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

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 514 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

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 THE HILLS AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE HILLS AT LORSON RANCH PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN 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:

1. REFER TO APPROVED LORSON RANCH DEVELOPMENT AGREEMENT #6, AS AMENDED, BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS FOR DEVELOPMENT INFORMATION.
2. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
3. ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
4. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACKS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
5. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   FRONT: TEN FEET (10)
   SIDE: FIVE FEET (5)
   REAR: TEN FEET (10)
6. ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED.
7. STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
8. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
9. FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
10. INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR YARDS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
11. NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
12. NEW SIDEWALKS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
13. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
14. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE.
15. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
16. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

STREETS:

1. ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. TRACTS D AND G ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO FONTAINE BLVD. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 WILL MAINTAIN SAID TRACTS UNTIL SUCH TIME, IF ANY, THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT EL PASO COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER THE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHT-OF-WAY WITHIN THE HILLS AT LORSON RANCH. SEE FONTAINE BLVD. DETAIL ON SHEET 4.
3. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
4. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
5. BASED UPON FUTURE NOISE STUDIES ILLUSTRATING MITIGATION TO BE NECESSARY, ANY REQUIRED SOUND WALLS SHALL BE CONSTRUCTED AS DEVELOPMENT OCCURS AND WILL FOLLOW UNIT DEVELOPMENT ALONG FONTAINE BLVD. THE NOISE WALL WILL BE LOCATED ALONG THE BACK OF LOTS WITHIN THE LANDSCAPE SETBACK/ BUFFER TRACTS. A NEW NOISE STUDY MAY BE REQUIRED PRIOR TO AMENDING, DOWNSIZING, OR REMOVING ANY REQUIREMENT FOR NOISE WALLS.
6. URBAN LOCAL RESIDENTIAL KNUCKLE DESIGN TO BE PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL KNUCKLE DETAIL FIGURE SD 2-77.

LANDSCAPE:

1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. 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.
2. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
3. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
4. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
5. ANY OBJECT WITHIN THE SITE 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.
6. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
7. TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
8. ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

SOILS:

1. A "GEOLOGY AND SOILS REPORT, THE HILLS AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, MAY 20, 2020) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE (PUDSP2003) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS, FAULTS, SEISMICITY, RADON, EROSION, STEEP SLOPES AND FILL SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA, AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

1. INDIVIDUAL UNIT BUILD 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.

LEGAL DESCRIPTION:

A PARCEL OF LAND 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, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714285 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF AND ITS NORTHERLY EXTENSION, SAID LINE BEING THE NORTHWESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2665 PAGE 715 OF THE EL PASO COUNTY RECORDS, 1352.92 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206041590;
THENCE CONTINUING N38°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 295.16 FEET;
THENCE N38°22'41"E A DISTANCE OF 447.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1"

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;
(1) THENCE S70°06'29"E, A DISTANCE OF 34.95 FEET;
(2) THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;
(3) THENCE N38°22'35"E, A DISTANCE OF 0.03 FEET TO THE SOUTHWEST CORNER OF TRACT J, "LORSON RANCH EAST FILING NO. 1";

THENCE ALONG THE LINES OF SAID TRACT J THE FOLLOWING FOUR (4) COURSES;
(1) THENCE N38°22'35"E, ALONG THE EASTERLY LINE THEREOF 345.15 FEET;
(2) THENCE N58°24'10"W, A DISTANCE OF 314.29 FEET;
(3) THENCE N43°26'13"W, A DISTANCE OF 336.42 FEET;
(4) THENCE N0°00'00"E, A DISTANCE OF 440.98 FEET TO THE SOUTH LINE OF "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES;
(1) THENCE N87°26'51"E, A DISTANCE OF 11.92 FEET;
(2) THENCE 304.57 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 704.79 FEET, A CENTRAL ANGLE OF 24°45'36", THE CHORD OF 302.21 FEET BEARS N75°30'05"E;
(3) THENCE N63°33'19"E, A DISTANCE OF 194.38 FEET;
(4) THENCE N67°51'09"E, A DISTANCE OF 113.39 FEET;
(5) THENCE N65°49'40"E, A DISTANCE OF 232.85 FEET;
(6) THENCE 90.04 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 9°40'45", THE CHORD OF 89.94 FEET BEARS N21°59'18"W;

