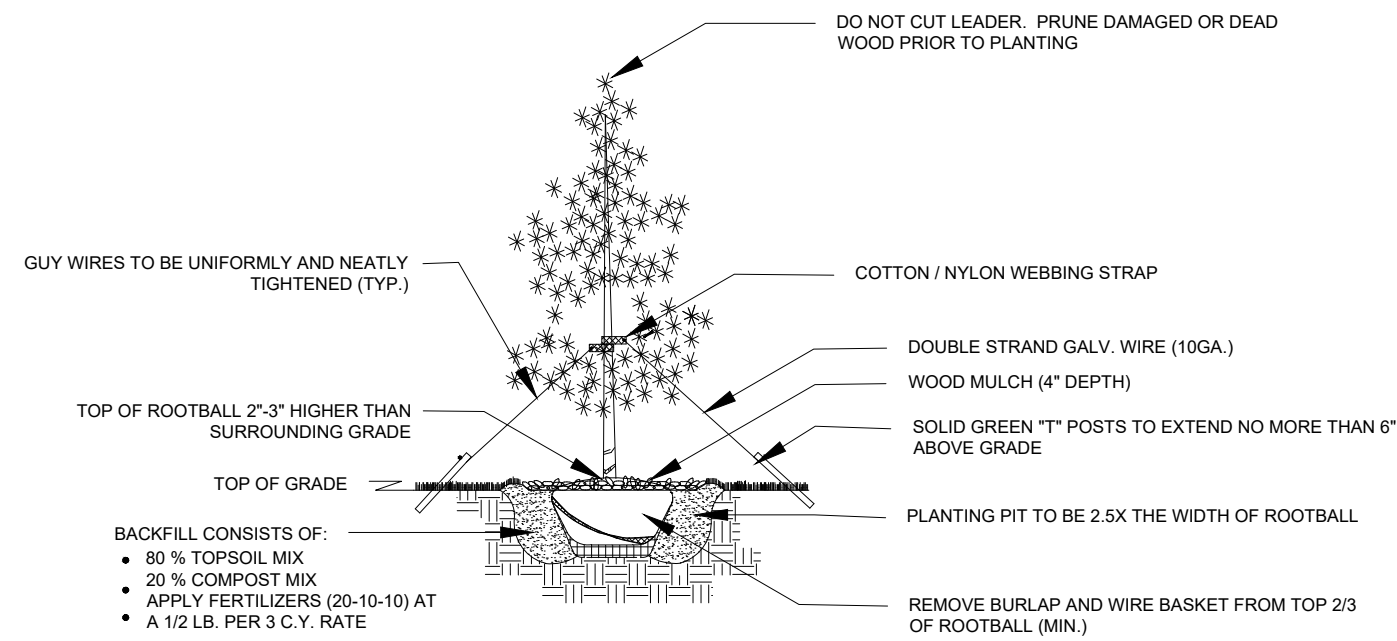


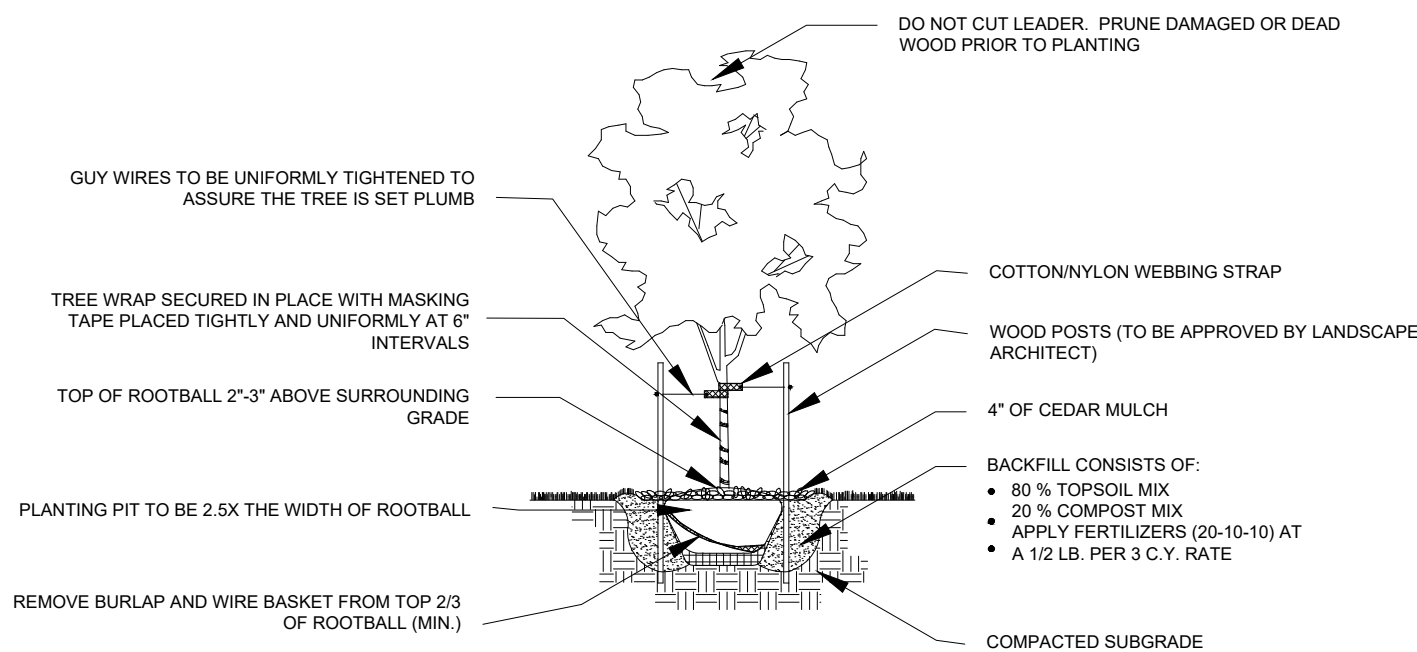
# LORSON RANCH

## Lorson Ranch East Filing 