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

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 994 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR RIDGE AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

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

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

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

GENERAL NOTES:

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

STREETS:

1. ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
3. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
4. A "DETAILED ANALYSIS OF THE NOISE IMPACTS OF FONTAINE BLVD. ON THE PROPOSED RIDGE AT LORSON RANCH RESIDENTIAL DEVELOPMENT, TO BE LOCATED WITHIN THE LORSON RANCH DEVELOPMENT IN EL PASO COUNTY, COLORADO " (LSC TRANSPORTATION CONSULTANTS, INC., MARCH 19, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. BASED ON THE STUDY AND THE CRITERIA CONTAINED IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, NO NOISE MITIGATION IS REQUIRED.

LANDSCAPE:

1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
2. PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
3. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
4. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
5. ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
6. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
7. TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
8. ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

1. INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE LORSON RANCH METRO DISTRICT CCR'S AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT: WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 13 AND THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS FROM WHENCE THE CENTER QUARTER OF SAID SECTION 13 BEARS S89°31'44"W A DISTANCE OF 1,236.86 FEET;
THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF AFORESAID SOUTHEAST QUARTER (SE 1/4) SECTION 13;
THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 2,616.98 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M.;
THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET
THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;
THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;
THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;
THENCE N60°34'17"W A DISTANCE OF 40.00 FEET;
THENCE S89°25'43"W A DISTANCE OF 787.32 FEET;
THENCE S61°29'50"W A DISTANCE OF 40.94 FEET;
THENCE N88°30'10"W A DISTANCE OF 44.27 FEET
THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE;
THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS N76°23'53"W TO A POINT OF TANGENT;
THENCE N67°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62°14'35"W;
THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY-SIX (26) COURSES:
1) THENCE N33°01'53"E A DISTANCE OF 64.00 FEET;
2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;
4) THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS N26°35'36"E TO A POINT OF TANGENT;
5) THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE;
6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
7) THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
8) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
9) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
10) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
11) THENCE N18°59'47"E A DISTANCE OF 396.74 FEET;
12) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
13) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
14) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
15) THENCE N18°59'47"E A DISTANCE OF 307.87 FEET;
16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
17) THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
18) THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
19) THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;
21) THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
22) THENCE N61°35'11"E A DISTANCE OF 30.06 FEET;
23) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
24) THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
25) THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
26) THENCE N38°22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING ELEVEN (11) COURSES:
1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
2) THENCE S83°22'41"W A DISTANCE OF 33.94 FEET;
3) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
4) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;
5) THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;
6) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;
7) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;
8) THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;
9) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;
10) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;
11) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE AFORESAID EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCATION INC. EASEMENT";

THENCE N38°22'41"E ALONG SAID WESTERLY LINE, 1,158.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,993,976 SQUARE FEET (206.473 ACRES, MORE OR LESS).

BASIS OF BEARINGS:
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 \ S18, 2002, RLS 31161", SAID LINE BEARS N89°31'44"E A DISTANCE OF 2663.24 FEET.

FLOODPLAIN NOTE:

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

GEOLOGY & SOILS:

A "GEOLOGY AND SOILS REPORT, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, JULY 2, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 134 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, FAULTS AND SEISMICITY, RADON, AND EROSION. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. BEDROCK CAN BE EXCAVATED USING TYPICAL CONSTRUCTION EQUIPMENT. EXTERIOR, PERIMETER FOUNDATION DRAINS SHALL BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF: THE AFOREMENTIONED LORSON LLC, LOVE IN ACTION, AND LORSON LLC NOMINEE FOR LORSON CONSERVATION INVEST 2 LLLP HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____
20___ A.D. , A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

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

_____ WITNESS MY HAND AND SEAL:

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION #_____AND DATE_____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

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

RECEPTION NO. _____.

_____
EL PASO COUNTY CLERK AND RECORDER

LAND USE:

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

SITE DATA TABLE:

TOTAL SITE ACREAGE	206.473 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	994 D.U.
PROPOSED GROSS DENSITY	4.81 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (994 LOTS)	121.869 AC	59.02%
OPEN SPACE/ LANDSCAPE/ PARKS	19.624 AC	9.50%
FUTURE DEVELOPMENT TRACT	1.272 AC	0.62%
POWERLINE EASEMENT (OPEN SPACE)	6.439 AC	3.12%
PUBLIC STREETS RIGHTS-OF-WAY	47.914 AC	23.21%
RIGHTS-OF-WAY RESERVATION (FUTURE MERIDIAN ROAD)	9.355 AC	4.53%
TOTAL	206.473 AC	100.0%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 206.473 AC X .10 = 20.65 ACRES
TOTAL OPEN SPACE PROVIDED IS 12.62% = 26.063 ACRES

