

**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 PROPERTY OWNER.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

**SHRUB/ TREE PLANTING NOTES:**

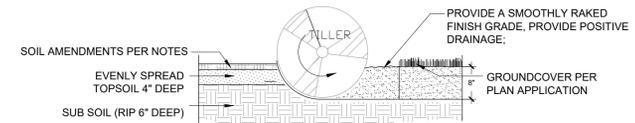
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED 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).
- 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.
- 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.
- 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.
- 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.

**THE HILLS AT LORSON RANCH**

EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**  
 LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE  
 SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,  
 EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT:  
 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S  
 BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200

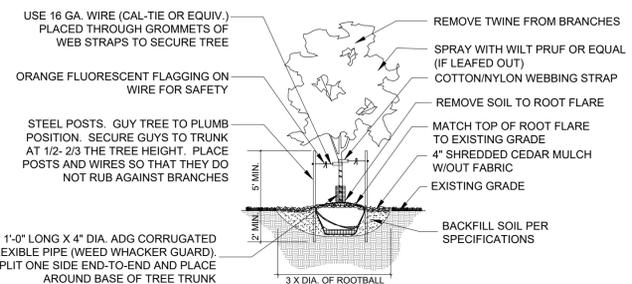


- NOTES:  
 1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.  
 2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.  
 3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

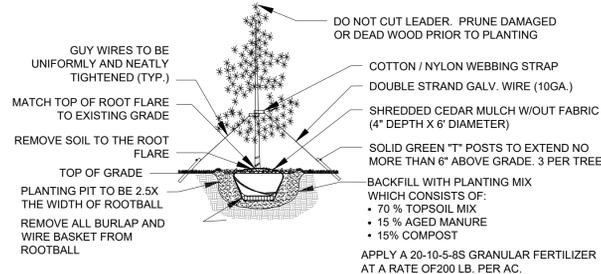
**1 SOIL PREP FOR ALL AREAS**  
 PLANTING DETAIL NTS

**SODDING & SEEDING:**

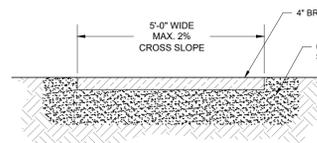
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL 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 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.
  - 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.
- 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.
- 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 SHALL 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 SEEDING 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 RESEED 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 RESEED DURING THE SAME SEASON.



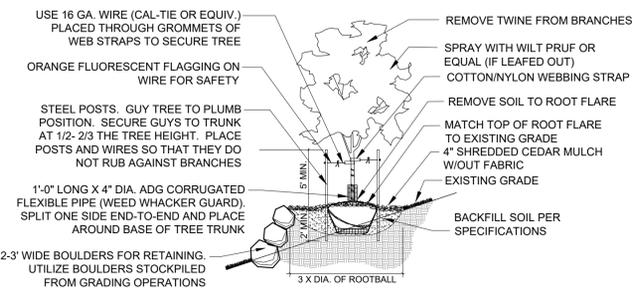
**2 DECIDUOUS TREE**  
 PLANTING DETAIL NTS



**4 EVERGREEN TREE**  
 PLANTING DETAIL NTS



**5 5' COMPACTED BREEZE TRAIL**  
 TRAIL DETAIL NTS



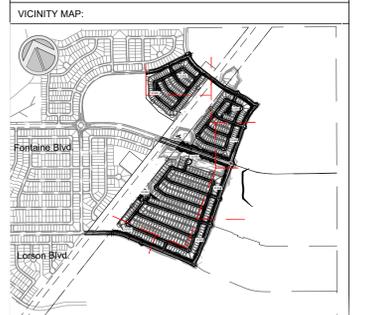
**3 TREE SLOPE DETAILS**  
 PLANTING DETAIL ON SLOPES (3:1 OR STEEPER) NTS



**1 OVERALL SITE**  
 SCALE: 1" = 300'

**DEVELOPMENT PLAN DATA :**

STREET NAME OR ZONE BOUNDARY:	GRAYLING DR.	WALLEYE DR.	LAMPREY DR.	LORSON BLVD.	FONTAINE BLVD.
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	10' / 10'	25' / 25'
LINEAR FOOTAGE:	1,200'	2,605'	735'	1,474'	1,855'
TREE/FEET REQUIRED:	1 / 30	1 / 30	1 / 30	1 / 30	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	40 / 40	87 / 87	25 / 25	49 / 49	93 / 93
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GD	WD	LM	LB	FB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%



