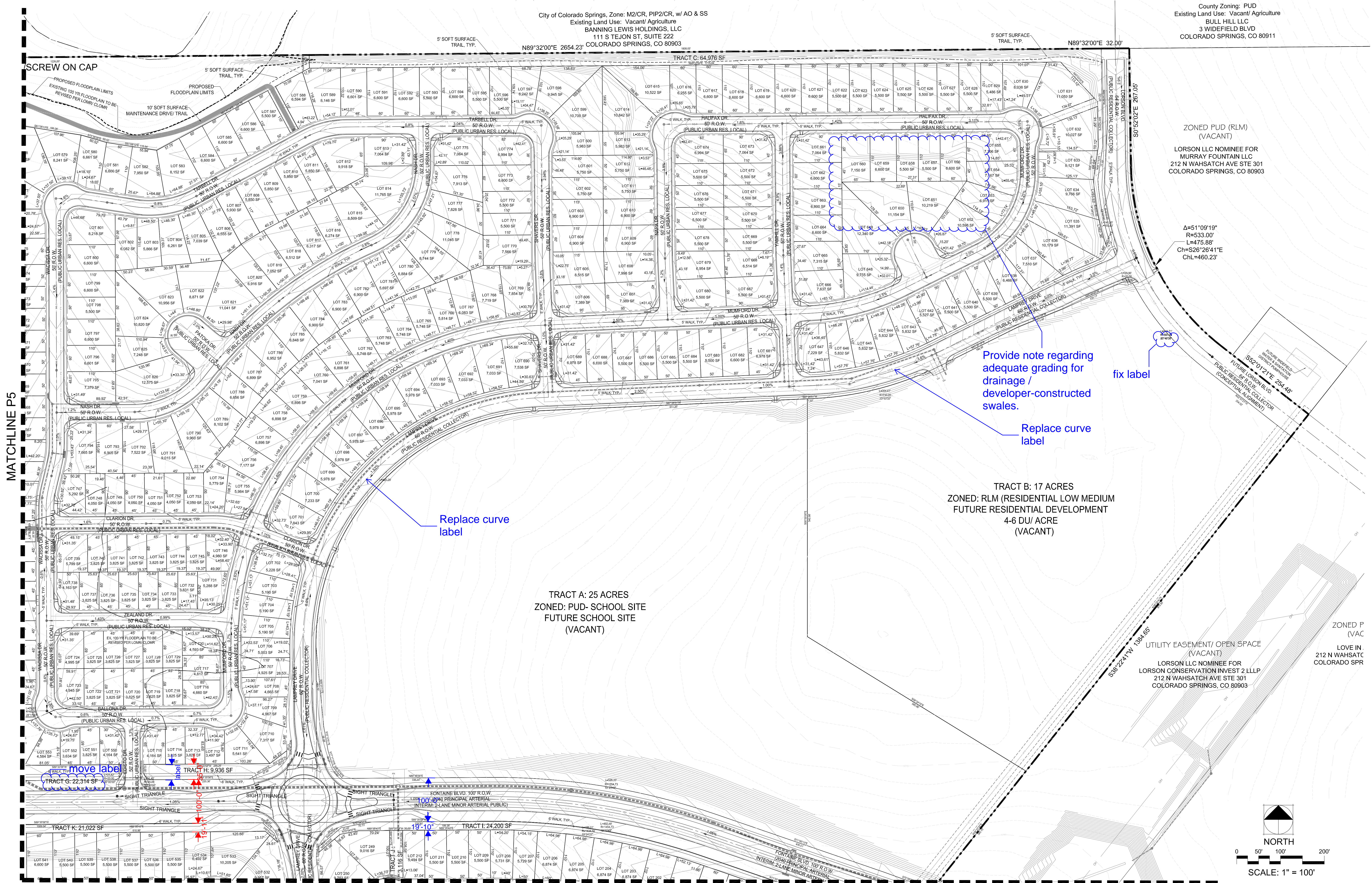
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City of Colorado Springs, Zone: M2/CR, PI2/CR, w/ AO & SS
 Existing Land Use: Vacant/ Agriculture
 BANNING LEWIS HOLDINGS, LLC
 111 S TEJON ST, SUITE 222
 COLORADO SPRINGS, CO 80903

County Zoning: PUD
 Existing Land Use: Vacant/ Agriculture
 BULL HILL LLC
 3 WIDEFIELD BLVD
 COLORADO SPRINGS, CO 80911

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 Landscape Architecture
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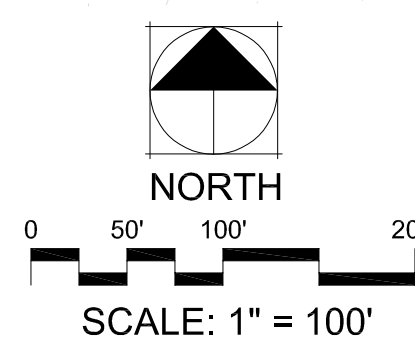
ZONED PUD (RLM)
 (VACANT)
 LORSON LLC NOMINEE FOR
 MURRAY FOUNTAIN LLC
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS, CO 80903

$\Delta = 51^{\circ}09'19''$
 $R = 533.00'$
 $L = 475.88'$
 $Ch = S26^{\circ}26'41''E$
 $ChL = 460.23'$

TRACT B: 17 ACRES
 ZONED: RLM (RESIDENTIAL LOW MEDIUM
 FUTURE RESIDENTIAL DEVELOPMENT
 4-6 DU/ ACRE
 (VACANT)

TRACT A: 25 ACRES
 ZONED: PUD-SCHOOL SITE
 FUTURE SCHOOL SITE
 (VACANT)

UTILITY EASEMENT/ OPEN SPACE
 (VACANT)
 LORSON LLC NOMINEE FOR
 LORSON CONSERVATION INVEST 2 LLLP
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS, CO 80903



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Lorson Ranch East
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

