

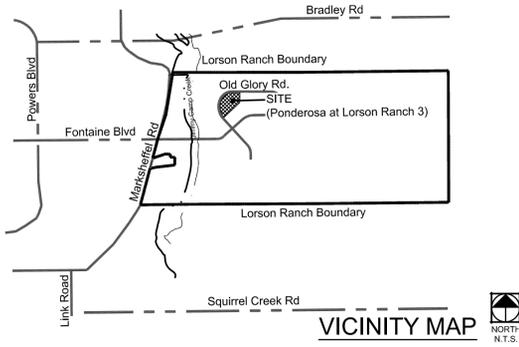
PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

OWNERS:
Challenger Communities, LLC
8605 Explorer Drive, Suite 250
Colorado Springs, Co 80920
(719)-598-5192

PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
2 N Nevada Ave, Suite 300
Colorado Springs, CO 80903
(719) 453-0180



LEGAL DESCRIPTION-
TRACT L PONDEROSA AT LORSON RANCH FIL NO 1, a total of ±10.38 acres.

DEVELOPMENT STANDARDS AND GUIDELINES

- Residential Use Standards:**
- Permitted Uses within the Ponderosa at Lorson Ranch North PUD Include: Single Family Attached Residential, mail kiosks, trail corridors, development signage, pedestrian paths, walkways, & public sidewalks, decorative & split rail fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment, and public and private roads.
 - Principal use(s) shall be limited to one (1) Single-Family Attached Residence per lot.
 - Accessory structures are prohibited on individual lots regardless of placement or size. This restriction does not include outdoor amenities provided in open space and landscape tracts. Gazebos, pavilions, play ground equipment, outdoor seating associated with and/or located in open space and landscape tracts and installed and maintained by the developer, HOA, or Lorson Ranch Metropolitan District, are permitted.
 - Model Home/ Subdivision Sales Office are permitted temporary uses. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
 - Residential Home Occupations are permitted pursuant to applicant compliance with the El Paso County Land Development Code, as amended. Compliance with visitor/guest parking requirements necessary to obtain a home occupation permit shall be the sole responsibility of the home owner/applicant. Home occupations may be limited or otherwise restricted based on applicant's ability to meet all required standards and compliance with any applicable State of Colorado requirements.
 - Residential Day Care to be permitted per the El Paso County Land Development Code, as amended and compliance with all State of Colorado permitting requirements and/or restrictions.
 - Private Residential Solar Energy Systems are permitted as part of the main structure per the El Paso County Land Development Code, as amended.
 - Fencing: Fencing shall be limited to 4' split rail fencing located within the landscape buffer along Old Glory Drive frontage. There shall be no fencing permitted associated with individual townhome unit lots. Fences used for buffering, screening, or landscape enhancement, shall in no way be sited or otherwise constructed in a manner which may impede surface drainage, stormwater runoff, or planned drainage facilities in any way.
 - Refuse and garbage disposal services to be provided by private garbage service companies. Sole responsibility for garbage collection services shall rest individually and solely with the individual lot owner.

Bulk, Density, & Dimensional Standards

- Projections into setbacks are governed by the El Paso County Land Development Code, as amended in effect at the time of PUD Plan Approval.
- Maximum Impervious Coverage (per Residential Lot): No Maximum (100% Imperviousness)
- Maximum Structural Height: Forty Five Feet (45')
- Minimum Width of Lot at Front Building Setback Line: No Minimum
- Townhome units have a typical setback of ten feet (10') from Private Right-of-Way Easements. Townhome units typically are setback a minimum of 20' from edge of pavement on private roads within the identified road easement.
- Setbacks:**
 - Front Yard: Zero (0') lot line setback
 - Rear Yard: Minimum Ten feet (Typ.) from private road tract/easement, unless otherwise depicted on the PUD.
 - Rear yard setback variations from the typical rear yard setback are created by the location of the lot/townhome unit relative to the location of the roadway tract/easement and the orientation and siting of the townhome lots relative to common element tracts, open space and private road tracts.
 - The location of Lot 88 relative to adjacent curve radius creates a 4.8' setback from the attached garage unit to the rear property line.
 - Internal Side Yard (between adjacent attached units): Zero (0') lot line setback lot line setback between internal property lines of townhome unit buildings.
 - Side Yard (End Townhome Units): Zero (0') lot line setback;
- Townhome buildings are setback a minimum of 10' from adjacent buildings
- Lot 71 & Lot 88: Lots 71 & 88 are end units with a Zero (0') side yard setback at external boundary as depicted on the lot detail (See P3, Detail A); As shown in the detail, the side yard setback is increased to Ten feet (10') adjacent to driveway as depicted on plan. Lots 71 & 88 have an irregular side yard/property boundary to accommodate an extended single car driveway located on the side of the unit. (See P3, Detail A).
- Structural Setbacks from Open Space & Trails: All planned townhome structures have been setback a minimum of ten-feet (10') from all open space tracts and trails. Separation is provided via separate landscaping tracts located between residential lots and designated open space tracts.
- All townhome lots and building groups are setback a minimum of 20 feet from all perimeter boundaries and roadway landscape setbacks and are outside of lines of sight and sight triangles, as depicted on the PUD.

LANDSCAPE

- Landscape areas, trails, common open space and buffers shall be installed by the developer with private/public improvements required by this PUD and associated final plats. Landscaping shall be owned and maintained by the Ponderosa at Lorson Ranch Filing 3 Home Owner's Association (HOA).
- No landscaping shall obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual Reference 2.3.6.G.2 & 2.5.3.H respectively. 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.
- Roadway Landscape Buffers: A Twenty-foot (20') landscape buffer adjacent to Old Glory Drive for minor arterial road/street landscaping and buffering. Required roadway trees to be installed within the buffer at a ratio of 1/20 feet of linear frontage.
- Zoning District Boundary Landscape Buffer: A Fifteen-foot (15') zoning district landscape buffer to buffer against the planned townhome community (multifamily) and single-family residential uses located in Ponderosa Filing No. 1 located adjacent to the southern PUD boundary. Filing (single-family zone) located at the project's southern property boundary. Required landscape buffer trees is 1/30 linear feet of affected property boundary.
- A minimum 1/3 of all landscape buffer trees in all landscape buffer categories shall be evergreen.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS

A 'Geology and Soils Study' for Ponderosa at Lorson Ranch Filing No. 3, El Paso County, Colorado was completed by Rocky Mountain Group (RMG) on November 7, 2019 (Revised January 20, 2020).

GEOLOGIC HAZARD NOTE: No lots have been identified by the referenced RMG report which are adversely impacted by geologic hazards. The overall development area has been found to be impacted by geologic constraints listed below. Mitigation measures and a map of geologic conditions can be found in the report "GEOLOGIC AND SOILS STUDY" prepared by RMG dated, January 20, 2020, in file Ponderosa at Lorson Ranch Filing No. 3 available at the El Paso County Planning and Community Development Department: a.) Expansive and hydrocompactive soils; b.) Seismicity; and, c.) Radon

Concerning geologic constraints, RMG concludes that the referenced constraints are not considered hazards or unusual for the Front Range region of Colorado. Mitigation of identified constraints is most effectively accomplished by avoidance. However, avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and local construction practices.

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

FLOODPLAIN NOTES:

This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0957G', effective date 12/7/2018.

GENERAL PROVISIONS & NOTES

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 90 Single-Family attached residential townhome units in a manner consistent with the approved Lorson Ranch Sketch Plan Minor Amendment which identifies a target density range of 7-10 DU/AC, in addition to the following stated purposes for PUD encouraged by El Paso County:

- To permit adjustment to changing public and private needs, foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements
- To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;
- To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;

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 PONDEROSA AT LORSON RANCH FILING NO. 3 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 PONDEROSA AT LORSON RANCH FILING NO. 3 provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended, administrative determination by the PCD Director, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

ENFORCEMENT: To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

CONFLICT: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.



PARKING TABLE:

| USE/PARKING CATEGORY | SPACES/UNIT | UNITS | SPACES REQUIRED | SPACES PROVIDED |
|---|-----------------------------------|-------|------------------------|-----------------|
| 2 CAR GARAGE & DOUBLE (2) CAR DRIVEWAYS | 2 / DU | 74 | 74 SPACES (74'2" DU) | 148 |
| 1 CAR GARAGE & SINGLE (1) CAR DRIVEWAYS | 2 / DU | 16 | 32 SPACES (16'2" DU) | 32 |
| GUEST SPACES | 1 SPACE / 4 UNITS | 90 | 22 SPACES (90/4=22.25) | 23 |
| | | | SUBTOTAL: | 203 |
| ACCESSIBLE SPACES | 7 ADA SPACES / 201-300 STD SPACES | | | 7 |
| | | | TOTAL: | 210 |

NOTE: All required parking spaces are provided on each individual townhome lot. On street parking is not included in the required parking calculations. Parking is provided via combination of attached garage spaces and driveways. 16 units (Lot Nos. 3, 6, 13, 16, 19, 26, 29, 32, 47, 58, 61, 64, 74, 77, 80, & 83) have single car driveways and single car garages to meet the two (2) off street parking space minimum per single family dwelling unit. 4 Units (Lots 69, 70, 89, & 90) have two car garages but do not permit parking on their respective driveways which are less than 20' in length. Off-street parking requirements per dwelling unit are met within the 2 car attached garage. 2 Units (Lots 71 & 88) have single car garages with driveways which are less than 20' in length and do not permit parking. A secondary 20' driveway has been provided located adjacent to the attached garage which provides the second required parking space for these units. The remaining 74 Units (Lots 1-5, 7-12, 14-15, 17-18, 20-25, 27-28, 30-31, 33-46, 48-57, 59-60, 62-63, 65-70, 72-73, 75-76, 78-79, 81-82, & 84-87) have two car garages and two car driveways which permit parking.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

Individual Unit built out, design, and architectural style shall be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District CCR's as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines. Please visit: www.lorsonranch.com for more information regarding review and approval by the architectural control committee.

Land Owner Certification

In Witness Whereof: The aforementioned Challenger Communities, LLC has executed these presents this _____ day of _____ 20__ A.D.

