

# 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

## DEVELOPMENT STANDARDS AND GUIDELINES

### Residential Use Standards:

- There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
- Allowed Uses Include: Single Family Residence (Detached) Units, Accessory Uses (defined below), mail kiosks, trail corridors, development signage, pedestrian walkways, public sidewalks, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment.
- Model Home/ Subdivision Sales Office is a permitted temporary uses. Temporary uses of the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
- 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.
- Projections into setbacks are governed by the El Paso County Land Development Code, as amended.
- Minimum Lot Area (Typical Lots) Lot Nos. 1 - 76, 80 - 100, & 103 - 200: 3,825 SF.
- Minimum Buffer Lot Area (Lots 77 - 79, & 101 - 102): 2.5 AC
- Maximum Impervious Coverage:
  - Typical 3,825 SF Lots: No Maximum
  - 2.5 Acre Lots: None
- Maximum Impervious Lot Coverage (2.5 Acre Lots)

### 11. SETBACK REQUIREMENTS:

- Typical Lots 1 - 76, 80 - 100, & 103 - 200:**
  - Typical Lots = (3,825 SF)
  - a. Front yard: Twenty Feet (20')
  - b. Side Yard: Fifteen Feet (15')
  - c. Rear Yard: One Hundred Feet (100')
- 2.5 Acre Lot Nos. 77, 78, & 79, & Lot Nos. 101 - 102**
  - Typical 2.5 Acre Lots = (2.5 Acre Minimum Lot Size)
  - a. Typical Front yard: Twenty Feet (20')
  - b. Side yard: Five Feet (5')
  - c. Rear Yard: Fifteen Feet (15')
  - d. Corner yard (Non-Driveway Side): Ten Feet (10')

### Accessory Structure Use Standards (For typical urban density lots 1 - 76, 80 - 100, & 103 - 200):

- Accessory structure uses shall be limited to typical residential structures and uses such as sheds, decks, detached decks, gazebos, patios, solar energy systems, personal use greenhouses, hot tubs, and swimming pools. There shall be no guest houses or detached garages permitted.
- Accessory structures shall only be located within the rear-yard and must be located behind the main structure. No accessory uses will be permitted in the front yard or in front of the principal structure.
- Maximum Accessory Structure Height: Fifteen Feet (15')
- Setback Requirements:
  - Side Yard: Five Feet (5')
  - Rear Yard: Seven and One-Half Feet (7.5')

### 2.5 Acre Lot Accessory Structure Use Standards (Lot Nos. 77, 78, & 79, & Lot Nos. 101 - 102)

- Accessory structure uses shall be limited to typical rural residential structures and uses such as: detached garage (2,000 SF Max), guest house (1,500 SF Max), sheds, decks, detached decks, gazebos, patios, personal use residential solar and/or wind generation energy systems, personal use greenhouse, hot tubs, and swimming pools, pool house, outdoor sauna, tiny house as an accessory unit in accordance with use and permitting standards of the Code, bed and breakfast inn, child care center, philanthropic institution, private stables, barn (4,000 SF Max), corral, animal keeping, commercial bee keeping, residential home occupation (rural home occupation prohibited), hobby farm.
- Accessory structures shall not be located nearer the front yard setback than the principal residential structure. No accessory uses will be permitted in the front yard or in front of the principal structure.
- Maximum Accessory Structure Height: Fifteen Feet (30')
- Setback Requirements:
  - Front Yard: Twenty-Five feet (25')
  - Side Yard: Five Feet (15')
  - Rear Yard: One hundred Feet (100'); accessory structures shall meet 100' rear yard setback without exception. Animal pens, corrals, and/or riding arenas shall be permitted within the rear yard setback.

## GENERAL DEVELOPMENT NOTES

- Refer to the approved Lorson Ranch Development Agreement #6, as Amended, by the El Paso County Board of County Commissioners for development information recorded March 4, 2015 at Reception No. 21502031.
- No residential lots shall have direct access to Collector Roadways. All residential lots will have direct access to local residential street ways.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Widesfield Water & Sanitation District. All other utilities shall be owned as appropriated.
- All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given utility easements as required.
- Natural Gas shall be provided by Black Hills Energy.
- Public Utility/ Drainage Easements shall be provided on all single family residential lots as follows:
  - Front: Ten feet (10')
  - Side: Five feet (5')
  - Rear: Five feet (5')
- All tracts, landscape and detention facilities will be designated for Public Utilities as required.
- Street lights will be restricted to Mountain View Electric Associations details and specifications.
- Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended, the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch and the Lorson Ranch Design Guidelines.
- Fencing:
  - All proposed fencing is subject to Design Review Committee approval as set forth in the Covenants and Design Guidelines for Lorson Ranch. Please visit: [www.lorsonranch.com](http://www.lorsonranch.com) for more information regarding review.
  - Internal Fencing: Internal fencing is permitted within individual rear yards along side yard and rear yard property lines. Fencing design, materials, and layout shall be approved by the Design Review Committee. Please visit [www.lorsonranch.com](http://www.lorsonranch.com) for more information regarding review. See fence detail on Sheet 2.
  - No fences shall impede drainage in any way.
- The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
- Individual lot side yard swales to be constructed during individual lot construction/ landscaping to provide adequate drainage and shall be owned and maintained by individual lot owners.
- Roadway landscaping is not required along Trappe Drive, local residential roadways (non-arterials) within a residential PUD.

## LANDSCAPE

- Urban Park improvements provided by the developer may be applied to park land dedication and/ or fees with review and approval by El Paso County Parks. Any Urban Park improvements will be coordinated at a later date with El Paso County Parks via park land agreements.
- Any future park site locations will be per discussions with the El Paso County Park Department. Park site amenities and timing of construction are to be determined with future coordination with the El Paso County Park Department.
- Landscaping areas, including street/roadway landscaping, trails, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District No. 1.
- 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, street 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 surfaces 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 No. 1.

## STREETS

- All streets will be public and shall be constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, and shall be maintained by El Paso County Department of Transportation.
- Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided on both sides of all streets as illustrated on this plan.
- There are no noise walls required along Lorson Boulevard.
- Grass Buffer BMPs will be maintained in accordance with a Permanent BMP Agreement and Easement and O&M Manual to be recorded at the time of final plat.

## SIDEWALKS:

- Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5") for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an element of the associated PUD development standards.
- Under no circumstances shall any sidewalk be designed and constructed to a thickness of less than four inches (4"). All other sidewalks within a PUD zoning district (e.g., sidewalks in common areas, sidewalks along identified school parcels, sidewalks in open space, etc.) may be designed and constructed to a thickness of five inches (5").
- Private pedestrian sidewalks/pedestrian paths located in tracts to provide pedestrian access and circulation through the site shall be platted with access easements for the use and benefit of residents and guests of the development.

## FLOODPLAIN NOTES:

- Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0975G', effective date December 7, 2018, and modified per LOMR Case No. 19-08-06059
- The Jimmy Camp Creek East Tributary is to be dedicated to, owned and maintained by the Lorson Ranch Metropolitan District No. 1. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/ owner as required.

## ARCHITECTURAL CONTROL COMMITTEE REVIEW

Individual Unit built out, design, and architectural style shall be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District CCR's as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines. Please visit: [www.lorsonranch.com](http://www.lorsonranch.com) for more information regarding review and approval by the architectural control committee.

## LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### BASIS OF BEARING:

THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "PLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23;

THENCE N89°41'54" ALONG THE CENTERLINE OF SAID SECTION 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES:

- THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
- THENCE N28°52'26"E A DISTANCE OF 283.02 FEET;
- THENCE S77°01'59"E A DISTANCE OF 350.53 FEET;
- THENCE N83°30'06"E A DISTANCE OF 446.06 FEET;
- THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
- THENCE 281.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", THE CHORD OF 261.74 FEET BEARS N53°56'07"E TO A POINT OF TANGENT;
- THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
- THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
- THENCE S85°32'01"E A DISTANCE OF 188.46 FEET;
- THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
- THENCE N17°08'25"E A DISTANCE OF 123.42 FEET;
- THENCE N60°52'25"E A DISTANCE OF 219.41 FEET;
- THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- THENCE S82°16'06"E A DISTANCE OF 188.62 FEET;
- THENCE N78°28'55"E A DISTANCE OF 247.86 FEET;
- THENCE N31°03'06"E A DISTANCE OF 90.00 FEET;
- THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
- THENCE N31°55'06"E A DISTANCE OF 182.34 FEET;
- THENCE N11°17'09"E A DISTANCE OF 385.14 FEET;
- THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
- THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;
- THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS SHOWN IN THE PLAT OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714286 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

- THENCE S88°49'26"E A DISTANCE OF 128.25 FEET;
- THENCE N89°35'58"E A DISTANCE OF 125.90 FEET;
- THENCE S47°05'26"E A DISTANCE OF 38.28 FEET;
- THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED UNDER RECEPTION NO. 217154370 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WEST LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- THENCE S00°24'02"E A DISTANCE OF 429.71 FEET TO A POINT OF CURVE;
- THENCE S38.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'35", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A POINT OF TANGENT;
- THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A TANGENT CURVE;
- THENCE 180.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°45'39", THE CHORD OF 159.83 FEET BEARS S58°05'27"E TO THE WEST LINE OF THAT EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'41"W ALONG SAID EASEMENT LINE 250.28 FEET;  
THENCE S00°19'53"E ALONG SAID EASEMENT LINE 168.88 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;  
THENCE S89°41'54"W ALONG SAID CENTERLINE 4073.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,799,021 Sq. Ft. (64.257 ACRES MORE OR LESS).

## SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

A 'Geology and Soils Study' for Creekside South, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG) on February 27, 2020. No lots have been identified by the referenced RMG report which are adversely impacted by geologic hazards. The overall development area has been found to be impacted by geologic constraints listed below. Mitigation measures and a map of geologic conditions can be found in the report "GEOLOGIC AND SOILS STUDY" prepared by RMG dated, February 27, 2020, in PCD File No. PUDSP-20-001, Creekside South at Lorson Ranch Filing available at the El Paso County Planning and Community Development Department:

- Expansive and hydrocompactive soils
- Seismicity
- Radon
- Erosion
- Physiographic Floodplain

Concerning geologic constraints, RMG concludes that the referenced constraints are not considered hazards or unusual for the Front Range region of Colorado. Mitigation of identified constraints is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and local construction practices.

groundwater was encountered in six of the test borings performed for this study. It is anticipated the groundwater will have adequate separation from the bottom of the proposed basement foundation components and floor slabs. However, if moisture conditions encountered at the time of site foundation excavation result in water flow into the excavation and/or destabilization of the foundation bearing soils, stabilization techniques should be implemented. Various stabilization methods can be employed, and can be discussed at the time of construction. However, a method that affords potentially a reduced amount of over excavation (versus other methods) and provides increased performance under moderately to severely unstable conditions is the use of a layered geogrid and structural fill system.

