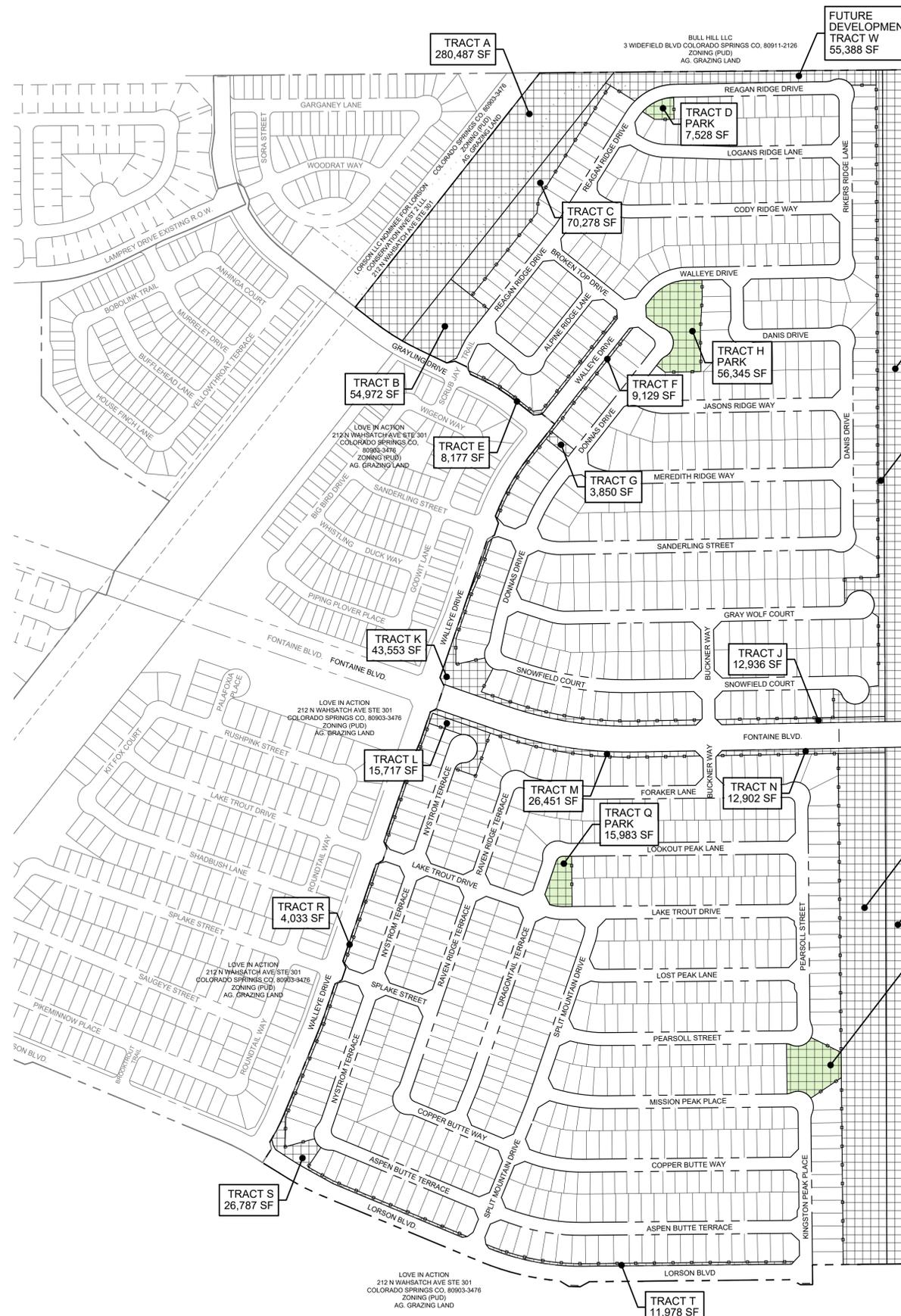




# RIDGE AT LORSON RANCH

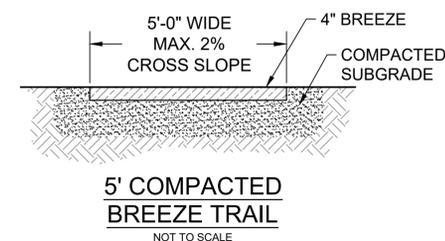
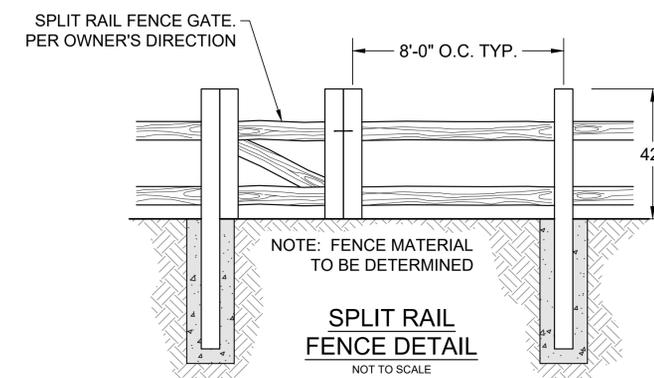
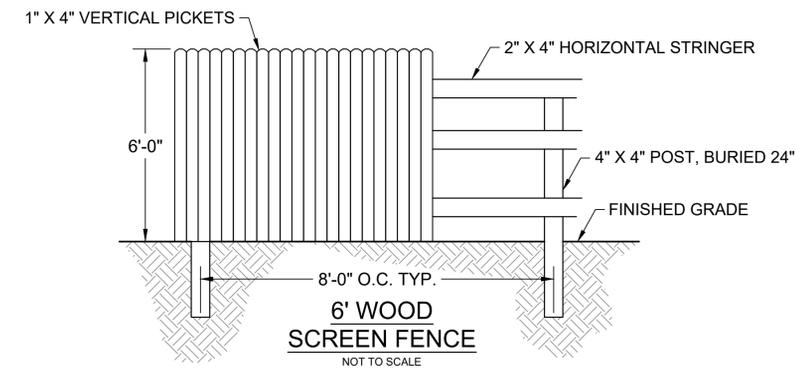
## EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE  
NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH  
P.M., EL PASO COUNTY, STATE OF COLORADO



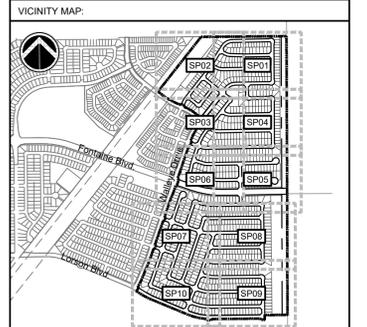
TRACT	SIZE (SF)	LANDSCAPE/ OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	280,487	X			X		X	LRMD	LRMD
B	54,972	X		X	X	X		LRMD	LRMD
C	70,278	X		X	X	X		LRMD	LRMD
D	7,528	X	X	X	X	X		LRMD	LRMD
E	8,177	X		X	X	X		LRMD	LRMD
F	9,129	X		X	X	X		LRMD	LRMD
G	3,850	X		X	X	X		LRMD	LRMD
H	56,346	X	X	X	X	X		LRMD	LRMD
I	86,585	X		X	X	X		LRMD	LRMD
J	12,936	X		X	X	X		LRMD	LRMD
K	43,553	X		X	X	X		LRMD	LRMD
L	15,717	X		X	X	X		LRMD	LRMD
M	26,451	X		X	X	X		LRMD	LRMD
N	12,902	X		X	X	X		LRMD	LRMD
O	350,272	X		X	X	X		LRMD	LRMD
P	37,349	X	X	X	X	X		LRMD	LRMD
Q	15,983	X	X	X	X	X		LRMD	LRMD
R	4,033	X		X	X	X		LRMD	LRMD
S	26,787	X		X	X	X		LRMD	LRMD
T	11,978	X		X	X	X		LRMD	LRMD
U	227,354	X		X	X	X		LRMD	LRMD
V	180,169	X		X	X	X		LRMD	LRMD
W	55,388	X		X	X	X		LIA	LRMD
1,598,223									

LRMD = LORSON RANCH METROPOLITAN DISTRICT  
LIA = LOVE IN ACTION



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920, PHONE: (719) 575-0100, FAX: (719) 575-0209  
CIVIL ENGINEER: CORE ENGINEERING GROUP, 15004 1ST AVENUE S, BURNSVILLE, MN 55306, PHONE: (719) 570-1100

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



PROJECT:  
RIDGE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 20.1129.006  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

**PUD TRACT MAP  
AND DETAILS**

**DT01**

**SHEET 02 OF 27**

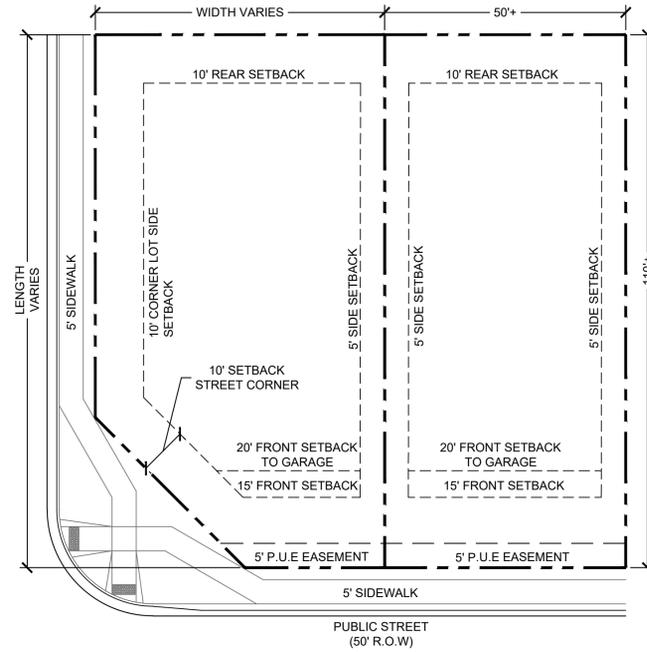
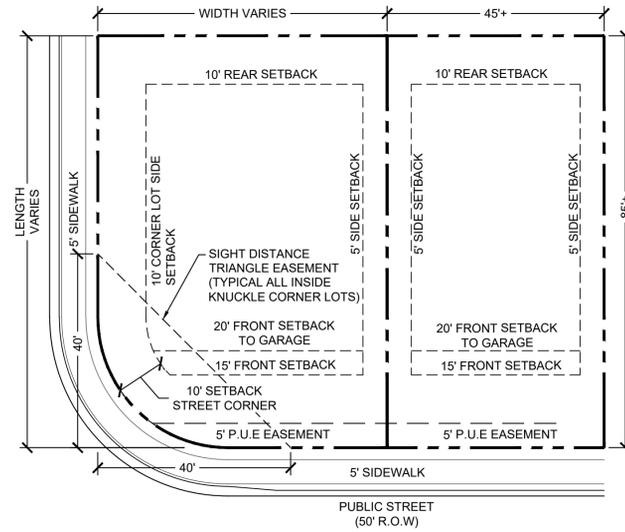
PCD FILE NO.: PUDSP216

FILE LOCATION: S:20:1129:006: LORSON RANCH AREA DF-H100 DWG104 PLAN SETS/DEVELOPMENT PLANNING.DWG

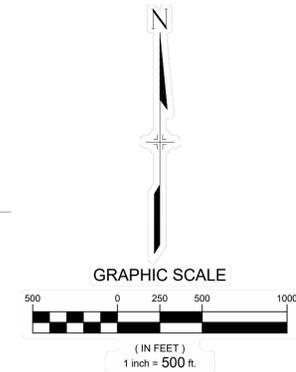
# RIDGE AT LORSON RANCH

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

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE  
NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH  
P.M., EL PASO COUNTY, STATE OF COLORADO



PHASING MAP



### DIMENSIONAL STANDARDS AND GUIDELINES

#### DIMENSIONAL STANDARDS FOR LOTS 1-994

- MINIMUM LOT AREA:
  - 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.
- PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- SETBACK REQUIREMENTS (SEE DETAILS):
  - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE  
FIFTEEN FEET (15') TO FACE OF HOUSE
  - SIDE YARD: FIVE FEET (5')
  - REAR YARD: TEN FEET (10')
  - 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')

- PROJECTION INTO SETBACKS
  - A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
  - OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
  - OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
  - AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
  - CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

### 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 KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

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

#### TEMPORARY USES:

- MODEL HOME/ SUBDIVISION SALES OFFICE
- CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
- YARD 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 GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

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

#### SPECIAL USES:

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

#### ACCESSORY STRUCTURES:

- SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
- FENCES, WALLS, OR HEDGES
- MAILBOXES
- 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. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

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

### TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 4'-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. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

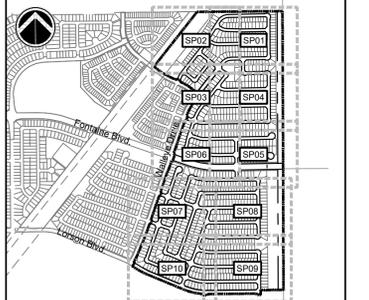
CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

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

VICINITY MAP:



PROJECT:  
RIDGE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD DETAILS

DT02

SHEET 03 OF 27

PCD FILE NO.: PUDSP216

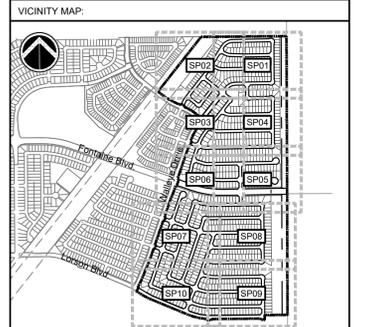
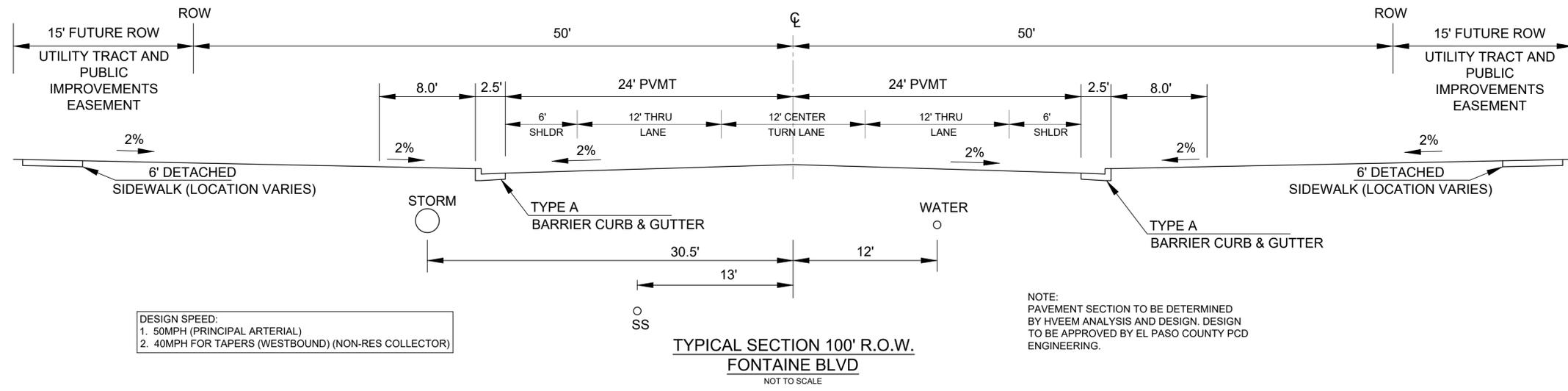
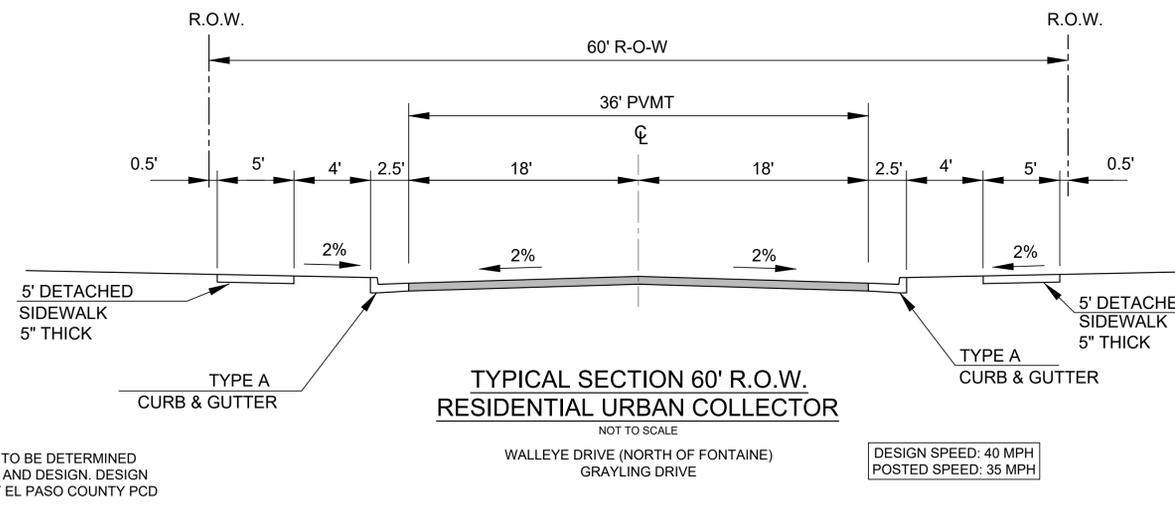
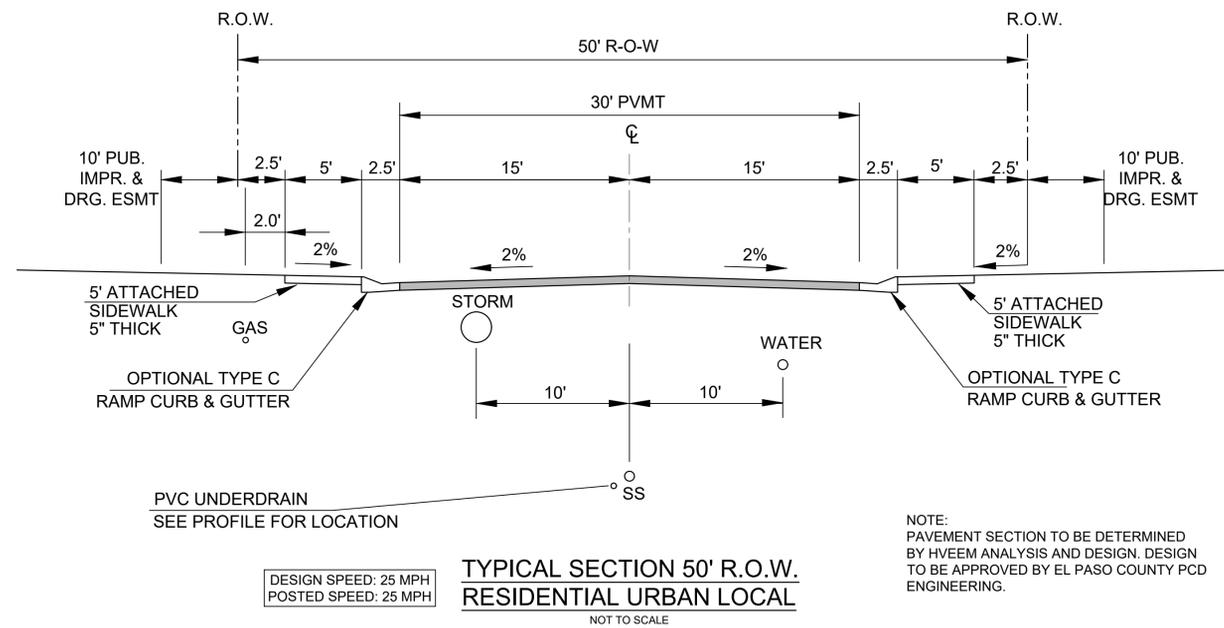
# RIDGE AT LORSON RANCH