MATCHLINE P5

MATCHLINE P5/P6

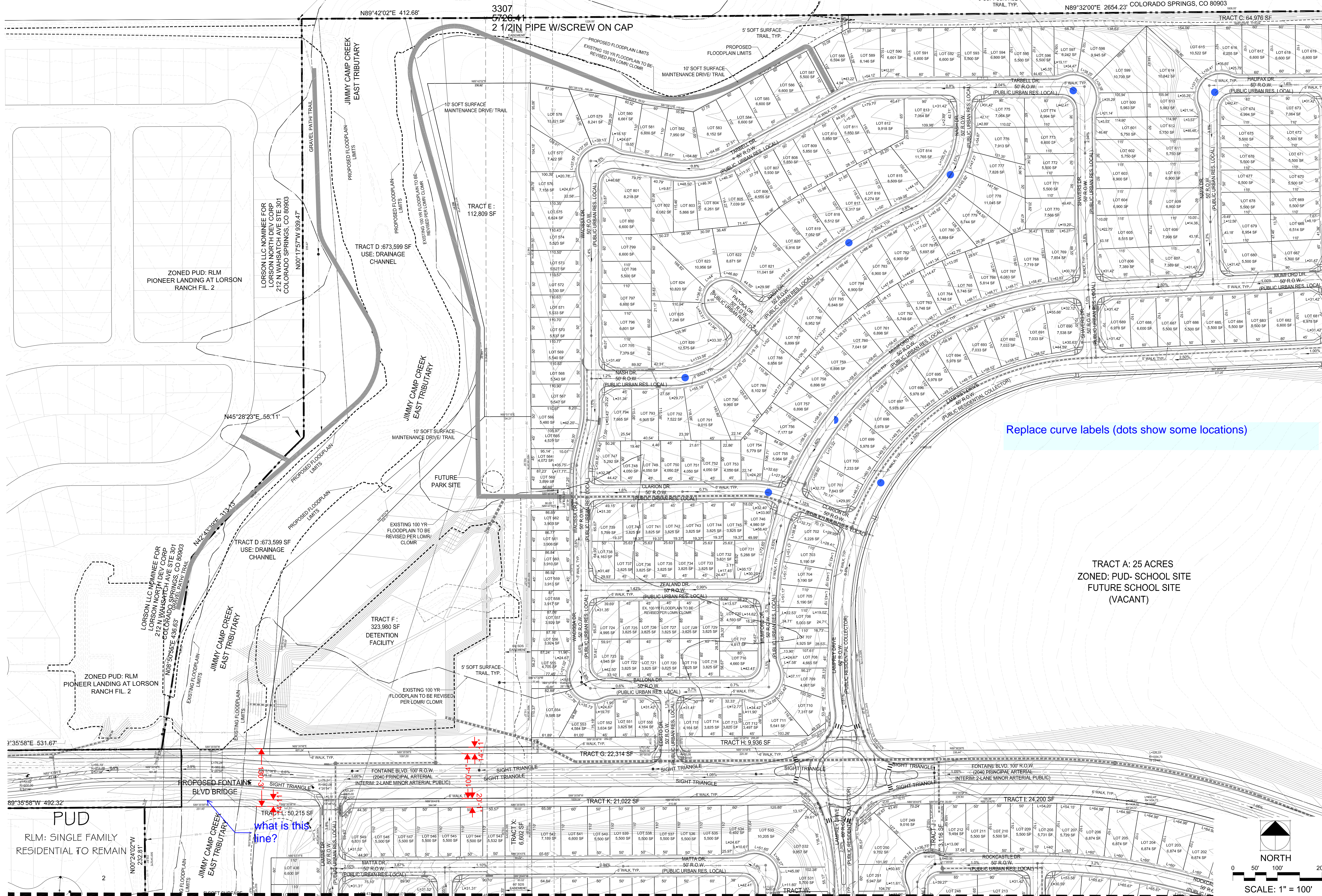
PCD FILE NO.: PUDSP-16-003

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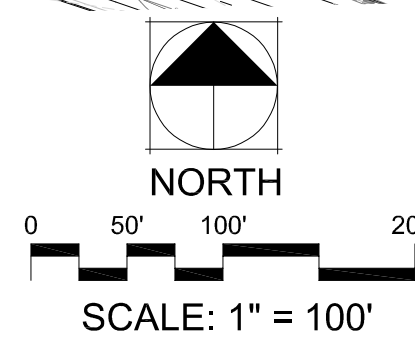
City of Colorado Springs, Zone: M2/CR, PIP2/CR, w/ AO & SS
 Existing Land Use: Vacant Agriculture
 BANNING LEWIS HOLDINGS, LLC
 111 S TEJON ST, SUITE 222
 COLORADO SPRINGS, CO 80903



Replace curve labels (dots show some locations)

TRACT A: 25 ACRES
 ZONED: PUD- SCHOOL SITE
 FUTURE SCHOOL SITE
 (VACANT)

what is this line?



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 Springs, Colorado 80903
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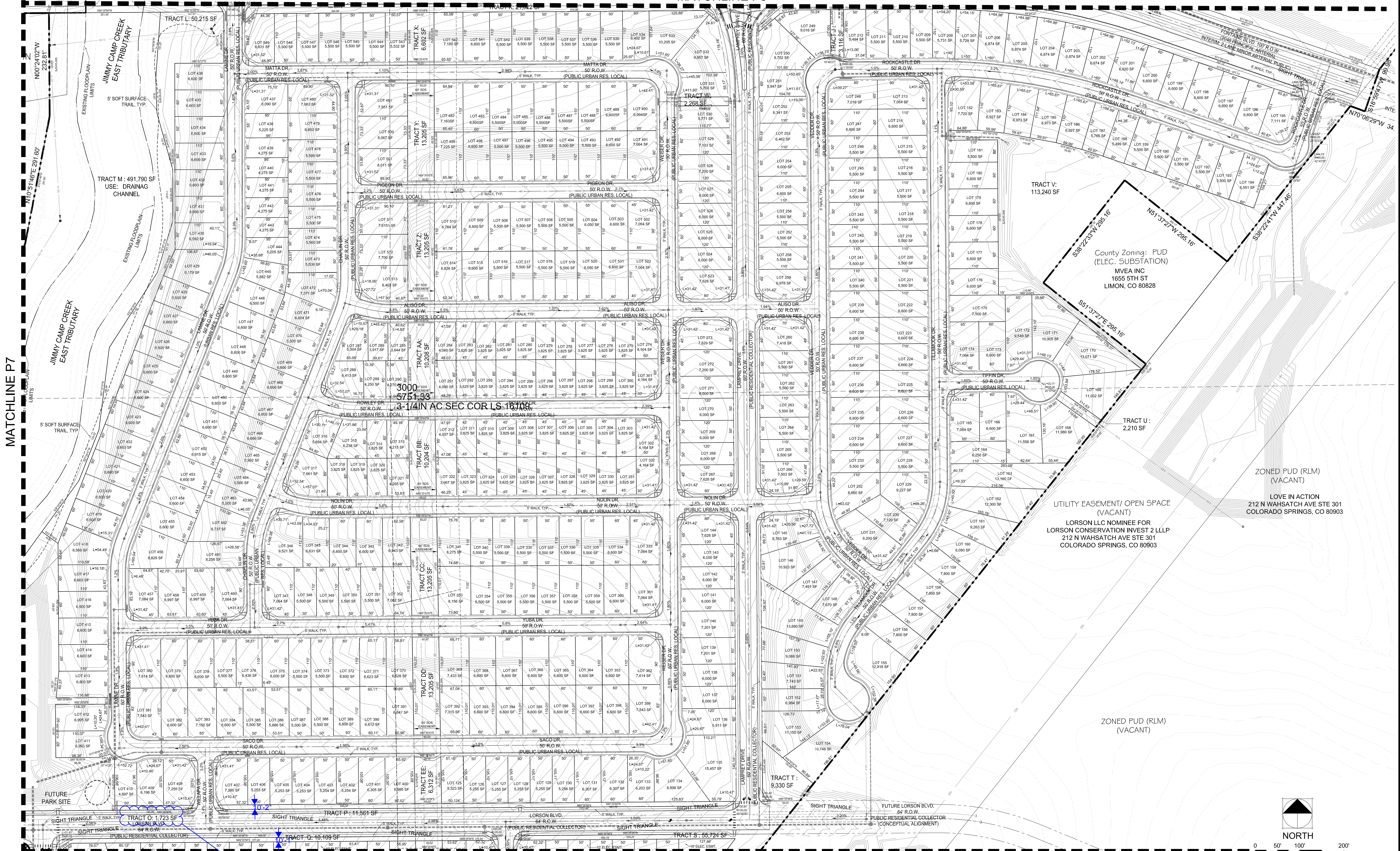
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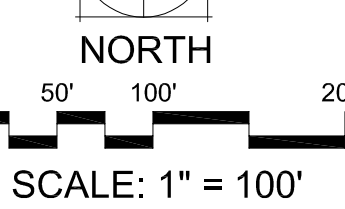
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MATCHLINE P5