Authorized Agent, Manager

STATE OF COLORADO)
EL PASO COUNTY) S.S.

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 PUD Amendment Request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this _____ day of _____, 20__ and is hereby approved.

Director, Planning and Community Development Date

Clerk and Recorder Certification

STATE OF COLORADO)

EL PASO COUNTY) S.S.

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

| PUD MODIFICATION TABLE PER LDC SECTION 4.2.6.F.2.g | | | |
|---|---|---|--|
| LDC/ECM SECTION | STANDARD | MODIFICATION | JUSTIFICATION |
| 1 8.4.4.C PUBLIC ROADS REQUIRED | 30 FRONTAGE AND ACCESS TO PUBLIC ROAD | LOTS ADJACENT TO PRIVATE STREETS WILL NOT HAVE DIRECT FRONTAGE OR ACCESS TO PUBLIC ROADS | PROPOSED PRIVATE ALLEYS FACILITATE PROJECT DENSITY AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES, SUCH AS REDUCTION OF AUTOMOBILE DOMINANCE IN SUPPORT OF INCREASED PEDESTRIAN EMPHASIS THROUGHOUT DEVELOPMENT AREA |
| 2 8.4.4.E PRIVATE ROAD ALLOWANCES | PRIVATE ROADS REQUIRE WAIVER (MODIFICATION IN PUD) | PROPOSED MODIFIED PRIVATE ROAD CROSS SECTION (SEE STREET DETAILS) | |
| 3 LDC SECTION 8.4.6.C.1.G STANDARDS FOR EASEMENTS | BLANKET EASMENTS PROHIBITED | PERMIT PLACEMENT OF EASEMENTS WITHIN COMMON ELEMENT TRACTS ADJACENT TO TOWN HOME UNIT BUILDINGS | PERMITS FLEXIBILITY FOR UTILITY DESIGN ENGINEERS TO PLAN DELIVER OF UTILITY SERVICE LINES WITHIN COMMON ELEMENT TRACTS IN SUPPORT OF PROPOSED TOWNHOME DEVELOPMENT. |
| 4 LDC SECTION 8.4.6.C.2 EASEMENT LOCATIONS AND DIMENSIONS | 5' SIDE & 7' REAR UTILITY EASEMENTS ALONG LOT/TRACT LINES | ALLOW PLACEMENT OF UTILITIES IN COMMON ELEMENT TRACTS | ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE |

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT) RM RESIDENTIAL MEDIUM TARGET DENSITY 7 -10 DU/ AC

CURRENT LAND USE: VACANT/ UNDEVELOPED

PROPOSED LAND USE: SINGLE-FAMILY ATTACHED RESIDENTIAL WITH THREE (3) & FOUR (4) UNIT TOWNHOME STRUCTURES; LANDSCAPE, DRAINAGE, & UTILITY TRACTS/EASEMENTS; OPEN SPACE; TRAIL CORRIDORS & PEDESTRIAN FACILITIES; DRAINAGE FACILITIES; AND SIGNAGE

SITE DATA TABLE:

| | |
|--|----------------|
| TOTAL SITE ACREAGE | 10.38 AC |
| PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS | 90 D.U. |
| FINAL PROPOSED (GROSS) DENSITY | 8.67 D.U./AC. |
| FINAL PROPOSED (NET) DENSITY | 10.20 D.U./AC. |
| PLANNED TARGET DENSITY RANGE | 7-10 D.U./AC. |

LAND USE TABLE:

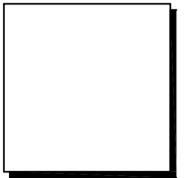
| TYPE OF USE | # ACRES PROVIDED | % OF PROPERTY |
|--|------------------|---------------|
| SINGLE-FAMILY ATTACHED RESIDENTIAL (90 LOTS) | 3.469 AC± | 33.4% |
| LANDSCAPE | 3.194 AC± | 30.8% |
| OPEN SPACE | 1.547 AC± | 14.9% |
| PRIVATE STREETS | 2.170 AC± | 20.9% |
| TOTAL | 10.380 AC± | 100% |

NOTE: TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE, 10.38 AC X .15 = 1.557 ACRES

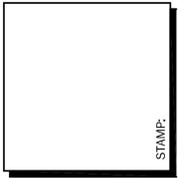
TOTAL OPEN SPACE PROVIDED IS 1.547 AC (14.9% OF 10.38 AC SITE)

SHEET INDEX:

- P1 PUD COVER SHEET
- P2 TRACT TABLE & DETAILS
- P3 PUD LOT DETAILS AND SITE PLAN
- P4 PUD STREET DETAILS AND SITE PLAN
- P5-6 PUD DEVELOPMENT PLAN
- L1-5 LANDSCAPE PLAN



**Ponderosa Filing No. 3
General Development Standards**
Planned Unit Development (PUD) & Preliminary Plan
El Paso County, CO



| REV # | REVISIONS | DATE |
|-------|---------------------------------|-----------|
| 1 | 1st Response to County Comments | 1.8.2020 |
| 2 | 2nd Response to County Comments | 3.12.2020 |
| 3 | 3rd Response to County Comments | 4.14.2020 |
| 4 | 4th Response to County Comments | 5.14.2020 |
| 5 | PUD Amendment | 3.10.2021 |

| DESIGNED | SB | 07.03.19 |
|-----------------|----------------------|----------|
| DRAWN | SB <td>07.03.19</td> | 07.03.19 |
| CHECKED | JH <td>11.15.19</td> | 11.15.19 |
| PROJECT NUMBER: | | 2816.17 |
| SCALE: | | AS NOTED |

PUD COVER SHEET & DETAILS

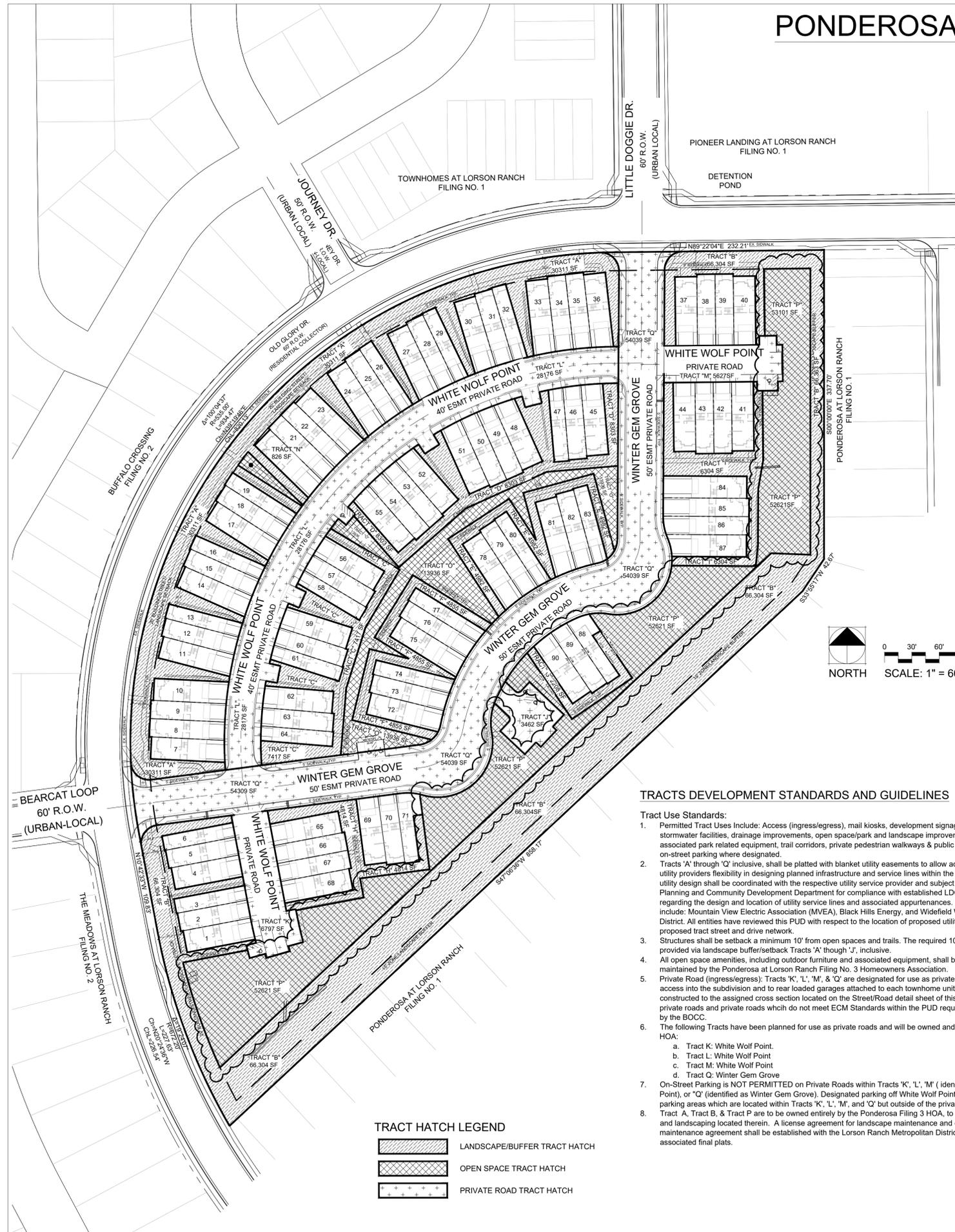
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PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

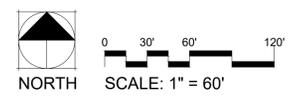
Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719-452-9160



| TRACT | SIZE (ACRES±) | OWNERSHIP | MAINTENANCE | USE |
|-------|---------------|-----------|-------------|---|
| A | 0.696 | P3HOA | P3HOA/LRMD | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| B | 1.522 | P3HOA | P3HOA/LRMD | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| C | 0.170 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| D | 0.191 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| E | 0.114 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| F | 0.111 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| G | 0.051 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| H | 0.111 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| I | 0.145 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| J | 0.079 | P3HOA | P3HOA | PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| K | 0.156 | P3HOA | P3HOA | PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| L | 0.647 | P3HOA | P3HOA | PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| M | 0.129 | P3HOA | P3HOA | PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| N | 0.019 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| O | 0.320 | P3HOA | P3HOA | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| P | 1.208 | P3HOA | P3HOA/LRMD | DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| Q | 1.241 | P3HOA | P3HOA | PRIVATE DRIVES/PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT |
| TOTAL | 6.914 | | | |