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

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE  
 NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH  
 P.M., EL PASO COUNTY, STATE OF COLORADO

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

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



PROJECT:  
**RIDGE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
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EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

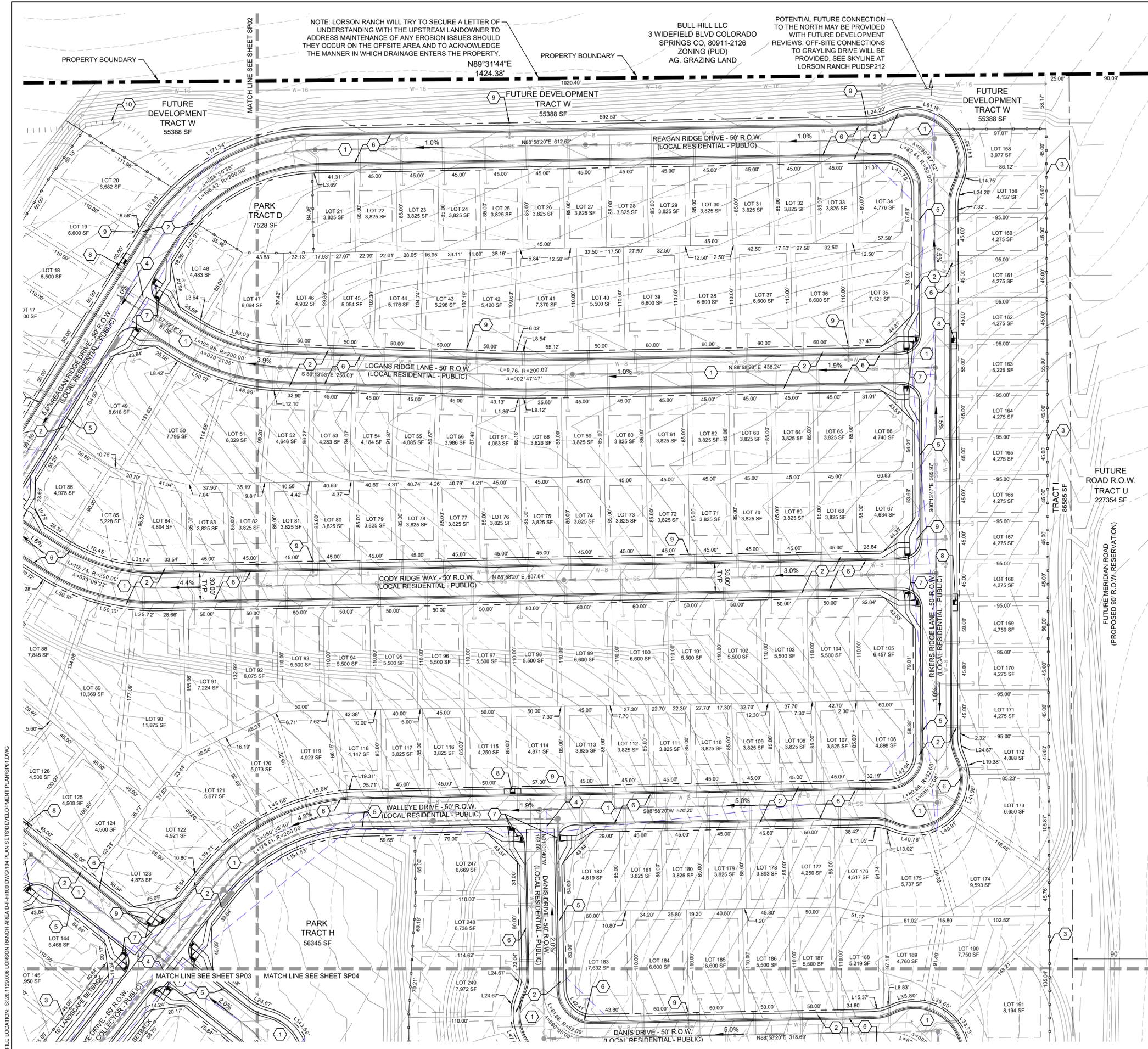
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3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**PUD DETAILS**

**DT03**  
 SHEET 04 OF 27

FILE LOCATION: S:\20.1129.006.LORSON RANCH AREA.D\F-H100.DWG\104.PLAN.BETS\DEVELOPMENT PLAN\DT03.DWG



NOTE: LORSON RANCH WILL TRY TO SECURE A LETTER OF UNDERSTANDING WITH THE UPSTREAM LANDOWNER TO ADDRESS MAINTENANCE OF ANY EROSION ISSUES SHOULD THEY OCCUR ON THE OFFSITE AREA AND TO ACKNOWLEDGE THE MANNER IN WHICH DRAINAGE ENTERS THE PROPERTY.

BULL HILL LLC  
3 WIDEFIELD BLVD COLORADO  
SPRINGS CO, 80911-2126  
ZONING (PUD)  
AG. GRAZING LAND

POTENTIAL FUTURE CONNECTION TO THE NORTH MAY BE PROVIDED WITH FUTURE DEVELOPMENT REVIEWS. OFF-SITE CONNECTIONS TO GRAYLING DRIVE WILL BE PROVIDED. SEE SKYLINE AT LORSON RANCH PUDSP212

# RIDGE AT LORSON RANCH

EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

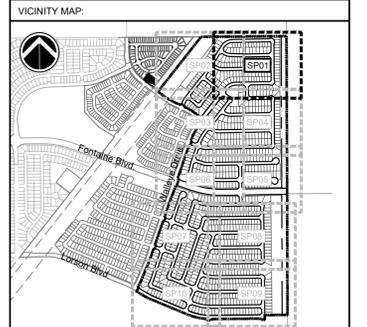
## LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6" WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD\_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- 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, COLORADO SPRINGS, CO 80920  
**Matrix** PHONE: (719) 575-9100 FAX: (719) 575-0208  
CIVIL ENGINEER: CORE ENGINEERING GROUP  
15004 1ST AVENUE S, BURNSVILLE, MN 55305  
PHONE: (719) 570-1100

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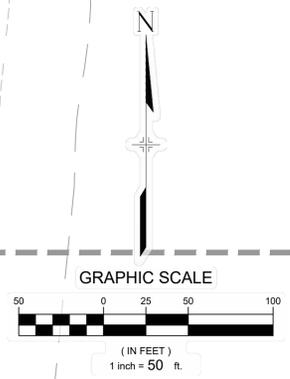
DRAWING INFORMATION:  
PROJECT NO: 20.1129.006  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:

## SITE PLAN

SP01

SHEET 05 OF 27



FILE LOCATION: S:\2012\08\ LORSON RANCH AREA\DF-H100 DWG\104-PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

PCD FILE NO.: PUDSP216

# RIDGE AT LORSON RANCH

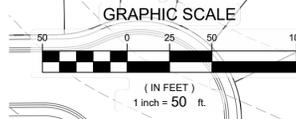
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## LEGEND

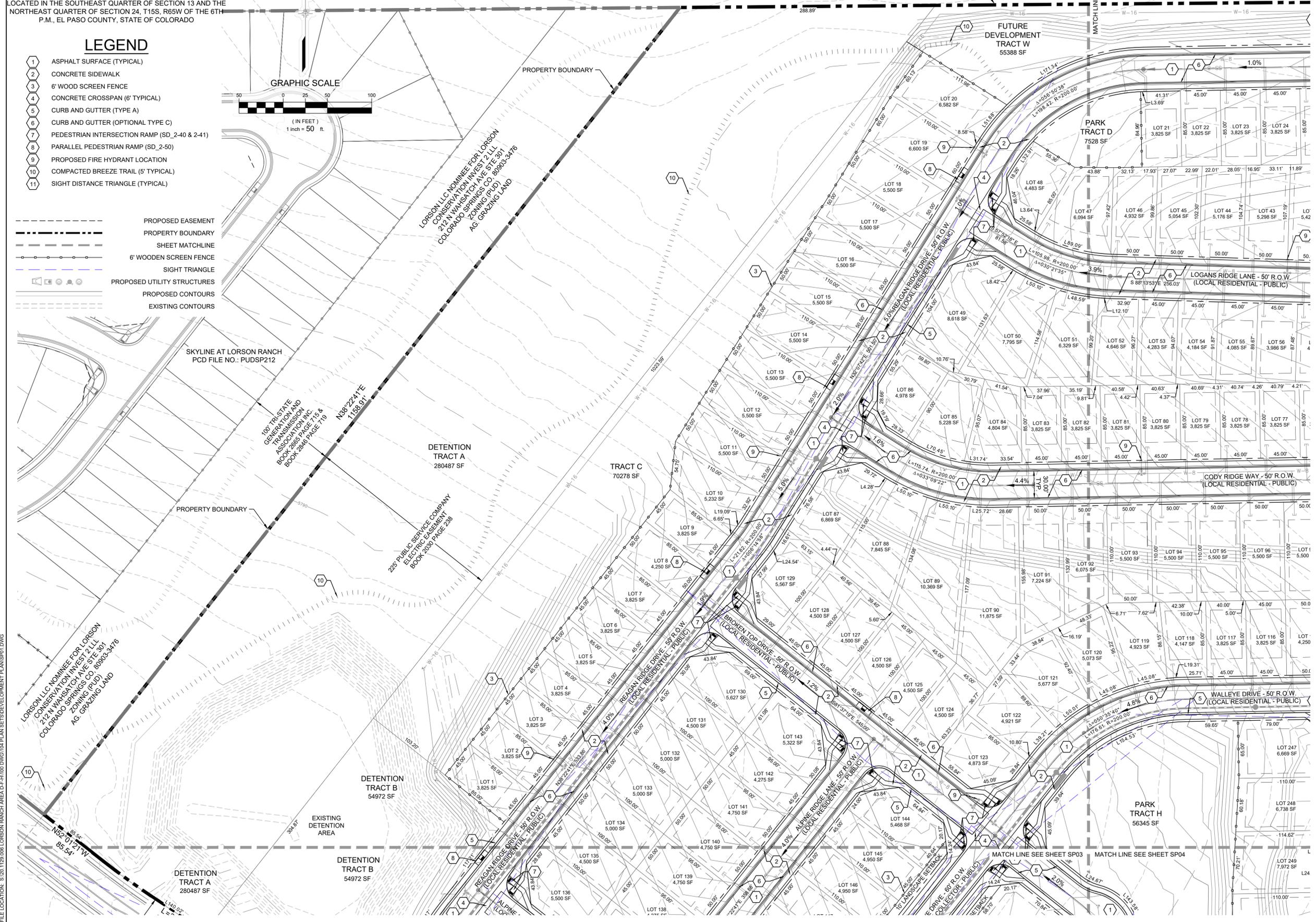
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- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

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



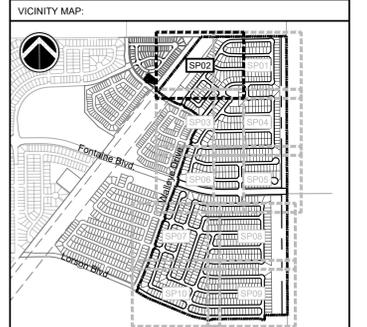
BULL HILL LLC  
 3 WIDEFIELD BLVD COLORADO  
 SPRINGS CO, 80911-2126  
 ZONING (PUD)  
 AG. GRAZING LAND

N89°3'  
 1424'



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,  
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 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

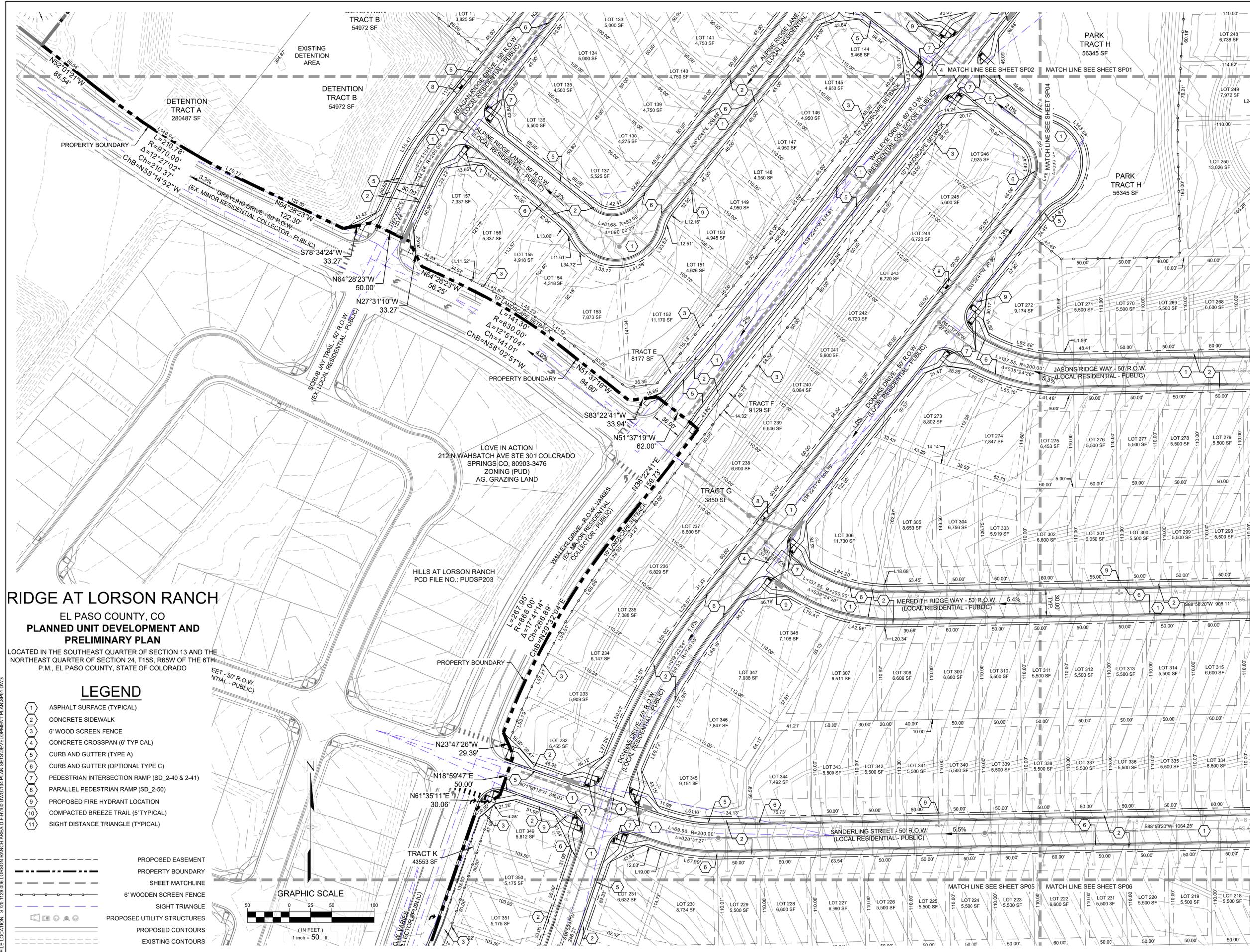
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1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO.: 20.1129.006  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:

**SITE PLAN**  
**SP02**  
 SHEET 06 OF 27  
 PCD FILE NO.: PUDSP216

FILE LOCATION: S:20:1129:006: LORSON RANCH AREA.D\F-H100.DWG\104-PLAN SET\SET\DEVELOPMENT PLAN\SP01.DWG



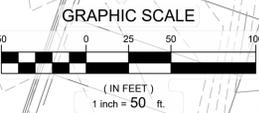
**RIDGE AT LORSON RANCH**  
 EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

**LEGEND**

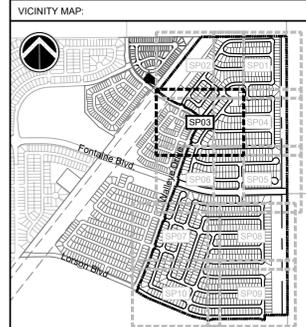
- 1 ASPHALT SURFACE (TYPICAL)
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- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- 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, COLORADO SPRINGS, CO 80920, PHONE: (719) 575-1100, FAX: (719) 575-0209  
 CIVIL ENGINEER: CORE ENGINEERING GROUP, 15004 1ST AVENUE S, BURNSVILLE, MN 55306, PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04/19/2021	FIRST SUBMITTAL	RAF
1	07/23/2021	SECOND SUBMITTAL	RAF
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3	11/06/2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:

**SITE PLAN**

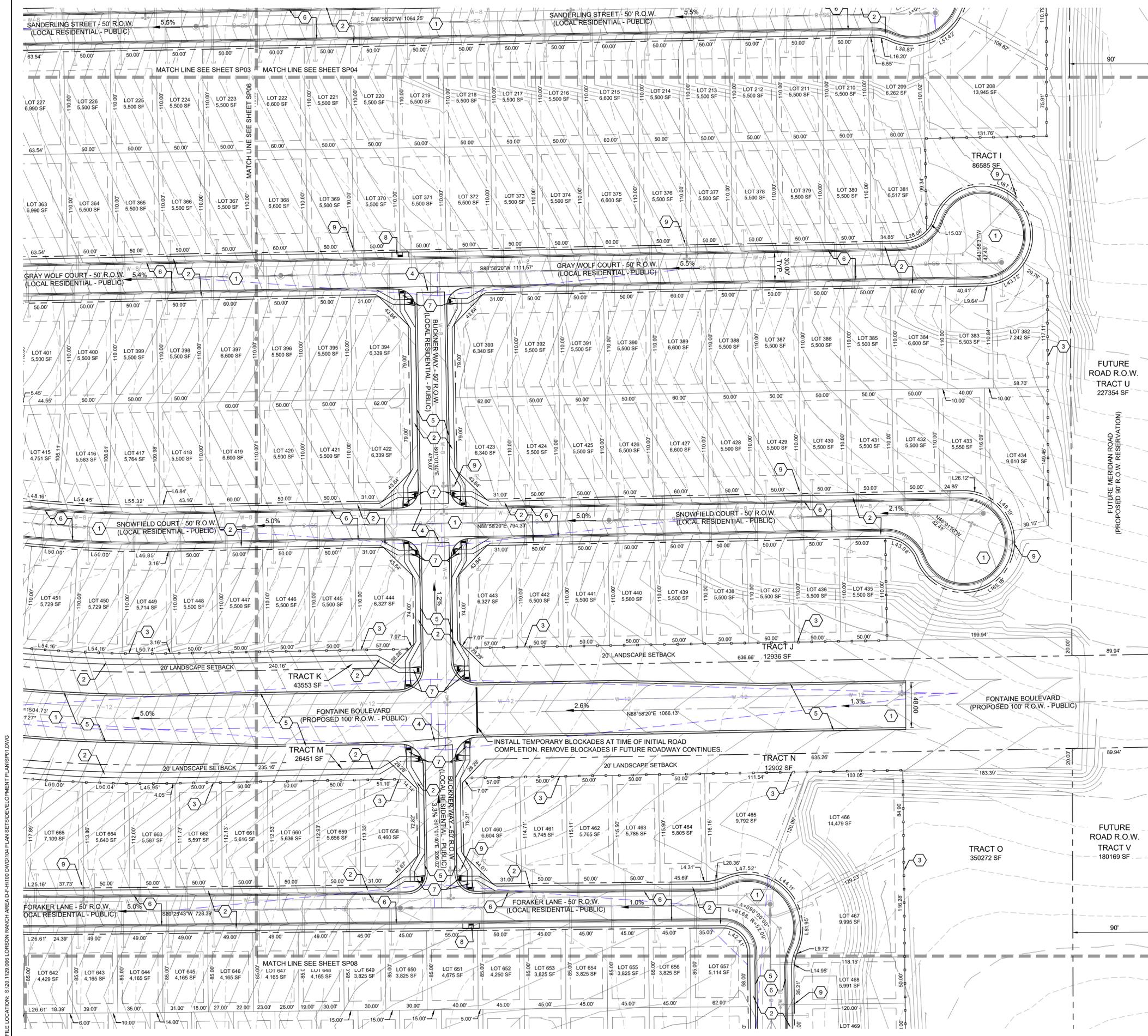
**SP03**

**SHEET 07 OF 27**

PCD FILE NO.: PUDSP216

FILE LOCATION: S:\20.1129.006\LORSON RANCH AREA\DF-H100\DWG\104-PLAN\SET\DEVELOPMENT\PLAN\SP03.DWG





# RIDGE AT LORSON RANCH

## EL PASO COUNTY, CO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

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  - PROPOSED CONTOURS
  - EXISTING CONTOURS

STATE OF COLORADO  
 C/O DIVISION OF PURCHASING  
 633 17TH ST STE 1520  
 DENVER CO, 80202-3609  
 ZONING (A-35 RR-5)  
 LAND USE: STATE

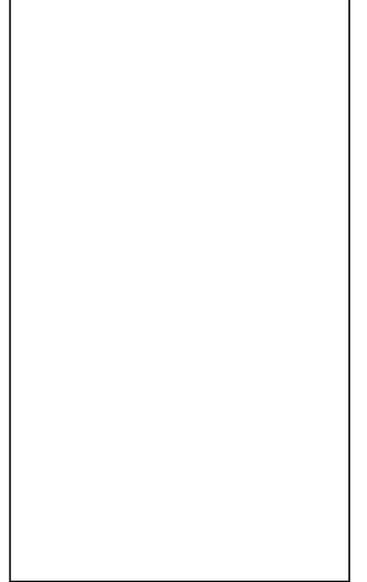
FUTURE MERIDIAN ROAD  
 (PROPOSED 90' R.O.W. RESERVATION)

FUTURE ROAD R.O.W.  
 TRACT U  
 227354 SF

PROPERTY BOUNDARY

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
**Matrix**  
 PHONE: (719) 575-0100 FAX: (719) 575-0209  
 CIVIL ENGINEER: CORE ENGINEERING GROUP  
 15004 1ST AVENUE S, BURNSVILLE, MN 55305  
 PHONE: (719) 575-1100

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



PROJECT:

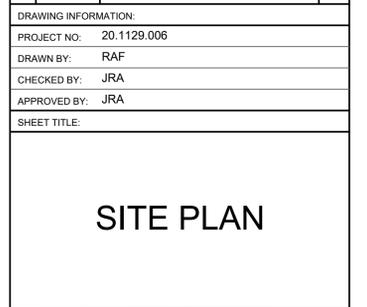
**RIDGE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
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EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

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DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:



**SITE PLAN**

**SP05**

**SHEET 09 OF 27**

PCD FILE NO.: PUDSP216

FILE LOCATION: S:\20.1129.006.LORSON RANCH AREA.D\F-H100.DWG\104.PLAN SETS\DEVELOPMENT PLAN\SP05.DWG



# RIDGE AT LORSON RANCH

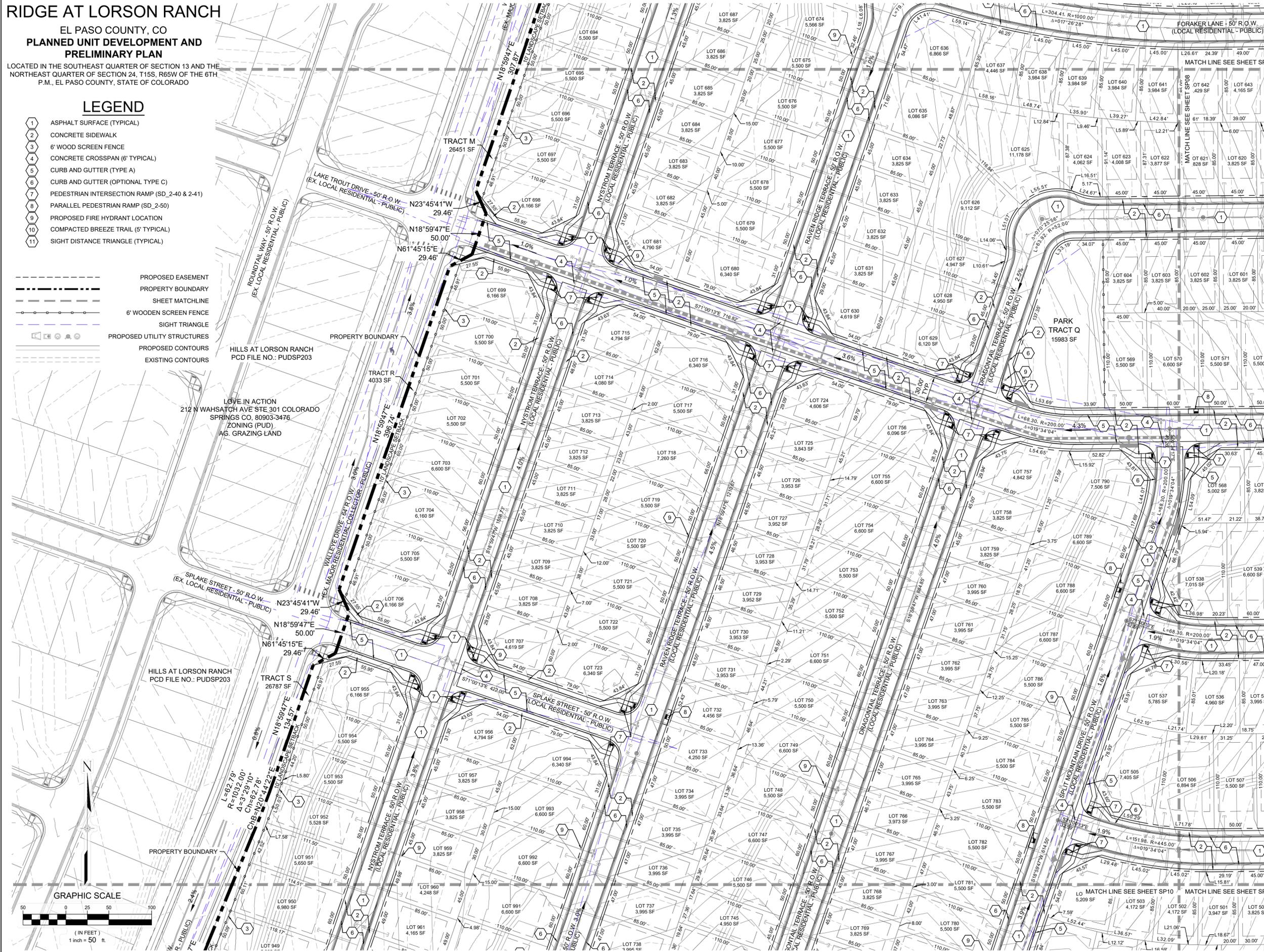
## EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE  
NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH  
P.M., EL PASO COUNTY, STATE OF COLORADO

### LEGEND

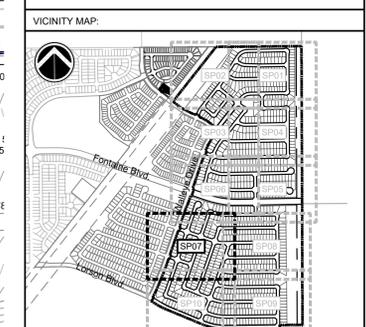
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CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
**Matrix** PHONE: (719) 575-9100 FAX: (719) 575-0208  
CIVIL ENGINEER: CORE ENGINEERING GROUP, 15004 1ST AVENUE S, BURNSVILLE, MN 55306, PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

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0	04/19/2021	FIRST SUBMITTAL	RAF
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3	11/06/2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO.: 20.1129.006  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:

**SITE PLAN**  
**SP07**  
**SHEET 11 OF 27**  
PCD FILE NO.: PUDSP216

FILE LOCATION: S:\20.1129.006\LORSON RANCH AREA\DF-H100\DWG\104-PLAN\SET\DEVELOPMENT\PLAN\SP11.DWG

# RIDGE AT LORSON RANCH

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

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE  
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 P.M., EL PASO COUNTY, STATE OF COLORADO

## LEGEND

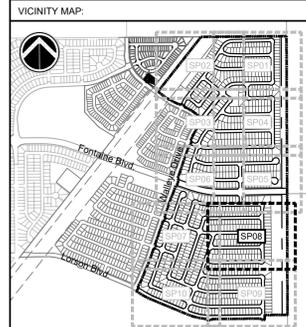
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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-9100  
 FAX: (719) 575-0208

CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

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



PROJECT:  
**RIDGE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
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EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

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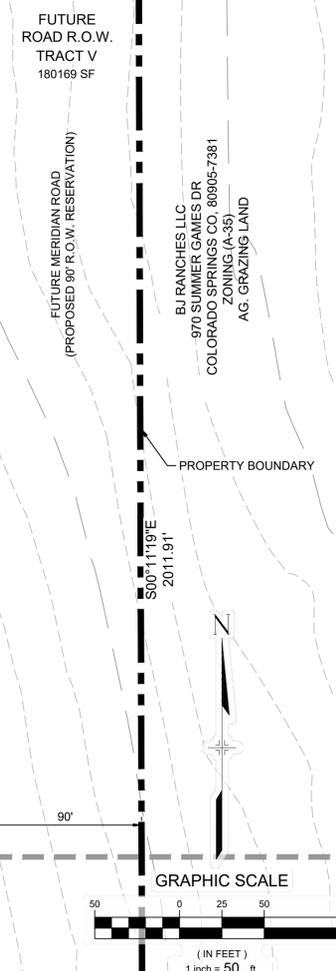
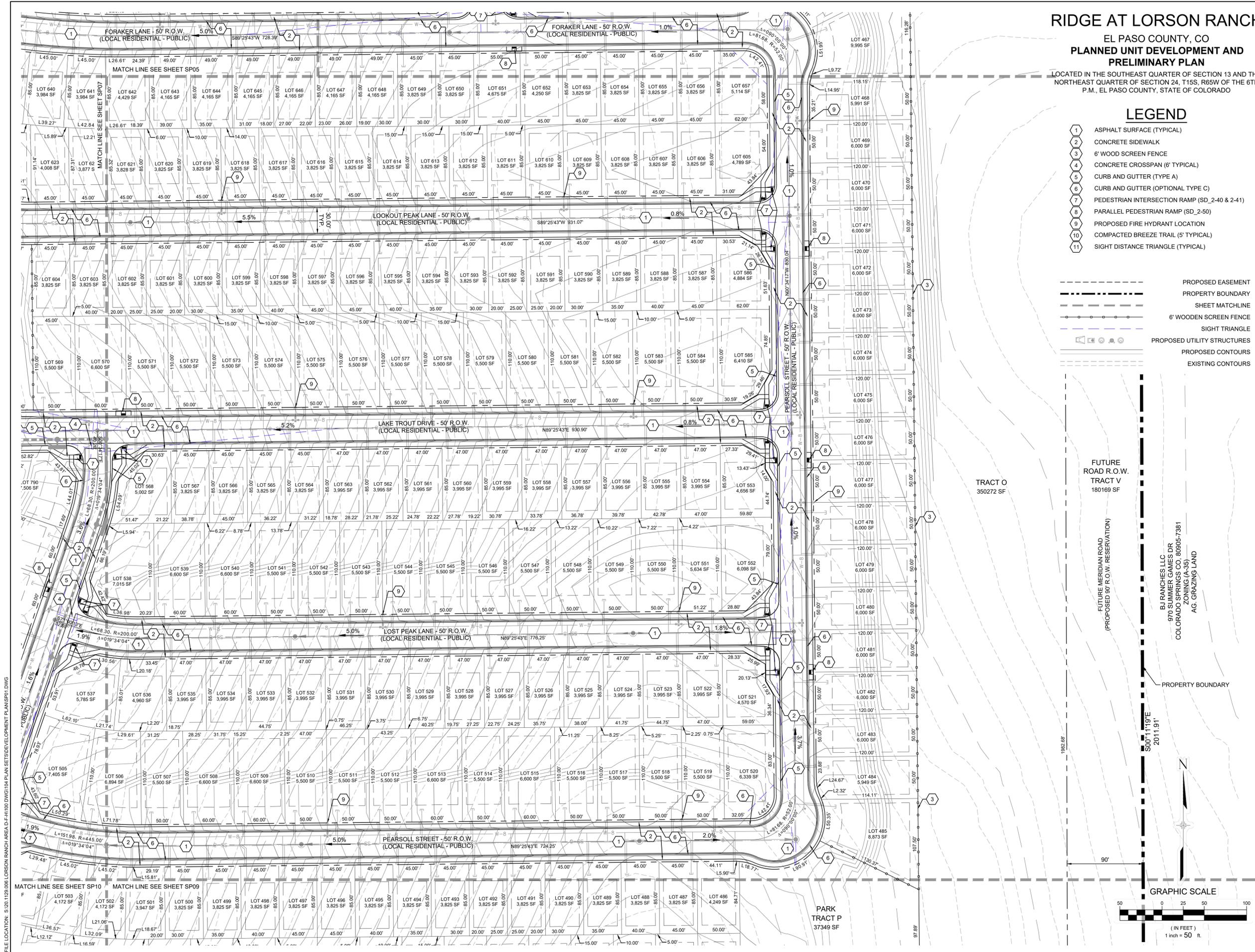
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**SITE PLAN**