2 Final Landscape Plan

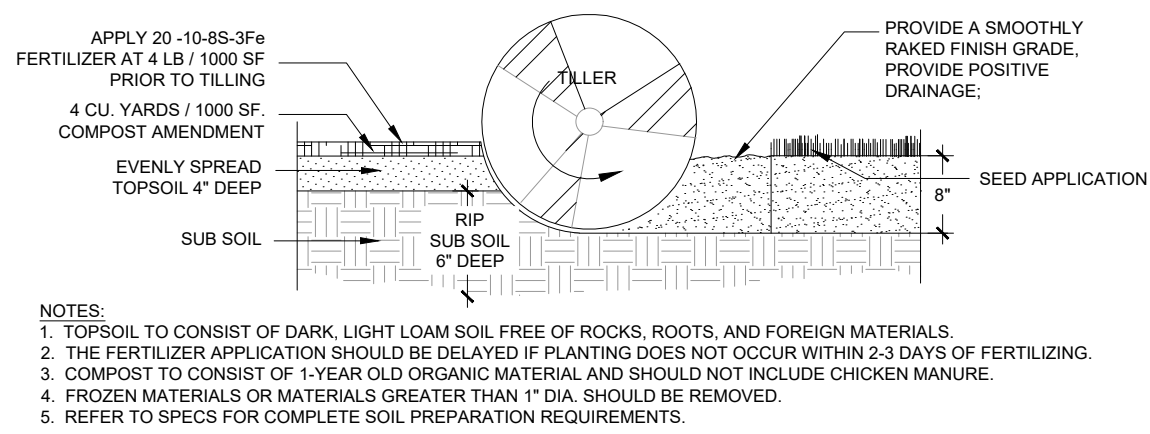
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