Move tract label or add leader

MATCHLINE P8



PCD FILE NO.: PUDSP-16-003

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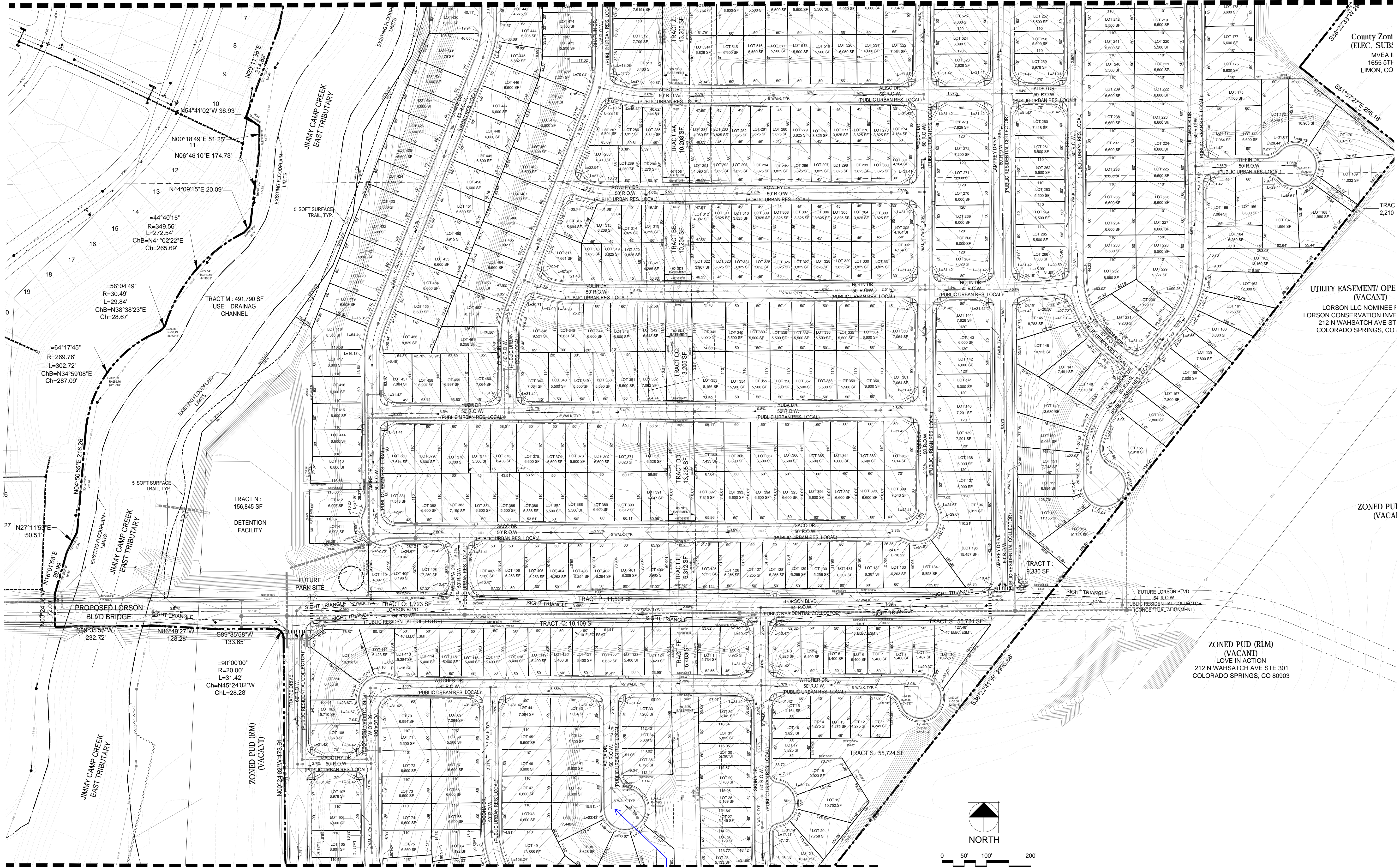
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MATCHLINE P6



MATCHLINE P8

Replace centerline labels

SCALE: 1" = 100'

PCD FILE NO.: PUDSP-16-003

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 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

P7 7 of 9

County Zoning (ELEC. SUB):
 MVEA II
 1655 5TH
 LIMON, CO

UTILITY EASEMENT/ OPE (VACANT)
 LORSON LLC NOMINEE F
 LORSON CONSERVATION INVE
 212 N WAHSATCH AVE ST
 COLORADO SPRINGS, CO

ZONED PUI (VACA)

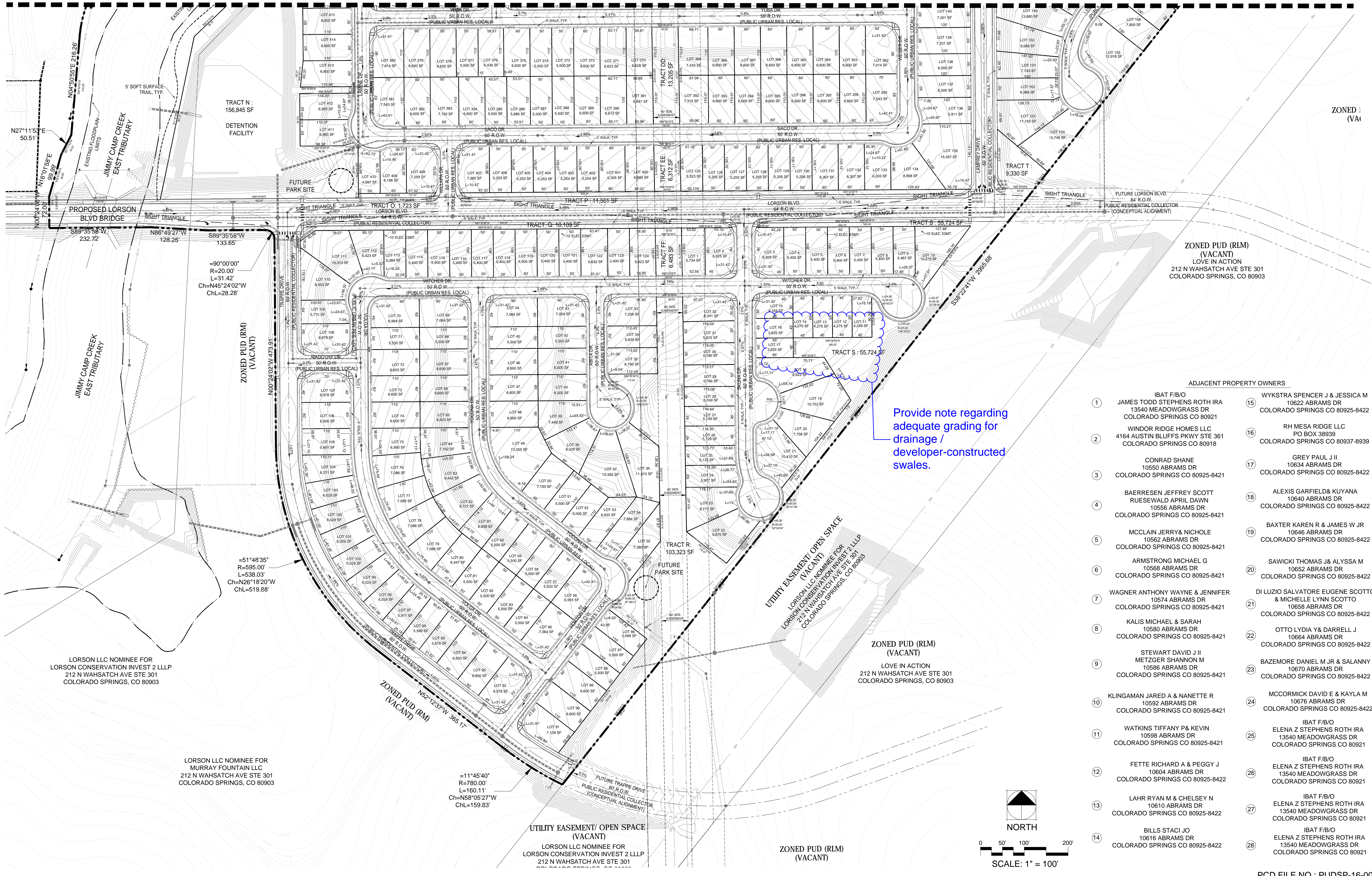
ZONED PUD (RLM)
 (VACANT)
 LOVE IN ACTION
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS, CO 80903

