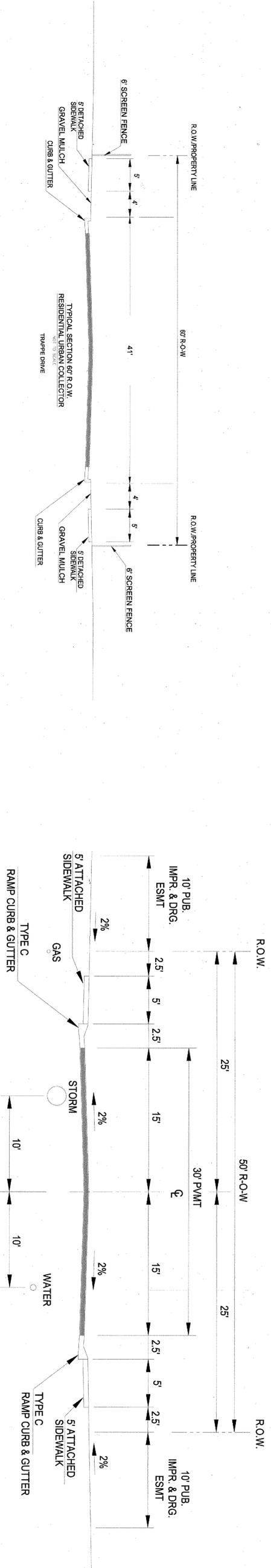


CREEKSIDE SOUTH AT LORSON RANCH
PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO



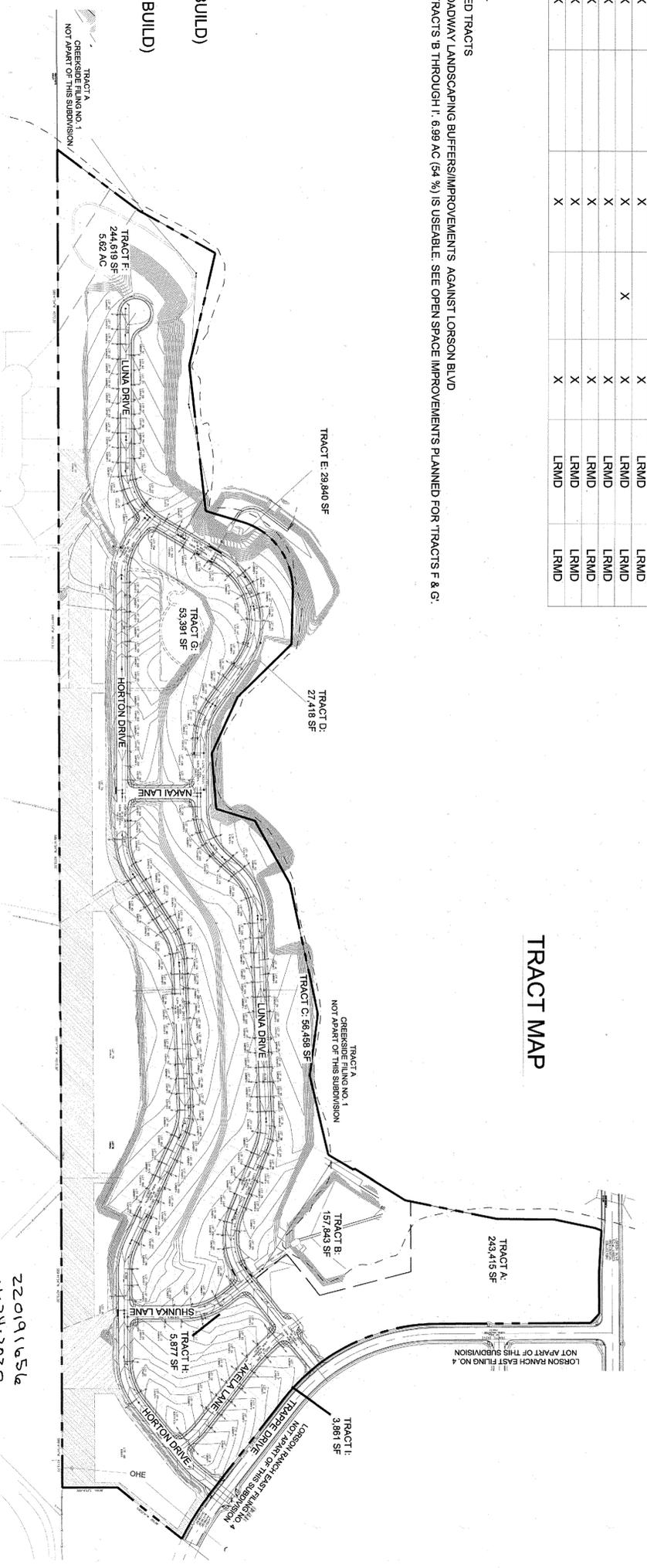
TYPICAL SECTION 50' R.O.W.
 RESIDENTIAL URBAN LOCAL
 NOT TO SCALE
 LUNETH DRIVE
 HORTON DRIVE
 NAKAI LANE
 SHUNKA LANE
 AKELA LANE

TRACT	SIZE	LANDSCAPE PARK OPEN SPACE TRAIL	FUTURE DEVELOPMENT	SINAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	259,736 SF (5.96 AC)	X	X	X	X	X	LORSON LLC	LRMD
B	140,237 SF (3.22 AC)	X	X	X	X	X	LRMD	LRMD
C	56,458 SF (1.30 AC)	X	X	X	X	X	LRMD	LRMD
D	27,418 SF (0.63 AC)	X	X	X	X	X	LRMD	LRMD
E	29,840 SF (0.69 AC)	X	X	X	X	X	LRMD	LRMD
F	244,619 SF (5.62 AC)	X	X	X	X	X	LRMD	LRMD
G	59,464 SF (1.37 AC)	X	X	X	X	X	LRMD	LRMD
H	5,877 SF (0.13 AC)	X	X	X	X	X	LRMD	LRMD
I	3,964 SF (0.09 AC)	X	X	X	X	X	LRMD	LRMD

TRACT TABLE

TOTAL TRACT AREA: 824,934 SF (18.94 ACRES)
 LRMD= LORSON RANCH METROPOLITAN DISTRICT
 X= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS
 FUTURE DEVELOPMENT TRACT A CONTAINS ROADWAY LANDSCAPING BUFFERS/IMPROVEMENTS AGAINST LORSON BLVD
 12.98 ACRES OF OPEN SPACE ARE PROVIDED IN TRACTS B THROUGH I. 6.99 AC (54 %) IS USEABLE. SEE OPEN SPACE IMPROVEMENTS PLANNED FOR TRACTS F & G.

TRACT MAP



RURAL LOT SETBACK (NO BUILD)
 DRAINAGE EASEMENT (NO BUILD)

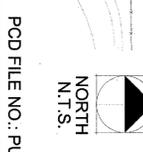
REV #	REVISIONS	DATE
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6	FINAL COMMENT RESPONSE	9/3/2020

DESIGNED	LMS	08.14.20
DRAWN	LMS	08.14.20
CHECKED	JEH	08.14.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

Kimley»Horn
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 2 NORTH NEVADA AVENUE, SUITE 300
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 PHONE: 719-453-0160