Additionally, if groundwater were to flow into the excavation, a geosynthetic vertical drain and an overexcavation perimeter drain may be required around the lower portions of the excavation to allow for installation of the layered geogrid and structural fill system.

According to the report, surface and subsurface drainage systems should be implemented. A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface to prevent ponding and infiltration into the subsurface soil. This includes crawlspace areas but not the walkout trench, if applicable. The foundation and floor slabs of the structure should be designed using the recommendations provided in the lot-specific subsurface soil investigation performed for each lot. In addition, appropriate surface drainage should be established during construction and maintained by the homeowner.

## LAND USE:

CURRENT ZONING: RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT)  
PROPOSED ZONING: RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT, INCLUDING FIVE (5) 2.5 ACRE LOTS LOCATED AT THE SOUTHERN PUD BOUNDARY)

CURRENT LAND USE: VACANT/ UNDEVELOPED  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; LANDSCAPE EASEMENTS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

## SITE DATA TABLE:

TOTAL SITE ACREAGE	64.26 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	200 (195 URBAN DENSITY LOTS + FIVE (5) 2.5 AC MINIMUM LOTS)
PROPOSED GROSS DENSITY	3.11 DU/AC

## LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (200 LOTS)	36.28 AC	56.46%
FUTURE DEVELOPMENT TRACT	28.28 AC	9.28%
OPEN SPACE/LANDSCAPE	12.98 AC	20.2%
STREET RIGHTS-OF-WAY	9.04 AC	14.07%
<b>TOTAL</b>	<b>64.26 AC</b>	<b>100%</b>

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 64.26 AC X .10 = 6.43 ACRES

TOTAL OPEN SPACE PROVIDED IS 20.2% = 12.98 ACRES

## Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D. Lorson LLC as Nominee for Heidi LLC and Lorson Conservation Invest I LLP, a Colorado Limited Liability

Company \_\_\_\_\_

Authorized Agent, Manager \_\_\_\_\_

STATE OF COLORADO )  
 ) SS.  
EL PASO COUNTY )

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D. by \_\_\_\_\_

\_\_\_\_\_ Witness my Hand and SEAL:

\_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

## County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (Board resolution or motion # \_\_\_\_\_ and date \_\_\_\_\_) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners \_\_\_\_\_ date \_\_\_\_\_

Director, Planning and Community Development \_\_\_\_\_ date \_\_\_\_\_

## Clerk and Recorder Certification

STATE OF COLORADO )  
 ) SS.  
EL PASO COUNTY )

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per

Reception No. \_\_\_\_\_

El Paso County Clerk and Recorder \_\_\_\_\_

## GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 200 Single-Family detached residential units per the approved 2006 Zoning and Conceptual Plan and the Lorson Ranch Sketch Plan Minor Amendment.

AUTHORITY: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

APPLICABILITY: The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for CREEKSIDE SOUTH AT LORSON RANCH is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code, as amended; and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan shall prevail and govern the development of CREEKSIDE SOUTH AT LORSON RANCH provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

ENFORCEMENT: To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

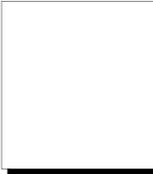
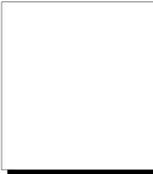
CONFLICT: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

## SHEET INDEX:

P1	PUD COVER SHEET
P2	PUD DETAILS
P3	PUD DETAILS & DATA
P4-P10	PUD DEVELOPMENT PLAN
LS1-LS3	PRELIMINARY LANDSCAPE PLAN

OWNERS: LORSON LLC NOMINEE FOR MURRAY FOUNTAIN LLC & LORSON CONSERVATION INVEST I LLP, 212 N Wahsatch, Suite 301 Colorado Springs, Co 80903 (719) 635-3200

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. 2 NORTH NEVADA AVENUE, SUITE 300 Colorado Springs, Co 80903 (719) 453-0180



REV.#	REVISIONS	DATE
1	1ST COMMENT RESPONSE	5.8.20
2		
3		
4		
5		
6		

DESIGNED	LMS	02.10.20	AS NOTED
DRAWN	LMS	02.10.20	
CHECKED	JEH	02.10.20	
PROJECT NUMBER:		2816.20	
SCALE:			

## COVER SHEET

P1 1 OF 13

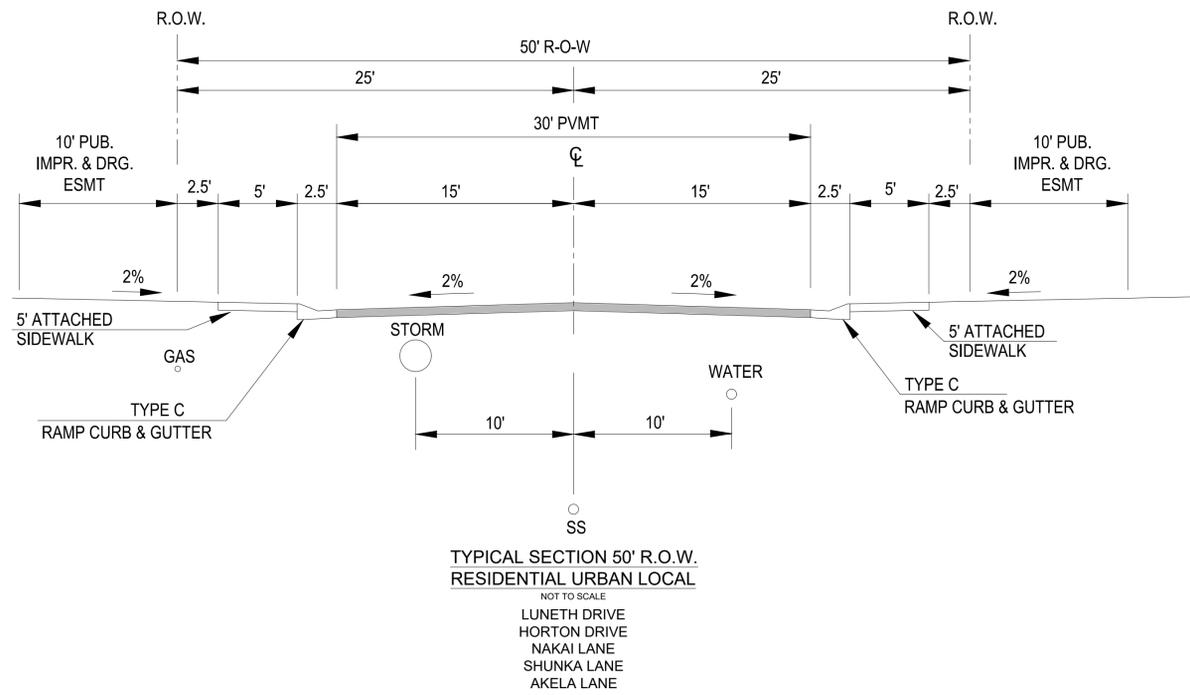
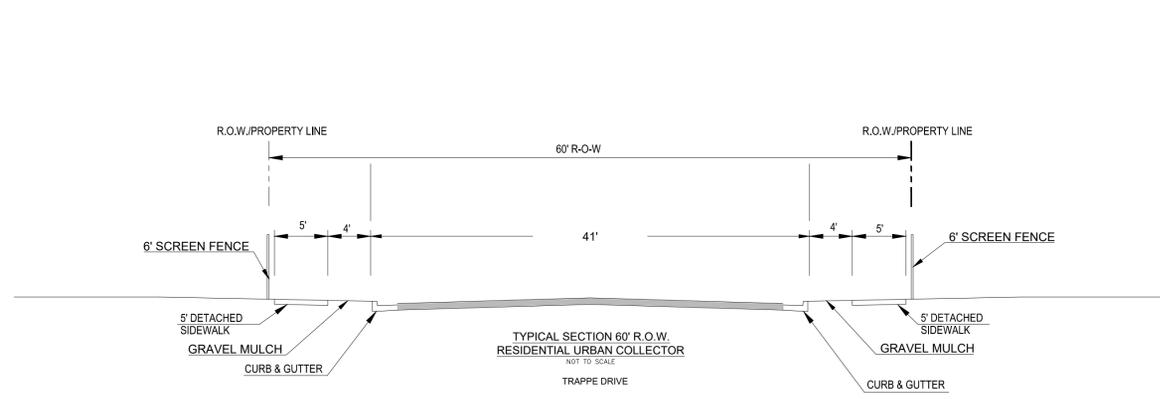
PCD FILE NO.: PUDSP-20-001