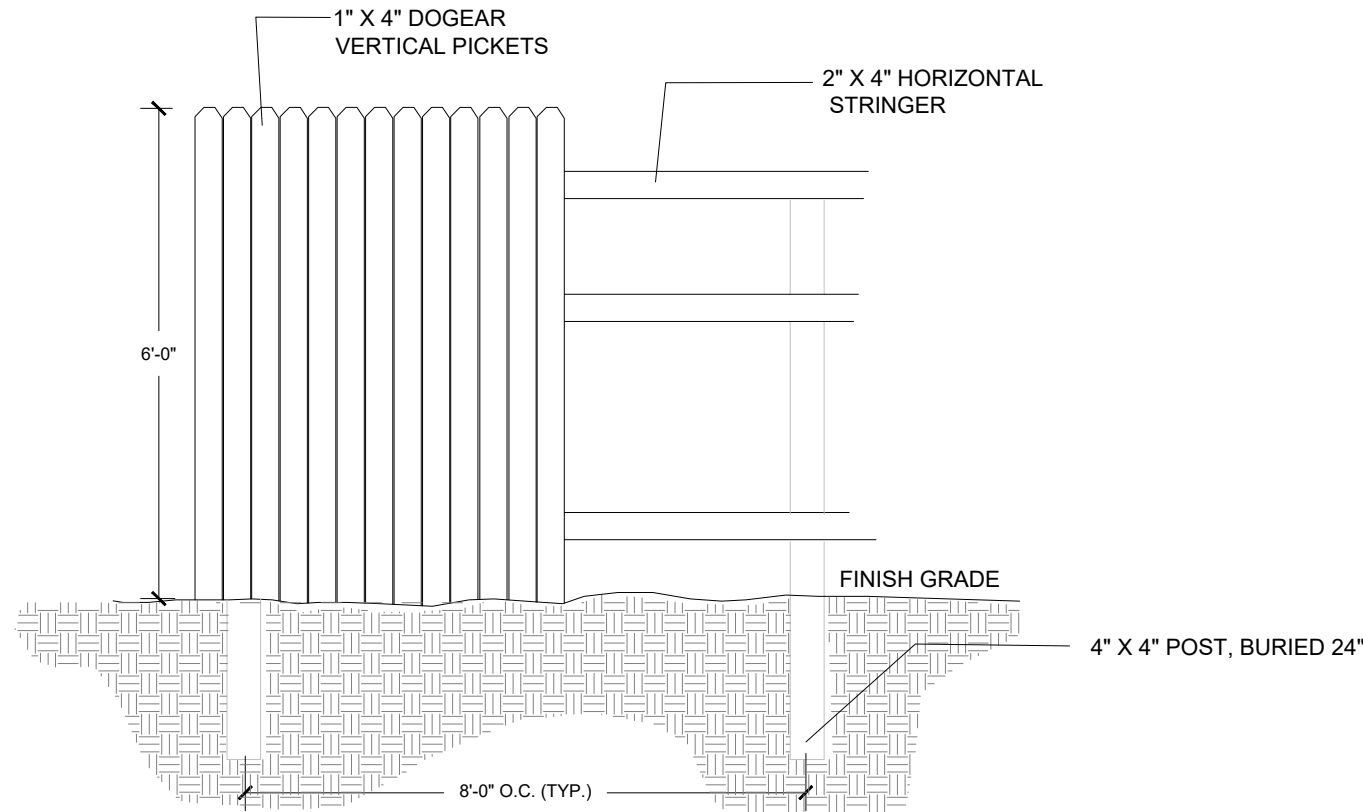
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L1 EVERGREEN TREE PLANTING DETAIL NTS



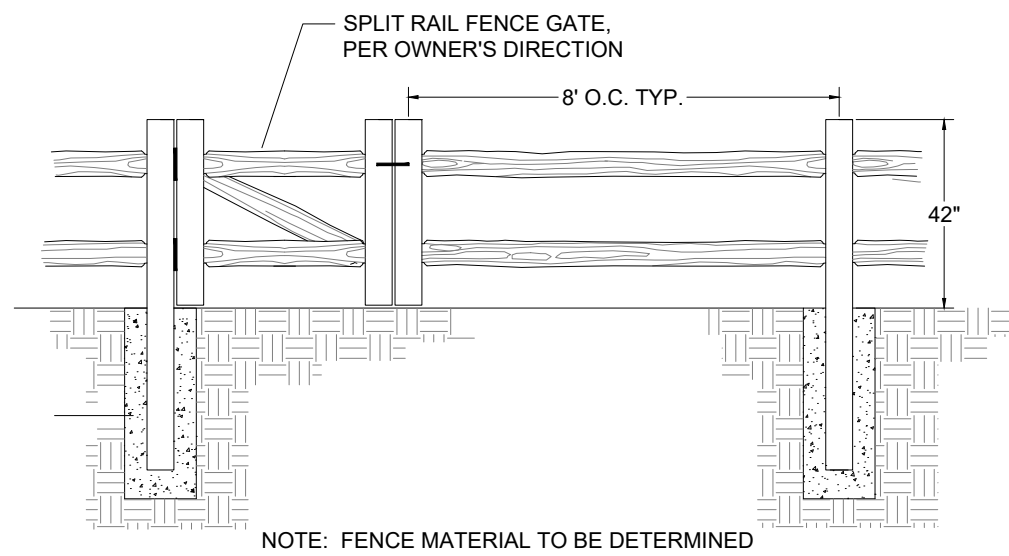
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L1 DECIDUOUS TREE PLANTING DETAIL NTS



