

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 614 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE UTILITIES, AND DRAINAGE.

GENERAL NOTES:

- 1. REFER TO APPROVED LORSON RANCH DEVELOPMENT AGREEMENT #8, AS AMENDED, BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS FOR DEVELOPMENT INFORMATION.

STREETS:

- 1. ALL STREETS SHALL BE PUBLIC AND SHALL BE MAINTAINED BY EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY.

LANDSCAPE:

- 1. COMMON OPEN SPACE AREAS SHALL BE VEGGECATED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND AT A LATER DATE WITH EL PASO COUNTY PARKS AND RECREATION DEPARTMENT APPROVAL.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 08041C09960, EFFECTIVE DATE DECEMBER 7, 2018.

SOILS:

A GEOLOGY AND SOILS REPORT, THE HILLS AT LORSON RANCH, EL PASO COUNTY, COLORADO - RMG-HOODY MOUNTAIN GROUP - MAY 20, 2020) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PRELIMINARY PLAN FILE (PUDS20030) AT

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 CERS 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.

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

LAND OWNER CERTIFICATION

I, the undersigned, being the owner of the above described land, hereby certify that the information herein is true and correct.

COUNTY CERTIFICATION

THIS RESUME REQUEST TO RUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION 12-01-472, AND DATED OCT 1, 2020.

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
I,)
COUNTY)
RECEIVED PER)
RECORDING NO.)

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

SITE DATA TABLE:

NO	DATE	DESCRIPTION	BY
1	8/17/2020	REVISIONS PER COUNTY REVIEW	RAF
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF

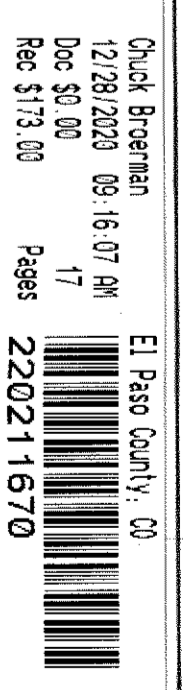
SHEET INDEX:

NO	DATE	DESCRIPTION	BY
01		PUD TITLE SHEET	CS01
02		PUD TRACT MAP & DETAILS	D702
03-04		PUD DETAILS	DT03-04
05-11		PUD SITE PLAN	SP01-07
12-17		LANDSCAPE PLANS	LS01-06

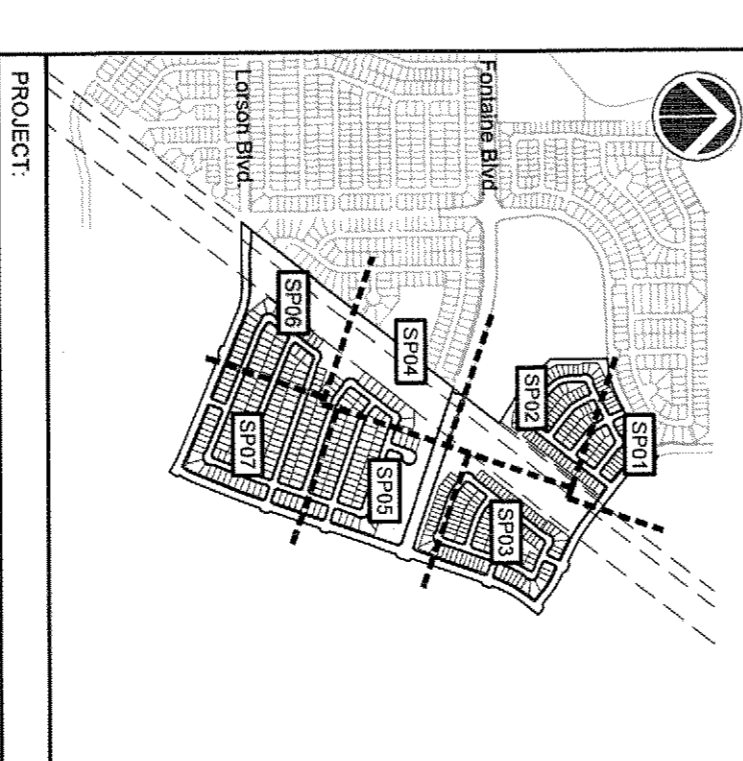
COVER SHEET

CS01

SHEET 01 OF 17

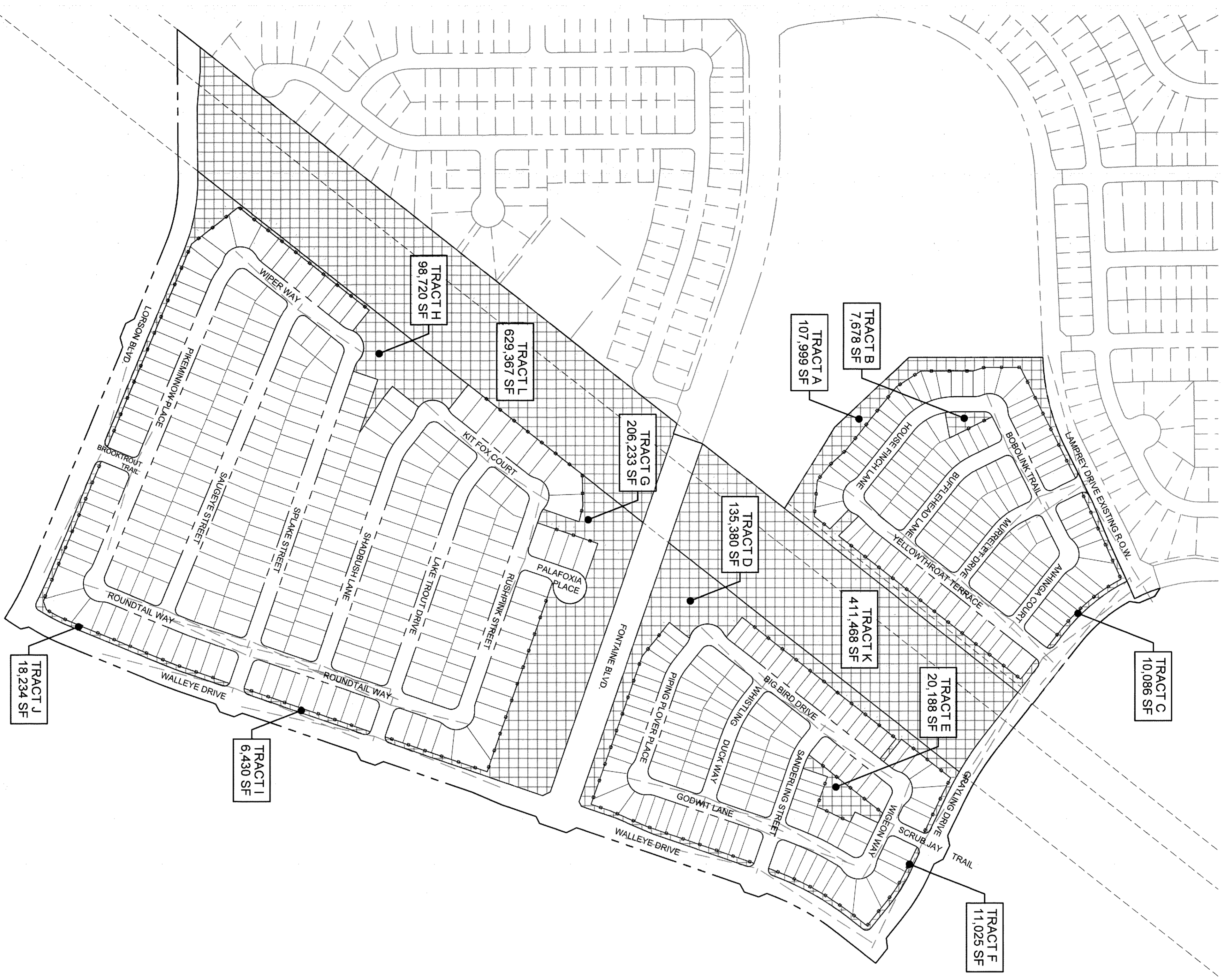


CONSULTANTS: PLANNER/LANDSCAPE ARCHITECT: 248 RESEARCH PARKWAY, COLORADO SPRINGS, CO 80920
OWNER/DEVELOPER: LORSON LLC, 272 N. SHADY BROOK, SUITE 301, COLORADO SPRINGS, CO 80903



DEVELOPER INFORMATION:
PROJECT NO.: 20.1129.001
DRAWN BY: JAA
CHECKED BY: JAA
APPROVED BY: JAA

Matrix 248 RESEARCH PARKWAY, COLORADO SPRINGS, CO 80920
PHONE: (719) 579-0100
FAX: (719) 579-2608

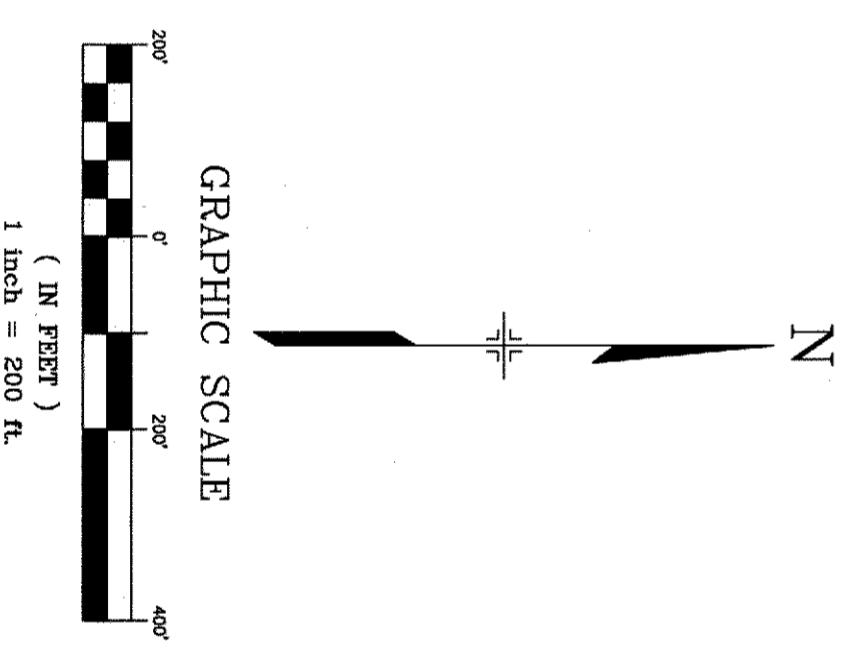
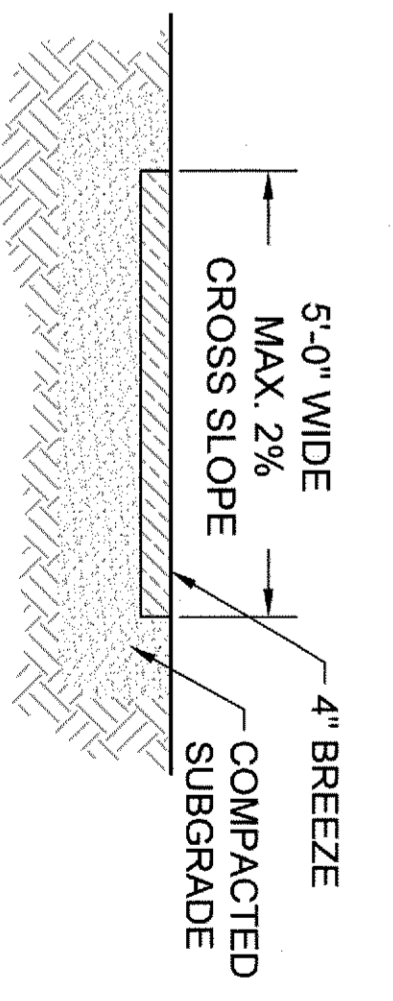
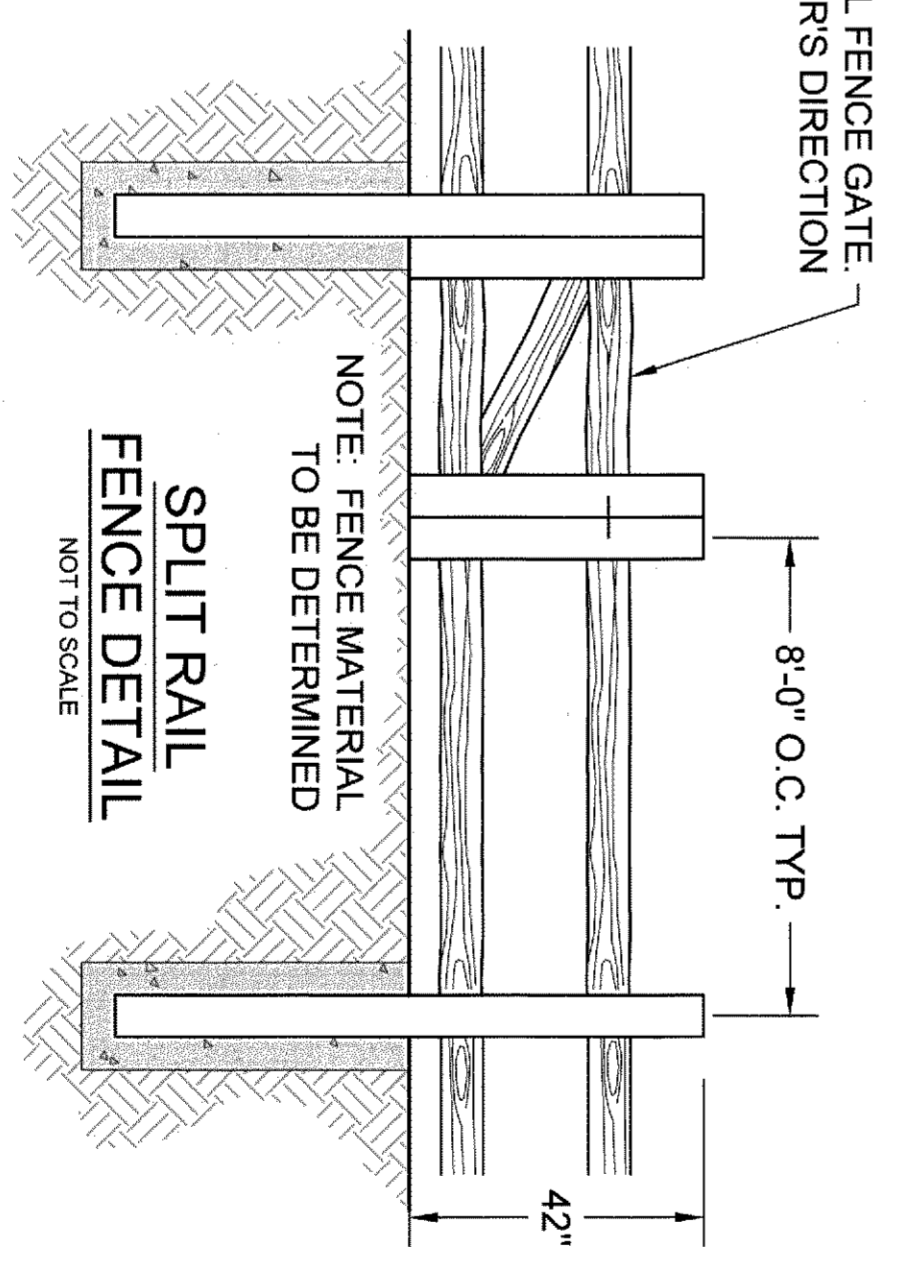
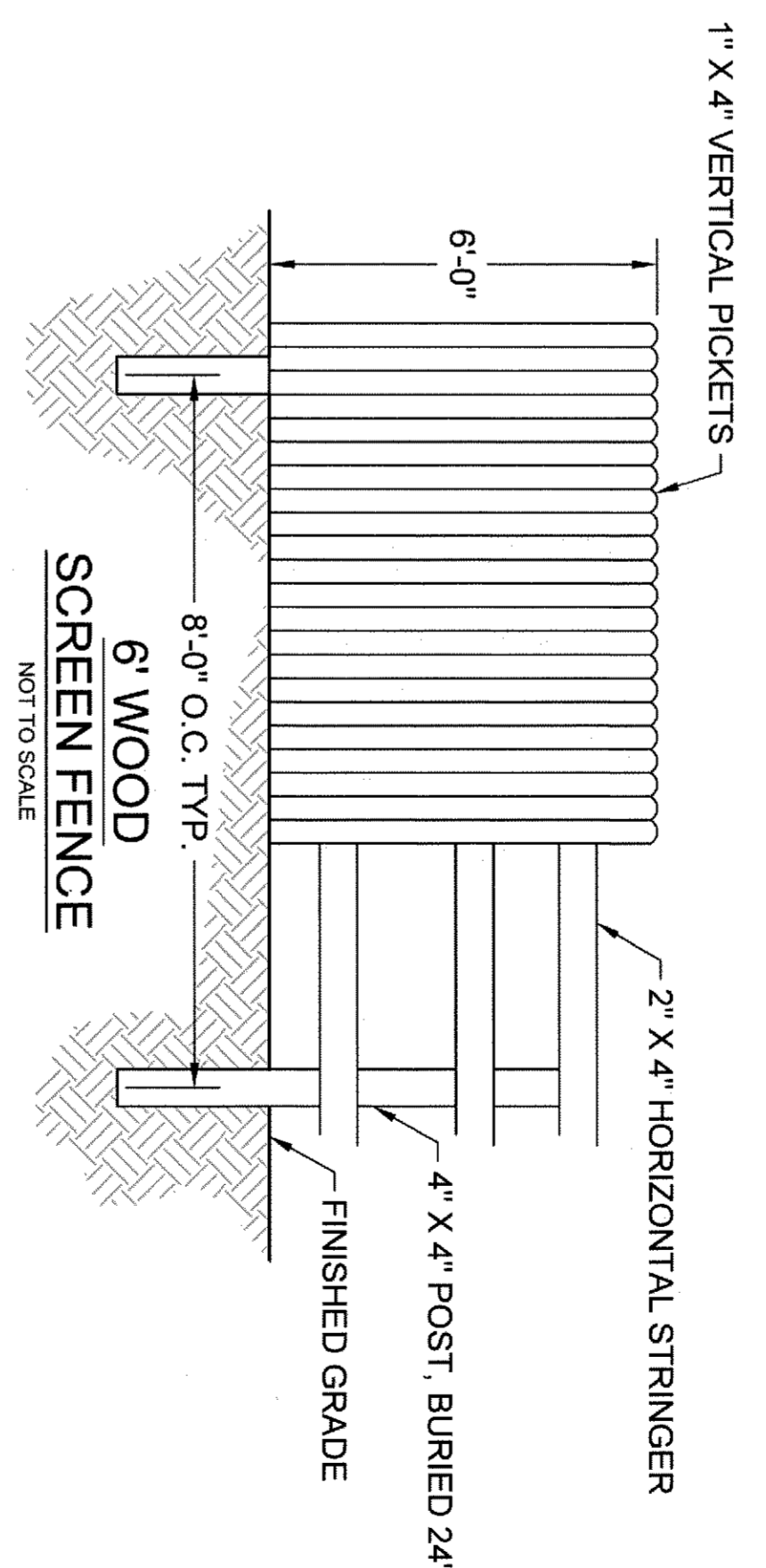


TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	107,999	X	X	X	X	X	X	LRMD	LRMD
B	7,678	X	X	X	X	X	X	LRMD	LRMD
C	10,086	X	X	X	X	X	X	LRMD	LRMD
D	135,380	X	X	X	X	X	X	LRMD	LRMD
E	20,188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

(1)28/2020
920211670

THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN**

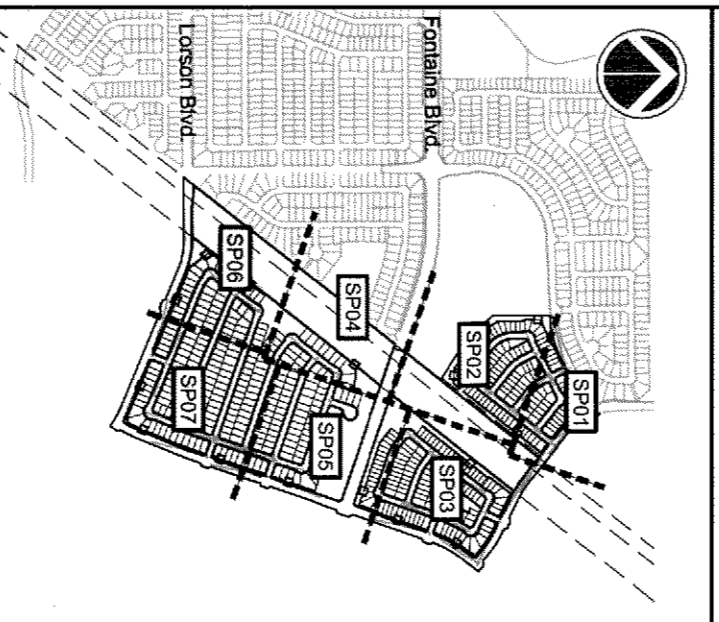
LOCATED IN THE NORTH HALF (N1/2) SECTION 24 AND IN THE
SOUTH HALF (S1/2) SECTION 13, T19S, R63W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