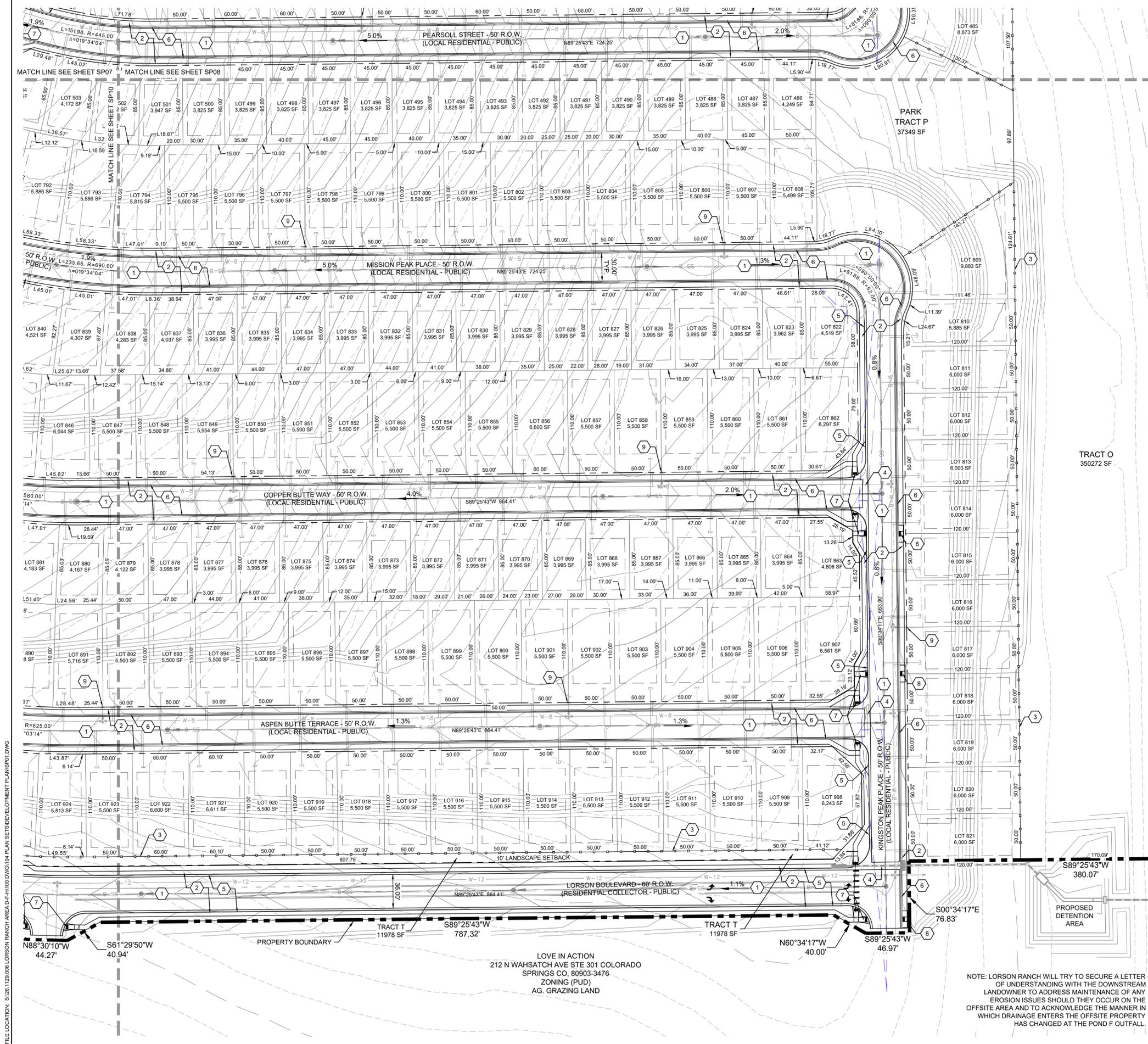
**SP08**

**SHEET 12 OF 27**

PCD FILE NO.: PUDSP216



FILE LOCATION: S:\20.1129.006\LORSON RANCH AREA\DF-H100\DWG\104-PLAN\SET\DEVELOPMENT\PLAN\SP08.DWG



# RIDGE AT LORSON RANCH

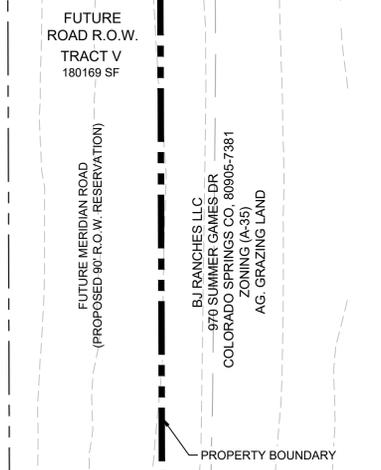
## EL PASO COUNTY, CO

### PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

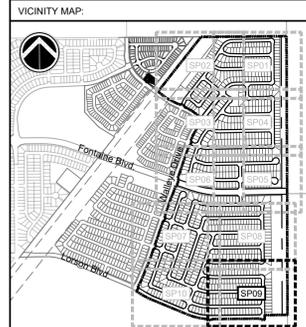
- ### LEGEND
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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-9100 FAX: (719) 575-0208  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

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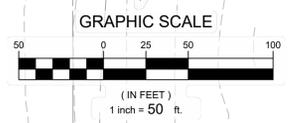
DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:

## SITE PLAN

### SP09

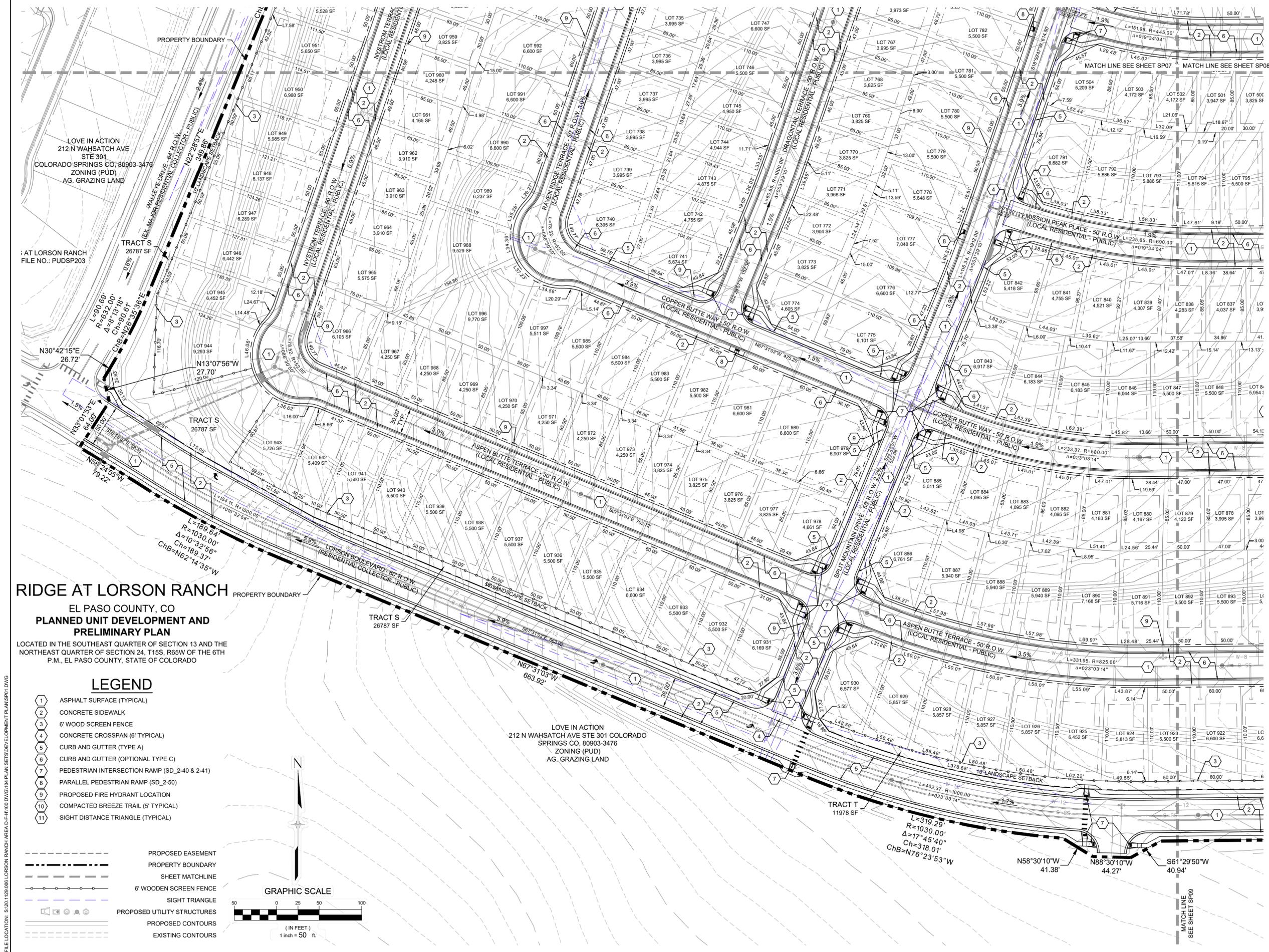
SHEET 13 OF 27



NOTE: LORSON RANCH WILL TRY TO SECURE A LETTER OF UNDERSTANDING WITH THE DOWNSTREAM LANDOWNER TO ADDRESS MAINTENANCE OF ANY EROSION ISSUES SHOULD THEY OCCUR ON THE OFFSITE AREA AND TO ACKNOWLEDGE THE MANNER IN WHICH DRAINAGE ENTERS THE OFFSITE PROPERTY HAS CHANGED AT THE POND F OUTFALL.

FILE LOCATION: S:20:1129:006: LORSON RANCH AREA DF-H100 DWG104 PLAN SETS DEVELOPMENT PLANS.PRI.DWG

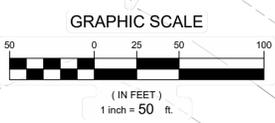
LOVE IN ACTION  
 212 N WAHSATCH AVE STE 301 COLORADO  
 SPRINGS CO, 80903-3476  
 ZONING (PUD)  
 AG. GRAZING LAND



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

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE  
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 P.M., EL PASO COUNTY, STATE OF COLORADO

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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 OWNER/DEVELOPER: **LORSON LLC ET/AL** 212 N WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903

PROJECT:  
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 PLANNED UNIT DEVELOPMENT AND  
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EL PASO COUNTY, CO  
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DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**SITE PLAN**  
**SP10**  
 SHEET 14 OF 27



FILE LOCATION: S:\20.1129.006.LORSON RANCH AREA.D\F-H100.DWG\104-PLAN SETS\DEVELOPMENT PLAN\SP10.DWG

**RIDGE 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

**SHEET INDEX:**

LS01	LANDSCAPE PLAN TITLE SHEET, SITE REQUIREMENTS & LEGEND
LS02-LS09	PLANTING PLAN
LS10-LS13	LANDSCAPE NOTES, SITE & LANDSCAPE DETAILS

**DEVELOPMENT PLAN DATA :**

LANDSCAPE SETBACKS: STREET NAME OR ZONE BOUNDARY:	GRAYLING DR.	WEST	EAST	NORTH	SOUTH	
		WALLEYE DR.	WALLEYE DR.	LORSON BLVD.	FONTAINE BLVD.	FONTAINE BLVD.
ZONE DISTRICT BOUNDARY:	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:	536'	493	3,139'	2,040'	1,493	1,493
TREE/FEET REQUIRED:	1 / 30	1 / 30	1 / 30	1 / 30	1 / 20	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	18 / 18	17 / 20	105 / 105	68 / 69	75 / 75	75 / 75
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	WW	WD	LB	NF	SF
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

\* TREES FOR POCKET PARKS LABELED: PP

**PLANT SCHEDULE**

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	70	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	10' - 12'	20'-25'
	PN	27	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25'-30'	30'-40'
	PI	36	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30'-40'	50'-75'
	PSL	12	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20'-30'	30'-50'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	ML	36	MALLUS X 'LOUISA' LOUISA CRABAPPLE	1.5' CAL.	B&B	12'-15'	12' - 15'
	MP	25	MALLUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5' CAL.	B&B	12'-15'	15'-25'
	MT	68	MALLUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5' CAL.	B&B	12'-15'	20'-25'
	PC	52	PRUNUS CERASIFERA 'CRIMSON POINTE' 'CRIMSON POINTE FLOWERING PLUM	1.5' CAL.	B&B	5'-6'	15'-20'
	PM	25	PRUNUS MAACKII AMUR CHOKECHERRY	1.5' CAL.	B&B	15'-20'	20'-30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	14	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2' CAL.	B&B	30'-40'	40' - 50'
	CC	14	CATALPA SPECIOSA 'HIAWATHA 2' TM HEARTLAND CATALPA	2' CAL.	B&B	20'-25'	40' - 50'
	CO	18	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2' CAL.	B&B	40'-50'	50'-60'
	GK	3	GYMNOCADUS DIOICA KENTUCKY COFFEETREE	2' CAL.	B&B	40'-50'	50'-60'
	KP	10	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2' CAL.	B&B	20'-30'	20'-30'
	QB	31	QUERCUS BICOLOR SWAMP WHITE OAK	2' CAL.	B&B	40' - 60'	40' - 60'
	QM	15	QUERCUS MACROCARPA BURR OAK	2' CAL.	B&B	40'-50'	50'-60'
	TS	37	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2' CAL.	B&B	20' 35'	40' - 50'

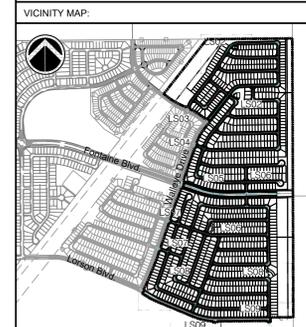
NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

**LANDSCAPE LEGEND:**

SYMBOL	DESCRIPTION
	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	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
	STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURABLE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE "BLACK". INSTALL PER MANUFACTURER'S SPECIFICATIONS.
	FIRE HYDRANT, TYP; REF. CIVIL
	UTILITY EASEMENT, TYP; REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0206  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55305  
 PHONE: (719) 570-1100

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



PROJECT:  
 RIDGE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:				
NO.	DATE	DESCRIPTION	BY	
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF	
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF	
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF	
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF	

DRAWING INFORMATION:  
 PROJECT NO.: 20.1129.006

DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:

**LANDSCAPE  
 COVER SHEET**

LS01

SHEET 15 OF 27

PCD FILE NO.: PUDSP216

**RIDGE 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: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920, PHONE: (719) 575-0100, FAX: (719) 575-0205  
 CIVIL ENGINEER: CORE ENGINEERING GROUP, 15004 1ST AVENUE S, BURNSVILLE, MN 55305, PHONE: (719) 570-1100

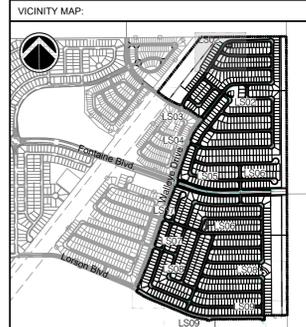
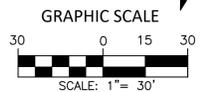
OWNER/DEVELOPER:  
**LORSON LLC ET/ AL**  
 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903, (719) 635-3200

**LANDSCAPE LEGEND:**

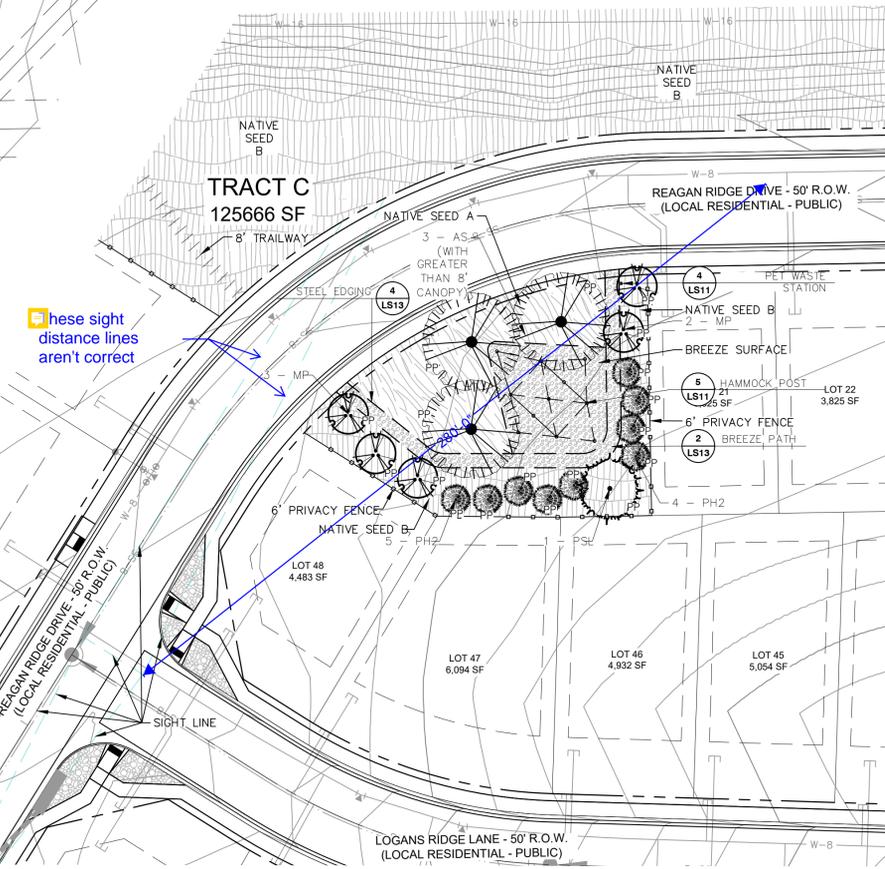
SYMBOL	DESCRIPTION
	IRRIGATED NATIVE SEED. TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	IRRIGATED NATIVE SEED. TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	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
	STEEL LANDSCAPE EDGER. TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS. TO BE DURAREDGE 2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.