# 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



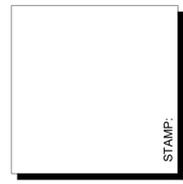
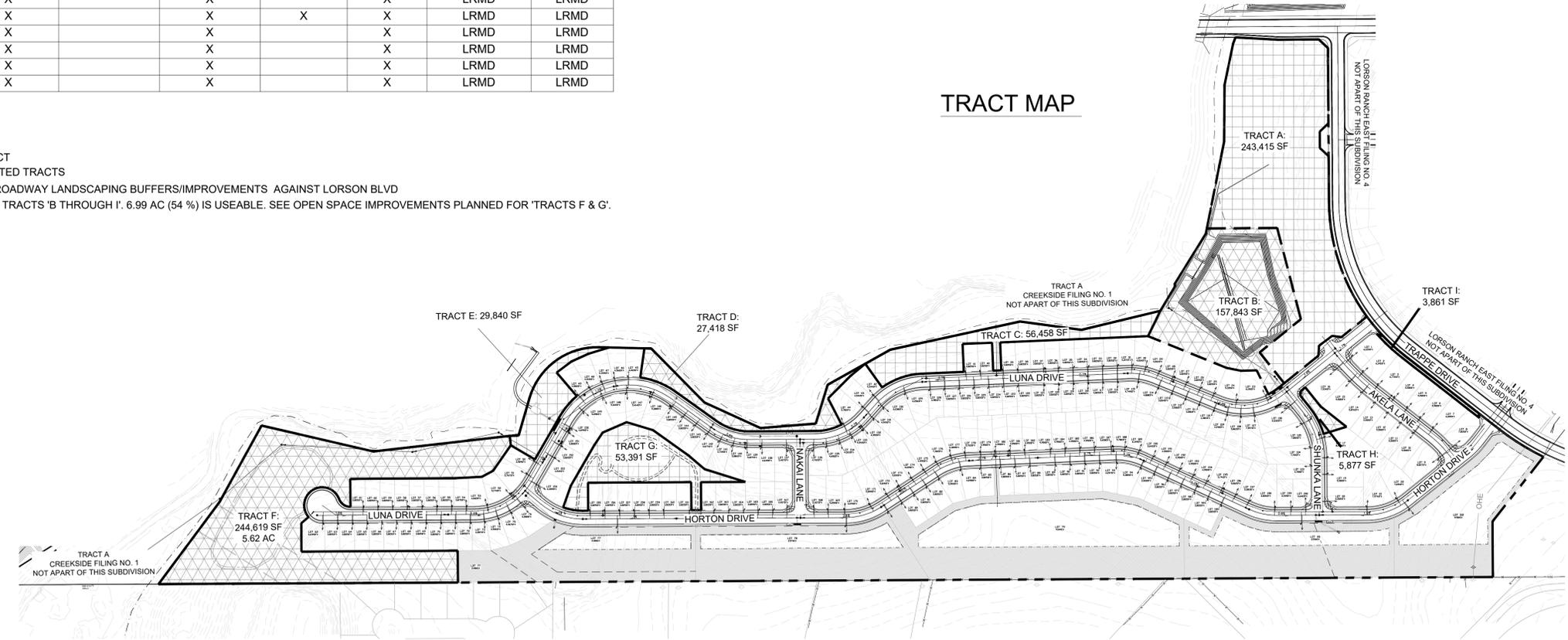
CREEKSIDE SOUTH AT  
LORSON RANCH  
El Paso County, Colorado  
PUD & PRELIMINARY PLAN



TRACT TABLE								
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	LORSON LLC	LRMD
B	140,237 SF (3.22 AC)	X		X	X	X	LRMD	LRMD
C	56,458 SF (1.30 AC)	X		X		X	LRMD	LRMD
D	27,418 SF (0.63 AC)	X		X		X	LRMD	LRMD
E	29,840 SF (0.69 AC)	X		X	X	X	LRMD	LRMD
F	244,619 SF (5.62 AC)	X		X		X	LRMD	LRMD
G	59,464 SF (1.37 AC)	X		X		X	LRMD	LRMD
H	5,877 SF (0.13 AC)	X		X		X	LRMD	LRMD
I	3,864 SF (0.09 AC)	X		X		X	LRMD	LRMD

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



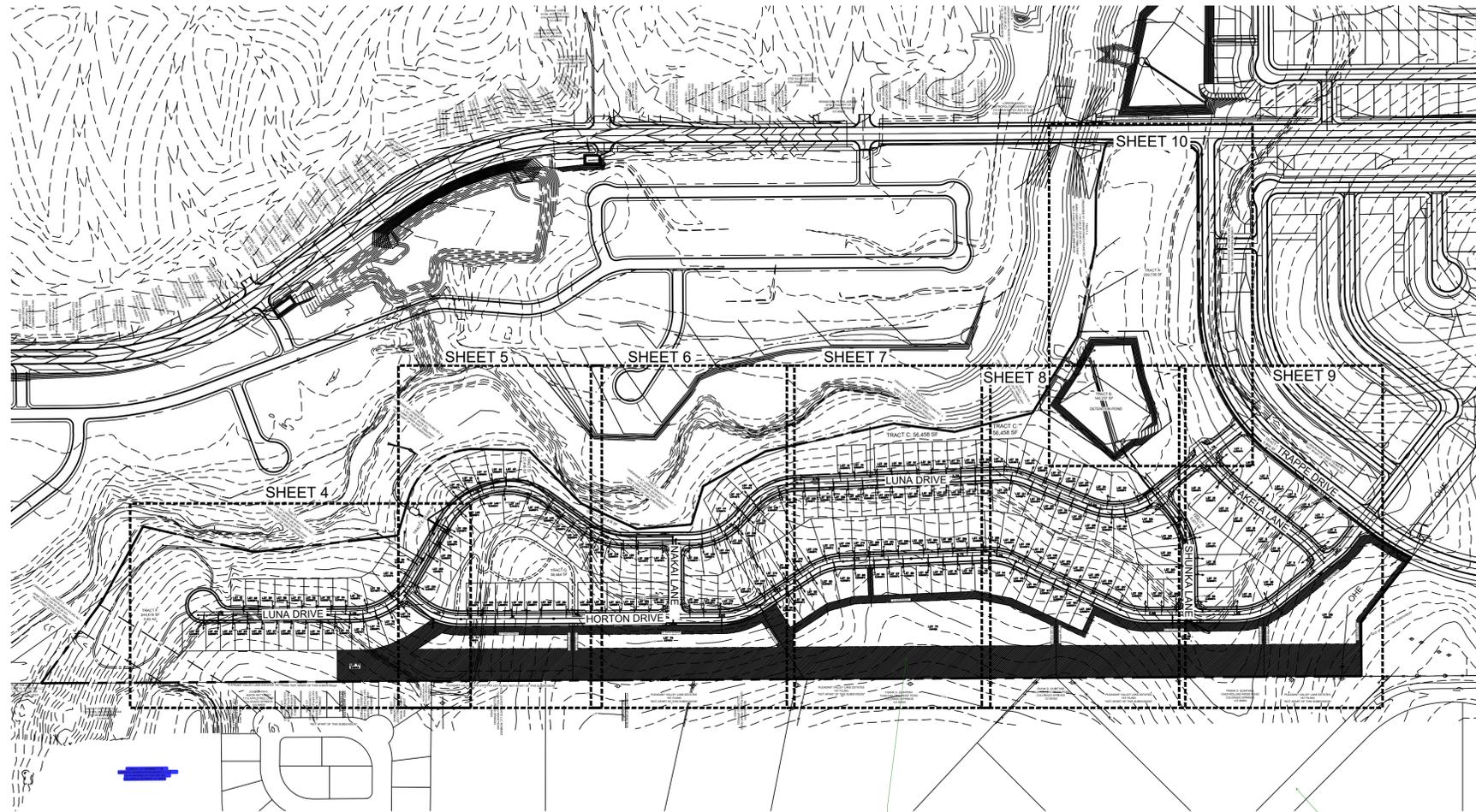
REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE	5.8.20
2		
3		
4		
5		
6		

DESIGNED	LMS	02.10.20
DRAWN	LMS	02.10.20
CHECKED	JEH	02.10.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

DETAILS

**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

**SHEET MAP**



CURVE TABLE					
	Δ	R	L	CB	C
C1	199°46'57"	55.00	191.77	S59°27'10"W	108.36
C2	69°38'44"	37.00	44.97	N55°28'44"W	42.26
C3	19°10'43"	245.00	82.01	S39°47'57"W	81.62
C4	27°25'30"	245.00	117.27	N68°10'53"W	116.15
C5	35°49'58"	175.00	109.44	N72°23'07"W	107.67
C6	27°07'23"	175.00	82.84	S76°08'12"W	82.07
C7	33°13'28"	225.00	130.47	S71°00'06"W	128.65
C8	12°23'16"	175.00	37.83	S57°27'36"W	37.73
C9	19°59'01"	175.00	61.03	S80°18'35"E	60.73
C10	90°00'00"	15.00	23.56	S06°15'58"W	21.21
C11	21°36'39"	245.00	92.40	N27°55'43"W	91.86

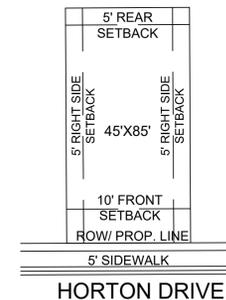
LINE TABLE	
L1	N51°15'58"E 12.52

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



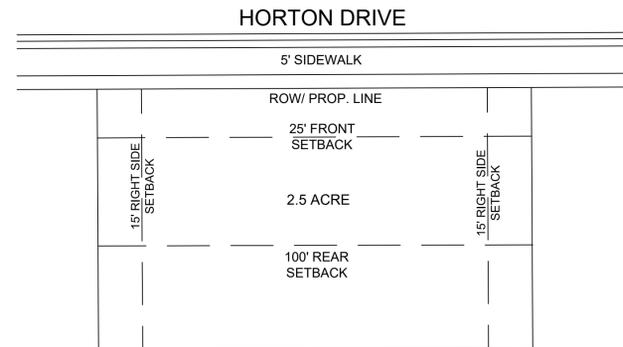
what is that black line?

what road is this?



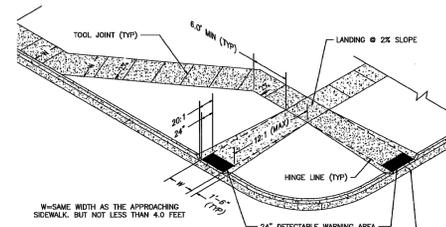
- 45'X85' Lot Setback Requirements:**
- Front yard: Ten Feet (10')
  - Right Side yard: Five Feet (5')
  - Left Side yard: Five Feet (5')
  - Rear yard: Five Feet (5')

**1 45'X85' LOT STANDARDS**  
NTS



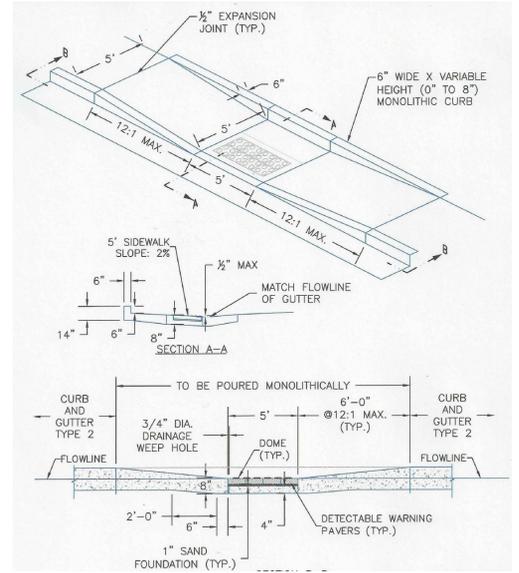
- 2.5 Acre Lot Setback Requirements:**
- Front yard: Twenty-five Feet (25')
  - Right Side yard: Fifteen Feet (15')
  - Left Side yard: Fifteen Feet (15')
  - Rear yard: One Hundred Feet (100')
  - Accessory Use/Structure Setbacks: All accessory structures shall meet the identified front, side, & rear yard setbacks. Animal pens, corrals, and/or stables may be located within the 100' rear yard setback. Residential and/or agricultural structures are restricted within the 100' rear yard setback without exception.

