

VICINITY MAP

GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 49 Single-Family attached residential units in a manner consistent with the approved 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 CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2 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 CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2 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, administrative determination by the PCD Director, 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.

GENERAL NOTES

- Refer to the approved Lorson Ranch Development Agreement #6 (recorded March 4, 2015 at Reception No. 215020531), as Amended, by the El Paso County Board of County Commissioners for development information related to public improvements.
- 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.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wildfield 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.
- All tracts, landscapes, and detention facilities are designated for Public Utilities as required.
- No freestanding lighting is proposed.
- The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
- Private storm drains to be owned and maintained by the Lorson Ranch Metropolitan District.

DEVELOPMENT STANDARDS AND GUIDELINES

- Residential Use Standards:
- There shall only be one (1) Principal (primary) use of Single-Family Attached Residence per lot.
 - Allowed Uses Include: Single Family Attached Residential, mail kiosks, trail corridors, development & wayfinding signage, pedestrian walkways, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks/open space and associated park/open space related equipment and furniture.
 - Model Home/ Subdivision Sales Office is a permitted temporary uses. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
 - Residential Home Occupations are permitted per the El Paso County Land Development Code, as amended. Compliance with permit requirements, including visitor/guest parking requirements, shall be the sole responsibility of the home owner/applicant. Residential Day Care to be permitted per the El Paso County Land Development Code, as amended.
 - Solar Energy System (SES) permitted as part of the main structure 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. In effect at the time of PUD Plan Approval.
 - Minimum Lot Area: 1,200 SF, as depicted on the Plan.
 - Maximum Impervious Coverage: No Maximum
 - Maximum Structural Height: Forty Five Feet (45').
 - Minimum Width of Lot at Front Building Setback Line: No Minimum, as depicted.
 - Lot Setback Standards:
 - Front Yard: Zero (0') lot line setback
 - Internal Side Yard (between units): Zero (0') lot line setback between internal property lines of townhome unit buildings
 - External Unit Side Yard: Two-foot (2') side yard setback
 - Rear Side Yard Setbacks: Zero-foot (0') Minimum Rear Yard Setback from property line
 - All structures shall maintain a minimum 10' setback from open space tracts and trails.
 - Fencing: There shall be no internal fencing allowed within individual lots. Fences used for buffering, screening, or landscape enhancement, shall in no way be sited or otherwise constructed in a manner which may impede surface drainage, stormwater runoff, or planned drainage facilities in any way.

ACCESSORY STRUCTURES:

No private accessory structures shall be permitted, including, but not limited to decks, gazebos, saunas or other accessory structures associated with an individual lot and/or townhome unit, regardless of size or placement on any private lot. Accessory structures for District use for maintenance purposes may be permitted in Tracts A through G, inclusive. Placement of accessory structures within this PUD by the Lorson Ranch Metropolitan District may be subject to site location approval or site development plan requirements as applicable and determined by the Planning and Community Development Director.

Recreation, open space, and pedestrian enhancements and furniture provided as part of the open space amenities within open space/park areas are permitted within designated open space and landscape buffer tracts and are not included in the restricted accessory structures. Final design and selection of open space/pocket park amenities shall be determined upon final build out of the housing community and in coordination among the Lorson Ranch Metro District and Home Owners Association.

LANDSCAPING

- Landscaping areas, trails, common open space and buffers shall be installed by the developer with private/public improvements required by this PUD and associated final plats. Landscaping shall be maintained by the Lorson Ranch Metropolitan District No. 1.
- No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Reference 2.3.5.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.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS

A 'Geology and Soils Study' for Carriage Meadows South, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG) on October 7, 2019.

Geologic Hazard Note:
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, October 7, 2019, in file Carriage Meadows South at Lorson Ranch Filing No. 2 available at the El Paso County Planning and Community Development Department:

- Expansive and hydrocompactive soils
- Seismicity
- Rusden
- Erosion
- Fill soils

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.

According to the report, conventional shallow foundation systems consisting of standard spread footings/sternwalls are anticipated to be suitable for the proposed residential structures. The report recommends foundation systems for the attached single family structures should be designed and constructed based upon recommendations developed in a site-specific Subsurface Soil Investigation. The recommendations presented in the Subsurface Soil Investigation should be verified following the excavations of each structure and evaluation of the building loads.

FLOODPLAIN NOTES:

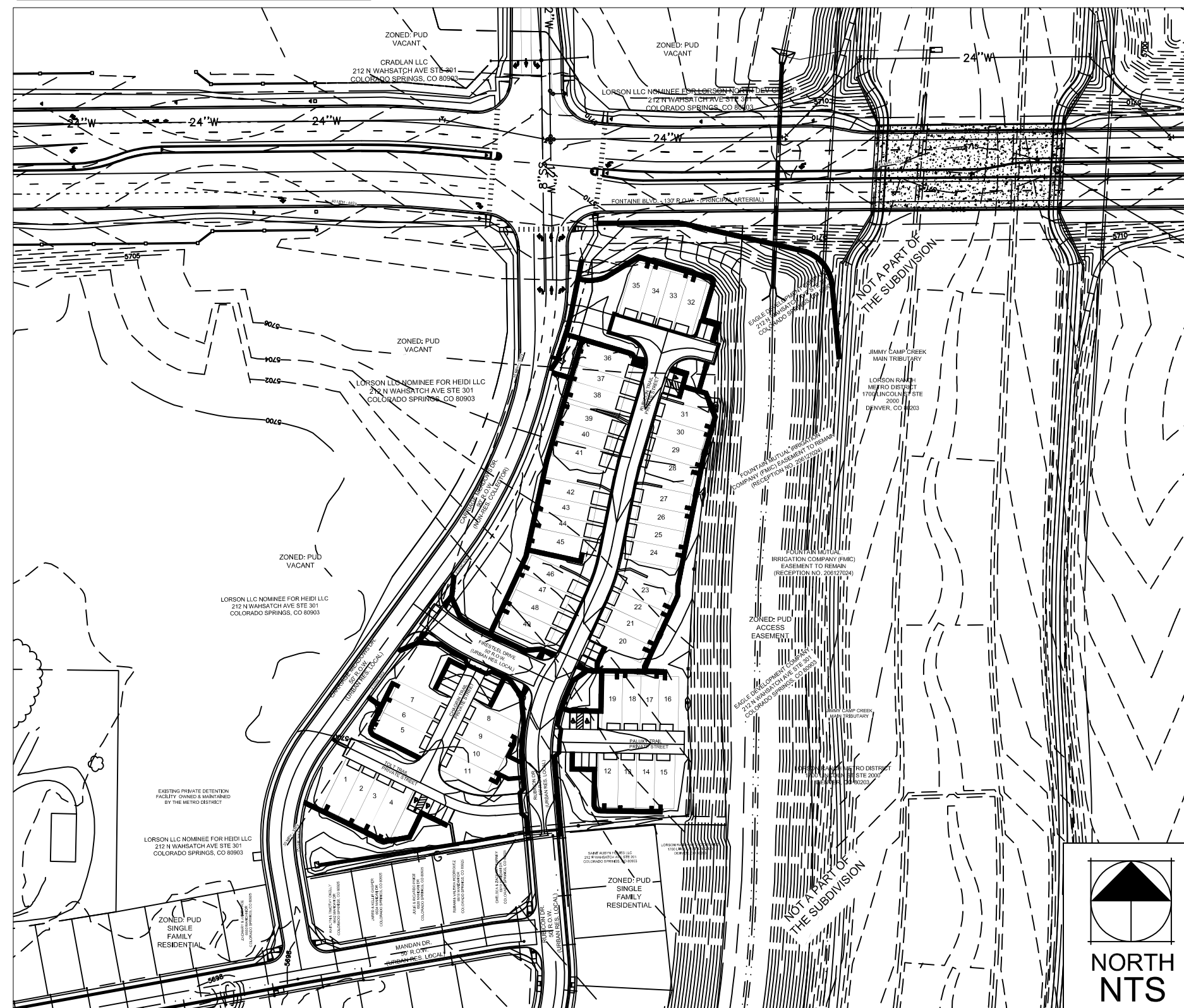
This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 08041C0857G, effective date 12/7/2018. The floodplain was previously revised per LOMR Case No. 06-08-8643P effective date of revision August 29, 2007.

CARRIAGE MEADOWS SOUTH FILING NO.2

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

VICINITY MAP DETAIL



LEGAL DESCRIPTION: TRACT O CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

STREETS, PARKING, & SIDEWALKS

- This PUD includes a request for authorization to use private roads and a PUD Design Modification to introduce the crisis section for which the private streets will be constructed. The private road section identified as Rubicon Trail is designed to meet the urban low volume local cross section; therefore, no modifications will be required.
- The following streets are designed as private and will be privately owned and maintained by the Lorson Ranch Metropolitan District: CHAGRIN TRAIL, TOLT TRAIL, PALUXY TRAIL, northern segment of RUBICON TRAIL, as identified on this PUD plan. Private streets that do not meet County standards require a PUD modification to establish an acceptable cross section. See PUD modification discussion and Street Details Sheet for additional information in the proposed alley cross section.
- All private streets shall be named to El Paso/Teller County E-911 and PPRBD/Enumerations standards.
- All homes shall be addressed off the named street at the rear of the home. Addresses for all lots 1-49 shall be placed on both the front and rear of the building.
- There shall be no direct lot access to or from Carriage Meadows Dr. or Fontaine Blvd.
- No on-street parking is permitted on roadways less than 34' in width or as illustrated on the plan.
- Landscaping areas, common open space and buffers shall be owned and maintained by the Homeowner's association as described in the Tract Table and Tract Notes.
- Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided as illustrated on this plan.
- Per the Noise Impact Study, the results of the noise prediction modeling show that in the year 2040 testing locations along Fontaine Blvd, have predicted noise levels that would exceed 67 decibels Leq. Construction/Installation of six-foot-high noise barrier by the developer at the locations shown on the Noise Study drawings, is anticipated to mitigate noise impacts. If the barrier is installed according to the Study and Plan, all noise receiver locations are predicted to be below the threshold. Final ownership and maintenance of the sound wall barrier shall be the responsibility of the Lorson Ranch Metropolitan District.
- Parking shall not be permitted on driveways less than 20' in length. Driveways less than 20' in length have been designated as "No Parking" on the plan.
- Parking and/or vehicle storage within the driveway is prohibited on Lots 1-36. See Parking Data table and Lot Details Sheets for more information.
- Lots 37-49 may utilize driveways for off-street parking. Driveways for Lots 37-49 have been designed with a minimum length of 20' in support of use for off-street parking.

PARKING TABLE:

NUMBER OF LOTS: 49	SPACES/UNIT	SPACES REQUIRED	SPACES PROVIDED
SINGLE-FAMILY ATTACHED	2 / DU	98	98 (via 2 car attached garages)
GUEST SPACES	1 SPACE / 4 UNITS	13 SPACES (49/4=12.25)	17
5 ADA / 101-150 STANDARD SPACES	5	5	
TOTAL:		118	120 PARKING SPACES

NOTE: Lot Nos. 37-49 have 20' long driveways which provide 2 additional parking spaces for each respective lot. This additional parking has not been identified to meet any parking requirements of the Code or this PUD. The use of driveways less than 20' is prohibited as depicted and designated on this PUD Plan.

SIDEWALKS:

- Lot 4 is impacted by a six (6) square foot encroachment of a private sidewalk/pedestrian pathway into the Lot area. The encroachment does not impact the planned building footprint of the townhome building unit. The sidewalk segment has been designed with the encroachment for accessibility purposes associated with the affected lot or to provide adequate internal pedestrian connections and circulation that meets ADA accessibility requirements. The impacted portion of Lot 4 will be platted with a sidewalk easement for the purposes of granting public access over and across the portion of Lot 4 and identifying the maintenance obligations of the Homeowner's Association.
- Sidewalks have been identified as extending to individual townhome lots. These depictions are for informational purposes only. Final locations of sidewalk extensions into the individual lots will be determined at the time of site plan approval.
- 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 five inches (5"). 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") but may, at the developer's discretion, be reduced to a thickness no less than four inches (4").

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT) RMH RESIDENTIAL MEDIUM HIGH TARGET DENSITY 10-13 DU/AC
 CURRENT LAND USE: VACANT/ UNDEVELOPED
 PROPOSED LAND USE: SINGLE-FAMILY ATTACHED RESIDENTIAL WITH THREE (3) & FOUR (4) UNIT TOWNHOME STRUCTURES; LANDSCAPE, DRAINAGE, & UTILITY TRACTS/EASEMENTS; OPEN SPACE; TRAIL CORRIDORS & PEDESTRIAN FACILITIES; DRAINAGE FACILITIES; AND SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	5.4 AC
PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS	49 D.U.
FINAL PROPOSED (NET) DENSITY	9.83 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY ATTACHED RESIDENTIAL (49 LOTS)	1.68 AC	31.1%
LANDSCAPE	1.36 AC	25.19%
OPEN SPACE	1.02 AC	18.89%
PUBLIC STREETS (ROW DEDICATED WITH FUTURE PLAT)	0.42 AC	7.78%
PRIVATE STREETS	0.95 AC	17.59%
TOTAL	5.4 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE, 5.4 AC X .15 = 0.81ACRES
 TOTAL OPEN SPACE PROVIDED IS 18.9% = 1.02 ACRES

PUD MODIFICATIONS

- A PUD Modification of Section 8.4.4.C & E (Public Roads Required & Private Road Allowances) of the EPC Land Development Code to permit the use of private roads subject to the PUD process. The use of the private roads requires authorization by the PUD and approval by the BOCC. Private roads will be constructed with a modified design in accordance with the modification approval process.
- A PUD Modification is required to establish a cross section for use as private alley where no standard or cross section exists. The PUD includes a request for authorization to use private roads. A design modification is requested to establish a private road cross section and standard for use in the development. A detail of the cross section is provided in the details section of this Plan.
- A PUD modification of Section 8.4.6.C-1.g) Blanket Utility Easements Prohibited is required to provide blanket utility easements over Tracts 'A' through 'R', inclusively, in lieu of typical 5' side and 7' rear yard utility easements to provide flexibility for utility providers and the developer to coordinate the design and installation of affected utilities. Easements shall include non-exclusive rights for gas, electricity, drainage, telephone, and cable providers. Primary easements for all utility holders are provided within standard ROW cross section easements and within easements included within private road cross sections.

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 for more information regarding review and approval by the architectural control committee.

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, a Colorado Limited Liability Company

Authorized Agent, Manager

STATE OF COLORADO)
) S.S.
 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.

Chair, Board of County Commissioners Date

Director, Planning and Community Development Date

Clerk and Recorder Certification

STATE OF COLORADO)
) S.S.
 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. _____.

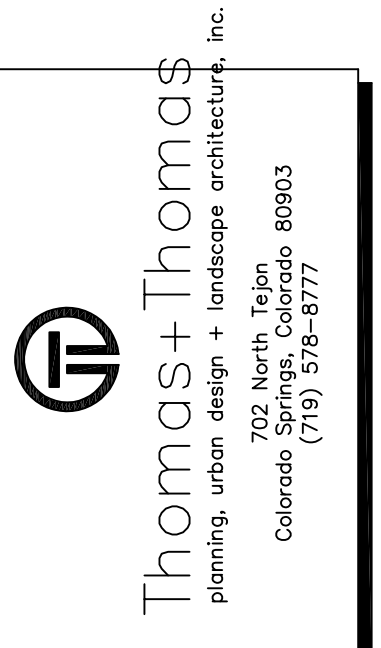
El Paso County Clerk and Recorder

SHEET INDEX:

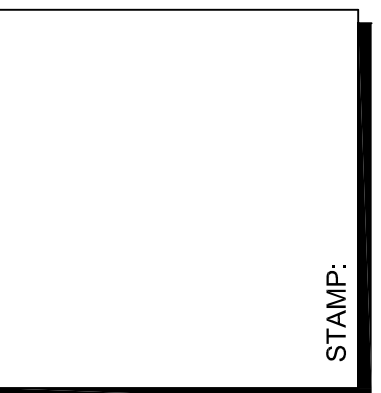
- P1 PUD COVER SHEET
- P2 TRACT DETAILS
- P3 LOT/UNIT & PARKING DETAILS
- P4 TRACT & OPEN SPACE DETAILS
- P5 STREET DETAILS
- P6-7 PUD SITE PLAN
- L1-4 LANDSCAPE PLAN

OWNERS:
 LORSON LLC NOMINEE FOR HEIDI LLC
 212 N WAHSATCH, SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 635-9200

PREPARED BY:
 KIMLEY-HORN
 2 NORTH NEVADA AVENUE, SUITE 300
 COLORADO SPRINGS, CO 80903
 (719) 578-8777



CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PUD & PRELIMINARY PLAN El Paso County, Colorado



REV #	DATE	REVISIONS
1	04.08.19	1ST COMMENT REVIEW REVISIONS
2	08.16.19	2ND COMMENT REVIEW REVISIONS
3	10.21.19	3RD COMMENT REVIEW REVISIONS
4	1.2.20	4TH COMMENT REVIEW REVISIONS
5		
6		

DESIGNED	STB	DATE
DRAWN	STB	04.11.19
CHECKED	JEH	04.11.19
PROJECT NUMBER:		2816.16

PUD COVER SHEET & DETAILS P1 OF 11

CARRIAGE MEADOWS SOUTH FILING NO.2 (TRACT MAP & DETAIL DIAGRAM)

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TRACT TABLE

TRACT	SIZE	OPEN SPACE	LANDSCAPING	SIGNAGE/ PUBLIC IMPROVEMENTS	SIDEWALKS/ PEDESTRIAN ESMT	DRAINAGE/ DETENTION	PRIVATE DRIVES/ PRIVATE ROADS/ & PARKING	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	2,257 SF	X	X	X	X	X		X	HOA	HOA
B	1,342 SF	X	X	X	X	X		X	HOA	HOA
C	7,043 SF	X	X	X	X	X		X	HOA	HOA
D	945 SF	X	X	X	X	X		X	HOA	HOA
E	2,835 SF	X	X	X	X	X		X	HOA	HOA
F	2,638 SF	X	X	X	X	X		X	HOA	HOA
G	11,892 SF	X	X	X	X	X		X	HOA	HOA
H	10,414 SF	X	X	X	X	X		X	HOA	HOA
I	5,237 SF	X	X	X	X	X		X	HOA	HOA
J	12,923 SF		X	X	X	X		X	HOA	HOA
K	1,267 SF		X	X	X	X		X	HOA	HOA
L	262 SF		X	X	X	X		X	HOA	HOA
M	40,151 SF		X	X	X	X		X	HOA	HOA
N	3,037 SF		X	X	X	X		X	HOA	HOA
O	1,521 SF		X	X	X	X		X	HOA	HOA
P	24,431 SF			X	X	X	X	X	LRMD	LRMD
Q	11,400 SF			X	X	X	X	X	LRMD	LRMD
R	5,579 SF			X	X	X	X	X	LRMD	LRMD

TOTAL TRACT AREA: 145,174 SF (3.33 AC)

LRMD= LORSON RANCH METROPOLITAN DISTRICT
HOA= CARRIAGE MEADOWS SOUTH FILING NO. 2 HOMEOWNER'S ASSOCIATION
*X= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TOTAL OPEN SPACE TRACT AREA (TRACTS A THROUGH I): 44,603 SF (1.02 AC). CALCULATION DOES NOT INCLUDE ACREAGE FROM TRACTS J - R. LANDSCAPING WITHIN THESE TRACTS ARE FOR BUFFERING AND SCREENING PURPOSES AND ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS.