THENCE S57°31'41"E, A DISTANCE OF 30.77 FEET;
THENCE S22°54'14"E, A DISTANCE OF 56.00 FEET;
THENCE S7°28'57"W, A DISTANCE OF 33.43 FEET;
THENCE 213.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS S40°31'27"E;
THENCE S52°01'21"E, A DISTANCE OF 254.46 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE S37°58'39"W, ALONG SAID NORTHWESTERLY LINE 2.00 FEET;
THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;
THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;
THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;
THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS S58°02'51"E;
THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;
THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;
THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;
THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;
THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;
THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;
THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;
THENCE S28°00'13"E, A DISTANCE OF 36.77 FEET;
THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;
THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;
THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;
THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 396.74 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;
THENCE 62.79 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;
THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;
THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;
THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;
THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;
THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;
THENCE N56°58'07"W, A DISTANCE OF 9.29 FEET;
THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;
THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;
THENCE S73°54'03"W, A DISTANCE OF 32.07 FEET;
THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;
THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;
THENCE N67°31'03"W, A DISTANCE OF 263.79 FEET;
THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 5,365,144 S.F. (123.167 ACRES MORE OR LESS).

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: THE AFOREMENTIONED LORSON LLC HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20___ A.D. , A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___ A.D. BY

_____ WITNESS MY HAND AND SEAL:

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION #_____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)
)SS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS_____ OF _____, 20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER

RECEPTION NO. _____.

_____
EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
CURRENT LAND USE:	AG. GRAZING LAND
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	123.167 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	514 D.U.
PROPOSED GROSS DENSITY	4.17 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (514 LOTS)	54.093 AC	43.9%
OPEN SPACE/ LANDSCAPE	14.279 AC	11.6%
POWER LINE EASEMENT	23.894 AC	19.4%
PUBLIC STREETS RIGHTS-OF-WAY	30.901 AC	25.1%
TOTAL	123.167 AC	100.0%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 123.167 AC X. 10 = 12.317 ACRES
TOTAL OPEN SPACE PROVIDED IS 31.0% = 38.173 ACRES

SHEET INDEX:

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05-11	SP01-07	PUD SITE PLAN
12-17	LS01-06	LANDSCAPE PLANS

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 55306
PHONE: (719) 570-1100

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

VICINITY MAP:

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	RAF

DRAWING INFORMATION:

PROJECT NO:	20.1129.001
DRAWN BY:	RAF
CHECKED BY:	JAA
APPROVED BY:	JAA
SHEET TITLE:	

COVER SHEET

CS01

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\CS01.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

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	107,999	X		X	X	X		LRMD	LRMD
B	7,678	X	X	X	X	X		LRMD	LRMD
C	10,086	X		X	X	X		LRMD	LRMD
D	135,380	X		X	X	X		LRMD	LRMD
E	20,188	X	X	X	X	X		LRMD	LRMD
F	11,025	X		X	X	X		LRMD	LRMD
G	206,233	X		X	X	X		LRMD	LRMD
H	98,720	X	X	X	X	X		LRMD	LRMD
I	6,430	X		X	X	X		LRMD	LRMD
J	18,234	X		X	X	X		LRMD	LRMD
K	411,468	X			X	X	X	LRMD	LRMD
L	629,367	X			X	X	X	LRMD	LRMD
	1,662,808								

LRMD = LORSON RANCH METROPOLITAN DISTRICT

6' WOOD SCREEN FENCE

NOT TO SCALE

SPLIT RAIL FENCE DETAIL

NOT TO SCALE

5' COMPACTED BREEZE TRAIL

NOT TO SCALE

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
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OWNER/DEVELOPER:
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(719) 635-3200

VICINITY MAP:

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	RAF

DRAWING INFORMATION:

PROJECT NO: 20.1129.001
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SHEET TITLE:

PUD TRACT MAP AND DETAILS

DT01

SHEET 02 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.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

LOTS 1-239

LOTS 271-284, 289-305, 319-335, 352-384, 408-448, 469-514

LOTS 240-270, 285-288, 306-318, 336-351, 385-407, 449-468

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1 - 239

1. MINIMUM LOT AREA:
   A. DWELLING, TWO FAMILY SINGLE FAMILY: 2,500 SF
2. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
6. SETBACK REQUIREMENTS (SEE DETAILS):
   A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
   FIFTEEN FEET (15') TO FACE OF HOUSE
   B. SIDE YARD: FIVE FEET (5', 10' MIN. BETWEEN BUILDINGS)
   C. REAR YARD: FIFTEEN FEET (15')
   D. CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:
   SIDE YARD: FIVE FEET (5')
   REAR YARD: FIVE FEET (5')