PROJECT:  
**THE HILLS AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

EL PASO COUNTY, CO  
 SECOND SUBMITTAL: JULY 31, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: SC  
 CHECKED BY: JA  
 APPROVED BY: JA  
 SHEET TITLE:

**LANDSCAPE  
 NOTES, DETAILS**

**LS01  
 SHEET 12 OF 17**

FILE LOCATION: S:\20\1129\001\LORSON RANCH- THE HILLS\100 DWG\104 PLAN SET\SIDE DEVELOPMENT PLAN\LS01.DWG

Encroachment into Sight Distance Triangles or Easements. Any object within the sight distance triangle or easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Trees may be permitted at the discretion of the ECM Administrator if pruned to at least 8 feet above the flowline elevation of the adjacent roadway. *ECM is on Municode*

**LANDSCAPE LEGEND:**

SYMBOL	QUANTITY	DESCRIPTION
	161,882 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	6,816 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER; TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS. TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

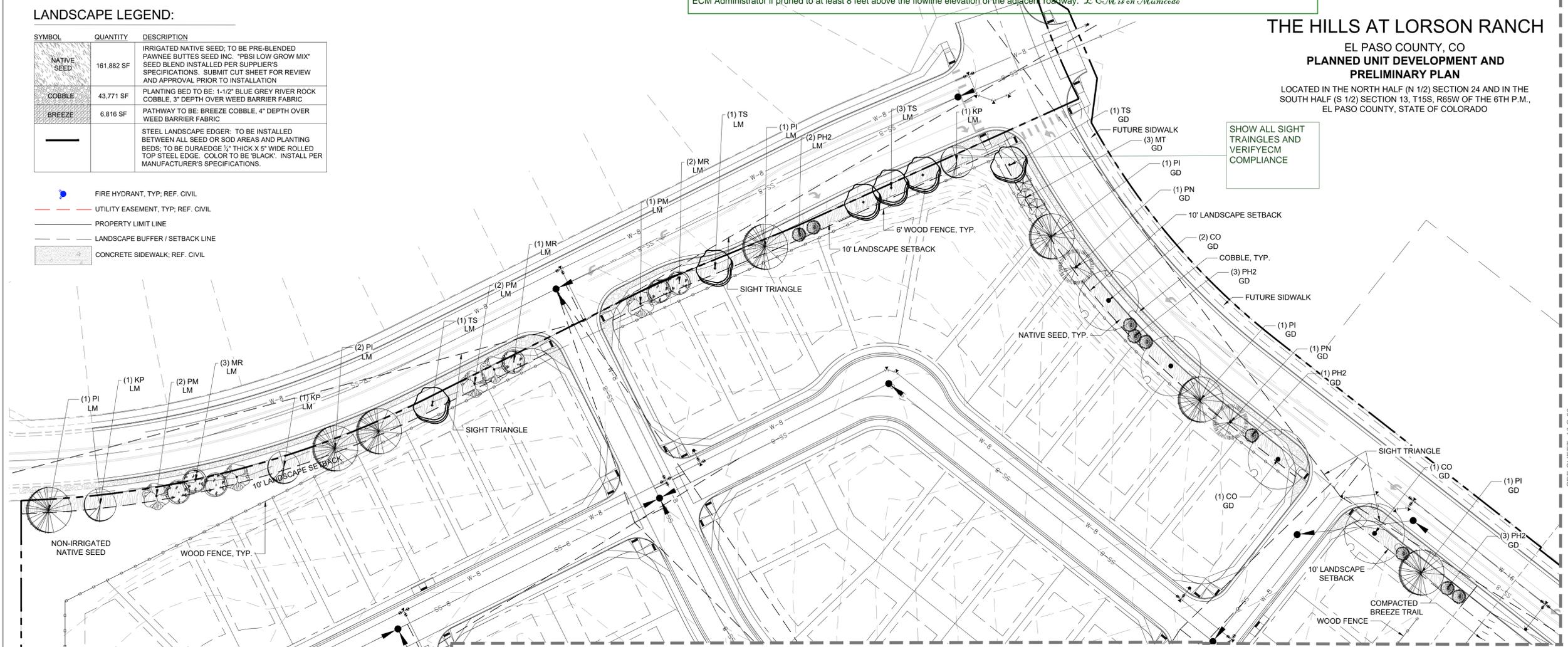
- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL

**THE HILLS AT LORSON RANCH**

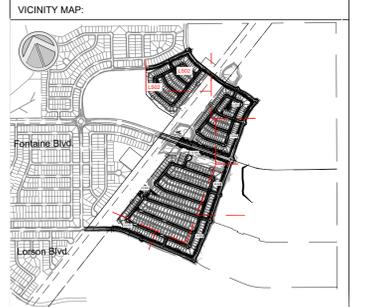
EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
 LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT:  
 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100 FAX: (719) 575-0208  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903  
 (719) 635-3200



SEE SHEET: 1/LS.03



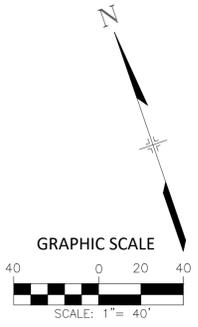
PLANT SCHEDULE							
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	20	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	10' - 12'	20' - 25'
	PN	18	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25' - 30'	30' - 40'
	PI	47	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30' - 40'	50' - 75'
	PSL	14	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20' - 30'	30' - 50'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	MR	10	MALUS X 'DAVID' DAVID CRABAPPLE	1.5' CAL.	B&B	15' - 20'	15' - 20'
	ML	21	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5' CAL.	B&B	12' - 15'	12' - 15'
	MP	10	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5' CAL.	B&B	12' - 15'	15' - 25'
	MT	37	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5' CAL.	B&B	12' - 15'	20' - 25'
	PC	51	PRUNUS CERASIFERA 'CRIMSON POINTE' CRIMSON POINTE FLOWERING PLUM	1.5' CAL.	B&B	5' - 6'	15' - 20'
	PM	9	PRUNUS MAACKII AMUR CHOKECHERRY	1.5' CAL.	B&B	15' - 20'	20' - 30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	5	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30' - 40'	40' - 50'
	CC	17	CATALPA SPECIOSA 'HIAWATHA 2' HEARTLAND CATALPA	2" CAL.	B&B	20' - 25'	40' - 50'
	CO	14	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2" CAL.	B&B	40' - 50'	50' - 60'
	KP	26	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20' - 30'	20' - 30'
	QB	18	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	40' - 60'	40' - 60'
	QM	19	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40' - 50'	50' - 60'
	TS	13	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	20' - 35'	40' - 50'

SEE SHEET: 1/LS.03

**DEVELOPMENT PLAN DATA :**

LANDSCAPE SETBACKS:	GRAYLING DR.	WALLEYE DR.	LAMPREY DR.	LORSON BLVD.	FONTAINE BLVD.
STREET NAME OR ZONE BOUNDARY:	NO	NO	NO	NO	NO
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
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SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GD	WD	LM	LB	FB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%
* TREES FOR POCKET PARKS LABELED:	PP				

**1 PLANTING PLAN / SITE PLAN**  
 SCALE: 1" = 40'



**PLANTING PLAN**

**LS02**  
 SHEET 13 OF 17

FILE LOCATION: S:\2011\2011\001\_LORSON RANCH - THE HILLS\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