TOTAL DRAINAGE TRACT AREA (TRACT M): 40,151 SF (0.92 AC). THIS CALCULATION DOES NOT INCLUDE ACREAGE FROM TRACTS A-I, WHICH ARE OPEN SPACE TRACTS ONLY AND NOT INCLUDED IN DRAINAGE TRACT CALCULATIONS

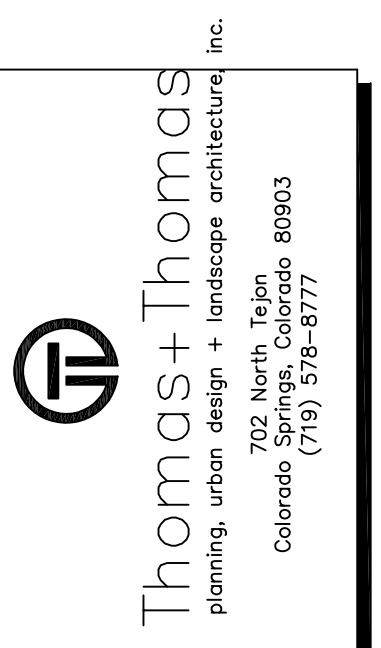
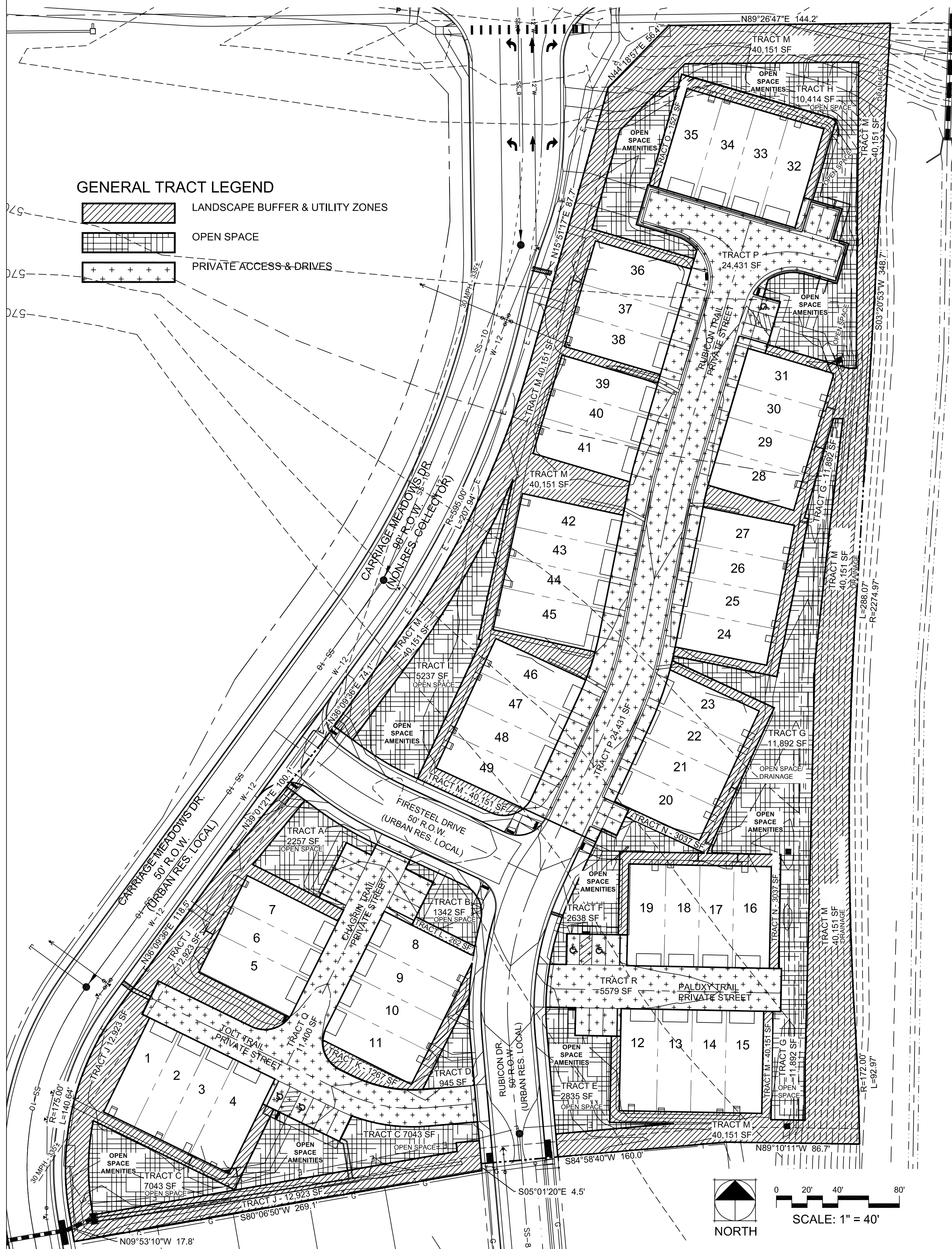
GENERAL TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

TRACT USE STANDARDS:

- Permitted Tract Uses include: Access (ingress/egress), private roads, mail kiosks, development signage, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment, trail corridors, pedestrian walkways & sidewalks.
- Tracts 'A' through 'R' inclusive, shall be platted with blanket utility easements to provide secondary locations for utility design and placement. Primary utility easements have been provided within utility easements located in the roadway cross sections. All utility design shall be coordinated with the respective utility service provider and subject to review by the Planning and Community Development Department for compliance with established LDC and ECM criteria regarding the design and location of utility service lines and associated appurtenances.
- All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Carriage Meadows South Filing No. 2 Homeowner's Association.
- Private Roads/Streets (ingress/egress): The following tracts are designated for use as private roads to provide access to rear loaded garages attached to each townhome unit. Private roads shall be constructed to the private road cross section located on the Street/Road detail sheet of this Plan. The use of private roads within the PUD requires authorization by the BOCC. The construction of roads that do not meet County/ECM standards requires review and recommendation of the modified cross section by the ECM and LDC administrators to and authorization by the BOCC.
- The following Tracts have been planned for use as private roads and will be owned and maintained by the Lorson Ranch Metropolitan District:
 - Tract P: Rubicon Trail, a private extension of Rubicon Drive (public street) from Firesteel Drive intersection, northward.
 - Tract Q: Toll Trail & Chagrin Trail
 - Tract R: Paluxy Trail
 - Parking is prohibited on Tracts, or portions thereof, except within designated /striped guest parking spaces and where driveways are 20' in length.
- Roadway Landscape Buffers:
 - Fontaine Boulevard: A Twenty-five-foot (25) landscape buffer adjacent to Fontaine Blvd for arterial road/street landscaping and buffering. Required roadway trees to be installed within the buffer at a ratio of 1/20 feet of linear frontage. A minimum of 1/3 of the required trees shall be evergreen.
 - Carriage Meadows Drive: A Fifteen-foot (15') roadway landscape buffer against collector road/street classification of Carriage Meadows Blvd against the western PUD edge. Required roadway trees to be installed within the buffer at a ratio of 1/30 feet of linear frontage. A minimum of 1/3 of the required trees shall be evergreen.
- Zoning District Boundary Landscape Buffer: A Fifteen-foot (15') zoning district landscape buffer to buffer against the planned townhome community (multifamily) and single-family residential uses located in Filing No. 1 Adjacent to the southern PUD boundary. Filing (single-family zone) located at the project's southern property boundary. Required landscape buffer trees is 1/30 linear feet of affected property boundary. A minimum of 1/3 of the required trees shall be evergreen.
- Landscaping located within existing or planned public rights-of-way shall be subject to a License agreement for private improvements in the public right-of-way.

OPEN SPACE TRACTS

- 1.02 AC, or 18.9% of the 5.4 AC site has been designated as open space to meet the PUD and multifamily open space requirements of the Code. Open space meeting this requirement has been designated within Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, and Tract I, inclusively. Remaining Tracts 'J' through 'R' permit landscaping, but are not included in the PUD open space requirement calculations.
- Areas of Required Landscaping:
 - Fontaine Boulevard streetscape
 - Carriage Meadows Drive streetscape
 - Zoning district boundary between planned townhome development and single-family residential (Carriage Meadows South at Lorson Ranch Filing No. 1).
 - Multi-family housing internal landscaping/open space requirements applied (15% internal landscaping) as most compatible to proposed townhome use and densities.
- All residential structures have been setback a minimum distance of 10' from all open space tracts.
- All open space amenities, including playground equipment, gazebos and pavilions, outdoor furniture and associated equipment, shall be owned and maintained by the Carriage Meadows South Filing No. 2 Homeowner's Association
- Open Space amenities may include:
 - Bike racks
 - Outdoor seating areas
 - Trail/open space legend
 - Pedestrian amenities
 - Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)
 - Other pedestrian/outdoor furniture amenities consistent with approved intent and purpose of this PUD and identified details provided herein. Introduction of additional outdoor/pedestrian amenities not listed or otherwise identified herein, shall be subject to determination of consistency by the PCD Director, and subject to PUD amendment if it is determined that the proposed amenities are outside of the scope and/or character of approved outdoor/pedestrian amenities.



CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 PUD & PRELIMINARY PLAN
 El Paso County, Colorado

REV #	REVISIONS	DATE
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3	3RD COMMENT REVIEW REVISIONS	10.21.19
4	4TH COMMENT REVIEW REVISIONS	11.2.20
5		
6		

DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER:		2816.16
SCALE:		AS NOTED

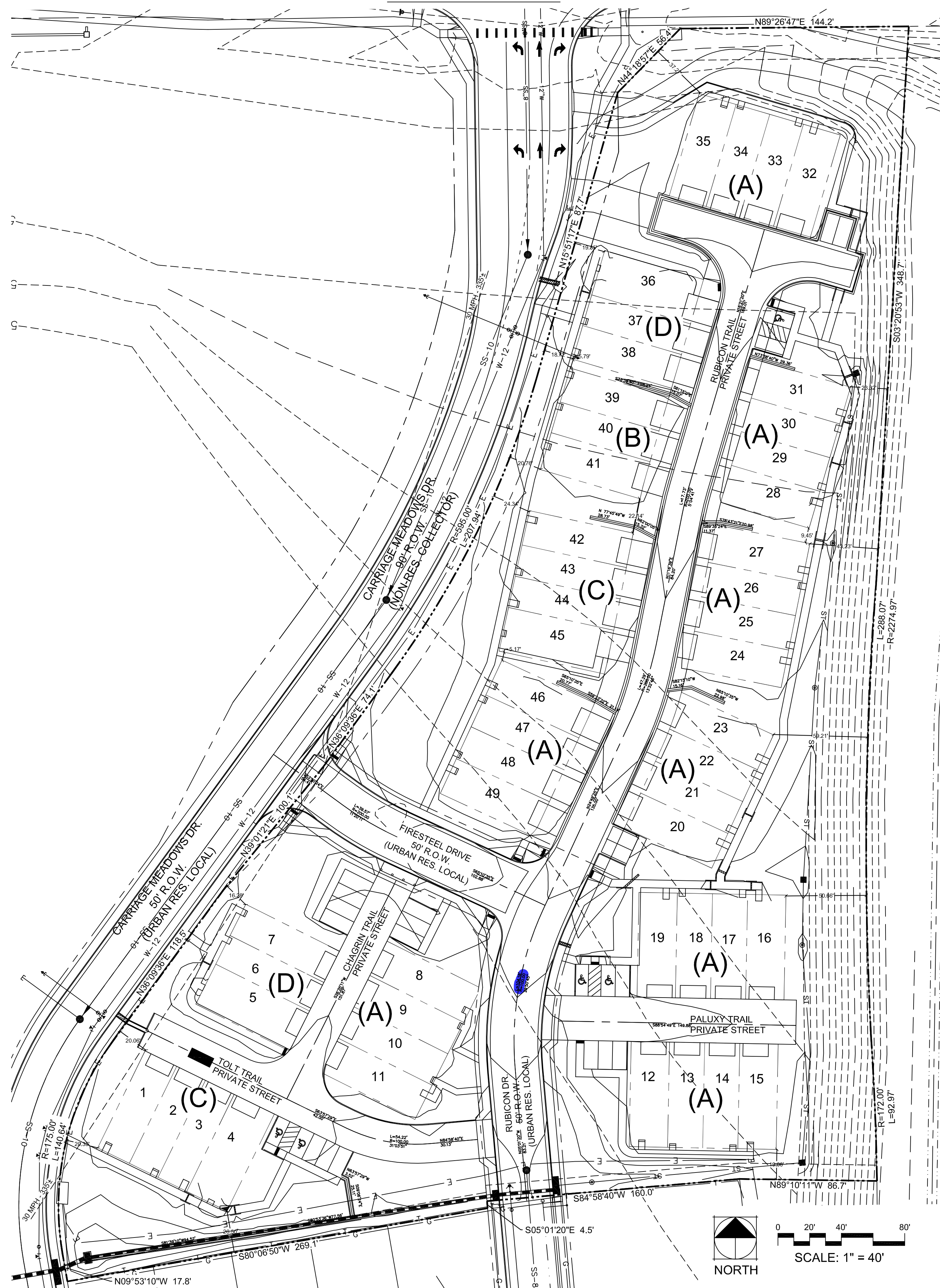
TRACT DETAILS

CARRIAGE MEADOWS SOUTH FILING NO.2 (TYPICAL LOT/UNIT DIAGRAM)

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

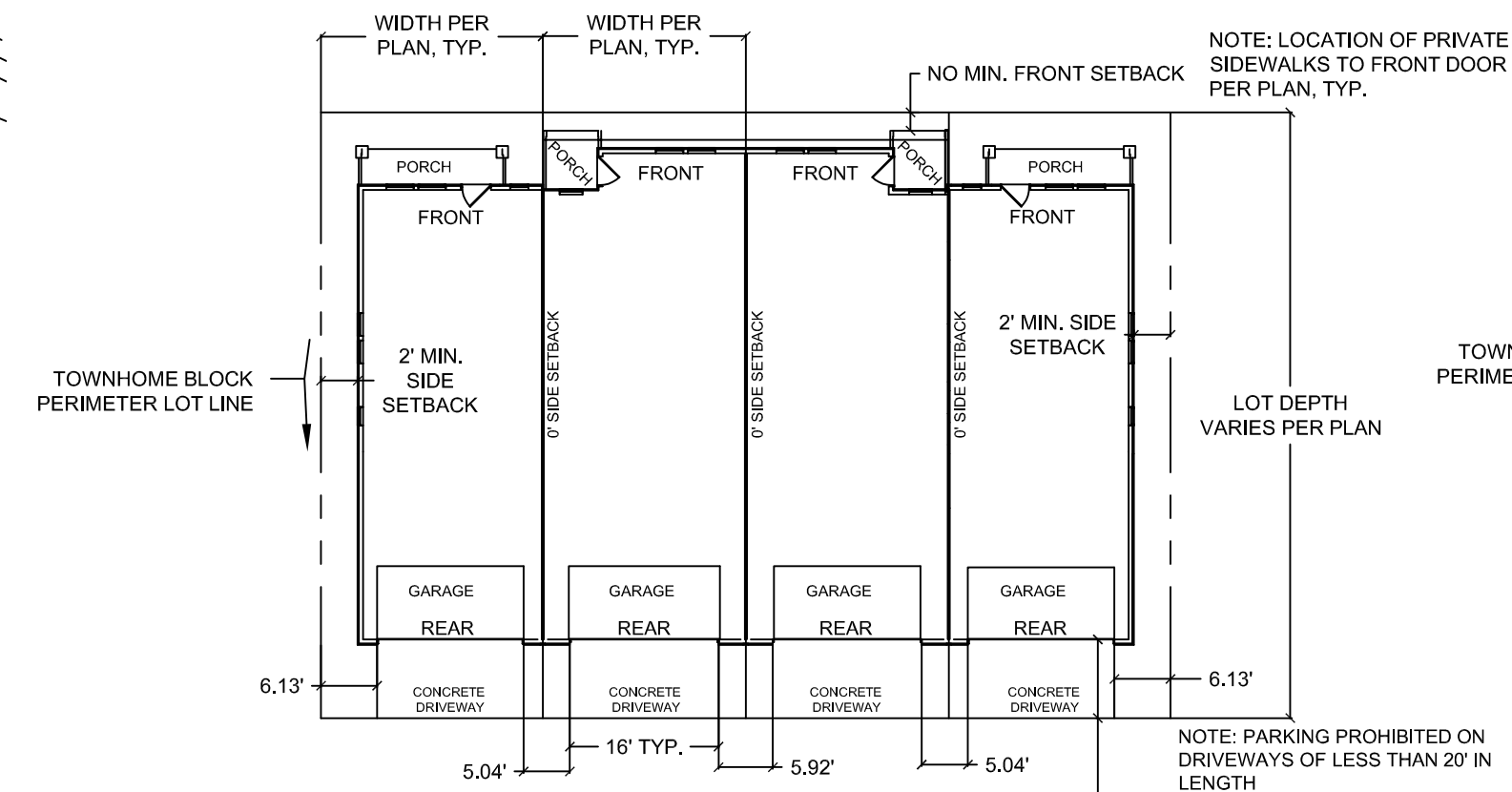
A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