LORSON RANCH

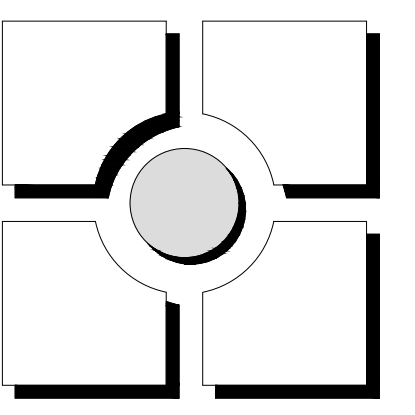
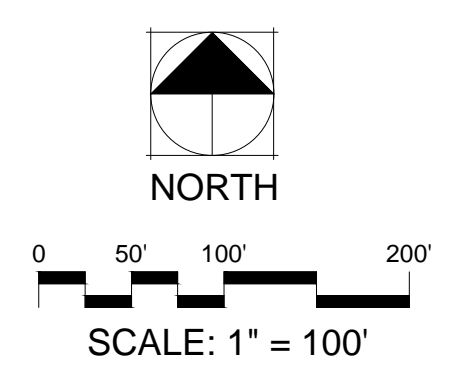
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MATCHLINE P7



- ADJACENT PROPERTY OWNERS
- | | | | |
|----|--|----|---|
| 1 | IBAT F/B/O
JAMES TODD STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 | 15 | WYKSTRA SPENCER J & JESSICA M
10622 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 2 | WINDOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY STE 361
COLORADO SPRINGS CO 80918 | 16 | RH MESA RIDGE LLC
PO BOX 38939
COLORADO SPRINGS CO 80937-8939 |
| 3 | CONRAD SHANE
10550 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 17 | GREY PAUL J II
10634 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 4 | BAERRESEN JEFFREY SCOTT
RUESEWALD APRIL DAWN
10556 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 18 | ALEXIS GARFIELD & KUYANA
10640 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 5 | MCCLEIN JERRY & NICOLE
10562 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 19 | BAXTER KAREN R & JAMES W JR
10646 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 6 | ARMSTRONG MICHAEL G
10568 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 20 | SAWICKI THOMAS J & ALYSSA M
10652 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 7 | WAGNER ANTHONY WAYNE & JENNIFER
10574 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 21 | DI LUZIO SALVATORE EUGENE SCOTTO
& MICHELLE LYNN SCOTTO
10658 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 8 | KALIS MICHAEL & SARAH
10580 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 22 | OTTO LYDIA Y& DARRELL J
10664 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 9 | STEWART DAVID J II
METZGER SHANNON M
10586 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 23 | BAZEMORE DANIEL M JR & SALANNY
10670 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 10 | KLINGAMAN JARED A & NANETTE R
10592 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 24 | MCCORMICK DAVID E & KAYLA M
10676 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 11 | WATKINS TIFFANY P & KEVIN
10598 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 25 | IBAT F/B/O
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 12 | FETTE RICHARD A & PEGGY J
10604 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 26 | IBAT F/B/O
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 13 | LAHR RYAN M & CHELSEY N
10610 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 27 | IBAT F/B/O
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 14 | BILLS STACI JO
10616 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 28 | IBAT F/B/O
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |

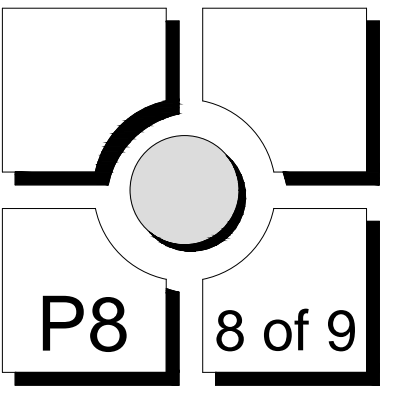


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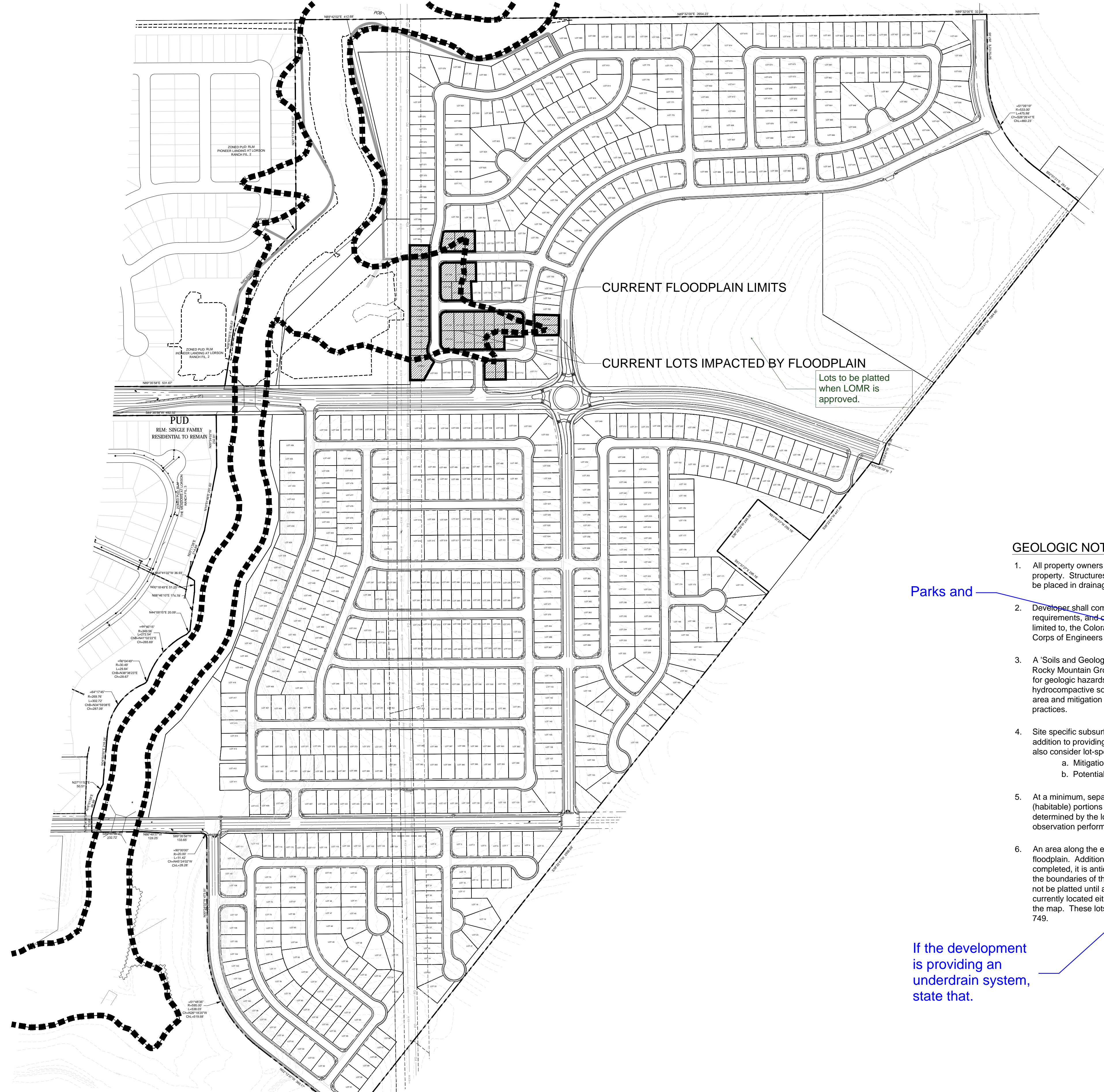
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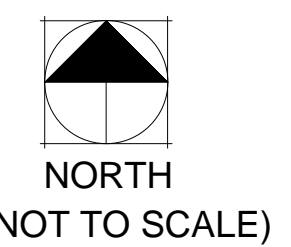
GEOLOGIC NOTATIONS AND CONDITIONS:

- All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with local federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- A 'Soils and Geology Report for Lorson Ranch East, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG). There are no significant geological hazards; however, the potential for geologic hazards or constraints do exist related to the potential for expansive or hydrocompactive soils. The geologic conditions are considered relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.
- Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing anticipated foundation design recommendations, these investigations should also consider lot-specific recommendations relating to the following geologic conditions:
 - Mitigation for loose and/ or expansive soil conditions (if encountered), and
 - Potential shallow groundwater conditions and feasibility of below-grade construction.
- At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/ or the lot-specific excavation observation performed at the time of construction.
- An area along the east side of the channel of the proposed development has been identified as a floodplain. Additional grading has been proposed in this area. Once the grading has been completed, it is anticipated that a new LOMR will be obtained and that this new LOMR will modify the boundaries of the floodplain to exclude some or all of these affected lots. The affected lots shall not be platted until a revised LOMR indicates that they have been excluded from the floodplain. Lots currently located either partially or completely within the identified floodplain zone are illustrated on the map. These lots are identified as 554- 563, 706, 707, 714, 715, 717- 730, 736- 741, and 747- 749.