SHEET INDEX:

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05-14	SP01-10	PUD SITE PLAN
15-27	LS01-13	LANDSCAPE PLANS

CONSULTANTS:

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

C/VIL 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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

DRAWING INFORMATION:

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

SHEET TITLE:

PUD TITLE SHEET

CS01

SHEET 01 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\CS01.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

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		LRMD	LRMD
	1,598,223								

LRMD = LORSON RANCH METROPOLITAN DISTRICT

6' WOOD SCREEN FENCE

NOT TO SCALE

SPLIT RAIL FENCE DETAIL

NOT TO SCALE

5' COMPACTED BREEZE TRAIL

NOT TO SCALE

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OWNER/DEVELOPER:
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VICINITY MAP:

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

EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

DRAWING INFORMATION:

PROJECT NO: 20.1129.006
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SHEET TITLE:

PUD TRACT MAP AND DETAILS

DT01

SHEET 02 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWGS\104 PLAN SETS\DEVELOPMENT PLAN\DT01.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

N

GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)
1 inch = 500 ft.

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-994

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

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

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

TEMPORARY USES:

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

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

ACCESSORY USES:

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

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

SPECIAL USES:

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

ACCESSORY STRUCTURES:

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

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

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(719) 635-3200

VICINITY MAP:

PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

DRAWING INFORMATION:

PROJECT NO: 20.1129.006
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APPROVED BY: JRA
SHEET TITLE:

PUD DETAILS

DT02

SHEET 03 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-R\190 DWG\104 PLAN SET\DEVELOPMENT PLAN\DT01.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

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

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

NOT TO SCALE

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

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

NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)
GRAYLING DRIVE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

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

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

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

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

NOT TO SCALE

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SHEET TITLE:

PUD DETAILS

DT03

SHEET 04 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWGS\104 PLAN SETS\DEVELOPMENT PLAN\DT01.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)
2. CONCRETE SIDEWALK
3. 6' WOOD SCREEN FENCE
4. CONCRETE CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

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

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APPROVED BY:	JRA

SHEET TITLE:

SITE PLAN

SP01

SHEET 05 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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SITE PLAN

SP02

SHEET 06 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\104 PLAN SET\SDEVELOPMENT PLAN\SP01.DWG

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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SHEET TITLE:

SITE PLAN

SP03

SHEET 07 OF 27

PCD FILE NO.:

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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SHEET TITLE:	

SITE PLAN

SP04

SHEET 08 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-N\80 DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

RIDGE AT LORSON RANCH

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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 CROSSPAN (6' TYPICAL)
5. CURB AND GUTTER (TYPE A)
6. CURB AND GUTTER (OPTIONAL TYPE C)
7. PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8. PARALLEL PEDESTRIAN RAMP (SD_2-50)
9. PROPOSED FIRE HYDRANT LOCATION
10. COMPACTED BREEZE TRAIL (5' TYPICAL)
11. SIGHT DISTANCE TRIANGLE (TYPICAL)

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
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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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

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.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH\AREA D-F-H\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.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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EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 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

SP06

SHEET 10 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWGS\04 PLAN SETS\DEVELOPMENT PLANS\P01.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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DRAWING INFORMATION:

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DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

SITE PLAN

SP07

SHEET 11 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\104 PLAN SET\SDE\DEVELOPMENT PLAN\SP01.DWG

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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PROJECT NO:	20.1129.006
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CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

SITE PLAN

SP08

SHEET 12 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\10A PLAN SETS\DEVELOPMENT PLANS\P01.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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PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

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DRAWING INFORMATION:

PROJECT NO:	20.1129.006
DRAWN BY:	RAF
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APPROVED BY:	JRA

SHEET TITLE:

SITE PLAN

SP09

SHEET 13 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\P01.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

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FILE LOCATION: S:\20-1129.006 LORSON RANCH AREA D-F-H\180 DWG\104 PLAN SET\DEVELOPMENT PLAN\SP01.DWG

CONSULTANTS:

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EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

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DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

SITE PLAN

SP10

SHEET 14 OF 27

PCD FILE NO.:

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:

		WEST	EAST		NORTH	SOUTH
STREET NAME OR ZONE BOUNDARY:	**GRAYLING DR.**	**WALLEYE DR.**	**WALLEYE DR.**	**LORSON BLVD.**	**FONTAINE BLVD.**	**FONTAINE BLVD.**
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	10' / 10'	25' / 25'	25' / 25'
LINEAR FOOTAGE:	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` HOOPSI 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	MALUS X `LOUISA` LOUISA CRABAPPLE	1.5" CAL.	B&B	12`-15`	12` - 15`
	MP	25	MALUS X `PRAIRIFIRE` PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	12`-15`	15`-25`
	MT	68	MALUS 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	GYMNOCLADUS 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
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
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
COBBLE A	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
BREEZE/ COBBLE B	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
	STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/4" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

FIRE HYDRANT, TYP; REF. CIVIL

UTILITY EASEMENT, TYP; REF. CIVIL

PROPERTY LIMIT LINE

LANDSCAPE BUFFER / SETBACK LINE

CONCRETE SIDEWALK; REF. CIVIL

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DRAWING INFORMATION:

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APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE COVER SHEET

LS01

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWGS\102 XREF\X-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

1 PLANTING PLAN
SCALE 1' = 30'

2 PLANTING PLAN
SCALE 1' = 30'

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GRAPHIC SCALE

30 0 15 30

SCALE: 1"= 30'

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REVISION HISTORY:

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0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND 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.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWGS\102 XREFS\X-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

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
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
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
COBBLE A	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
BREEZE/ COBBLE B	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
- - - -	STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE ¼" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

FIRE HYDRANT, TYP; REF. CIVIL

UTILITY EASEMENT, TYP; REF. CIVIL

PROPERTY LIMIT LINE

LANDSCAPE BUFFER / SETBACK LINE

CONCRETE SIDEWALK; REF. CIVIL

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREF\X-1129-FINAL LANDSCAPE.DWG

CONSULTANTS:

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

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

OWNER/DEVELOPER:
LORSON LLC 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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND 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.:

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.

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FIRE HYDRANT, TYP; REF. CIVIL

UTILITY EASEMENT, TYP; REF. CIVIL

PROPERTY LIMIT LINE

LANDSCAPE BUFFER / SETBACK LINE

CONCRETE SIDEWALK; REF. CIVIL

N

GRAPHIC SCALE
30 0 15 30
SCALE: 1"= 30'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
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PHONE: (719) 570-1100

OWNER/DEVELOPER:
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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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND 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.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREF\X-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

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FIRE HYDRANT, TYP; REF. CIVIL

UTILITY EASEMENT, TYP; REF. CIVIL

PROPERTY LIMIT LINE

LANDSCAPE BUFFER / SETBACK LINE

CONCRETE SIDEWALK; REF. CIVIL

N

GRAPHIC SCALE

30 0 15 30

SCALE: 1" = 30'

1 PLANTING PLAN
SCALE 1" = 30'

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREF\X-1129-FINAL LANDSCAPE.DWG

CONSULTANTS:

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(719) 635-3200

VICINITY MAP:

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

EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND 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.:

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

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SCALE 1' = 30'

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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

2 PLANTING PLAN
SCALE 1' = 30'

GRAPHIC SCALE
30 0 15 30
SCALE: 1"= 30'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
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2435 RESEARCH PARKWAY, SUITE 300
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OWNER/DEVELOPER:
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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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND 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.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREF'X-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

1 PLANTING PLAN
SCALE 1' = 30'

2 PLANTING PLAN
SCALE 1' = 30'

N

GRAPHIC SCALE

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SCALE: 1"= 30'

LANDSCAPE LEGEND:

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FIRE HYDRANT, TYP; REF. CIVIL

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PROPERTY LIMIT LINE

LANDSCAPE BUFFER / SETBACK LINE

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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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

DRAWING INFORMATION:

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

SHEET TITLE:

FINAL PLANTING PLAN

LS07

SHEET 21 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREF\X-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

1 PLANTING PLAN
SCALE 1' = 30'

LANDSCAPE LEGEND:

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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.

2 PLANTING PLAN
SCALE 1' = 30'

N

GRAPHIC SCALE

30 0 15 30

SCALE: 1"= 30'

CONSULTANTS:

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VICINITY MAP:

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RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

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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.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREF\X-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

1 PLANTING PLAN
SCALE 1' = 30'

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2 PLANTING PLAN
SCALE 1' = 30'

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREFS\X-1129-FINAL LANDSCAPE.DWG

CONSULTANTS:

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VICINITY MAP:

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RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

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DRAWING INFORMATION:

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

FINAL PLANTING PLAN

LS09

SHEET 23 OF 27

PCD FILE NO.:

SHRUB/ TREE PLANTING NOTES:

1. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. 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.
10. 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.
11. 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:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS 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.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
5. 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.
6. 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.
7. 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.