UNIT TYPE MAP

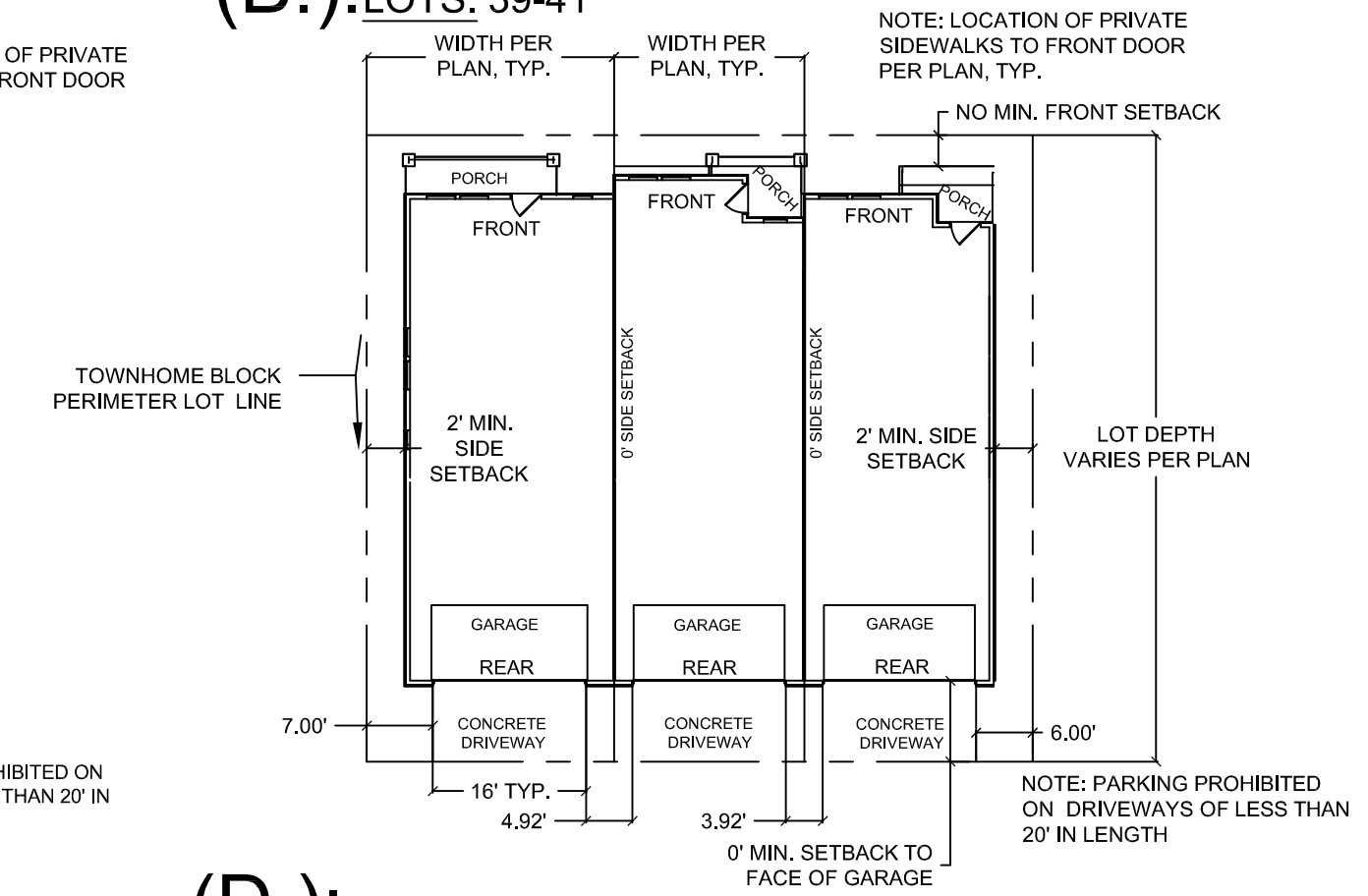


TYPICAL LOT DIAGRAMS

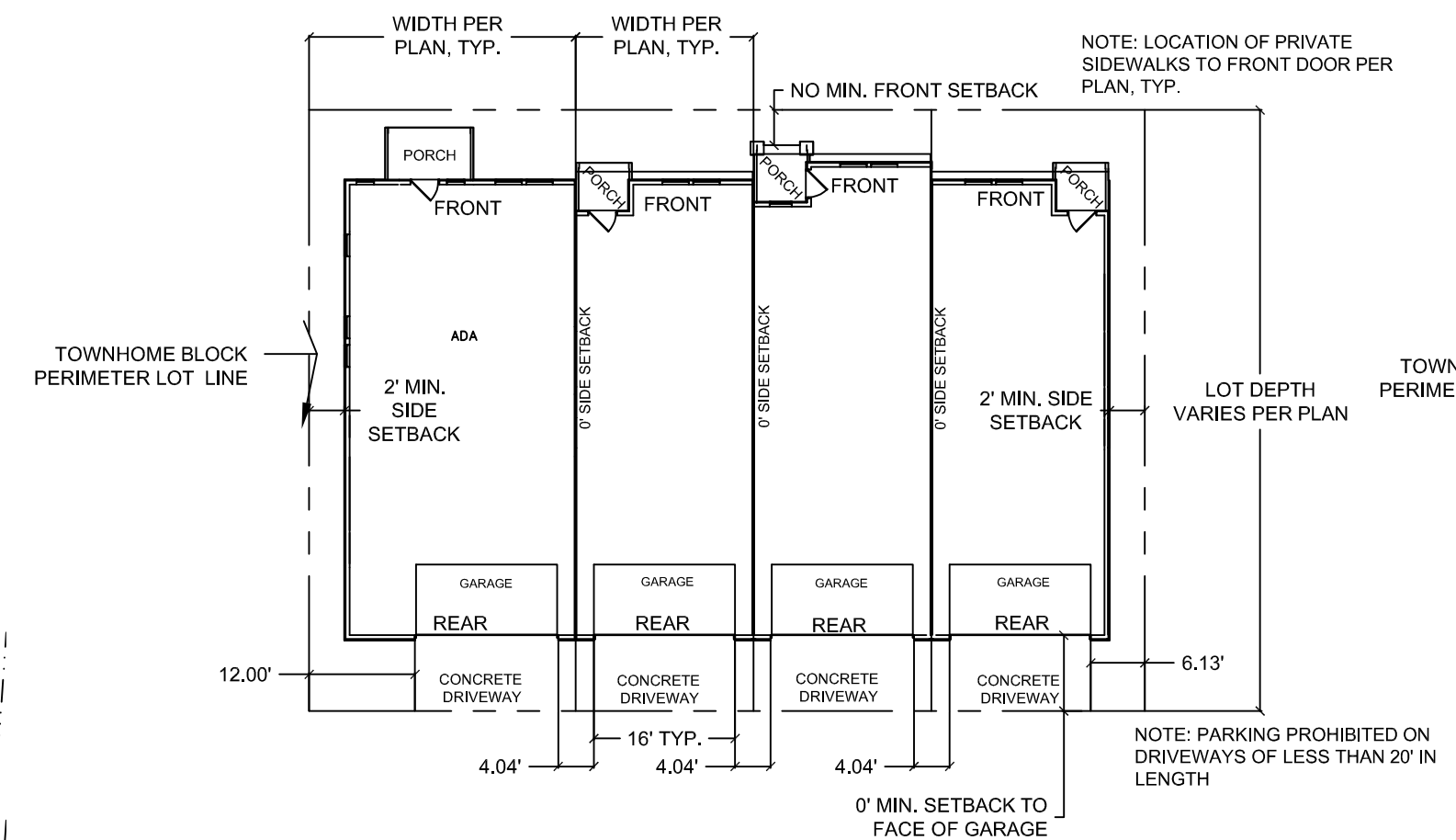
(A.): LOTS: 8-35, 46-49



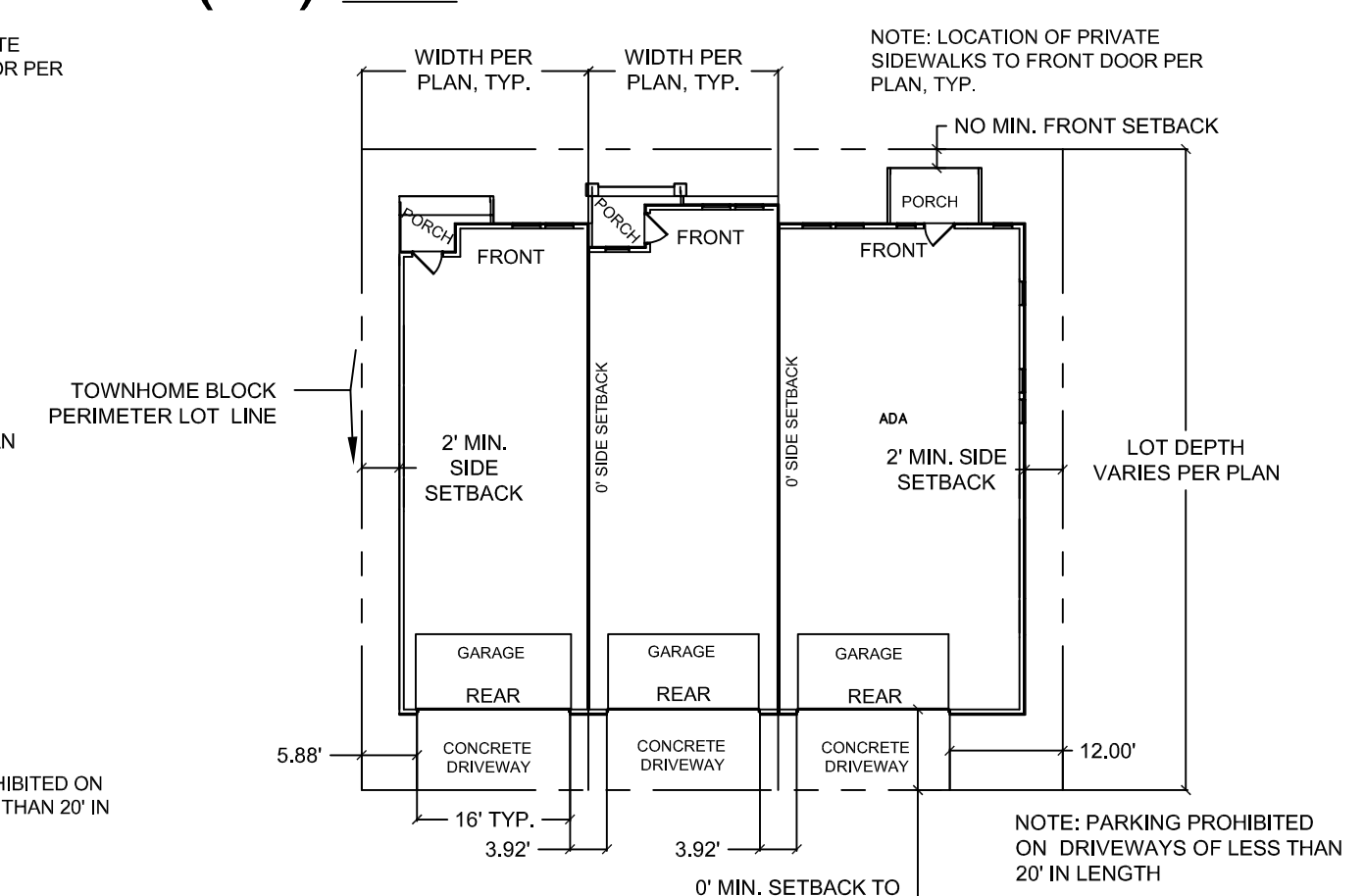
(B.): LOTS: 39-41



(C.): LOTS: 1-4, 42-45



(D.): LOTS: 5-7, 36-38



NOTE: ALL TOWNHOME BUILDING GROUPS ARE SEPARATED TEN FEET (10') FROM ADJACENT OPEN SPACE TRACTS BY LANDSCAPE TRACTS J THROUGH O. SAID OPEN SPACE TRACTS AND/OR PORTIONS THEREOF PROVIDE REQUIRED TEN FOOT (10') BUFFER/SETBACKS BETWEEN PLANNED BUILDINGS AND ADJACENT OPEN SPACE TRACTS. SEE TRACT TABLE AND DETAILS FOR ADDITIONAL INFORMATION.

Driveways & Parking

- All planned driveways within the PUD are for the purpose of facilitating vehicular passage from private alleyways and streets to the individual lots, specifically, to the designated parking areas for each lot which is located within the attached 2-car garage.
- Parking of motor vehicles is permitted on driveways which are Twenty-foot (20') in length and have been identified on the plan.
- Parking or any form of vehicle storage is not permitted on driveways less than Twenty-feet (20') in length, as restricted by the PUD and associated notes.
- Parking, storage, or standing of boats or recreational vehicles is prohibited on any driveway within this PUD.
- Guest and/or visitor parking has been provided via eighteen (18) designated standard visitor parking spaces together with five (5) additional ADA accessible spaces. A total of 23 guest spaces have been provided inclusive of standard and accessible spaces.

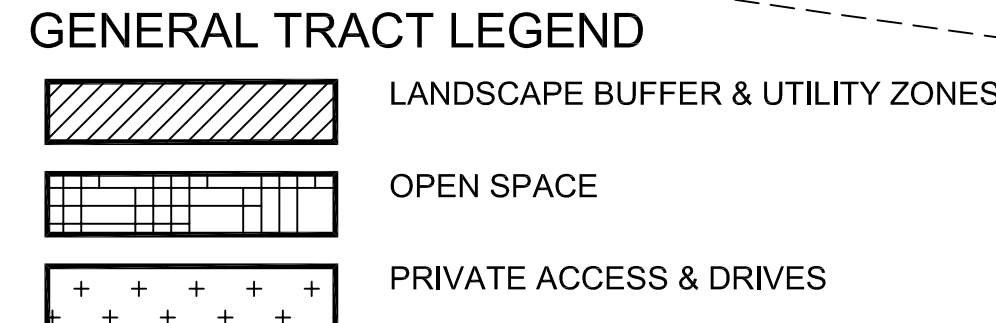
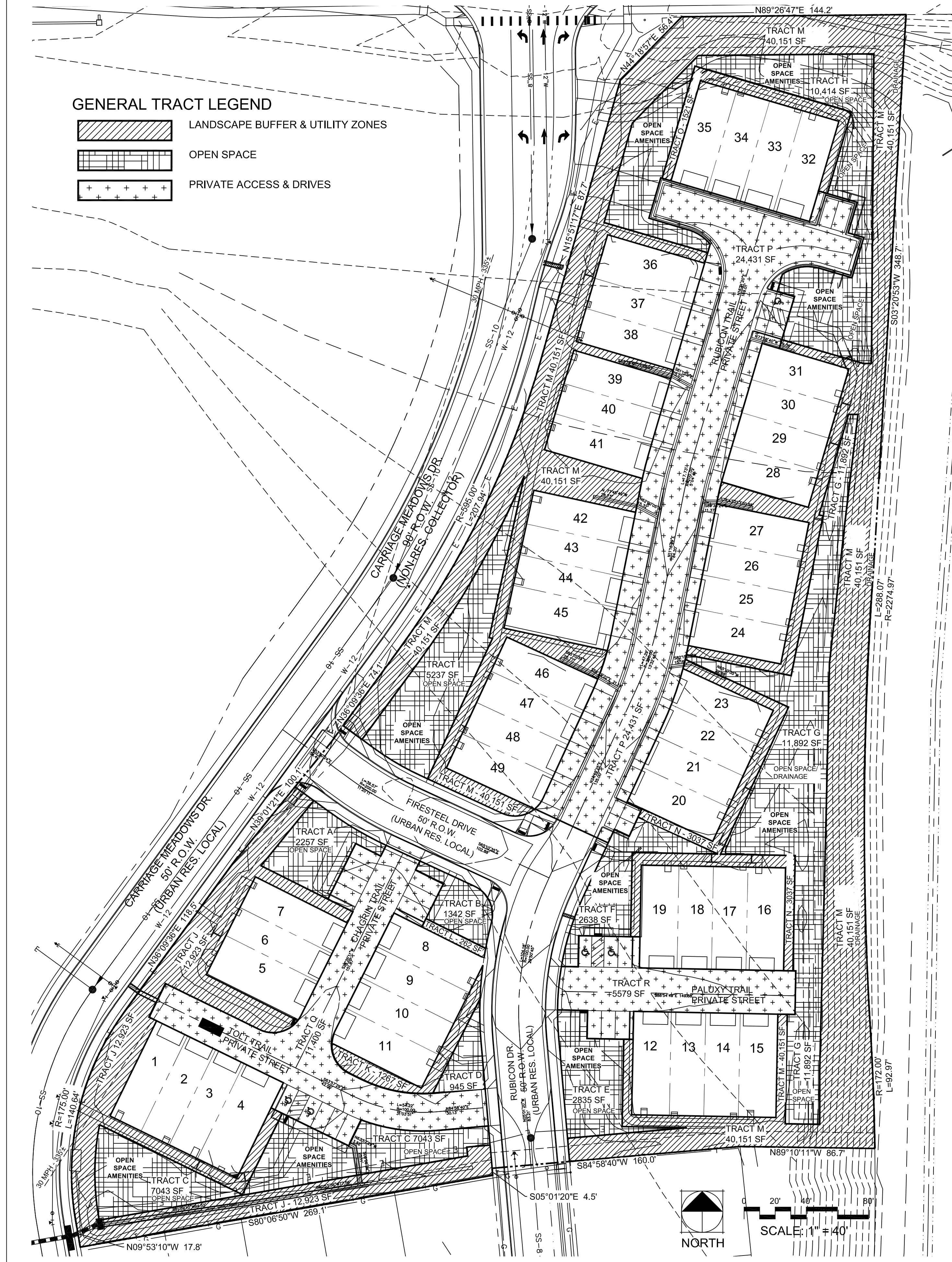
REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
4	4TH COMMENT REVIEW REVISIONS	01.02.20
5	5TH COMMENT REVIEW REVISIONS	02.05.2020
6		

DESIGNED	STB	DATE
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER:		2816.16
SCALE:		AS NOTED

CARRIAGE MEADOWS SOUTH FILING NO.2 (TRACT & OPEN SPACE DIAGRAM)