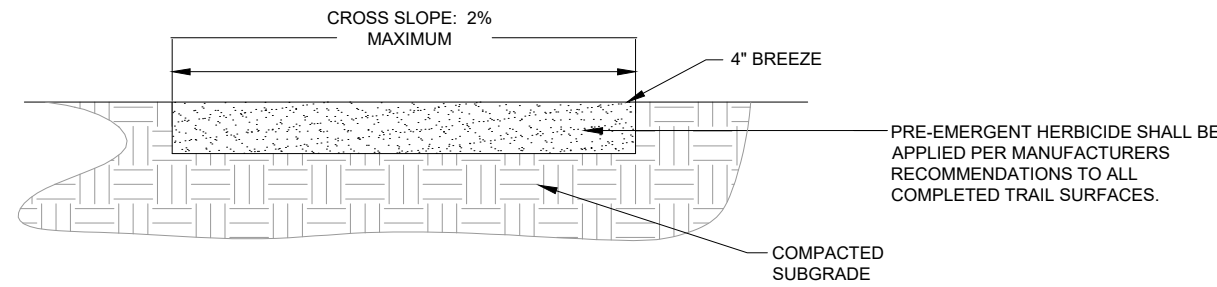
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L1 SOIL PREP- SEED AREAS PLANTING DETAIL NTS



4  
L1 6' CEDAR WOOD FENCE NTS



5  
L1 SPLIT RAIL FENCE DETAIL NTS



6  
L1 5' COMPACTED BREEZE TRAIL NTS

### PUD LANDSCAPE STREETSCAPES:

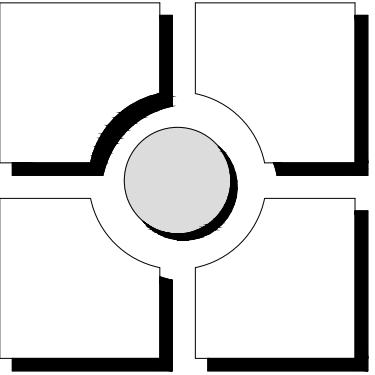
STREET NAME OR ZONE BOUNDARY:	FONTAINE BLVD. (NORTH SIDE)
ROADWAY CLASSIFICATION:	PRINCIPAL ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 35'
LINEAR FOOTAGE:	589'
TREE/FEET REQUIRED:	1 / 20'
NUMBER OF TREES REQUIRED/PROVIDED:	29/ 29
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75

### 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							
3		PN	<i>Pinus nigra</i>	Austran Pine	6'-0"	B # B	
6		PS	<i>Pinus sylvestris</i>	Scotch Pine	6'-0"	B # B	
2		PP	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B # B	
DECIDUOUS TREES							
1		AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B # B	
2		CO	<i>Celtis occidentalis</i>	Western Hackberry	2.5" Cal.	B # B	
5		TA	<i>Tilia americana</i> 'Wandell'	Legend American Linden	2.5" Cal.	B # B	
ORNAMENTAL TREES							
6		MR	<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	2.0" Cal.	B # B	
4		CP	<i>Crataegus phaenopyrum</i>	Washington Hawthorne	2.0" Cal.	B # B	
29	TREE TOTAL						



THOMAS THOMAS

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

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

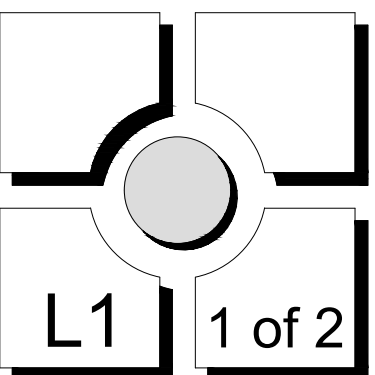
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DRAWN	JRA	06.20.18
CHECKED	LMT	06.20.18
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