**2 PLANTING PLAN**  
 SCALE 1" = 30'



These sight distance lines aren't correct

**1 PLANTING PLAN**  
 SCALE 1" = 30'



FILE LOCATION: S:\201129.006\LORSON RANCH AREA DF-H\1100 DWG\1102 XREF\1129\FINAL LANDSCAPE.DWG

PROJECT:  
**RIDGE AT LORSON RANCH**  
 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN  
 EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:

**FINAL PLANTING PLAN**

**LS02**

SHEET 16 OF 27

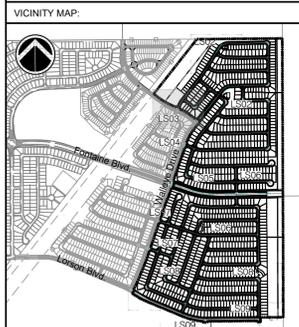
PCD FILE NO.: PUDSP216

**RIDGE 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: **Matrix** 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0206  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55305  
 PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO.: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

**FINAL PLANTING**  
**PLAN**

**LS03**

**SHEET 17 OF 27**

PCD FILE NO.: PUDSP216

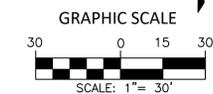
**1 PLANTING PLAN**  
 SCALE 1" = 30'

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

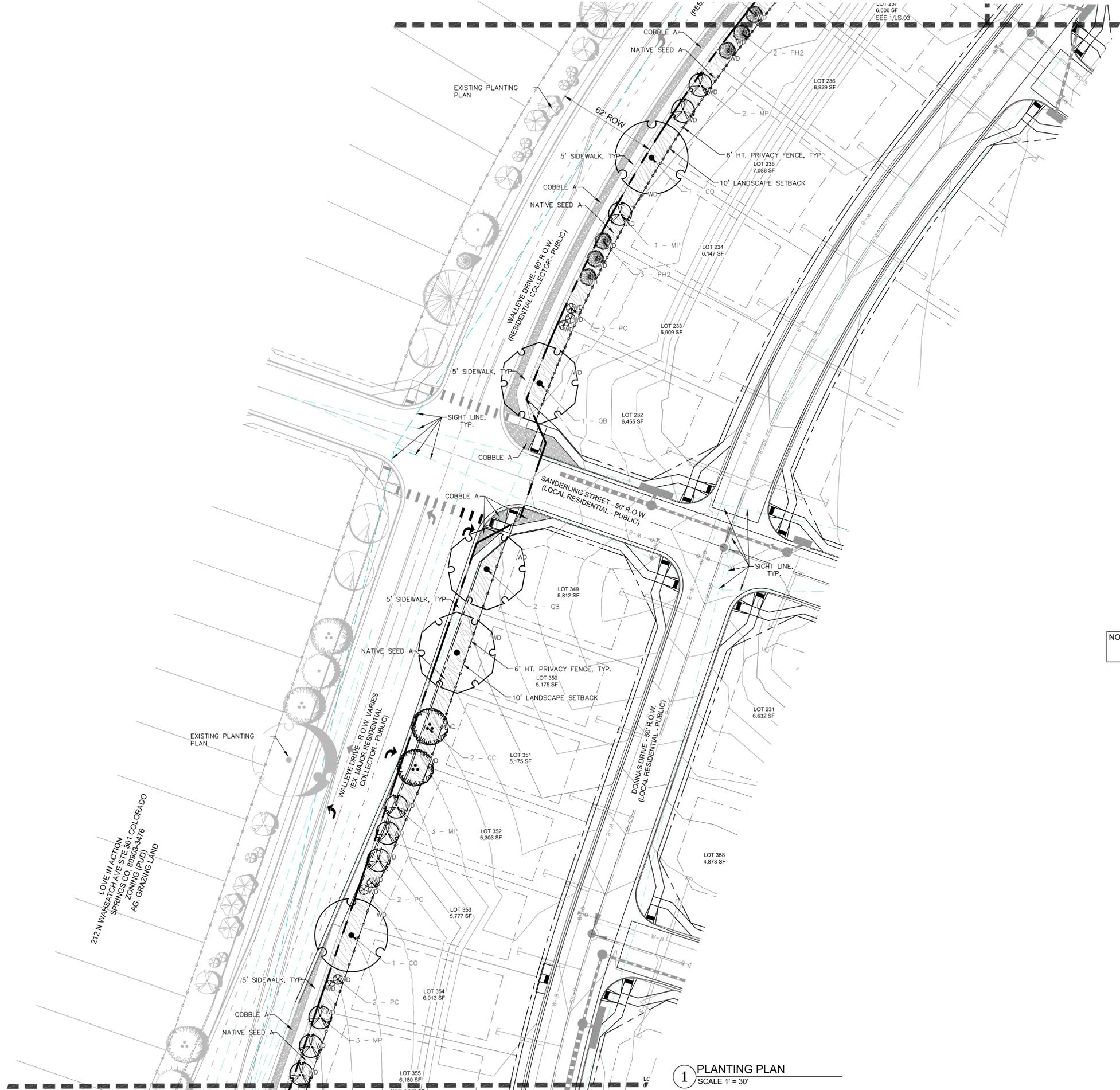
**LANDSCAPE LEGEND:**

SYMBOL	DESCRIPTION
	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL



FILE LOCATION: S:\2011\2010\08\LORSON RANCH AREA DF-H\1100 DWG\1102\_XREF\1129\_FINAL LANDSCAPE.DWG



**1** PLANTING PLAN  
SCALE 1" = 30'

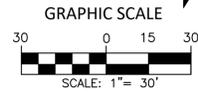
**RIDGE AT LORSON RANCH**  
EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

**LANDSCAPE LEGEND:**

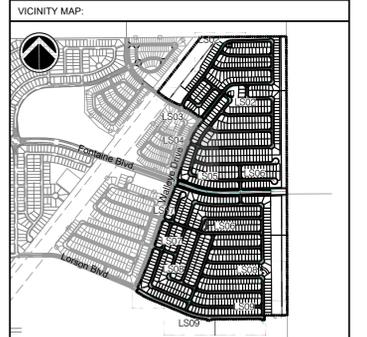
SYMBOL	DESCRIPTION
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- FIRE HYDRANT, TYP; REF. CIVIL
- UTILITY EASEMENT, TYP; REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK; REF. CIVIL



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
**Matrix** PHONE: (719) 575-0100 FAX: (719) 575-0206  
CIVIL ENGINEER: CORE ENGINEERING GROUP, 15004 1ST AVENUE S, BURNSVILLE, MN 55305, PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 20.1129.006  
DRAWN BY: SJC  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

**FINAL PLANTING PLAN**

**LS04**

SHEET 18 OF 27

PCD FILE NO.: PUDSP216

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

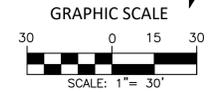
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE  
 SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,  
 EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0206  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55306  
 PHONE: (719) 570-1100

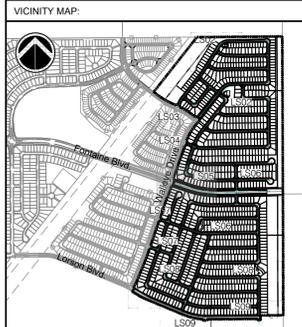
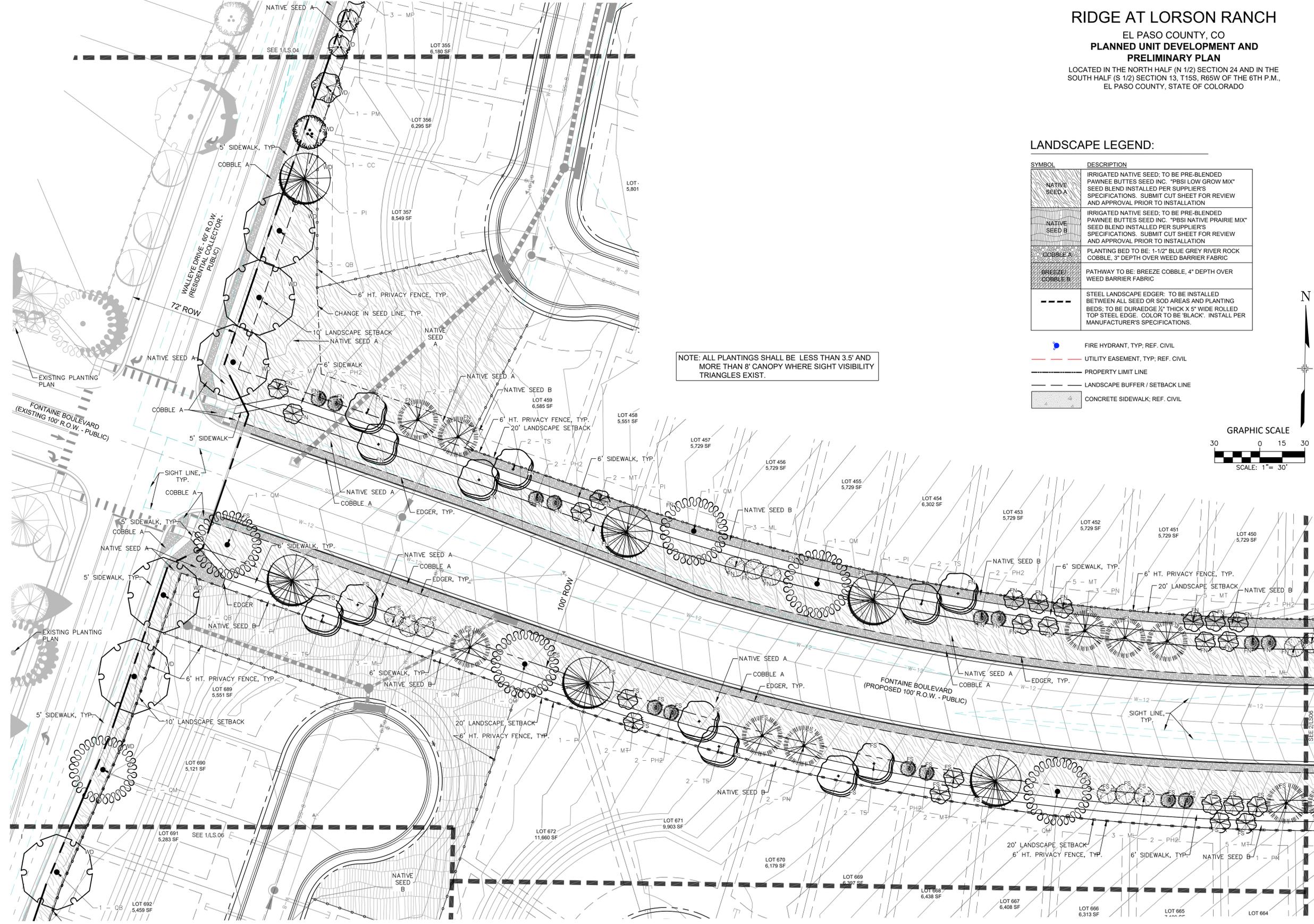
OWNER/DEVELOPER:  
**LORSON LLC ET/ AL**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200

**LANDSCAPE LEGEND:**

SYMBOL	DESCRIPTION
	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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	UTILITY EASEMENT, TYP. REF. CIVIL
	PROPERTY LIMIT LINE
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NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.



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

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
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3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:

**FINAL PLANTING  
 PLAN**

**LS05**

SHEET 19 OF 27

PCD FILE NO.: PUDSP216

**1 PLANTING PLAN**  
 SCALE 1" = 30'

FILE LOCATION: S:\20.1129.006\LORSON RANCH AREA\DF-H110\DWG\102\_XREF\1129\FINAL LANDSCAPE.DWG

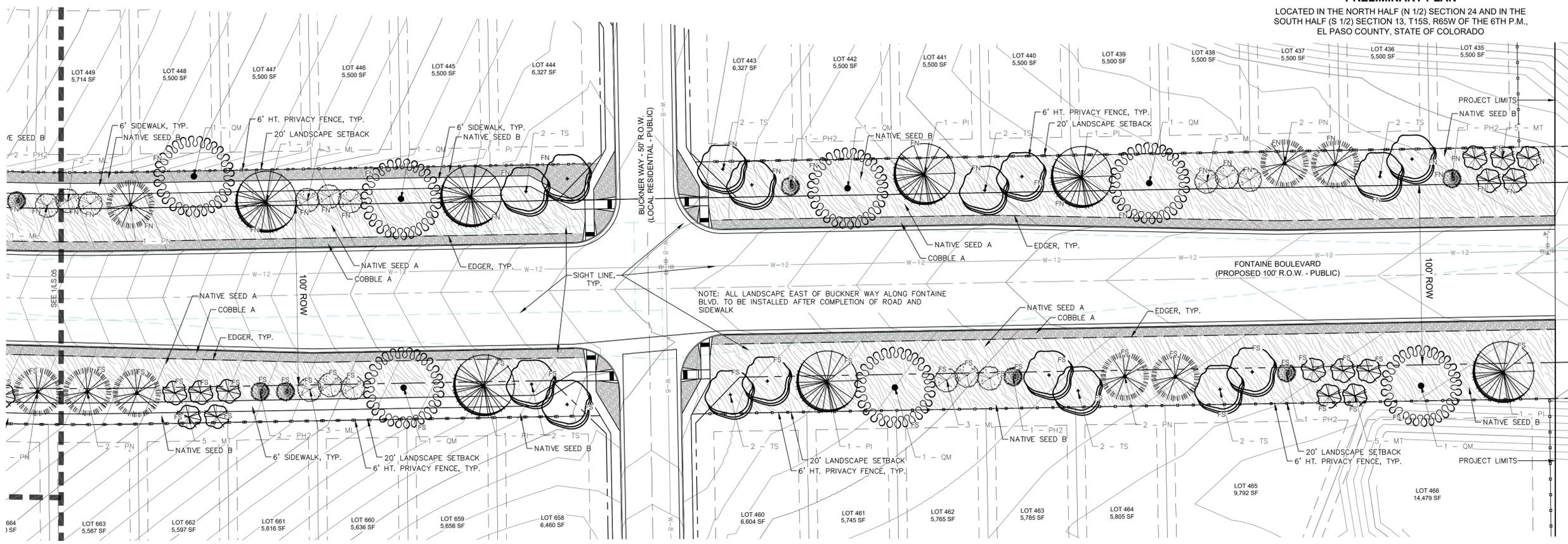
# RIDGE AT LORSON RANCH

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

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

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0206  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55305  
 PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC ET/ AL**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
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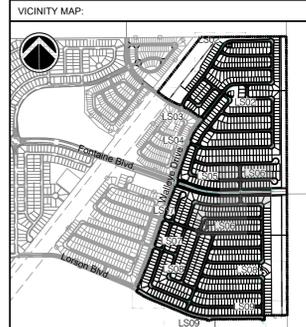
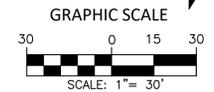
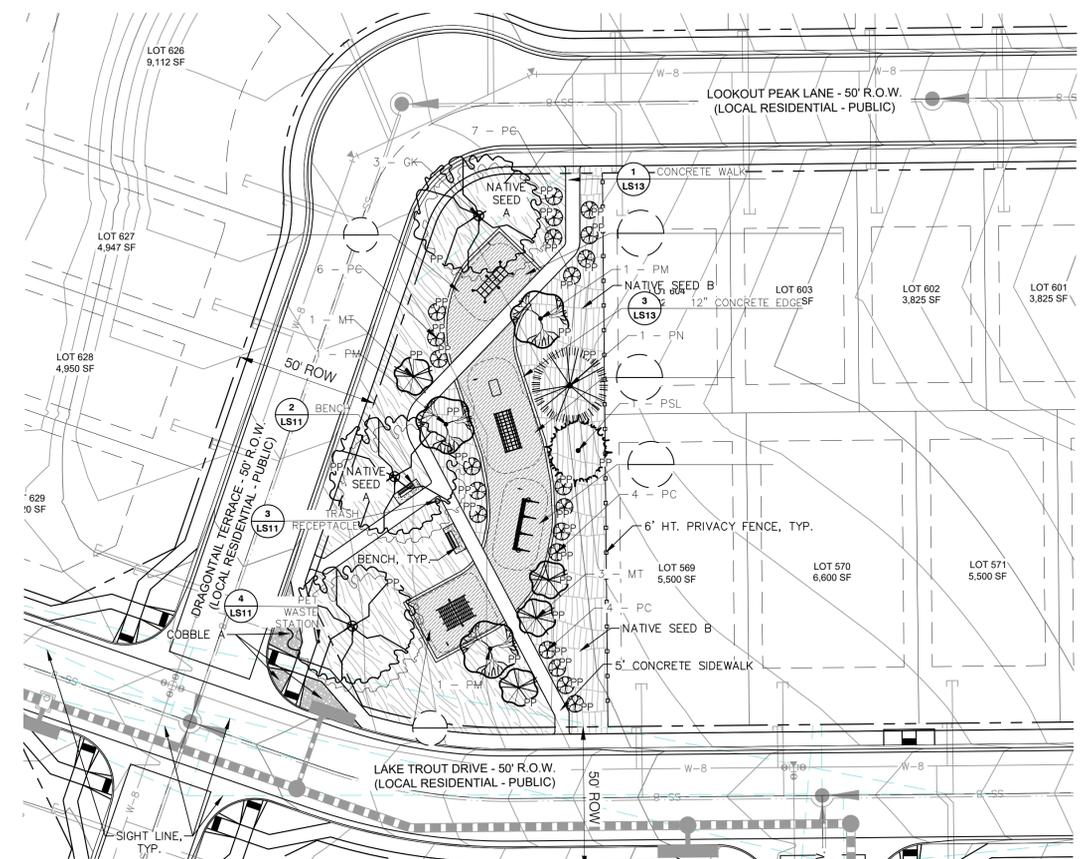
**1** PLANTING PLAN  
 SCALE 1" = 30'