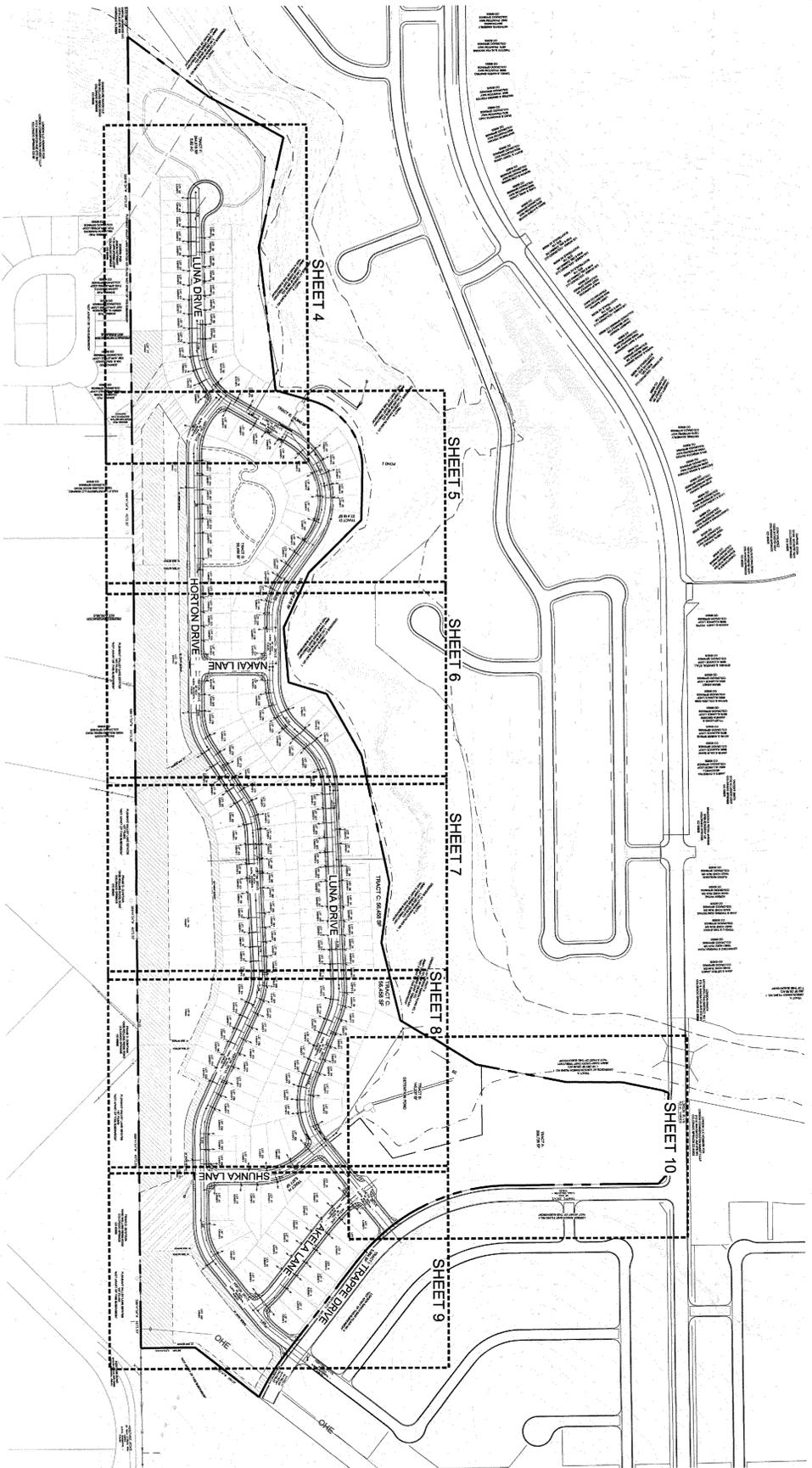
2201916516
 11-24-2020



DETAILS

CREEKSIDE SOUTH AT LORSON RANCH
PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R68W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

SHEET MAP

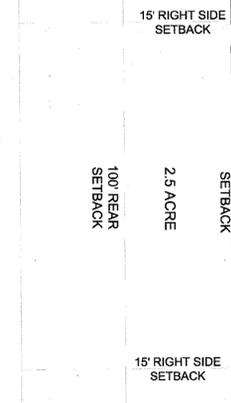
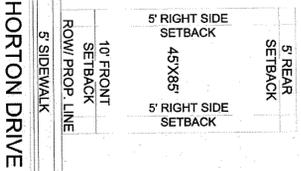


CURVE TABLE	
LINE	DATA
C1	149°27'27"
C2	69°38'44"
C3	19°10'45"
C4	27°45'50"
C5	35°49'58"
C6	27°07'25"
C7	33°13'28"
C8	12°23'15"
C9	17°15'00"
C10	80°00'00"
C11	21°06'39"

*CURVE AND LINE DATA ARE LOCATED ON SHEETS P4 THROUGH P10 ON SITE PLAN

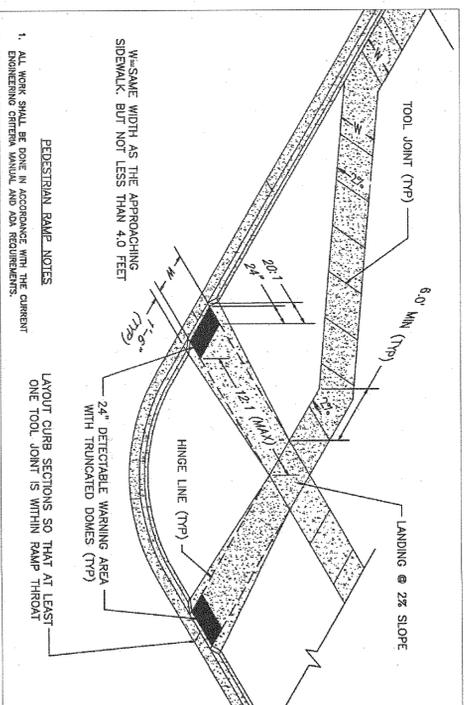
RURAL LOT SETBACK (NO BUILD)

DRAINAGE EASEMENT (NO BUILD)

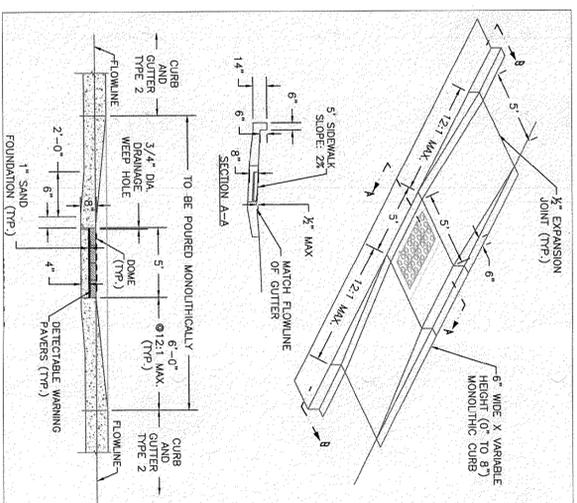


45'x85' Lot Standards:
 a. Front yard: Ten Feet (10')
 b. Right Side yard: Five Feet (5')
 c. Left Side yard: Five Feet (5')
 d. Rear yard: Five Feet (5')

1 45'x85' LOT STANDARDS
 NTS



3 INTERSECTION RAMP DETAIL
 NTS



4 MIDDLELOCK RAMP DETAIL
 NTS

22.019.051e
 11-24-2020

PDD FILE NO.: PUDSP-20-001

DESIGNED	LMS	08.14.20
DRAWN	LMS	08.14.20
CHECKED	JEH	08.14.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

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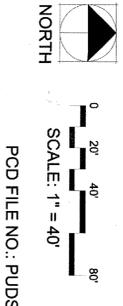
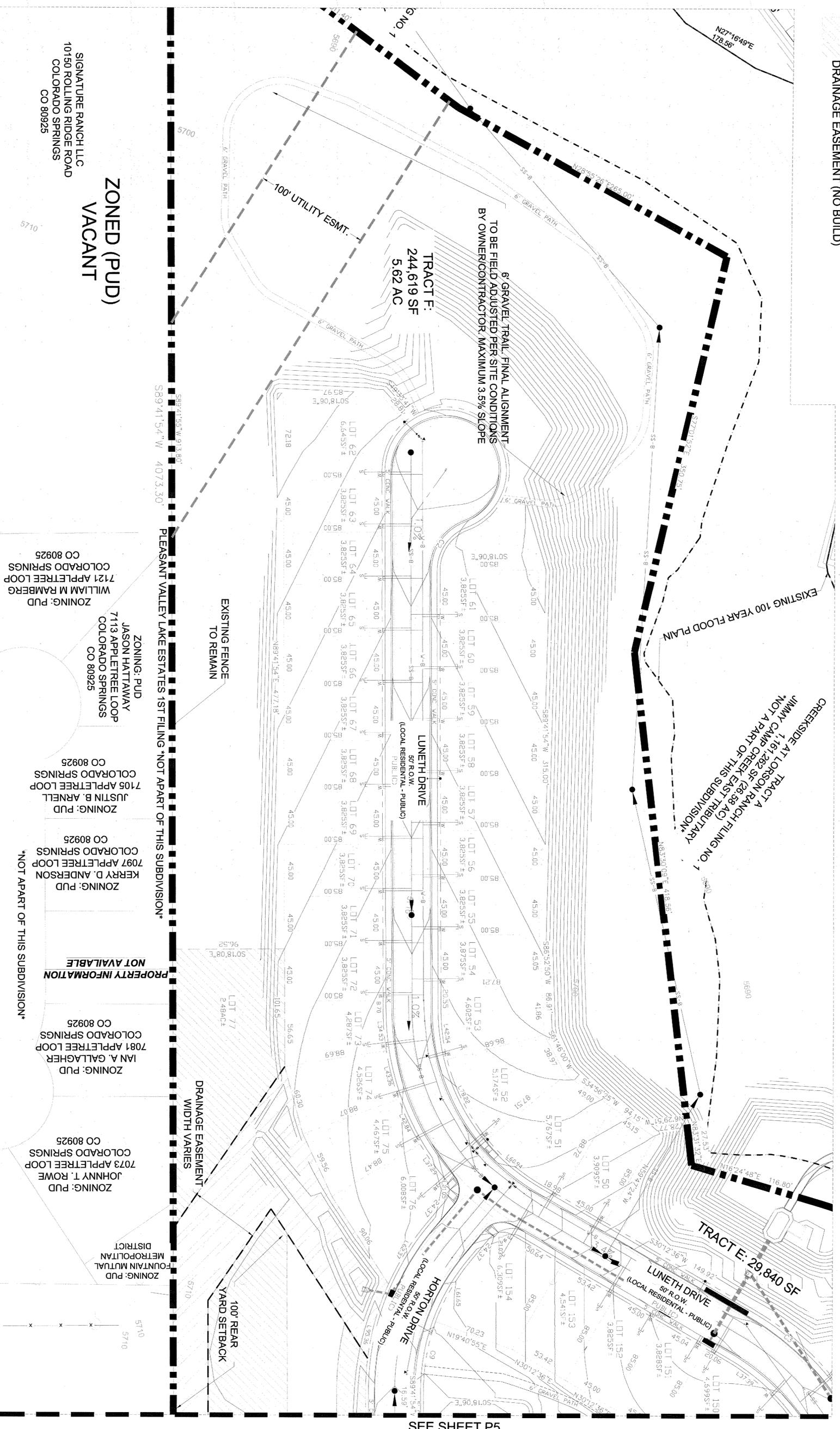
CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

