

LORSON RANCH PUD DEVELOPMENT PLAN

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

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

OPEN SPACE TRACT EXHIBIT

OPEN SPACE TRACTS

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

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

LEGEND

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

LANDSCAPE SETBACKS:

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

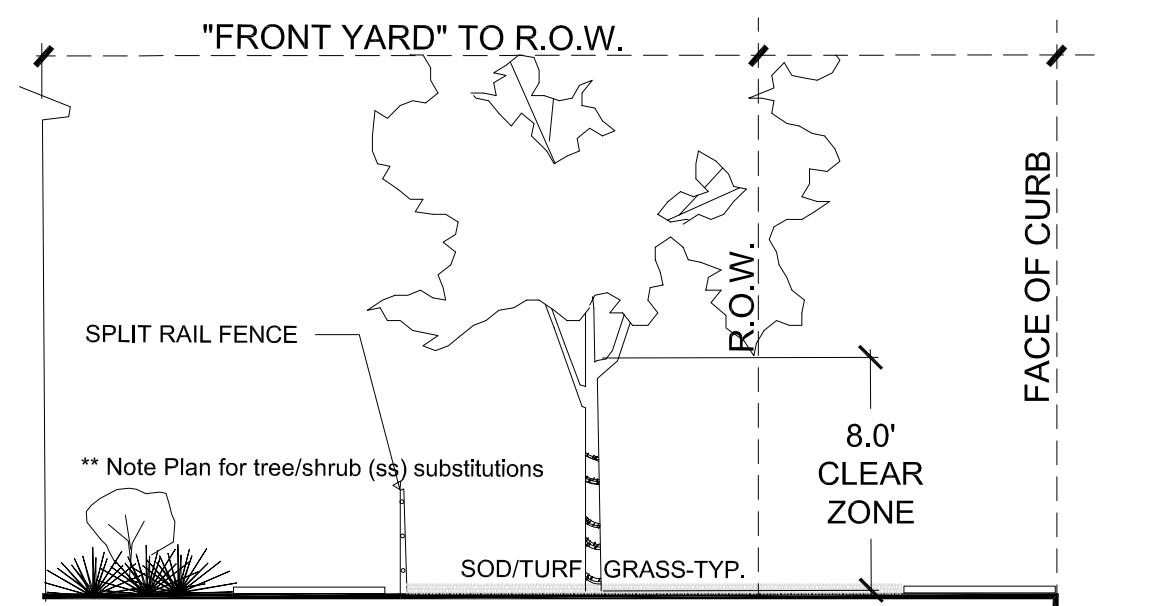
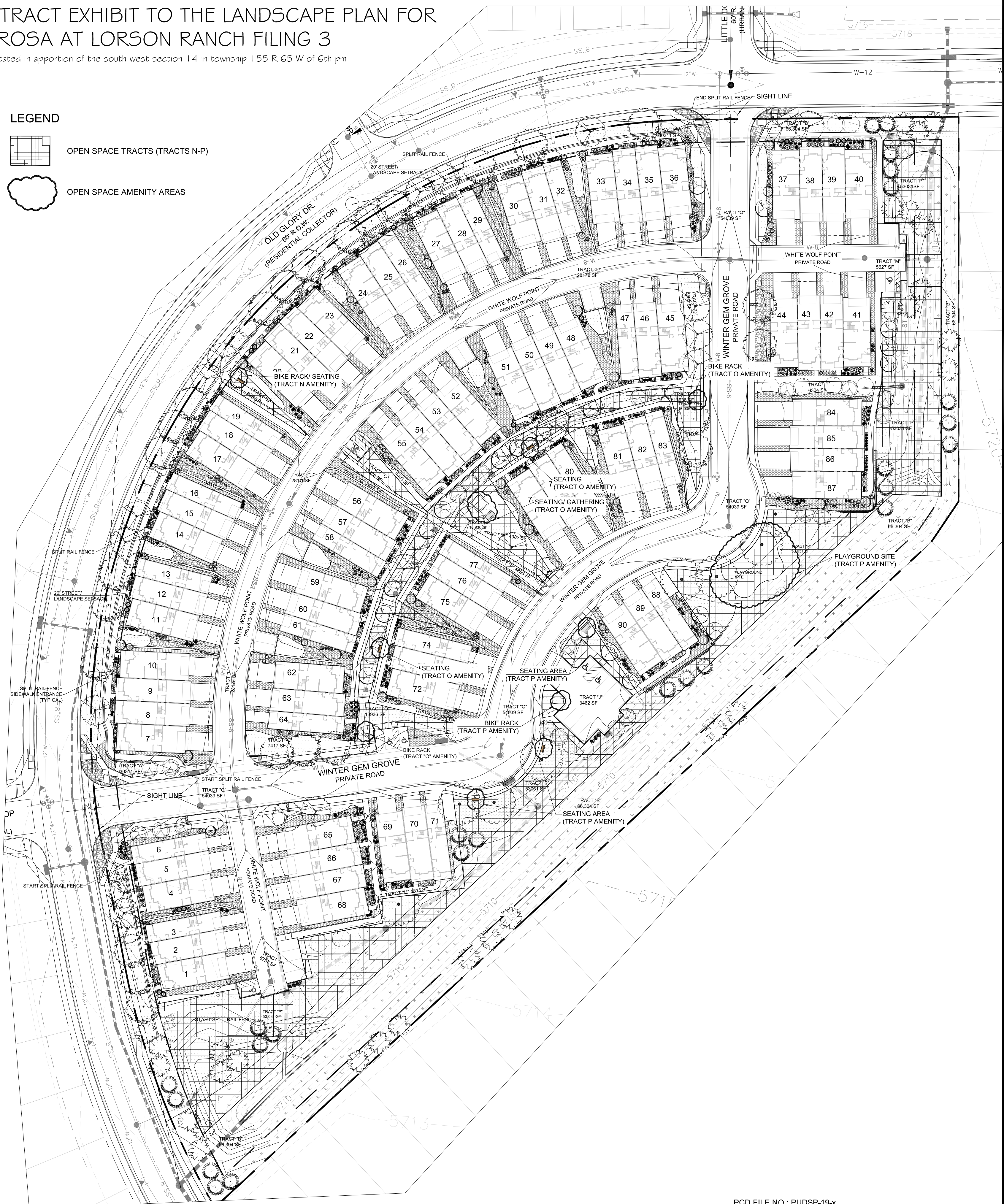
NOTE: ALL STREET SHRUB/TREE SUBSTITUTIONS ARE WITHIN 50' OF THE ROW. SUBSTITUTIONS ARE GENERALLY LOCATED WITHIN OR ADJACENT TO THE 20' BUILDING & LANDSCAPE SETBACK AGAINST OLD GLORY DRIVE.