# THE HILLS AT LORSON RANCH

## EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE  
SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO

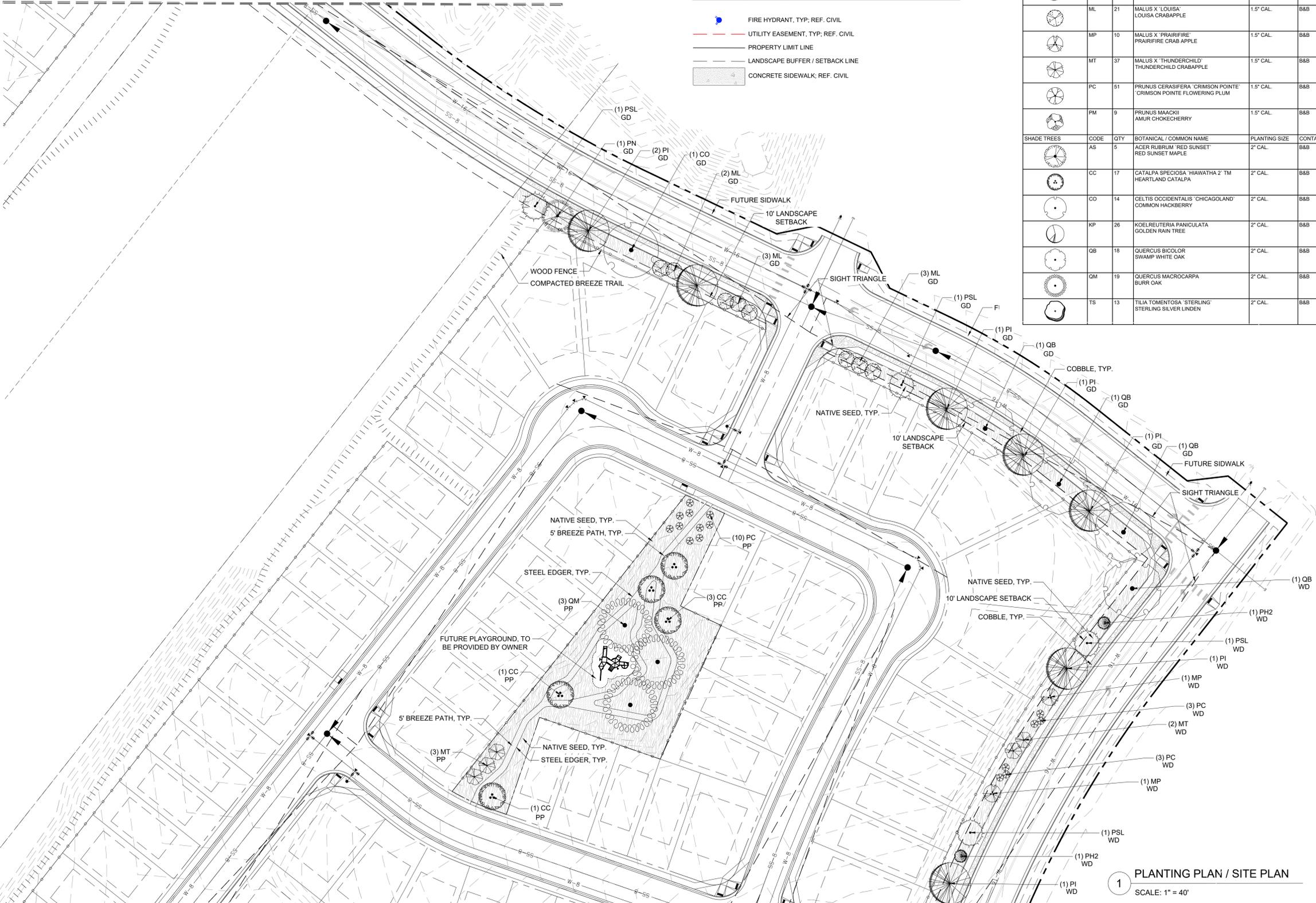
### LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	161,882 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAVNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	6,816 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP.; REF. CIVIL
- UTILITY EASEMENT, TYP.; REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK; REF. CIVIL

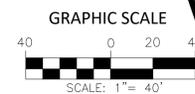
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	MP	10	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5' CAL.	B&B	12' - 15' 15' - 25'
	MT	37	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5' CAL.	B&B	12' - 15' 20' - 25'
	PC	51	PRUNUS CERASIFERA 'CRIMSON POINTE' CRIMSON POINTE FLOWERING PLUM	1.5' CAL.	B&B	5' - 6' 15' - 20'
	PM	9	PRUNUS MAACKII AMUR CHOKECHERRY	1.5' CAL.	B&B	15' - 20' 20' - 30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W. MAT. HT.
	AS	5	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30' - 40' 40' - 50'
	CC	17	CATALPA SPECIOSA 'HIAWATHA 2' HEARTLAND CATALPA	2" CAL.	B&B	20' - 25' 40' - 50'
	CO	14	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2" CAL.	B&B	40' - 50' 50' - 60'
	KP	26	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20' - 30' 20' - 30'
	QB	18	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	40' - 60' 40' - 60'
	QM	19	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40' - 50' 50' - 60'
	TS	13	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	20' - 35' 40' - 50'

SEE SHEET: 1/LS.02



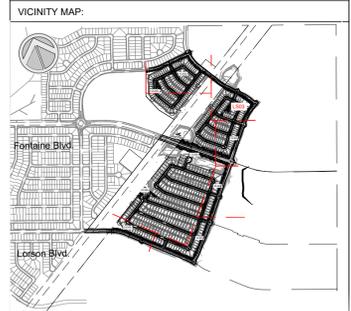
SEE SHEET: 1/LS.04

1 PLANTING PLAN / SITE PLAN  
SCALE: 1" = 40'



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix** 2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208  
CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
15004 1ST AVENUE S  
BURNSVILLE, MN 55308  
PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200