Parks and

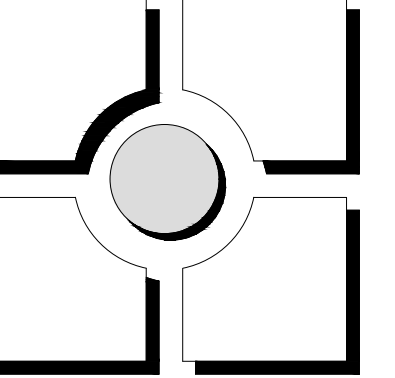
If the development is providing an underdrain system, state that.

Provide date



NORTH
(NOT TO SCALE)

PCD FILE NO.: PUDSP-16-003

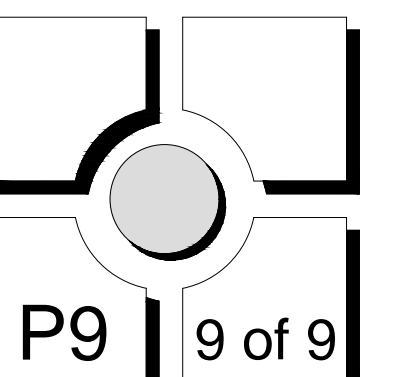


THOMAS THOMAS
Planning,
Urban,
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3					
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:		2818.13
SCALE:		AS NOTED

Lorson Ranch East
Geologic Hazards Exhibit
El Paso County, Colorado
PUD & PRELIMINARY PLAN



LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	FONTAINE BLVD. (NORTH SIDE)	FONTAINE BLVD. (SOUTH SIDE)	LORSON RANCH BLVD. (NORTH SIDE)	LORSON RANCH BLVD. (SOUTH SIDE)
ROADWAY CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 35'	20' / 20'	10' / 10'	10' / 10'
LINEAR FOOTAGE:	589'	2,445'	1,433'	1,552'
TREE/FEET REQUIRED:	1 / 30'	1 / 30'	1 / 50'	1 / 50'
NUMBER OF TREES REQUIRED/PROVIDED:	20' / 20	90' / 90	29' / 29	31' / 31
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A	N/A	N/A	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75	75 / 75	75 / 75	75 / 75

LANDSCAPE

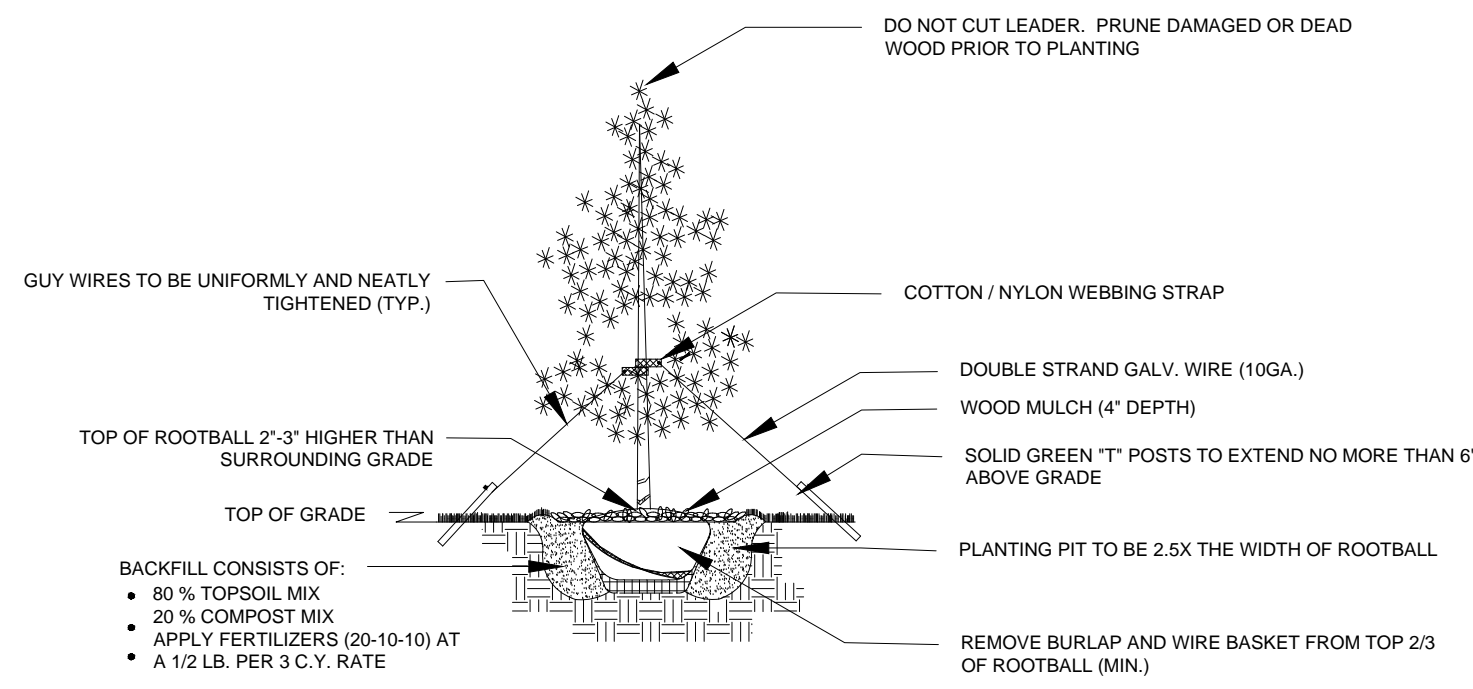
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL EL PASO COUNTY PARKS.
- ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- FUTURE PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS B, J, AND R. PER DISCUSSIONS WITH THE EL PASO COUNTY PARK DEPARTMENT THE LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- TOTAL OPEN SPACE ACREAGE IS CUMULATIVE OF THE OVERALL LORSON RANCH DEVELOPMENT IN ACCORDANCE WITH THE LORSON RANCH SKETCH PLAN AND THE LORSON RANCH OVERALL PUD DEVELOPMENT AND PHASING PLAN, AS AMENDED.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

GENERAL PLANTING NOTES:

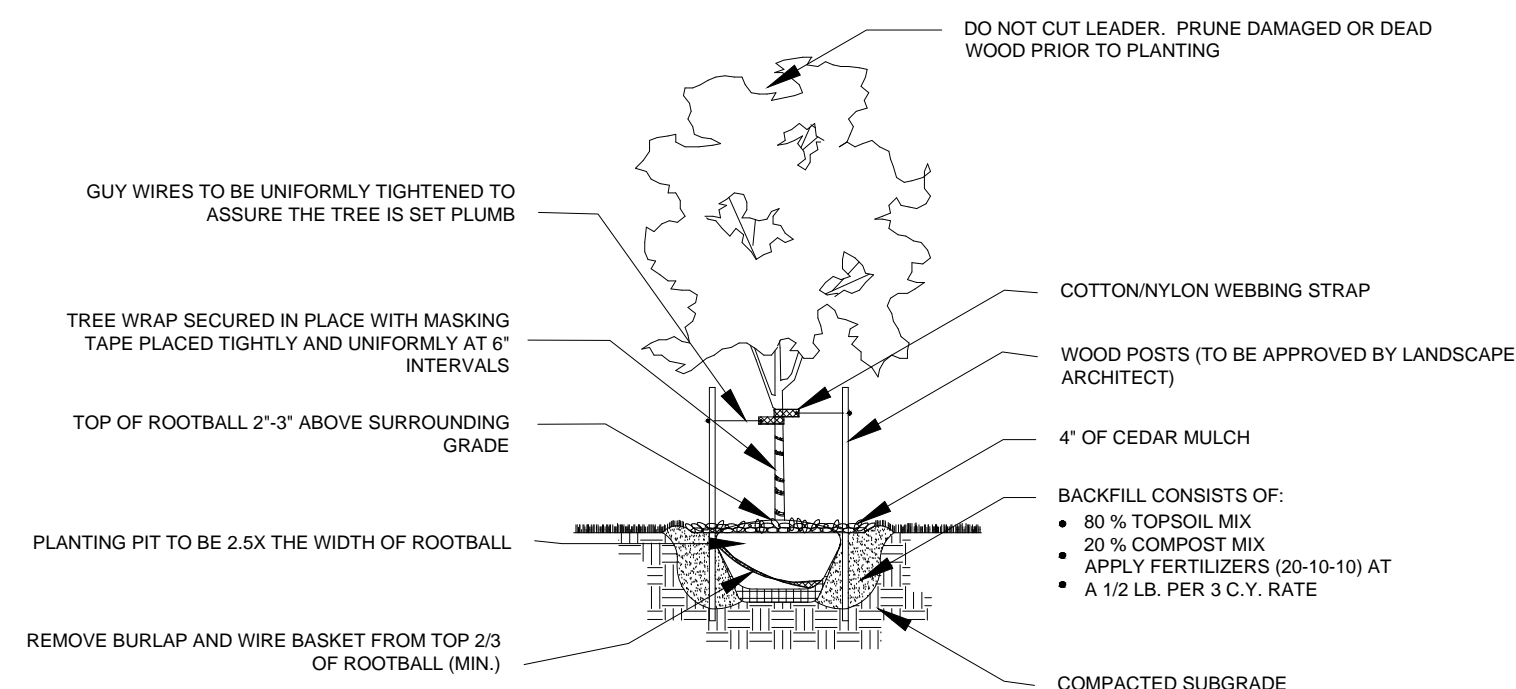
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NON-IRRIGATED SEED.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED WITH NATIVE SEED.
- THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS REQUIRED.
- TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.

PLANT SCHEDULE

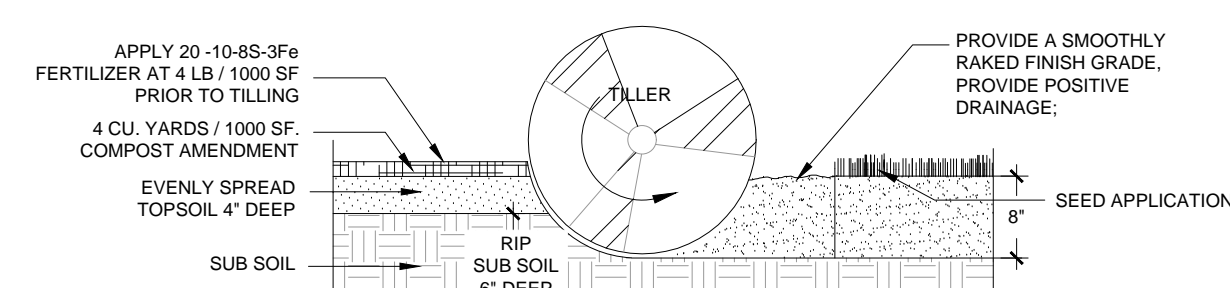
QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
25		PN	<i>Pinus nigra</i>	Austrian Pine	6'-0"	B & B	
20		PS	<i>Pinus sylvestris</i>	Scotch Pine	6'-0"	B & B	
15		BS	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B & B	
DECIDUOUS TREES							
19		AF	<i>Acer x freemanii</i>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