Stamp area for the engineer or architect.

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 PHONE: 719-453-0180

RURAL LOT SETBACK (NO BUILD)
DRAINAGE EASEMENT (NO BUILD)

CREEKSIDE SOUTH AT LORSON RANCH
PUD Development & Preliminary Plan
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 8th P.M., EL PASO COUNTY, COLORADO



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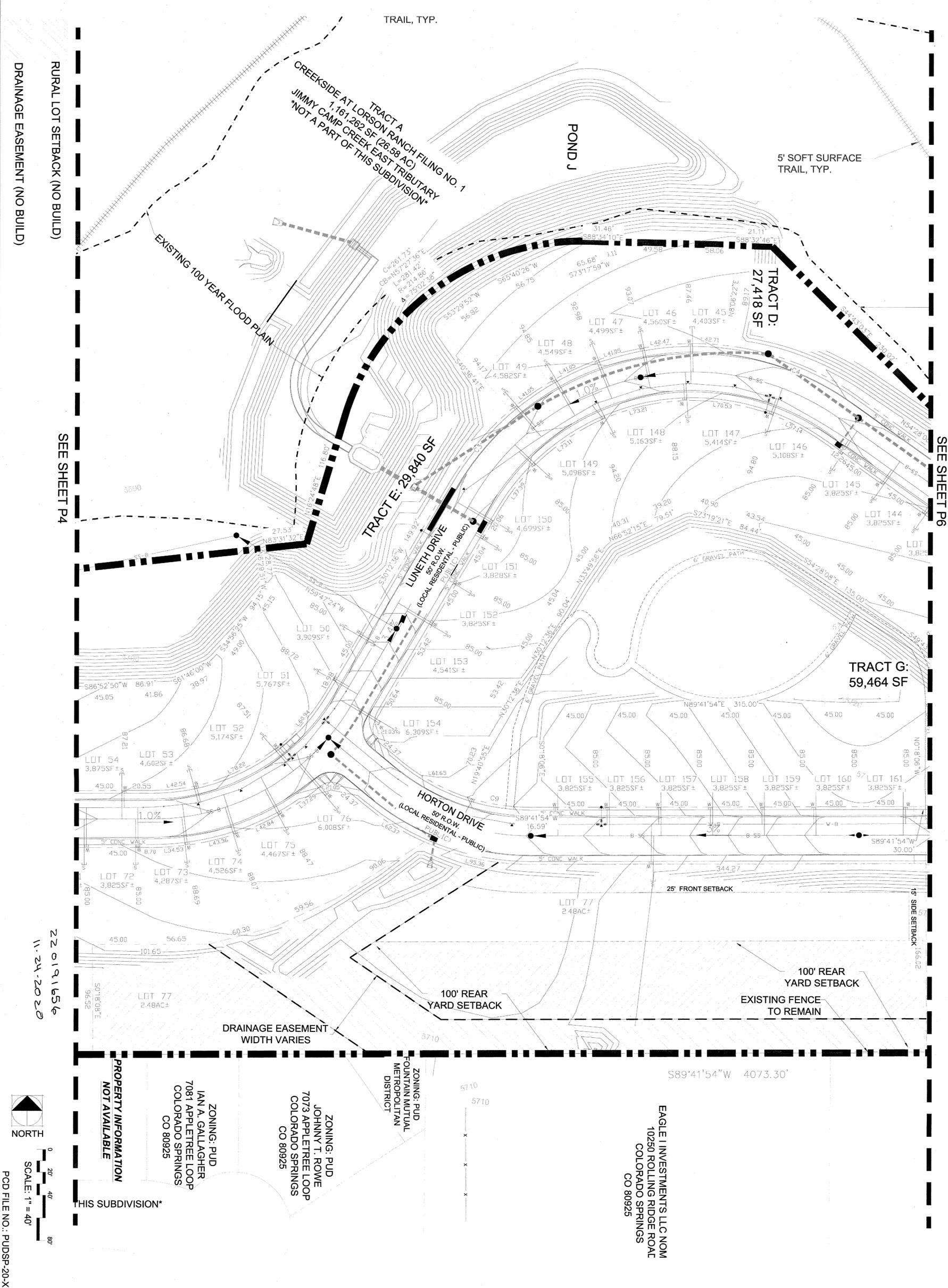
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CREEKSIDE SOUTH AT LORSON RANCH
El Paso County, Colorado
PUD & PRELIMINARY PLAN

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CREEKSIDE SOUTH AT LORSON RANCH
PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 8th P.M.,
 EL PASO COUNTY, COLORADO



RURAL LOT SETBACK (NO BUILD)
 DRAINAGE EASEMENT (NO BUILD)