PROJECT:  
THE HILLS AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
SECOND SUBMITTAL: JULY 31, 2020

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:  
PROJECT NO: 20\_1129\_001  
DRAWN BY: SC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

## PLANTING PLAN

LS03

SHEET 14 OF 17



# THE HILLS AT LORSON RANCH

EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE  
 SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,  
 EL PASO COUNTY, STATE OF COLORADO

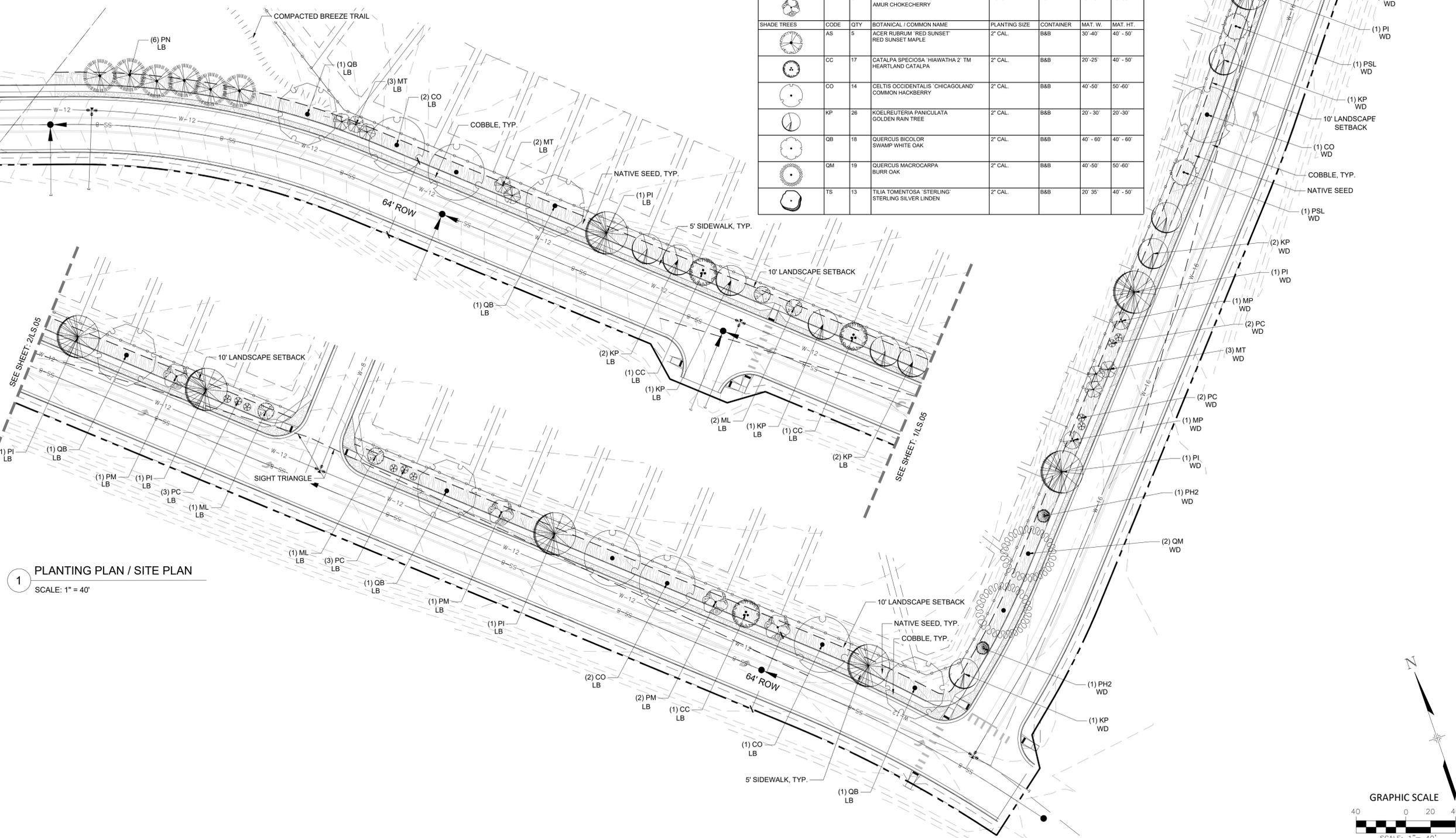
## LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	161,882 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PAVINEE BUTTES SEED INC. "PBI" LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	6,816 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDEGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE "BLACK". INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL

EVERGREEN TREES		CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	20	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6' HT.	B&B	10' - 12'	20'-25'	
	PN	18	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25'-30'	30'-40'	
	PI	47	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30'-40'	50'-75'	
	PSL	14	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20'-30'	30'-50'	
ORNAMENTAL TREES		CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	MR	10	MALUS X 'DAVID' DAVID CRABAPPLE	1.5' CAL.	B&B	15'-20'	15'-20'	
	ML	21	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5' CAL.	B&B	12'-15'	12' - 15'	
	MP	10	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5' CAL.	B&B	12'-15'	15'-25'	
	MT	37	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5' CAL.	B&B	12'-15'	20'-25'	
	PC	51	PRUNUS GERASIFERA 'CRIMSON POINT' CRIMSON POINTE FLOWERING PLUM	1.5' CAL.	B&B	5'-6'	15'-20'	
	PM	9	PRUNUS MAACKII AMUR CHOKECHERRY	1.5' CAL.	B&B	15'-20'	20'-30'	
SHADE TREES		CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	5	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30'-40'	40' - 50'	
	CC	17	CATALPA SPECIOSA 'HIAWATHA 2' TM HEARTLAND CATALPA	2" CAL.	B&B	20'-25'	40' - 50'	
	CO	14	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2" CAL.	B&B	40'-50'	50'-60'	
	KP	26	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20'-30'	20'-30'	
	QB	18	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	40' - 60'	40' - 60'	
	QM	19	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40'-50'	50'-60'	
	TS	13	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	20' 35'	40' - 50'	

**2** PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 40'



**1** PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 40'

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY,  
 SUITE 300 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100 FAX: (719) 575-0208  
 CIVIL ENGINEER: CORE ENGINEERING GROUP  
 15004 1ST AVENUE S. BURNSVILLE, MN 55305  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200



PROJECT:  
 THE HILLS AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

EL PASO COUNTY, CO  
 SECOND SUBMITTAL: JULY 31, 2020

REVISION HISTORY:

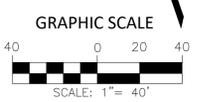
NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: SC  
 CHECKED BY: JA  
 APPROVED BY: JA  
 SHEET TITLE:

## PLANTING PLAN

LS05

SHEET 16 OF 17



FILE LOCATION: S:\20.1129.001.LORSON RANCH- THE HILLS\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