**2** PLANTING PLAN  
 SCALE 1" = 30'

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

### LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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PROJECT:  
**RIDGE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

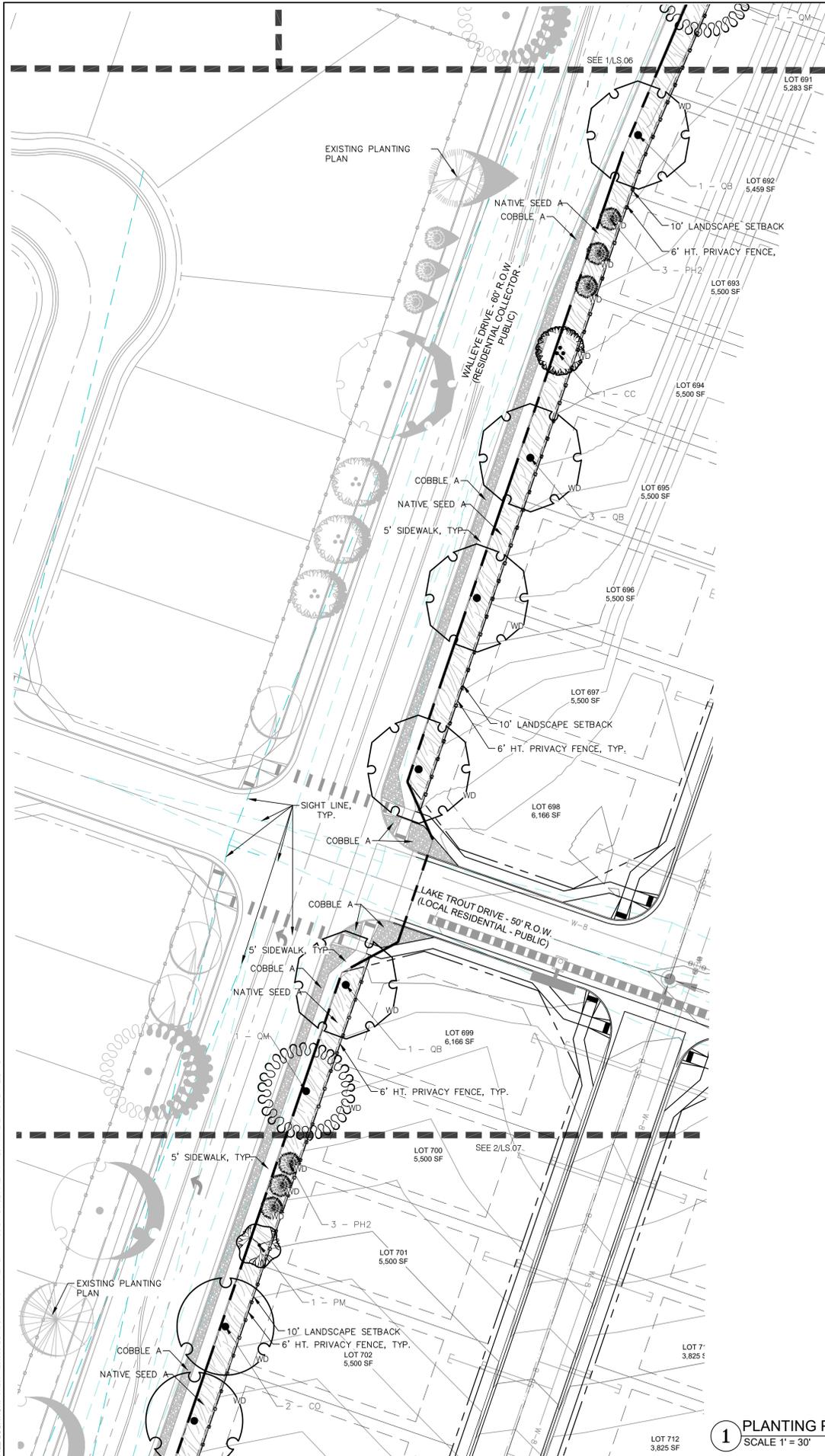
**FINAL PLANTING  
 PLAN**

**LS06**

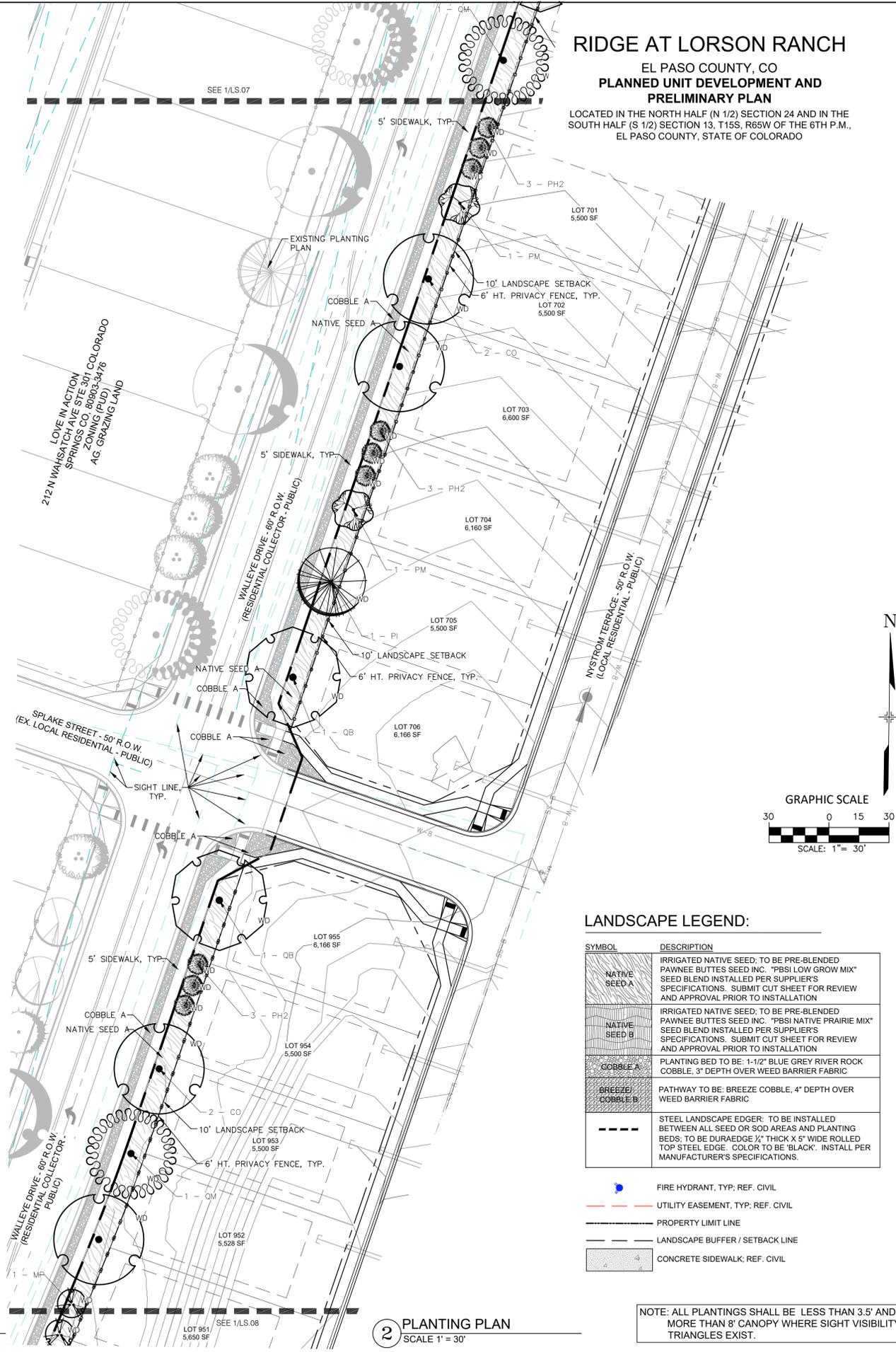
SHEET 20 OF 27

PCD FILE NO.: PUDSP216

FILE LOCATION: S:\20.1129.008\LORSON RANCH AREA DF-H1100 DWG1102 XREF\MX1129\FINAL LANDSCAPE.DWG

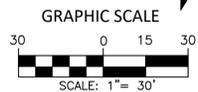


1 PLANTING PLAN  
SCALE 1" = 30"



2 PLANTING PLAN  
SCALE 1" = 30"

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



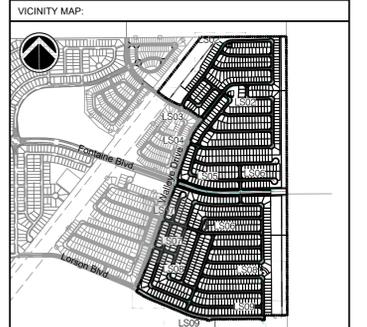
**LANDSCAPE LEGEND:**

SYMBOL	DESCRIPTION
	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	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
	STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
	FIRE HYDRANT, TYP. REF. CIVIL
	UTILITY EASEMENT, TYP. REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80902. PHONE: (719) 575-0100. FAX: (719) 575-0206  
CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55305. PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 20.1129.008  
DRAWN BY: SJC  
CHECKED BY: JRA  
APPROVED BY: JRA

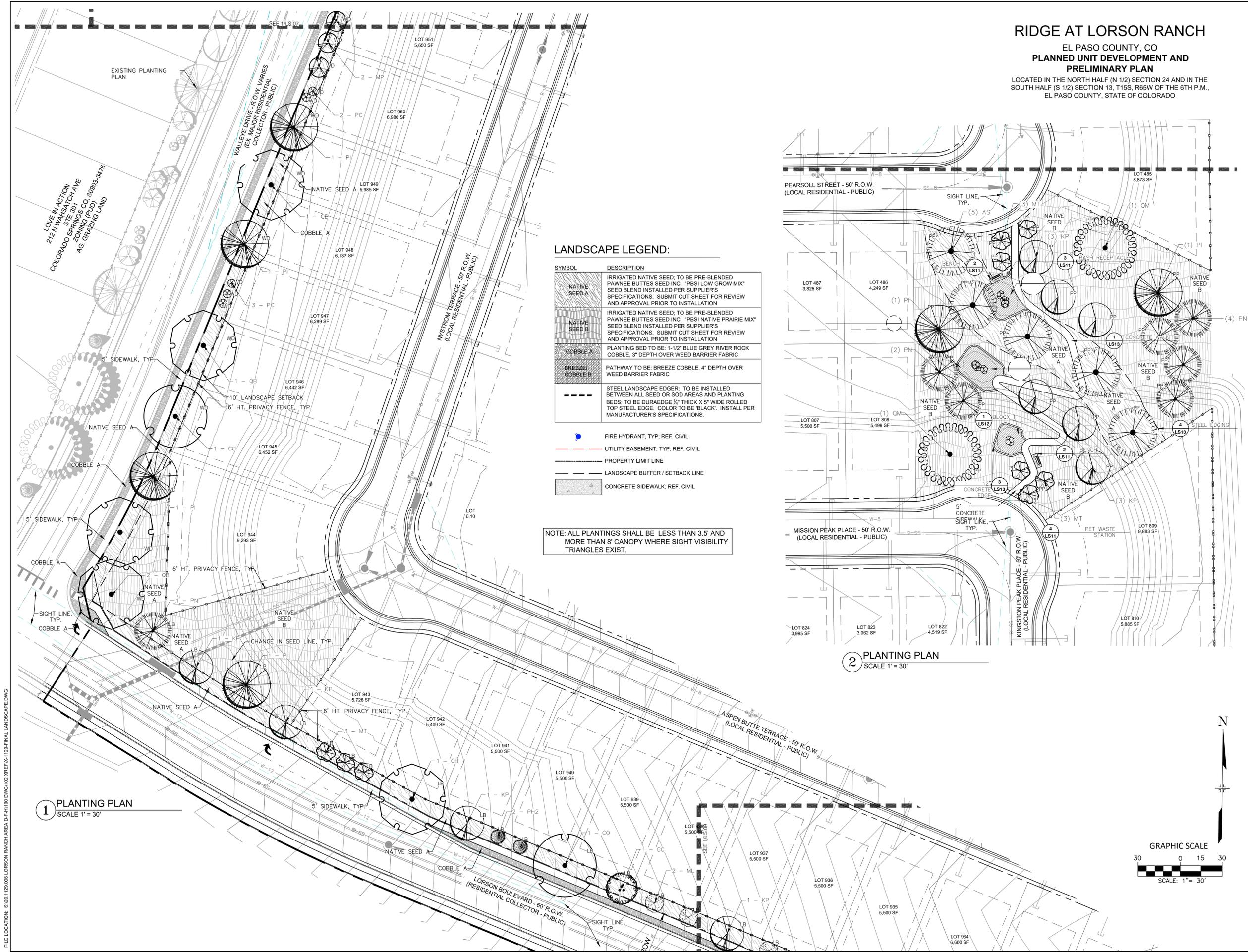
SHEET TITLE:

**FINAL PLANTING  
PLAN**

**LS07**

**SHEET 21 OF 27**

PCD FILE NO.: PUDSP216



**1** PLANTING PLAN  
SCALE 1" = 30'

**2** PLANTING PLAN  
SCALE 1" = 30'

**LANDSCAPE LEGEND:**

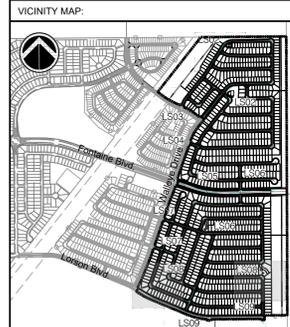
SYMBOL	DESCRIPTION
	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	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
	STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDEGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
	FIRE HYDRANT, TYP. REF. CIVIL
	UTILITY EASEMENT, TYP. REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

**RIDGE 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: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920, PHONE: (719) 575-0100, FAX: (719) 575-0206  
CIVIL ENGINEER: CORE ENGINEERING GROUP, 15004 1ST AVENUE S, BURNSVILLE, MN 55305, PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 20.1129.006  
DRAWN BY: SJC  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:

**FINAL PLANTING PLAN**

**LS08**

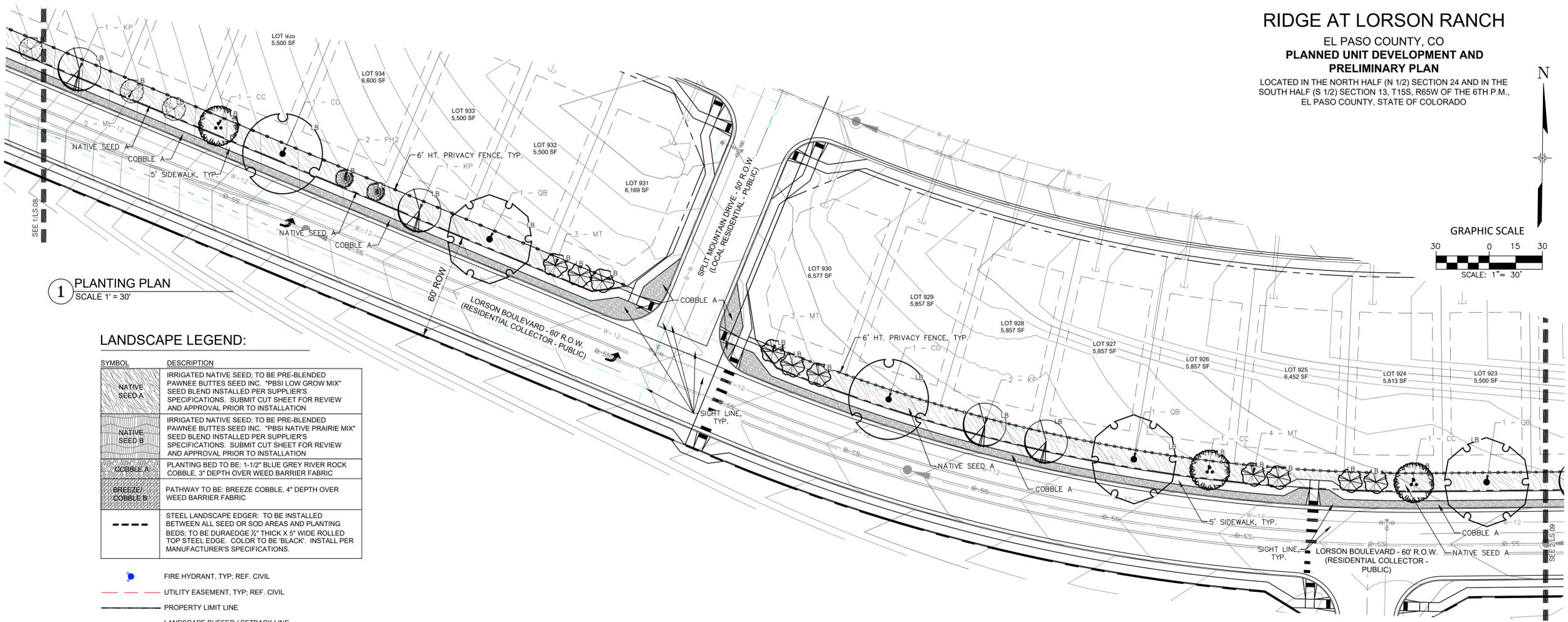
SHEET 22 OF 27

PCD FILE NO.: PUDSP216

FILE LOCATION: S:\20.1129.006\LORSON RANCH AREA DF-H\1100 DWG\1102 XREF\A\1129\FINAL LANDSCAPE.DWG

**RIDGE 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: **Matrix** 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-9100  
 FAX: (719) 575-9206  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55305  
 PHONE: (719) 570-1100  
 OWNER/DEVELOPER:  
**LORSON LLC ET/ AL**  
 212 N. WAHATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200



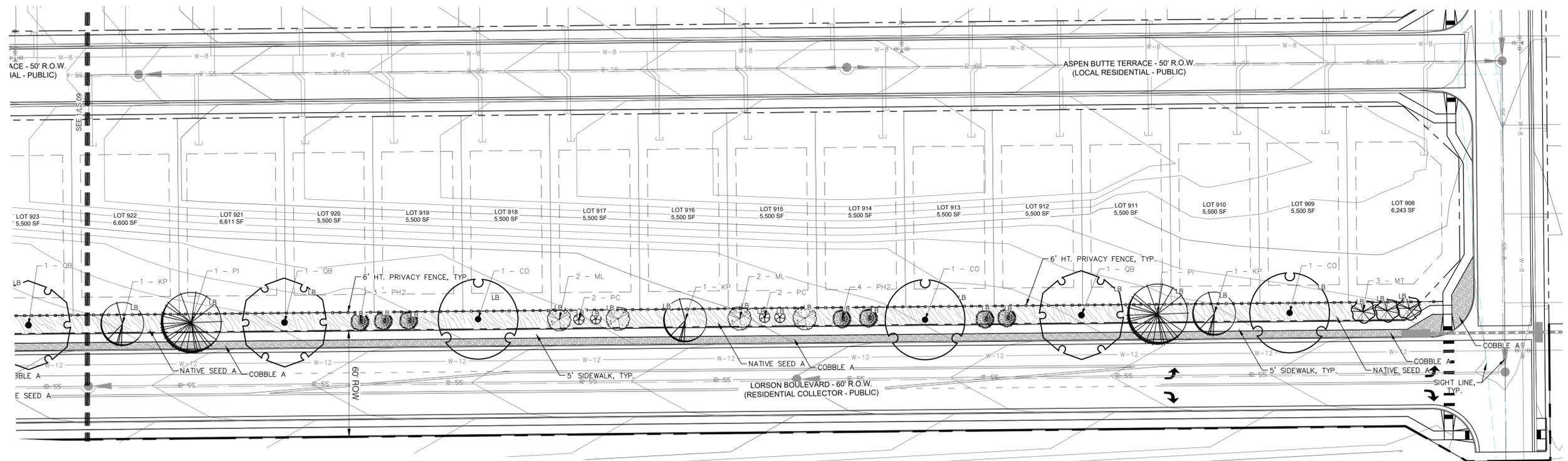
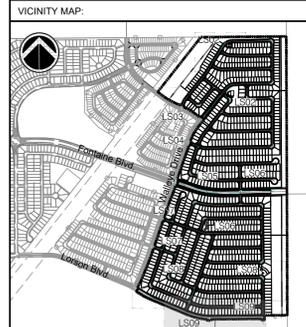
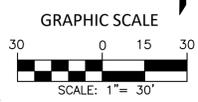
**1 PLANTING PLAN**  
 SCALE 1" = 30'

**LANDSCAPE LEGEND:**

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

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

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.



**2 PLANTING PLAN**  
 SCALE 1" = 30'

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

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

**FINAL PLANTING  
 PLAN**

**LS09**

SHEET 23 OF 27

FILE LOCATION: S:\20.1129.006\LS09\LS09-1129-FINAL LANDSCAPE.DWG

**SHRUB/ TREE PLANTING NOTES:**

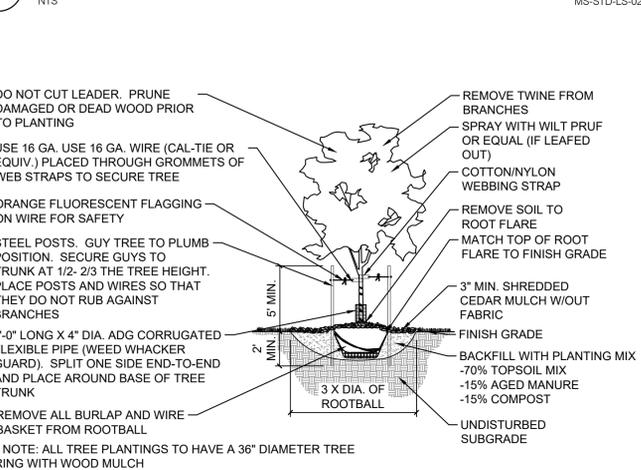
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED 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.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- 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.

**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 IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER 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 IMPED 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 IF 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. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. 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 OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
  - 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 PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- HYDRO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. 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 WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

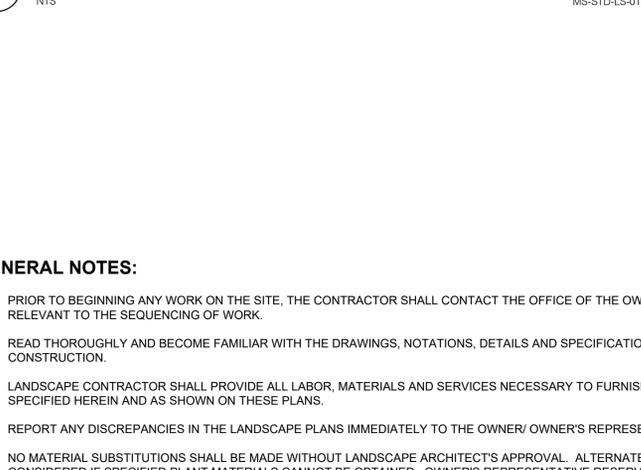
**1 EVERGREEN TREE**

NTS MS-STD-LS-02



**2 DECIDUOUS TREE**

NTS MS-STD-LS-01



**3 SOIL PREP FOR ALL AREAS**

NTS MS-STD-LS-05



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

**GENERAL NOTES:**

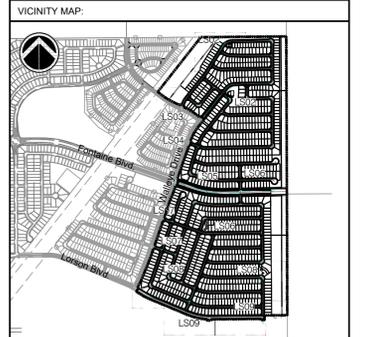
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR 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 ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL SIGHT TRIANGLES ARE TO MAINTAIN VEGETATIVE CLEARANCE WITH PLANTING HEIGHTS BELOW 36" AND CANOPY OF TREES CLEARED BELOW 8' HEIGHT.

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

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

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

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



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

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO.: 20.1129.006  
DRAWN BY: SJC  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

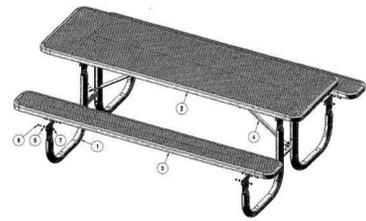
**LANDSCAPE NOTES & DETAILS**

**LS10**

**SHEET 24 OF 27**

PCD FILE NO.: PUDSP216

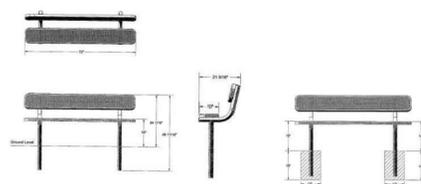
FILE LOCATION: S:\20.1129.006\LORSON RANCH\AREA D\F-H110.DWG(102\_XREF\1129-FINAL LANDSCAPE.DWG)



MANUFACTURER: ULTRA-SITE  
 PRODUCT: 238-EV8  
 COLOR: BY OWNER  
 MOUNTING: SURFACE MOUNT  
 WEBSITE: WWW.ULTRA-SITE.COM  
 PHONE: 800-458-5872

NOTES:  
 1. TABLE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL

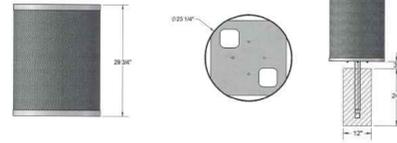
**1 PICNIC TABLE**  
 NTS MS-LR-03



MANUFACTURER: ULTRA-SITE  
 PRODUCT: 940S-EV6  
 COLOR: BY OWNER  
 MOUNTING: IN-GROUND  
 WEBSITE: WWW.ULTRA-SITE.COM  
 PHONE: 800-458-5872

NOTES:  
 1. BENCH TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

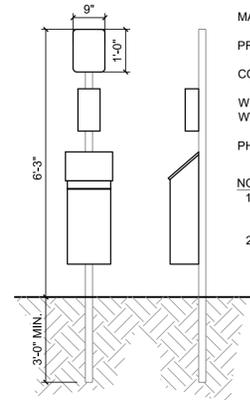
**2 BENCH**  
 NTS MS-LR-04



MANUFACTURER: ULTRA-SITE  
 PRODUCT: EX-32  
 COLOR: BY OWNER  
 MOUNTING: IN-GROUND  
 WEBSITE: WWW.ULTRA-SITE.COM  
 PHONE: 800-458-5872

NOTES:  
 1. TRASH RECEPTACLE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL

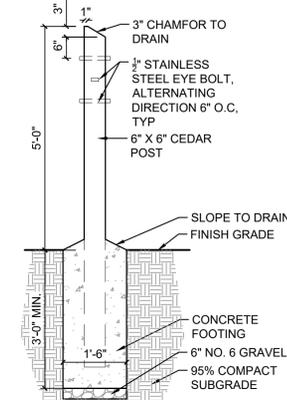
**3 TRASH RECEPTACLE**  
 NTS MS-LR-05



MANUFACTURER: WORTHINGTON DIRECT  
 PRODUCT: UNTRAPLAY, BARK 490  
 COLOR: BY OWNER  
 WEBSITE: WWW.WORTHINGTONDIRECT.COM  
 PHONE: 800-599-6636

NOTES:  
 1. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL

**4 PET WASTE STATION**  
 NTS MS-TAR-24



3" CHAMFER TO DRAIN  
 1/2" STAINLESS STEEL EYE BOLT, ALTERNATING DIRECTION 6" O.C. TYP  
 6" X 6" CEDAR POST

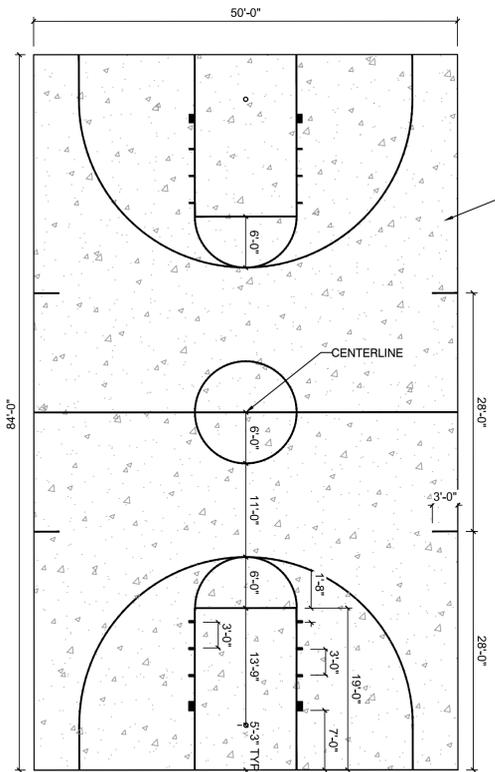
SLOPE TO DRAIN FINISH GRADE  
 CONCRETE FOOTING  
 6" NO. 6 GRAVEL  
 95% COMPACT SUBGRADE

**5 HAMMOCK POST**  
 NTS MS-LR-08

**RIDGE AT LORSON RANCH**

EL PASO COUNTY, CO  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

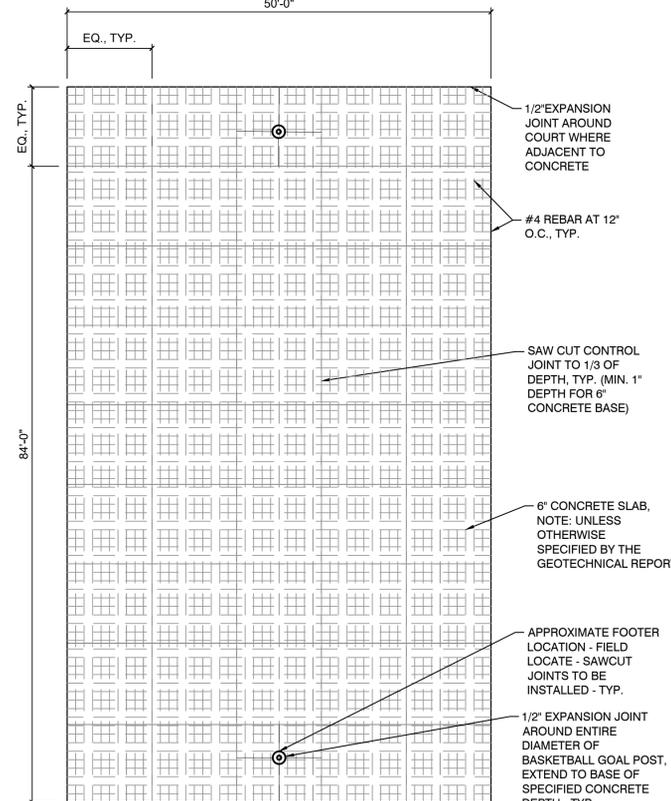
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



6" CONCRETE SLAB, NOTE: UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT

NOTES:  
 1. ALL COURT LINES TO BE PAINTED AT 2" WIDTH, COLOR TO BE WHITE. SUBMIT PAINT SAMPLE AND COLOR TO OWNER'S REP.  
 2. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PAINTED LINES, EXCEPT CENTERLINE WHICH IS ON CENTER.  
 3. SLOPED TO DRAIN IN A CONSTANT DIRECTION, 1% MAX, REF DETAIL GRADING

**7 BASKETBALL COURT**  
 NTS MS-STD-GM-01



1/2" EXPANSION JOINT AROUND COURT WHERE ADJACENT TO CONCRETE

#4 REBAR AT 12" O.C., TYP.

SAW CUT CONTROL JOINT TO 1/3 OF DEPTH, TYP. (MIN. 1" DEPTH FOR 6" CONCRETE BASE)

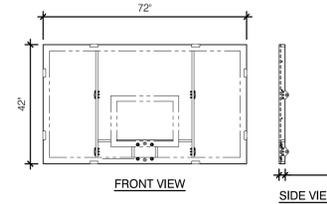
6" CONCRETE SLAB, NOTE: UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT

APPROXIMATE FOOTER LOCATION - FIELD LOCATE - SAWCUT JOINTS TO BE INSTALLED - TYP.

1/2" EXPANSION JOINT AROUND ENTIRE DIAMETER OF BASKETBALL GOAL POST, EXTEND TO BASE OF SPECIFIED CONCRETE DEPTH - TYP.