P3HOA= PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION
LRMD= LORSON RANCH METROPOLITAN DISTRICT
POND MAINTENANCE SHALL BE BY LORSON RANCH METROPOLITAN DISTRICT

TOTAL OPEN SPACE TRACT AREA (TRACTS N THROUGH P): 67,383 SF (1.547 AC)
NOTE: TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE (10.38AC). 10.38AC x 15% = 1.557 ACRES
TOTAL OPEN SPACE PROVIDED: 1.547 ACRES OPEN SPACE/10.38 ACRE SITE= 14.9% OPEN SPACE PROVIDED



TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

- Tract Use Standards:**
- Permitted Tract Uses include: Access (ingress/egress), mail kiosks, development signage, fencing, utilities, stormwater facilities, drainage improvements, open space/park and landscape improvements, parks and associated park related equipment, trail corridors, private pedestrian walkways & public sidewalks, and on-street parking where designated.
 - Tracts 'A' through 'Q' inclusive, shall be platted with blanket utility easements to allow additional respective utility providers flexibility in designing planned infrastructure and service lines within the proposed tracts. All utility design shall be coordinated with the respective utility service provider and subject to review by the Planning and Community Development Department for compliance with established LDC and ECM criteria regarding the design and location of utility service lines and associated appurtenances. Utility providers include: Mountain View Electric Association (MVEA), Black Hills Energy, and Widefield Water & Sanitation District. All entities have reviewed this PUD with respect to the location of proposed utilities within the proposed tract street and drive network.
 - Structures shall be setback a minimum 10' from open spaces and trails. The required 10' separation is provided via landscape buffer/setback Tracts 'A' through 'J', inclusive.
 - All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 Homeowners Association.
 - Private Road (ingress/egress): Tracts 'K', 'L', 'M', & 'Q' are designated for use as private roads to provide access into the subdivision and to rear loaded garages attached to each townhome unit. All roads shall be constructed to the assigned cross section located on the Street/Road detail sheet of this Plan. The use of private roads and private roads which do not meet ECM Standards within the PUD requires authorization by the BOCC.
 - The following Tracts have been planned for use as private roads and will be owned and maintained by the HOA:
 - Tract K: White Wolf Point.
 - Tract L: White Wolf Point
 - Tract M: White Wolf Point
 - Tract Q: Winter Gem Grove
 - On-Street Parking is NOT PERMITTED on Private Roads within Tracts 'K', 'L', 'M' (identified as White Wolf Point), or 'Q' (identified as Winter Gem Grove). Designated parking off White Wolf Point is via striped guest parking areas which are located within Tracts 'K', 'L', 'M', and 'Q' but outside of the private road easements. Tract A, Tract B, & Tract P are to be owned entirely by the Ponderosa Filing 3 HOA, to include detention and landscaping located therein. A license agreement for landscape maintenance and detention pond maintenance agreement shall be established with the Lorson Ranch Metropolitan District with any associated final plans.



OPEN SPACE AMENITIES OPTIONS

1 BICYCLE RACK (TYPICAL) DETAIL NTS

2 WAYFINDING SIGNAGE DETAIL NTS

3 OUTDOOR BENCH DETAIL NTS

4 LANDSCAPE/PAVING ENHANCEMENTS NTS

5 TYPICAL BOULDER PLACEMENT DETAIL NTS

6 LITTER RECEPTACLE NTS

7 SEATED PICNIC TABLE (TYPICAL) DETAIL NTS

OPEN SPACE AMENITIES NOTES

Open spaces shall be equipped and furnished with a combination of typical amenities elements contained in the typical open space/community amenities details. The final amenity configuration of individual open spaces will be determined in cooperation with future residents/lot owners, homeowners association, and the Lorson Ranch Metropolitan District.

Ponderosa Filing No. 3
Tract Details
 Planned Unit Development (PUD) & Preliminary Plan
 Colorado Springs, CO

| REV # | REVISIONS | DATE |
|-------|---------------------------------|-----------|
| 1 | 1st Response to County Comments | 1.8.2020 |
| 2 | 2nd Response to County Comments | 3.12.2020 |
| 3 | 3rd Response to County Comments | 4.14.2020 |
| 4 | 4th Response to County Comments | 5.14.2020 |
| 5 | PUD Amendment | 3.10.2021 |

| DESIGNED | SB | 07.03.19 |
|-----------------|----------------------|----------|
| DRAWN | SB <td>07.03.19</td> | 07.03.19 |
| CHECKED | JH | 11.15.19 |
| PROJECT NUMBER: | | 2816.17 |

SCALE: AS NOTED

TRACTS & OPEN SPACE

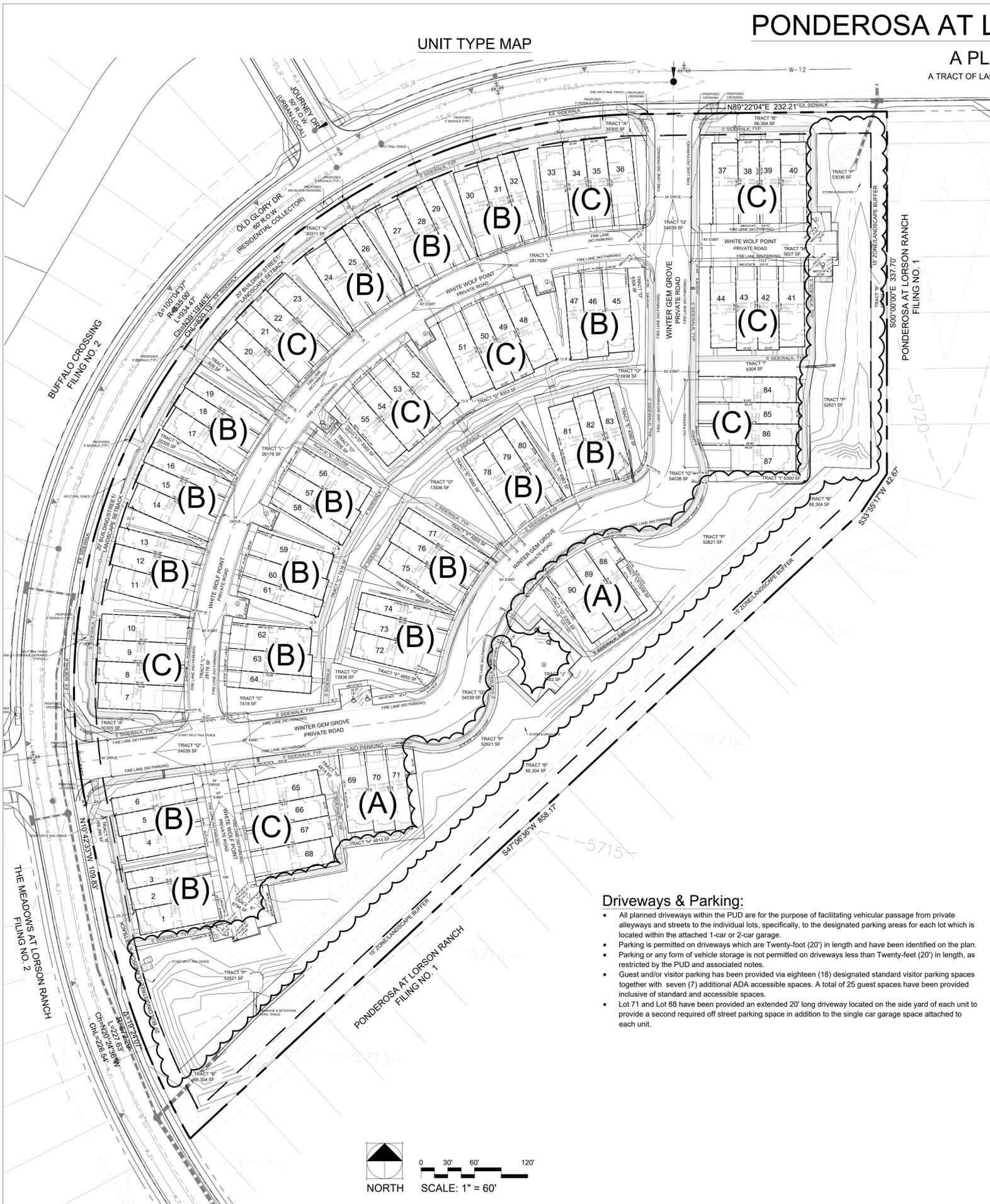
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A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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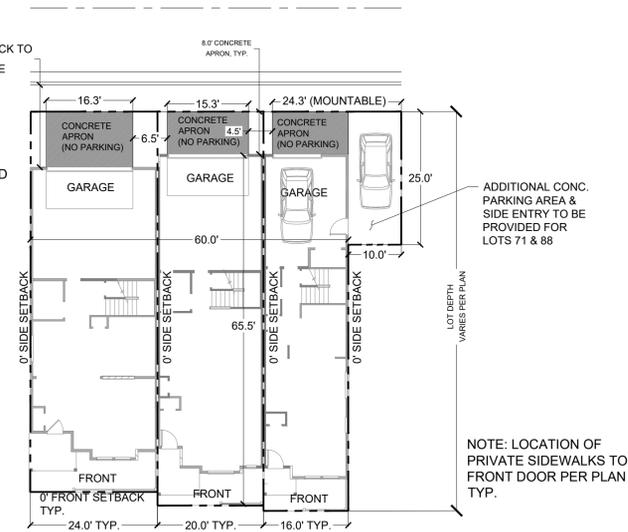
UNIT TYPE MAP

LOTS: 69-71, 88-90

(A)