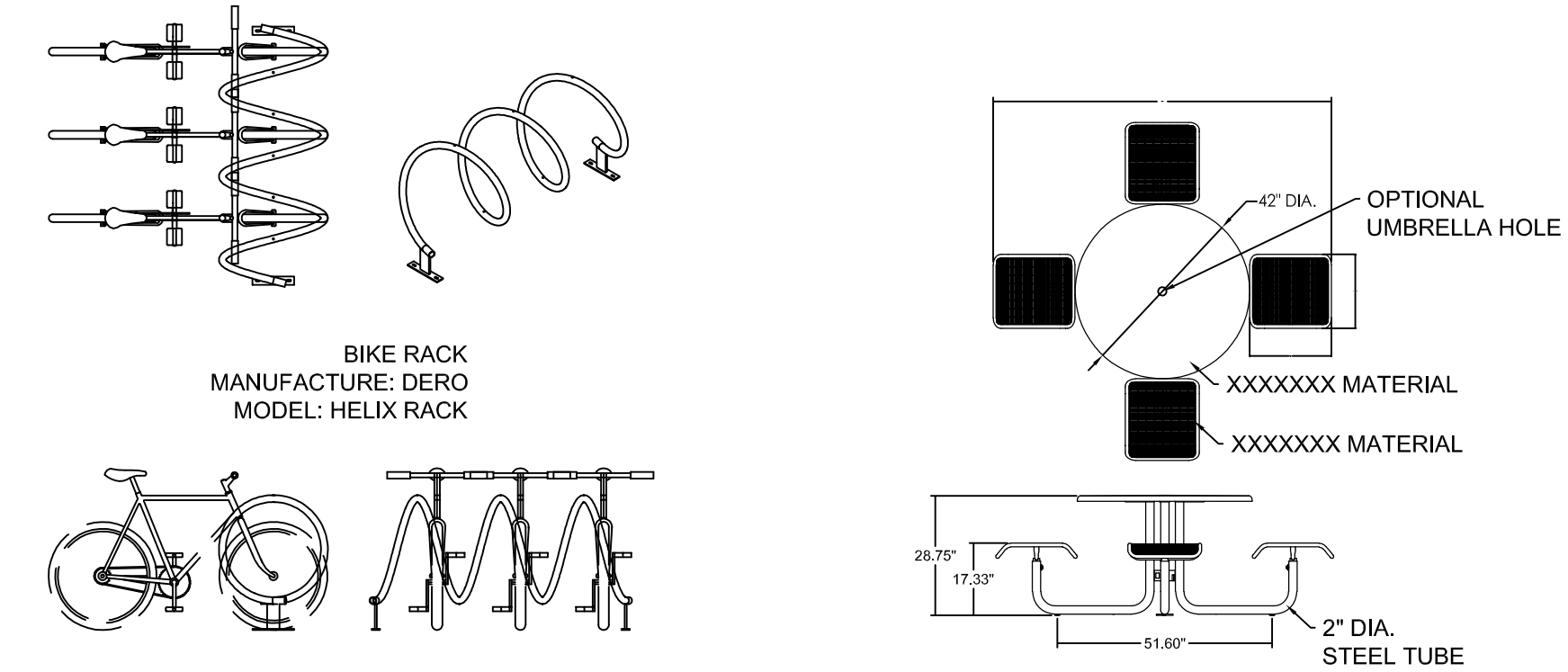
A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



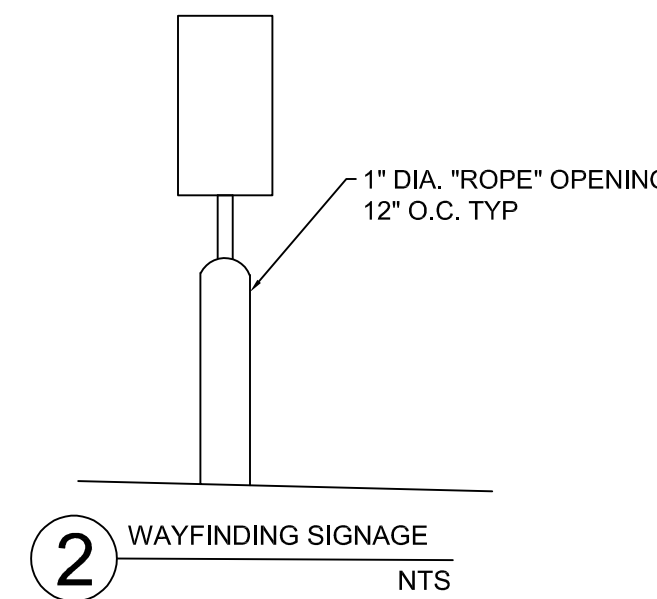
OPEN SPACE AMENITIES NOTES

- OPEN SPACES SHALL BE EQUIPPED AND FURNISHED WITH A COMBINATION OF TYPICAL AMENITIES ELEMENTS CONTAINED IN THE TYPICAL OPEN SPACE/COMMUNITY AMENITIES DETAILS (BELOW). THE FINAL AMENITY CONFIGURATION OF INDIVIDUAL OPEN SPACES WILL BE DETERMINED IN COOPERATION WITH FUTURE RESIDENTS/LOT OWNERS, HOMEOWNERS ASSOCIATION, AND THE LORSON RANCH METROPOLITAN DISTRICT.

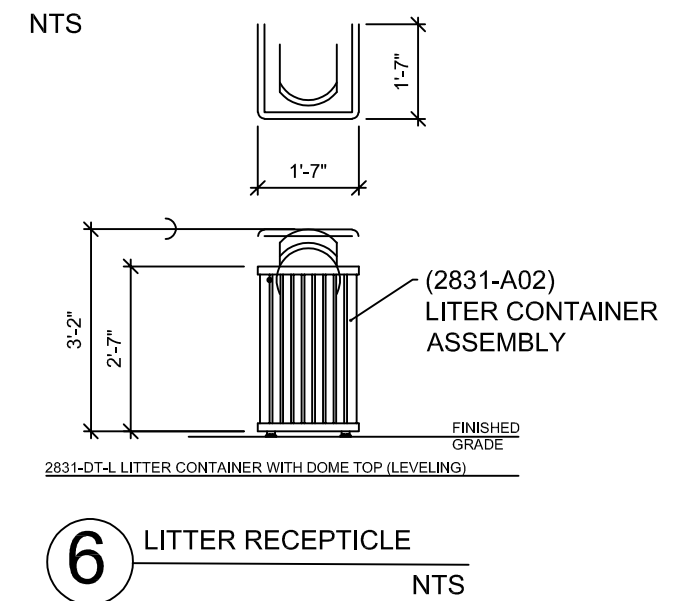
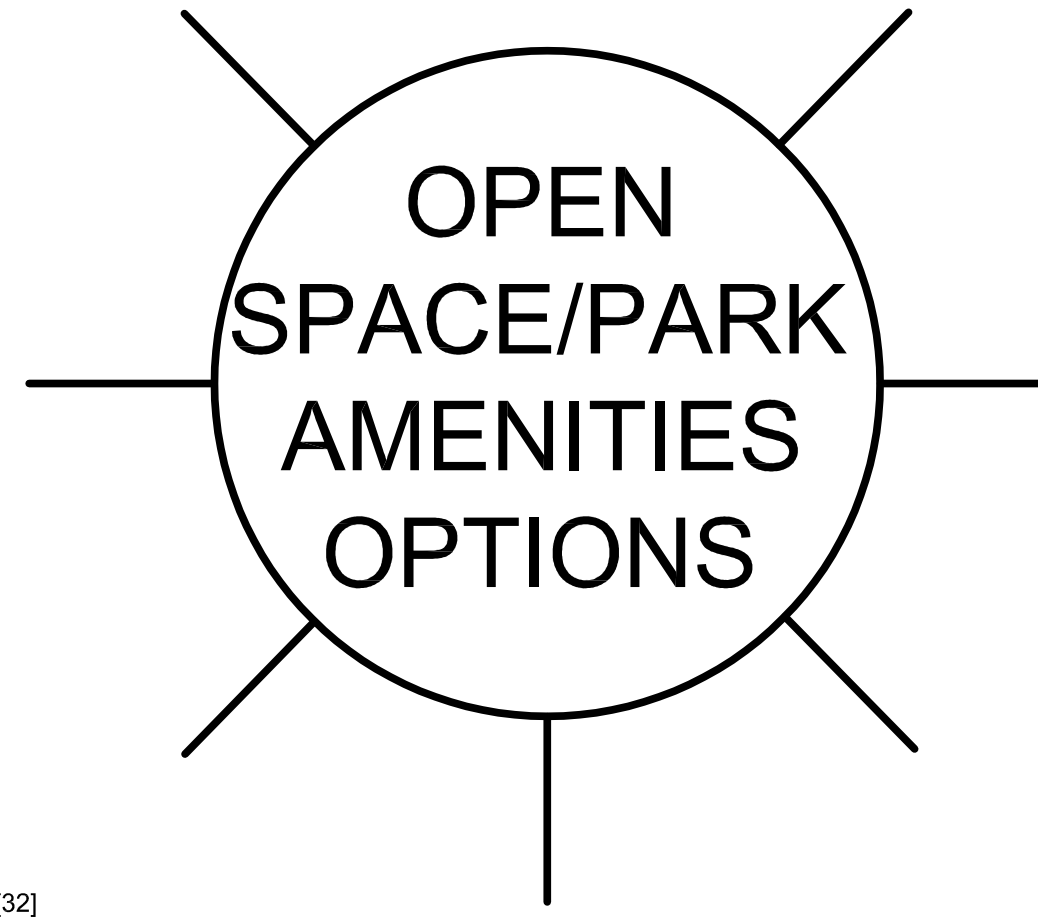


1 BICYCLE RACK (TYPICAL) DETAIL NTS

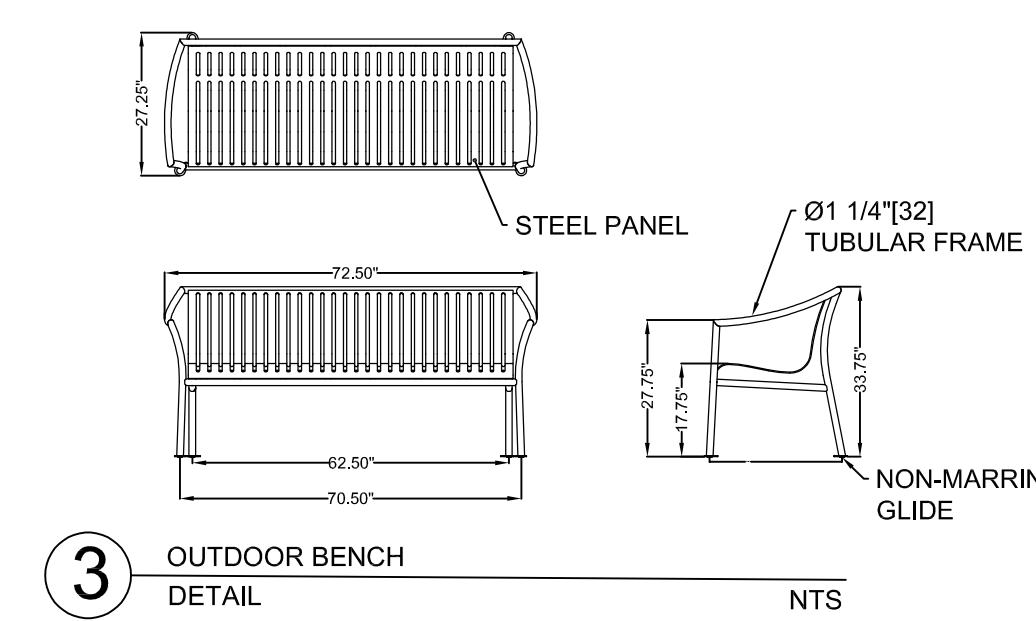
7 SEATED PICNIC TABLE (TYPICAL) DETAIL NTS



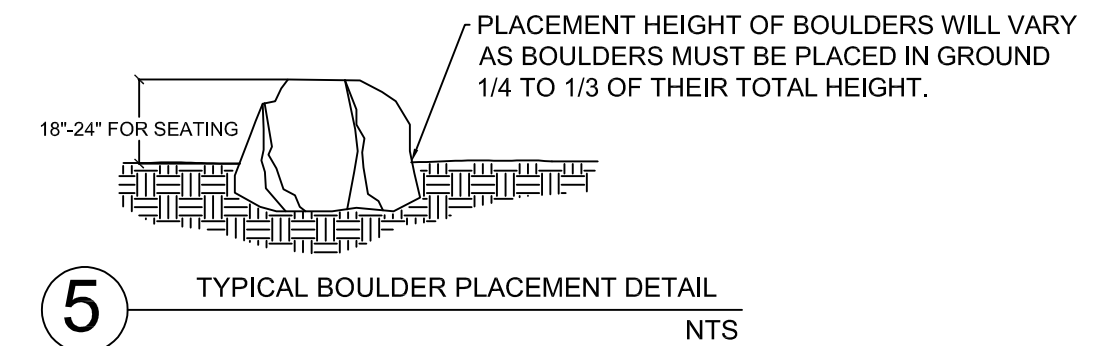
2 WAYFINDING SIGNAGE DETAIL NTS



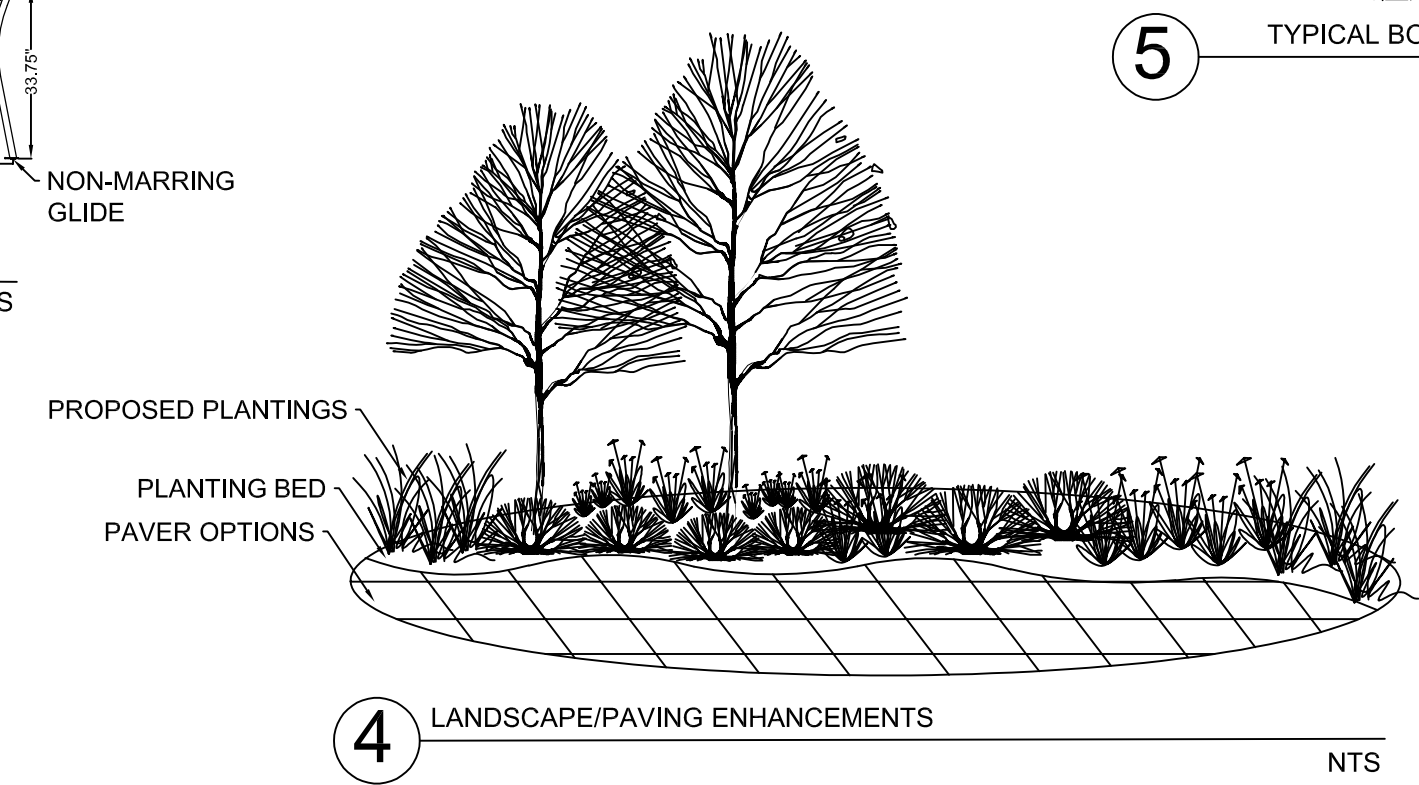
6 LITTER RECEPTICLE DETAIL NTS



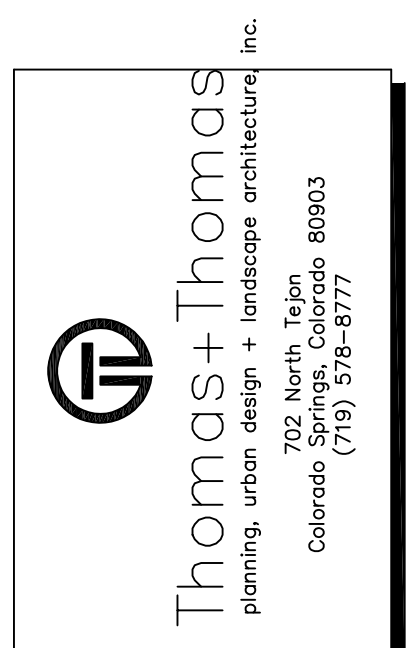
3 OUTDOOR BENCH DETAIL NTS



5 TYPICAL BOULDER PLACEMENT DETAIL NTS



4 LANDSCAPE/PAVING ENHANCEMENTS DETAIL NTS



CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PUD & PRELIMINARY PLAN
El Paso County, Colorado

REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
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5		
6		

DESIGNED	STB	04.11.19
DRAWN	STB	04.11.19
CHECKED	J.H.	04.11.19
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SCALE:		AS NOTED