7.1. 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.

7.2. 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.

7.3. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

8. 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.
9. 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.
10. HYRDO-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.
11. 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.
12. 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.
13. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
14. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

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

1 EVERGREEN TREE

NTS MS-STD-LS-02

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

2 DECIDUOUS TREE

NTS MS-STD-LS-01

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

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

3 SOIL PREP FOR ALL AREAS

NTS MS-STD-LS-05

GENERAL NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11. ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
12. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
13. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
14. 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.
15. ALL SIGHT TRIANGLES ARE TO MAINTAIN VEGETATIVE CLEARANCE WITH PLANTING HEIGHTS BELOW 36" AND CANOPY OF TREES CLEARED BELOW 8' HEIGHT.

CONSULTANTS:

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

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

OWNER/DEVELOPER:
LORSON LLC 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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

DRAWING INFORMATION:

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

LANDSCAPE NOTES & DETAILS

LS10

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\102 XREF\X-1129-FINAL LANDSCAPE.DWG

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

NOTES:
1. TABLE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS
2. 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 MANUFACTURES 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 MANUFACTURES SPECIFICATIONS
2. 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 MANUFACTURE SPECIFICATIONS
2. OR APPROVED EQUAL

4 PET WASTE STATION

NTS MS-TAR-24

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

NOTES:
1. INSTALL PER MANUFACTURERS' 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

*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

8 BASKETBALL COURT PAVEMENT PLAN

NTS MS-STD-GM-02

* 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) 575-0208

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
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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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
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DRAWING INFORMATION:
PROJECT NO: 20.1129.006
DRAWN BY: SJC
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PLAYGROUND & SITE DETAILS

LS11

SHEET 25 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\100 XREF\X-1129-FINAL LANDSCAPE.DWG

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

MANUFACTURER: KOMPAN INC.
PRODUCT: BLX4103
COLOR: TBD
MOUNTING: IN-GROUND
WEBSITE: WWW.KOMPAN.US
PH: 800.426.9788

* = MAX FALL HT.
** = TOTAL HT.
*** = SAFETY SURFACE AREA

1 BLOQX 1
NTS

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

MANUFACTURER: KOMPAN INC.
PRODUCT: BLX4103
COLOR: TBD
MOUNTING: IN-GROUND
WEBSITE: WWW.KOMPAN.US
PH: 800.426.9788

* = MAX FALL HT.
** = TOTAL HT.
*** = SAFETY SURFACE AREA

2 BLOQX 3
NTS

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

MANUFACTURER: KOMPAN INC.
PRODUCT: BLX4103
COLOR: TBD
MOUNTING: IN-GROUND
WEBSITE: WWW.KOMPAN.US
PH: 800.426.9788

* = MAX FALL HT.
** = TOTAL HT.
*** = SAFETY SURFACE AREA

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

118" = MAX FALL HT.
495 SQFT = SAFETY SURFACE AREA

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

101" = MAX FALL HT.
552 SQFT = SAFETY SURFACE AREA

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

11" = MAX FALL HT.
465 SQFT = SAFETY SURFACE AREA

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

137" = MAX FALL HT.
477 SQFT = SAFETY SURFACE AREA

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

48" = MAX FALL HT.
1,470 SQFT = SAFETY SURFACE AREA

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.

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

COMPANY: FIBAR PLAYGROUND SURFACING
PRODUCT: ENGINEERED WOOD FIBER PLAYGROUND SURFACE MATERIAL
MODEL: FIBAR200; FIBAR DRAIN; FIBARFELT OR APPROVED EQUAL
WEBSITE: WWW.FIBAR.COM
PHONE: 1-800-372-2721

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:
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VICINITY MAP:

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

EL PASO COUNTY, CO
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

DRAWING INFORMATION:

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

PLAYGROUND DETAILS

LS12

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D-F-H\100 DWG\100 XREF\X-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

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 EXPASION 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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix
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15004 1ST AVENUE S.
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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
THIRD SUBMITTAL: SEPTEMBER 30, 2021

REVISION HISTORY:

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

DRAWING INFORMATION:

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

SITE DETAILS

LS13

SHEET 27 OF 27

PCD FILE NO.:

FILE LOCATION: S:\20.1129.006 LORSON RANCH AREA D\F-H1\00 DWG\1\02 XREF\X-1129-FINAL LANDSCAPE.DWG