CONSULTANTS
PLANNER/LANDSCAPE ARCHITECT:
Matrix 2455 RESEARCH PARKWAY,
SUITE 300 SPRING, CO 80903
PHONE: (719) 575-0100
FAX: (719) 575-0088

CIVIL ENGINEER:
ENGINEERING GROUP
SUITE 300 SPRING, CO 80903
BURNSVILLE, MN 55506
PHONE: (719) 575-1100

DRAWN/ENGINEER:
LORSON LLC
212 N. WAHSAATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 535-3200



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

EL PASO COUNTY, CO
APPROVED: DECEMBER 10, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	8/1/2020	REVISIONS PER COUNTY REVIEW	RAF
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF

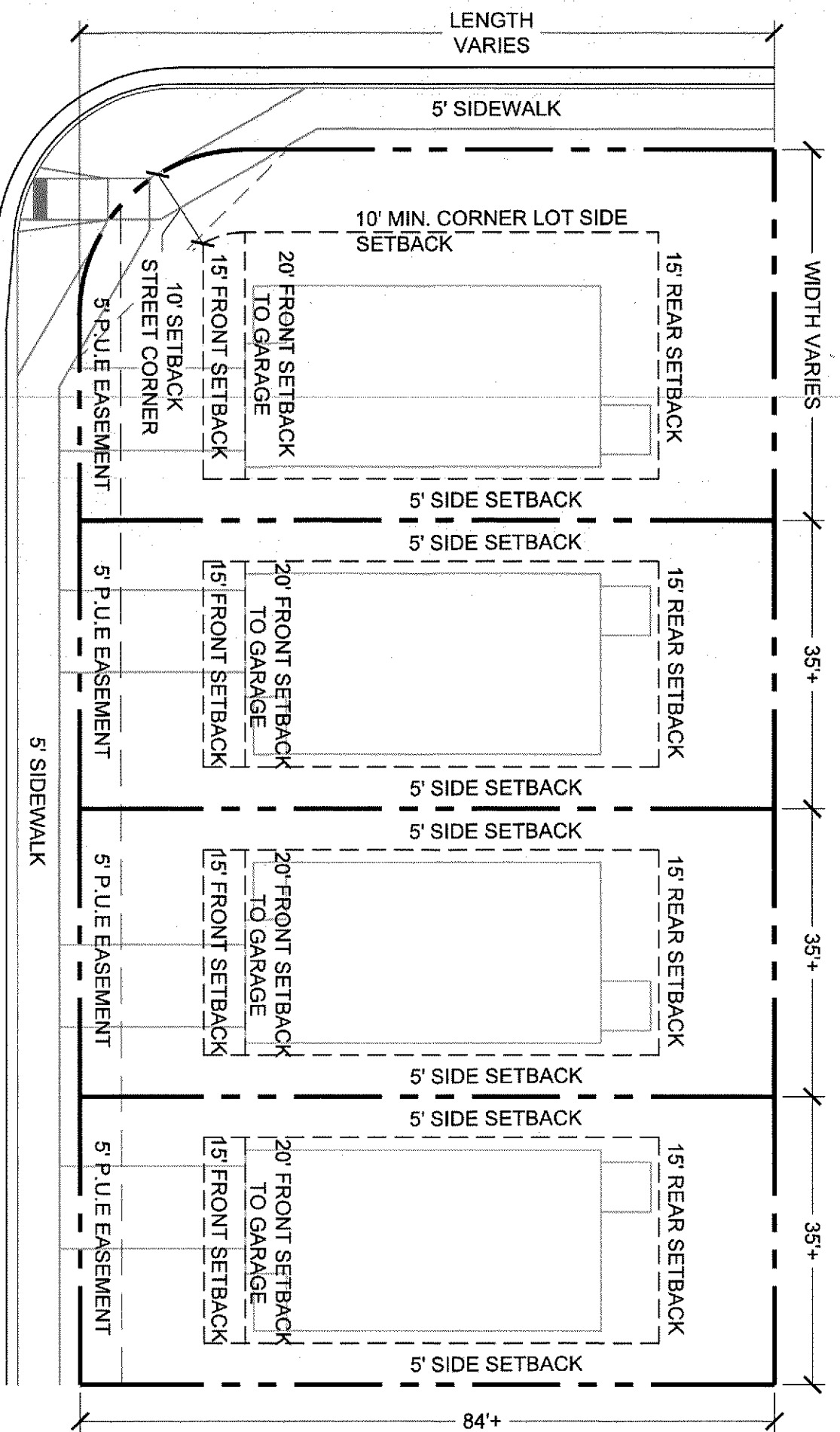
DRAWING INFORMATION:
PROJECT NO.: 20.1129.001
DRAWN BY: RAF
CHECKED BY: JAA
APPROVED BY: JAA
SHEET TITLE:

**PUD TRACT MAP
AND DETAILS**

DT01

SHEET 02 OF 17

PCD FILE NO.: PUDSP203



LOTS 1-239

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1 - 239

- MINIMUM LOT AREA.
- A. DWELLING, SINGLE FAMILY, 2,800 SF
- MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
- NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
- SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - FRONT YARD: FIFTEEN FEET (15') TO FACE OF HOUSE
 - REAR YARD: FIVE FEET (5')
 - CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL BOXES, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT
- GRANITE, STAINLESS STEEL, BRASS, COPPER, ALUMINUM, AND OTHER METALS SHALL BE PERMITTED FOR FINISHES ON EXTERIOR SURFACES OF THE MAIN STRUCTURE, PROVIDED THAT THE FINISHES ARE APPROVED BY THE PLANNING AND ZONING DEPARTMENT.
- 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:

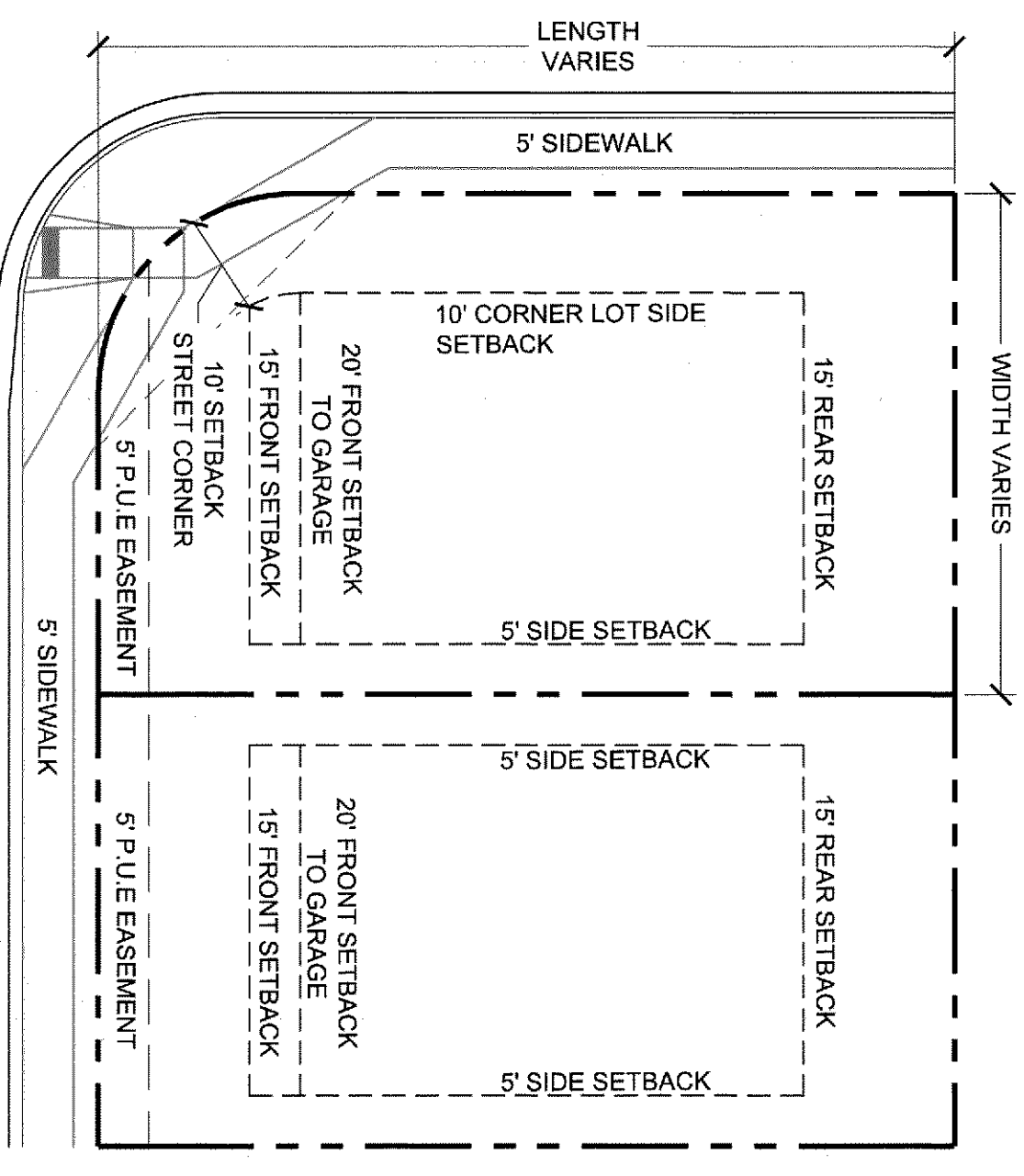
- MODE HOME SUBDIVISION SALES OFFICE
- MODE HOME SUBDIVISION SALES OFFICE
- VARO OR GARAGE SALES

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

ACCESSORY USES:

- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE SMALL CELL TOWER
- MOBILE HOME SUBDIVISION SALES OFFICE
- MOBILE HOME SUBDIVISION SALES OFFICE

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



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

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

- MINIMUM LOT AREA.
- A. DWELLING, SINGLE FAMILY, 3,825 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
- NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
- SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - FRONT YARD: FIFTEEN FEET (15') TO FACE OF HOUSE
 - REAR YARD: FIVE FEET (5')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

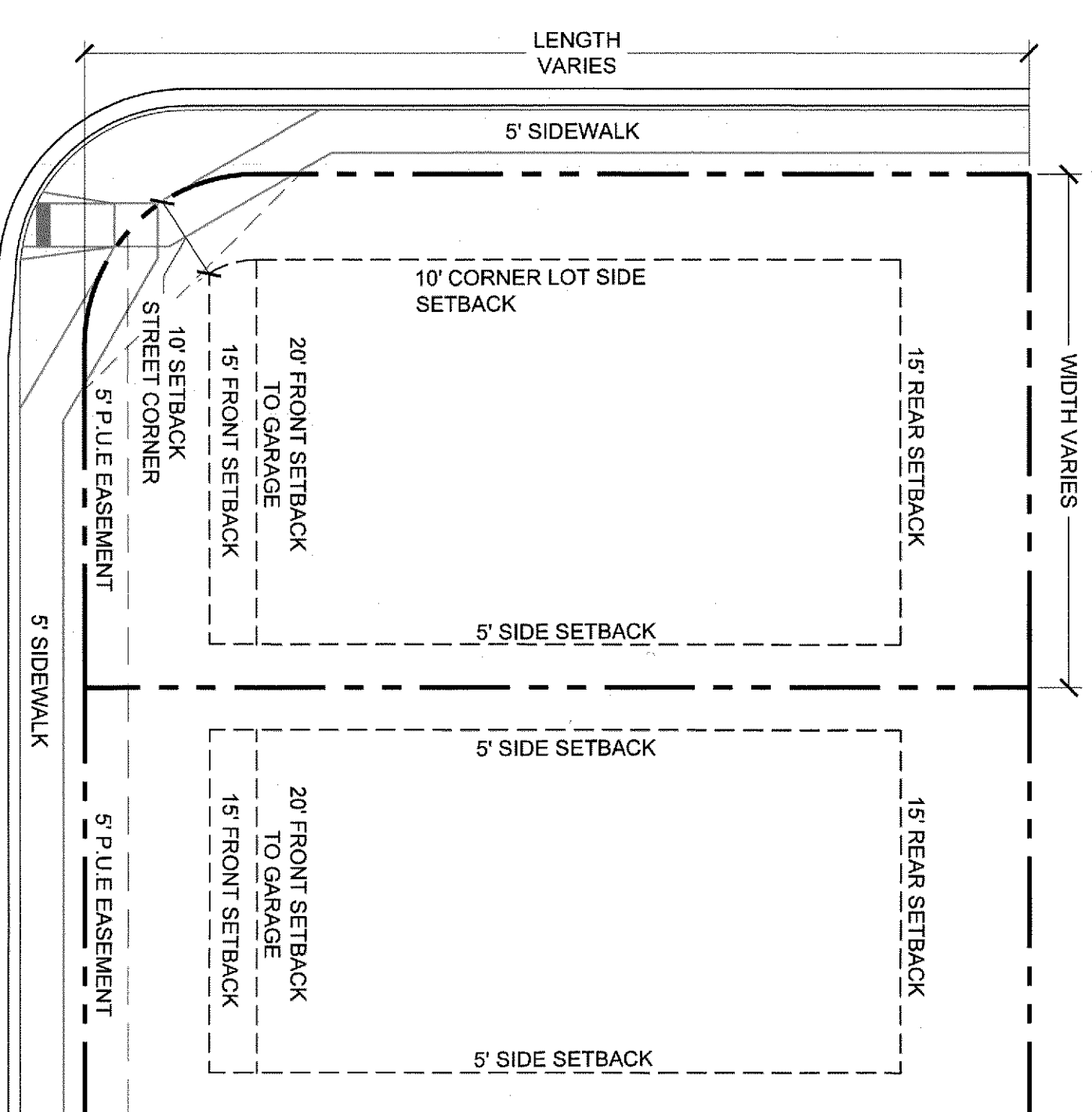
SPECIAL USES:

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

ACCESSORY STRUCTURES:

- DETACHED, COVERED OR UNCOVERED; GAZEBOS, PATIOS, HOT TUBS, SPAS, AND POOLS.
- FENCES, WALLS, OR HEDGES
- PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
- PERSONAL USE SMALL CELL TOWER
- DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED
- ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE.
- THE MAIN STRUCTURE, AND 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



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

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

- MINIMUM LOT AREA.
- A. DWELLING, SINGLE FAMILY, 5,000 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40')
- NO WINDOW WELLS ARE ALLOWED IN DRAINAGE EASEMENTS.
- SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - FRONT YARD: FIFTEEN FEET (15') TO FACE OF HOUSE
 - REAR YARD: FIVE FEET (5')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

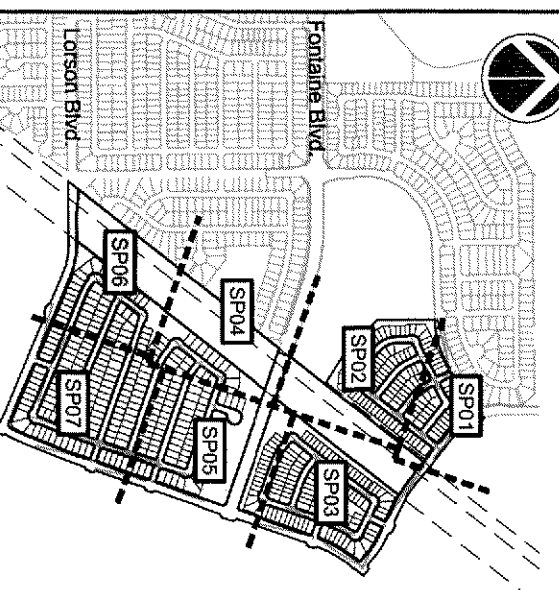
TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
- OWNER/BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR 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.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA
- STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

12/28/20
28.02.11.070

THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300 SPRING, CO 80903
Matrix PHONE: (719) 575-0100 FAX: (719) 575-0088
CIVIL ENGINEER: ENGINEERING GROUP SUITE 300 SPRING, CO 80903 BIRNSVILLE, MN 55306 PHONE: (719) 575-1100
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
APPROVED: DECEMBER 10, 2020

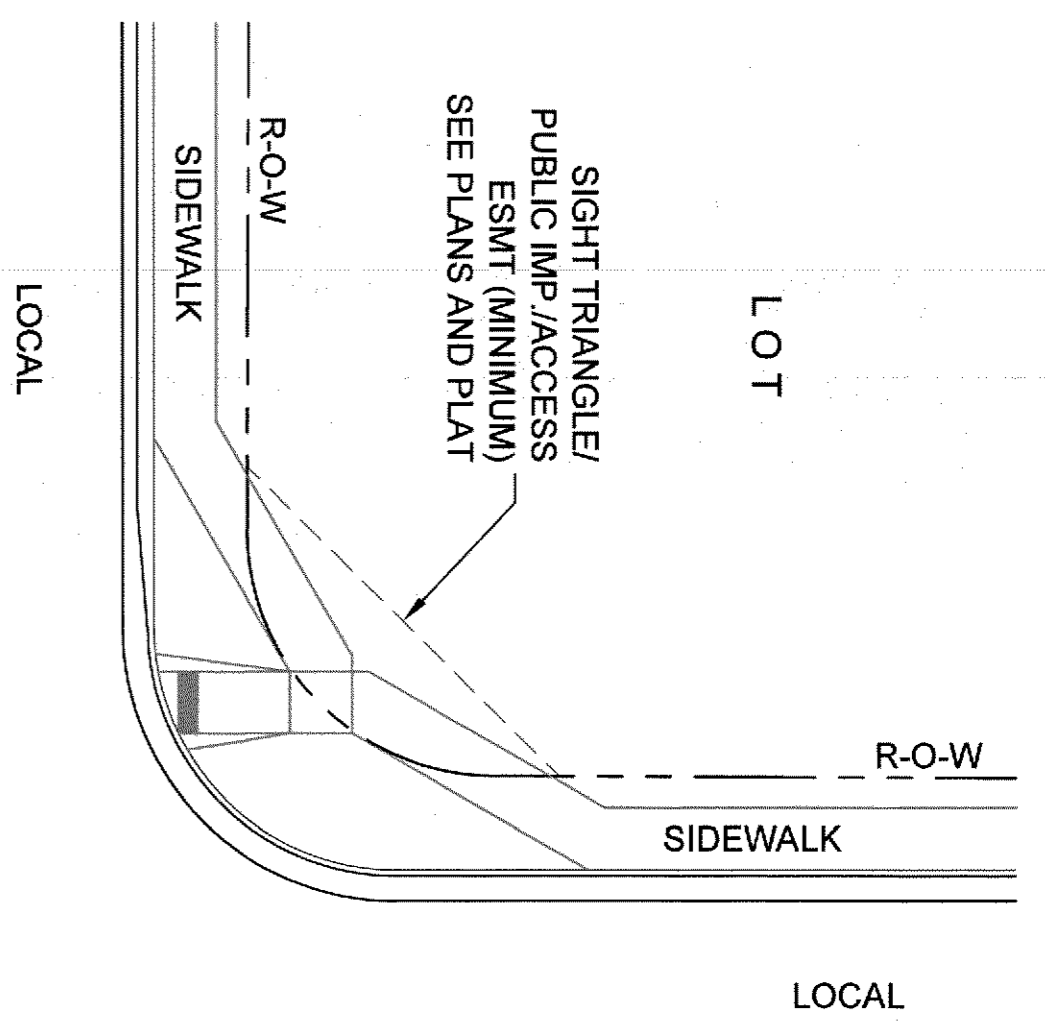
NO.	DATE	DESCRIPTION	BY
1	8/1/2020	REVISIONS PER COUNTY REVIEW	RAF
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF

DRAWING INFORMATION:

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

PUD DETAILS

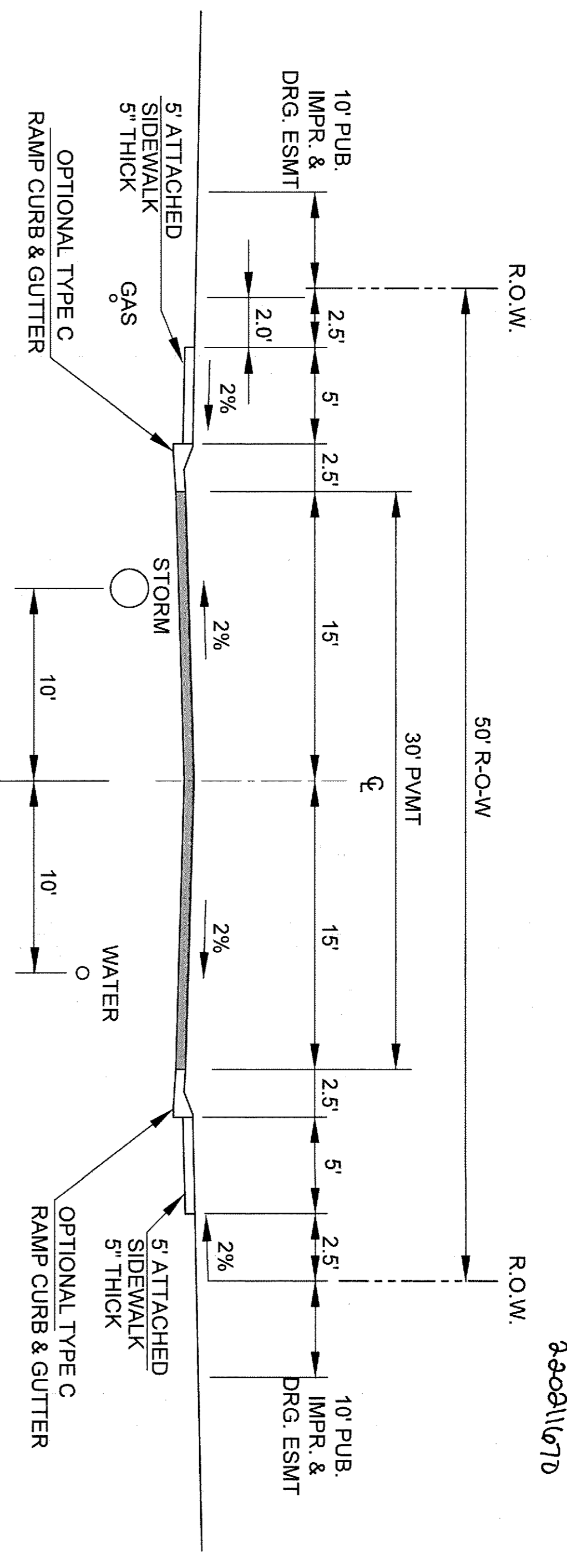
DT02



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

**LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.**

NOT TO SCALE



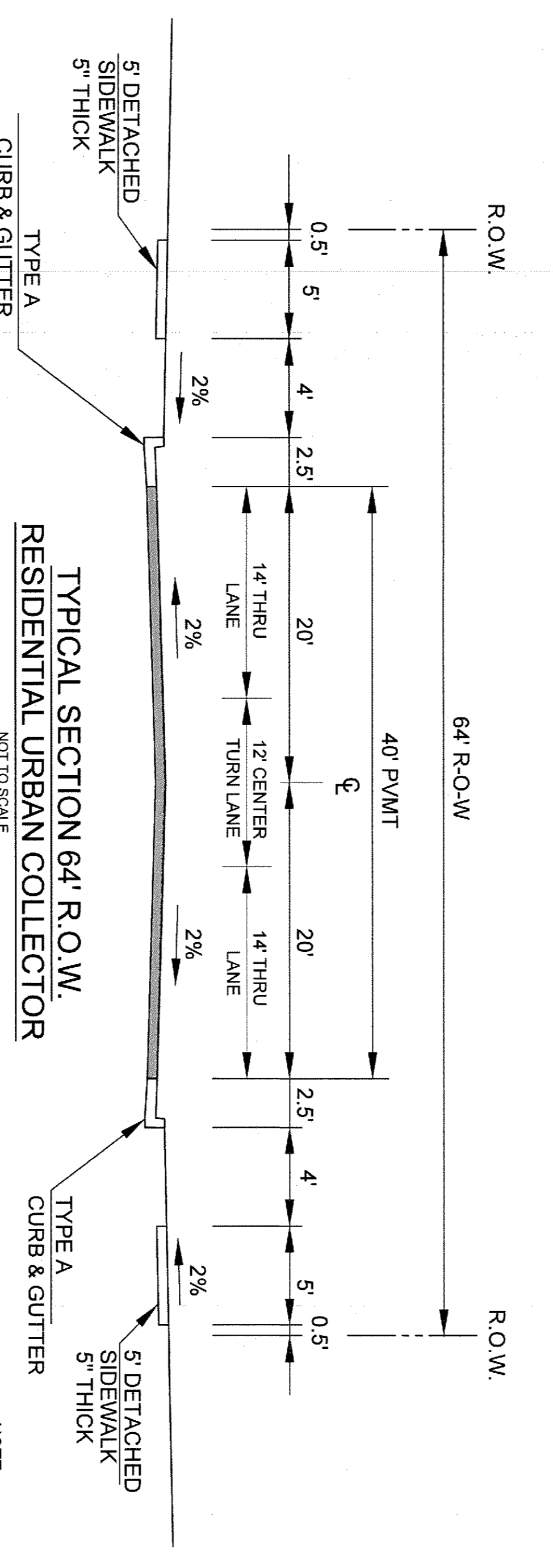
PVC UNDERDRAIN
SEE PROFILE FOR LOCATION

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.



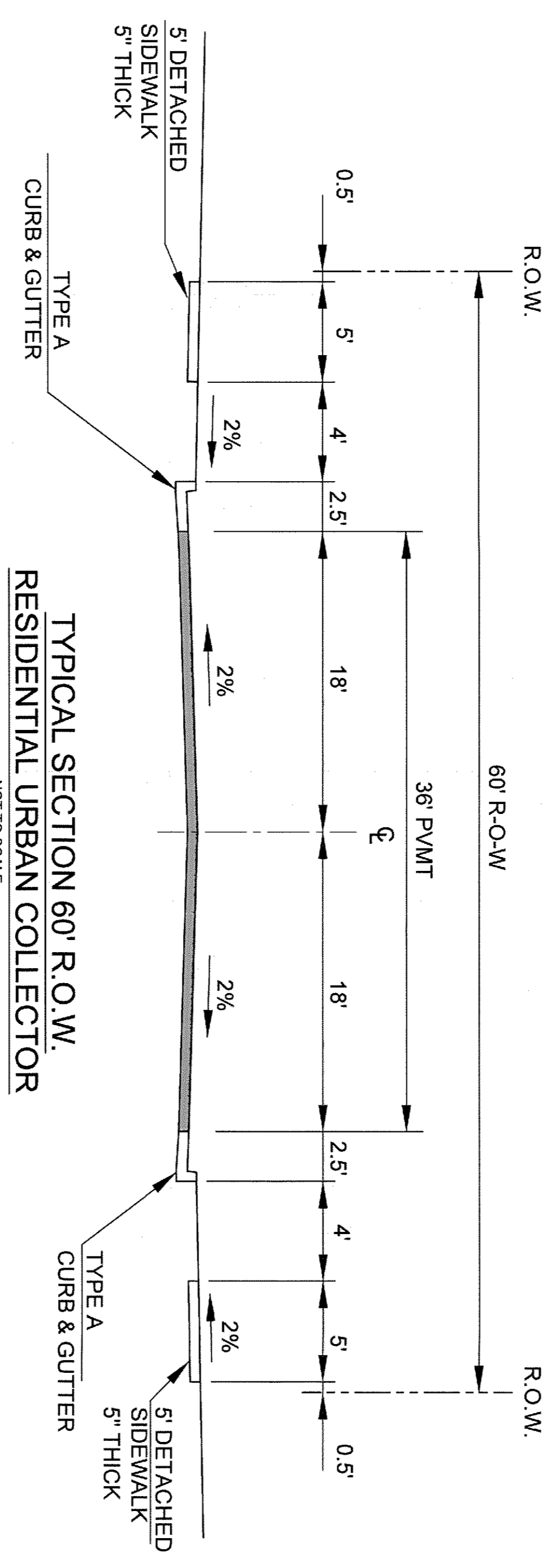
**TYPICAL SECTION 64' R.O.W.
RESIDENTIAL URBAN COLLECTOR**

NOT TO SCALE

LORSON BOULEVARD (LAMPREV 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.



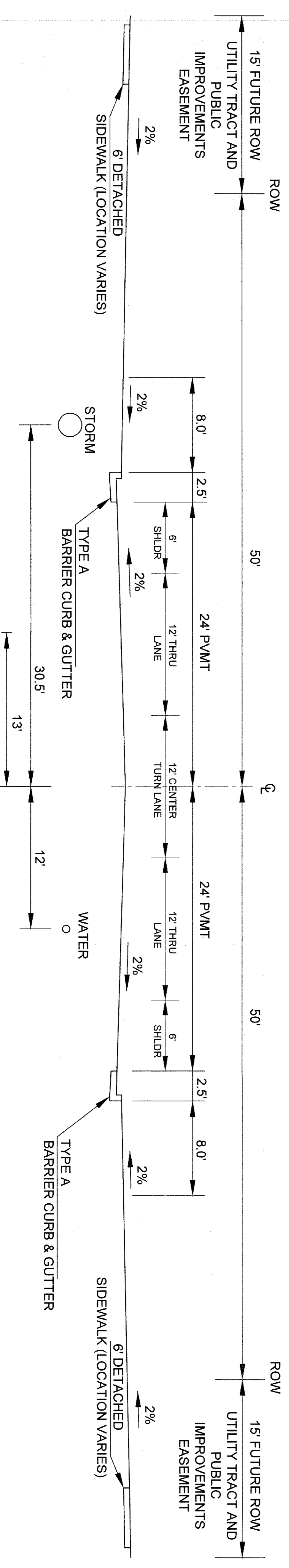
**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**

NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)
GRAYLING DRIVE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

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



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

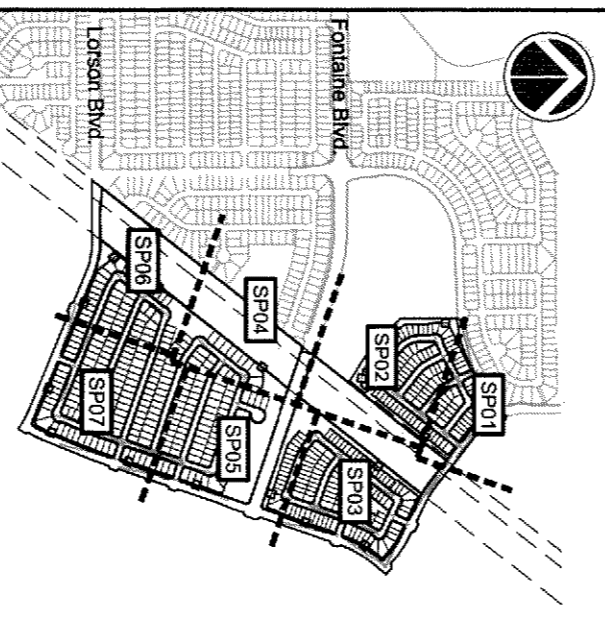
NOT TO SCALE

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

12/28/20
3:00:11 PM

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, T19S, R93W OF THE 8TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,
SUNTE 300 SPRINGS, CO 80903
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1000 W. BURNSVILLE, NM 85306
PHONE: (719) 576-1100
OWNER/ENGINEER:
LORSON LLC
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 835-3200



PROJECT:
THE HILLS AT LORSON RANCH
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EL PASO COUNTY CO
APPROVED: DECEMBER 10, 2020

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

PUD DETAILS

DT03

SHEET 04 OF 17



12/28/2020
2:00:11(17)

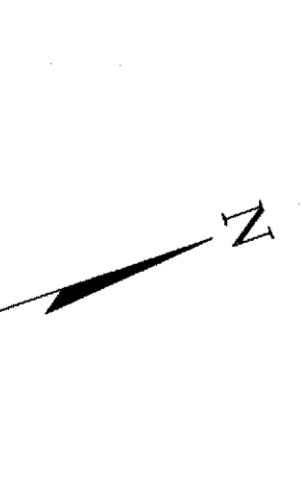
MATCH LINE SEE SHEET SP03

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, T19S, R63W 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 CROSSLANE (6" TYPICAL)
 - 5 CURB AND GUTTER (TYPE A)
 - 6 PARALLEL PEDESTRIAN RAMP (SD 2-40 & 2-41)
 - 7 PROPOSED FIRE HYDRANT LOCATION
 - 8 COMPACTED BREEZE TRAIL (5" TYPICAL)
 - 9 SIGHT DISTANCE TRIANGLE (TYPICAL)
 - 10
 - 11

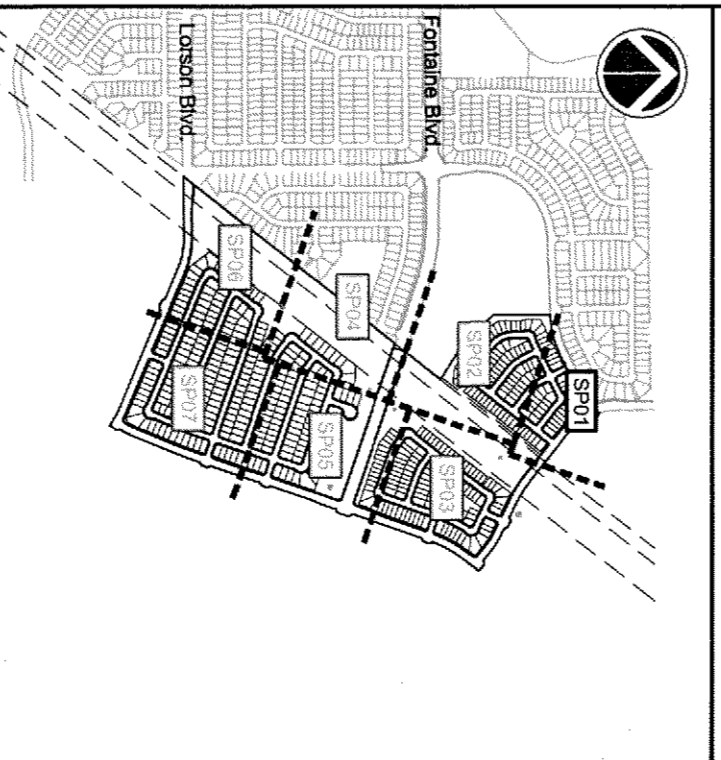
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300 EL PASO SPRINGS, CO 80930
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FAX: (719) 575-0088

DATE ENGINEER:
CIVIL ENGINEERING GROUP
BURNSVILLE, NM 85506
PHONE: (719) 570-1100

OWNER/CLIENT:
LORSON LLC
212 N WAHSATCH DR., SUITE 301
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CHECKED BY: JAA
APPROVED BY: JAA
SHEET TITLE:

SITE PLAN

SP01

SHEET 05 OF 17

PCD FILE NO.: PUPSP023

WIDEFIELD SCHOOL
DISTRICT 3
1820 MAIN ST COLORADO
SPRINGS, CO 80911-1152
SCHOOL SITE

LORSON LLC NOMINEE FOR
MURRAY FOUNTAIN LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO, 80903-3476
ZONING (PUD)
AG GRAZING LAND

LORSON LLC NOMINEE FOR
MURRAY FOUNTAIN LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO, 80903-3476
ZONING (PUD)
AG GRAZING LAND

100' TR-STATE
TRANSMISSION AND
ASSOCIATION INC.
BOOK 2866 PAGE 719 &
BOOK 2846 PAGE 719

228' PUBLIC SERVICE
COMPANY ELECTRIC
EASEMENT
BOOK 2090 PAGE 238

TRACT K
411468 SF

TRACT C
10086 SF

TRACT K
411468 SF

MATCH LINE SEE SHEET SP03

20' MVEA UTILITY EASEMENT
RECEPTION NO. 218049453

TRACT K
411468 SF

TRACT K
411468 SF

TRACT K
411468 SF

TRACT K
411468 SF

TRACT K
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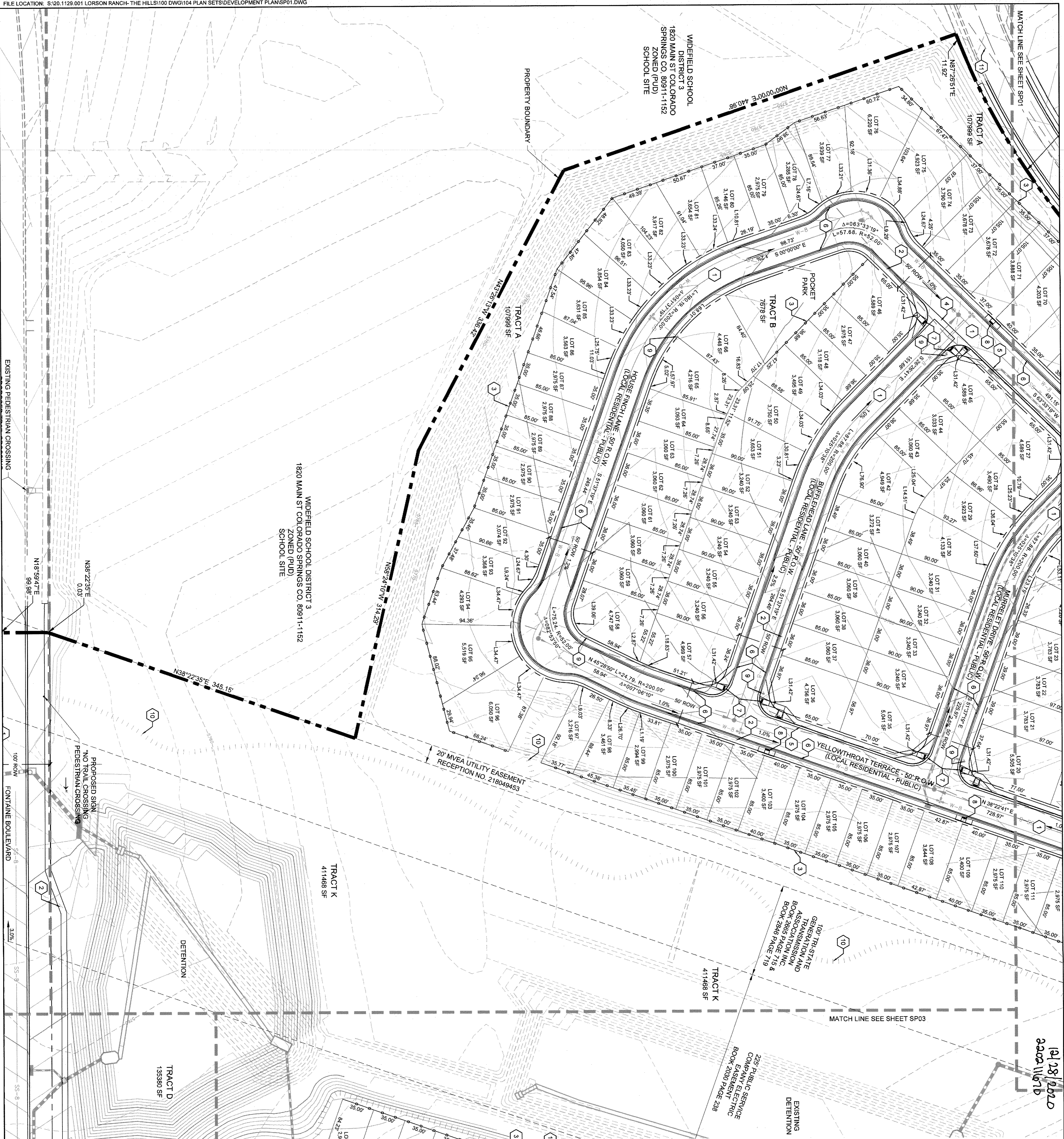
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TRACT K
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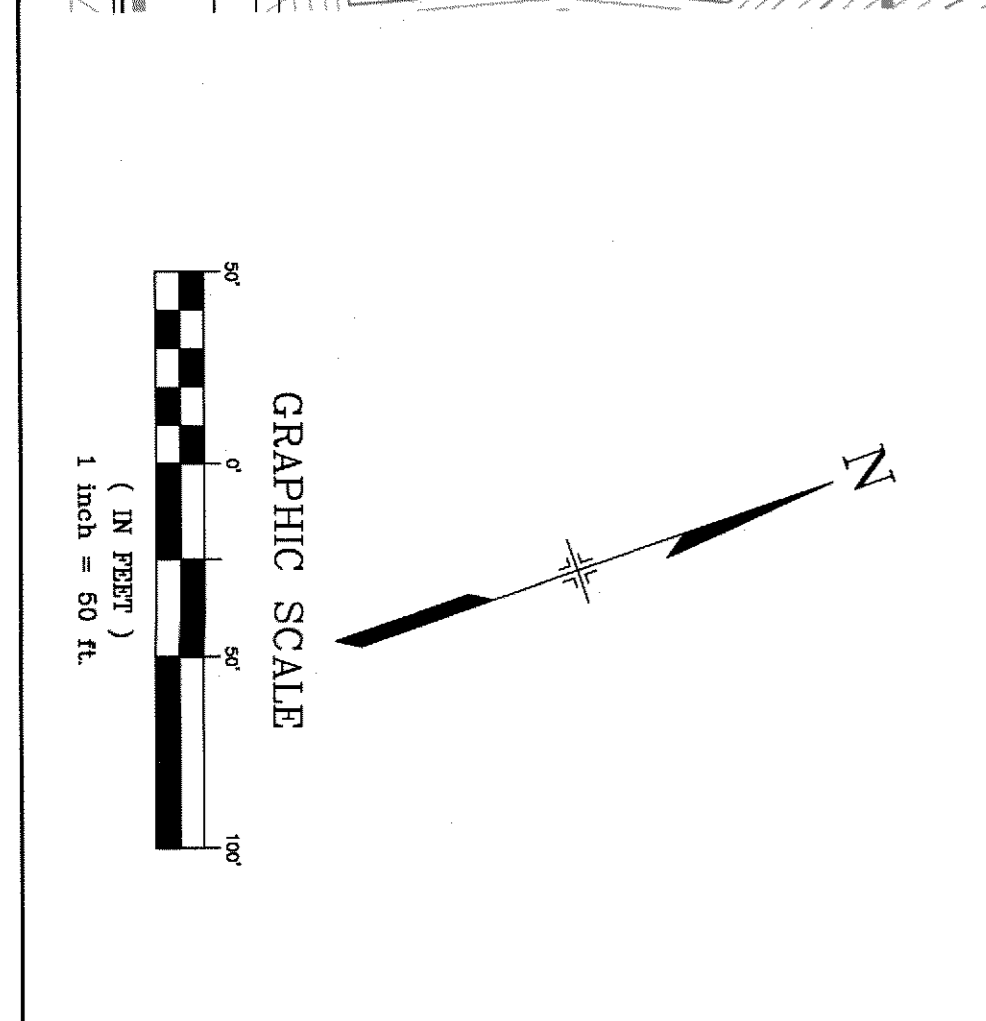
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THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