LANDSCAPE BUFFERS AND SCREENS:

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

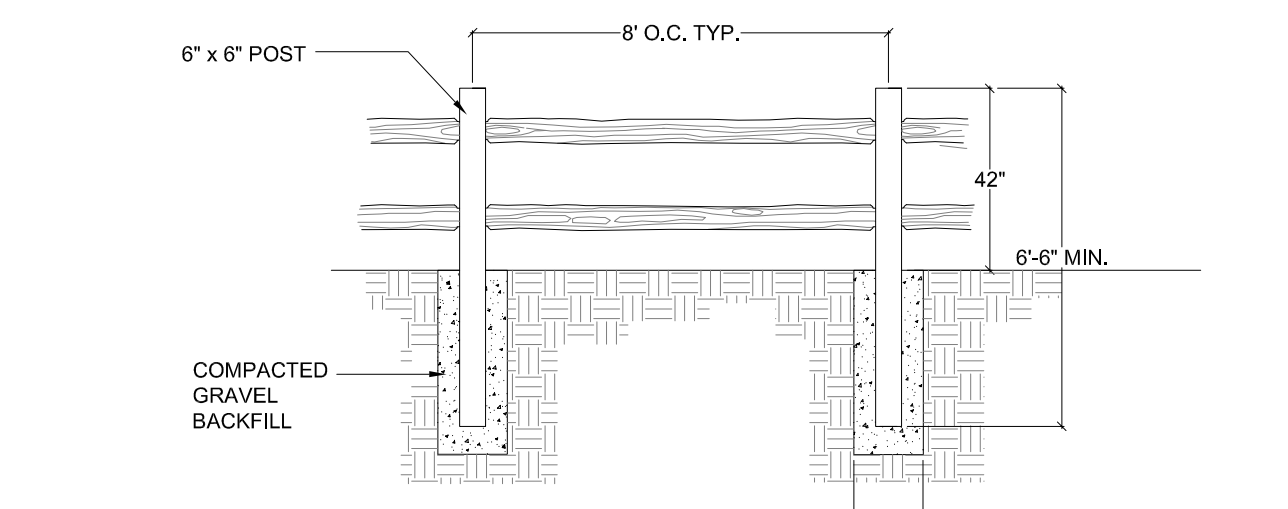
INTERNAL LANDSCAPING:

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

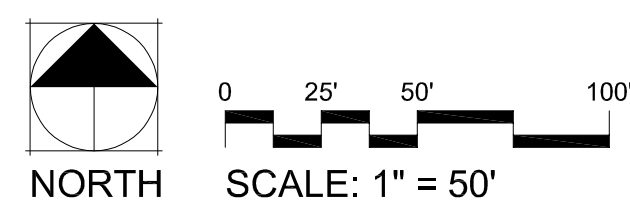


A FRONT YARD LANDSCAPE SECTION
NTS

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



B SPLIT-RAIL FENCE DETAIL
NTS



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

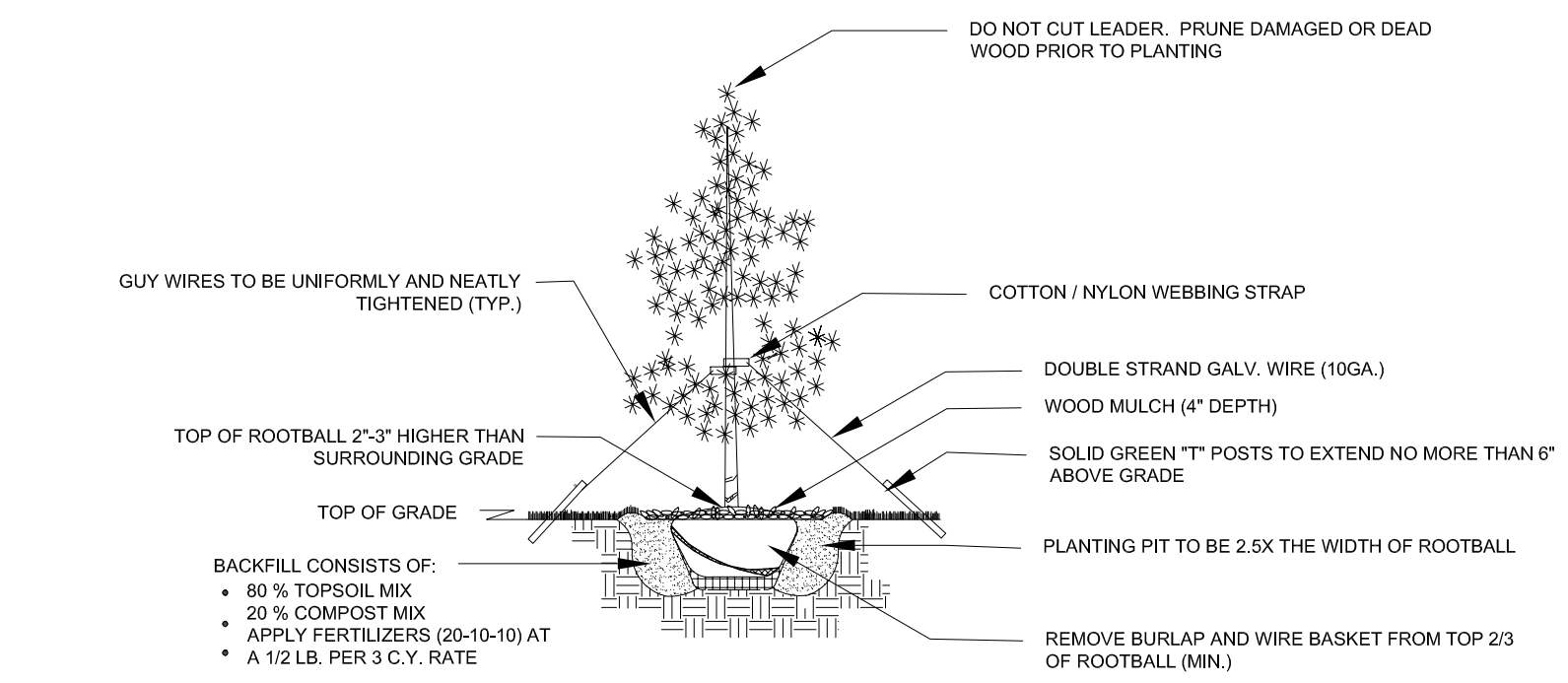
DESIGNED	STB	11.07.19
DRAWN	STB	11.07.19
CHECKED	JH	11.07.19
PROJECT NUMBER:		2816.17
SCALE:		AS NOTED