**2 2.5 ACRE LOT STANDARDS**  
NTS



- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND AIA REQUIREMENTS.
  - CONSTRUCTION TO SUPPORT EMERGENCY BREKERS INSPECTION SHALL BE COMPLETED 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4.00 PSI CONCRETE, MINIMUM 4" THICK, NON-SKIDDED, NON-CORRODING, CURB-TO-CURB FINISH.
  - RAMP LOCATIONS AND LAYOUTS MAY REQUIRE ADJUSTMENT TO MAINTAIN THE 12:1 MAXIMUM RAMP SLOPE AND 20' DETECTABLE WARNING AREA DUE TO STREET IRREGULARITIES AND/OR ALIGNMENTS.
  - DETECTABLE WARNING AREA SHALL HAVE A MINIMUM OF 4" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  - DETECTABLE WARNING AREA SHALL BE FABRICATED REDDISH, RECESSED POLYMER TRAFFIC-STRIPES.
  - THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  - RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK.
  - ALL WORK SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES OR TRENCH MARKS WHICH MAY BE PARALLEL TO THE RAMP.
  - AVOID PLACING SIGNAGE STRUCTURES, TRAFFIC SIGNAL/STRAVE, UTILITIES/ACCESSORIES, SIGNS, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP WIDTH.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT**
- GENERAL NOTES**
- WHERE THE 12:1 MAXIMUM RAMP SLOPE IS MAINTAINED, THE RAMP SHALL BE CONSTRUCTED WITH A SLOPE OF 12:1 MAX. (TYP.)
  - PEDESTRIAN RAMP AND/OR LOCATION OF CURBS OR FUTURE PEDESTRIAN RAMP OR CROSSING CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTION AND RAMP.
  - AT MAINTENANCE CROSSINGS, THE BOTTOM OF THE RAMP, EXPOSURE OF THE FINE SIEVE SHALL BE TRIMMED CORNERED WITHIN THE WARNING.

**3 INTERSECTION RAMP DETAIL**  
NTS



**4 MIDBLOCK RAMP DETAIL**  
NTS

Recommend deleting this text except for note #1



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

REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISIONS	5.8.20
2		
3		
4		
5		
6		

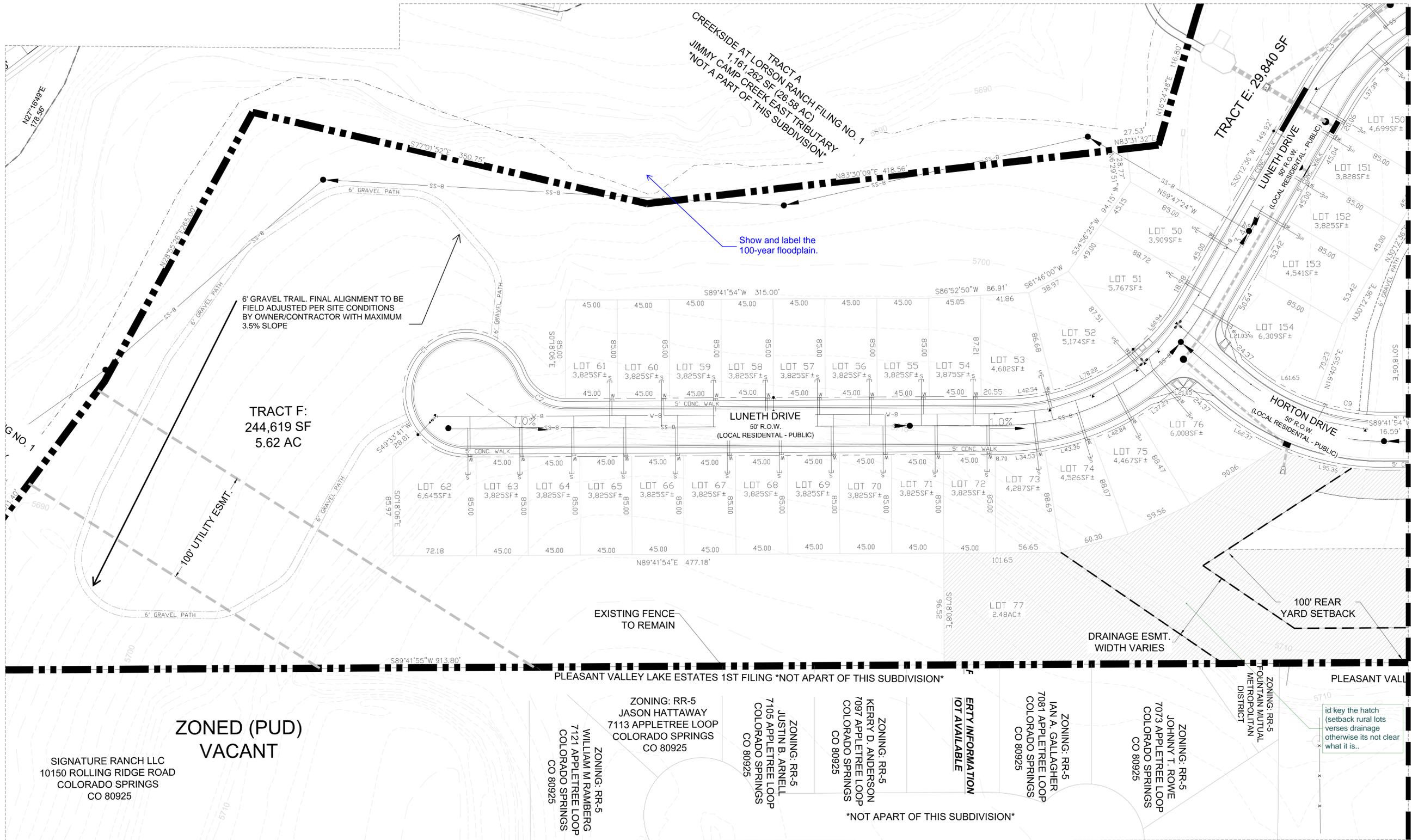
DESIGNED	LMS 02.10.20	SCALE:	AS NOTED
DRAWN	LMS 02.10.20		
CHECKED	JEH 02.10.20		
PROJECT NUMBER:	2816.20		

**PUD DETAILS & DATA**

**P3** 3 OF 13

# 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



Show and label the 100-year floodplain.

6' GRAVEL TRAIL. FINAL ALIGNMENT TO BE FIELD ADJUSTED PER SITE CONDITIONS BY OWNER/CONTRACTOR WITH MAXIMUM 3.5% SLOPE

TRACT F:  
244,619 SF  
5.62 AC

id key the hatch (setback rural lots verses drainage otherwise its not clear what it is..)

SIGNATURE RANCH LLC  
10150 ROLLING RIDGE ROAD  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
WILLIAM M RAMBERG  
7121 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
JASON HATTAWAY  
7113 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
JUSTIN B. ARNELL  
7105 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
KERRY D. ANDERSON  
7097 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

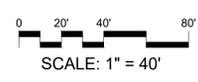
ERTY INFORMATION  
NOT AVAILABLE

ZONING: RR-5  
IAN A. GALLAGHER  
7081 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
JOHNNY T. ROWE  
7073 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

Hatch + setback area

this hatch = drainage easment, no build



PCD FILE NO.: PUDSP-20-X

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

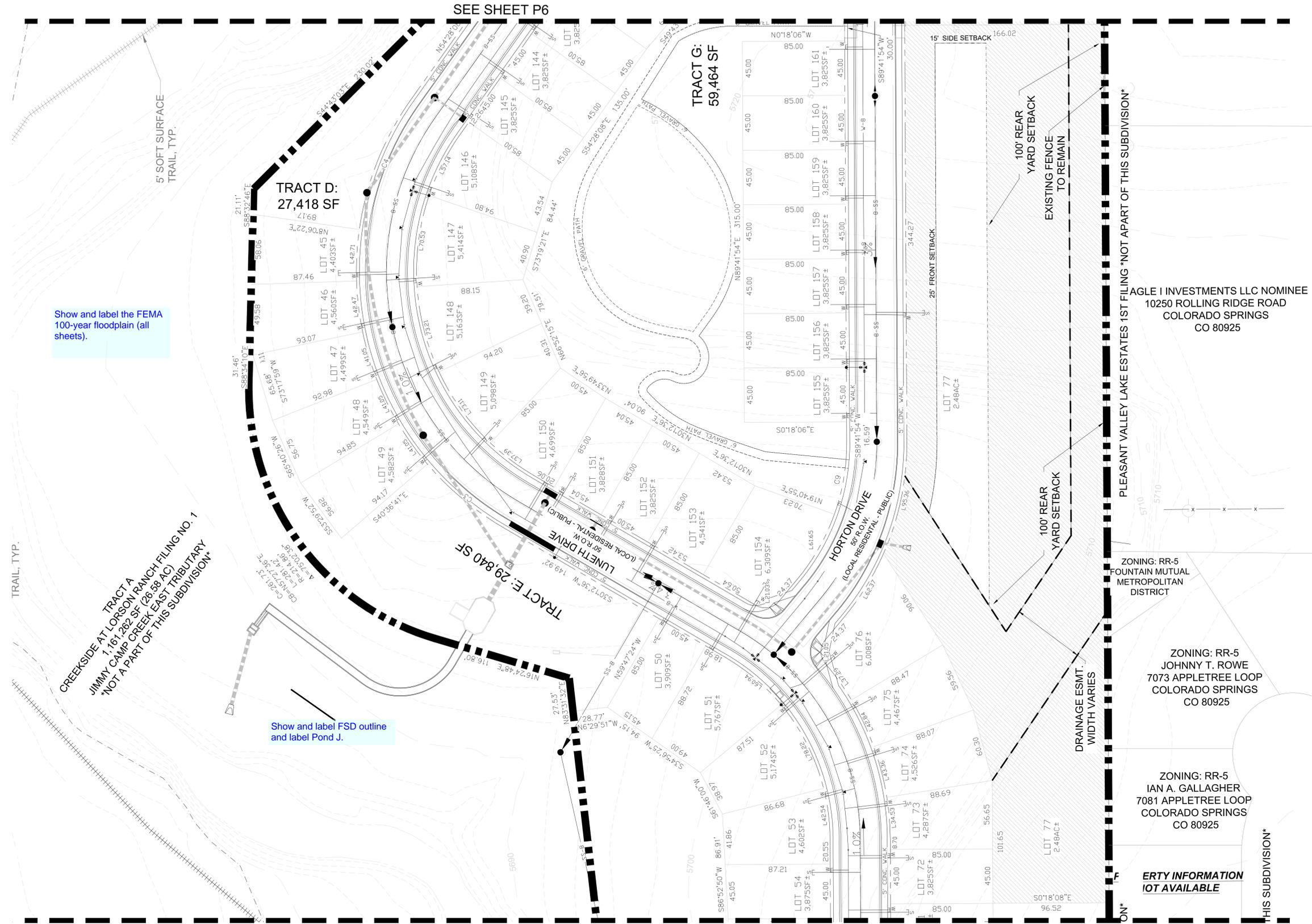
REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE	5.8.20
2		
3		
4		
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6		