Lorson Ranch East

Filing 2

El Paso County, Colorado

FINAL LANDSCAPE PLAN



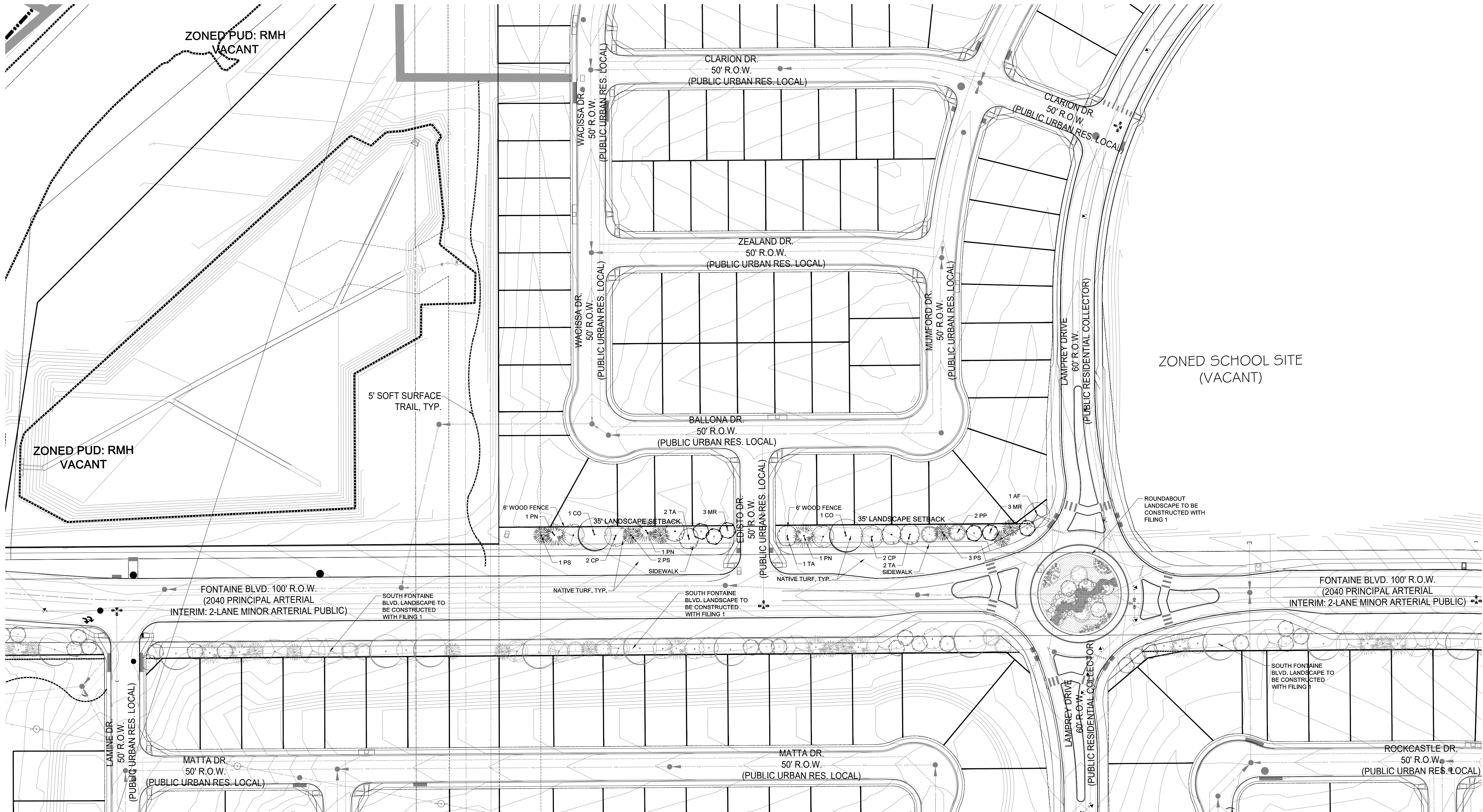
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1 of 2

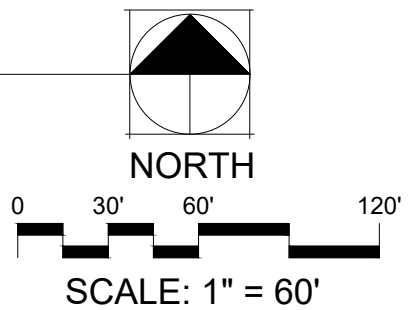
# LORSON RANCH

## Lorson Ranch East Filing 2 Final Landscape Plan

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1 FOUNTAIN BLVD. STREETSCAPE  
L2



PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

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Urban Design  
Landscape Architecture

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Colorado Springs, Colorado 80903  
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	JRA	06.20.18
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Lorson Ranch East  
Filing 2

El Paso County, Colorado  
FINAL LANDSCAPE PLAN

L2

2 of 2