LORSON RANCH PUD DEVELOPMENT PLAN

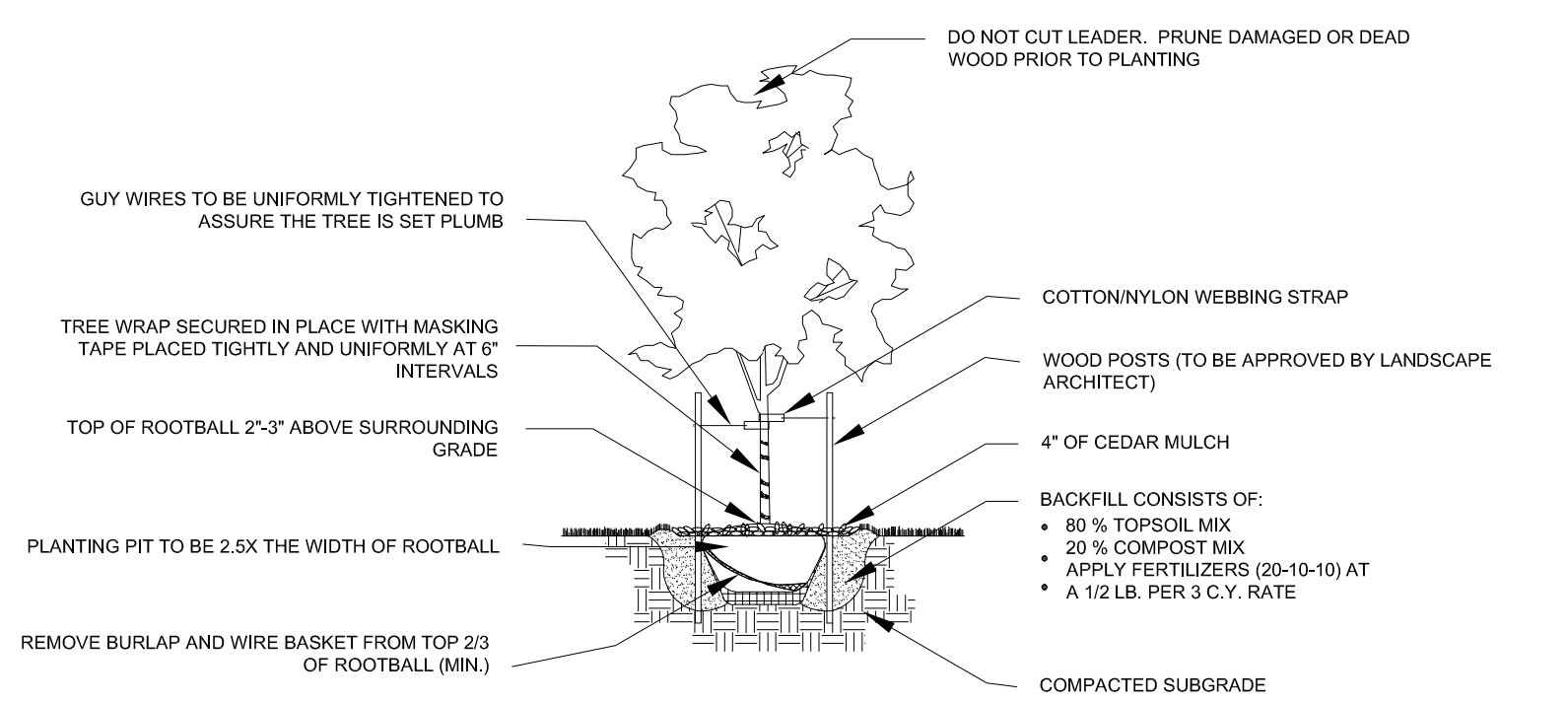
A LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