DESIGNED	LMS	02.10.20
DRAWN	JEF	02.10.20
CHECKED	JEF	02.10.20
PROJECT NUMBER:		2816.20
SCALE:		AS NOTED

SITE PLAN  
P4 4 OF 10

# 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



Show and label the FEMA 100-year floodplain (all sheets).

Show and label FSD outline and label Pond J.

CREEKSIDE AT LORSON RANCH TRACT A  
JIMMY CAMP CREEK (26.38 AC)  
\*NOT A PART OF THIS SUBDIVISION\*

SEE SHEET P6

SEE SHEET P4

TRACT G:  
59,464 SF

TRACT D:  
27,418 SF

TRACT E:  
29,840 SF

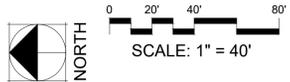
AGLE I INVESTMENTS LLC NOMINEE  
10250 ROLLING RIDGE ROAD  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
FOUNTAIN MUTUAL  
METROPOLITAN  
DISTRICT

ZONING: RR-5  
JOHNNY T. ROWE  
7073 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
IAN A. GALLAGHER  
7081 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ERTY INFORMATION  
NOT AVAILABLE



PCD FILE NO.: PUDSP-20-X



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

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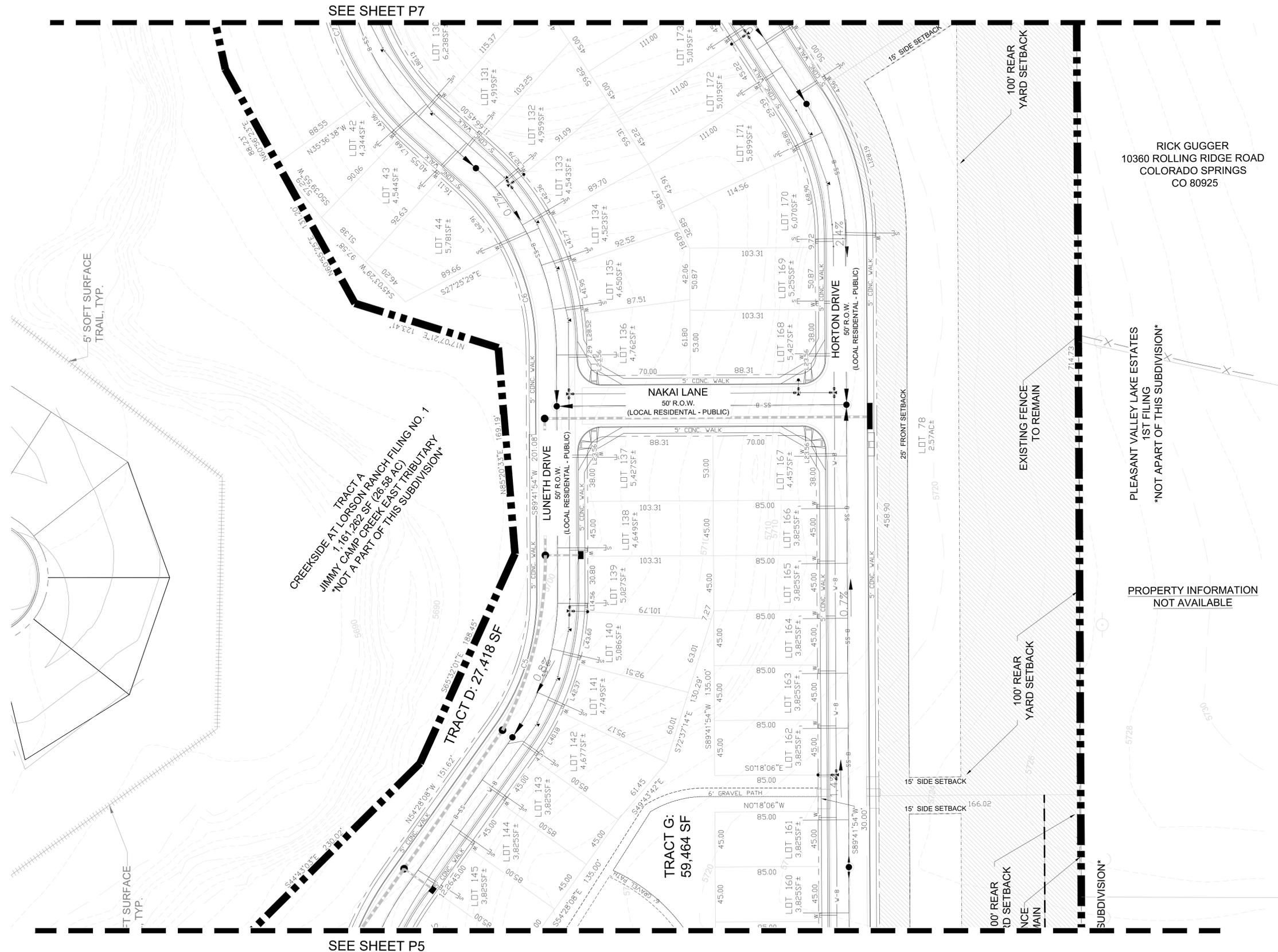
SITE PLAN  
P5 5 OF 10

# 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

this hatch = drainage easement, no build

Hatch + setback area



SEE SHEET P7

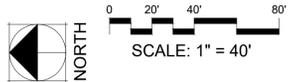
SEE SHEET P5

CREEKSIDE AT LORSON RANCH FILING NO. 1  
JIMMY CAMP CREEK EAST TRIBUTARY  
\*NOT A PART OF THIS SUBDIVISION\*

RICK GUGGER  
10360 ROLLING RIDGE ROAD  
COLORADO SPRINGS  
CO 80925

PLEASANT VALLEY LAKE ESTATES  
1ST FILING  
\*NOT A PART OF THIS SUBDIVISION\*

PROPERTY INFORMATION  
NOT AVAILABLE



PCD FILE NO.: PUDSP-20-X



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

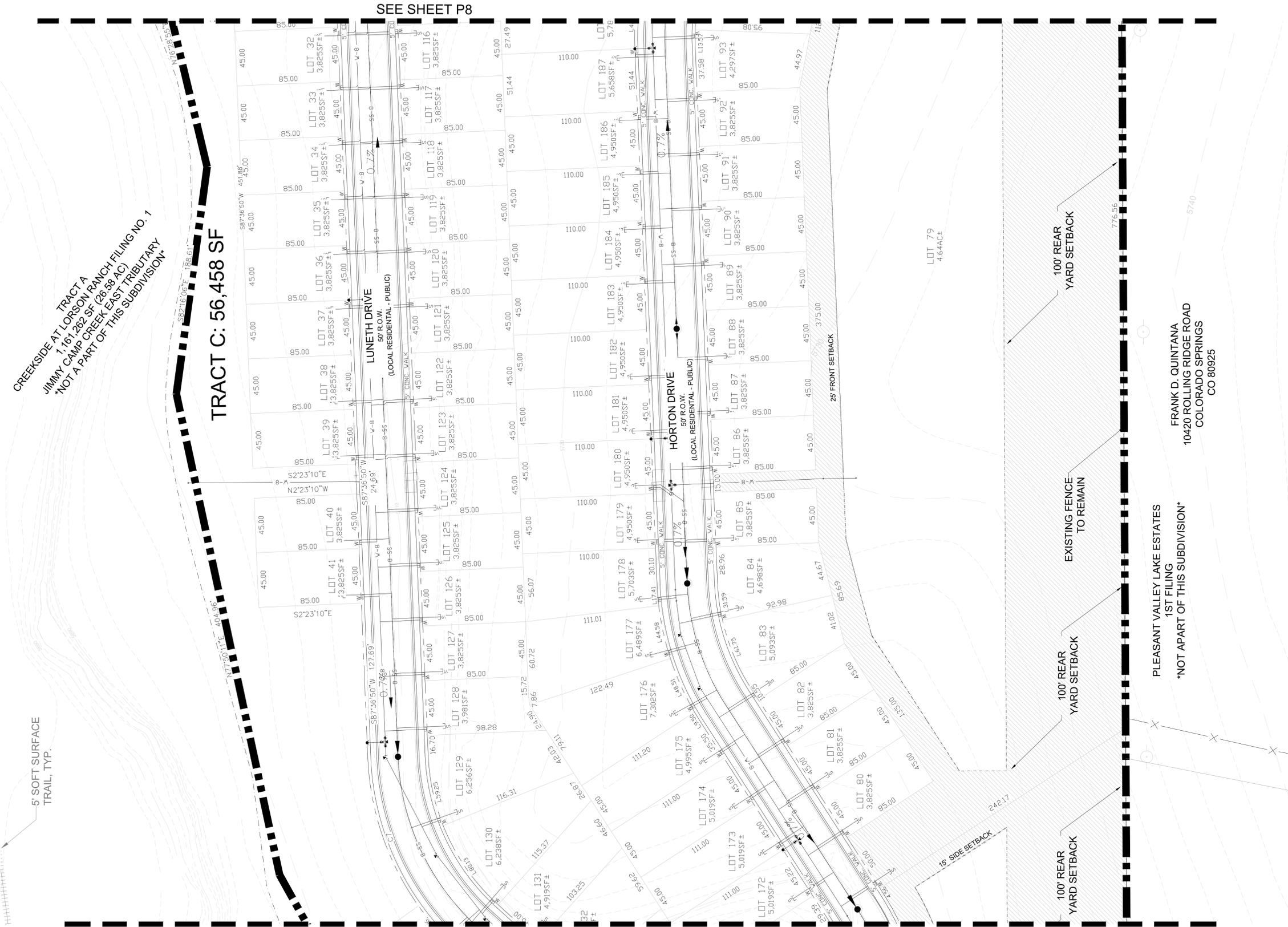
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SITE PLAN  
P6 6 OF 10

# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

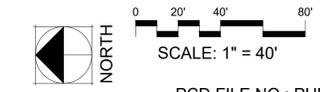
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



CREEKSIDE SOUTH AT LORSON RANCH  
JIMMY CAMP CREEK EAST TRIBUTARY  
\*NOT A PART OF THIS SUBDIVISION\*

TRACT C: 56,458 SF

5' SOFT SURFACE  
TRAIL, TYP.