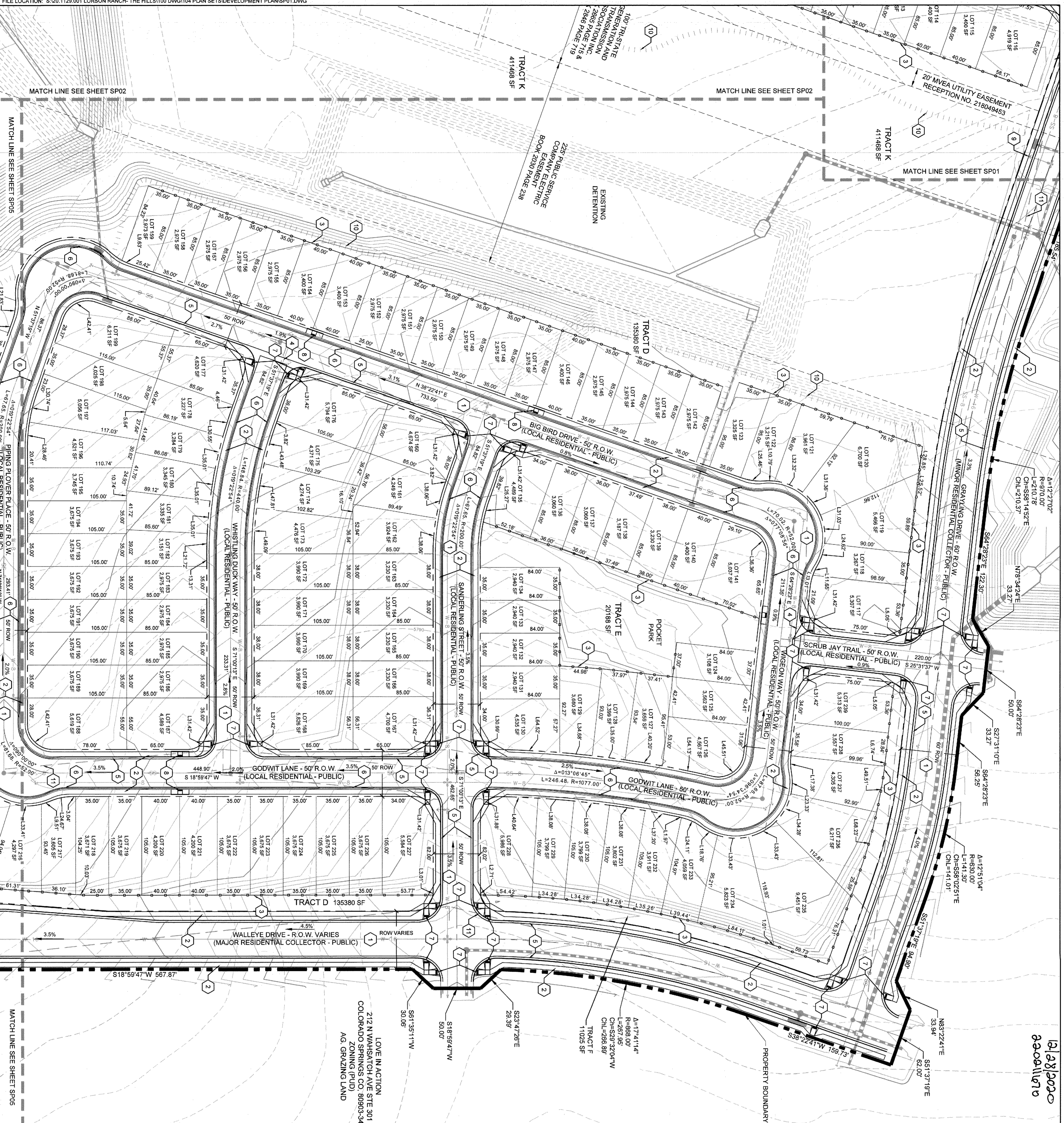
CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT: 2455 RESEARCH PARKWAY,
Matrix COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0288
DATE ENGINEER:
CIVIL ENGINEERING GROUP
1504 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (763) 575-1100
OWNER/DEVELOPER:
LORSON LLC
P.O. BOX 1000, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 535-3200

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK
 - 3 6" WOOD SCREEN FENCE
 - 4 CONCRETE CROSSSPAN (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 (TYPICAL)
 - 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

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



<p>PROJECT: THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN</p> <p>EL PASO COUNTY, CO APPROVED: DECEMBER 10, 2020</p> <p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/17/2020</td> <td>REVISIONS PER COUNTY REVIEW</td> <td>RAF</td> </tr> <tr> <td>2</td> <td>10/22/2020</td> <td>REVISIONS PER COUNTY REVIEW</td> <td>RAF</td> </tr> </tbody> </table> <p>DRAWING INFORMATION:</p> <p>PROJECT NO.: 20.1129.001</p> <p>DESIGNER: RAF</p> <p>CHECKED BY: JAA</p> <p>APPROVED BY: JAA</p> <p>SHEET TITLE:</p>	NO.	DATE	DESCRIPTION	BY	1	8/17/2020	REVISIONS PER COUNTY REVIEW	RAF	2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF	<p>SITE PLAN</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">SP02</p> <p style="text-align: center;">SHEET 06 OF 17</p> <p>PCD FILE NO.: PUDSP203</p>	<p>VICINITY MAP:</p>
NO.	DATE	DESCRIPTION	BY											
1	8/17/2020	REVISIONS PER COUNTY REVIEW	RAF											
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF											



12/28/2020
09:04:17

THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300 SPRINGS, CO 80903
PHONE: (719) 575-0100
FAX: (719) 575-0208

DATE ENGINEER:
DAN EMMERTS GROUP
10000 W. WASHINGTON AVE. SUITE 5505
DENVER, CO 80231
PHONE: (719) 570-1100
FAX: (719) 575-0208

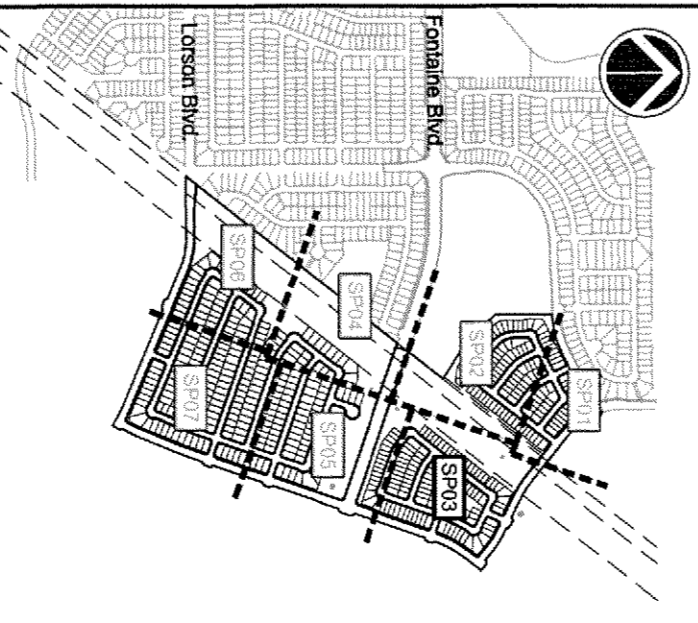
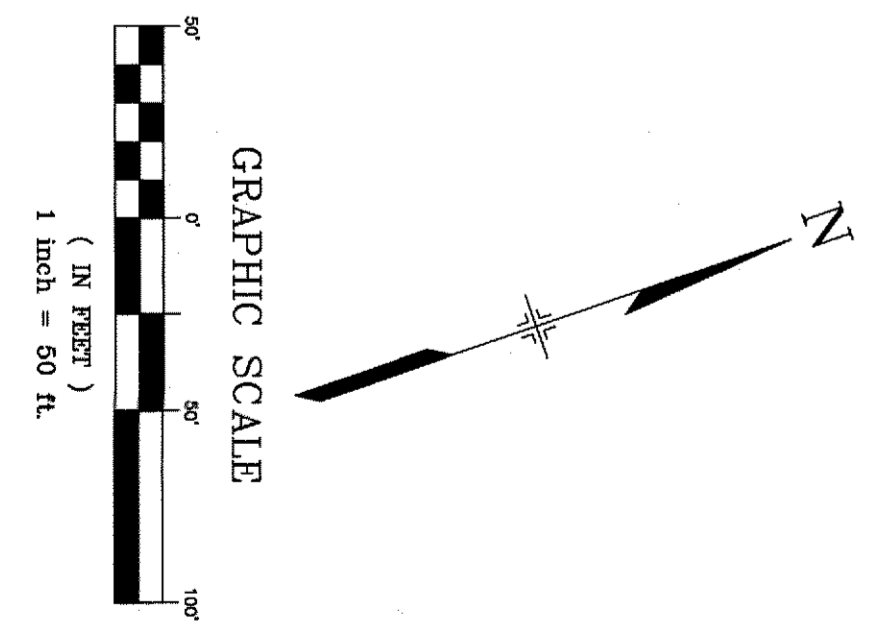
OWNER/CLIENT:
LORSON LLC
212 N WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 535-3200

LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R69W 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 CROSSSPAN (S TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 PARALLEL PEDESTRIAN RAMP (SD, 2-40 & 2-41)
- 7 PROPOSED FIRE HYDRANT LOCATION
- 8 COMPACTED BREZEZ TRAIL (S TYPICAL)
- 9 SIGHT TRIANGLE
- 10 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 11

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



EL PASO COUNTY, CO
APPROVED DECEMBER 10, 2020

NO.	DATE	DESCRIPTION	BY
1	8/12/2020	REVISIONS PER COUNTY REVIEW	RAE
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAE

DRAWING INFORMATION:

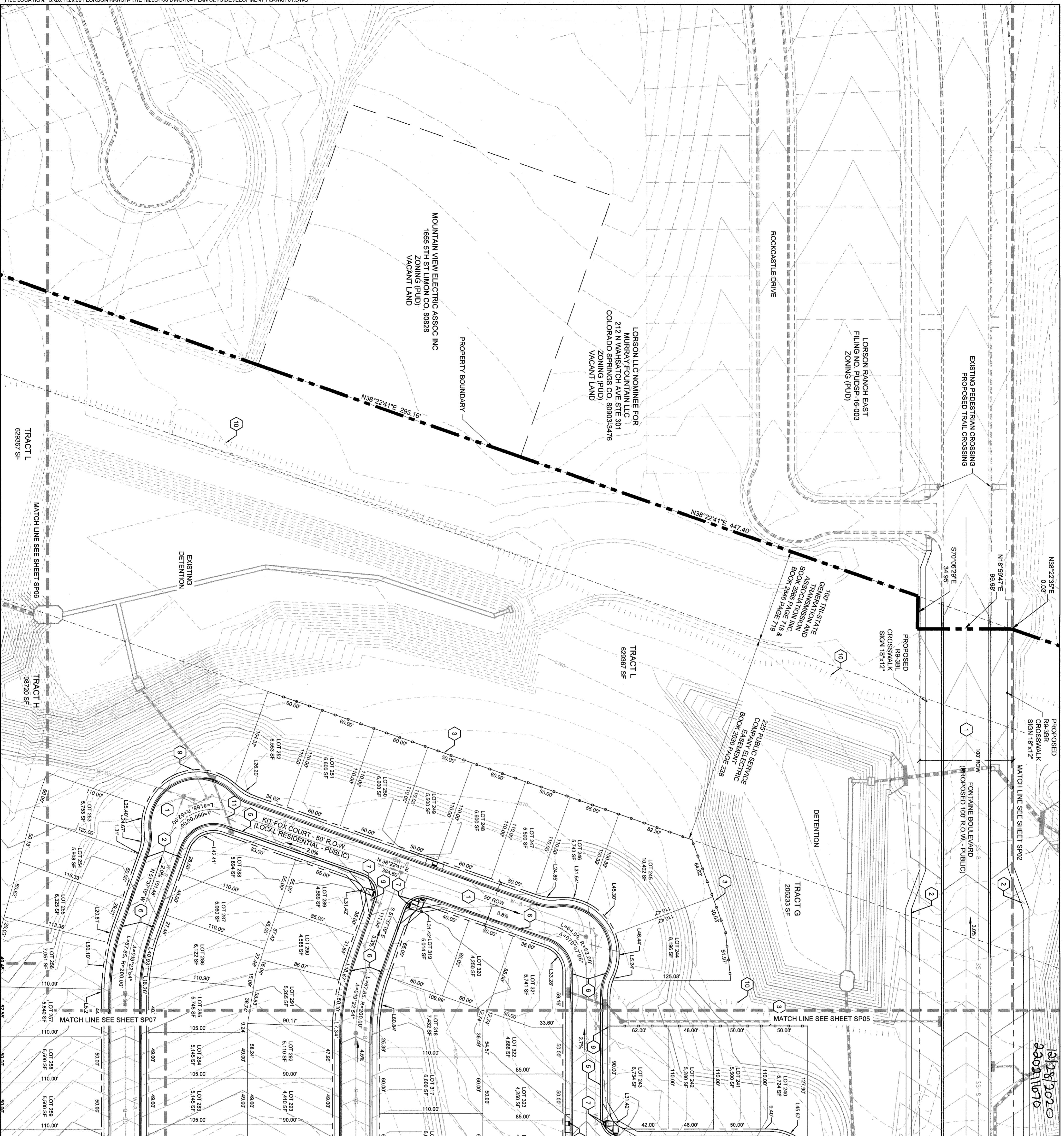
PROJECT NO.	201.1129.001
DRAWN BY:	RAE
CHECKED BY:	JAA
APPROVED BY:	JAA
SHEET TITLE:	

SITE PLAN

SP03

SHEET 07 OF 17

PCD FILE NO.: PUDSP223

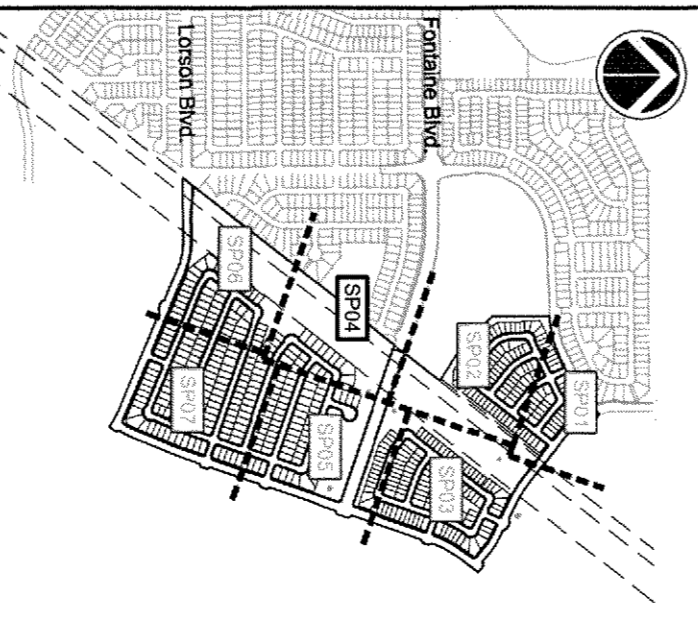
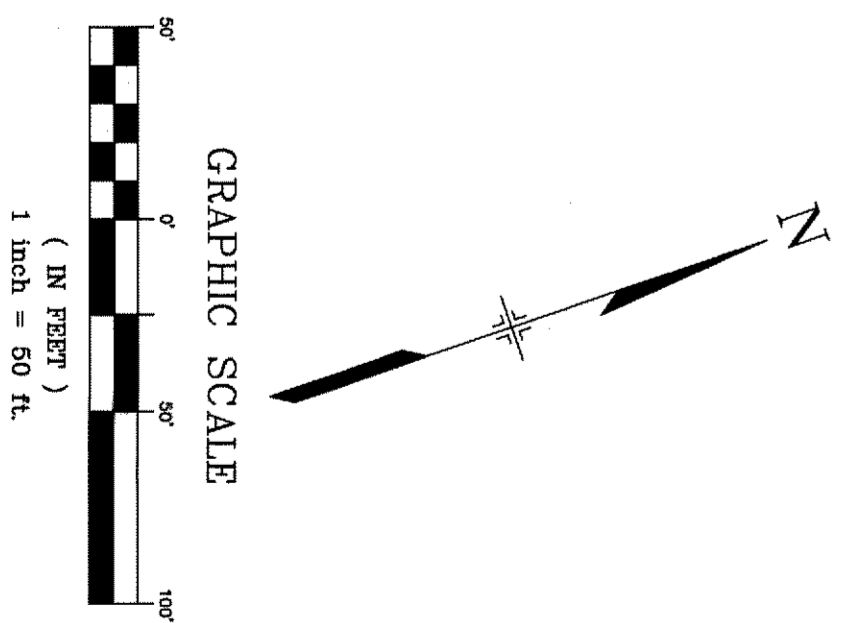
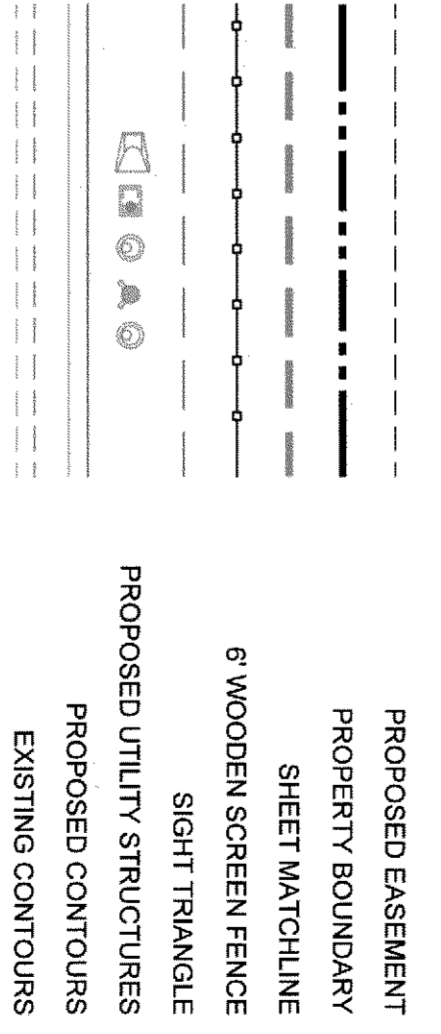


THE HILLS AT LORSON RANCH

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, T19S, R30W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
 PLANNER/LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300 SPRINGS, CO 80903
Matrix
 CIVIL ENGINEER: ENGINEERING GROUP SUITE 300 SPRINGS, CO 80903
 BURNSVILLE, MN 55505
 PHONE: (719) 575-1100
 FAX: (719) 575-0088
 OWNER/REGULATORY:
LORSON LLC
 212 N. WAHSATOH DR., SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 535-3200

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK
 - 3 WOOD SCREEN FENCE
 - 4 CONCRETE CROSSSPAN (TYPICAL)
 - 5 CURB AND GUTTER (TYPE A)
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 - 7 PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
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 - 9 PROPOSED FIRE HYDRANT LOCATION
 - 10 COMPACTED BREEZE TRAIL (S TYPICAL)
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PROJECT:
 THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 EL PASO COUNTY, CO
 APPROVED: DECEMBER 10, 2020