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

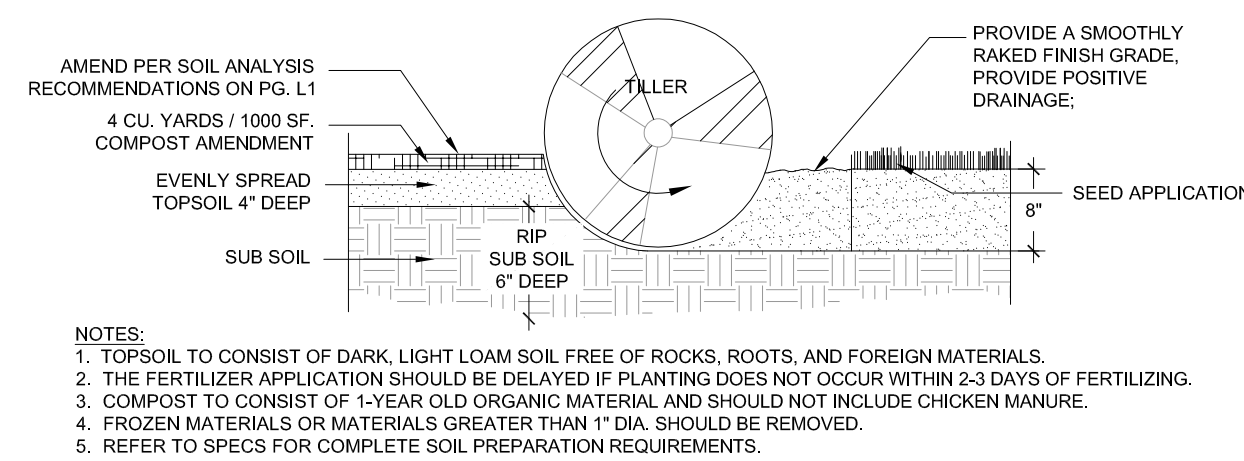
7/19/2019
L3



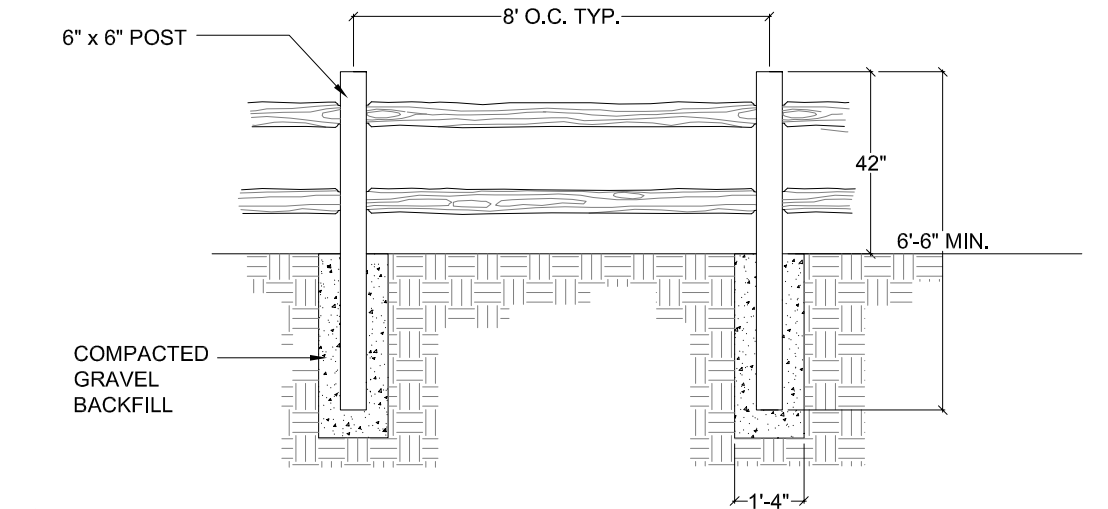
1
L3 **EVERGREEN TREE PLANTING DETAIL** NTS



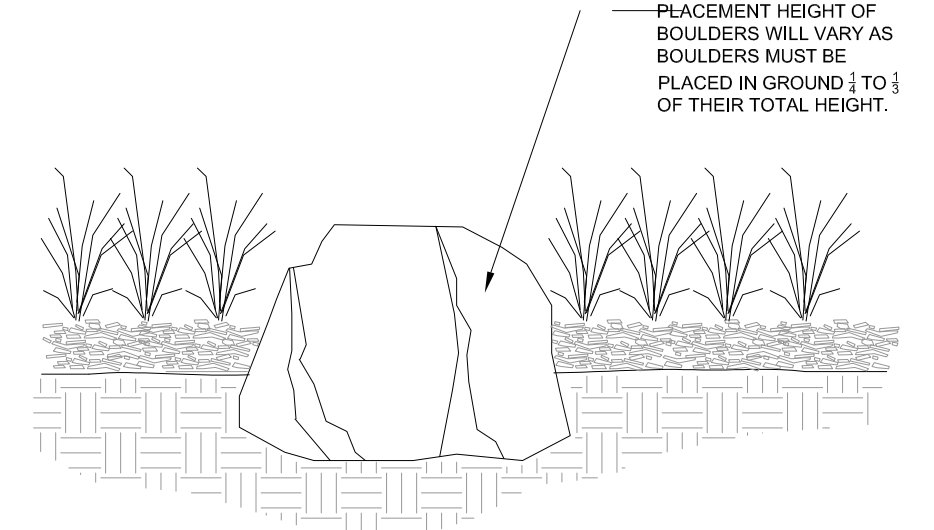
2
L3 **DECIDUOUS TREE PLANTING DETAIL** NTS



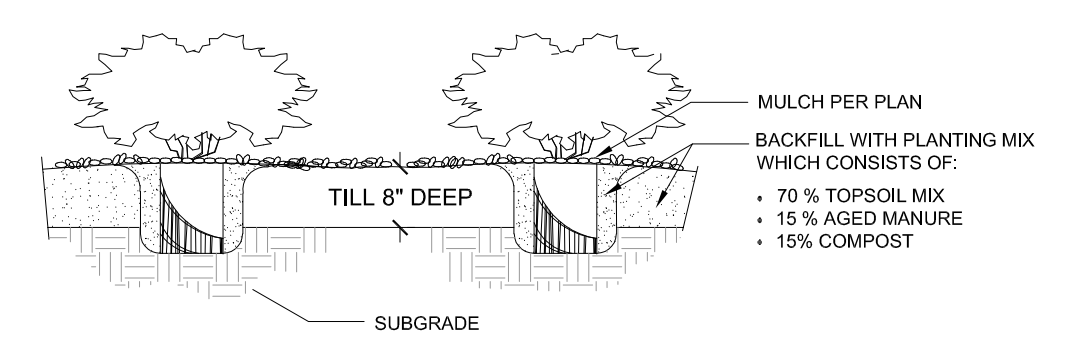
3