15.5' (TYP) MIN SETBACK TO FACE OF GARAGE

NOTE: PARKING PROHIBITED ON DRIVEWAYS OF LESS THAN 20' IN LENGTH



ADDITIONAL CONC. PARKING AREA A SIDE ENTRY TO BE PROVIDED FOR LOTS 71 & 88

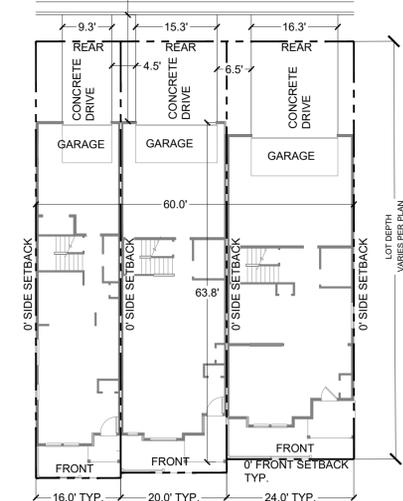
NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

LOTS: 1-6, 11-19, 24-32, 45-47, 56-64, 72-83

(B)

20' MIN. DRIVEWAY LENGTH (FROM EDGE OF PRIVATE STREET TO FACE OF GARAGE)

NOTE: PARKING PROHIBITED ON DRIVEWAYS OF LESS THAN 20' IN LENGTH



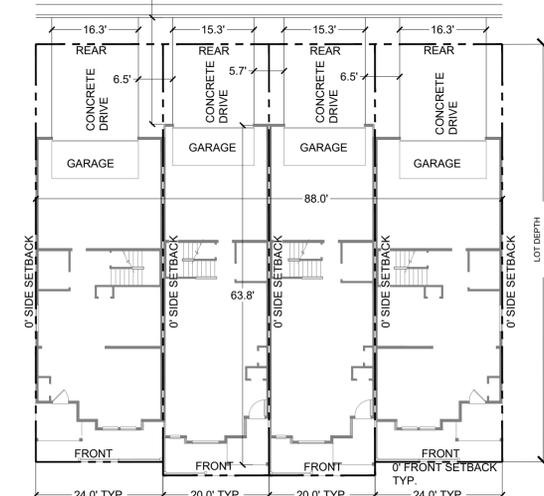
NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

LOTS: 7-10, 20-23, 33-36, 37-44, 48-55, 65-68, 84-87

(C)

20' MIN. LENGTH OF DRIVEWAY (FROM EDGE OF PRIVATE STREET TO FACE OF GARAGE)

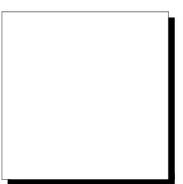
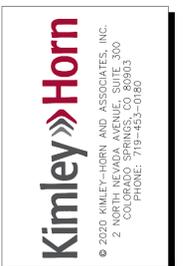
NOTE: PARKING PROHIBITED ON DRIVEWAYS OF LESS THAN 20' IN LENGTH



NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

Driveways & Parking:

- All planned driveways within the PUD are for the purpose of facilitating vehicular passage from private alleys and streets to the individual lots, specifically, to the designated parking areas for each lot which is located within the attached 1-car or 2-car garage.
- Parking is permitted on driveways which are Twenty-foot (20') in length and have been identified on the plan.
- Parking or any form of vehicle storage is not permitted on driveways less than Twenty-feet (20') in length, as restricted by the PUD and associated notes.
- Guest and/or visitor parking has been provided via eighteen (18) designated standard visitor parking spaces together with seven (7) additional ADA accessible spaces. A total of 25 guest spaces have been provided inclusive of standard and accessible spaces.
- Lot 71 and Lot 88 have been provided an extended 20' long driveway located on the side yard of each unit to provide a second required off street parking space in addition to the single car garage space attached to each unit.



Ponderosa Filing No. 3
Lot Details
Planned Unit Development (PUD) & Preliminary Plan
Colorado Springs, CO



| REV # | REVISIONS | DATE |
|-------|---------------------------------|-----------|
| 1 | 1st Response to County Comments | 1.8.2020 |
| 2 | 2nd Response to County Comments | 3.12.2020 |
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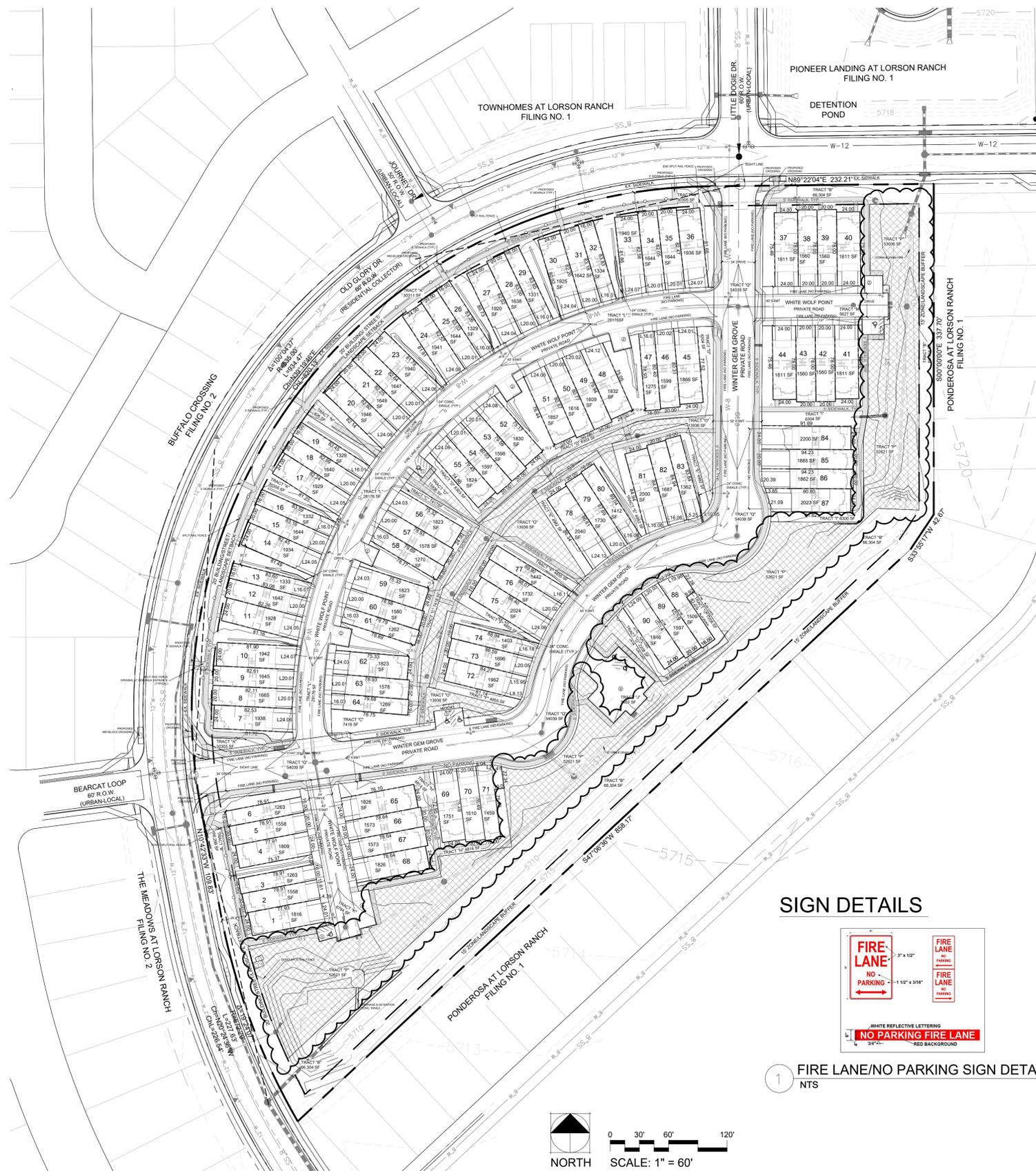
| DESIGNED | SB | 07.03.19 |
|-----------------|----|----------|
| DRAWN | SB | 07.03.19 |
| CHECKED | JH | 11.15.19 |
| PROJECT NUMBER: | | 2816.17 |
| SCALE: | | AS NOTED |

LOT DETAILS

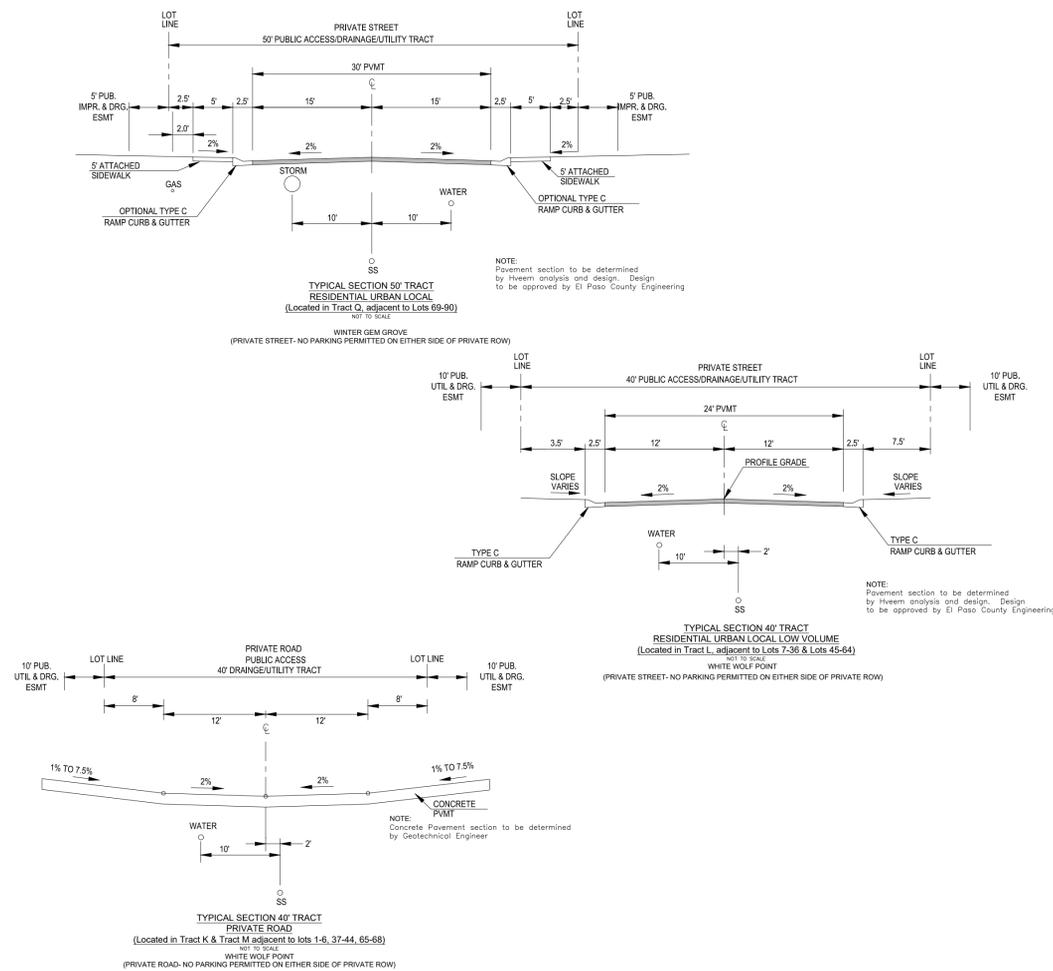
PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