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

PLEASANT VALLEY LAKE ESTATES  
1ST FILING  
\*NOT A PART OF THIS SUBDIVISION\*

100' REAR  
YARD SETBACK

100' REAR  
YARD SETBACK

100' REAR  
YARD SETBACK

EXISTING FENCE  
TO REMAIN

SEE SHEET P8

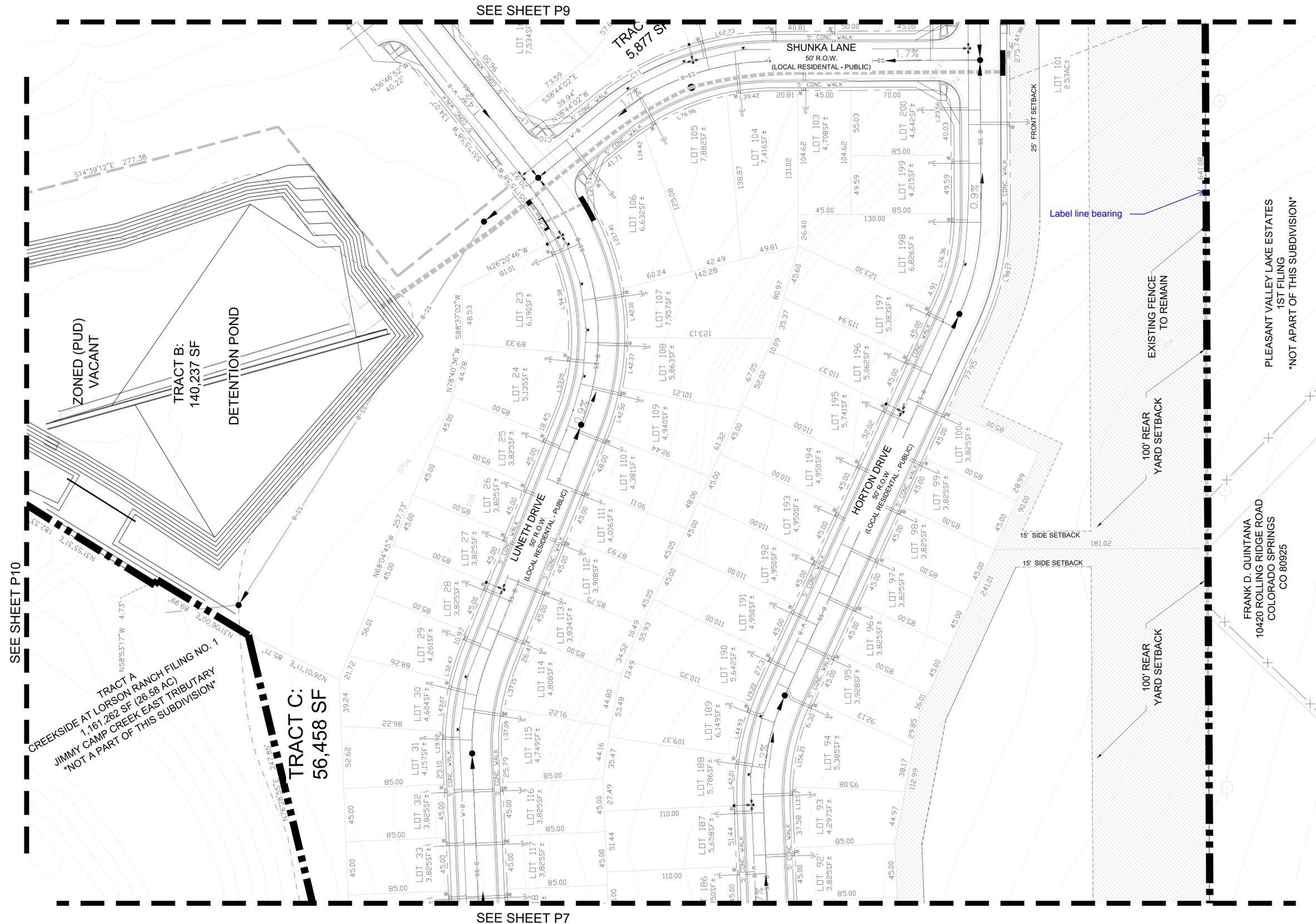
SEE SHEET P6

REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISIONS	5.8.20
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3		
4		

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CHECKED	JEH	02.10.20
PROJECT NUMBER:	2816.20	

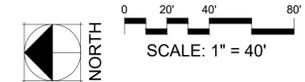
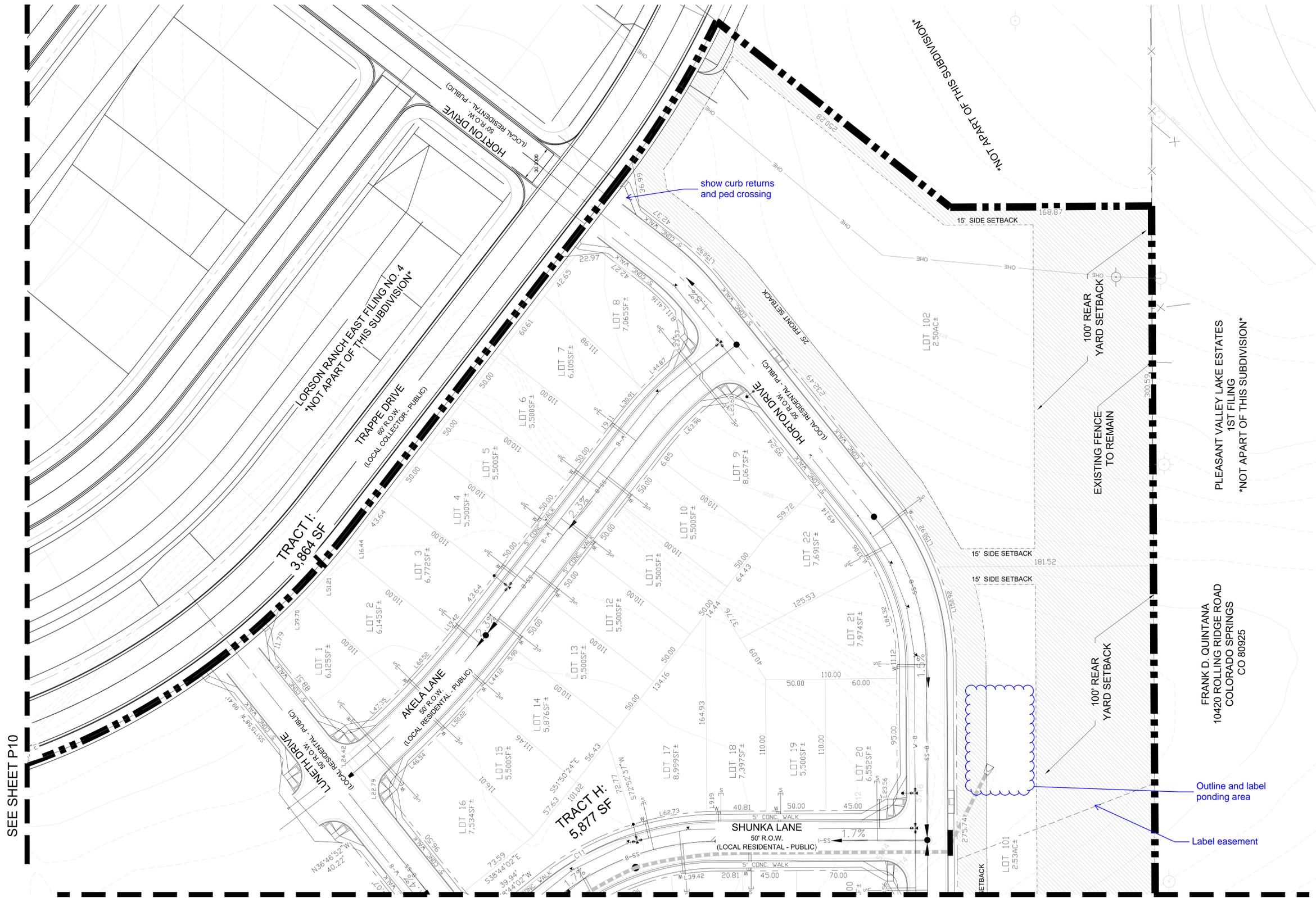
# CREEKSIDE SOUTH AT LORSON RANCH PUD Development & Preliminary Plan

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



# 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



PCD FILE NO.: PUDSP-20-X



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

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PROJECT NUMBER:		2816.20
SCALE:		AS NOTED

SITE PLAN  
P9 9 OF 10



**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/ OWNER'S REPRESENTATIVE.
- 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.
- 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 ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- 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 SEED 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 SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN. FINAL IRRIGATION DESIGN WILL BE PROVIDED PRE CITY STANDERS

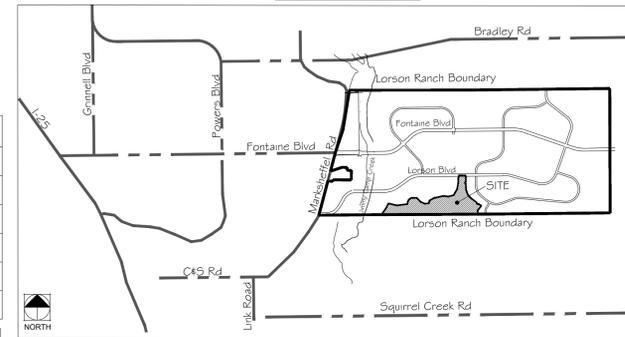
**SHRUB/ TREE PLANTING NOTES:**

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S 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, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S 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 OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE 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 BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- 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 OWNER'S 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 GROUND COVER AND PERENNIAL BEDS.
- 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 LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING 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 IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH 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. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES 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 OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE 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.