SEE SHEET P4

SEE SHEET P6

22.019.1656
 11.24.2020

PROPERTY INFORMATION NOT AVAILABLE

ZONING: PUD
 IAN A. GALLAGHER
 7081 APPLE TREE LOOP
 COLORADO SPRINGS
 CO 80925

ZONING: PUD
 JOHNNY T. ROWE
 7073 APPLE TREE LOOP
 COLORADO SPRINGS
 CO 80925

ZONING: PUD
 EQUITARIAN/MULTI-UNIT METROPOLITAN DISTRICT

EAGLE I INVESTMENTS LLC NOM
 10250 ROLLING RIDGE ROAD
 COLORADO SPRINGS
 CO 80925

DESIGNED	LMS	08.14.20
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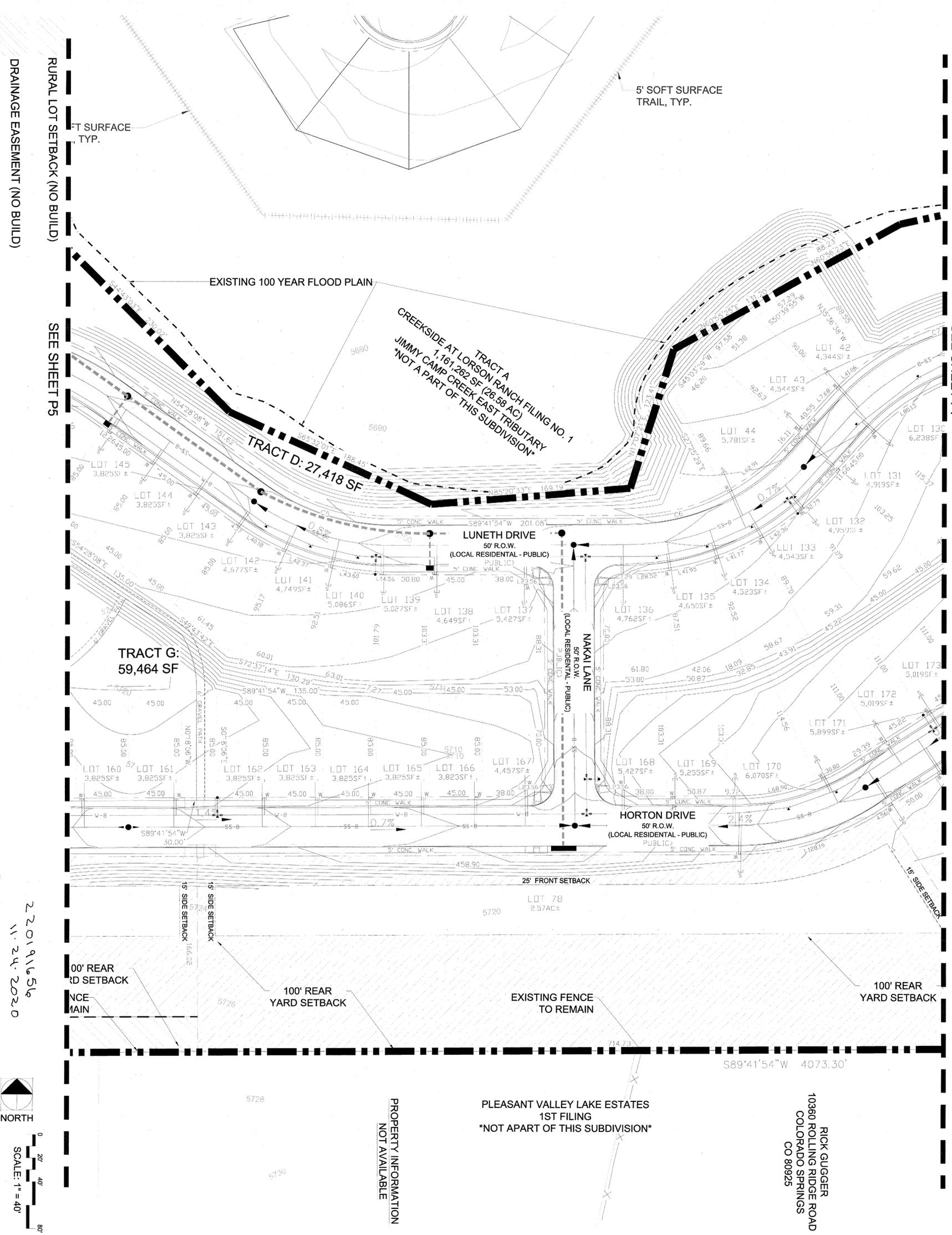
CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

Stamp area for professional seal.

Kimley»Horn

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PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R68W, OF THE 6th P.M.,
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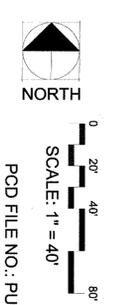


DRAINAGE EASEMENT (NO BUILD)
 RURAL LOT SETBACK (NO BUILD)

SEE SHEET P7

SEE SHEET P5

220191656
 11.24.2020



DESIGNED	LMS	08.14.20
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6	FINAL COMMENT RESPONSE	9/3/2020

PROPERTY INFORMATION
 NOT AVAILABLE

STAMP:

CREEKSIDE SOUTH AT LORSON RANCH

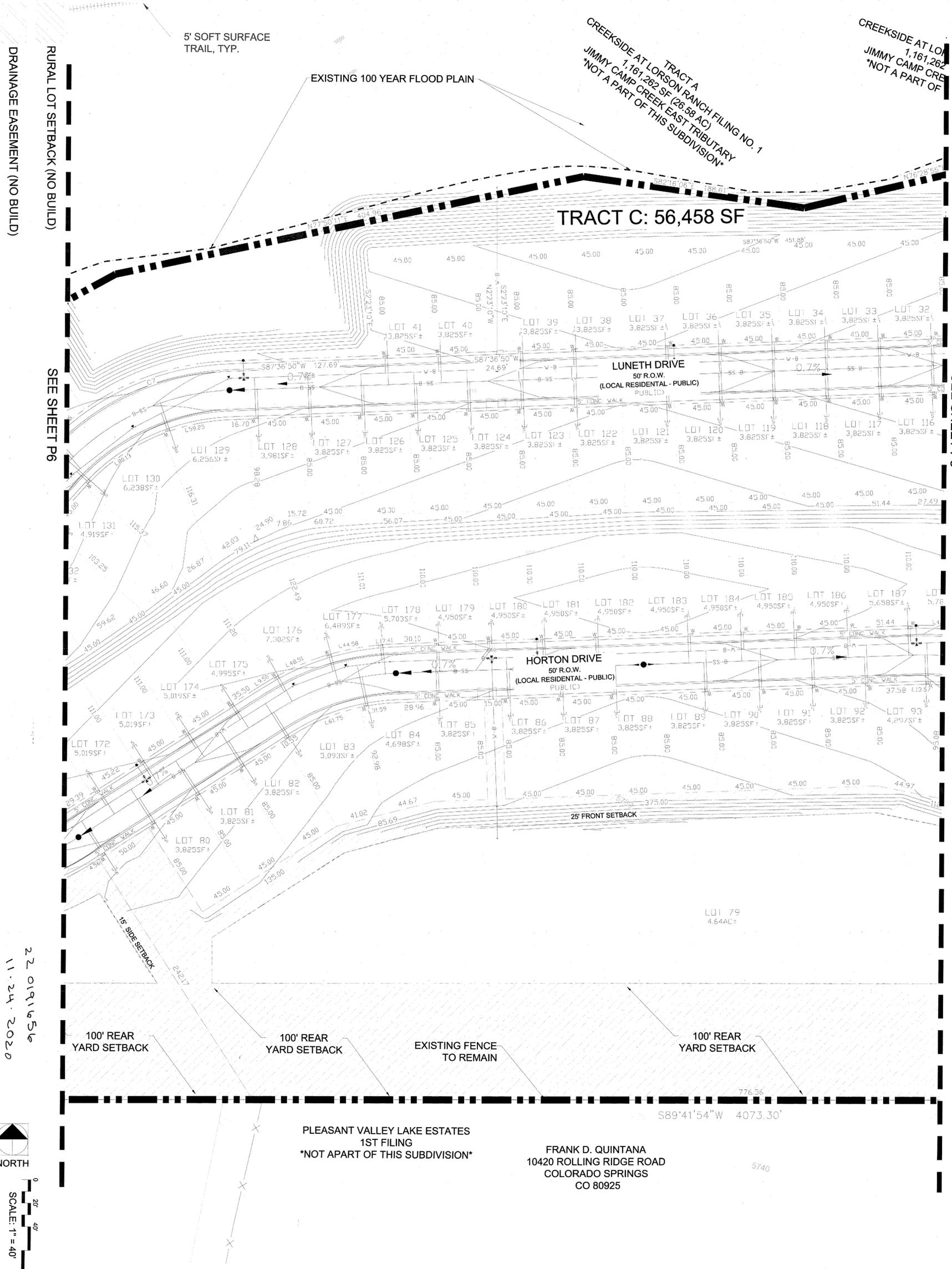
El Paso County, Colorado
 PUD & PRELIMINARY PLAN

RICK GUGGER
 10360 ROLLING RIDGE ROAD
 COLORADO SPRINGS
 CO 80925

Kimley»Horn

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 CO. ORADO SPRINGS, CO 80903
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PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 8th P.M.,
 EL PASO COUNTY, COLORADO