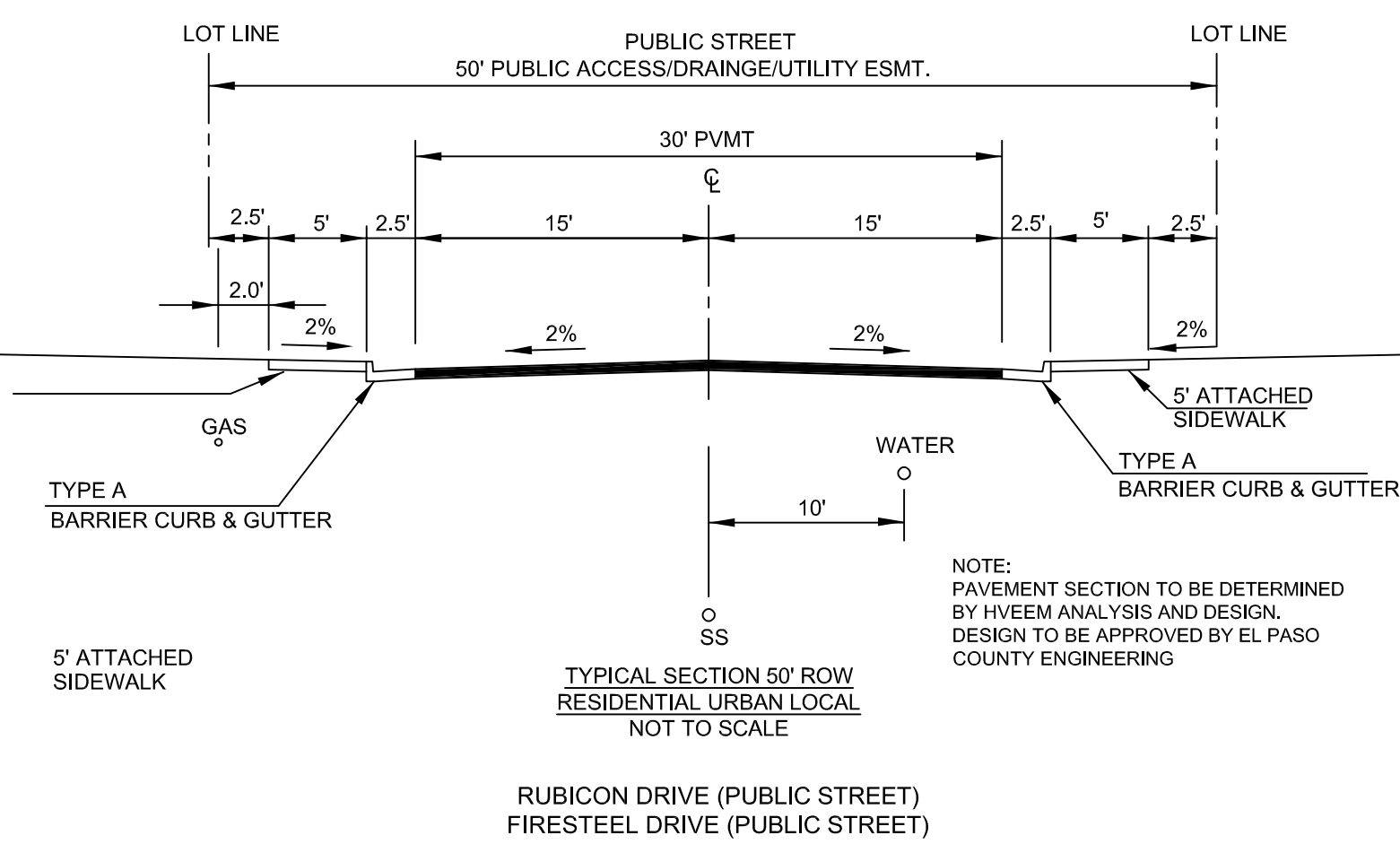
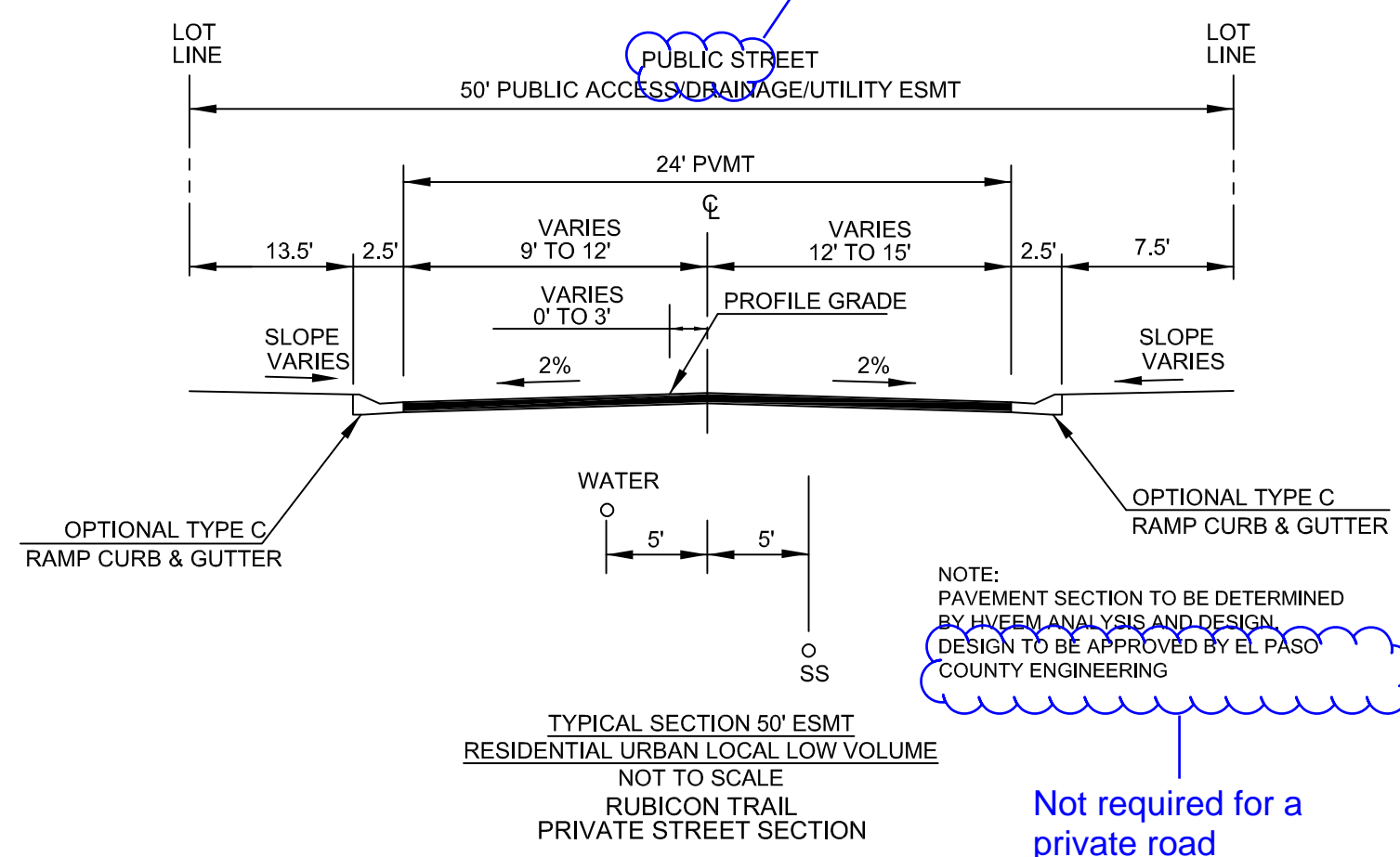
TRACT & OPEN SPACE P4 OF 11

CARRIAGE MEADOWS SOUTH FILING NO.2 (PUBLIC & PRIVATE STREET DIAGRAM)

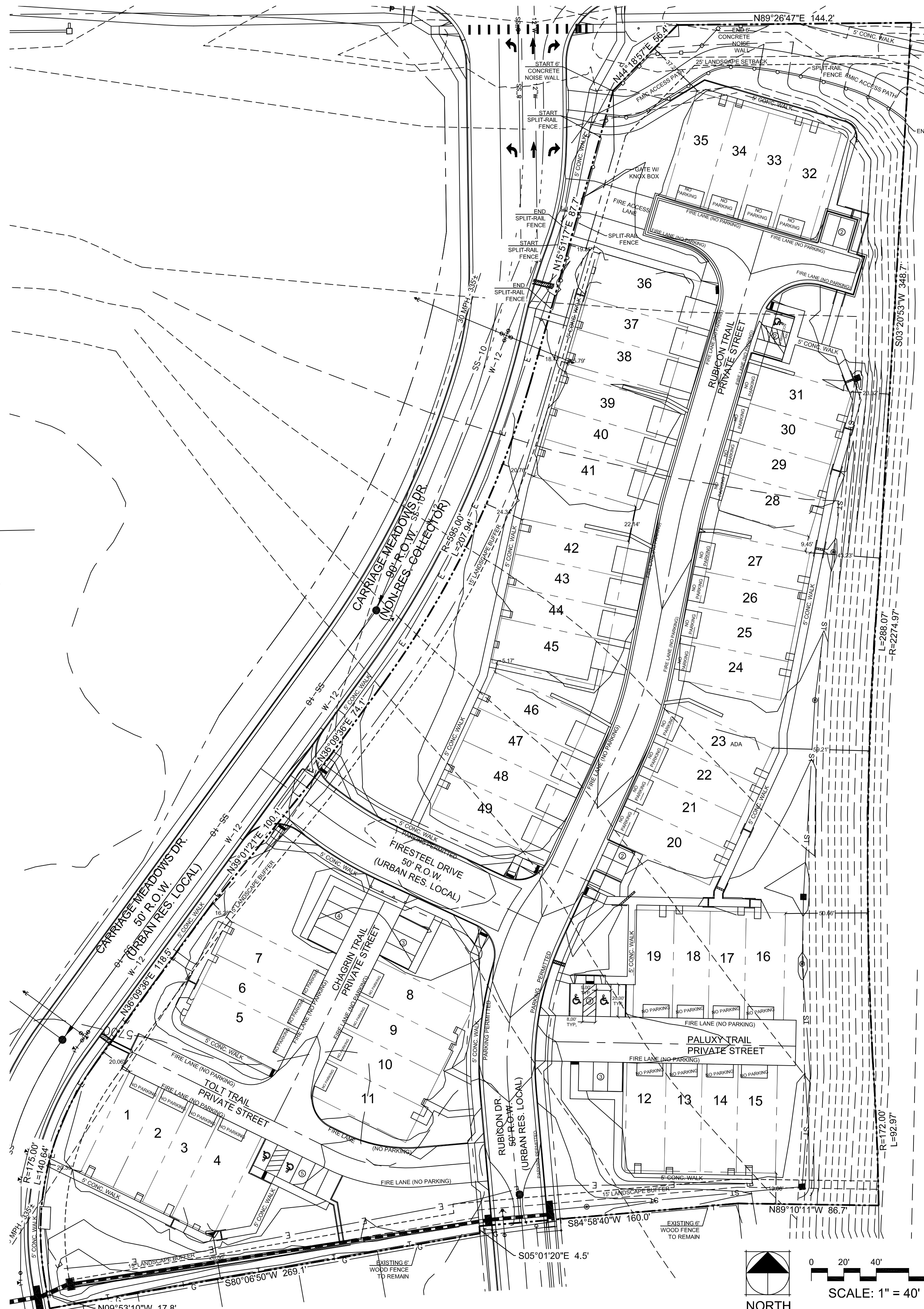
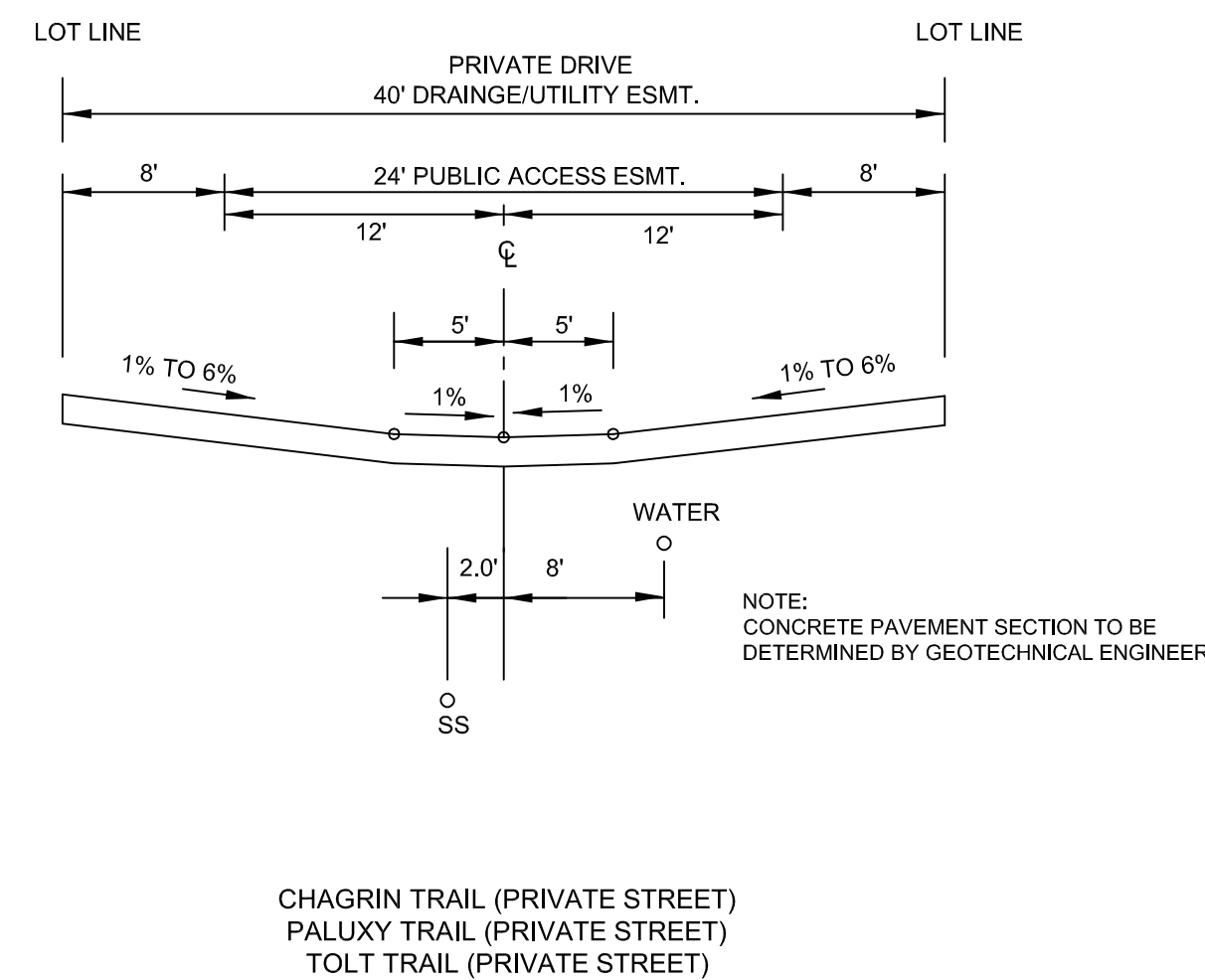
A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TYPICAL STREET CROSS-SECTIONS



PUD DESIGN MODIFICATION:
The private road cross section is presented as a PUD design modification to introduce a new cross section for use within the development subject recommendation by ECM & LDC administrators and BOCC approval. (SEE MODIFICATION JUSTIFICATION AND DISCUSSION IN LETTER OF INTENT AND PUD DEVELOPMENT PLAN COVER NOTES)



STREETS DETAILS

PLANNED PUBLIC & PRIVATE ROAD IMPROVEMENTS, ROW DEDICATIONS AND ADJUSTMENTS:

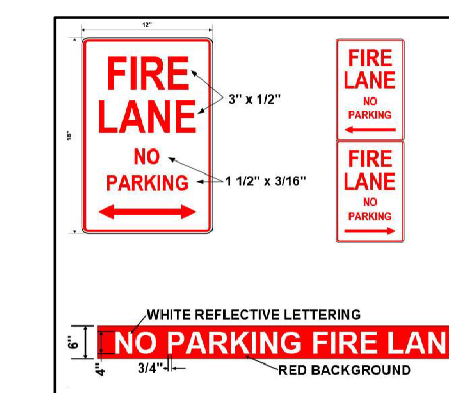
- Expansion of adjacent segment of Carriage Meadows Drive from Eighty-foot (80') ROW to Ninety-foot (90')
- Proposed cross section to include required travel lanes, turn lanes, accel/decel lanes, stormwater, and pedestrian facilities to include sidewalks, ramps per standard & associated trail corridor connections
- ROW vacation/reconfiguration to be completed in association with and/or concurrently with final plat review and approval. ROW vacation will require approval by the BOCC
- Striping for travel and turn lanes for Carriage Meadows Dr. depict future build-out conditions that will be constructed with the development of the adjacent commercial land use.