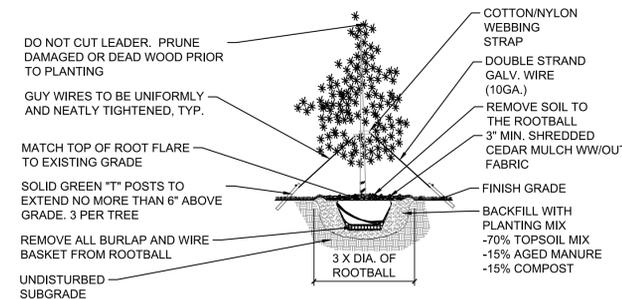
**8 BASKETBALL COURT PAVEMENT PLAN**  
 NTS MS-STD-GM-02

NOTES:  
 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS



MANUFACTURER: SPALDING  
 PRODUCT: ARENA VIEW SERIES 72" ACRYLIC FIXED HT.  
 MOUNTING: IN-GROUND BASKETBALL HOOP  
 WEBSITE: WWW.SPALDING.COM  
 PHONE: 800.435.3865

**6 BASKETBALL HOOP BACK**  
 NTS



DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING

GUY WIRES TO BE UNIFORMLY AND NEATLY TIGHTENED, TYP.

MATCH TOP OF ROOT FLARE TO EXISTING GRADE

SOLID GREEN "T" POSTS TO EXTEND NO MORE THAN 6" ABOVE GRADE, 3 PER TREE

REMOVE ALL BURLAP AND WIRE BASKET FROM ROOTBALL

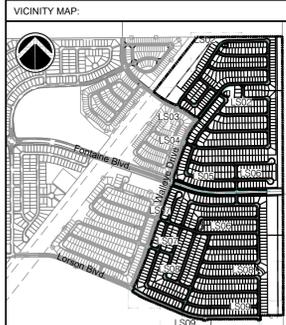
UNDISTURBED SUBGRADE

\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

**9 EVERGREEN TREE**  
 NTS

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0206  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55308 PHONE: (719) 570-1100

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



PROJECT:  
 RIDGE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

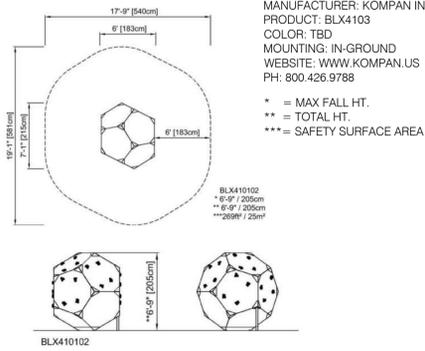
**PLAYGROUND & SITE DETAILS**

**LS11**

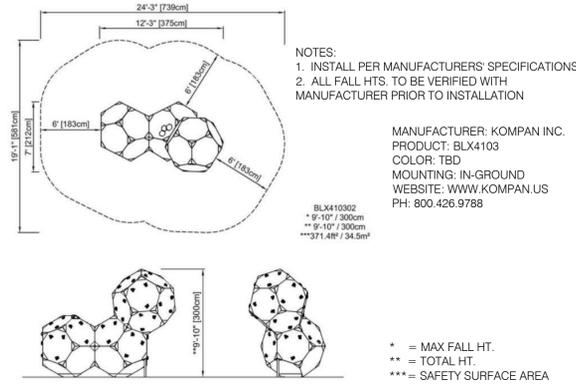
SHEET 25 OF 27

PCD FILE NO.: PUDSP216

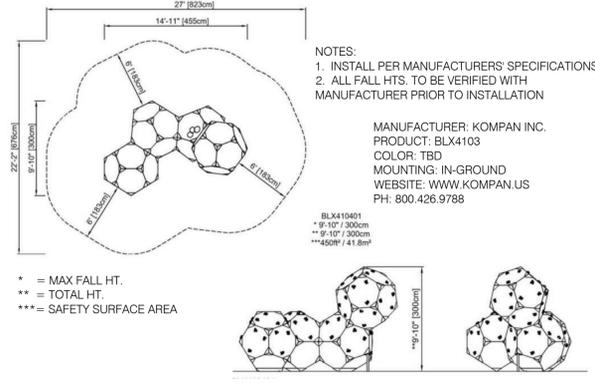
NOTES:  
 1. INSTALL PER MANUFACTURERS' SPECIFICATIONS  
 2. ALL FALL HTS. TO BE VERIFIED WITH MANUFACTURER PRIOR TO INSTALLATION



**1 BLOQX 1**  
NTS



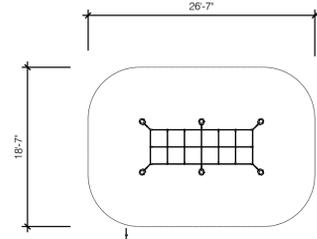
**2 BLOQX 3**  
NTS



**3 BLOQX 4**  
NTS

NOTES:  
 1. INSTALL PER MANUFACTURERS' SPECIFICATIONS  
 2. ALL FALL HTS. TO BE VERIFIED WITH MANUFACTURER PRIOR TO INSTALLATION

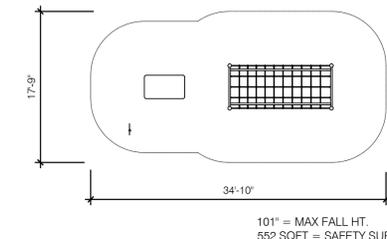
MANUFACTURER: LANDSCAPE STRUCTURES  
 PRODUCT: 243016 A-FRAME CARGO  
 COLOR: TBD  
 MOUNTING: IN-GROUND  
 WEBSITE: WWW.PLAYSI.COM  
 PH: 888.438.6574



**4 A-FRAME CARGO**  
NTS

NOTES:  
 1. INSTALL PER MANUFACTURERS' SPECIFICATIONS  
 2. ALL FALL HTS. TO BE VERIFIED WITH MANUFACTURER PRIOR TO INSTALLATION

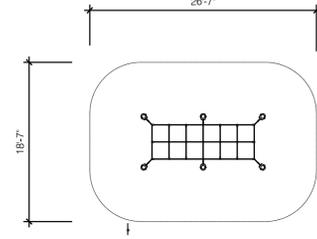
MANUFACTURER: LANDSCAPE STRUCTURES  
 PRODUCT: 234190 JUMP HANG  
 COLOR: TBD  
 MOUNTING: IN-GROUND  
 WEBSITE: WWW.PLAYSI.COM  
 PH: 888.438.6574



**5 JUMP HANG**  
NTS

NOTES:  
 1. INSTALL PER MANUFACTURERS' SPECIFICATIONS  
 2. ALL FALL HTS. TO BE VERIFIED WITH MANUFACTURER PRIOR TO INSTALLATION

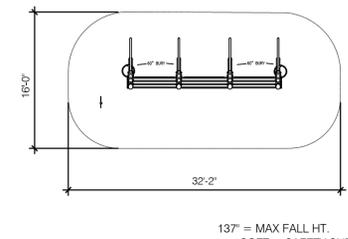
MANUFACTURER: LANDSCAPE STRUCTURES  
 PRODUCT: 244201 HIGH STEP  
 COLOR: TBD  
 MOUNTING: IN-GROUND  
 WEBSITE: WWW.PLAYSI.COM  
 PH: 888.438.6574



**6 HIGH STEP**  
NTS

NOTES:  
 1. INSTALL PER MANUFACTURERS' SPECIFICATIONS  
 2. ALL FALL HTS. TO BE VERIFIED WITH MANUFACTURER PRIOR TO INSTALLATION

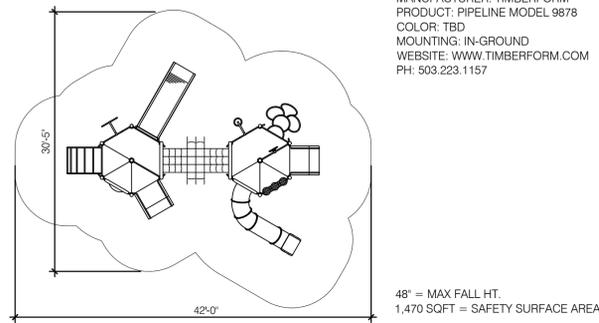
MANUFACTURER: LANDSCAPE STRUCTURES  
 PRODUCT: 243778 LEDGE HANGER  
 COLOR: TBD  
 MOUNTING: IN-GROUND  
 WEBSITE: WWW.PLAYSI.COM  
 PH: 888.438.6574



**7 LEDGE HANGER**  
NTS

NOTES:  
 1. INSTALL PER MANUFACTURERS' SPECIFICATIONS  
 2. ALL FALL HTS. TO BE VERIFIED WITH MANUFACTURER PRIOR TO INSTALLATION

MANUFACTURER: TIMBERFORM  
 PRODUCT: PIPELINE MODEL 9878  
 COLOR: TBD  
 MOUNTING: IN-GROUND  
 WEBSITE: WWW.TIMBERFORM.COM  
 PH: 503.223.1157



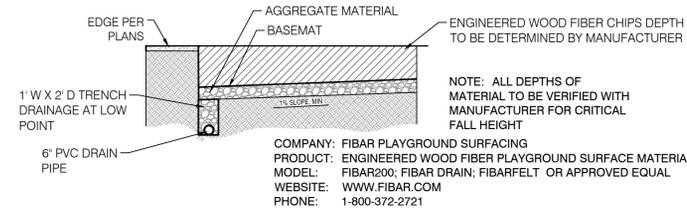
**8 PIPELINE PLAY STRUCTURE 9878**  
NTS

**GENERAL NOTES:**

1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER FIBAR WOOD CHIPS DEPTH AS RECOMMENDED PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE DRAINAGE TRENCH AND PVC DRAIN PIPE AS REQUIRED FOR PROPER DRAINAGE.

**PLAYGROUND NOTES:**

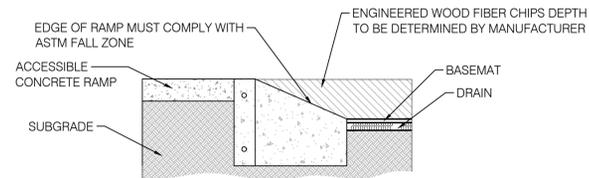
1. ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. PLAYGROUND SURFACE MATERIAL TO BE ENGINEERED WOOD CHIPS. DEPTH AND INSTALLATION PER MANUFACTURER'S SPECIFICATION.
3. CONTRACTOR TO PROVIDE PROPER DRAINAGE OF PLAYGROUND AREA PER MANUFACTURER'S SPECIFICATIONS.
4. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ALL EQUIPMENT PRIOR TO INSTALLATION.



**9 ENGINEERED WOOD FIBAR WITH DRAINAGE**  
NTS

**GENERAL NOTES:**

1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER FIBAR WOOD CHIPS DEPTH AS RECOMMENDED PER MANUFACTURER'S SPECIFICATIONS



COMPANY: FIBAR PLAYGROUND SURFACING  
 PRODUCT: FIBAR WHEELCHAIR ACCESS RAMP  
 PHONE: 1-800-372-2721  
 WEBSITE: WWW.FIBAR.COM  
 MODEL: HALF RAMP

NOTE: ALL DEPTHS OF MATERIAL TO BE VERIFIED WITH MANUFACTURER FOR CRITICAL FALL HEIGHT

**10 FIBAR RAMP SYSTEM**  
NTS

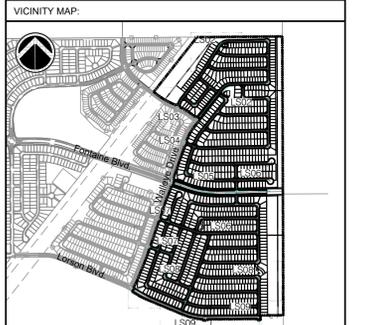
**RIDGE AT LORSON RANCH**

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: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0206  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55305 PHONE: (719) 570-1100

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



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

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

**PLAYGROUND  
 DETAILS**

**LS12**

SHEET 26 OF 27

PCD FILE NO.: PUDSP216

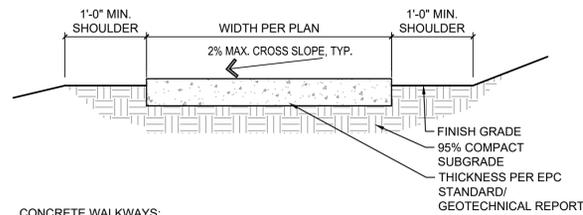
# RIDGE AT LORSON RANCH

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

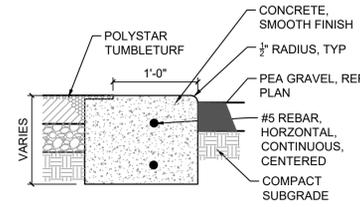
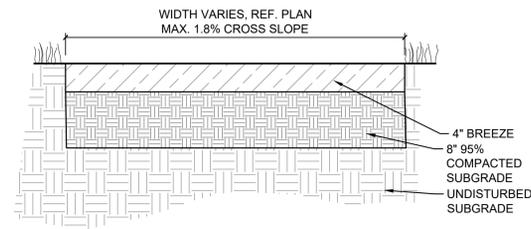
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE  
 SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,  
 EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0206  
**Matrix**  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55308  
 PHONE: (719) 570-1100

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 212 N. WAHSATCH DR., SUITE 301  
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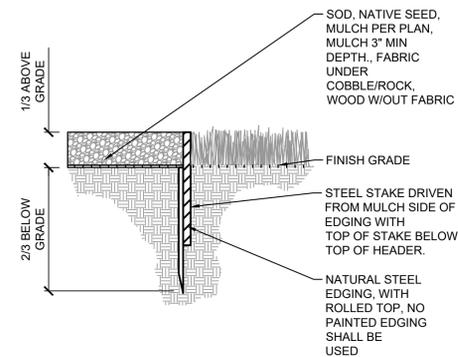
**CONCRETE WALKWAYS:**  
 1. REFER TO GEOTECH FOR CONCRETE DEPTH AND SUBGRADE REQUIREMENTS.  
 2. MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW.  
 3. ALL FINISHED CONCRETE SURFACES TO HAVE 2% CROSS SLOPE, MAX.



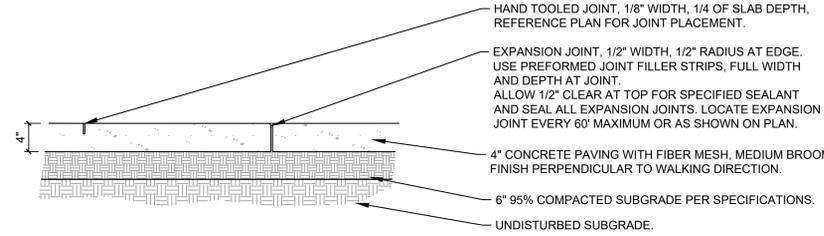
**1 CONCRETE WALK**  
 NTS MS-STD-PV-05

**2 BREEZE PATH**  
 NTS MS-STD-PV-02

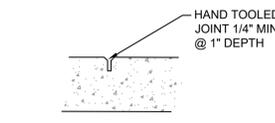
**3 12" CONCRETE EDGE**  
 NTS MS-TAR-40



**4 STEEL EDGING**  
 NTS MS-STD-LS-12

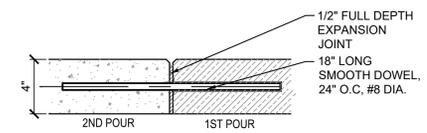


**5 4" CONCRETE**  
 NTS MS-STD-PV-04



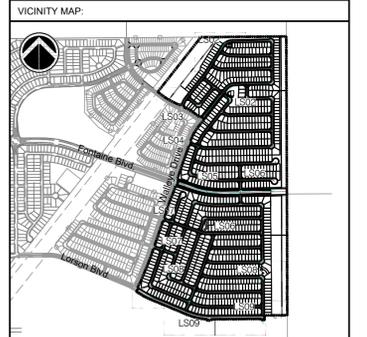
NOTES:  
 1. AFTER PRELIMINARY TROWELING, CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1" @ 10' O.C. MAXIMUM SPACING.

**6 CONCRETE CONTROL JOINT**  
 NTS MS-STD-PV-06



NOTES:  
 1. POLYURETHANE CAULKING TO MATCH CONCRETE COLOR.  
 2. 1/2" PREMOLD FIBER EXPANSION JOINT @ 50' O.C. MAX SPACING.  
 3. ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL.  
 4. 90% COMPACTED SUBGRADE

**7 CONCRETE EXPANSION JOINT**  
 NTS MS-STD-PV-07



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

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO.: 20.1129.006  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

## SITE DETAILS

**LS13**  
 SHEET 27 OF 27

FILE LOCATION: S:\20.1129.006\LORSON RANCH AREA\DF-H\1100.DWG\1102.XREF\1129-FINAL LANDSCAPE.DWG

# PUDSP\_V4 Eng and planning comments.pdf Markup Summary

## 11-29-2021

280'-0" (2)



**Subject:** Length Measurement  
**Page Label:** 16  
**Author:** dsdrice  
**Date:** 11/26/2021 10:39:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

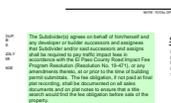
280'-0"



**Subject:** Length Measurement  
**Page Label:** 16  
**Author:** dsdrice  
**Date:** 11/29/2021 8:26:44 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

280'-0"

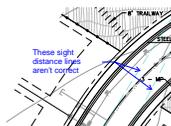
The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or s



**Subject:** Road Impact  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/29/2021 1:07:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

These sight distance lines aren't correct (1)



**Subject:** Callout  
**Page Label:** 16  
**Author:** dsdrice  
**Date:** 11/26/2021 10:47:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

These sight distance lines aren't correct