POD FILE NO.: PUDSP-20-X

P7
 SITE PLAN
 7 OF 14

DESIGNED	LMS	08.14.20
DRAWN	LMS	08.14.20
CHECKED	JEH	08.14.20
PROJECT NUMBER:	2816.20	
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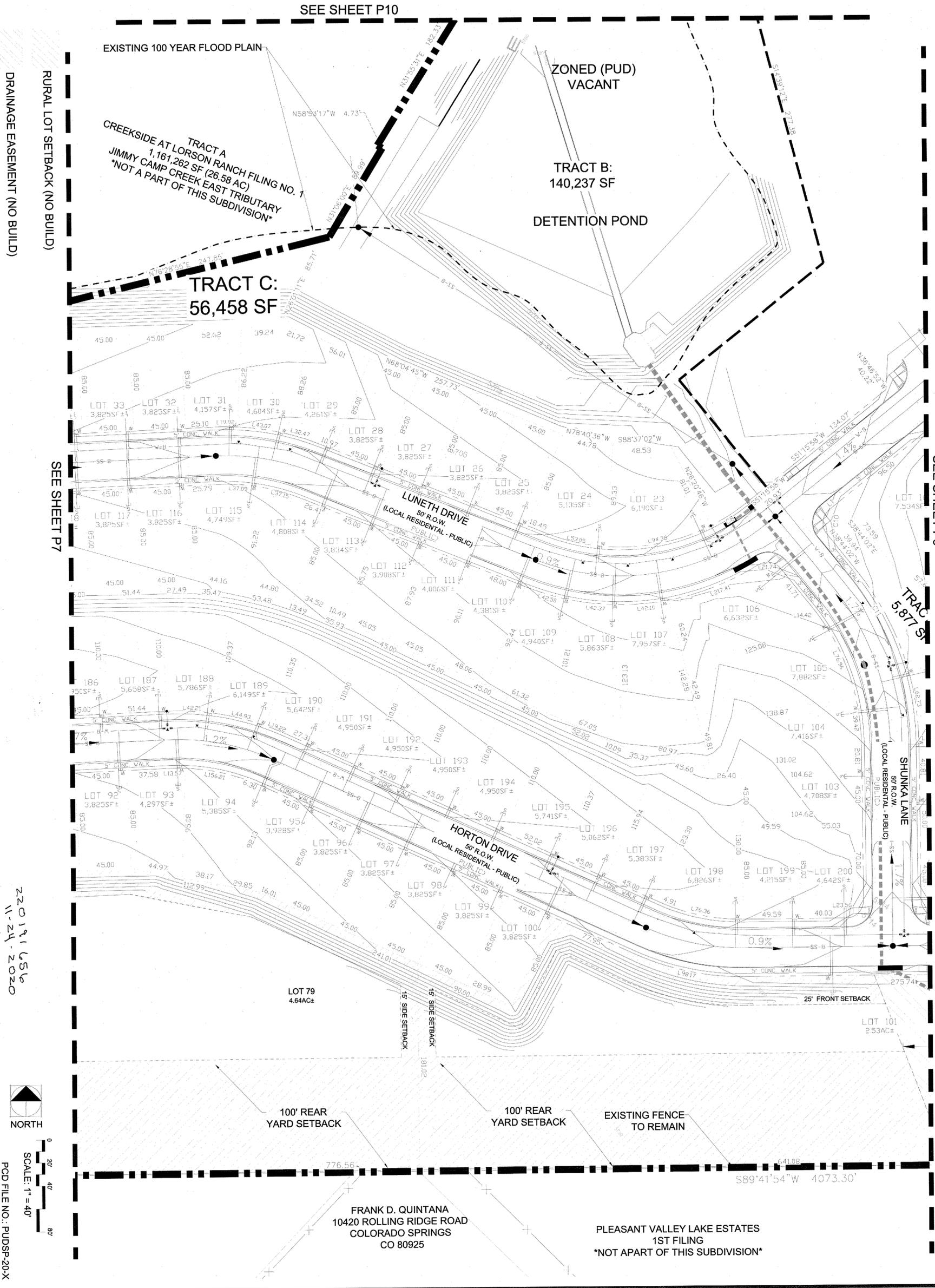
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CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

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 PHONE: 719-453-0180

CREEKSIDE SOUTH AT LORSON RANCH
PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO



DRAINAGE EASEMENT (NO BUILD)
 RURAL LOT SETBACK (NO BUILD)

SEE SHEET P9

SEE SHEET P7

220191 USG
 11-24-2020



SCALE: 1" = 40'
 0 20' 40' 80'

PCD FILE NO.: PUDSP-20-X

P8
 SITE PLAN
 8 OF 14

DESIGNED	LMS	08.14.20
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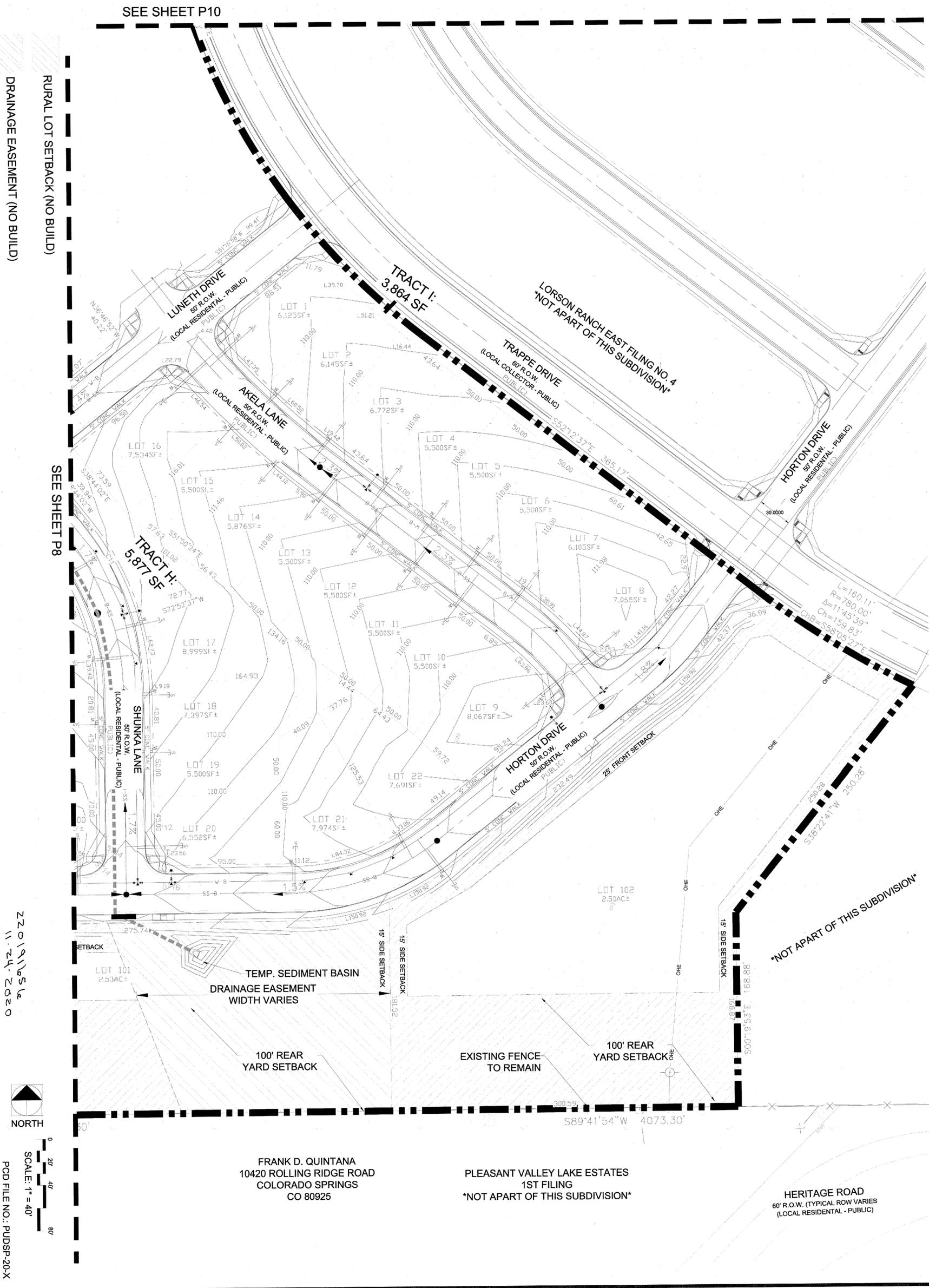
STAMP:

CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

FRANK D. QUINTANA
 10420 ROLLING RIDGE ROAD
 COLORADO SPRINGS
 CO 80925

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 CO. SPRING, CO 80903
 PHONE: 719-453-0180

CREEKSIDE SOUTH AT LORSON RANCH
PUD Development & Preliminary Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO



P9
 SITE PLAN
 9 OF 14

DESIGNED	LMS	08.14.20
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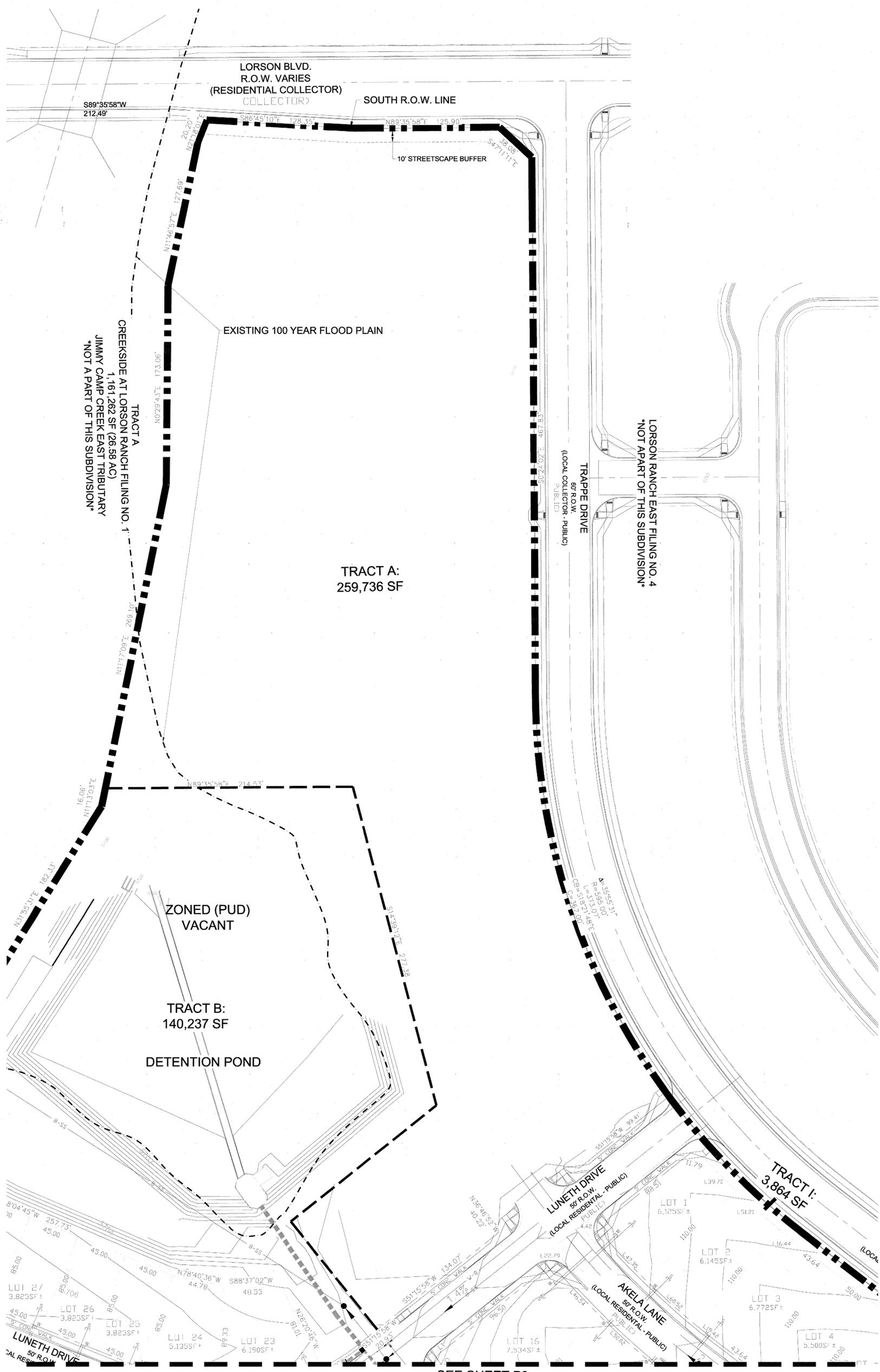
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CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

Stamp area

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CREEKSIDE SOUTH AT LORSON RANCH
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 EL PASO COUNTY, COLORADO



220191656
 11.24.2020



SCALE: 1" = 40'
 PDD FILE NO.: PUDSF-20-X

SEE SHEET P9

P10
 10 OF 14

DESIGNED	LMS	08.14.20
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CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

Stamp area.

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 COLORADO SPRINGS, CO 80903
 PHONE: 719-453-0180

GENERAL NOTES:

- 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.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 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.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER'S OWNERS REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE BE DETAILS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISION PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR R1 (800) 922-4927 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- 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.
- PROPOSED IRRIGATION FOR ORNAMENTAL SHRUBS AND TREES WILL BE WATERED BY DRIP IRRIGATION AND TURF AND NATURAL SEE ARE TO BE IRRIGATED BY SPRAY HEAD AS NOTED ON PLANS.
- 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 SENSORS WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN. FINAL IRRIGATION DESIGN WILL BE PROVIDED PRE CITY STANDARDS.

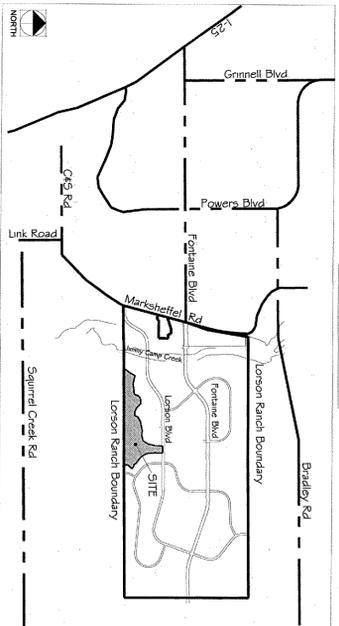
SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED, IN GOOD CONDITION, HEALTHY AND DISEASE-FREE. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1986 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTINUAL CARE SHALL BE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEGS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEGS WITH A PREVENTIVE HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY HERBICIDE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEGS.
- POROUS WEED BARRIER FABRIC AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEGS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS AND FUSION BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED FOR DEPTH OF MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO MAINTAIN PLANTS THROUGHOUT THE CONSTRUCTION PERIOD. PROVIDE WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. PERIODICLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. TO LEAVES BEFORE TRANSPORTING. SPRINKLING WATER TO LEAVES IMMEDIATELY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL REPLACE PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

**CREEKSIDE SOUTH AT LORSON RANCH
PUD Preliminary Landscape Plan**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

VICINITY MAP



PLANT SCHEDULE:

TREES:	SYMBOL:	ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	MATURE PLANTING SIZE	NOTES
	TA	14		The American Linden	Lignel American Linden	25'-35'	50'-60'	2.5' caliper	8A8
	AT	3		Acer Tataricum 'Red Wings'	Tatarian Maple 'Red Wings'	15'-20'	15'-20'	2.5' caliper	8A8
	GO	8		Gymnocladia dioica	Kentucky Coffee Tree	40-50'	50-60'	2.5' caliper	8A8
	AF	4		Aster x 'Keweenaw' Autumn Blaze'	Kentucky Blue Aster			2.5' caliper	8A8
	CO	16		Celtis occidentalis	Western Hackberry			2.5' caliper	8A8
	MR	4		Malus 'Red Jewel'	Red Jewel Crabapple			2.5' caliper	8A8

SHRUBS:	SYMBOL:	ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	MATURE PLANTING SIZE	NOTES
	PA	17		Parrotia argentea 'Lutea Spine'	Baby Blue Rabbitear	10'-20'	20'-30'	6 HT	8A8
	RA	21		Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	4'-6'	1'-3'	5 gallon	Container
	SI			Spiraea pedunculata 'Goldflame'	Goldflame Spirea	2'-3'	2'-3'	5 gallon	Container
	SO			Symphoricarpos obtusifolia	Red Cotoneaster	4'-5'	4'-5'	5 gallon	Container
	JH			Jurinea horziana 'Blue Chip'	Blue Chip Juniper	4'-6'	18'-24'	5 gallon	Container
	PP			Picea pungens 'Fountain'	Dwarf Green Blue Spruce	2'-3'	2'-3'	5 gallon	Container

GRASSES/PERENNIALS:	SYMBOL:	ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	MATURE PLANTING SIZE	NOTES
	CN			Chrysanthemum maximum var. maximum	Baby Blue Rabbitear	1'-4'	1'-4'	5 gallon	Container
	PA			Parrotia argentea 'Lutea Spine'	Lutea Spine Rabbitear	2'-3'	2'-5'	5 gallon	Container
	SI			Spiraea pedunculata 'Goldflame'	Goldflame Spirea	4'-5'	4'-5'	5 gallon	Container
	SO			Symphoricarpos obtusifolia	Red Cotoneaster	4'-5'	4'-5'	5 gallon	Container
	JH			Jurinea horziana 'Blue Chip'	Blue Chip Juniper	4'-6'	18'-24'	5 gallon	Container
	PP			Picea pungens 'Fountain'	Dwarf Green Blue Spruce	2'-3'	2'-3'	5 gallon	Container