L3 **SOIL PREP- ALL AREAS PLANTING DETAIL** NTS



2
L2 **SPLIT-RAIL FENCE DETAIL** NTS



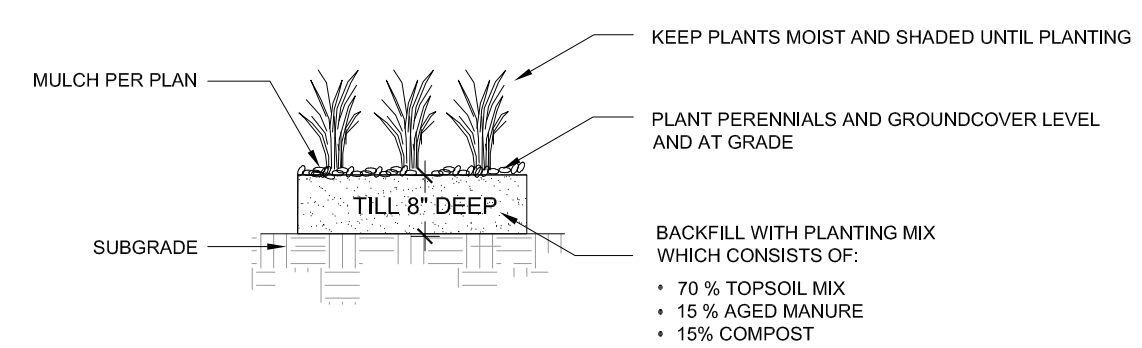
1
L4 **BOULDERS INSTALLATION DETAIL** NTS



NOTES:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- 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:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- 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