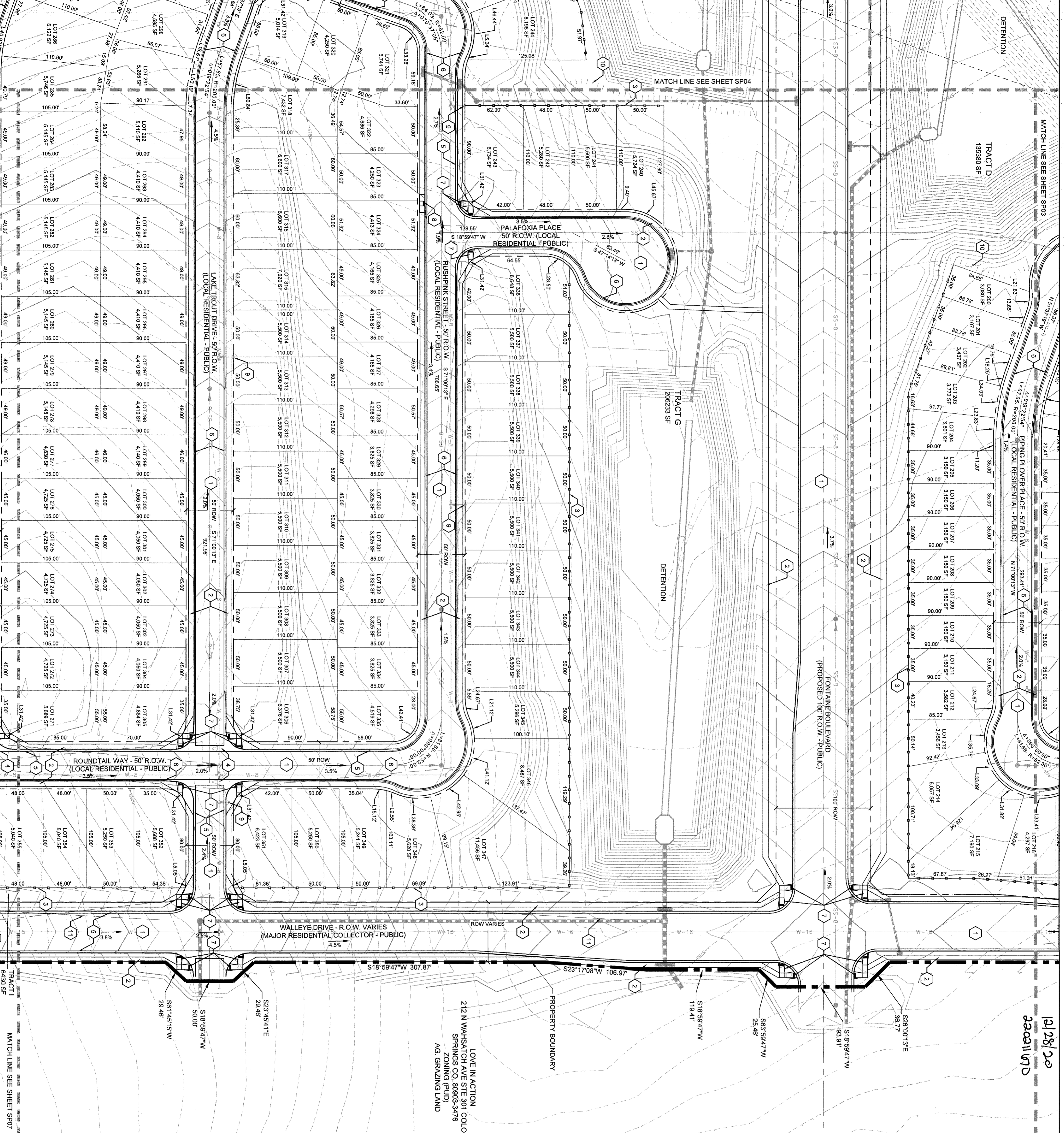
NO.	DATE	DESCRIPTION	BY
1	8/1/2020	REVISIONS PER COUNTY REVIEW	RAF
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF

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

SITE PLAN

SP04

SHEET 08 OF 17



12/28/20
JAA/LL/STB

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, T19S, R69W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

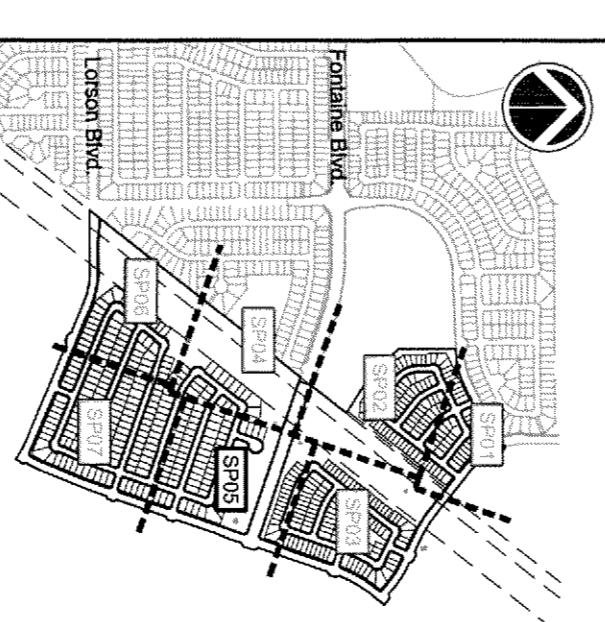
CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT:
Matrix 2455 RESEARCH PARKWAY,
SUITE 300 SPRINGS, CO 80903
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
ENGINEERING GROUP
SUITE 300 SPRINGS, CO 80903
PHONE: (719) 575-1100

OWNER/DEVELOPER:
LORSON LLC
212 N WAHSATOH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 535-3200

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
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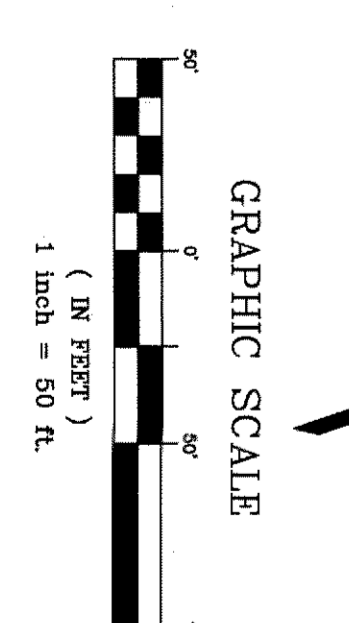
- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
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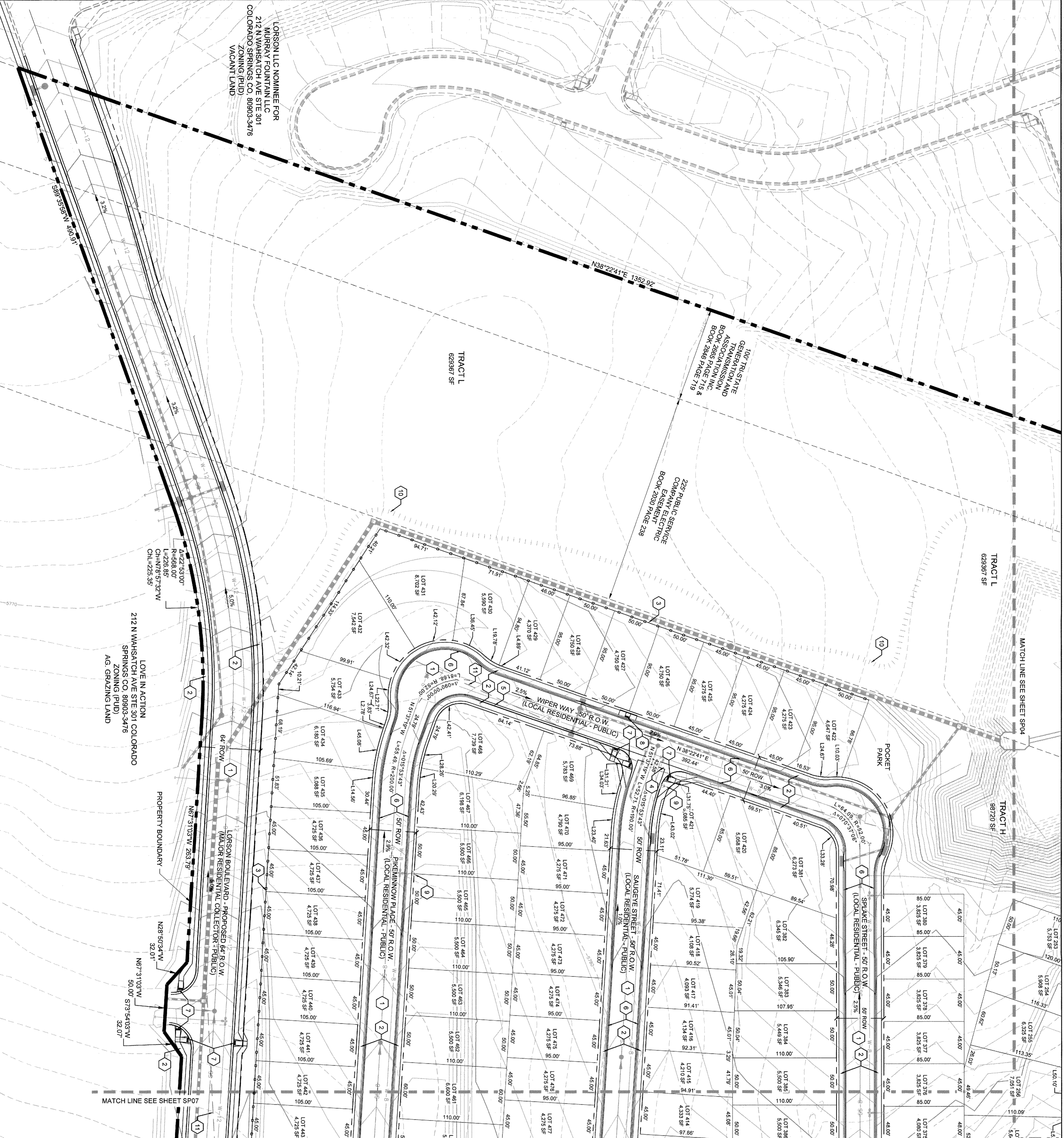


EL PASO COUNTY, CO
APPROVED DECEMBER 10, 2020

NO.	DATE	DESCRIPTION	BY
1	8/1/2020	REVISIONS PER COUNTY REVIEW	RAF
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF

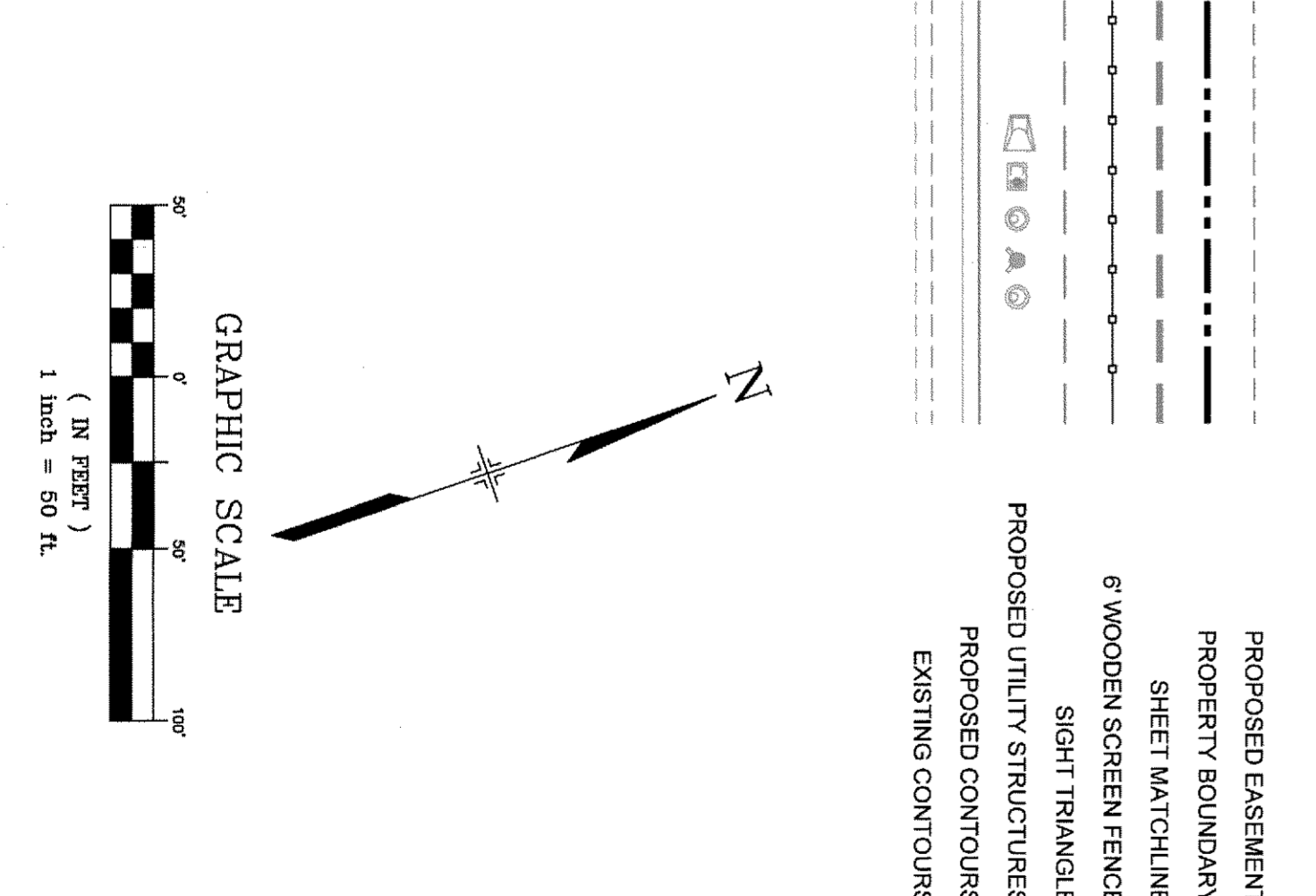
DRAWING INFORMATION:
PROJECT NO: 20.1129.001
DRAWN BY: RAF
CHECKED BY: JAA
APPROVED BY: JAA
SHEET TITLE: **SITE PLAN**



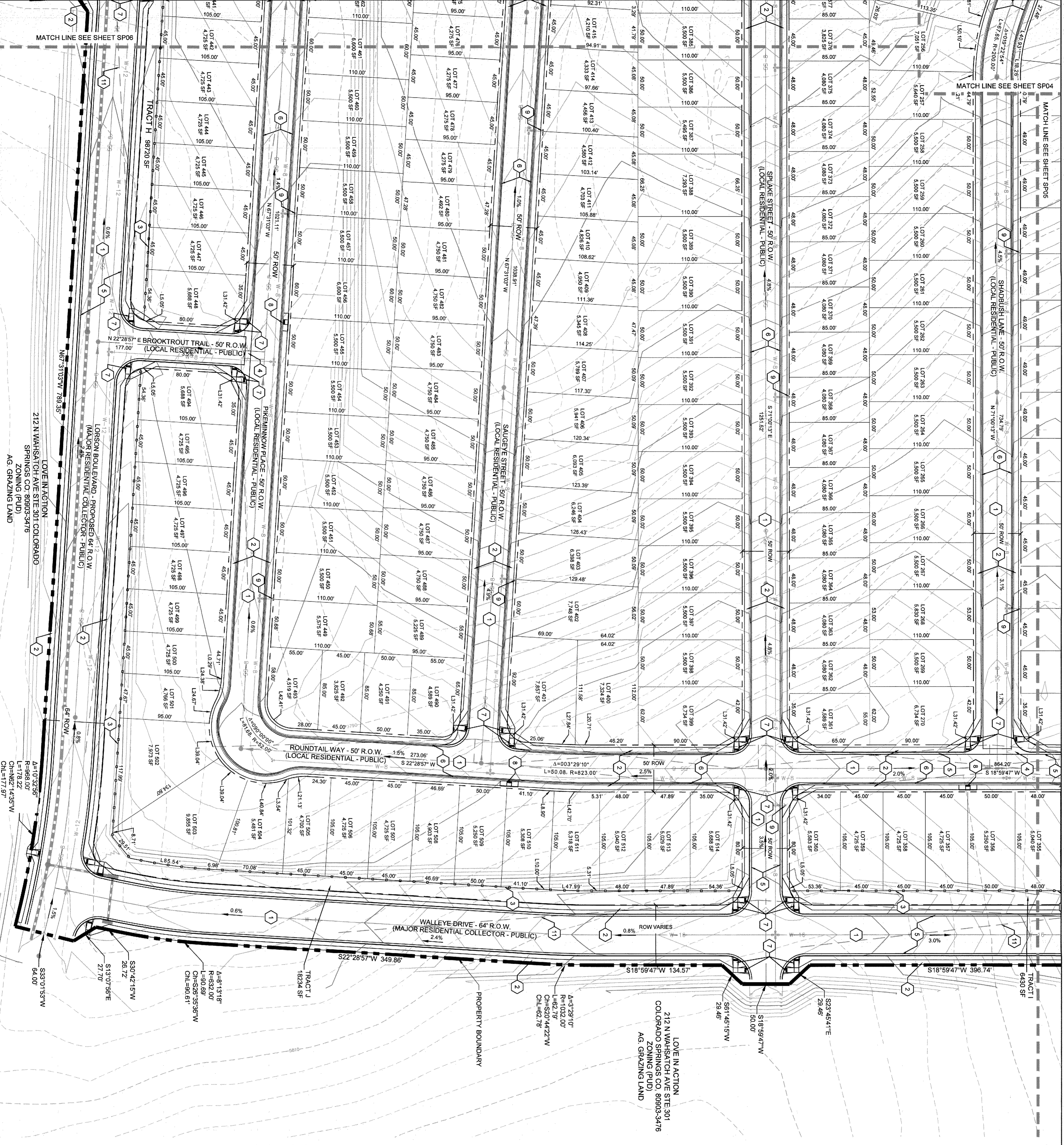


THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN**
 LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE
 SOUTH HALF (S 1/2) SECTION 13, T8S, R88W OF THE 6TH P.M.,
 EL PASO COUNTY, STATE OF COLORADO
 12/28/2020
 20201107D

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK
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 - 10 COMPACTED BREEZE TRAIL (6" TYPICAL)
 - 11 SIGHT DISTANCE TRIANGLE (TYPICAL)



<p>CONSULTANTS</p> <p>PLANNER/LANDSCAPE ARCHITECT: 2455 RESEARCH PARKWAY, SUITE 300, SPRINGS, CO 80903 Matrix PHONE: (719) 575-0100 FAX: (719) 575-0208</p> <p>CIVIL ENGINEER: CONE ENGINEERING GROUP BURBANKVILLE, MN 55595 PHONE: (719) 579-1100</p> <p>DRAWN/DESIGNED/LOANER: LORSON LLC 212 N WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903 (719) 535-3200</p>	<p>PROJECT</p> <p>THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN</p> <p>EL PASO COUNTY, CO APPROVED: DECEMBER 10, 2020</p> <p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/17/2020</td> <td>REVISIONS PER COUNTY REVIEW</td> <td>RAF</td> </tr> <tr> <td>2</td> <td>10/22/2020</td> <td>REVISIONS PER COUNTY REVIEW</td> <td>RAF</td> </tr> </tbody> </table> <p>DRAWING INFORMATION:</p> <p>PROJECT NO: 20.1129.001 DRAWN BY: RAF CHECKED BY: JAA APPROVED BY: JAA SHEET TITLE:</p>	NO.	DATE	DESCRIPTION	BY	1	8/17/2020	REVISIONS PER COUNTY REVIEW	RAF	2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF	<p>PROJECT</p> <p>THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN</p> <p>EL PASO COUNTY, CO APPROVED: DECEMBER 10, 2020</p> <p>REVISION HISTORY:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/17/2020</td> <td>REVISIONS PER COUNTY REVIEW</td> <td>RAF</td> </tr> <tr> <td>2</td> <td>10/22/2020</td> <td>REVISIONS PER COUNTY REVIEW</td> <td>RAF</td> </tr> </tbody> </table> <p>DRAWING INFORMATION:</p> <p>PROJECT NO: 20.1129.001 DRAWN BY: RAF CHECKED BY: JAA APPROVED BY: JAA SHEET TITLE:</p>	NO.	DATE	DESCRIPTION	BY	1	8/17/2020	REVISIONS PER COUNTY REVIEW	RAF	2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF	<p>GRAPHIC SCALE</p> <p>(IN FEET) 1 inch = 50 ft</p> <p>SITE PLAN</p> <p>SP06</p> <p>SHEET 10 OF 17</p>
NO.	DATE	DESCRIPTION	BY																								
1	8/17/2020	REVISIONS PER COUNTY REVIEW	RAF																								
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF																								
NO.	DATE	DESCRIPTION	BY																								
1	8/17/2020	REVISIONS PER COUNTY REVIEW	RAF																								
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAF																								



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

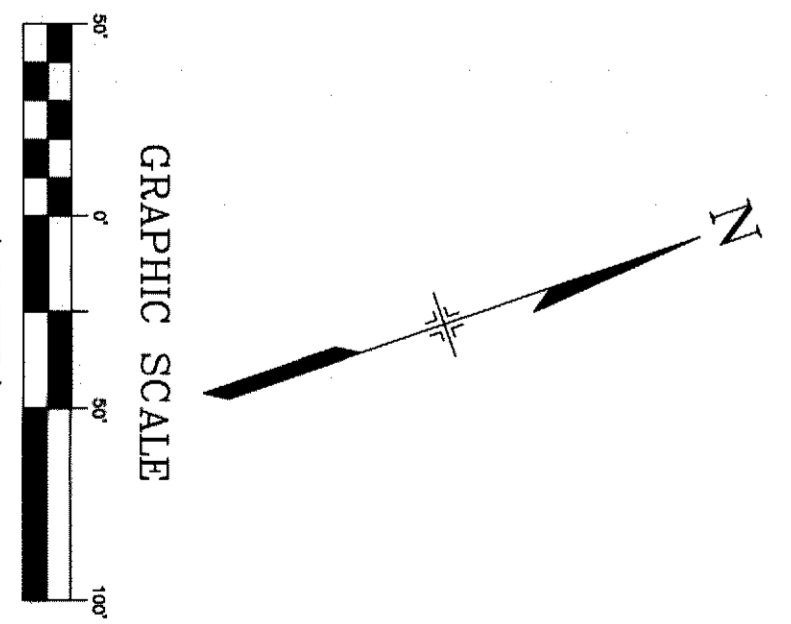
12/28/20
 2020.11.07.0

CONSULTANTS
 PLANNER/ANALYST ARCHITECT: 2435 RESEARCH PARKWAY,
 SUITE 300, SPRING, CO 80903
Matrix PHONE: (719) 575-2100
 FAX: (719) 575-0208
 CIVIL ENGINEER: CORNE ENGINEERING GROUP
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (719) 579-1100
 ENGINEER/DEVELOPER:
LORSON LLC
 212 N. WAHSATCH DR., SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 535-3200