PLANNED PUBLIC ROADS INCLUDE:

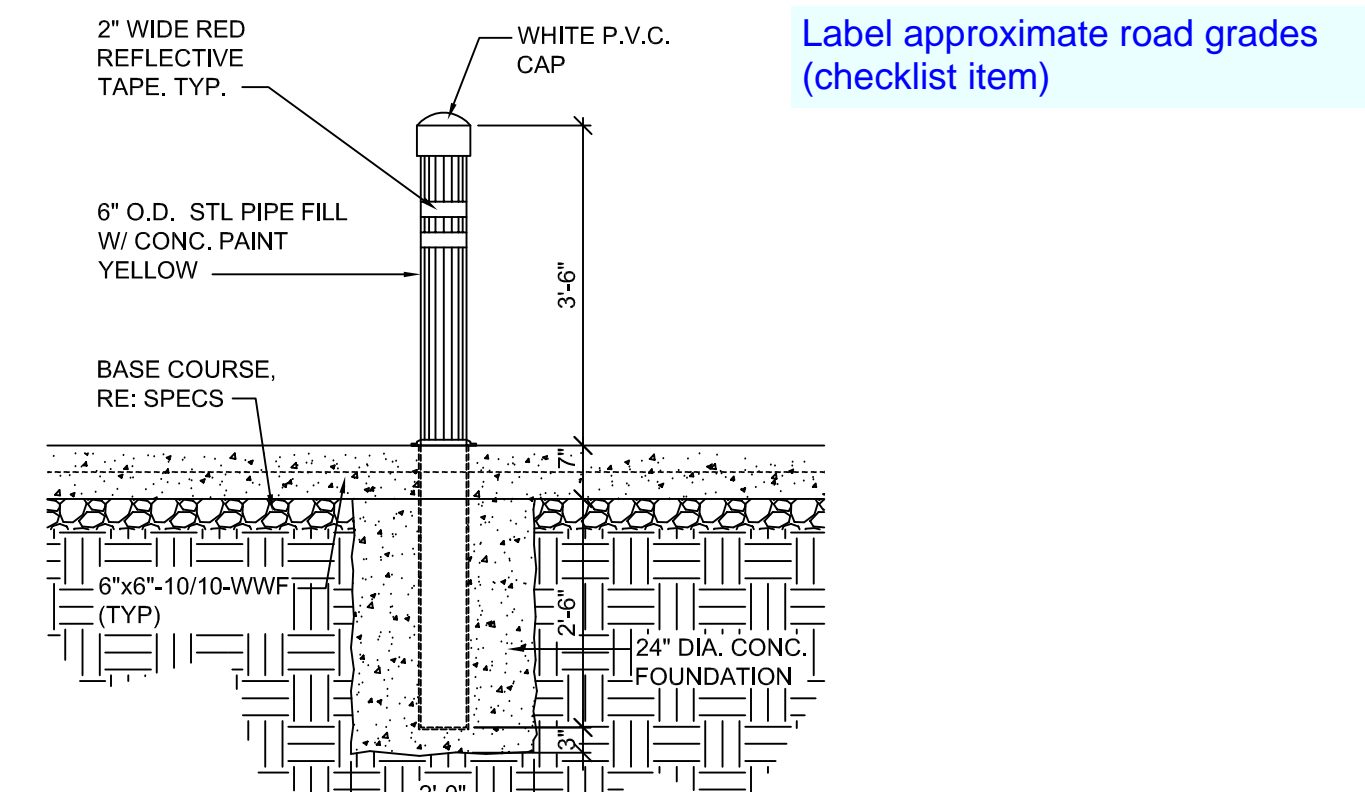
- Firesteel Drive (planned public): 50' urban low volume residential local
- Rubicon Drive (planned public): 50' urban low volume residential local (extended northward from southern plan boundary to intersection with Firesteel Drive; private street north of intersection)

PRIVATE STREETS:

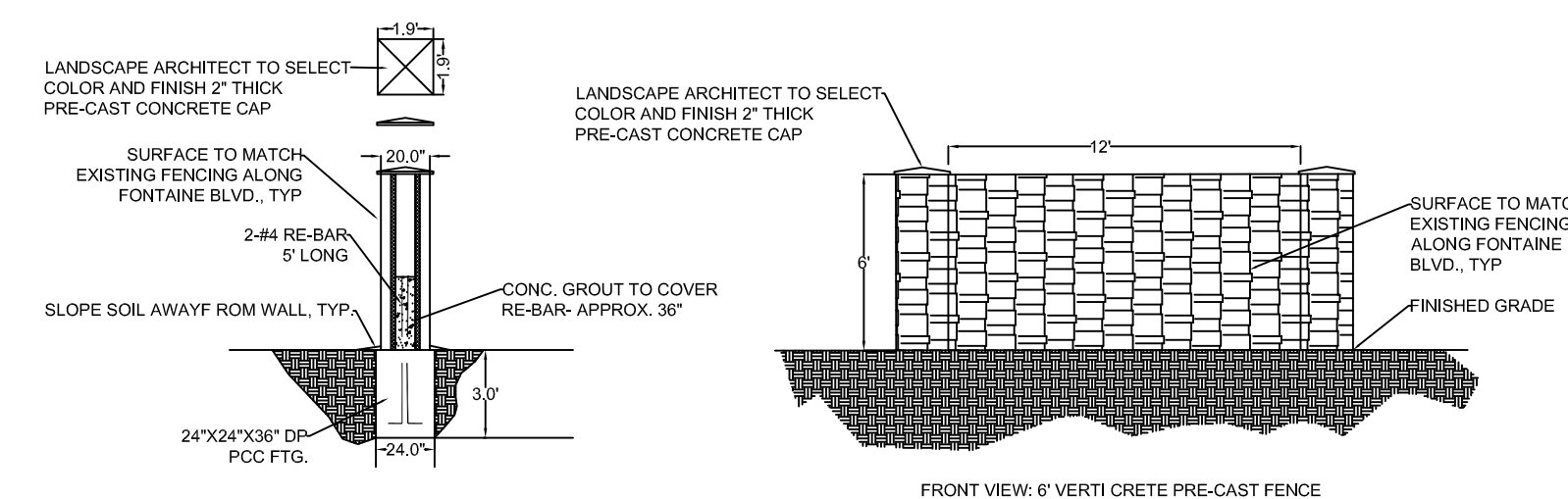
- PUD authorization for use of private roads included in request
- PUD Modifications for private road cross sections. No alley cross section is provided in the ECM; therefore, a modification is required to propose a new cross section for use as an alley. (See PUD modification details for proposed alley cross section.)
- Private roads include:
 - Tolt Trail
 - Chagrin Trail
 - Paluxy Trail
 - Northern ±452 feet of Rubicon Trail (from Firesteel intersection northward)



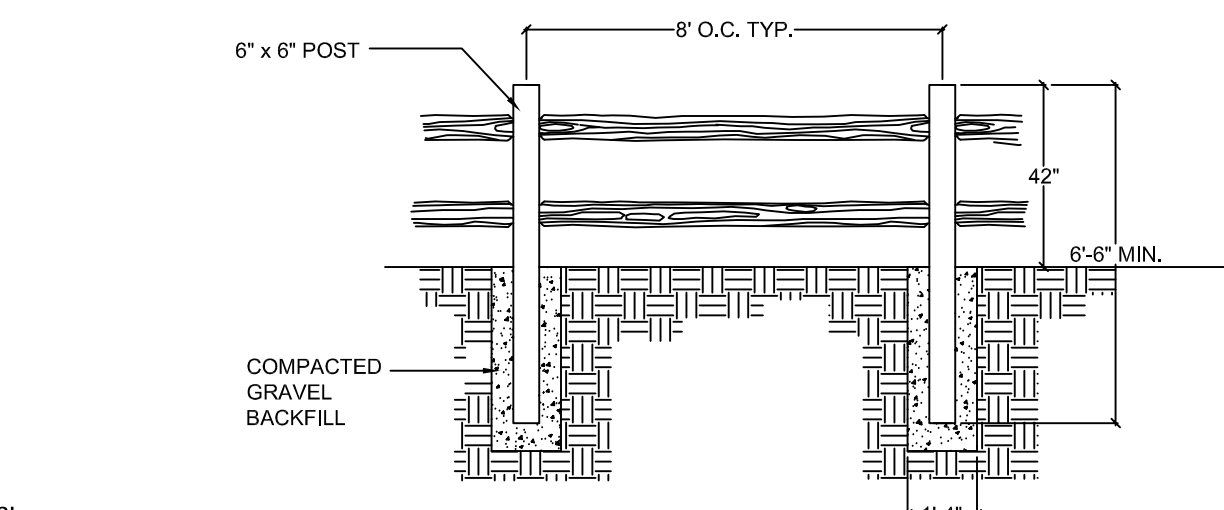
1 FIRE LANE/NO PARKING SIGN DETAIL



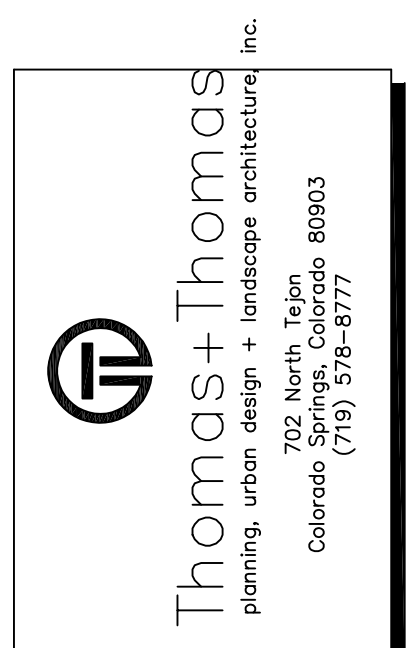
2 TYPICAL REMOVABLE BOLLARD DETAIL



3 CONCRETE NOISE WALL DETAIL



4 SPLIT-RAIL FENCE DETAIL



CARRIAGE MEADOWS SOUTH AT LORSON RANCH FIL NO. 2 PUD & PRELIMINARY PLAN
El Paso County, Colorado

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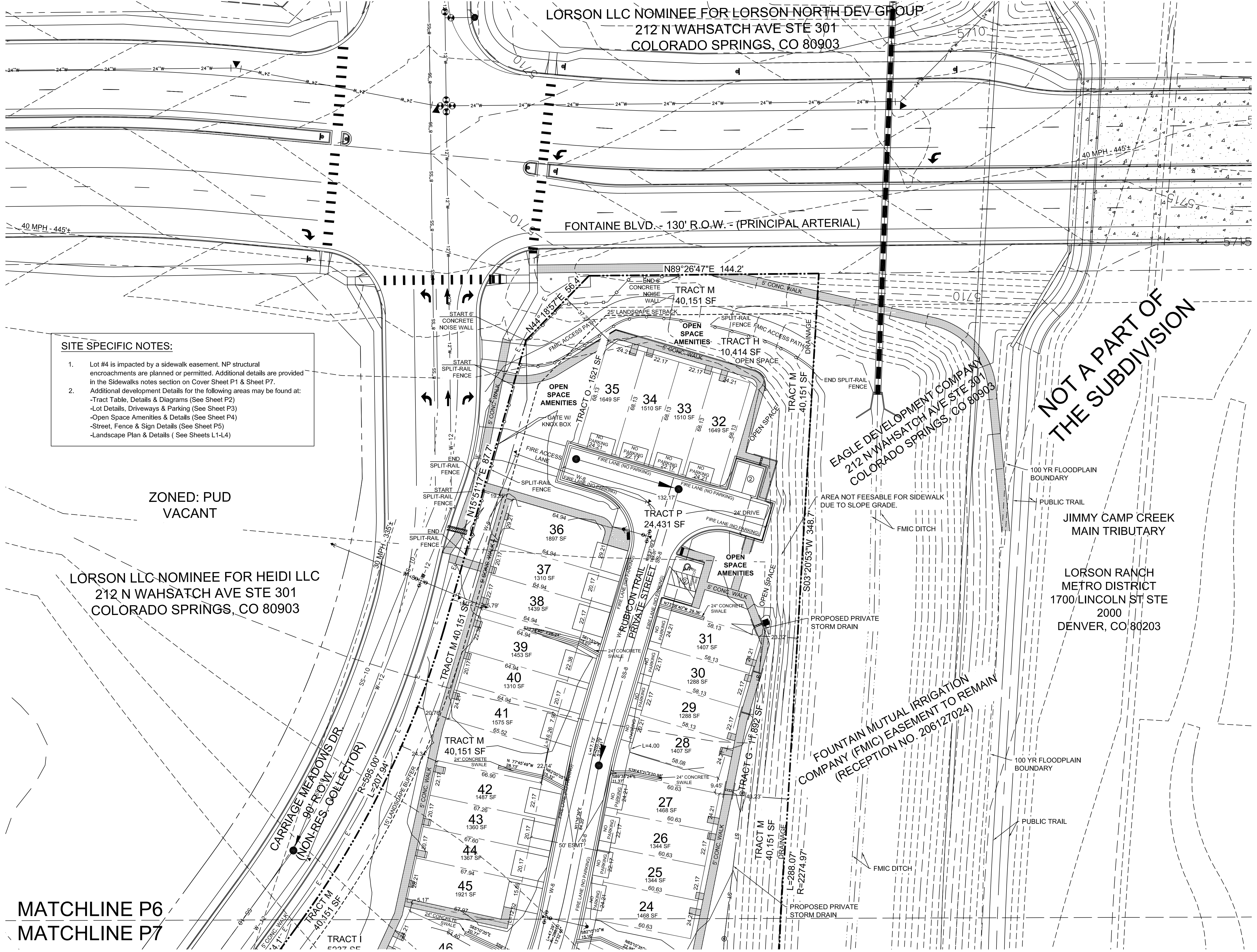
DESIGNED	STB	DATE
DRAWN	JH	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER:		2816.16

STREET DETAILS

CARRIAGE MEADOWS SOUTH FILING NO.2

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SITE SPECIFIC NOTES:

- Lot #4 is impacted by a sidewalk easement. NP structural encroachments are planned or permitted. Additional details are provided in the Sidewalks notes section on Cover Sheet P1 & Sheet P7.
- Additional development Details for the following areas may be found at:
 - Tract Table, Details & Diagrams (See Sheet P2)
 - Lot Details, Driveways & Parking (See Sheet P3)
 - Open Space Amenities & Details (See Sheet P4)
 - Street, Fence & Sign Details (See Sheet P5)
 - Landscape Plan & Details (See Sheets L1-L4)

Label approximate road grades (checklist item)

ZONED: PUD VACANT

LORSON LLC-NOMINEE FOR HEIDI LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

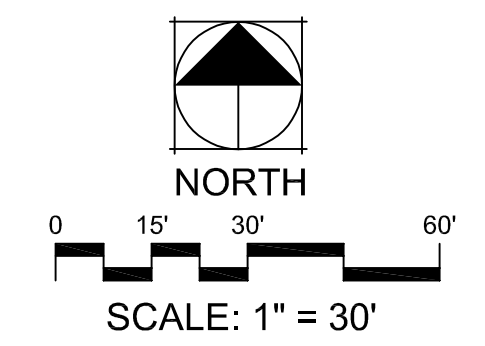
FOUNTAIN MUTUAL IRRIGATION COMPANY (FMIC) EASEMENT TO REMAIN (RECEPTION NO. 206127024)

NOT A PART OF THE SUBDIVISION

JIMMY CAMP CREEK MAIN TRIBUTARY

LORSON RANCH METRO DISTRICT
1700/LINCOLN ST STE 2000
DENVER, CO 80203

MATCHLINE P6
MATCHLINE P7



PCD FILE NO.: PUDSP-19-5

Thomas + Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

CARRIAGE MEADOWS SOUTH
AT LORSON RANCH FIL 2
PUD & PRELIMINARY PLAN
El Paso County, Colorado

REV #	REVISIONS	DATE
1		
2		
3		
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PROJECT NUMBER:	2816.16	
SCALE:	AS NOTED	

PUD SITE PLAN
P6 OF 11

CARRIAGE MEADOWS SOUTH FILING NO.2

A PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

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MATCHLINE P6
MATCHLINE P7

ZONED: PUD
VACANT

LORSON LLC NOMINEE FOR HEIDI LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

SITE SPECIFIC NOTES:

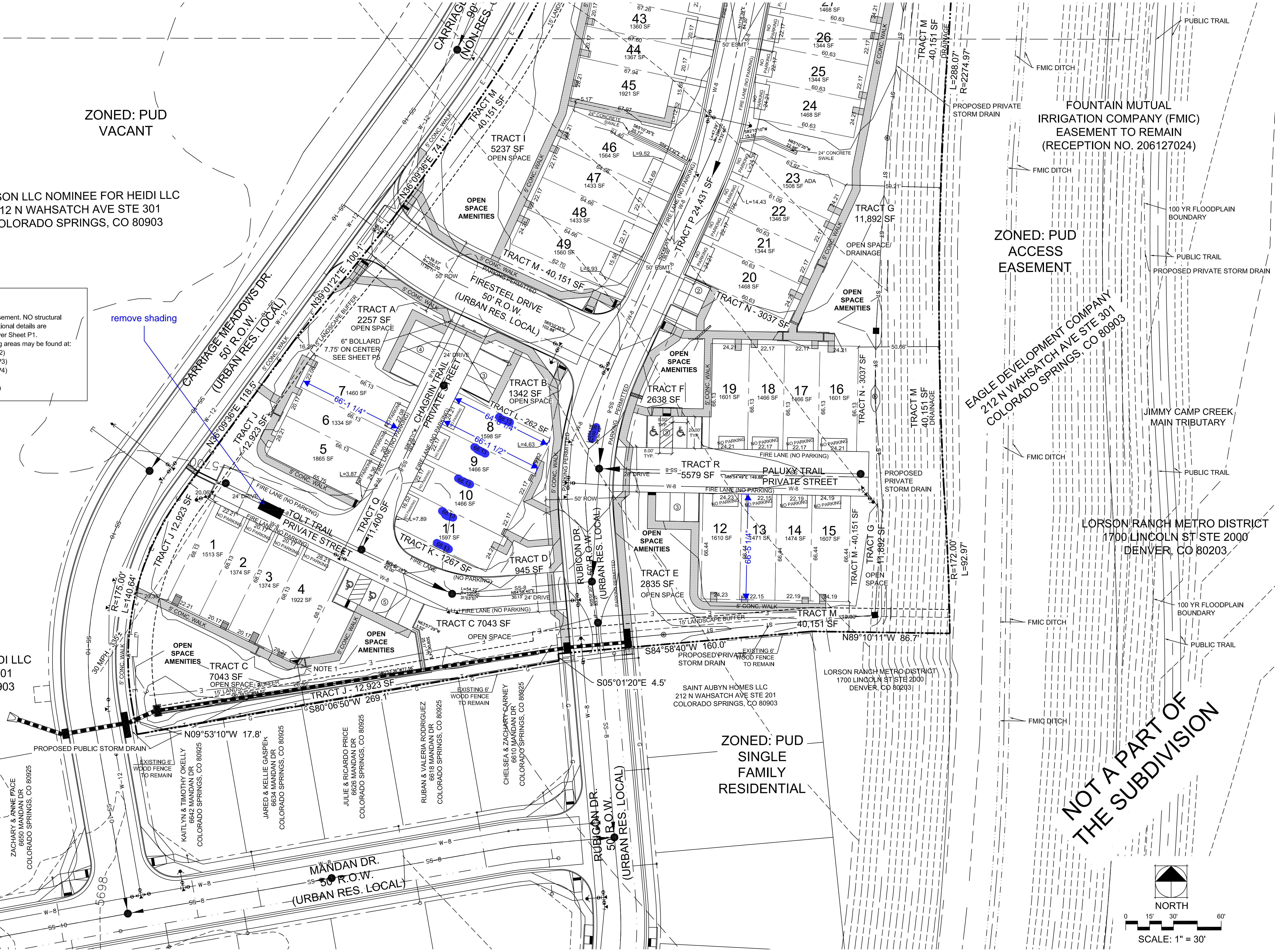
- 6 S.F. of Lot #4 is impacted by a sidewalk easement. NO structural encroachments are planned or permitted. Additional details are provided in the Sidewalks notes section on Cover Sheet P1.
- Additional development Details for the following areas may be found at:
-Tract Table, Details & Diagrams (See Sheet P2)
-Lot Details, Driveways & Parking (See Sheet P3)
-Open Space Amenities & Details (See Sheet P4)
-Street, Fence & Sign Details (See Sheet P5)
-Landscape Plan & Details (See Sheets L1-L4)

remove shading

EXISTING PRIVATE DETENTION FACILITY OWNED & MAINTAINED BY THE METRO DISTRICT

LORSON LLC NOMINEE FOR HEIDI LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

ZONED: PUD
SINGLE FAMILY
RESIDENTIAL



FOUNTAIN MUTUAL IRRIGATION COMPANY (FMIC) EASEMENT TO REMAIN (RECEPTION NO. 206127024)

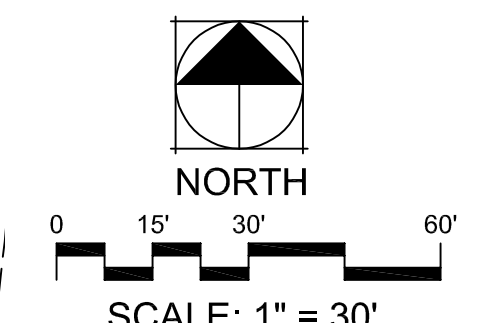
ZONED: PUD
ACCESS
EASEMENT

EAGLE DEVELOPMENT COMPANY
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

LORSON RANCH METRO DISTRICT
1700 LINCOLN ST STE 2000
DENVER, CO 80203

ZONED: PUD
SINGLE FAMILY
RESIDENTIAL

NOT A PART OF
THE SUBDIVISION



PCD FILE NO.: PUDSP-18-5

Thomas+Thomas
planning, urban design + landscape architecture, inc.
703 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

CARRIAGE MEADOWS SOUTH
AT LORSON RANCH FIL 2
PUD & PRELIMINARY PLAN
El Paso County, Colorado

REV #	DATE	REVISIONS
1		
2		
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DESIGNED	STB	DATE
DRAWN	STB	04.11.19
CHECKED	JH	04.11.19
PROJECT NUMBER:	2816.16	
SCALE:	AS NOTED	

LORSON RANCH

A LANDSCAPE PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

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.
- ALL COMMON LANDSCAPE AND STREETScape PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METRO DISTRICT.