**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:	PLANTING SIZE:	NOTES:
Deciduous	TA	14	Tilia americana 'Legend'	Legend American Linden	25'-35'	50-60'	2.5" caliper	B&B
	AT	3	Acer Tataricum 'Hot Wings'	Tatarian Maple 'Hot Wings'	15'-20'	15'-20'	2.5" caliper	B&B
	GD	8	Gymnocladus dioica	Kentucky Coffee Tree	40-50'	50-60'	2.5" caliper	B&B
	AF	4	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple			2.5" caliper	B&B
	CO	2	Celtis occidentalis	Western Hackberry			2.5" caliper	B&B
	MR	4	Malus 'Red Jewel'	Red Jewel Crabapple			2.5" caliper	B&B

Evergreen								
SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	PG	10	Pinus nigra	Austrian pine	15'-25'	20'-30'	6" HT	B&B
	PE	17	Pinus sylvestris	Scotch pine	10'-20'	20'-30'	6" HT	B&B
	PN	20	Picea pungens	Colorado Blue Spruce	4'-5'	15'-20'	6" HT	B&B

SHRUBS:								
SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	CN		Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	1'-4'	1'-4'	5 Gallon	Container
	PA		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2'-3'	2'-3'	5 Gallon	Container
	RA		Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	4'-6'	1'-3'	5 Gallon	Container
	SJ		Spiraea japonica 'Goldflame'	Goldflame Spirea	2'-3'	2'-3'	5 Gallon	Container
	SO		Symphoricarpos orbiculatus	Red Coralberry	4'-5'	4'-5'	5 Gallon	Container
	JH		Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	4'-6'	18'-24'	5 Gallon	Container
	PP		Picea pungens 'Roundabout'	Dwarf Globe Blue Spruce	2'-3'	2'-3'	5 Gallon	Container

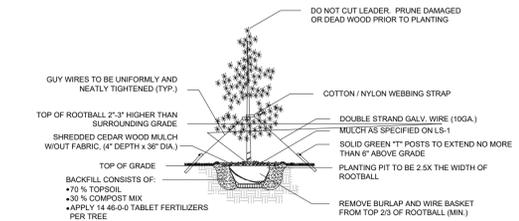
GRASSES/PERENNIALS:								
SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	MC		Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	3'-4'	3'-4'	1 Gallon	Container

**PUD LANDSCAPE STREETSCAPES:**

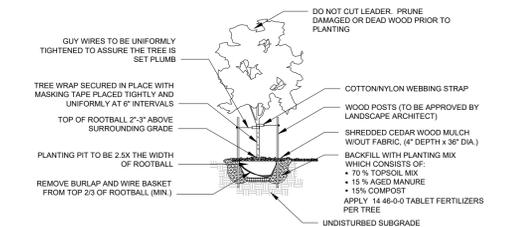
STREET NAME OR ZONE BOUNDARY:	LORSON RANCH BLVD. SOUTH
ROADWAY CLASSIFICATION:	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	265'
TREE/FEET REQUIRED:	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	9 / 9
NUMBER OF EVERGREEN TREES REQ / PROV.:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75
PLANT ABBREVIATION DENOTED ON PLAN:	LR

**LANDSCAPE MATERIAL SCHEDULE**

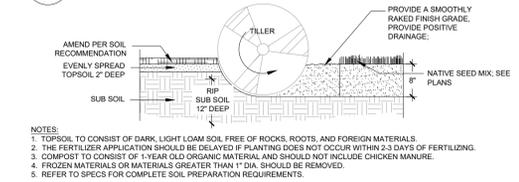
SYMBOL/SITE CALLOUT:	NOTES:
NATIVE SEED PER PLAN	NATIVE SEED: To be Pawnee Buttes Seed Inc. NATIVE LAWN MIX consisting of (50%) Buffalo grass, and (50%) Blue Grama. Install per seed supplier specifications. Submit cut-sheet for approval prior to installation. Estimated Area: 48,901 SF
WOOD MULCH PER PLAN	SHREDDED WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings per the details. Submit sample for approval prior to installation. Estimated Area: 1,151 SF
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDEGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications.



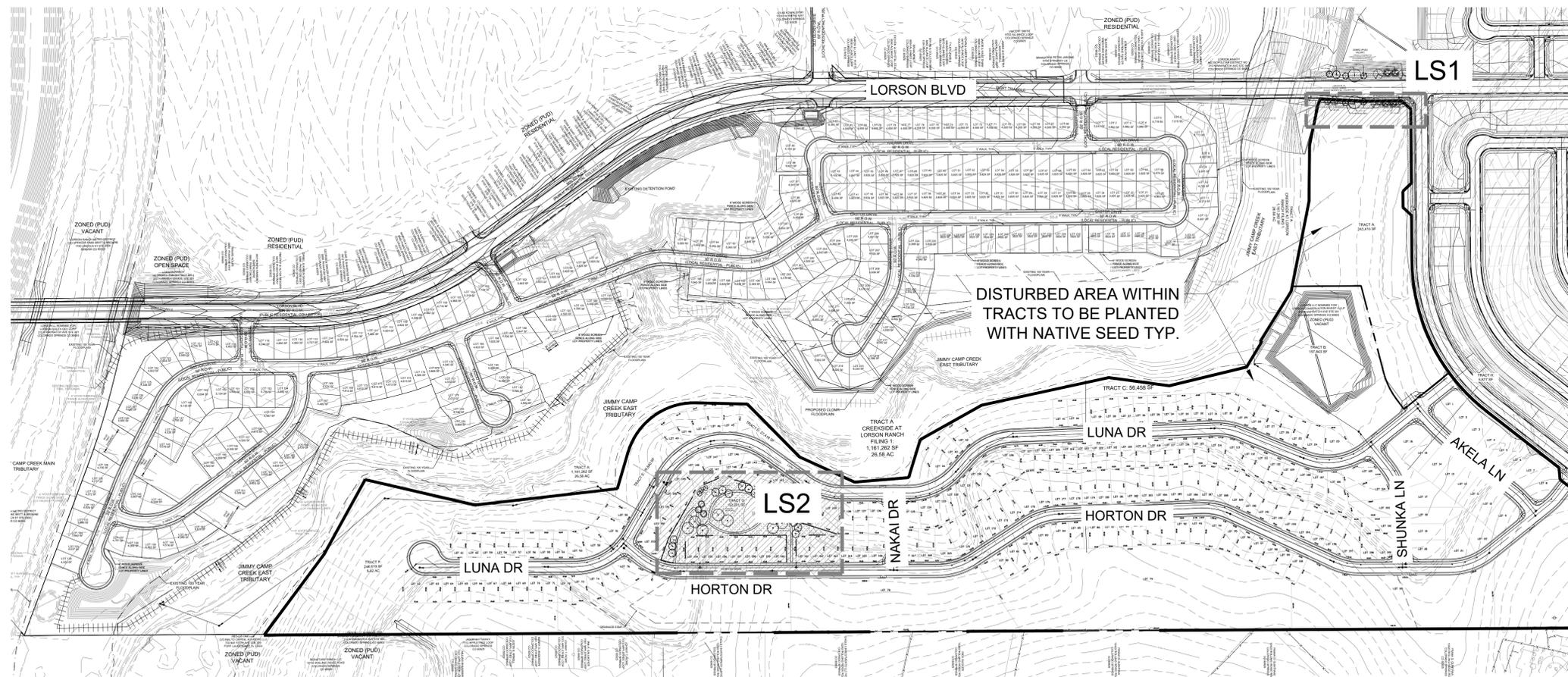
**A EVERGREEN TREE DETAIL**  
LS-2 N.T.S.



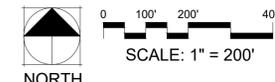
**B DECIDUOUS TREE DETAIL**  
LS-2 N.T.S.