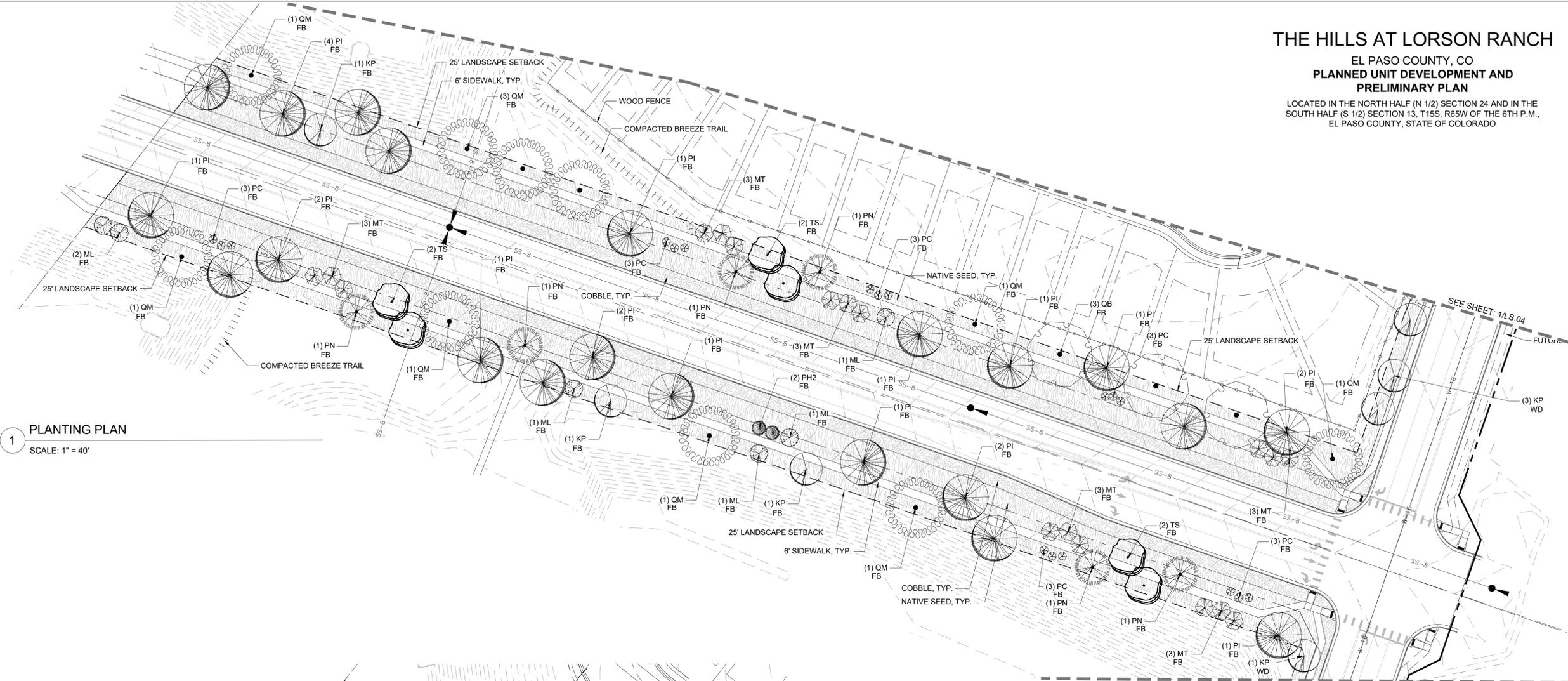
# THE HILLS AT LORSON RANCH

EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

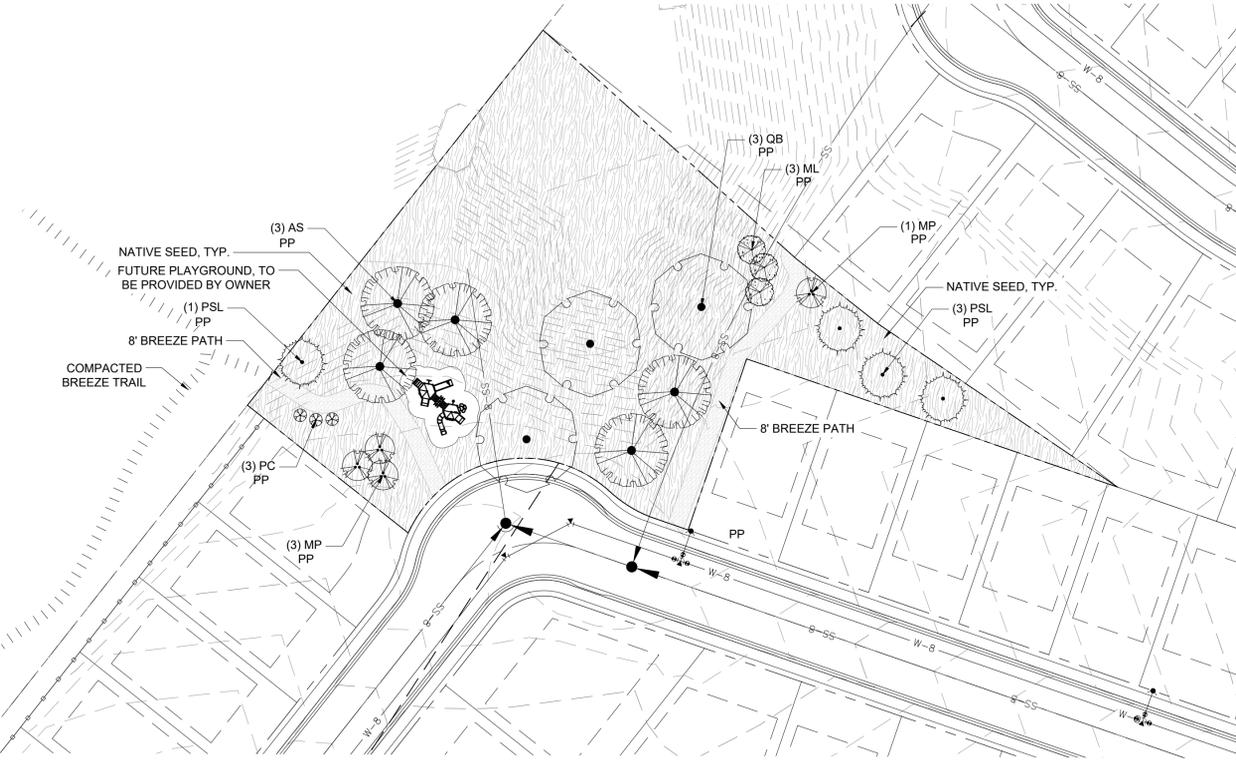
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE  
 SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,  
 EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT:  
 2435 RESEARCH PARKWAY,  
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 FAX: (719) 575-0208  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200