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.

SOILS ANALYSIS RECOMMENDATIONS :

- APPLY 3 CY/1,000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEDED DURING THE SAME SEASON.

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	CARRIAGE MEADOWS DR.	FONTAINE BLVD
ZONE DISTRICT BOUNDARY:	YES	NO
STREET CLASSIFICATION:	NON-ARTERIAL	PRINCIPAL ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	15' / 15'	25' / 25'
LINEAR FOOTAGE:	881'	172'
TREE/FEET REQUIRED:	1/ 15 LF	1/ 20 LF
NUMBER OF TREES REQUIRED/PROVIDED:	59 / 52	9 / 9
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	70 / 70	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	19 / 20	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	CM	FN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

STREET NAME OR PROPERTY LINE:	SOUTH
WIDTH IN FEET REQ./PROV.:	15' / 15'
LINEAR FOOTAGE	516'
TREE/FEET REQUIRED:	1/ 20 LF
BUFFER TREES REQ./PROV.:	26 / 26
DEC. TREES PROV.:	13
EVERGREEN TREES REQ./PROV.:	9 / 13
LENGTH OF OPAQUE STRUCTURE	516' EXISTING
BUFFER TREE ABBR. ON PLAN:	SB
% GROUND PLANE VEG. REQ./PROV.:	75%/75%

INTERNAL LANDSCAPING:

SITE AREA:	236,952 SF (5.44 AC)
OPEN SPACE REQUIRED (15%):	35,542 SF (0.82 AC)
OPEN SPACE PROVIDED:	44,603 SF (1.02 AC)
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	71 / 32
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	390 / 311
ORN. GRASS SUBSTITUTES REQ./PROV.:	158 / 158
INTERNAL PLANT ABBREVIATED ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

PLANT SCHEDULE:

TREES:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	SR	11	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac	15'-20'	15'-25'	2.5' caliper	B&B
	MI	7	Malus x 'Indian Summer'	Indian Summer Crabapple	15-20'	15-20'	2.5' caliper	B&B
	TA	26	Tilia americana 'Legend'	Legend American Linden	25'-35'	50-60'	2.5' caliper	B&B
	AT	9	Acer tataricum 'Hot Wings'	Tatarian Maple 'Hot Wings'	15'-20'	15'-20'	2.5' caliper	B&B
	GD	10	Gymnocladus dioica	Kentucky Coffee Tree	40-50'	50-60'	2.5' caliper	B&B
	CO	11	Celtis occidentalis 'Chicagoland'	Chicagoland Western Hackberry	30-40'	50-60'	2.5' caliper	B&B
Evergreen								
	PG	10	Picea glauca 'Densata'	Black Hills Spruce	15'-25'	20'-30'	6' HT	B&B
	PE	17	Pinus edulis	Pinon Pine	10'-20'	20'-30'	6' HT	B&B
	PN	18	Pinus nigra 'Komet'	Komet Columnar Austrian Pine	4-5'	15-20'	6' HT	B&B

SHRUBS:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	CN	6	Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	1-4'	1-4'	5 Gallon	Container
	BT	58	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	3-5'	3-5'	5 Gallon	Container
	BD	62	Buddleja davidii 'nanhoensis 'Mango'	Petite Indigo Butterfly Bush	4-5'	4-5'	5 Gallon	Container
	JA	11	Jamesia americana	Wadflower	4-5'	5-8'	5 Gallon	Container
	PA	61	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2-3'	2-3'	5 Gallon	Container
	RT	13	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	6-8'	6-8'	5 Gallon	Container
	RA	5	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	4-6'	1-3'	5 Gallon	Container
	SJ	49	Spiraea japonica 'Goldflame'	Goldflame Spirea	2-3'	2-3'	5 Gallon	Container
	SO	11	Symphoricarpos orbiculatus	Red Coralberry	4-5'	4-5'	5 Gallon	Container
	JH	30	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	4-6'	18'-24"	5 Gallon	Container
	PP	46	Picea pungens 'Roundabout'	Dwarf Globe Blue Spruce	2-3'	2-3'	5 Gallon	Container
	PM	17	Pinus mugo 'Big Tuna'	Big Tuna Mugo Pine	5-6'	6-8'	5 Gallon	Container
	AA	17	Amelanchier alnifolia	Saskatoon Serviceberry	8-12'	8-12'	5 Gallon	Container

GRASSES/PERENNIALS:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	MC	158	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	3-4'	3-4'	1 Gallon	Container

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALL OUT	DESCRIPTION
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation. ESTIMATED AREA-39,813 SF
	NATIVE SEED: PBSI Native Prairie mix: 25% Blue Grama, 25% Buffalo grass, 5% Green Needlegrass, 20% Sideoats Grama, 20% Western Wheatgrass, 1% Sand Dropseed ESTIMATED AREA-47,512 SF
	COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA-18,414 SF
	COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA-11,808 SF
	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'.

REV#	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
4		
5		
6		

DESIGNED	STB	04.08.19	AS NOTED
DRAWN	STB	04.08.19	
CHECKED	JH	04.08.19	
PROJECT NUMBER:		2816.16	
SCALE:			

LORSON RANCH

A LANDSCAPE PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

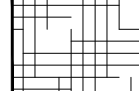

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

OPEN SPACE TRACT EXHIBIT

OPEN SPACE TRACTS

- 1.02 AC, or 18.9% of the 5.4 AC site has been designated as open space to meet the PUD and multifamily open space requirements of the Code. Open space meeting this requirement has been designated within Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, and Tract I, inclusively. Remaining Tracts J through R permit landscaping, but are not included in the PUD open space requirement calculations.
 - Areas of Required Landscaping:
 - a. Fontaine Boulevard streetscape
 - b. Carriage Meadows Drive streetscape
 - c. Zoning district boundary between planned townhome development and single-family residential (Carriage Meadows South at Lorson Ranch Filing No. 1).
 - d. Multi-family housing internal landscaping/open space requirements (15% internal landscaping).
 - Open space tracts shall be setback a minimum 10' from residential structures.
 - All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Carriage Meadows South Filing No. 2 Homeowner's Association
 - Amenities are provided for each Open Space tract as follows:
 - TRACT A: Enhanced landscaping and bicycle parking
 - TRACT B: Enhanced landscaping and outdoor seating/gathering space
 - TRACT C: Enhanced landscaping and outdoor seating/gathering space
 - TRACT D: Enhanced landscaping and bicycle parking
 - TRACT E: Enhanced landscaping and outdoor seating/gathering space
 - TRACT F: Enhanced landscaping and bicycle parking
 - TRACT G: Enhanced landscaping and outdoor seating/gathering space
 - TRACT H: Enhanced landscaping and outdoor seating/gathering space
 - TRACT I: Enhanced landscaping and outdoor seating/gathering space
- *NOTE: Outdoor seating/gathering areas will be provided with benches and/or picnic tables as identified on the landscape plan.

LEGEND

-  OPEN SPACE TRACTS (TRACTS A-I)
-  OPEN SPACE AMENITY AREAS

LANDSCAPE SETBACKS:

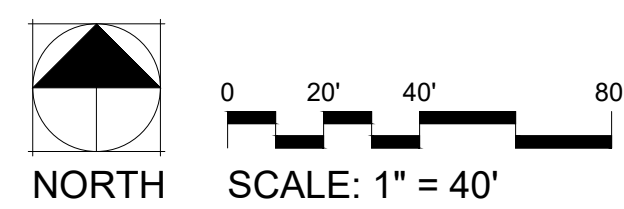
STREET NAME OR ZONE BOUNDARY:	CARRIAGE MEADOWS DR.	FONTAINE BLVD
ZONE DISTRICT BOUNDARY:	YES	NO
STREET CLASSIFICATION:	NON-ARTERIAL	PRINCIPAL ARTERIAL
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LINEAR FOOTAGE:	881'	172'
TREE/FEET REQUIRED:	1 / 15 LF	1 / 20 LF
NUMBER OF TREES REQUIRED/PROVIDED:	59 / 52	9 / 9
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	70 / 70	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	19 / 20	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	CM	FN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

STREET NAME OR PROPERTY LINE:	SOUTH
WIDTH IN FEET REQ./PROV.:	15' / 15'
LINEAR FOOTAGE	516'
TREE/FEET REQUIRED:	1 / 20 LF
BUFFER TREES REQ./PROV.:	26 / 26
DEC. TREES PROV.:	13
EVERGREEN TREES REQ./PROV.:	9 / 13
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ORN. GRASS SUBSTITUTES REQ./PROV.:	158 / 158
INTERNAL PLANT ABBREVIATED ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%



**CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
FILING NO. 2
LANDSCAPE PLAN**
 El Paso County, Colorado

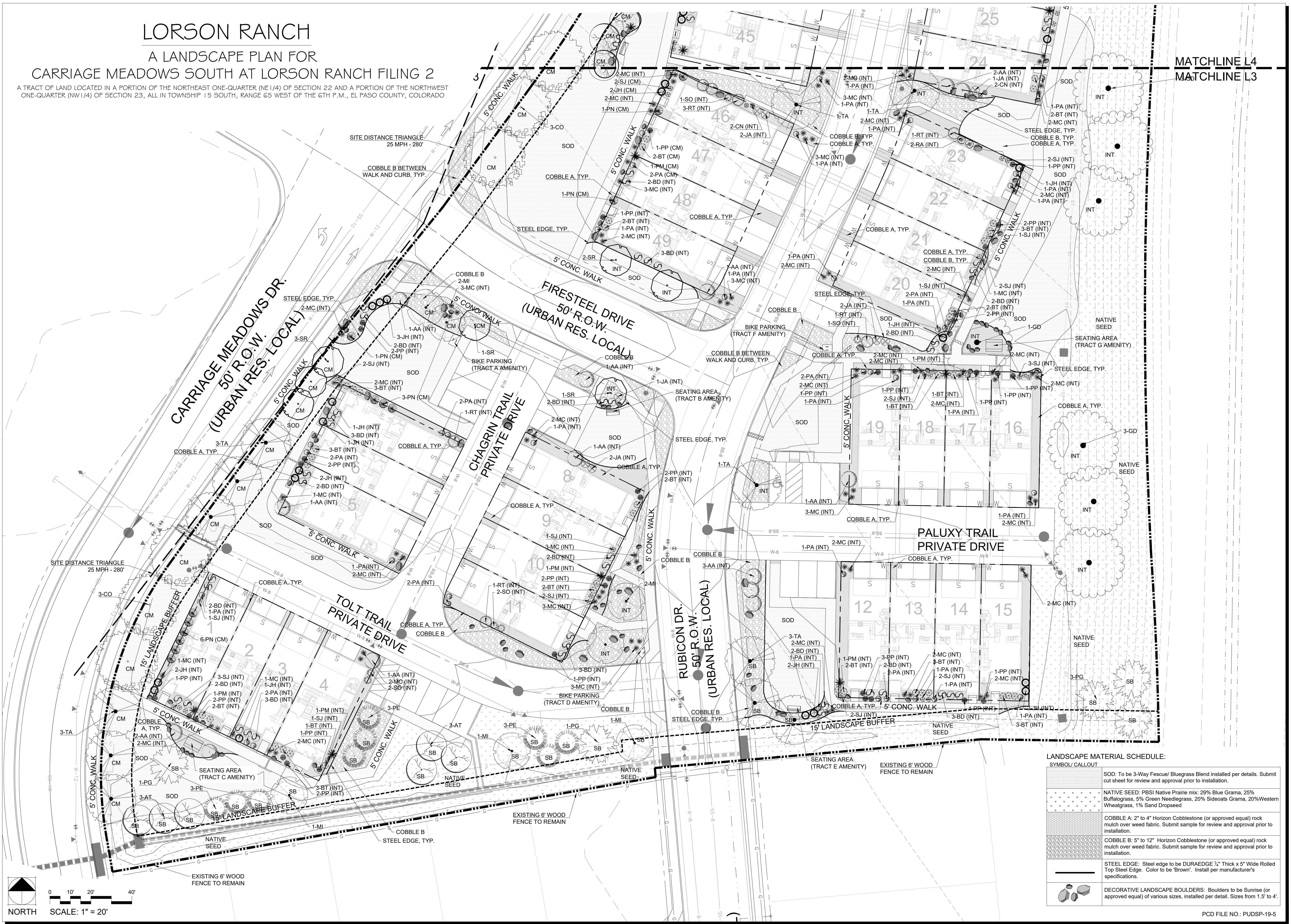
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2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
4		
5		
6		

DESIGNED	STB	04.08.19
DRAWN	STB	04.08.19
CHECKED	JH	04.08.19
PROJECT NUMBER:	2816.16	
SCALE:	AS NOTED	

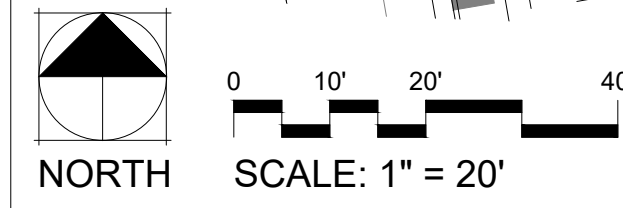
LORSON RANCH

A LANDSCAPE PLAN FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



MATCHLINE L4
MATCHLINE L3



LANDSCAPE MATERIAL SCHEDULE:

SYMBOL / CALLOUT	DESCRIPTION
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: PBSI Native Prairie mix: 20% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20% Western Wheatgrass, 1% Sand Dropped
	COBBLE A: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation.
	COBBLE B: 5" to 12" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be "Brown". Install per manufacturer's specifications.
	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per details. Sizes from 1.5' to 4'.

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 538-8777

**CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
FILING NO. 2
LANDSCAPE PLAN**

STAMP:

REV#	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
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DESIGNED	STB	DATE
04.08.19	STB	04.08.19
CHECKED	JH	DATE
04.08.19	JH <td>04.08.19</td>	04.08.19
PROJECT NUMBER:	2816.16	
SCALE:	AS NOTED	