1 L1 EVERGREEN TREE PLANTING DETAIL NTS

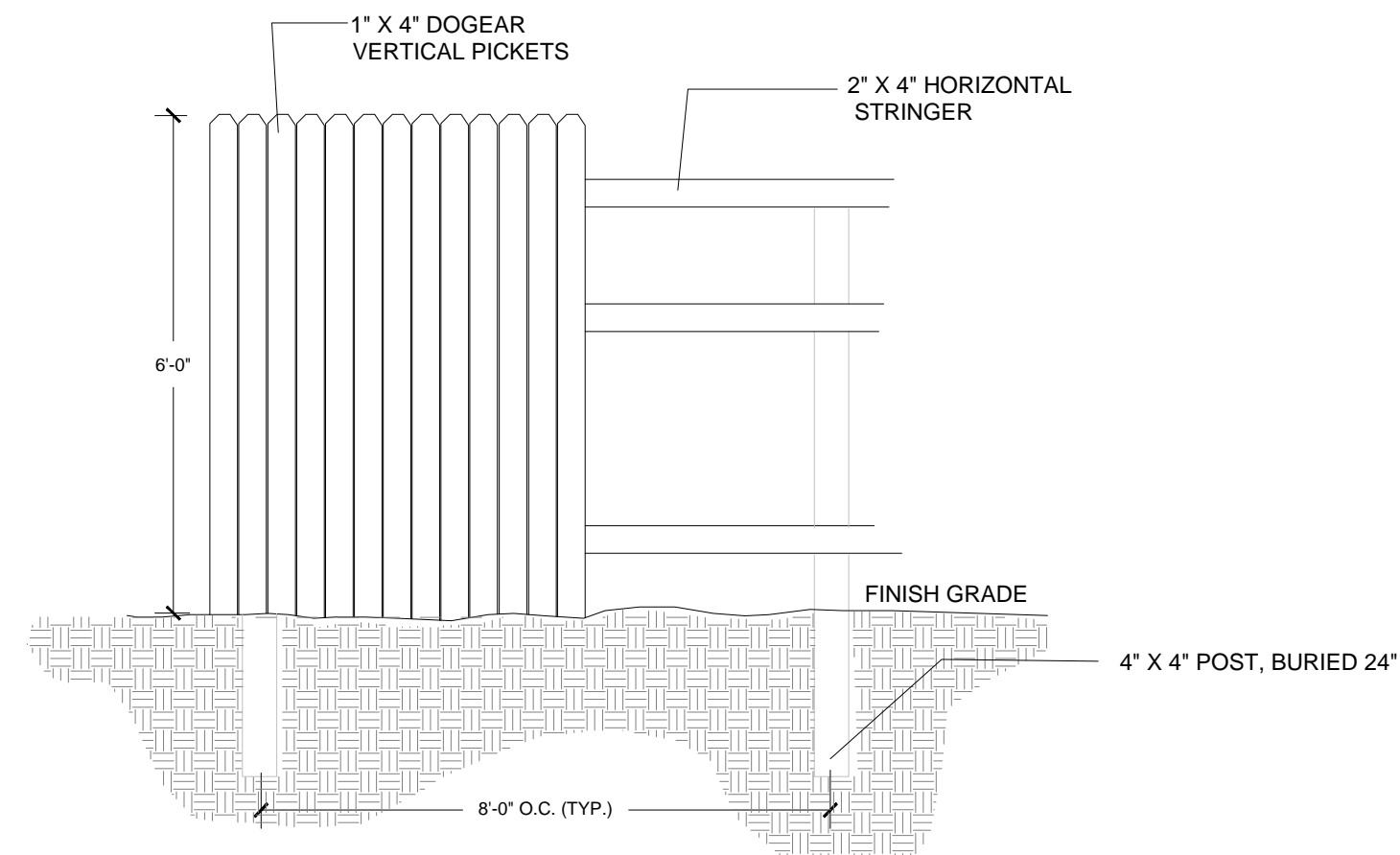


2 L1 DECIDUOUS TREE PLANTING DETAIL NTS

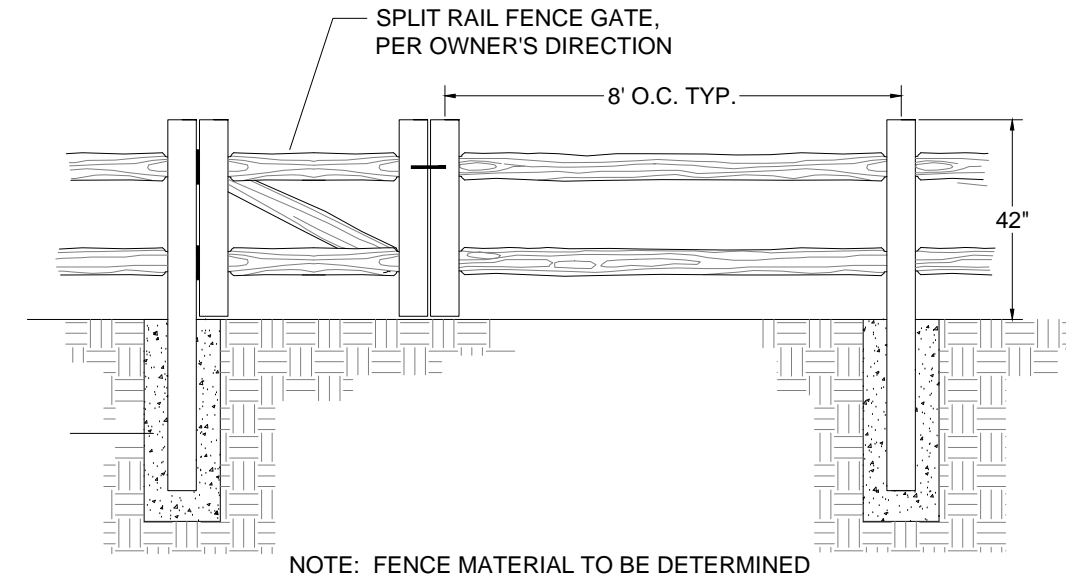


- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 -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

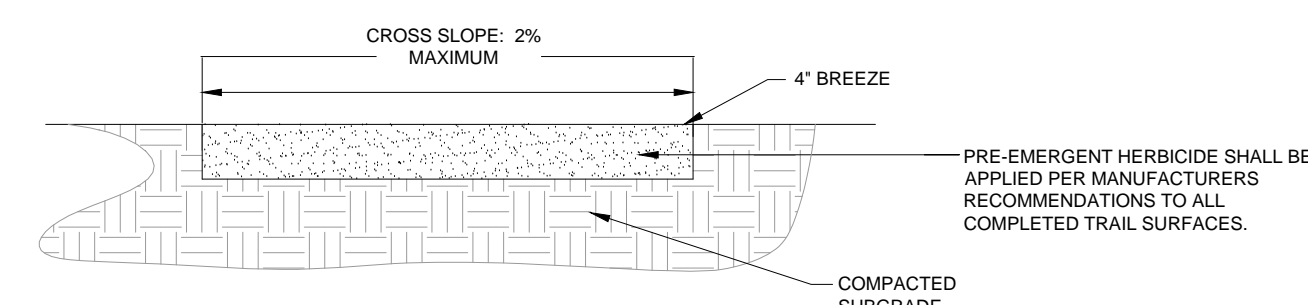
3 L1 SOIL PREP - SEED AREAS PLANTING DETAIL NTS



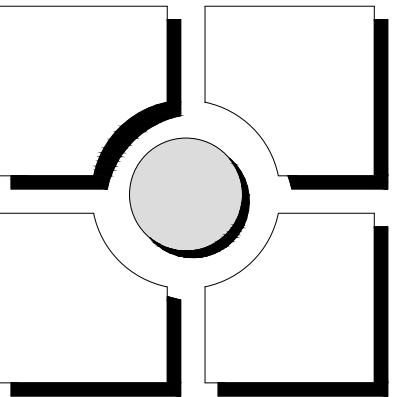
4 L1 6' CEDAR WOOD FENCE NTS



5 L1 SPLIT RAIL FENCE DETAIL NTS



6 L1 5' COMPACTED BREEZE TRAIL NTS

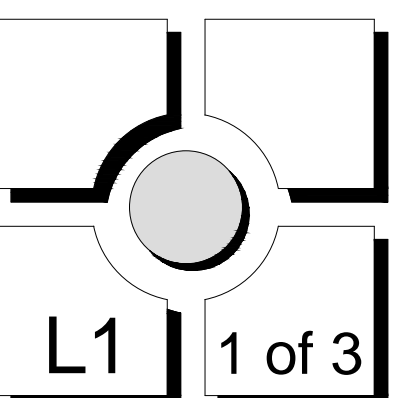


THOMAS THOMAS
 Planning
 Urban Design
 Landscape Architecture
 702 North Tejon
 Springs, Colorado 80903
 (719) 578-8777

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1	RESPONSE TO EPC COMMENTS REV 1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
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4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	LMT	10.10.16
PROJECT NUMBER:		281613
SCALE:		AS NOTED

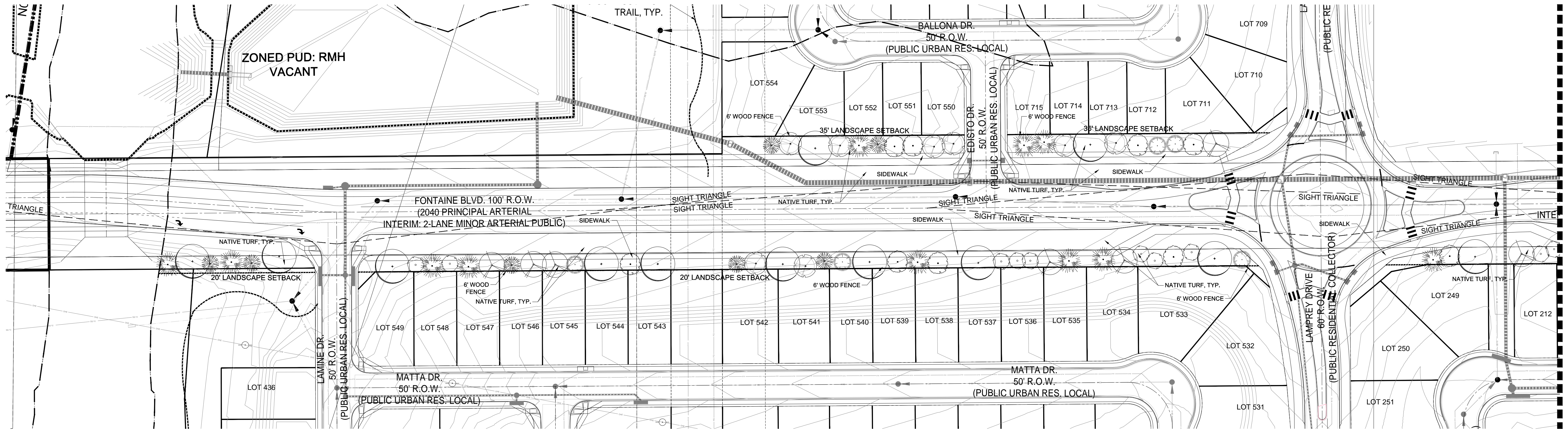
Lorson Ranch East
 El Paso County, Colorado
 PRELIMINARY LANDSCAPE PLAN