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

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
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

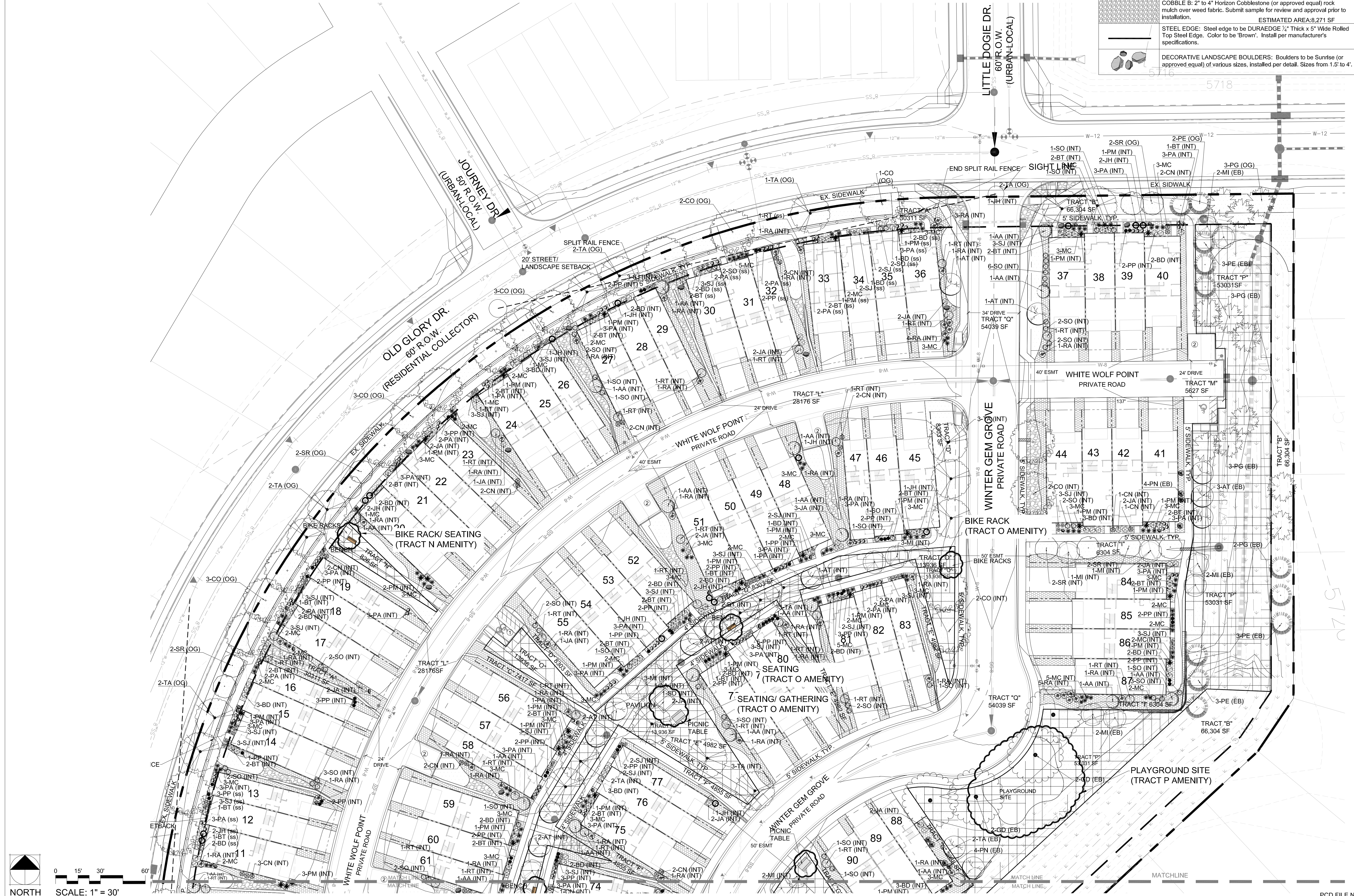
LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in township 15S R 65 W of 6th pm