**C SOIL PREP- NATIVE SEED AREAS**  
LS-2 N.T.S.



**SITE PLAN**  
1:200 Scale



PCD FILE NO.: PUDSP-20-001

**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0160

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

REV#	DATE	REVISIONS
1	5.08.20	1ST COMMENT RESPONSE REVISIONS
2		
3		
4		
5		
6		

DESIGNED	DATE	SCALE:
JEH	2.10.20	AS NOTED
DRAWN	JEH	
CHECKED	JEH	
PROJECT NUMBER:	2816.20	

**LANDSCAPE COVER SHEET**  
LS 1 OF 13

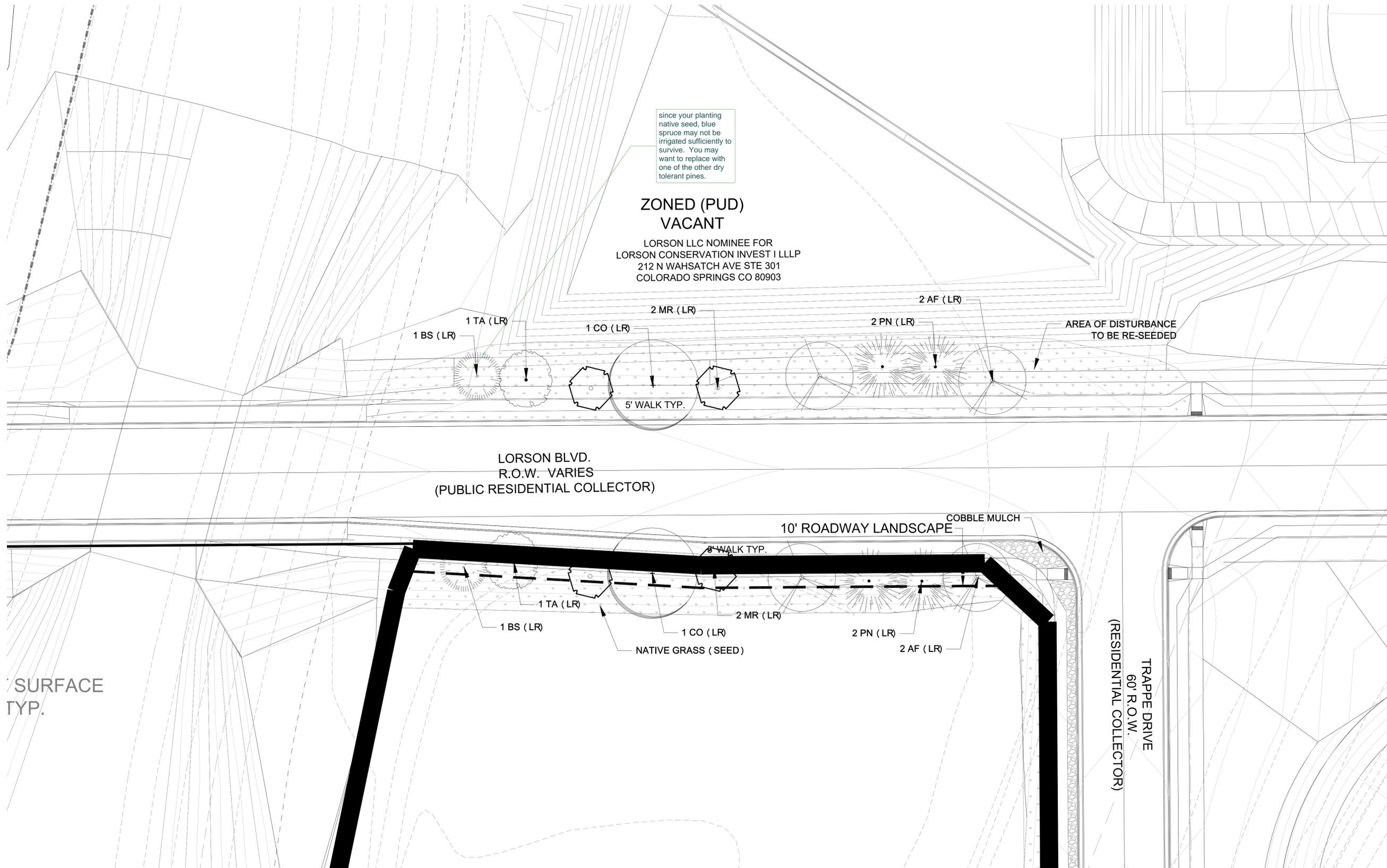
# CREEKSIDE SOUTH AT LORSON RANCH PUD Preliminary Landscape Plan

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

since your planting native seed, blue spruce may not be irrigated sufficiently to survive. You may want to replace with one of the other dry tolerant pines.

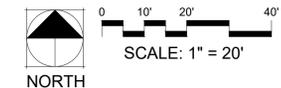
**ZONED (PUD)  
VACANT**

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



SURFACE  
TYP.

LORSON BLVD ROADWAY LANDSCAPE  
1:10 Scale



PCD FILE NO.: PUDSP-20-001

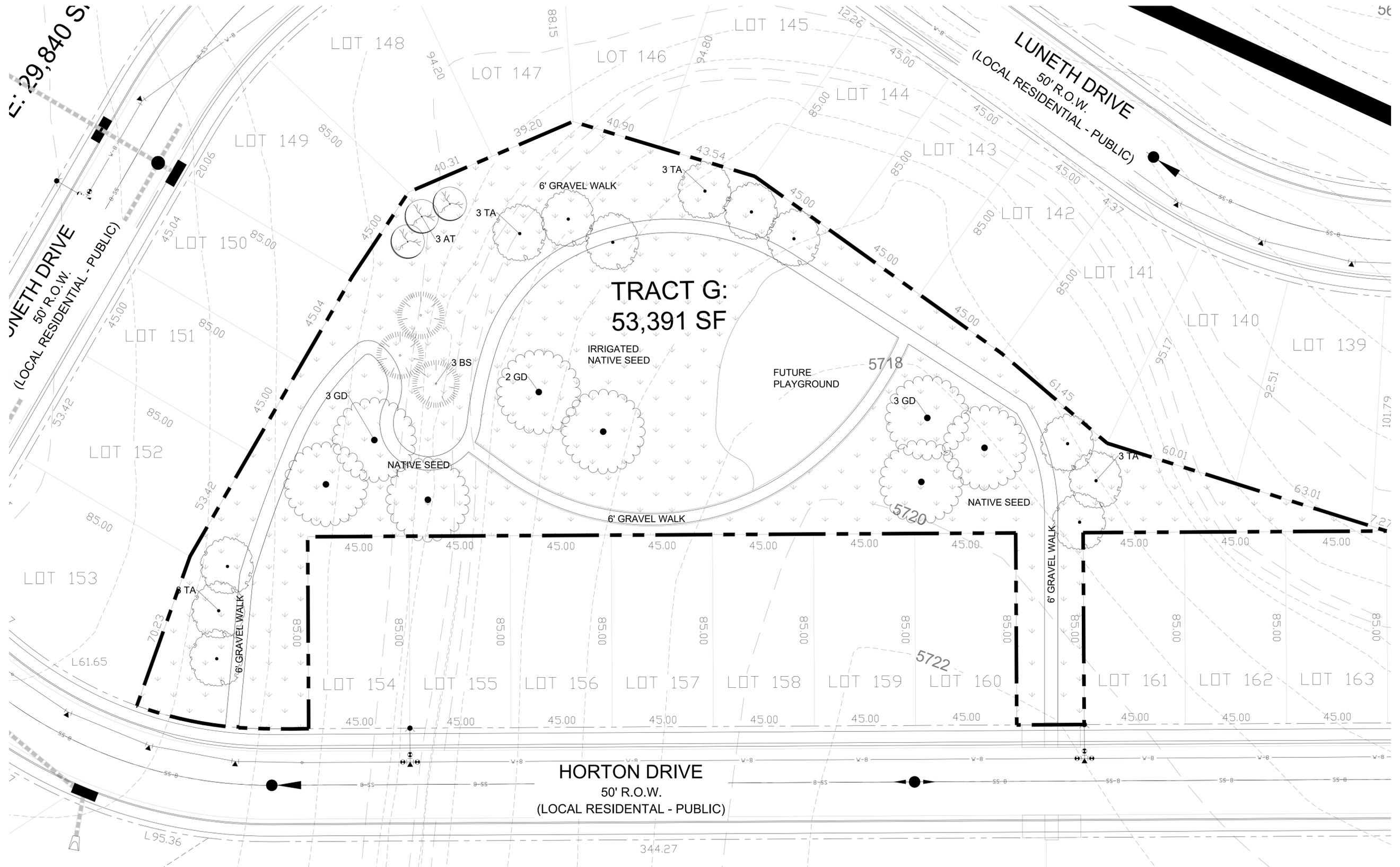
STAMP:

REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISIONS	5.8.20
2		
3		
4		
5		
6		

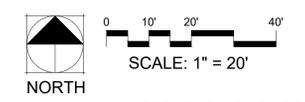
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DRAWN	JEH	2.10.20
CHECKED	JEH	2.10.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

CREEKSIDE SOUTH AT LORSON RANCH  
 PUD Preliminary Landscape Plan

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



PARK LANDSCAPE PLAN  
 1:20 Scale



PCD FILE NO.: PUDSP-20-001



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

STAMP:

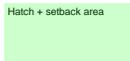
REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISIONS	5.8.20
2		
3		
4		
5		
6		

DESIGNED	JEH	2.10.20
DRAWN	JEH	2.10.20
CHECKED	JEH	2.10.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

PRELIM  
 LANDSCAPE  
 PLAN  
**LS3** OF 13

# PUDSP20001-V2-PUDSP redline.pdf Markup Summary

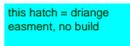
dsdparsons (8)



Hatch + setback area

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**Author:** dsdparsons  
**Date:** 6/4/2020 1:03:39 PM  
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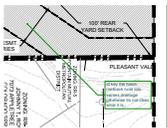
Hatch + setback area



this hatch = drainage easement, no build

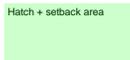
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this hatch = drainage easement, no build



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**Author:** dsdparsons  
**Date:** 6/4/2020 1:06:20 PM  
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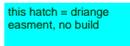
id key the hatch (setback rural lots verses drainage otherwise its not clear what it is..



Hatch + setback area

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Hatch + setback area



this hatch = drainage easement, no build

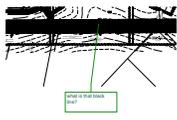
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this hatch = drainage easement, no build



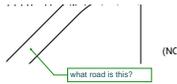
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since your planting native seed, blue spruce may not be irrigated sufficiently to survive. You may want to replace with one of the other dry tolerant pines.



**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 6/4/2020 12:58:11 PM  
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what is that black line?



**Subject:** Callout  
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**Date:** 6/4/2020 12:58:32 PM  
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what road is this?

dsdrice (11)

36.28 AC  
 36.28 AC  
 12.98 AC

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**Page Label:** 1  
**Author:** dsdrice  
**Date:** 6/4/2020 2:45:11 PM  
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36.28



**Subject:** Callout  
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5.96



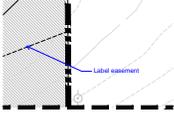
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Recommend deleting this text except for note #1



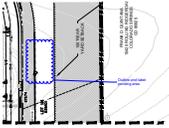
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LORSON LLC NOMINEE FOR  
 LORSON CONSERVATION INVEST I LLLP  
 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO 80



**Subject:** Callout  
**Page Label:** 9  
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Label easement



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Outline and label ponding area



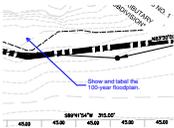
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Show and label FSD outline and label Pond J.



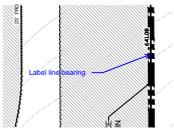
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Show and label the FEMA 100-year floodplain (all sheets).



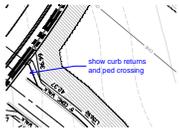
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Show and label the 100-year floodplain.



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Label line bearing



**Subject:** Callout  
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show curb returns and ped crossing