TYPICAL STREET CROSS-SECTIONS



STREETS & PARKING

- This PUD includes a request for authorization to use private roads and a PUD Design Modification to introduce the cross section for which the private streets will be constructed.
- Winter Gem Grove and White Wolf Point are designed as private and will be privately owned and maintained by the Ponderosa Fil 3 Homeowners Association. Private streets have been designed to a modified cross section. See PUD modification discussion and Street Details Sheet for additional information in the proposed private road cross section.
- All private streets shall be named to El Paso/Teller County E-911 and PPRBD/Enumerations standards.
- Addressing for Lots 1-40 that will be from Old Glory Drive with street addressing posted on the front of the residence facing Old Glory Drive. Lots 41-68 shall be addressed from White Wolf Point and with street addressing posted on the rear residential facade facing White Wolf Point. Lots 69-90 will be addressed from Winter Gem Grove and located at the rear of residences facing Winter Gem Grove.
- There shall be no direct lot access to or from Old Glory Drive.
- On-street parking is NOT PERMITTED on Winter Gem Grove. On street parking is NOT PERMITTED on private White Wolf Point. Designated Parking Spaces are provided adjacent to White Wolf Point, which are located outside of the private road easement and travel lanes.
- Landscape Tracts, common open space and buffers together with associated landscape enhancements and materials shall be owned and maintained by the Homeowner's association as described in the Tract Table and Tract Notes.
- Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided as illustrated on this plan.
- Parking shall not be permitted on driveways less than 20' in length. Driveways less than 20' in length have been designated as "No Parking" on the plan.
- For additional information on parking, see Parking Table located on Cover Sheet P-1

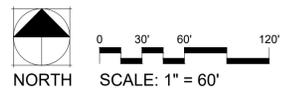
SIDEWALKS:

- Sidewalks have been identified as extending to individual townhome lots. These depictions are for informational purposes only. Final locations of sidewalk extensions into the individual lots will be determined at the time of site plan approval.
- Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5") for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an element of the associated PUD development standards.
- Under no circumstances shall any sidewalk be designed and constructed to a thickness of less than four inches (4"). All other sidewalks within a PUD zoning district (e.g., sidewalks in common areas, sidewalks along identified school parcels, sidewalks in open space, etc.) may be designed and constructed to a thickness of five inches (5") but may, at the developer's discretion, be reduced to a thickness no less than four inches (4").
- Private pedestrian sidewalks/pedestrian paths located in tracts to provide pedestrian access and circulation through the site shall be platted with access easements for the use and benefit of residents and guests of the development.

SIGN DETAILS



1 FIRE LANE/NO PARKING SIGN DETAIL NTS



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STREET DETAILS
P4 of 11

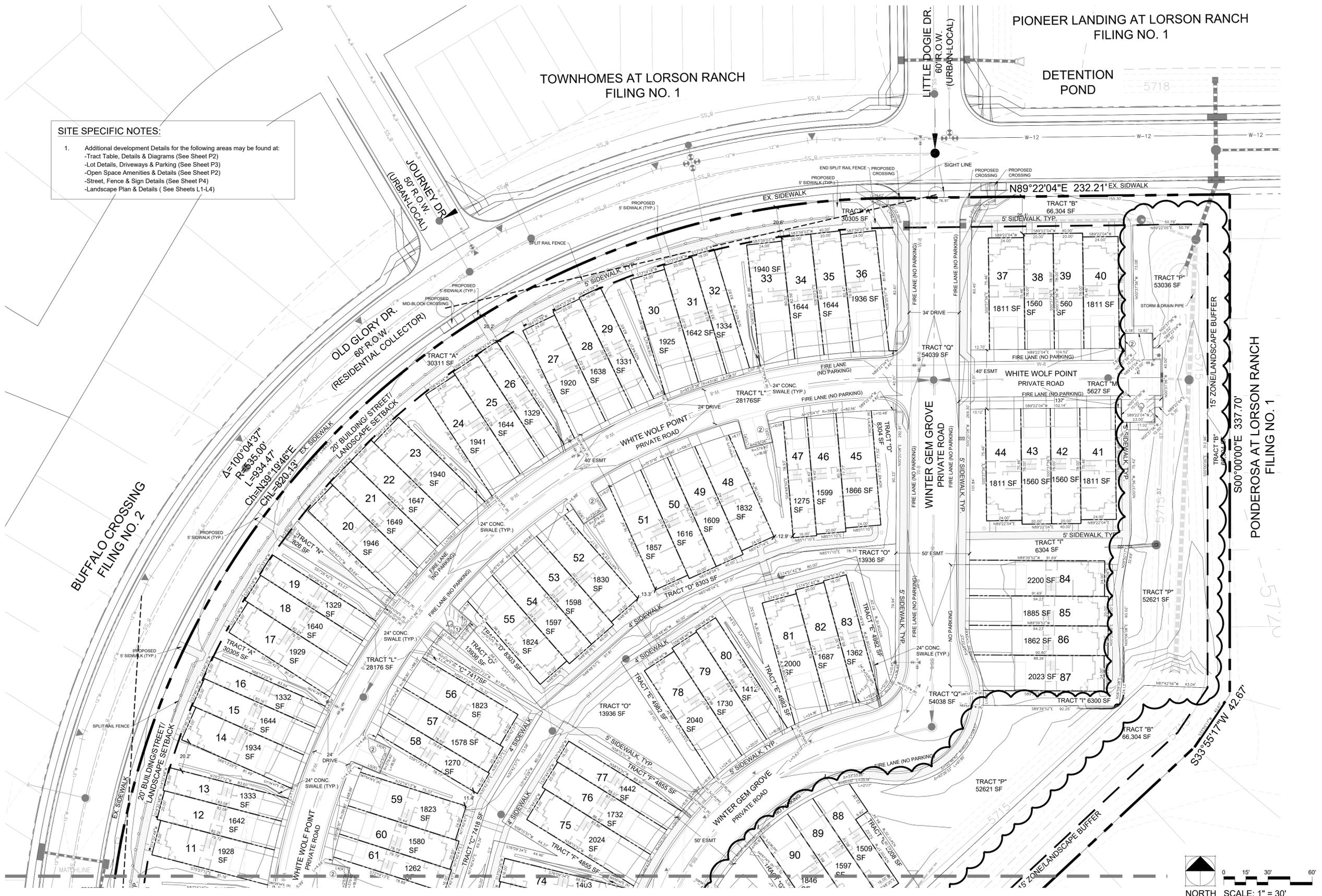
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SITE SPECIFIC NOTES:

- Additional development Details for the following areas may be found at:
 -Tract Table, Details & Diagrams (See Sheet P2)
 -Lot Details, Driveways & Parking (See Sheet P3)
 -Open Space Amenities & Details (See Sheet P2)
 -Street, Fence & Sign Details (See Sheet P4)
 -Landscape Plan & Details (See Sheets L1-L4)



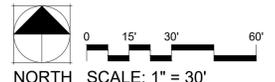
BUFFALO CROSSING
 FILING NO. 2

TOWNHOMES AT LORSON RANCH
 FILING NO. 1

PIONEER LANDING AT LORSON RANCH
 FILING NO. 1

DETECTION
 POND

PONDEROSA AT LORSON RANCH
 FILING NO. 1



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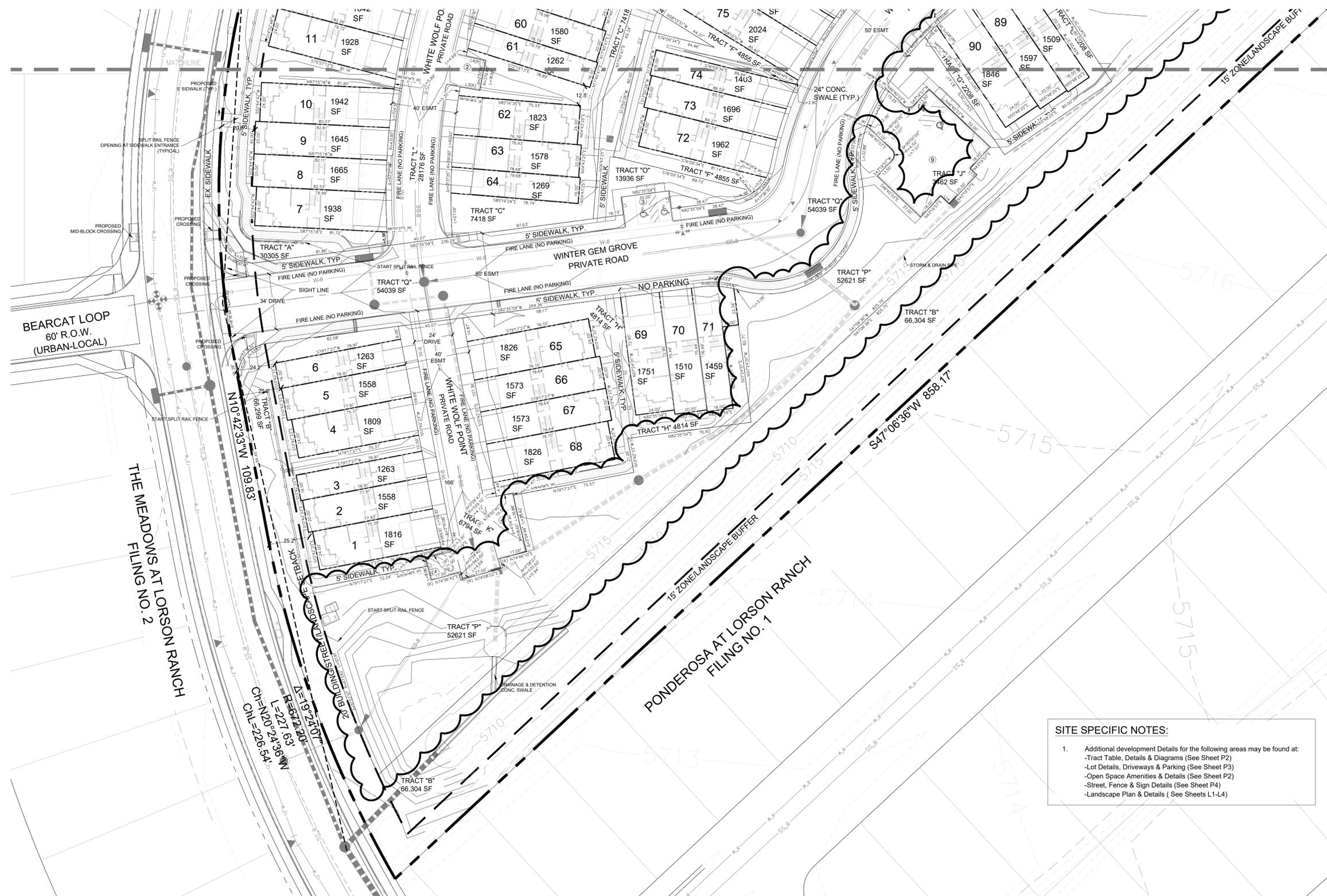
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PUD SITE
 PLAN
P5 of 11

PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

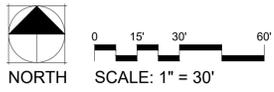
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Ponderosa Filing No. 3
 Development Plan
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PUD SITE PLAN
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PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL STREETSCAPE PLANTINGS ASSOCIATED WITH ROADWAY LANDSCAPING ALONG OLD GLORY DRIVE SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METRO DISTRICT.
- ALL COMMON LANDSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PONDEROSA AT LORSON RANCH FILING 3 HOMEOWNER'S ASSOCIATION.

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SOILS ANALYSIS RECOMMENDATIONS :

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

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDDED 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 SEEDDED 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 RESEEDDED 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 RESEEDDED DURING THE SAME SEASON.

LANDSCAPE SETBACKS:

| | |
|---|-------------------------|
| STREET NAME: | OLD GLORY DR. |
| ZONE DISTRICT BOUNDARY: | NO |
| STREET CLASSIFICATION: | MINOR ARTERIAL |
| SETBACK DEPTH REQUIRED/PROVIDED: | 20' / 20' |
| LINEAR FOOTAGE: | 1504' |
| TREE/FEET REQUIRED: | 1/ 25 LF |
| NUMBER OF TREES REQUIRED/PROVIDED: | 61 / 54 |
| SHRUB SUBSTITUTES REQUIRED/PROVIDED: | 70 / 70 **noted with ss |
| ORNAMENTAL GRASS SUBSTITUTES REQ./PROV. | 0 / 0 |
| PLANT ABBREVIATION DENOTED ON PLAN: | OG |
| % GROUND PLANE VEG. REQUIRED/PROVIDED: | 75%/75% |

**NOTE: ALL STREET SHRUB/TREE SUBSTITUTIONS ARE WITHIN 50' OF THE ROW. SUBSTITUTIONS ARE GENERALLY LOCATED WITHIN OR ADJACENT TO THE 20' BUILDING & LANDSCAPE SETBACK AGAINST OLD GLORY DRIVE.

LANDSCAPE BUFFERS AND SCREENS:

| | |
|-----------------------------------|-----------|
| ZONE DISTRICT: | EAST SIDE |
| WIDTH IN FEET REQ./PROV.: | 15' / 15' |
| LINEAR FOOTAGE | 1239' |
| TREE/FEET REQUIRED: | 1/ 15 LF |
| BUFFER TREES REQ./PROV.: | 83 / 83 |
| DEC. TREES PROV.: | 0 |
| EVERGREEN TREES (50%) REQ./PROV.: | 42/43 |
| BUFFER TREE ABBR. ON PLAN: | EB |
| % GROUND PLANE VEG. REQ./PROV.: | 75%/100% |

INTERNAL LANDSCAPING:

| | |
|--|-----------------------|
| SITE AREA: | 452,025 SF (10.38 AC) |
| INTERNAL REQUIRED (15%): | 67,804 SF (1.55 AC) |
| INTERNAL PROVIDED: | 147,067 SF (3.37) |
| TREE/FEET REQUIRED: | 1 Tree / 500 SF |
| INTERNAL TREES REQUIRED/PROVIDED: | 136 / 68 |
| SHRUB SUBSTITUTES REQUIRED/PROVIDED: | 680 / 680 |
| ORN. GRASS SUBSTITUTES REQ./PROV.: | 0 / 0 |
| INTERNAL PLANT ABBREVIATED ON PLAN: | INT |
| % GROUND PLANE VEG. REQUIRED/PROVIDED: | 75%/100% |

PLANT SCHEDULE:

TREES:

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | MATURE WIDTH: | MATURE HEIGHT: | PLANTING SIZE: | NOTES: |
|------------------|-------|------|-----------------------------------|-------------------------------|---------------|----------------|----------------|--------|
| | SR | 25 | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Lilac | 15'-20' | 15'-25' | 2.5" caliper | B&B |
| | MI | 33 | Malus x 'Indian Summer' | Indian Summer Crabapple | 15-20' | 15-20' | 2.5" caliper | B&B |
| | TA | 20 | Tilia americana 'Legend' | Legend American Linden | 25'-35' | 50-60' | 2.5" caliper | B&B |
| | AT | 17 | Acer tataricum 'Hot Wings' | Tatarian Maple 'Hot Wings' | 15'-20' | 15'-20' | 2.5" caliper | B&B |
| | GD | 8 | Gymnocladia dioica | Kentucky Coffee Tree | 40-50' | 50-60' | 2.5" caliper | B&B |
| | CO | 23 | Celtis occidentalis 'Chicagoland' | Chicagoland Western Hackberry | 30-40' | 50-60' | 2.5" caliper | B&B |
| Evergreen | | | | | | | | |
| | PG | 28 | Picea glauca 'Densata' | Black Hills Spruce | 15'-25' | 20'-30' | 6' HT | B&B |
| | PE | 25 | Pinus edulis | Pinon Pine | 10'-20' | 20'-30' | 6' HT | B&B |
| | PN | 14 | Pinus nigra 'Komet' | Komet Columnar Austrian Pine | 4-5' | 15-20' | 6' HT | B&B |

SHRUBS:

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | MATURE WIDTH: | MATURE HEIGHT: | PLANTING SIZE: | NOTES: |
|---------|-------|------|---|------------------------------|---------------|----------------|----------------|-----------|
| | CN | 38 | Chrysothamnus nauseosus var. nauseosus | Baby Blue Rabbitbrush | 1'-4' | 1'-4' | 5 Gallon | Container |
| | BT | 59 | Berberis thunbergii 'Rose Glow' | Rose Glow Japanese Barberry | 3'-5' | 3'-5' | 5 Gallon | Container |
| | BD | 67 | Buddleja davidii 'nanhoensis' 'Mango' | Petite Indigo Butterfly Bush | 4'-5' | 4'-5' | 5 Gallon | Container |
| | JA | 39 | Jamesia americana | Waxflower | 4'-5' | 5'-8' | 5 Gallon | Container |
| | PA | 102 | Perovskia atriplicifolia 'Little Spire' | Little Spire Russian Sage | 2'-3' | 2'-3' | 5 Gallon | Container |
| | RT | 30 | Rhus typhina 'Lacinata' | Cutleaf Staghorn Sumac | 6'-8' | 6'-8' | 5 Gallon | Container |
| | RA | 48 | Rhus aromatica 'Gro-Low' | Dwarf Fragrant Sumac | 4'-6' | 1'-3' | 5 Gallon | Container |
| | SJ | 85 | Spiraea japonica 'Goldflame' | Goldflame Spirea | 2'-3' | 2'-3' | 5 Gallon | Container |
| | SO | 67 | Symphoricarpos orbiculatus | Red Coralberry | 4'-5' | 4'-5' | 5 Gallon | Container |
| | JH | 29 | Juniperus horizontalis 'Blue Chip' | Blue Chip Juniper | 4'-6' | 18"-24" | 5 Gallon | Container |
| | PP | 79 | Picea pungens 'Roundabout' | Dwarf Globe Blue Spruce | 2'-3' | 2'-3' | 5 Gallon | Container |
| | PM | 39 | Pinus mugo 'Big Tuna' | Big Tuna Mugo Pine | 5'-6' | 6'-8' | 5 Gallon | Container |
| | AA | 24 | Amelanchier alnifolia | Saskatoon Serviceberry | 8'-12' | 8'-12' | 5 Gallon | Container |

GRASSES/PERENNIALS:

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | MATURE WIDTH: | MATURE HEIGHT: | PLANTING SIZE: | NOTES: |
|---------|-------|------|--------------------------------------|------------------------|---------------|----------------|----------------|-----------|
| | MC | 165 | Muhlenbergia capillaris 'Regal Mist' | Regal Mist Muhly Grass | 3'-4' | 3'-4' | 1 Gallon | Container |

LANDSCAPE MATERIAL SCHEDULE:

| SYMBOL/ CALLOUT | |
|-----------------|---|
| | SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation. |
| | NATIVE SEED: PBSI Native Prairie mix: 25% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20%Western Wheatgrass, 1% Sand Dropped ESTIMATED AREA:74,379 SF |
| | COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA:49,356 SF |
| | COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA:8,271 SF |
| | STEEL EDGE: Steel edge to be DURAEDEGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications. |
| | DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'. |

| REV# | REVISIONS | DATE |
|------|------------------------------|------------|
| 1 | RESPONSES TO COMMENTS REV #1 | 01.08.2020 |
| 2 | PUD Amendment | 3.10.2021 |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

| DESIGNED | STB | 11.07.19 |
|-----------------|-----|----------|
| DRAWN | STB | 11.07.19 |
| CHECKED | JH | 11.07.19 |
| PROJECT NUMBER: | | 2816.17 |
| SCALE: | | AS NOTED |

PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

OPEN SPACE TRACT EXHIBIT

OPEN SPACE TRACTS

- 1.56 AC, or 15.03% of the 10.38 AC site has been designated as open space to meet the PUD open space and multifamily landscaping requirements of the Code. Open space meeting this requirement has been designated within Tract N, Tract O, and Tract P, inclusively. Remaining Tracts permit landscaping, but are not included in the PUD open space requirement calculations.
- Areas of Required Landscaping:
 - Old Glory streetscape
 - Zoning district boundary between planned townhome development and single-family residential (Ponderosa at Lorson Ranch Filing No. 1).
 - Multi-family housing internal landscaping/open space requirements (15% internal landscaping).
- Open space tracts shall be setback a minimum 10' from residential structures.
- All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 Homeowner's Association
- Amenities are provided for each Open Space tract as follows:
 - TRACT N: Enhanced landscaping and outdoor seating, bicycle parking
 - TRACT O: Enhanced landscaping and outdoor seating/gathering space, bicycle parking
 - TRACT P: Enhanced landscaping and outdoor seating/gathering space, bicycle parking, park site

*NOTE: Outdoor seating/gathering areas will be provided with benches and/or picnic tables as identified on the landscape plan.
- Open Space Amenities Note: Open spaces shall be equipped and furnished with a combination of typical amenities elements contained in the typical open space/community amenities details. The final amenity configuration of individual open spaces will be determined in cooperation with future residents/lot owners, homeowners association, and the Lorson Ranch Metropolitan District.

LANDSCAPE SETBACKS:

| | |
|--|--------------------------|
| STREET NAME: | OLD GLORY DR. |
| ZONE DISTRICT BOUNDARY: | NO |
| STREET CLASSIFICATION: | MINOR ARTERIAL |
| SETBACK DEPTH REQUIRED/PROVIDED: | 20' / 20' |
| LINEAR FOOTAGE: | 1504' |
| TREE/FEET REQUIRED: | 1/ 25 LF |
| NUMBER OF TREES REQUIRED/PROVIDED: | 61 / 54 |
| SHRUB SUBSTITUTES REQUIRED/PROVIDED: | 70 / 70 ** Noted with ss |
| ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.: | 0 / 0 |
| PLANT ABBREVIATION DENOTED ON PLAN: | OG |
| % GROUND PLANE VEG. REQUIRED/PROVIDED: | 75%/75% |

NOTE: ALL STREET SHRUB/TREE SUBSTITUTIONS ARE WITHIN 50' OF THE ROW. SUBSTITUTIONS ARE GENERALLY LOCATED WITHIN OR ADJACENT TO THE 20' BUILDING & LANDSCAPE SETBACK AGAINST OLD GLORY DRIVE.

LANDSCAPE BUFFERS AND SCREENS:

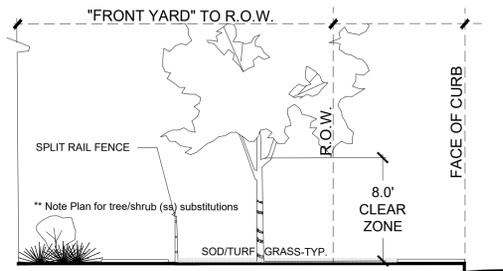
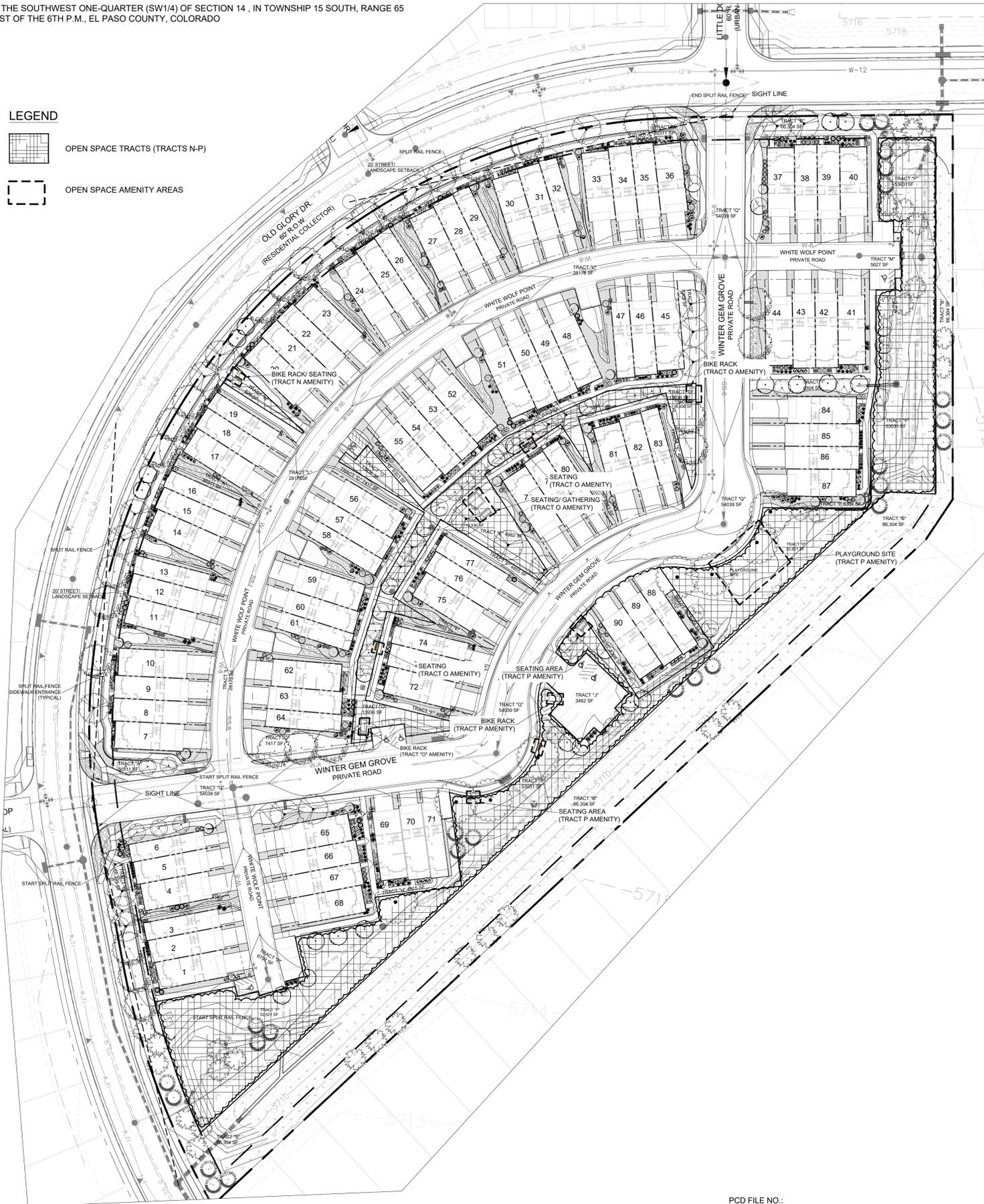
| | |
|-----------------------------------|-----------|
| ZONE DISTRICT: | EAST SIDE |
| WIDTH IN FEET REQ./PROV.: | 15' / 15' |
| LINEAR FOOTAGE | 1239' |
| TREE/FEET REQUIRED: | 1/ 15 LF |
| BUFFER TREES REQ./PROV.: | 83 / 83 |
| DEC. TREES PROV.: | 0 |
| EVERGREEN TREES (50%) REQ./PROV.: | 42/43 |
| BUFFER TREE ABBR. ON PLAN: | EB |
| % GROUND PLANE VEG. REQ./PROV.: | 75%/100% |

INTERNAL LANDSCAPING:

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|--|-----------------------|
| SITE AREA: | 452,025 SF (10.38 AC) |
| INTERNAL REQUIRED (15%): | 67,804 SF (1.55 AC) |
| INTERNAL PROVIDED: | 147,067 SF (3.37) |
| TREE/FEET REQUIRED: | 1 Tree / 500 SF |
| INTERNAL TREES REQUIRED/PROVIDED: | 136 / 68 |
| SHRUB SUBSTITUTES REQUIRED/PROVIDED: | 680 / 680 |
| ORN. GRASS SUBSTITUTES REQ./PROV.: | 0 / 0 |
| INTERNAL PLANT ABBREVIATED ON PLAN: | INT |
| % GROUND PLANE VEG. REQUIRED/PROVIDED: | 75%/100% |

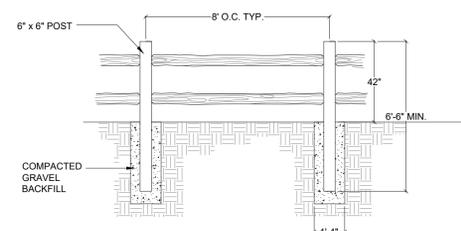
LEGEND

- OPEN SPACE TRACTS (TRACTS N-P)
- OPEN SPACE AMENITY AREAS



A FRONT YARD LANDSCAPE SECTION
NTS

The HOA will provide regular pruning to trees along the frontage to maintain clear sightlines. As required by EPC standards



B SPLIT-RAIL FENCE DETAIL
NTS



STAMP:

| REV # | REVISIONS | DATE |
|-------|------------------------------|-----------|
| 1 | RESPONSES TO COMMENTS REV #1 | 08.2020 |
| 2 | PUD Amendment | 3.10.2021 |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

| | | |
|-----------------|----------|----------|
| DESIGNED | STB | 11.07.19 |
| DRAWN | STB | 11.07.19 |
| CHECKED | JH | 11.07.19 |
| PROJECT NUMBER: | 2816.17 | |
| SCALE: | AS NOTED | |