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 WOOD SCREEN FENCE
- 4 CONCRETE CROSSPAN (6" TYPICAL)
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- 6 PEDESTRIAN INTERSECTION RAMP (SD 2-40 & 2-41)
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- 8 PROPOSED FIRE HYDRANT LOCATION
- 9 COMPACTED BREEZE TRAIL (6" TYPICAL)
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- 11

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



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

EL PASO COUNTY, CO
 APPROVED DECEMBER 10, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	8/1/2020	REVISIONS PER COUNTY REVIEW	RAE
2	10/22/2020	REVISIONS PER COUNTY REVIEW	RAE

DRAWING INFORMATION:

PROJECT NO: 20.1129.007
 DRAWN BY: RAE
 CHECKED BY: JAA
 APPROVED BY: JAA
 SHEET TITLE:

SITE PLAN

SP07

SHEET 11 OF 17

PCD FILE NO: PUBSP07

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

12/28/2020
 2:26:11 PM

CONSULTANTS
 PLANNER/LANDSCAPE ARCHITECT:
Matrix 2425 RESEARCH PARKWAY,
 SUITE 300 SPRINGS, CO 80903
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

ONLINE ENGINEER:
 LANDSCAPE ARCHITECT GROUP
 1001 S. WALKER ST.
 BURNSVILLE, MN 55306
 PHONE: (719) 579-1100
 OWNER/DEVELOPER:
LORSON LLC
 212 N. WAHATCH DR., SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 535-3200

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 BEGINNING OF WORK.
- FIELD THROUGHOUT 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 DESCRIBED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S REPRESENTATIVE 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 REVERSE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANNING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANNING PLAN.
- CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY SHOWN ON THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES ON THE PLANNING PLAN.
- REMOVE ALL OBSTACLE EQUIPMENT AND MATERIAL, AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UNLESS OTHERWISE SPECIFIED AND MATERIALS BY OTHER TRAFFIC IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCES 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 FINISHED 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 BERRIES, BUILDINGS, PARKED VEHICLES OR RIVALS PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ENGINEER AND SHALL BE REMOVED TO MAINTAIN THE FINISHED 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 CONFORM IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965, TITLE 35, ARTICLE 26, CRS 1974 GBE (NURSERY ACT).
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BENS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BENS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BENS.
- PERVIOUS 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 TREE BARKS OF ROOT BENS AND LOSS BARKS AROUND BASE OF TRUNK SHALL BE REMOVED. THE REMOVAL OF BARK SHALL BE MORE THAN 1/8" DEPTH OF MULCH. SHRUBS SHALL BE THOROUGHLY WATERED AGAIN. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE CONSIDERED ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S 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 REPAIR AND RE-PLANT ANY PLANTS THAT DO NOT MEET THE SPECIFICATIONS. AT THE DISCRETION OF 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.

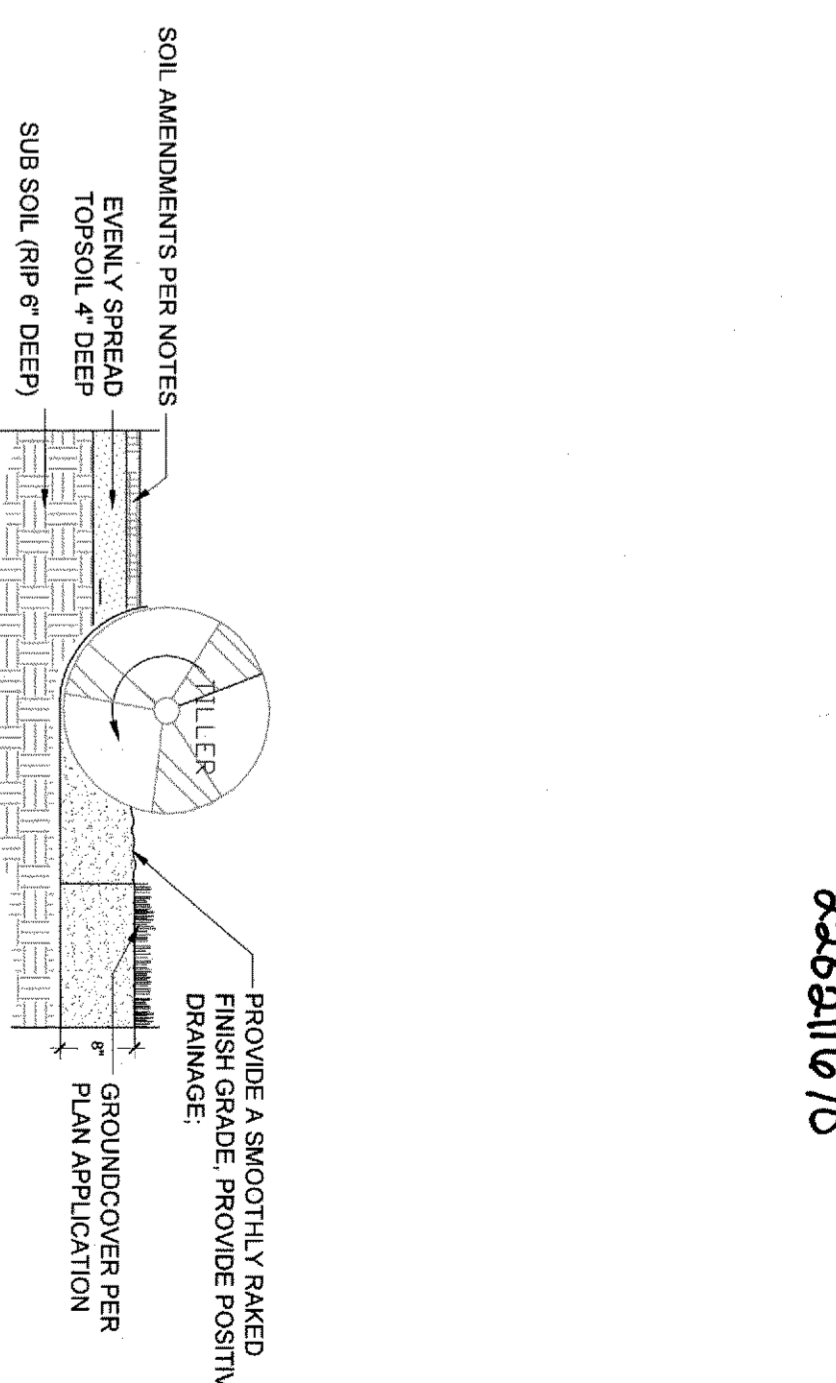
SODDING & SEEDING:

- 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 PERSON 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 10% TOLERANCE. THE SEED MIXES SHALL BE SUBMITTED TO THE COUNTY EXTENSION SERVICE FOR ANALYSIS. SEED MIXES 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 OR HYDROMULCH IS THE REQUIRED METHOD.
- SEEDS LESS THAN 1/4" SEED SHALL BE PLANTED USING A PNEUMATIC AND BALL UTILITY SHALL BE USED FOR SEEDING. SEEDS GREATER THAN 1/4" SHALL BE PLANTED USING A PNEUMATIC AND PNEUMATIC SEEDER. SEEDING SHALL BE ACCOMPLISHED USING BIDIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOR. 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 DEEPER THAN 1' ABOVE FINISH GRADE, SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDROMULCH AND BROADCAST.
- PLANT ESTABLISHMENT: NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDROMULCH SHALL BE APPLIED AT 2000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE COMBINED WITH THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TOPDRESSER.
- APPROVAL OF SEEDS: SEEDS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IT GUARANTEED SEEDING GERMINATION RATE SHALL BE 75% OR GREATER. SEEDS SHALL BE TESTED FOR PURITY AND GERMINATION WITHIN 10% TOLERANCE. SEEDING SHALL BE ACCOMPLISHED USING BIDIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOR. 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 DRILL SEEDING AREAS, PLANTING ROWS SHALL BE SPACED 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.

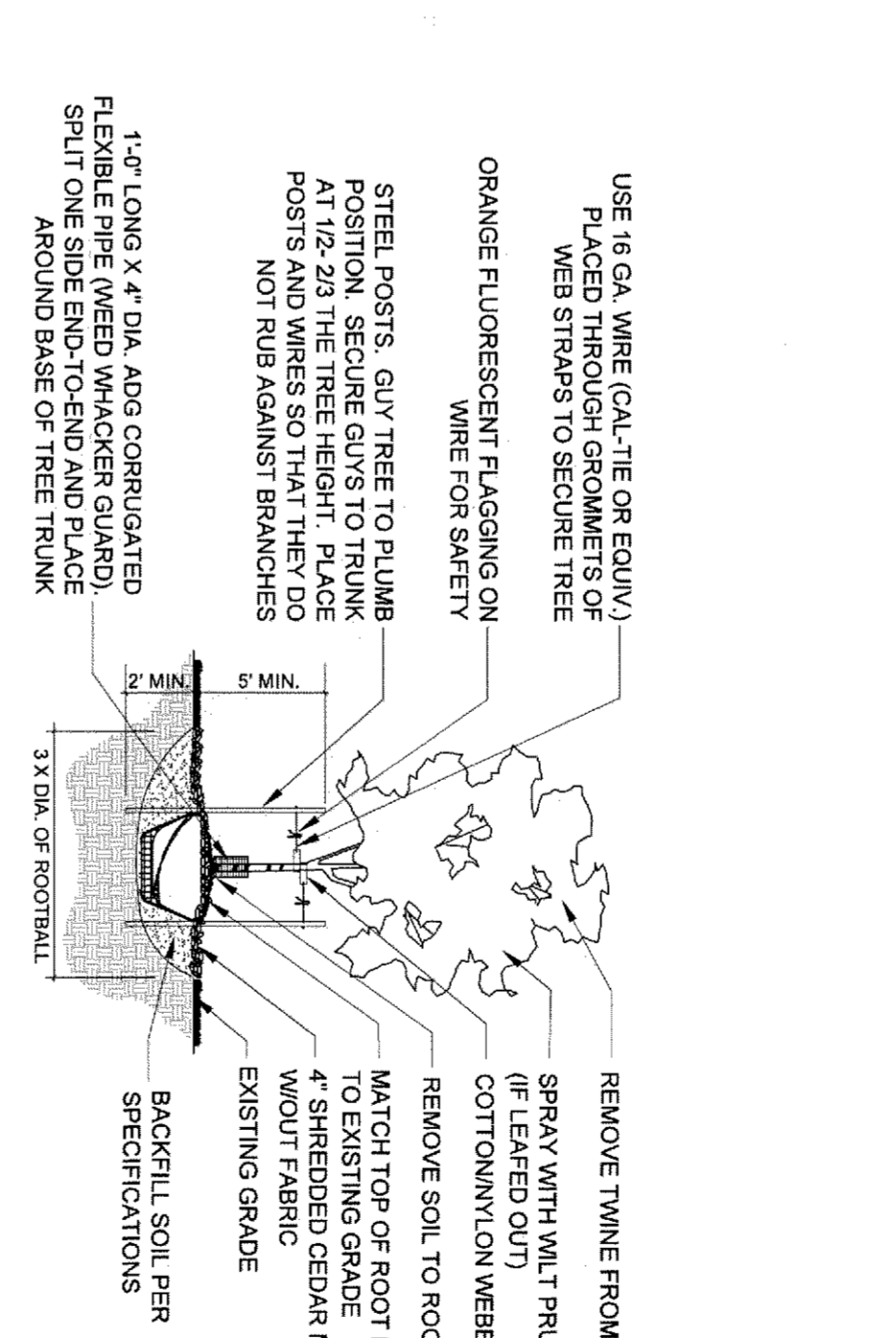


1 OVERALL SITE
 SCALE: 1" = 300'

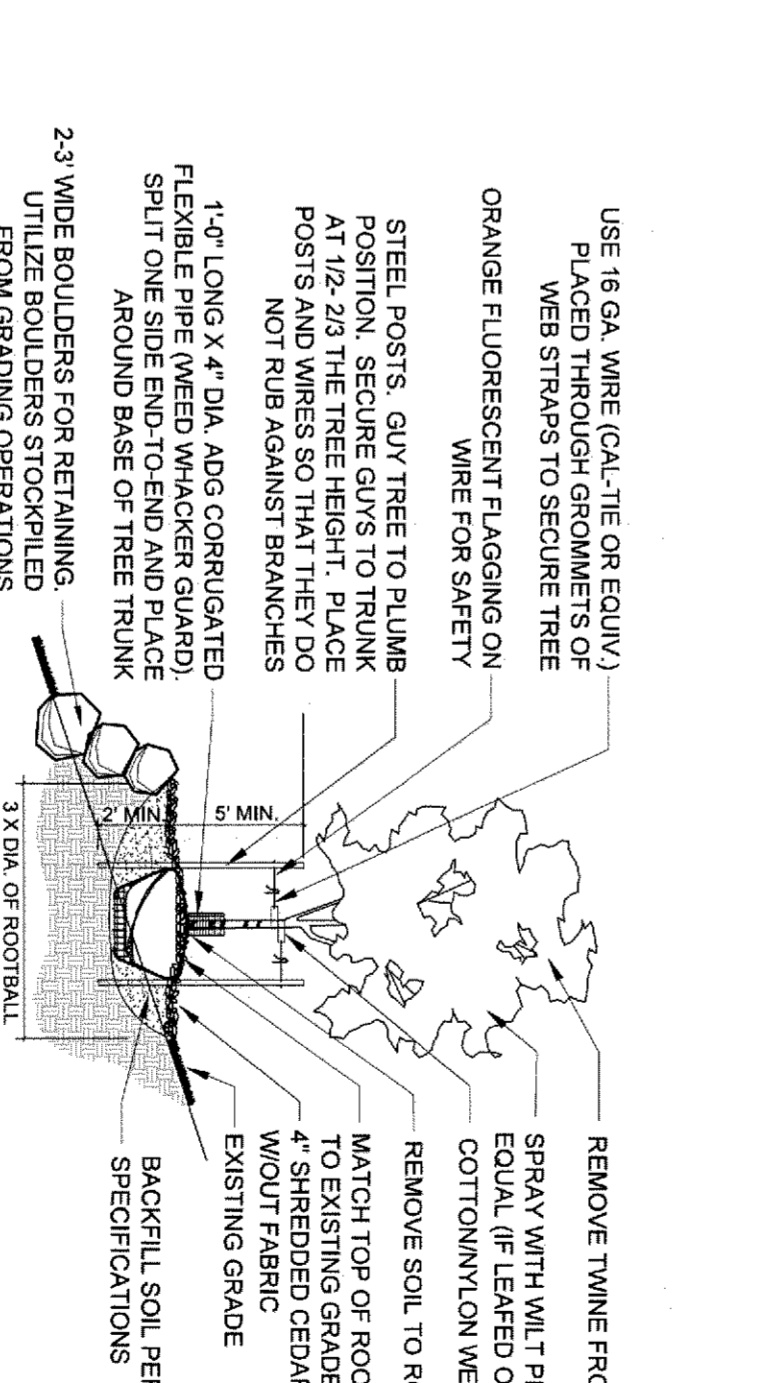
SOIL PREP FOR ALL AREAS



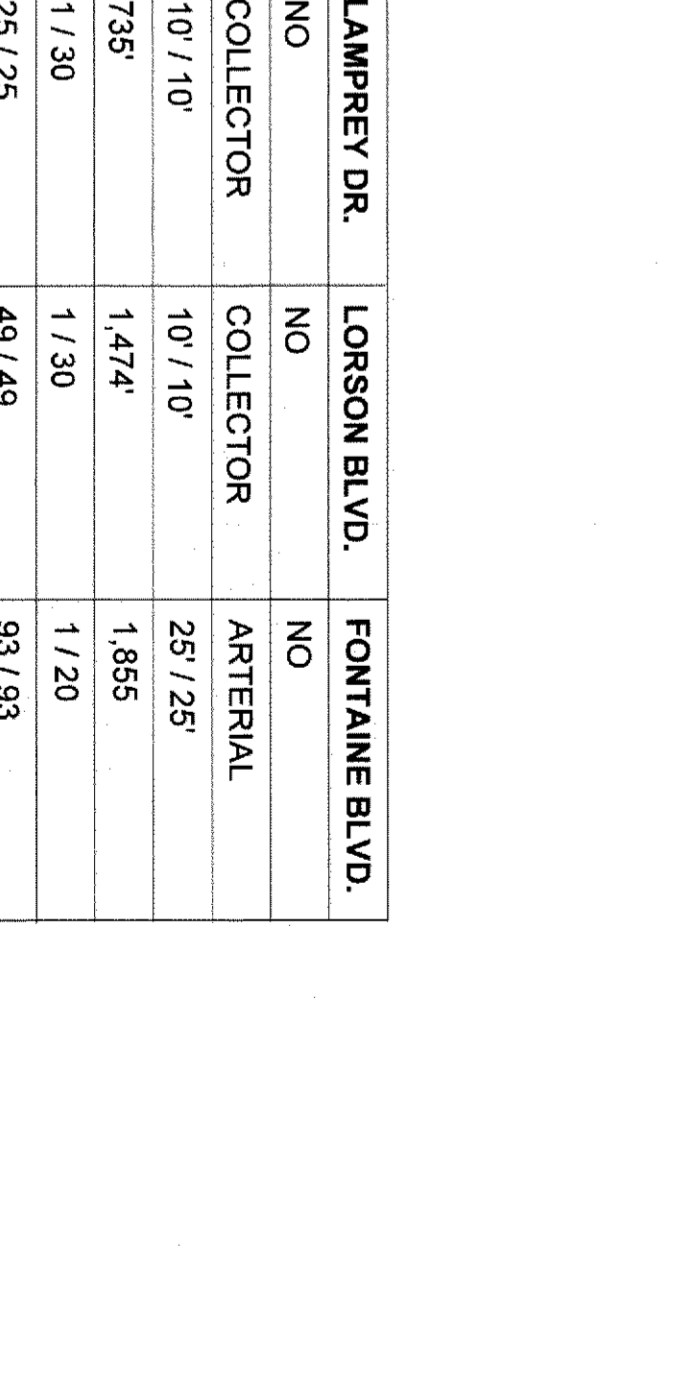
DECIDUOUS TREE



EVERGREEN TREE



TRAIL SLOPE DETAILS



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	ARTERIAL	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	10' / 10'	25' / 25'
LINEAR FOOTAGE:	1,200'	2,805'	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%

LANDSCAPE NOTES, DETAILS

LS01

SHEET 12 OF 17

PROJECT: THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 EL PASO COUNTY, CO
 APPROVED: DECEMBER 10, 2020

REVISION HISTORY:

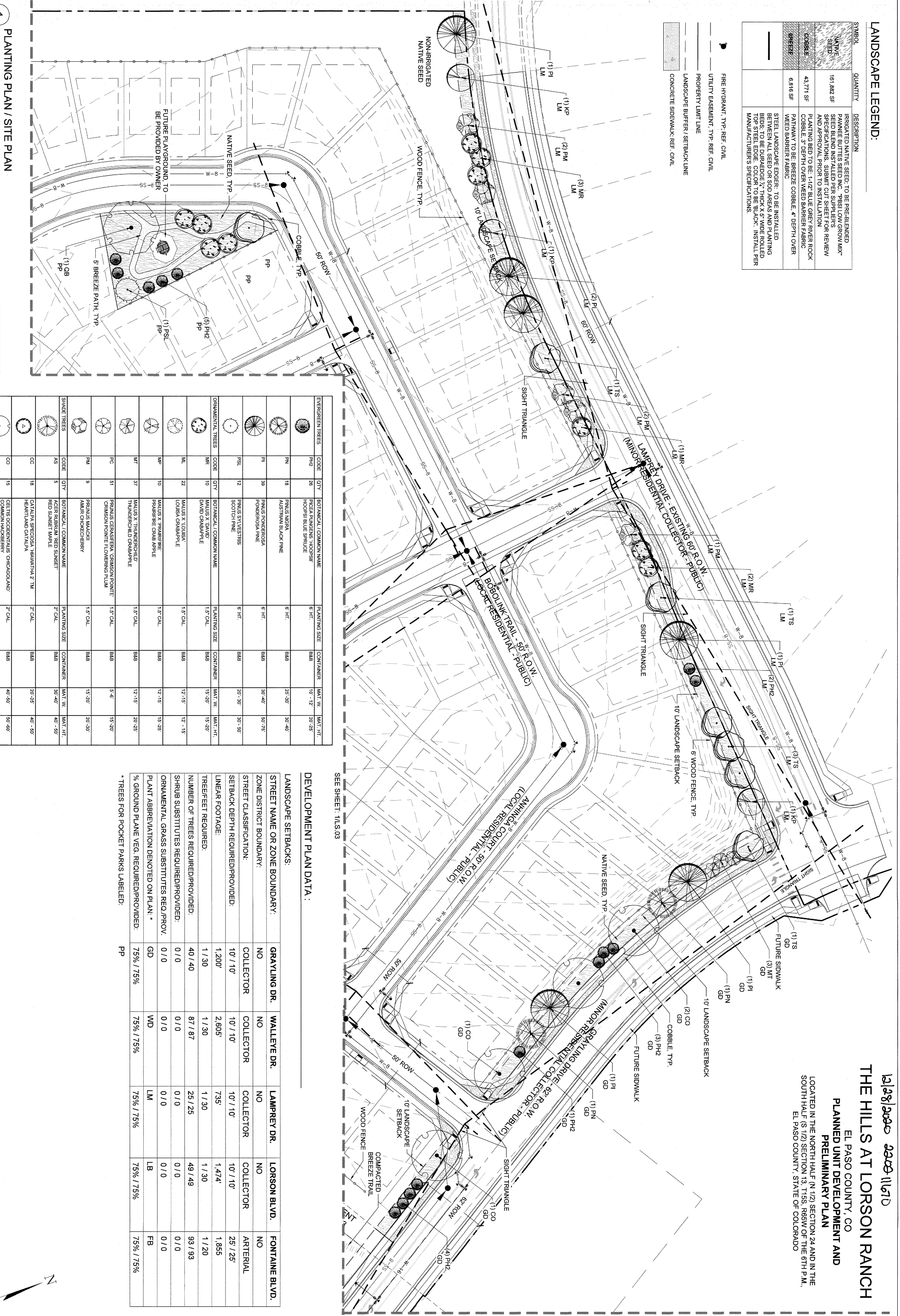
NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:
 PROJECT NO: 2011229.001
 DRAWN BY: SC
 CHECKED BY: JA
 APPROVED BY: JA
 SHEET TITLE:

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	161,882 SF	IRRIGATED NATIVE SEED. TO BE PRE-BLENDED PANAMEE BUTTS SEED INC. "PASA LOW GROW MIX" SEED BEDS INSTALLED PER SUPPLIER'S SPECIFICATIONS 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. PATHWAY TO BE BREEZE COBBLE. 4" DEPTH OVER WEED BARRIER FABRIC.
	6,818 SF	STEEL LANDSCAPE EDGER. TO BE INSTALLED BETWEEN ALL SEED OR SOIL AREAS AND PLANTING BEDS. TO BE DURABLE 1/2" THICK X 8" 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



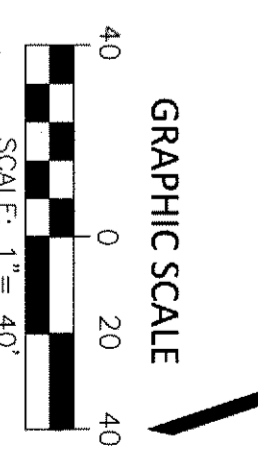
1 PLANTING PLAN / SITE PLAN
SCALE: 1" = 40'

EMERGENCY TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	28	PISEA PUNIGENS 'HOOVER' HOOPER'S BLUE SPRUCE	6" HT.	10"	12"	20-25"
	PH	18	PNUS NIGRA AUSTRALIAN BLACK PINE	6" HT.	10"	12"	20-25"
	PI	38	PNUS PONDEROSA PONDROSA PINE	6" HT.	10"	12"	20-25"
	PH2	12	PNUS STAYERSII SCOTCH PINE	6" HT.	10"	12"	20-25"
	OTV	10	BOTANICAL / COMMON NAME	1.5" CAL.	15-20"	15-20"	30-50"
	ML	22	MAULUS X LINDSAI LOUISIA CHAMPAGNE	1.5" CAL.	15-20"	12-15"	12-15"
	MA	10	MAULUS X FRAGRIFERE PRAYERFIRE GRAPE APPLE	1.5" CAL.	15-20"	12-15"	15-25"
	MA	37	MAULUS X THUNDERCHILD THUNDERCHILD GRAPE APPLE	1.5" CAL.	15-20"	12-15"	20-25"
	PC	51	FRANUS CERASIFERA CRIMSON POINT CRIMSON POINT COMMON PLUM	1.5" CAL.	15-20"	5-6"	15-20"
	PM	9	FRANUS MACROCARPA MANUS MACKENZIE	1.5" CAL.	15-20"	15-20"	20-30"
	OTV	5	BOTANICAL / COMMON NAME	2" CAL.	30-40"	30-40"	40-50"
	AS	5	ACER RIBESUM RED SUNSET RED SUNSET MAPLE	2" CAL.	30-40"	20-25"	40-50"
	CC	18	CATALPA SPECIOSA 'HAWAIIA 2' TM HEARTLAND CATALPA	2" CAL.	30-40"	20-25"	40-50"
	CO	15	CETIS OCCIDENTALIS CHICAGO LINDO COMMON HACKBERRY	2" CAL.	30-40"	20-25"	40-50"
	GP	27	KEELREITERIA PANICULATA GOLDEN PEAR TREE	2" CAL.	30-40"	20-25"	30-30"
	QB	18	QUERCUS BRIZOLIA SWAMP WHITE OAK	2" CAL.	30-40"	40-50"	40-50"
	QM	19	QUERCUS MACROCARPA BURR OAK	2" CAL.	30-40"	40-50"	50-60"
	TS	13	TILIA TORENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	30-35"	40-50"	40-50"

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:	STREET NAME OR ZONE BOUNDARY:	GRAYLING DR.	WALLEVE DR.	LAMPREY DR.	LORSON BLVD.	FONTAINE BLVD.
STREET DISTRICT BOUNDARY:	NO	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	10' / 10'	25' / 25'	25' / 25'
LINEAR FOOTAGE:	1,200'	2,805'	735'	1,474'	1,855'	1,855'
TREEFEET REQUIRED:	1 / 30	1 / 30	1 / 30	1 / 30	1 / 20	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	40 / 40	87 / 87	25 / 25	49 / 49	93 / 93	93 / 93
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	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	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN. *	GD	WD	LM	LB	FB	FB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

* TREES FOR POCKET PARKS LABELED: PP



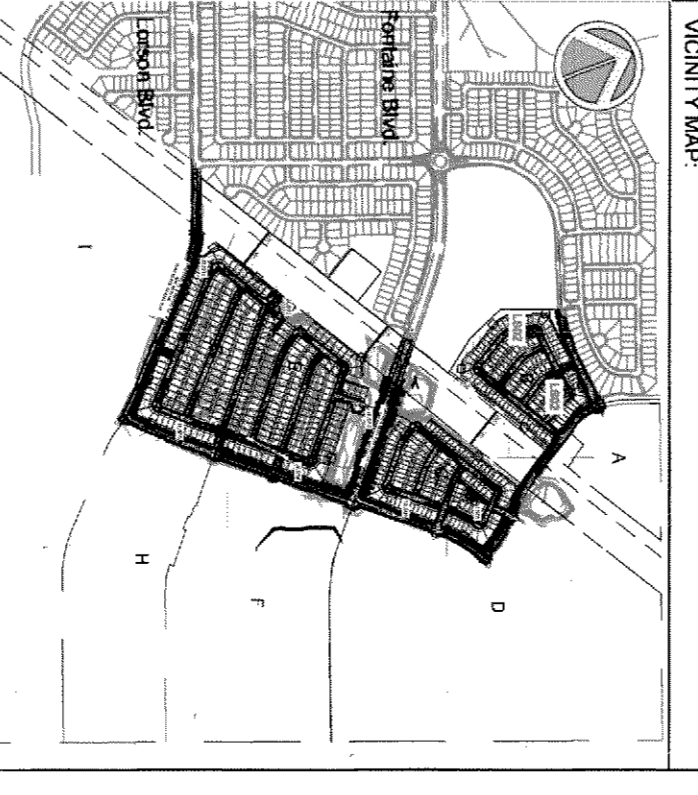
THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R66W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
PLANNER / LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 200, COLORADO SPRINGS, CO 80909
PHONE: (719) 579-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
ONE ENGINEERING GROUP, SUITE 200, 1000 W. BURNSVILLE, MN 55306
PHONE: (719) 579-1100

OWNER/DEVELOPER:
LORSON LLC
212 N. WAHATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 593-3200



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

EL PASO COUNTY, CO
APPROVED: DECEMBER 10, 2020

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:
PROJECT NO.: 2011129.001
DRAWN BY: SC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE: PLANTING PLAN

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, R85W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

SEE SHEET: 11LS.02

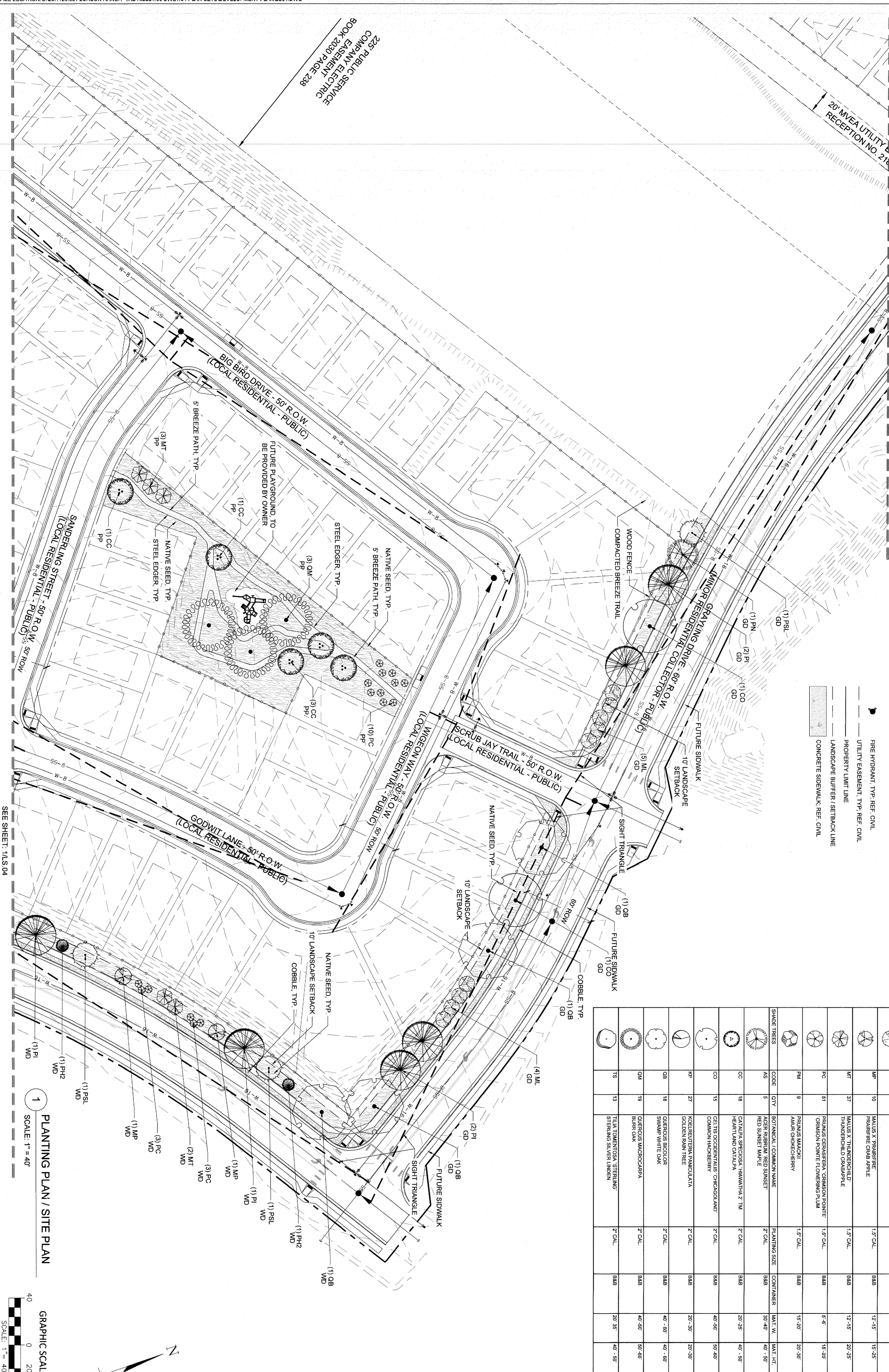
20' MVEA UTILITY RECEPTION NO. 216

226 PUBLIC SERVICE COMPANY EASINGMENT BOOK 2030 PAGE 238

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	161,832 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PRAIRIE BUTTES SEED INC. "PRAIRIE GROW MIX" SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	43,771 SF	PLANTING BED TO BE 4-1/2" BLUE GREY RIVER ROCK COBBLE. 3" DEPTH OVER WEED BARRIER FABRIC.
	6,816 SF	WEED BARRIER FABRIC PATHWAY TO BE BREEZE COBBLE. 4" DEPTH OVER STEEL LANDSCAPE EDGER. TO BE INSTALLED BETWEEN ALL SEED OR SOIL AREAS AND PLANTING BEDS. TO BE DURABLE 1/2" THICK X 8" WIDE ROLLED ON JOINTS BARRIERS SPECIFICATIONS.
		FIRE HYDRANT TYP. REF. CIVIL
		UTILITY EASEMENT TYP. REF. CIVIL
		PROPERTY LIMIT LINE
		LANDSCAPE BUFFER / SETBACK LINE
		CONCRETE SIDEWALK. REF. CIVIL

SYMBOL	QUANTITY	DESCRIPTION
	26	EMERALD TREES
	26	PICEA MILLERS MILLERS
	18	PINUS NIGRA
	18	AUSTRIAN BLACK PINE
	39	PINUS PONDEROSA
	12	PINUS STROBUS
	12	SCOTS PINE
	10	BOTANICAL COMMON NAME
	22	DAVID'S COPPERBEBE
	22	MALUS x JULIA
	22	LOUISIANA CRABAPPLE
	10	MALUS x PRAIRIE
	10	PRAIRIE CRAB APPLE
	37	MALUS x THUNDERCHILD
	37	THUNDERCHILD CRABAPPLE
	61	PINUS CERASTER
	61	CRAWSON POINTE FLOWERING PLUM
	9	PINUS STROBUS
	9	AUSTRIAN BLACK PINE
	5	BOTANICAL COMMON NAME
	5	RED SUNSET MAPLE
	14	CATALPA SPECIOSA
	14	HIMALAYA 2 TM
	14	HEARTLAND CATALPA
	15	CELTIS OCCIDENTALIS
	15	CHICAGO AND
	15	COMMON HACKBERRY
	27	KOELEUTERIA PANICULATA
	18	GOLDEN RAIN TREE
	18	QUERCUS BICOLOR
	18	SWAMP WHITE OAK
	19	QUERCUS MACROCARPA
	19	BUR OAK
	19	TILIA TOMENTOSA
	19	STERLING SILVER LINDEN



SEE SHEET: 11LS.04

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

GRAPHIC SCALE
 SCALE: 1" = 40'

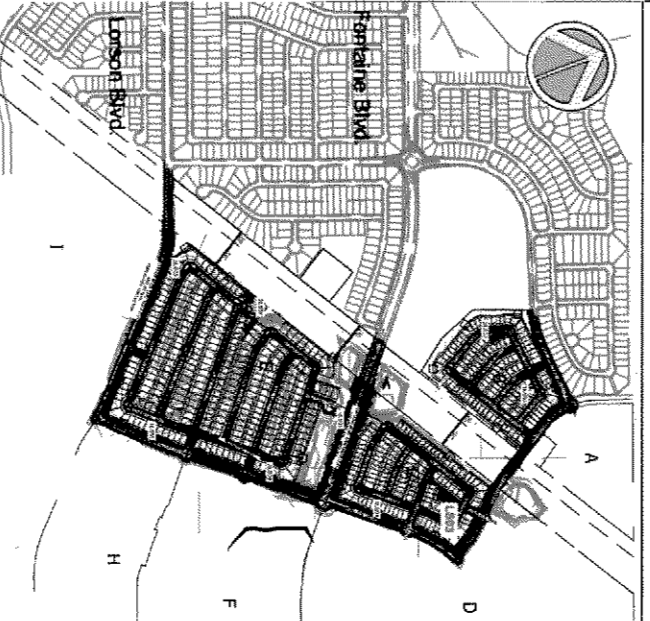
PLANTING PLAN

LS03

SHEET 14 OF 17

PLANNING / LANDSCAPE ARCHITECT:
Matrix
 2435 RESEARCH PARKWAY,
 SUITE 300 SPRINGS, CO 80908
 PHONE: (719) 579-0100
 FAX: (719) 573-0208

OWNER/DEVELOPER:
LORSON LLC
 212 N. WAHATCH DR., SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 535-3200
 02/28/2020
 2202.11670



PROJECT:
 THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 APPROVED: DECEMBER 10, 2020

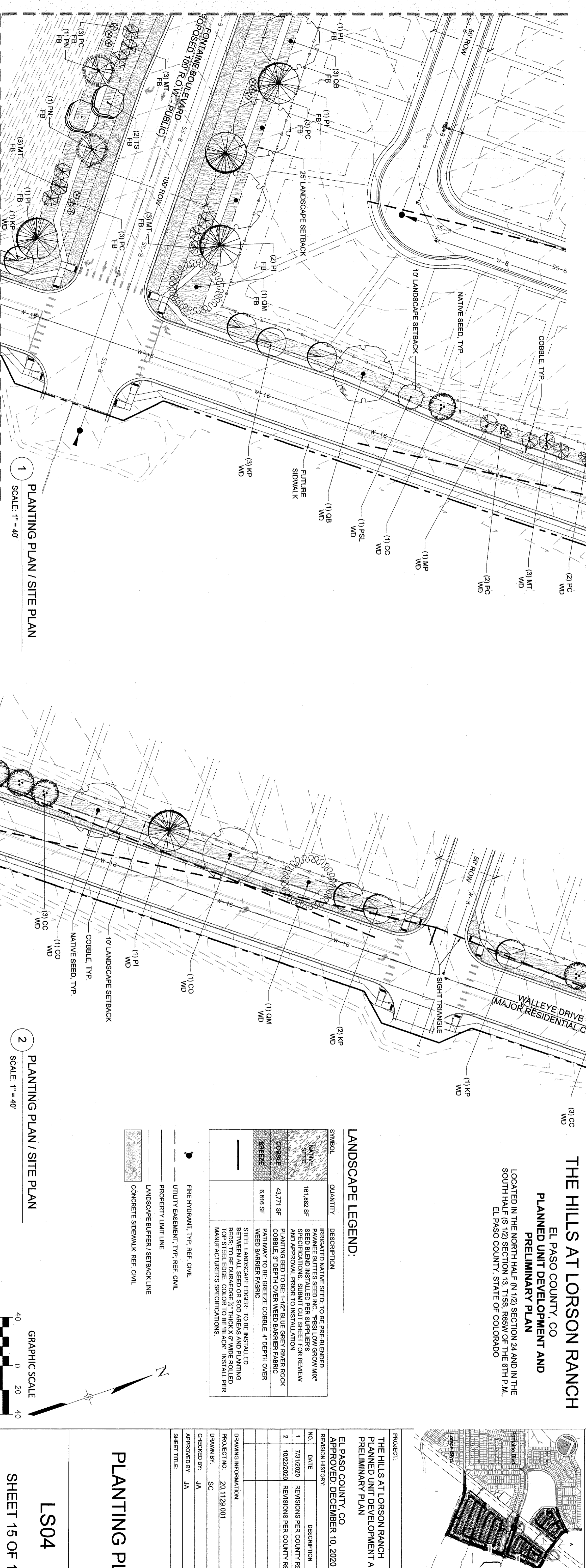
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

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

SEE SHEET: 1/LS.06

EMERGENCY TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	26	RED PINNACLES HOOP PINE	6' HT.	888	10' - 12'	20' - 25'
	PH	18	AUSTRIAN BLACK PINE	6' HT.	888	25' - 30'	30' - 40'
	PI	39	PINUS PONDEROSA PONDEROSA PINE	6' HT.	888	30' - 40'	50' - 75'
	PN	12	SPY PINUS SPY PINUS	6' HT.	888	20' - 30'	30' - 50'
ORNAMENTAL TREES	CODE <td>QTY <th>BOTANICAL / COMMON NAME</th> <th>PLANTING SIZE</th> <th>CONTAINER</th> <th>MAT. W.</th> <th>MAT. HT.</th> </td>	QTY <th>BOTANICAL / COMMON NAME</th> <th>PLANTING SIZE</th> <th>CONTAINER</th> <th>MAT. W.</th> <th>MAT. HT.</th>	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	MN	10	MONSIEUR LAUREL MONSIEUR LAUREL	1.5' CAL.	888	15' - 20'	15' - 30'
	MD	22	DAVID CHARAPPE DAVID CHARAPPE	1.5' CAL.	888	12' - 15'	12' - 15'
	ML	22	LOUISIA CHARAPPE LOUISIA CHARAPPE	1.5' CAL.	888	12' - 15'	12' - 15'
	MP	10	MALUS X PRAIRIFERRE PRAIRIFERRE CRAB APPLE	1.5' CAL.	888	12' - 15'	15' - 25'
	MT	37	MALUS X THUNDERCHILD THUNDERCHILD CRAB APPLE	1.5' CAL.	888	12' - 15'	20' - 25'
	PC	51	PRINUS GERANIIFERA GERANIUM PRUNELLA	1.5' CAL.	888	5' - 6'	15' - 20'
SHADE TREES	CODE <td>QTY <th>BOTANICAL / COMMON NAME</th> <th>PLANTING SIZE</th> <th>CONTAINER</th> <th>MAT. W.</th> <th>MAT. HT.</th> </td>	QTY <th>BOTANICAL / COMMON NAME</th> <th>PLANTING SIZE</th> <th>CONTAINER</th> <th>MAT. W.</th> <th>MAT. HT.</th>	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	5	ACER RUBRUM RED SUNSET MAPLE	2' CAL.	888	30' - 40'	40' - 50'
	CC	18	CATALPA SPECIOSA HAWAIIAN 2 TM HEARTLAND CATALPA	2' CAL.	888	20' - 25'	40' - 50'
	CO	15	CELTIS OCCIDENTALIS CHICKASAW COMMON HACKBERRY	2' CAL.	888	40' - 50'	50' - 60'
	KP	27	KOELBUTERIA PANICULATA COCKLEBURN TREE	2' CAL.	888	20' - 30'	20' - 30'
	QB	18	QUERCUS BREVIFLORA SWAMP WHITE OAK	2' CAL.	888	40' - 60'	40' - 60'
	QM	19	QUERCUS MACROCARPA BURR OAK	2' CAL.	888	40' - 50'	50' - 60'
	TS	13	TILIA TOMENTOSA STERLING STERLING SILVER LINDEN	2' CAL.	888	20' - 35'	40' - 50'



SEE SHEET: 2/LS.04

SEE SHEET: 1/LS.03

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

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

SEE SHEET: 1/LS.04

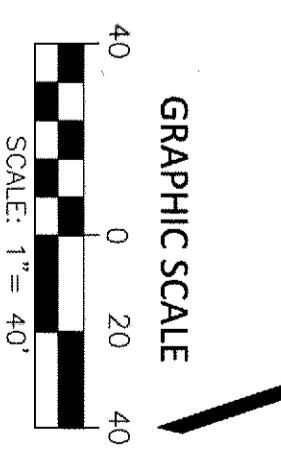
THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R68W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
[Symbol]	161,882 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PANAMEE BUTTES SEED INC. "PRINCE LOW GROW MIX" SPECIFICATIONS, SUBMIT CUL SHEETS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
[Symbol]	43,171 SF	PLANTING BED TO BE 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
[Symbol]	6,816 SF	PATHWAY TO BE BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
[Symbol]		STEEL LANDSCAPE EDGER, TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS, TO BE DURABLE 1/2" THICK X 6" WIDE ROLLED TOP STEEL EDGE, COLOR TO BE BLACK. INSTALL PER MANUFACTURERS SPECIFICATIONS.