**1** PLANTING PLAN  
 SCALE: 1" = 40'



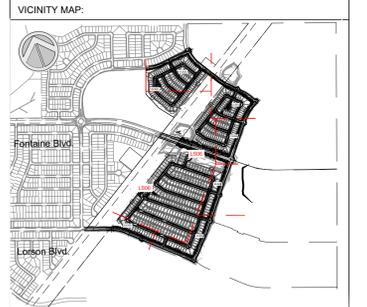
**2** PLANTING PLAN / POCKET PARK SITE PLAN  
 SCALE: 1" = 40'

PLANT SCHEDULE						
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W. MAT. HT.
	PH2	20	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	10' - 12' 20' - 25'
	PN	18	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25' - 30' 30' - 40'
	PI	47	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30' - 40' 50' - 75'
	PSL	14	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20' - 30' 30' - 50'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W. MAT. HT.
	MR	10	MALUS X 'DAVID' DAVID CRABAPPLE	1.5' CAL.	B&B	15' - 20' 15' - 20'
	ML	21	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5' CAL.	B&B	12' - 15' 12' - 15'
	MP	10	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5' CAL.	B&B	12' - 15' 15' - 25'
	MT	37	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5' CAL.	B&B	12' - 15' 20' - 25'
	PC	51	PRUNUS CERASIFERA 'CRIMSON POINTE' 'CRIMSON POINTE FLOWERING PLUM	1.5' CAL.	B&B	5' - 6' 15' - 20'
	PM	9	PRUNUS MAACKII AMUR CHOKECHERRY	1.5' CAL.	B&B	15' - 20' 20' - 30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W. MAT. HT.
	AS	5	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30' - 40' 40' - 50'
	CC	17	CATALPA SPECIOSA 'HAWATHA 2' TM HEARTLAND CATALPA	2" CAL.	B&B	20' - 25' 40' - 50'
	CO	14	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2" CAL.	B&B	40' - 50' 50' - 60'
	KP	26	KOELERUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20' - 30' 20' - 30'
	QB	18	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	40' - 60' 40' - 60'
	QM	19	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40' - 50' 50' - 60'
	TS	13	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	20' - 35' 40' - 50'

### LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	161,882 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	6,816 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK; REF. CIVIL



PROJECT:  
**THE HILLS AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

EL PASO COUNTY, CO  
 SECOND SUBMITTAL: JULY 31, 2020

REVISION HISTORY:

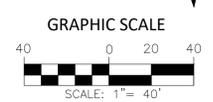
NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.001  
 DRAWN BY: SC  
 CHECKED BY: JA  
 APPROVED BY: JA  
 SHEET TITLE:

## PLANTING PLAN

LS06

SHEET 17 OF 17



FILE LOCATION: S:\20\1129\001\LORSON RANCH- THE HILLS\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

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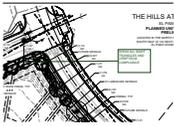
dsdparsons (2)

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**Author:** dsdparsons  
**Date:** 10/14/2020 2:34:39 PM  
**Status:**  
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**Layer:**  
**Space:**

Encroachment into Sight Distance Triangles or Easements. Any object within the sight distance triangle or easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Trees may be permitted at the discretion of the ECM Administrator if pruned to at least 8 feet above the flowline elevation of the adjacent roadway. ECM is on Municode



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/14/2020 2:34:44 PM  
**Status:**  
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**Space:**

SHOW ALL SIGHT TRAIANGLES AND  
VERIFYECM COMPLIANCE