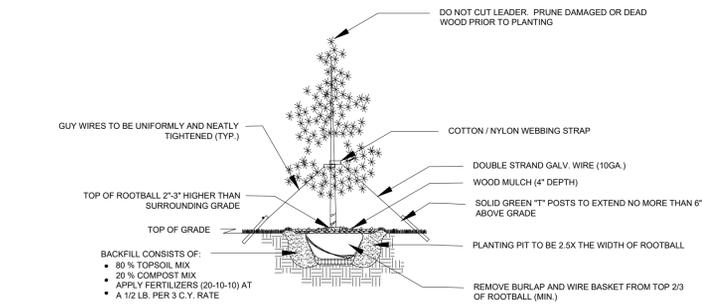
PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

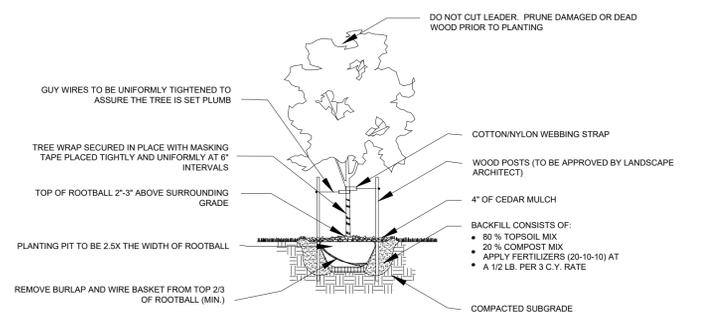
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

ALL DIMENSIONS UNLESS OTHERWISE NOTED
 ALL UNITS ARE IN FEET AND INCHES

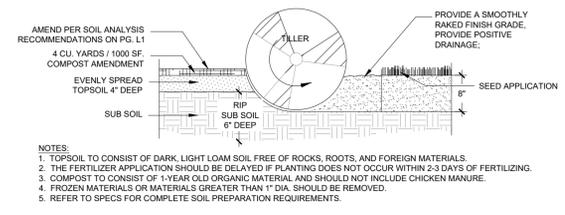
Kimley-Horn
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 2000 W. WASHINGTON AVE.
 COLORADO SPRINGS, CO 80903
 PHONE: 719-453-0180



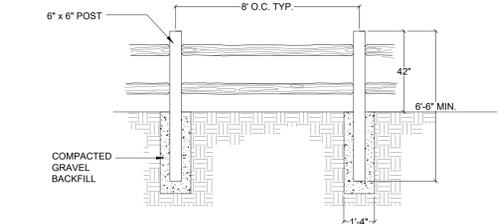
1 L3 EVERGREEN TREE PLANTING DETAIL NTS



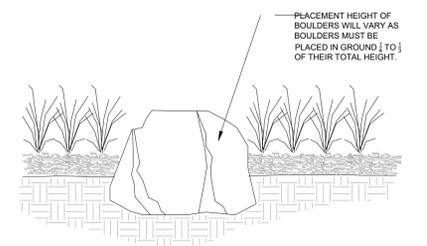
2 L3 DECIDUOUS TREE PLANTING DETAIL NTS



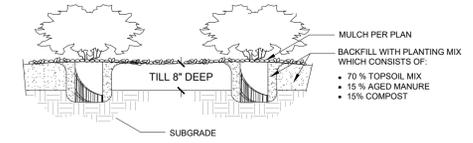
3 L3 SOIL PREP- ALL AREAS PLANTING DETAIL NTS



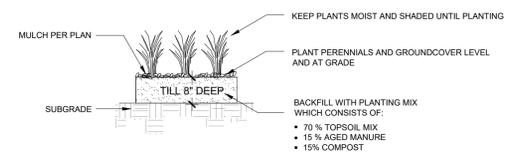
2 L2 SPLIT-RAIL FENCE DETAIL NTS



1 L4 BOULDERS INSTALLATION DETAIL NTS



2 L4 SHRUBS PLANTING DETAIL NTS



3 L4 GRASSES AND PERENNIALS PLANTING DETAIL NTS

PONDEROSA
 AT LORSON RANCH PUDSP
 FILING NO. 3
 El Paso County, Colorado
 LANDSCAPE PLAN

| REV # | REVISIONS | DATE |
|-------|------------------------------|------------|
| 1 | RESPONSES TO COMMENTS REV #1 | 01.08.2020 |
| 2 | PUD Amendment | 3.10.2021 |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

| DESIGNED | STB | DATE |
|-----------------|----------|----------|
| | STB | 11.07.19 |
| DRAWN | JH | 11.07.19 |
| CHECKED | JH | 11.07.19 |
| PROJECT NUMBER: | 2816.17 | |
| SCALE: | AS NOTED | |

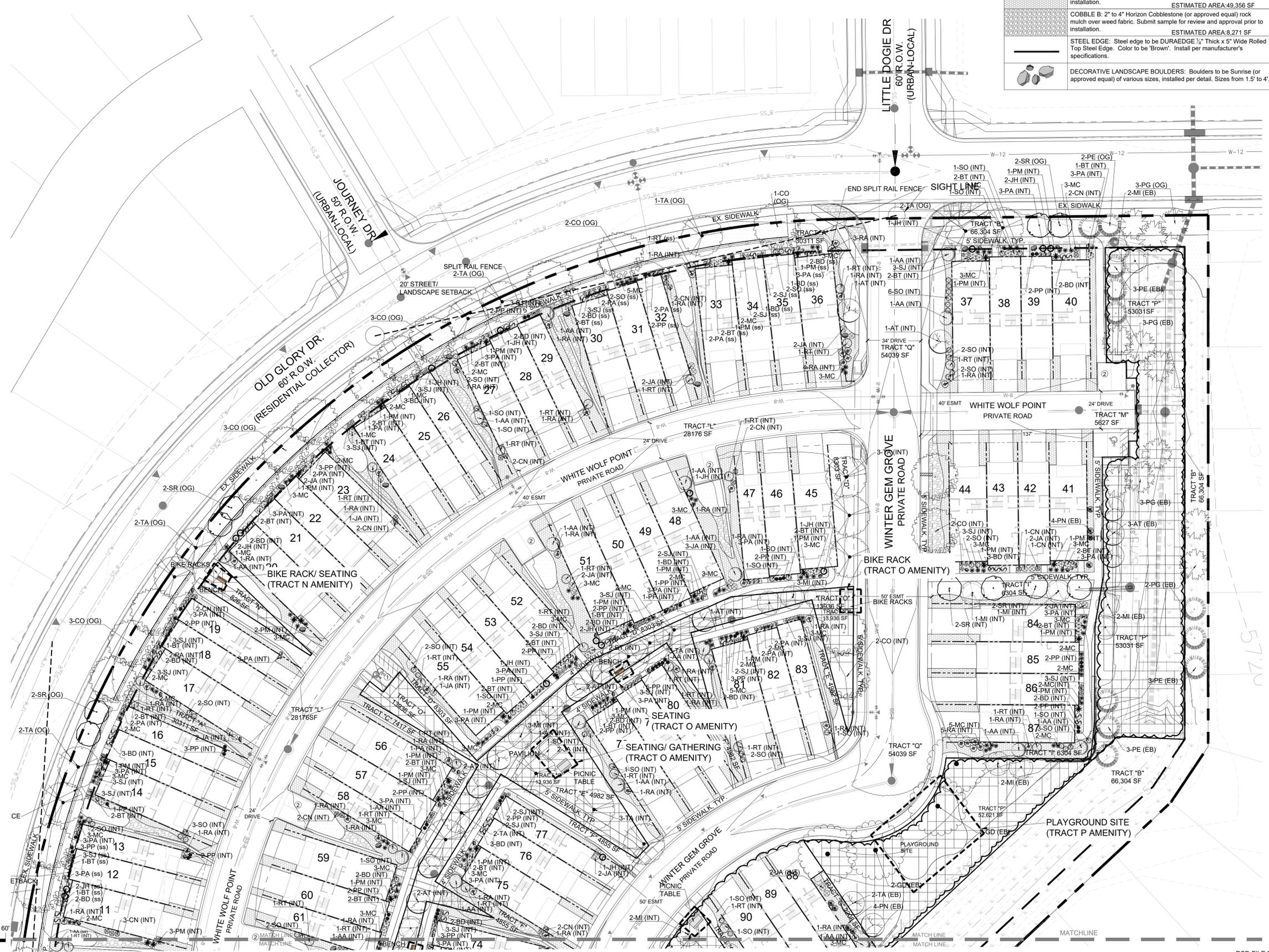
PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LANDSCAPE MATERIAL SCHEDULE:

| SYMBOL/ CALLOUT | SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation. |
|-----------------|--|
| | ESTIMATED AREA: 44,759 SF |
| | NATIVE SEED: PBSI Native Prairie mix: 25% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sidecoats Grama, 20% Western Wheatgrass, 1% Sand Dropseed ESTIMATED AREA: 74,379 SF |
| | COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA: 49,356 SF |
| | COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA: 8,271 SF |
| | STEEL EDGE: Steel edge to be DURAEDEGE 1/2" Thick x 6" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications. |
| | DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'. |



PCD FILE NO.:

Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2000 W. WASHINGTON AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
PHONE: 719-453-0180

PONDEROSA AT LORSON RANCH PUDSP FILING NO. 3
EL PASO County, Colorado
LANDSCAPE PLAN

STAMP:

| REV# | REVISIONS | DATE |
|------|---|-----------|
| 1 | RESPONSES TO COMMENTS REV #1 01.08.2020 | 3.10.2021 |
| 2 | PUD Amendment | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

| DESIGNED | STB | DATE |
|-----------------|----------|----------|
| | | 11.07.19 |
| DRAWN | STB | DATE |
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| PROJECT NUMBER: | 2816.17 | |
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PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



PCD FILE NO.:



**PONDEROSA
AT LORSON RANCH PUDSP
FILING NO. 3
LANDSCAPE PLAN**

| REV # | REVISIONS | DATE |
|-------|---|-----------|
| 1 | RESPONSES TO COMMENTS REV #1 01.08.2020 | 3.10.2021 |
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| DESIGNED | STB | 11.07.19 | AS NOTED |
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