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



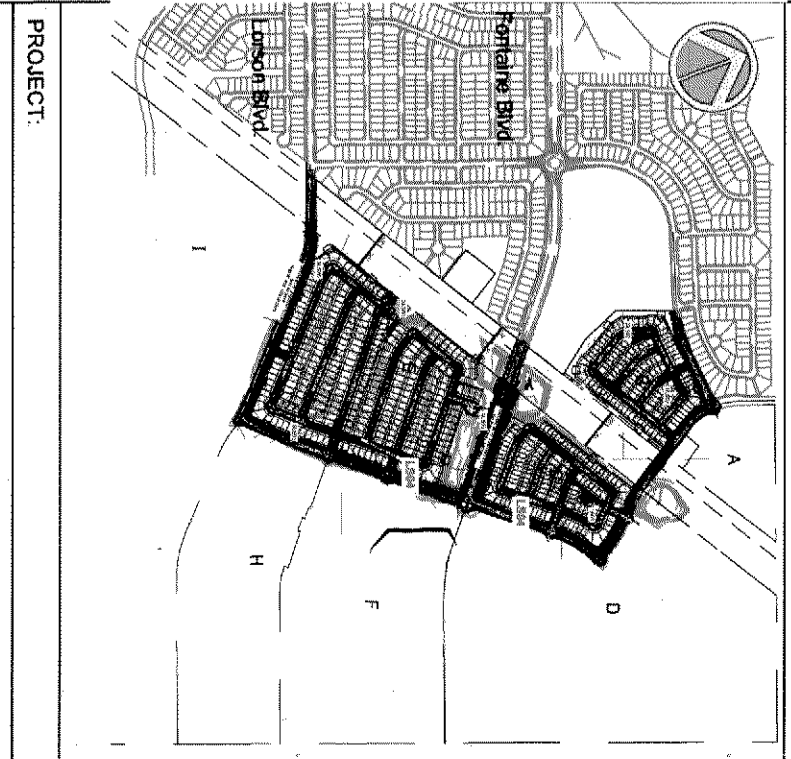
CONSULTANTS
PLANNER / LANDSCAPE ARCHITECT: 2455 RESEARCH PARKWAY, SUITE 300, SPRINGS, CO 80908
Matrix
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
CORNE ENGINEERING GROUP
BURNSVILLE, MN 55396
PHONE: (719) 579-1100

DRAWN BY: J.A.
CHECKED BY: J.A.
APPROVED BY: J.A.
SHEET TITLE: PLANTING PLAN

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

DATE: 12/28/2020
DRAWING NO.: 88-02 11070



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

EL PASO COUNTY, CO
APPROVED: DECEMBER 10, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:

PROJECT NO.: 20.1129.001
DRAWN BY: SC
CHECKED BY: J.A.
APPROVED BY: J.A.
SHEET TITLE: PLANTING PLAN

LS04

PLANTING PLAN

SHEET 15 OF 17

PDD FILE NO.: PDDSP203

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, R55W OF THE 6TH P.M.,
 EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

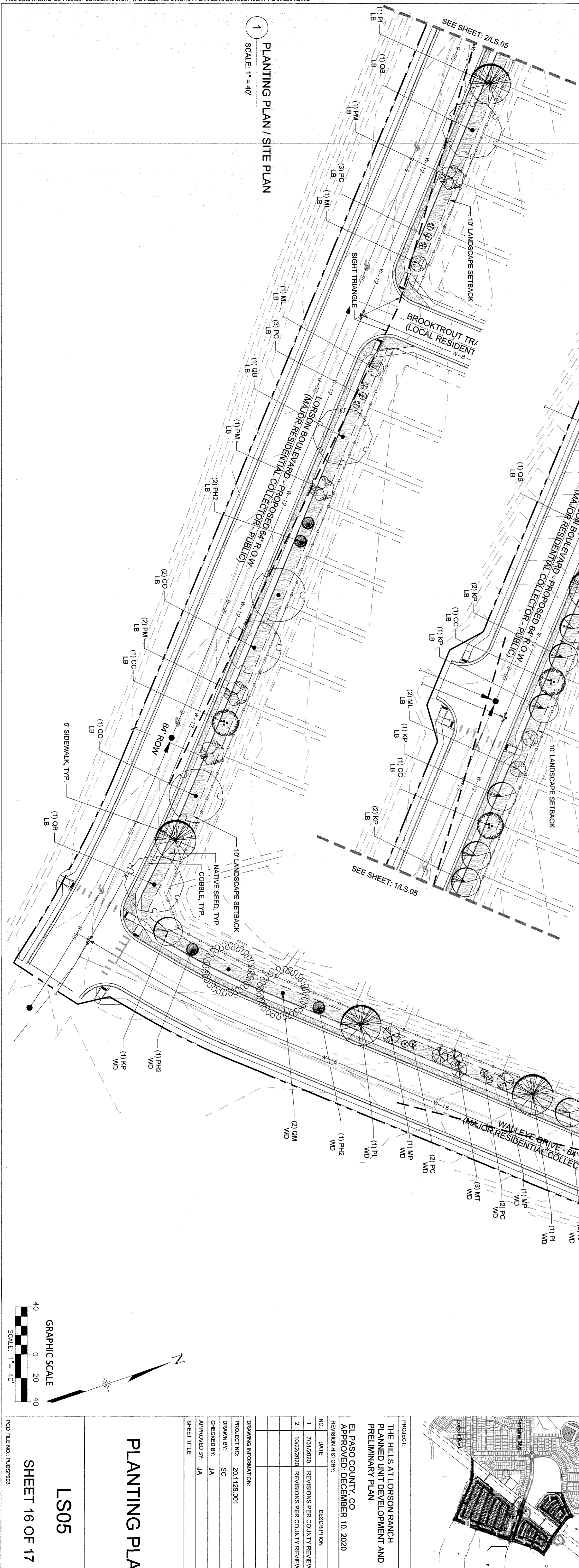
SYMBOL	QUANTITY	DESCRIPTION
(Symbol)	161,882 SF	IRRIGATED NATIVE SEED, TO BE PRE-RI-ELEND PANNER BUTTES SEED INC. "3851 LOW GROW WAX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
(Symbol)	43,771 SF	PLANTING BED TO BE 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
(Symbol)	8,818 SF	PATHWAY TO BE BREZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
(Symbol)		STEEL LANDSCAPE EDGER TO BE INSTALLED BEFORE AND AROUND ALL PLANTING AREAS TO BE ROLLED TOP STEEL EDGE. COLOR TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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

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

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	WANT. W.	WANT. HT.
(Symbol)	PH2	26	PICEA FURGENSES HOOPFIRE	6" HT.	848	10" - 12"	20 - 25"
(Symbol)	PN	18	PINES NORSA	6" HT.	848	25 - 30"	30 - 40"
(Symbol)	PI	39	AUSTRIAN BLACK PINE	6" HT.	848	30 - 40"	50 - 75"
(Symbol)	PSL	12	PINES SILVESTERS	6" HT.	848	20 - 30"	30 - 50"
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	WANT. W.	WANT. HT.
(Symbol)	AS	5	ACER RUBRUM RED SUNSET	2" CAL.	848	30 - 40"	40 - 50"
(Symbol)	CC	18	CATALPA SPECIOSA HAWAIIAN 2 TM	2" CAL.	848	20 - 25"	40 - 50"
(Symbol)	CO	15	DELTOIDES COCAINATUS CHICKADOANO	2" CAL.	848	40 - 50"	50 - 60"
(Symbol)	KP	27	KOELBESQUIRIA PANICULATA	2" CAL.	848	30 - 30"	20 - 30"
(Symbol)	QB	18	QUERCUS BICOLORE SWAMP WHITE OAK	2" CAL.	848	40 - 60"	40 - 60"
(Symbol)	QW	19	QUERCUS MACROCARPA BURR OAK	2" CAL.	848	40 - 60"	50 - 60"
(Symbol)	TS	13	TILIA TOMENTOSA STERLING	2" CAL.	848	20 - 30"	40 - 50"
(Symbol)	TS	13	STERLING SILVER LINEN	2" CAL.	848	20 - 30"	40 - 50"

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



CONSULTANTS:
 PLANNER / LANDSCAPE ARCHITECT: **Matrix** 2455 RESEARCH PARKWAY, SUITE 300 SPRINGS, CO 80906
 PHONE: (719) 575-2008
 FAX: (719) 575-2008

OWNER/DEVELOPER:
LORSON LLC
 212 N WASHATCH DR, SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 535-3200

DATE: 12/11/20

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

PROJECT:
 THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 APPROVED: DECEMBER 10, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

PROJECT:
 THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 APPROVED: DECEMBER 10, 2020

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

THE HILLS AT LORSON RANCH

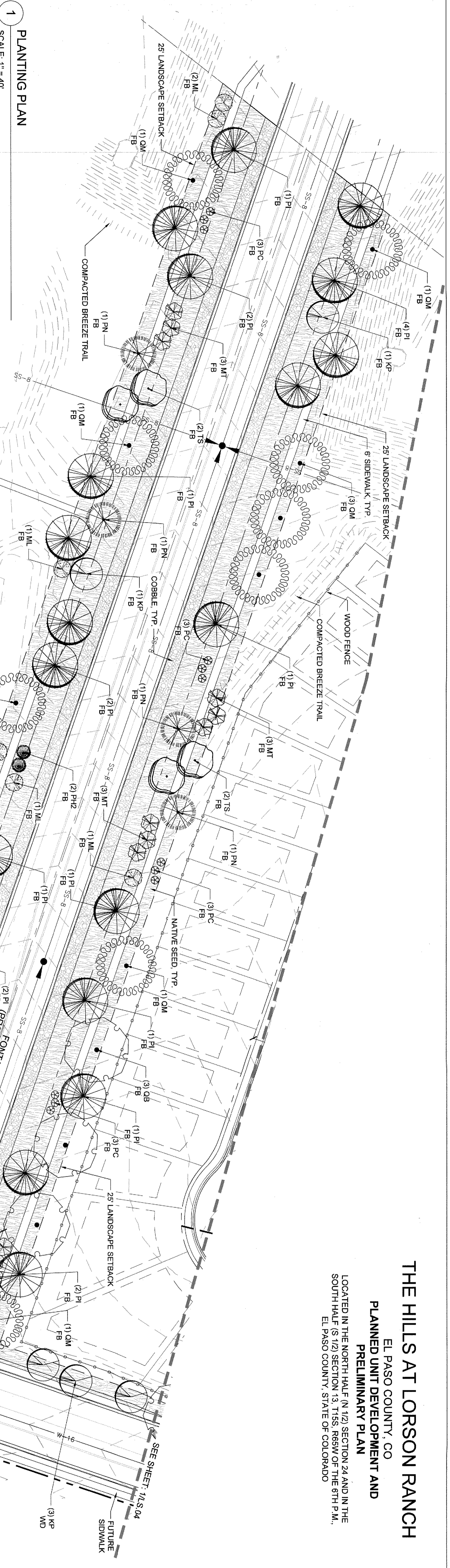
EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE
 SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,
 EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS

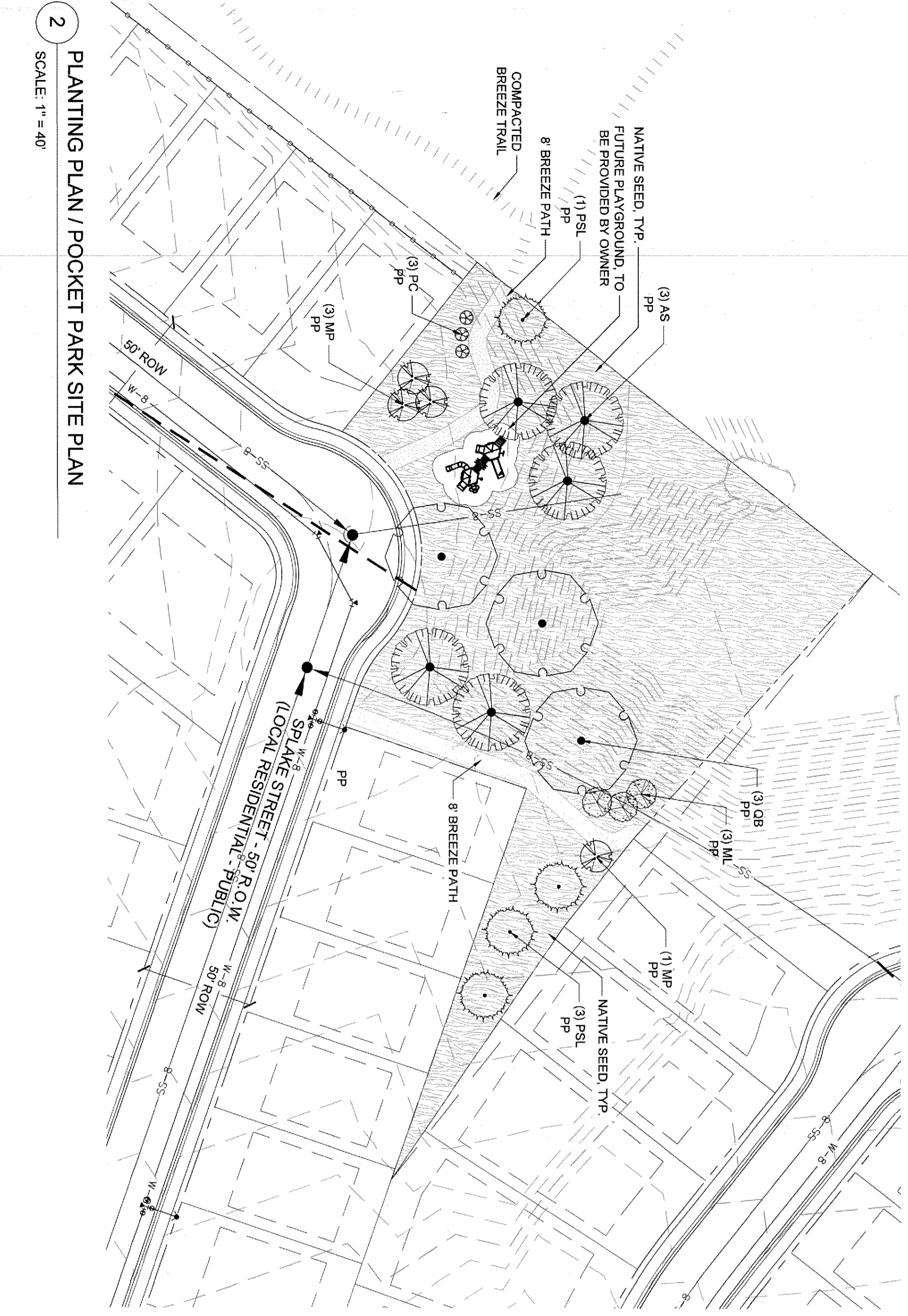
PLANNER/LANDSCAPE ARCHITECT: 2455 RESEARCH PARKWAY,
 SUITE 300 SPRINGS, CO 80903
Matrix
 CIVIL ENGINEER:
 CONE ENGINEERING GROUP
 925 14TH AVENUE
 BURNSDALE, NM 85905
 PHONE: (719) 579-1100

DRAWING DEVELOPER:
LORSON LLC
 212 N. WAHSATCH DR., SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 535-3200

DATE: 12/29/2020
 SHEET NO.: 202011167D



1
 PLANTING PLAN
 SCALE: 1" = 40'



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

EMERGENCY TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	UNIT W.	UNIT HT.
	PH2	20	BOTANICAL / COMMON NAME	6' HT.	B48	10' - 12'	20 - 25'
	PH1	18	FRAXINUS VIRGINICA	6' HT.	B48	25 - 30'	30 - 40'
	PH	30	QUERCUS ROBUR	6' HT.	B48	30 - 40'	50 - 75'
	PHL	12	FRAXINUS VIRGINICA	6' HT.	B48	20 - 30'	30 - 50'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	UNIT W.	UNIT HT.
	NR	10	BOTANICAL / COMMON NAME	15' CAL.	B48	15 - 20'	15 - 20'
	ML	22	BOTANICAL / COMMON NAME	15' CAL.	B48	12 - 15'	12 - 15'
	NP	10	BOTANICAL / COMMON NAME	15' CAL.	B48	12 - 15'	15 - 25'
	MT	37	BOTANICAL / COMMON NAME	15' CAL.	B48	12 - 15'	20 - 25'
	PC	51	BOTANICAL / COMMON NAME	15' CAL.	B48	5 - 6'	15 - 30'
	PM	9	BOTANICAL / COMMON NAME	15' CAL.	B48	15 - 20'	20 - 30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	UNIT W.	UNIT HT.
	AS	5	BOTANICAL / COMMON NAME	2' CAL.	B48	30 - 40'	40' - 50'
	CC	18	BOTANICAL / COMMON NAME	2' CAL.	B48	20 - 25'	40' - 50'
	CO	15	BOTANICAL / COMMON NAME	2' CAL.	B48	40 - 50'	50 - 60'
	QP	27	BOTANICAL / COMMON NAME	2' CAL.	B48	20 - 30'	20 - 30'
	QB	18	BOTANICAL / COMMON NAME	2' CAL.	B48	40' - 60'	40' - 60'
	GM	18	BOTANICAL / COMMON NAME	2' CAL.	B48	40 - 60'	50 - 60'
	TS	13	BOTANICAL / COMMON NAME	2' CAL.	B48	20 - 25'	40' - 50'

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
(Symbol: Dotted pattern)	16,882 SF	IRRIGATED NATIVE SEED TO BE PRE-BLENDED. PAVEMENT BUILTERS SEED INC. PPSI-LOW GROW MIX* SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL. PRIOR TO INSTALLATION.
(Symbol: Horizontal lines)	43,771 SF	PLANTING BED TO BE 1 1/2" BLUE GRANITE RIVER ROCK COBBLES, 3" DEPT. OVER VESSEL DRAINER FABRIC WEED BARRIER FABRIC.
(Symbol: Vertical lines)	8,816 SF	STEEL-LANDSCAPE EDGES TO BE INSTALLED. BEDS TO BE DUMPED ON 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- (Symbol: Dotted pattern) FIRE HYDRANT TYP. REF. CIVIL
- (Symbol: Horizontal line) UTILITY EASEMENT TYP. REF. CIVIL
- (Symbol: Solid line) PROPERTY LIMIT LINE
- (Symbol: Dashed line) LANDSCAPE BUFFER / SETBACK LINE
- (Symbol: Solid line) CONCRETE SIDEWALK, REF. CIVIL



NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:
 PROJECT NO: 20 1129 001
 DRAWN BY: SC
 CHECKED BY: JA
 APPROVED BY: JA