DIMENSIONAL STANDARDS FOR LOTS 271 - 284, 289 - 305, 319 - 335, 352 - 384, 408 - 448, 469 - 514

1. MINIMUM LOT AREA:
   A. DWELLING, SINGLE FAMILY: 3,825 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
6. SETBACK REQUIREMENTS (SEE DETAILS):
   A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
   FIFTEEN FEET (15') TO FACE OF HOUSE
   B. SIDE YARD: FIVE FEET (5')
   C. REAR YARD: FIFTEEN FEET (15')
   D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:
   SIDE YARD: FIVE FEET (5')
   REAR YARD: FIVE FEET (5')

DIMENSIONAL STANDARDS FOR LOTS 240 - 270, 285 - 288, 306 - 318, 336 - 351, 385 - 407, 449 - 468

1. MINIMUM LOT AREA:
   A. DWELLING, SINGLE FAMILY: 5,000 SF
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40').
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
6. SETBACK REQUIREMENTS (SEE DETAILS):
   A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
   FIFTEEN FEET (15') TO FACE OF HOUSE
   B. SIDE YARD: FIVE FEET (5')
   C. REAR YARD: FIFTEEN FEET (15')
   D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
   A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
   B. SETBACK REQUIREMENTS:
   SIDE YARD: FIVE FEET (5')
   REAR YARD: FIVE FEET (5')

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT. AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES,

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

SPECIAL USES:

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES::

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS, HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TYPICAL LOT NOTES:

1. LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. 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.

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VICINITY MAP:

PROJECT:

THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

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NO.	DATE	DESCRIPTION	BY
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DT02

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.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

NOTE:
1. ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS.
2. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT.
3. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLE.

LOCAL ROADWAY SIGHT TRIANGLE PUBLIC IMPROVEMENT ESMT.

NOT TO SCALE

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

TYPICAL SECTION 50' R.O.W. RESIDENTIAL URBAN LOCAL

NOT TO SCALE

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

TYPICAL SECTION 64' R.O.W. RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

LORSON BOULEVARD (LAMPREY DR TO WALLEYE DR)
WALLEYE DRIVE (LORSON BLVD TO FONTAINE BLVD)

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

TYPICAL SECTION 60' R.O.W. RESIDENTIAL URBAN COLLECTOR

NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)
GRAYLING DRIVE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

DESIGN SPEED:
1. 50MPH (PRINCIPAL ARTERIAL)
2. 40MPH FOR TAPERS (WESTBOUND) (NON-RES COLLECTOR)

TYPICAL SECTION 100' R.O.W. FONTAINE BLVD

NOT TO SCALE

NOTE:
PAVEMENT SECTION TO BE DETERMINED BY HVEEM ANALYSIS AND DESIGN. DESIGN TO BE APPROVED BY EL PASO COUNTY PCD ENGINEERING.

CONSULTANTS:

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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	RAF

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DRAWN BY:	RAF
CHECKED BY:	JAA
APPROVED BY:	JAA

SHEET TITLE:

PUD DETAILS

DT03

SHEET 04 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\DT01.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

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)
12. FUTURE CONCRETE SIDEWALK

PROPOSED EASEMENT
PROPERTY BOUNDARY
SHEET MATCHLINE
6' WOODEN SCREEN FENCE
SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

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EL PASO COUNTY, CO
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PROJECT NO:	20.1129.001
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APPROVED BY:	JAA

SHEET TITLE:

SITE PLAN

SP01

SHEET 05 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.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

LEGEND

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2. CONCRETE SIDEWALK
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4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
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SHEET TITLE:

SITE PLAN

SP02

SHEET 06 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.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

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)
12. FUTURE CONCRETE SIDEWALK

PROPOSED EASEMENT
PROPERTY BOUNDARY
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PROPOSED CONTOURS
EXISTING CONTOURS

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(IN FEET)
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SITE PLAN

SP03

SHEET 07 OF 17

PCD FILE NO.: PUDSP203

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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

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
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PROPOSED UTILITY STRUCTURES
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50' 0' 50' 100'

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1 inch = 50 ft.