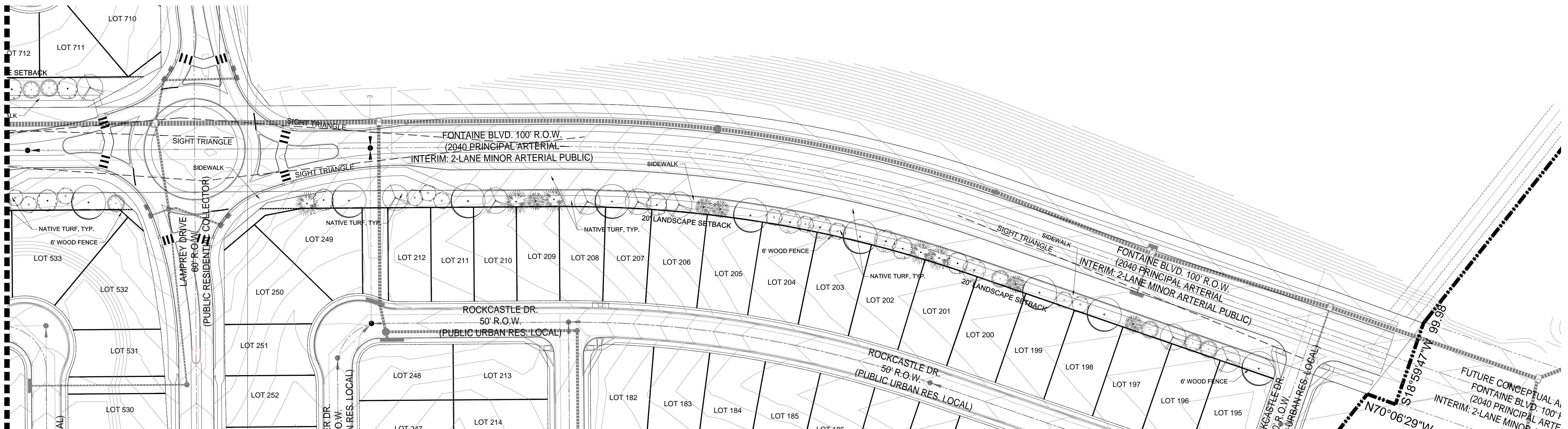
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

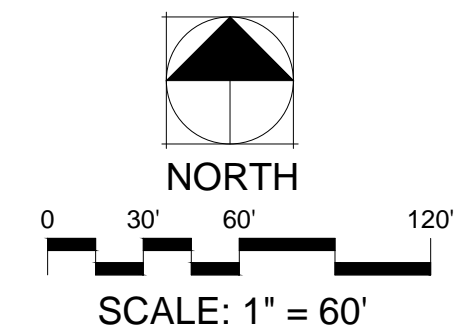
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



1 FOUNTAIN BLVD. STREETSCAPE
L2



2 FOUNTAIN BLVD. STREETSCAPE
L2



PCD FILE NO.: PUDSP-16-003

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

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DESIGNED	JRA	10.10.16
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CHECKED	JH	10.10.16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

Lorson Ranch East
El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

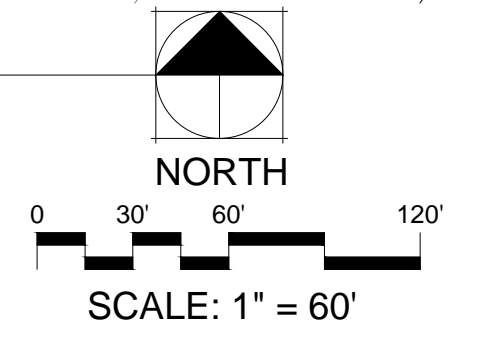
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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1 L3 LORSON BLVD. STREETSCAPE



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

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CHECKED	JH	10.10.16
PROJECT NUMBER:		2816.13

SCALE: AS NOTED

Lorson Ranch East
El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

Markup Summary

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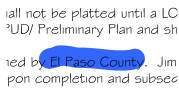
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Lorson Ranch Metropolitan District



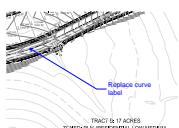
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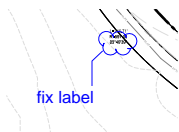
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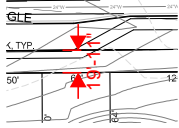


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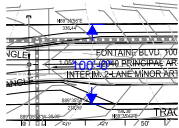
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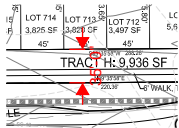
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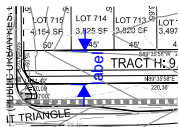
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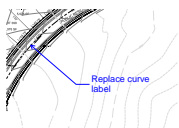
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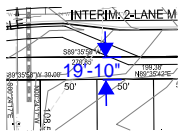
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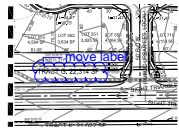


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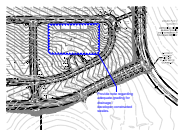
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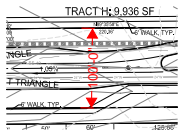
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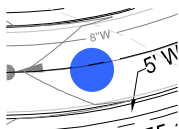
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Provide note regarding adequate grading for drainage / developer-constructed swales.

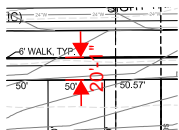


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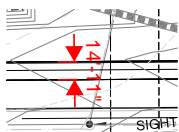


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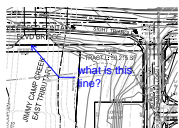
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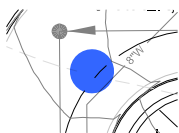
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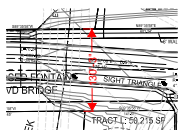


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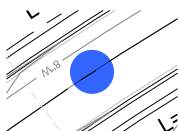


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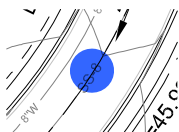


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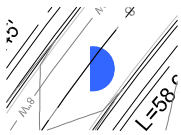
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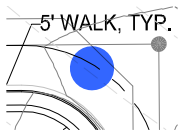


Subject: Highlight
Page Label: 5
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Status:
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Author: dsdrice
Date: 12/14/2017 8:37:28 AM
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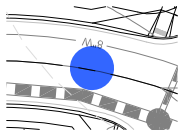


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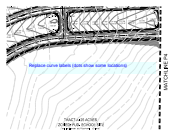
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Subject: Highlight
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Date: 12/14/2017 8:38:01 AM
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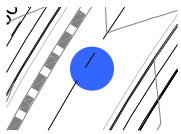


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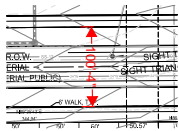


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Date: 12/14/2017 8:39:05 AM
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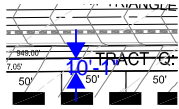
Replace curve labels (dots show some locations)



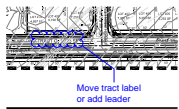
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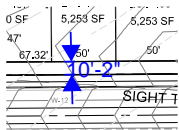
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Date: 12/14/2017 8:25:31 AM
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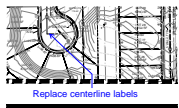
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Lock: Unlocked
Status:
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Author: dsdrice
Date: 12/14/2017 8:47:36 AM
Color: ■



Subject: Cloud+
Page Label: [1] PUD Details
Lock: Unlocked
Status:
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Author: dsdrice
Date: 12/14/2017 8:45:24 AM
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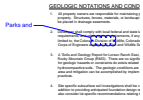
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Lock: Unlocked
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Author: dsdrice
Date: 12/14/2017 8:44:52 AM
Color: ■



Subject: Callout
Page Label: [1] Prelim Plan 4
Lock: Unlocked
Status:
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Author: dsdrice
Date: 12/14/2017 8:49:32 AM
Color: ■

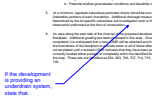


Subject: Cloud+
Page Label: [1] Prelim Plan5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 12/15/2017 2:50:09 PM
Color: ■



Subject: Cloud+
Page Label: [1] Geo Hazards Map
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 12/14/2017 9:08:51 AM
Color: ■

Parks and



Subject: Callout
Page Label: [1] Geo Hazards Map
Lock: Unlocked
Status:
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Author: dsdrice
Date: 12/14/2017 9:28:36 AM
Color: ■

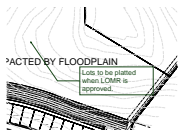
If the development is providing an underdrain system, state that.



Subject: Callout
Page Label: [1] Geo Hazards Map
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 12/14/2017 9:09:17 AM
Color: ■

Provide date

dsdparsons (1)



Subject: Callout
Page Label: [1] Geo Hazards Map
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 12/14/2017 11:11:30 AM
Color: ■

Lots to be platted when LOMR is approved.