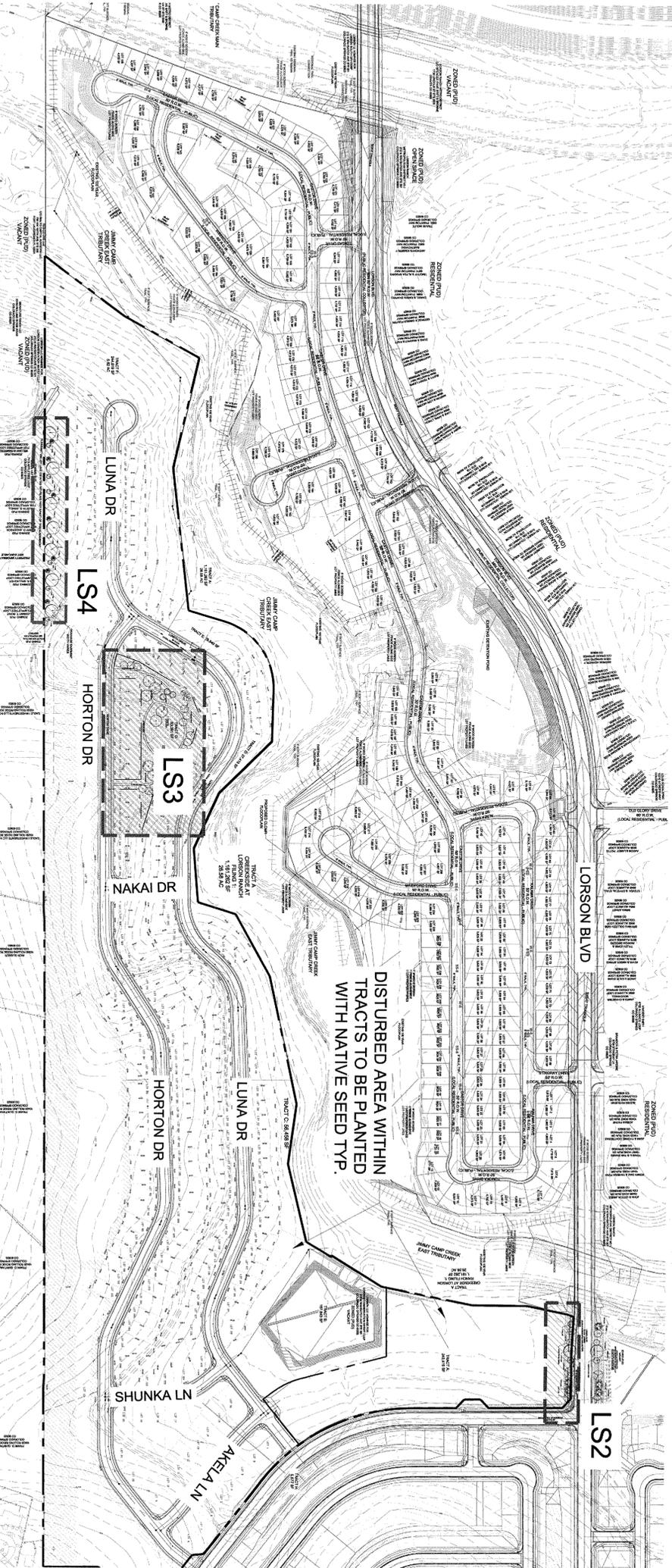
PUD LANDSCAPE STREETSCAPES:

STREET NAME ON ZONE BOUNDARY:	LORSON RANCH BLVD SOUTH
ROADWAY CLASSIFICATION:	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	285'
TREES REQUIRED:	11/80'
NUMBER OF TREES REQUIRED/PROVIDED:	9/9
NUMBER OF EVERGREEN TREES REQ./PROV.:	NA
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75
PLANT ABBREVIATION DENOTED ON PLAN:	LR

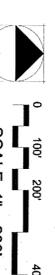
LANDSCAPE MATERIAL SCHEDULE

NOTES:
 NATIVE SEED: To be sown by Blue Seed Inc. NATIVE LAWN MIX consisting of (50%) Buffalograss and (50%) Blue Grama. Install per manufacturer's specifications. Submit samples for approval prior to installation.
 ESTIMATED AREA: 6,811 SF.
 WOOD MULCH: 1/4" - 3/8" organic mulch. Submit samples for approval prior to installation.
 STEEL EDGE: Steel edge to be DURABLEDEE 1" Thick x 5" Wide Roped Top Steel Edge. Color to be Green. Install per manufacturer's specifications.

DISTURBED AREA WITHIN TRACTS TO BE PLANTED WITH NATIVE SEED TYP.

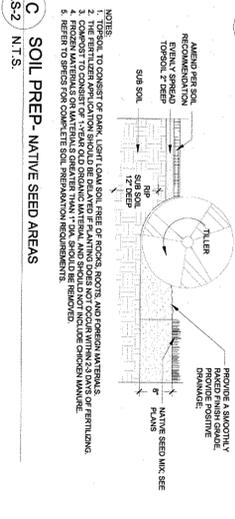
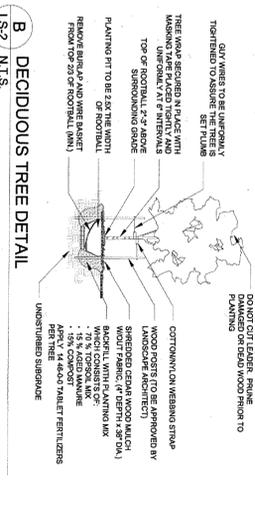
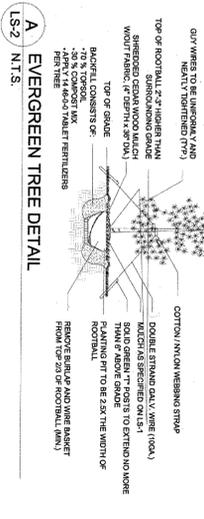


SITE PLAN
1:200 Scale



22 0191656
11-24-2020

PCD FILE NO.: PUDSP-20-001



REV #	REVISIONS	DATE
1	COMMENT RESPONSE	5/13/2020
2	COMMENT RESPONSE	6/17/2020
3	COMMENT RESPONSE	7/7/2020
4	COMMENT RESPONSE	7/22/2020
5	COMMENT RESPONSE	8/19/2020
6	FINAL COMMENT RESPONSE	9/3/2020

DESIGNED	JEH	08.14.20
DRAWN	JEH	08.14.20
CHECKED	JEH	08.14.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

CREEKSIDE SOUTH AT LORSON RANCH
PUD Preliminary Landscape Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R69W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

**ZONED (PUD)
 VACANT**

LORSON LLC NOMINEE FOR
 LORSON CONSERVATION INVEST I,LLLP
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS CO 80903

LORSON BLVD.
 R.O.W. VARIES
 (PUBLIC RESIDENTIAL COLLECTOR)

NORTH R.O.W. LINE

SOUTH R.O.W. LINE

10' ROADWAY LANDSCAPE

COBBLE MULCH

SURFACE
 TYP.

LORSON BLVD ROADWAY LANDSCAPE

1/20 Scale

AREA OF DISTURBANCE
 TO BE RE-SEEDDED

TRAPPE DRIVE
 60' R.O.W.
 (RESIDENTIAL COLLECTOR)

1 BS (LR)

1 TA (LR)

NATIVE GRASS (SEED)

1 CO (LR)

2 MR (LR)

2 PN (LR)

2 AF (LR)

1 PN (LR)

1 TA (LR)

1 CO (LR)

5 WALK TYP.

2 MR (LR)

2 PN (LR)

2 AF (LR)

22 01 91656
 11.24.2020



0 10' 20' 40'
 SCALE: 1" = 20'

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STAMP:

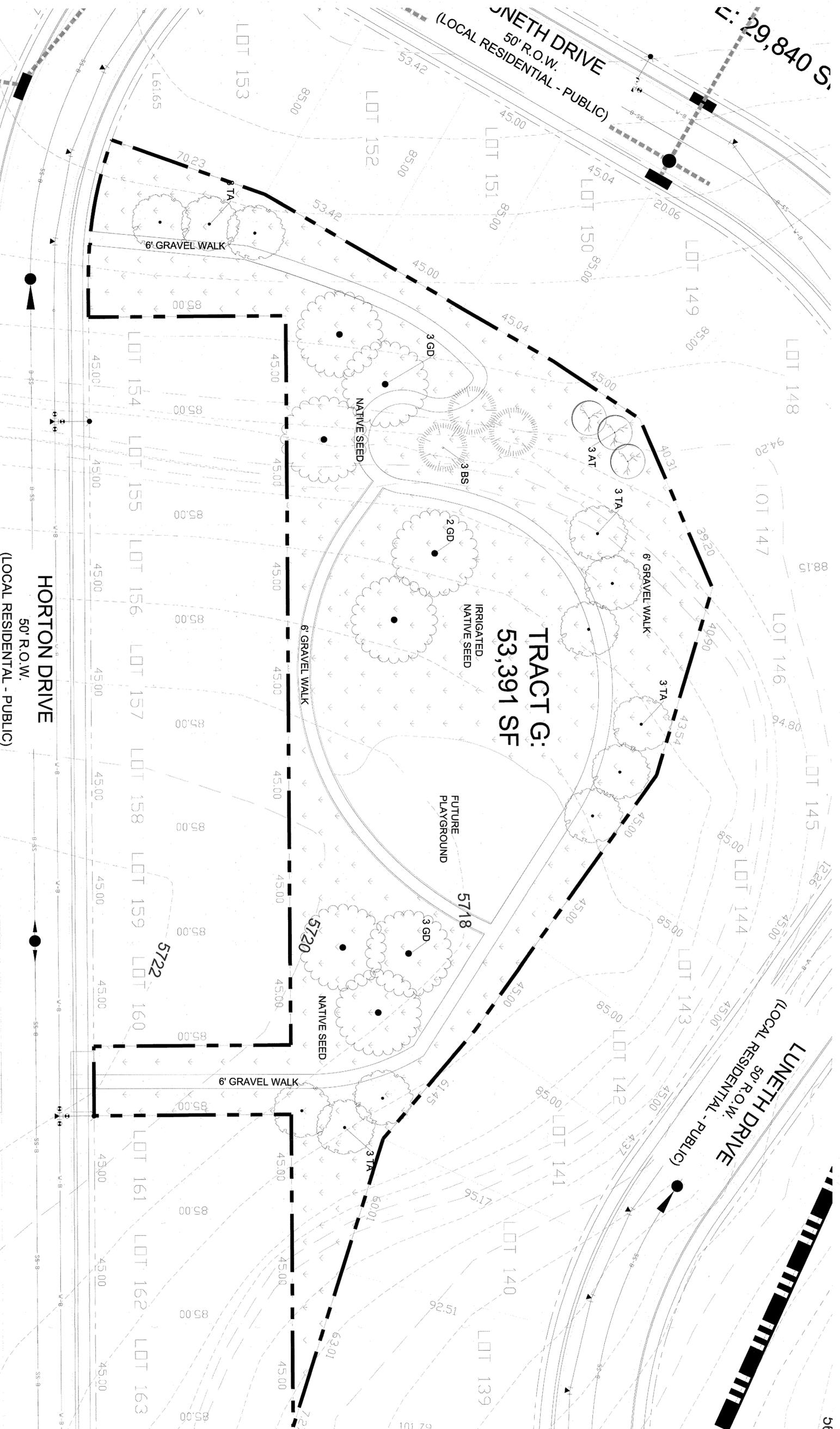
**CREEKSIDE SOUTH AT
 LORSON RANCH**
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

Stamp area for professional seal.

Kimley»Horn
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 2 NORTH NEVADA AVENUE, SUITE 300
 COLORADO SPRINGS, CO 80903
 PHONE: 719-453-0180

LS2 12 OF 14
 LANDSCAPE
 PLAN

CREEKSIDE SOUTH AT LORSON RANCH
PUD Preliminary Landscape Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO



PARK LANDSCAPE PLAN
1:20 Scale

220191651e
11.24.2020



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CHECKED	JEH	08.14.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE
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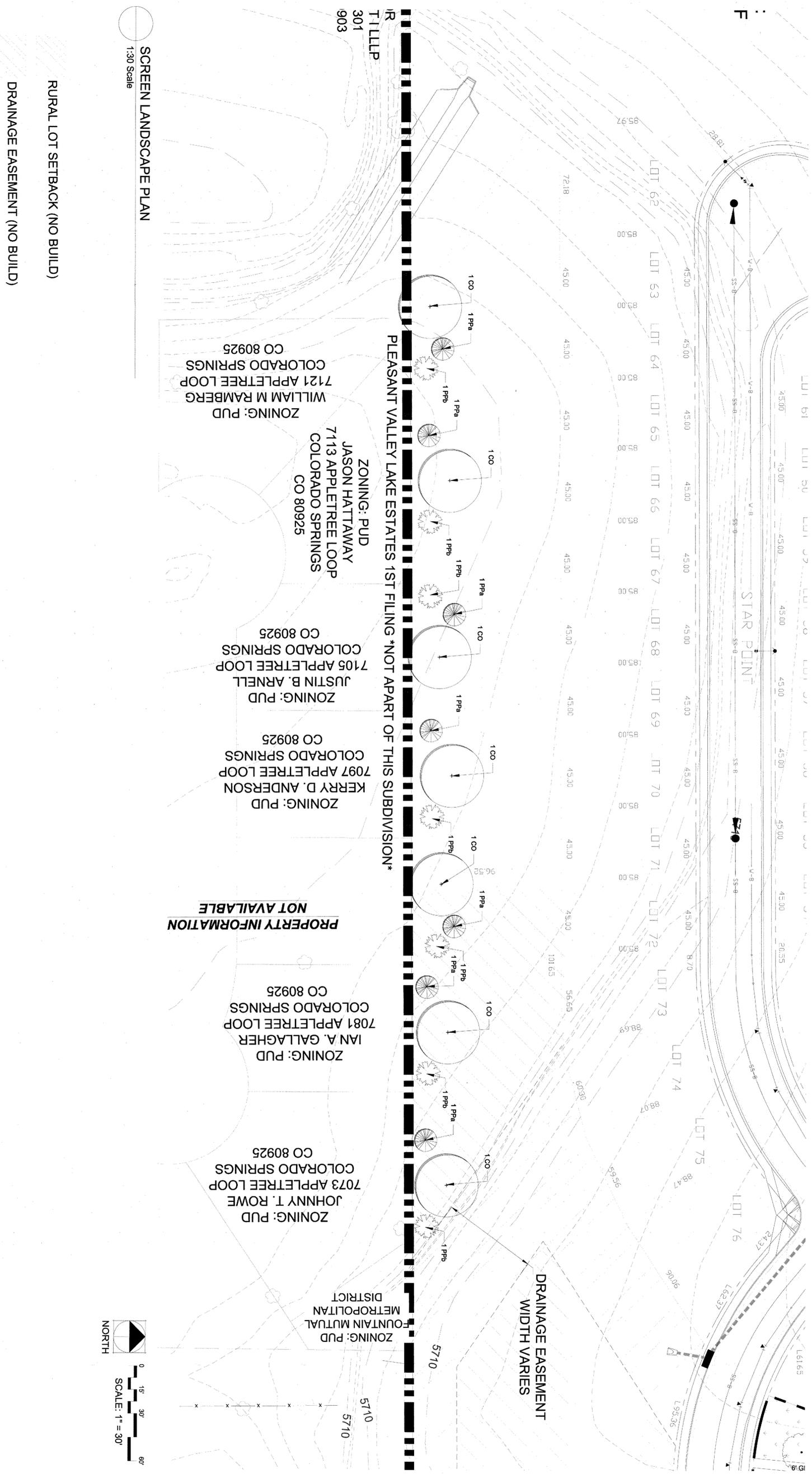
STAMP:

CREEKSIDE SOUTH AT LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

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 PHONE: 719-533-0180

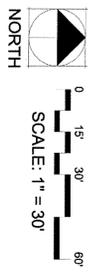
LS3
 LANDSCAPE PLAN
 13 OF 14

CREEKSIDE SOUTH AT LORSON RANCH
PUD Preliminary Landscape Plan
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R85W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO



SCREEN LANDSCAPE PLAN
 1:30 Scale

RURAL LOT SETBACK (NO BUILD)
 DRAINAGE EASEMENT (NO BUILD)



PROPERTY INFORMATION
 NOT AVAILABLE

DRAINAGE EASEMENT
 WIDTH VARIES

22 0191656
 11.24.2020

PCD FILE NO.: PUDSP-20-001

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CREEKSIDE SOUTH AT LORSON RANCH

El Paso County, Colorado
 PUD & PRELIMINARY PLAN

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