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EL PASO COUNTY, CO
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SHEET TITLE:

SITE PLAN

SP04

SHEET 08 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.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

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)
12. FUTURE CONCRETE SIDEWALK

PROPOSED EASEMENT
PROPERTY BOUNDARY
SHEET MATCHLINE
6' WOODEN SCREEN FENCE
SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

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 55306
PHONE: (719) 570-1100

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

VICINITY MAP:

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	RAF

DRAWING INFORMATION:

PROJECT NO:	20.1129.001
DRAWN BY:	RAF
CHECKED BY:	JAA
APPROVED BY:	JAA

SHEET TITLE:

SITE PLAN

SP05

SHEET 09 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SET\SDEVELOPMENT PLAN\SP01.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

LEGEND

1. ASPHALT SURFACE (TYPICAL)
2. CONCRETE SIDEWALK
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SHEET MATCHLINE
6' WOODEN SCREEN FENCE
SIGHT TRIANGLE
PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

N

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
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THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

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PROJECT NO:	20.1129.001
DRAWN BY:	RAF
CHECKED BY:	JAA
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SHEET TITLE:

SITE PLAN

SP06

SHEET 10 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH\- THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.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

LEGEND

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PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

GRAPHIC SCALE

50' 0' 50' 100'

(IN FEET)
1 inch = 50 ft.

CONSULTANTS:

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COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:
LORSON LLC
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VICINITY MAP:

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	RAF

DRAWING INFORMATION:

PROJECT NO: 20.1129.001
DRAWN BY: RAF
CHECKED BY: JAA
APPROVED BY: JAA
SHEET TITLE:

SITE PLAN

SP07

SHEET 11 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH_THE HILLS\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.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

GENERAL NOTES:

1. 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.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. 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.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. 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.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
12. 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:

1. 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.
2. 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).
3. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
4. 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.
5. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. 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.
7. 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 PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
8. 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.

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. 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.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. 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.
5. 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

5.1. 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.

5.1.1. 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.

6. 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.
7. 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.
8. 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 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 RESEEDED 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 RESEEDED DURING THE SAME SEASON.

1 OVERALL SITE

SCALE: 1" = 300'

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

2 DECIDUOUS TREE
PLANTING DETAIL — NTS

4 EVERGREEN TREE
PLANTING DETAIL — NTS

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

5 5' COMPACTED BREEZE TRAIL
TRAIL DETAIL — NTS

DEVELOPMENT PLAN DATA :

LANDSCAPE SETBACKS:

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%

CONSULTANTS:

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OWNER/DEVELOPER:
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(719) 635-3200

VICINITY MAP:

PROJECT:

THE HILLS AT LORSON RANCH
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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

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\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
NATIVE SEED	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 C1ST SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
COBBLE	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
BREEZE	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 ¼" 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

SEE SHEET: 1/LS.03

1 PLANTING PLAN / 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` 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 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` 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`

DEVELOPMENT PLAN DATA :

LANDSCAPE SETBACKS:

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%

* TREES FOR POCKET PARKS LABELED: PP

GRAPHIC SCALE

40 0 20 40

SCALE: 1"= 40'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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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

VICINITY MAP:

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

LS02

SHEET 13 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH_THE HILLS\100 DWG\104 PLAN SET\SDEVELOPMENT 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
NATIVE SEED	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
COBBLE	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
BREEZE	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 1/4" 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

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	20	PICEA PUNGENS `HOOPSII` 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 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` 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`

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

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

CONSULTANTS:

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VICINITY MAP:

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
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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

PCD FILE NO.: PUDSP203

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	20	PICEA PUNGENS 'HOOPSII' 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 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' 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'

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

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

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
NATIVE SEED	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
COBBLE	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
BREEZE	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 ¼" 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

N

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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CIVIL ENGINEER:
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PHONE: (719) 570-1100

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

VICINITY MAP:

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

LS04

SHEET 15 OF 17

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\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
NATIVE SEED	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
COBBLE	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
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		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE ⅛" 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

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	20	PICEA PUNGENS 'HOOPSII' 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 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' 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'

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
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PHONE: (719) 575-0100
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OWNER/DEVELOPER:
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COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:

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

PCD FILE NO.: PUDSP203

FILE LOCATION: S:\20.1129.001 LORSON RANCH- THE HILLS\100 DWG\104 PLAN SETS\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

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' HOOPSI BLUE SPRUCE	6' HT.	B&B	10' - 12'	20'-25'
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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'
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	CC	17	CATALPA SPECIOSA 'HIAWATHA 2' TM HEARTLAND CATALPA	2" CAL.	B&B	20'-25'	40' - 50'
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	TS	13	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	20' 35'	40' - 50'

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
NATIVE SEED	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
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FIRE HYDRANT, TYP; REF. CIVIL

UTILITY EASEMENT, TYP; REF. CIVIL

PROPERTY LIMIT LINE

LANDSCAPE BUFFER / SETBACK LINE

CONCRETE SIDEWALK; REF. CIVIL

N

GRAPHIC SCALE

40 0 20 40

SCALE: 1"= 40'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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VICINITY MAP:

PROJECT:

THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

REVISION HISTORY:

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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

PCD FILE NO.: PUDSP203

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