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT	DESCRIPTION	ESTIMATED AREA
[Symbol]	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
[Symbol]	NATIVE SEED: PBSI Native Prairie mix: 20% Blue Grama, 25% Buffalo Grass, 5% Green Needlegrass, 20% Sidecoats Grama, 20% Western Wheatgrass, 1% Sand Dropseed	ESTIMATED AREA: 74,379 SF
[Symbol]	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
[Symbol]	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
[Symbol]	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.	
[Symbol]	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'.	



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

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

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

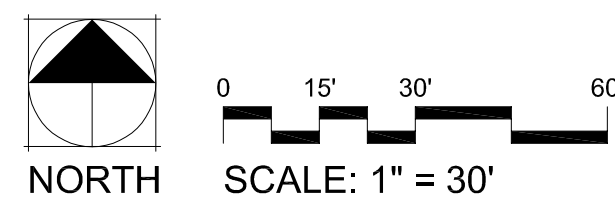


STAMP:

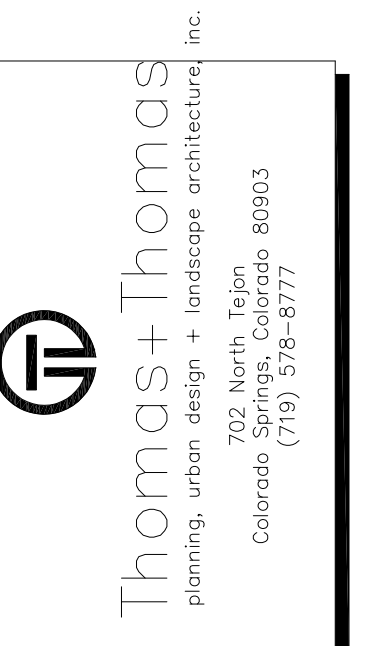
LORSON RANCH PUD DEVELOPMENT PLAN

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



PCD FILE NO.: PUDSP-19-5



**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	JHI	11.07.19
PROJECT NUMBER:		2816.17
SCALE:		AS NOTED