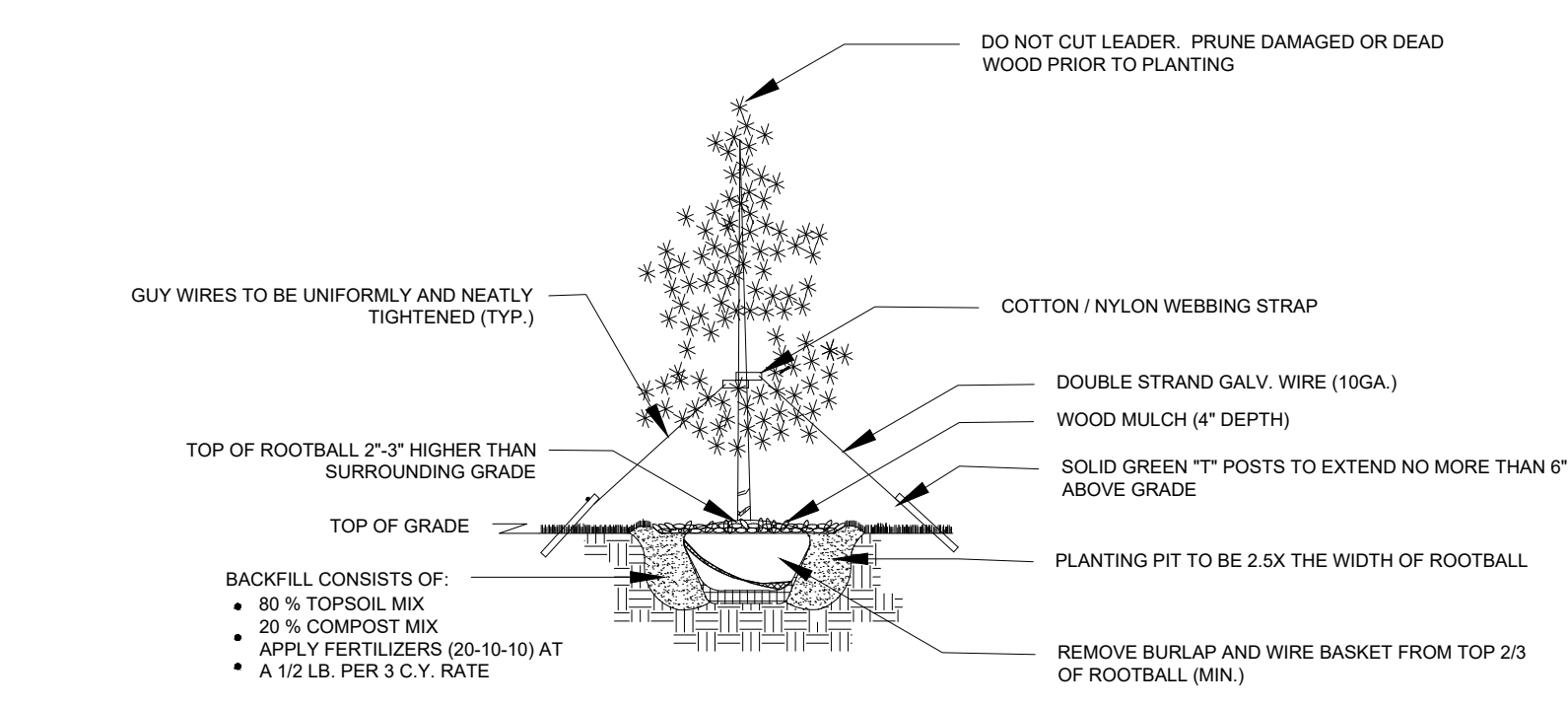
L3 OF 11

LORSON RANCH

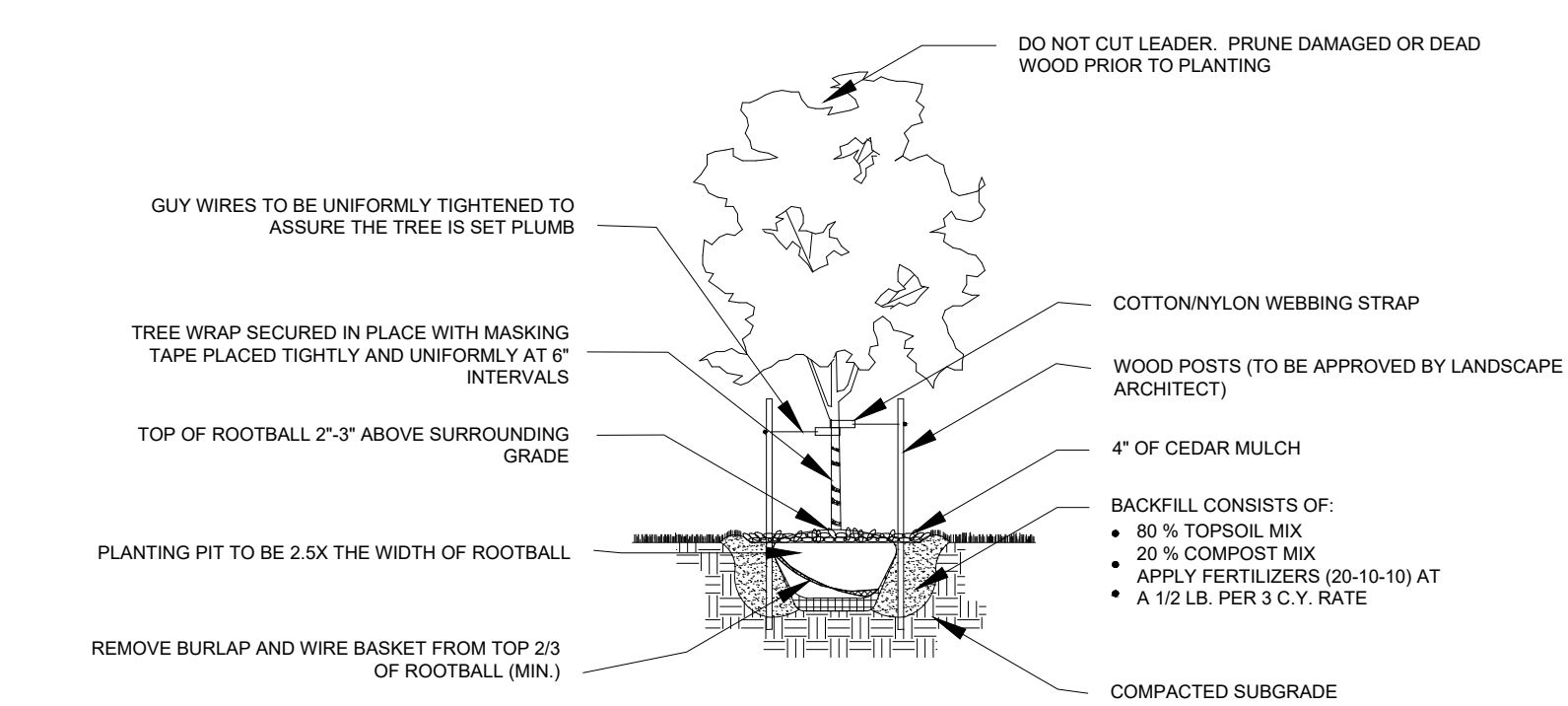
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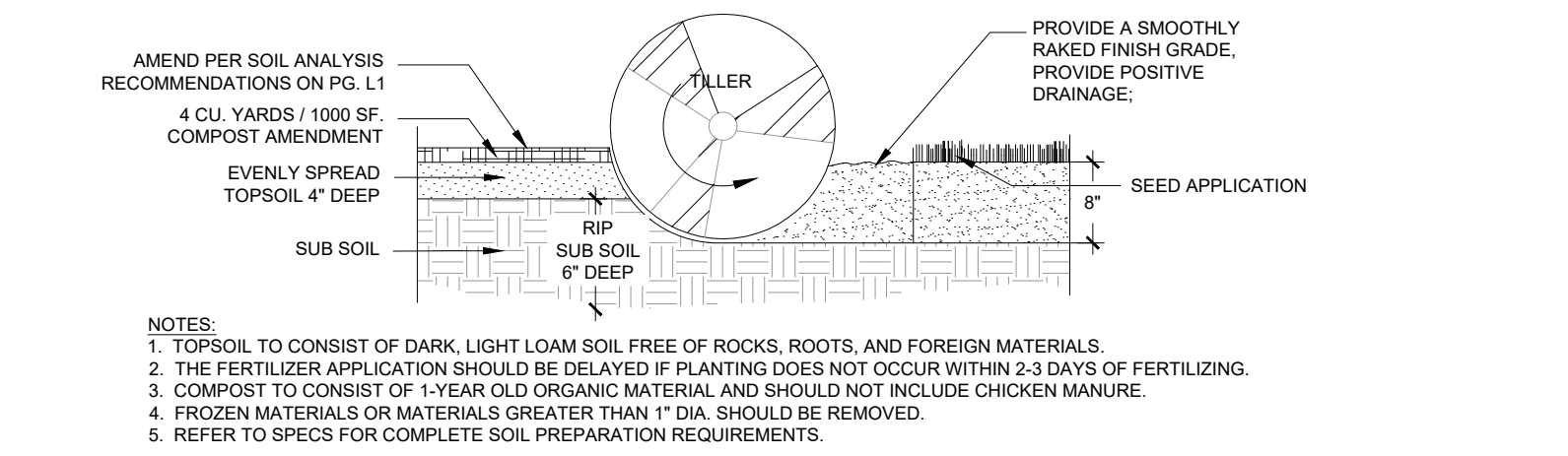
FONTAINE BLVD. - 130' R.O.W. - (PRINCIPAL ARTERIAL)



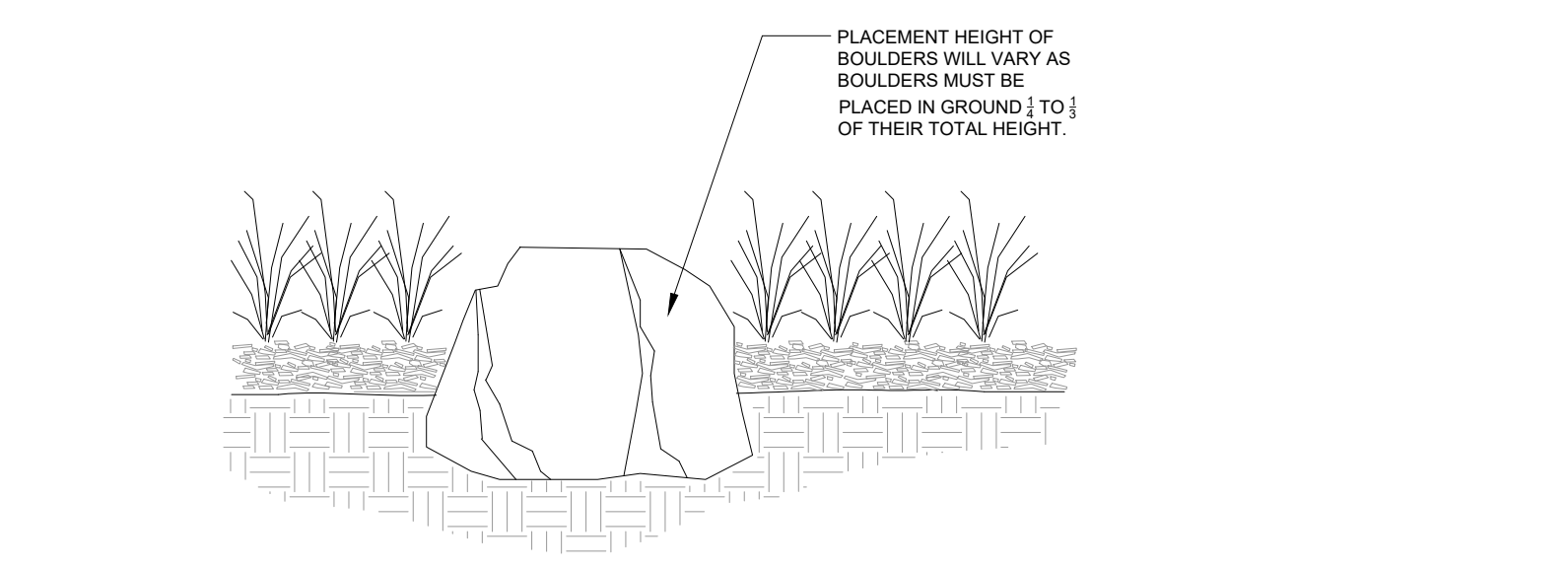
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L2 EVERGREEN TREE PLANTING DETAIL NTS



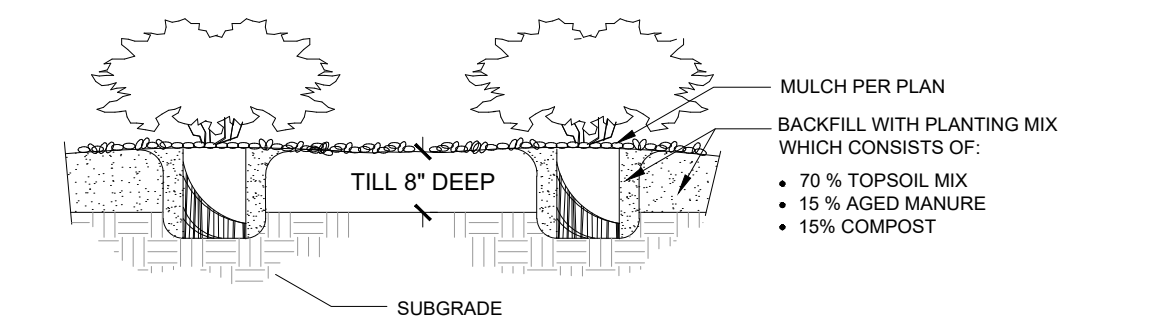
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L2 DECIDUOUS TREE PLANTING DETAIL NTS



3
L2 SOIL PREP- ALL AREAS PLANTING DETAIL NTS

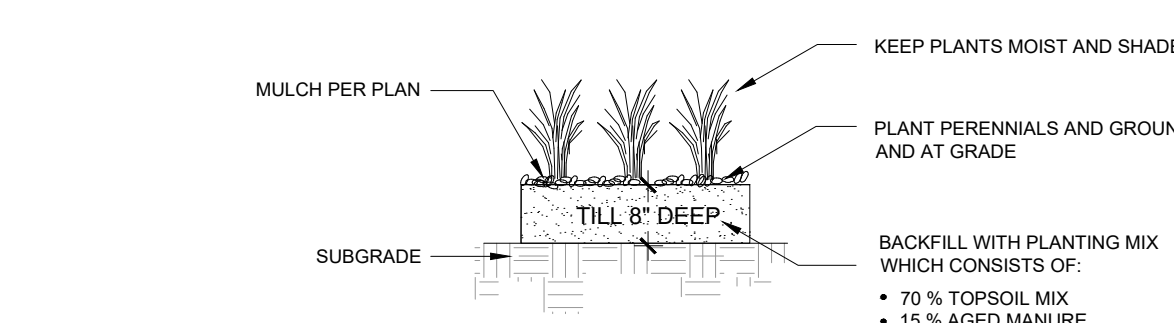


4
L2 BOULDERS INSTALLATION DETAIL NTS



5
L2 SHRUBS PLANTING DETAIL NTS

NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

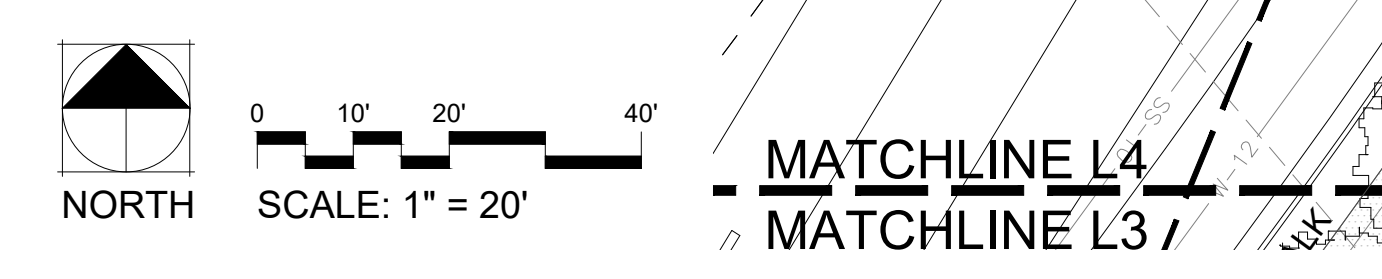
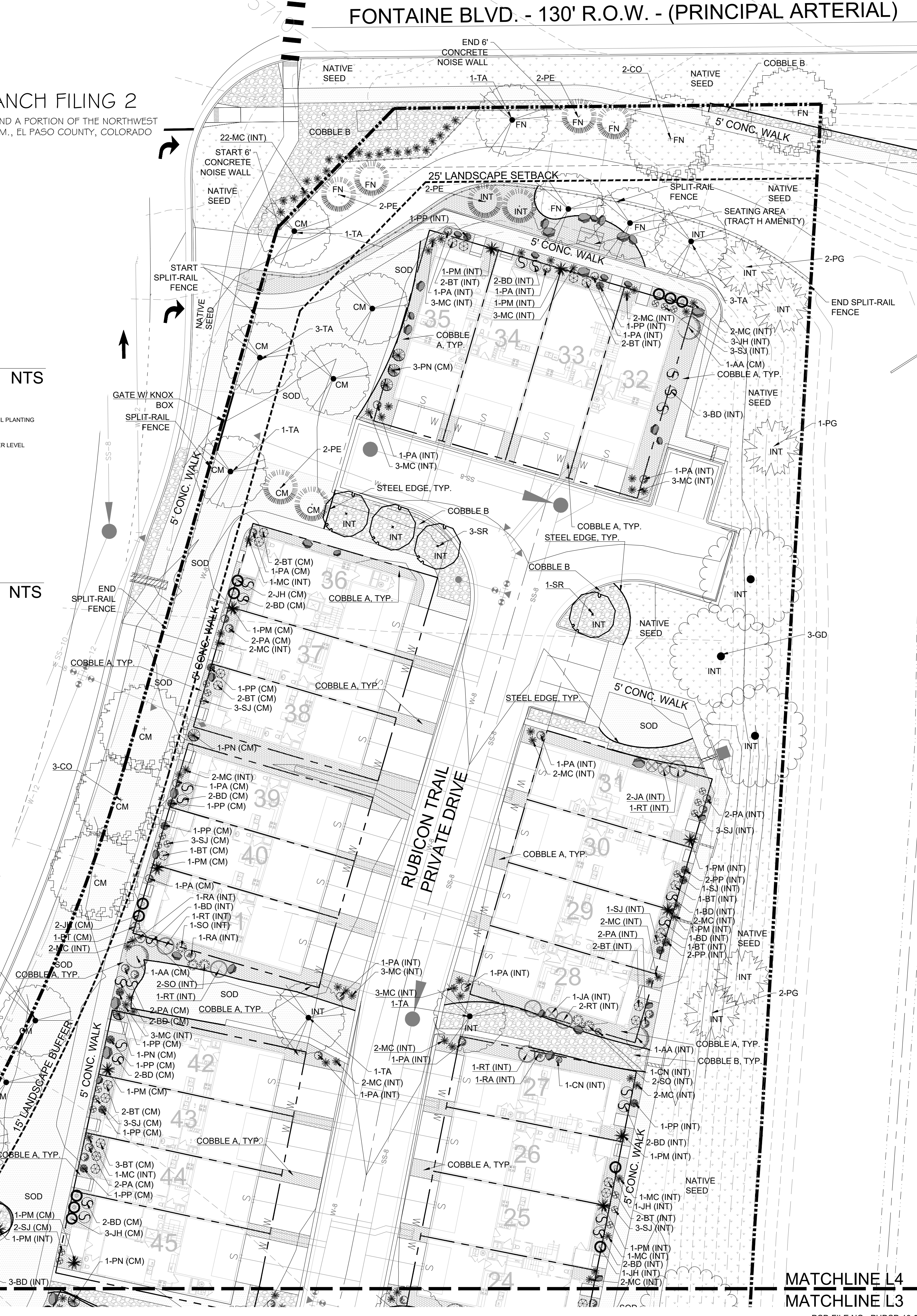


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L2 GRASSES AND PERENNIALS PLANTING DETAIL NTS

NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL / CALLOUT	DESCRIPTION
[Pattern]	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
[Pattern]	NATIVE SEED: PBSI Native Prairie mix: 29% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20% Western Wheatgrass, 1% Sand Dropseed
[Pattern]	COBBLE A: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation.
[Pattern]	COBBLE B: 5" to 12" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation.
[Pattern]	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
[Pattern]	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'.



MATCHLINE L4
MATCHLINE L3

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CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 2 LANDSCAPE PLAN
El Paso County, Colorado

REVISIONS

REV #	REVISIONS	DATE
1	1ST COMMENT REVIEW REVISIONS	04.08.19
2	2ND COMMENT REVIEW REVISIONS	08.16.19
3	3RD COMMENT REVIEW REVISIONS	10.21.19
4		
5		
6		

DESIGNED

DESIGNED	STB	DATE
	STB	04.08.19
CHECKED	JH	DATE
	JH	04.08.19
PROJECT NUMBER	2816.16	
SCALE:	AS NOTED	