LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR
PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm

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 STREETSCAPE PLANTINGS ASSOCIATED WITH ROADWAY LANDSCAPING ALONG OLD GLORY DRIVE SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METRO DISTRICT.
12. ALL COMMON LANDSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PONDEROSA AT LORSON RANCH FILING 3 HOMEOWNER'S ASSOCIATION.

SHRUB/ TREE PLANTING NOTES:

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. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
7. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
8. IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
9. 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.
10. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
11. 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.
12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
14. 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.
15. 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.
16. 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.
17. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SOILS ANALYSIS RECOMMENDATIONS :

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

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
4. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
6. 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.
7. 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.
8. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
10. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
    - 10.1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
    - 10.2. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
        - 10.2.1. FOR AREAS LARGER THAN O.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
        - 10.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
11. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
12. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
13. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
14. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
15. 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.

LANDSCAPE SETBACKS:

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

LANDSCAPE BUFFERS AND SCREENS:

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

INTERNAL LANDSCAPING:

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

PLANT SCHEDULE:

TREES:

SYMBOL: Deciduous	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	SR	25	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac	15'-20'	15'-25'	2.5" caliper	B&B
	MI	33	Malus x 'Indian Summer'	Indian Summer Crabapple	15-20'	15-20'	2.5" caliper	B&B
	TA	24	Tilia americana 'Legend'	Legend American Linden	25'-35'	50-60'	2.5" caliper	B&B
	AT	17	Acer Tataricum 'Hot Wings'	Tatarian Maple 'Hot Wings'	15'-20'	15'-20'	2.5" caliper	B&B
	GD	8	Gymnocladus dioica	Kenmtucky Coffee Tree	40-50'	50-60'	2.5" caliper	B&B
	CO	26	Celtis occidentalis 'Chicagoland'	Chicagoland Western Hackberry	30-40'	50-60'	2.5" caliper	B&B
Evergreen								
	PG	28	Picea glauca 'Densata'	Black Hills Spruce	15'-25'	20'-30'	6' HT	B&B
	PE	25	Pinus edulis	Pinon Pine	10'-20'	20'-30'	6' HT	B&B
	PN	14	Pinus nigra 'Komet'	Komet Columnar Austrian Pine	4-5'	15-20'	6' HT	B&B

SHRUBS:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	CN	38	Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	1-4'	1-4'	5 Gallon	Container
	BT	59	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	3-5'	3-5'	5 Gallon	Container
	BD	67	Buddleja davidii nanhoensis 'Mongo'	Petite Indigo Butterfly Bush	4-5'	4-5'	5 Gallon	Container
	JA	30	Jamesia americana	Waxflower	4-5'	5-8'	5 Gallon	Container
	PA	102	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2-3'	2-3'	5 Gallon	Container
	RT	30	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	6-8'	6-8'	5 Gallon	Container
	RA	43	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	4-6'	1-3'	5 Gallon	Container
	SJ	85	Spiraea japonica 'Goldflame'	Goldflame Spirea	2-3'	2-3'	5 Gallon	Container
	SO	57	Symphoricarpos orbiculatus	Red Coralberry	4-5'	4-5'	5 Gallon	Container
	JH	25	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	4-6'	18"-24"	5 Gallon	Container
	PP	79	Picea pungens 'Roundabout'	Dwarf Globe Blue Spruce	2-3'	2-3'	5 Gallon	Container
	PM	39	Pinus mugo 'Big Tuna'	Big Tuna Mugo Pine	5-6'	6-8'	5 Gallon	Container
	AA	22	Amelanchier alnifolia	Saskatoon Serviceberry	8-12'	8-12'	5 Gallon	Container

GRASSES/PERENNIALS:

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

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT	
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation. ESTIMATED AREA:44,759 SF
	NATIVE SEED: PBSI Native Prairie mix: 29% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20%Western Wheatgrass, 1% Sand Dropseed ESTIMATED AREA:74,379 SF
	COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA:49,356 SF
	COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA:8,271 SF
	STEEL EDGE: Steel edge to be DURAEDGE ¼" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'.

PCD FILE NO.: PUDSP-19-5

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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

STAMP:

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.06.2020
2		
3		
4		
5		
6		

DESIGNED	STB	11.07.19
DRAWN	STB	11.07.19
CHECKED	JH	11.07.19
PROJECT NUMBER:	2616.17	
SCALE:	AS NOTED	

LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT	
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to Installation. ESTIMATED AREA:44,759 SF
	NATIVE SEED: PBSI Native Prairie mix: 29% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20%Western Wheatgrass, 1% Sand Dropseed ESTIMATED AREA:74,379 SF
	COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to Installation. ESTIMATED AREA:49,356 SF
	COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to Installation. ESTIMATED AREA:8,271 SF
	STEEL EDGE: Steel edge to be DURAEDGE ¼" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5 to 4'.

NORTH SCALE: 1" = 30'

PCD FILE NO.: PUDSP-19-5

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North, Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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

STAMP:

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
3		
4		
5		
6		

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

LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR
PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm

NORTH

SCALE: 1" = 30'

PCD FILE NO.: PUDSP-19-5

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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

STAMP:

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
3		
4		
5		
6		

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

LORSON RANCH PUD DEVELOPMENT PLAN

AN OPEN SPACE TRACT EXHIBIT TO THE LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm

OPEN SPACE TRACTS

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

   *NOTE: Outdoor seating/gathering areas will be provided with benches and/or picnic tables as identified on the landscape plan.

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

LANDSCAPE SETBACKS:

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

LANDSCAPE BUFFERS AND SCREENS:

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

INTERNAL LANDSCAPING:

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

LEGEND

OPEN SPACE TRACTS (TRACTS N-P)

OPEN SPACE AMENITY AREAS

OPEN SPACE TRACT EXHIBIT

NORTH

0 25' 50' 100'

SCALE: 1" = 50'

PCD FILE NO.: PUDSP-19-x

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Street, Colorado 80903
Colorado (719) 578-8777

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

STAMP:

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
3		
4		
5		
6		

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

L2 OF 10

LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR
PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm

1 L3 EVERGREEN TREE PLANTING DETAIL NTS

1 L4 BOULDERS INSTALLATION DETAIL NTS

2 L3 DECIDUOUS TREE PLANTING DETAIL NTS

NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

2 L4 SHRUBS PLANTING DETAIL NTS

NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

3 L3 SOIL PREP- ALL AREAS PLANTING DETAIL NTS

NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 L4 GRASSES AND PERENNIALS PLANTING DETAIL NTS

NORTH

0 15' 30' 60'

SCALE: 1" = 30'

PCD FILE NO.: PUDSP-19-5

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North, Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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

STAMP:

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
3		
4		
5		
6		

DESIGNED	STB	11.07.19
DRAWN	STB	11.07.19
CHECKED	JH	11.07.19
PROJECT NUMBER:		2816.17

SCALE: AS NOTED