

DEVELOPMENT STANDARDS AND GUIDELINES

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

 If, or planned drainage facilities in any way.

 If any way in a manner which may imperiously be private garbage service companies. It is a manner which may imperiously and garbage service companies. It is a manner which individual lot owner.

Density, & Dimensional Standards

- jections into setbacks are governed by the El Paso County Land Development Code, as iximum Impervious Coverage (per Residential Lot): No Maximum (100% imperviousness) iximum Structural Height: Forty Five Feet (45').

 nimum Width of Lot at Front Building Setback Line: No Minimum width of Lot at Front Building Setback Line: No Minimum from Eight-of-Way Easement from edge of pavement on private roads within the identified road easement.

- Front Yard: Zero (0') lot line setback
 Rear Yard: Minimum Ten feet (Typ.) from private road tract/easement Rear yard setback variations from the typical rear yard setback are created by the location of the lot/townhome unit relative to the location of the roadway tract/easement and the orientation and siting of the townhome lots relative to common element tracts, open space and private road tracts.
- •• The location of Lot 88 relative to adjacent curve radius creates a 4.8' setback from the attached garage unit to the rear property line.
 •• Internal Side Yard (between adjacent attached units): Zero (0') lot line setback lot line setback between internal property lines of townhome

LANDSCAPE

- Landscaping areas, trails, common open space and buffers shall be installed by the developer with private/public improvements required by this PUD and associated final plats. Landscaping shall be owned and maintained by the Ponderosa at Lorson Ranch Filing 3 Home Owner's Association (HOA). No landscaping shall obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual Reference 2.3.6.G.2 & 2.5.3.H respectively. The minimum horizontal clearance for sidewalks around utility structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual. Roadway Landscape Buffers: A Twenty-foot (20') landscape buffer adjacent to Old Glory Drive for minor arterial road/street landscaping and buffering. Required roadway trees to be installed within the buffer at a ratio of 1/20 feet of linear frontage.

 Zoning District Boundary Landscape Buffer: A Fifteen-foot (15') zoning district landscape buffer to buffer against the planned townhome community zone) located at the project's southern property boundary. Required landscape buffer trees is 1/30 linear feet of affected property boundary. Filing (single-family zone) located at landscape buffer trees in all landscape buffer categories shall be evergreen.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, A 'Geology and Soils Study' for Ponderosa at Lorson Ranch Filing No. 3, El Paso & HAZARDS

A 'Geology and Soils Study' for Ponderosa at Lorson Ran (RMG) on November 7, 2019 (Revised January 20, 2020).

GEOLOGIC HAZARD NOTE: No lots have been identified by the referenced RMG report which are overall development area has been found to be impacted by geologic constraints listed below. Mitteen conditions can be found in the report "GEOLOGIC AND SOILS STUDY' prepared by RMG dated, Ranch Filing No. 3 available at the El Paso County Planning and Community Development Depart b.) Seismicity; and , c.) Radon

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

FLOODPLAIN NOTES:

ARCHITECTURAL

Individual Unit build out, design, and architectural style shall be in accordance to architectural Ranch Metro District CCR's as well as the Declaration of Covenants, Conditions and Restrictic Guidelines. Please visit: www.lorsonranch.com for more information regarding review and app

NED UNIT DEVELOPMENT AND PRELIMINARY PLAN

GENERAL PROVISIONS & NOTES

of this PUD (Planned Unit Development) Plan is to provide for 90 Single-Family attached residential townhome roved Lorson Ranch Sketch Plan Minor Amendment which identifies a target density range of 7-10 DU/AC, in for PUD encouraged by El Paso County: blic and private needs, foster the ability to provide development patterns which are more compatible with and

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

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

EL PASO COUNTY

my Hand and SEAL:

STATE OF COLORADO

AUTHORITY: This PUD is auth Planned Unit Development Act norized by Chapter 4 of the El Paso Cou of 1972, as amended.

is development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that DEROSA AT LORSON RANCH FILING NO. 3 is in general conformity with the El Paso County Master Plan, El Paso ble Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code, as amended; and with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan sh LORSON RANCH FILING NO. 3 provided, however, that where the provisions of this Developrovisions of the El Paso County Land Development Code, as amended, administrative determinations or regulations of El Paso County, shall be applicable. ppment of PONDEROSA AT rticular subject, the relevant r any other applicable

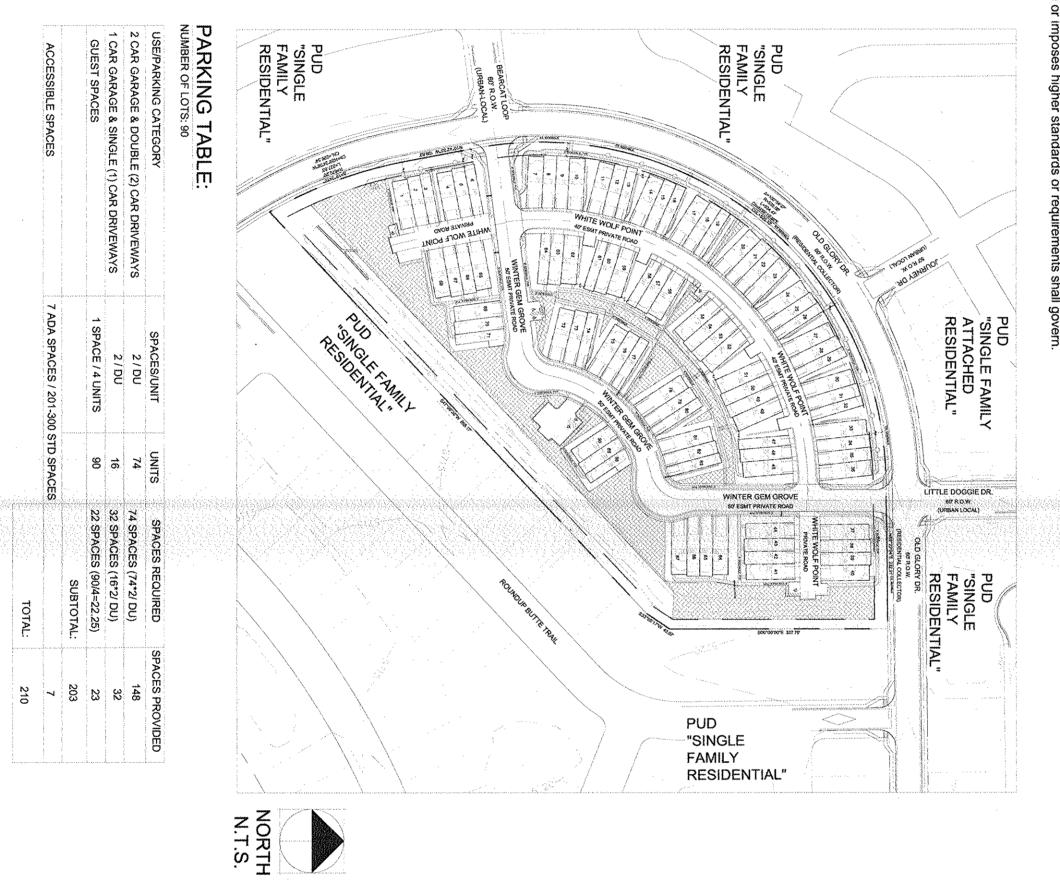
This rezoning request to PUD has been reviewed and for

the (Board res

County Certification

ENFORCEMENT: To further the this development plan, the provision shall be enforceable at law or in a e mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of sions 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 equity by the County without limitation on any power or regulation otherwise granted by law.

CONFLICT: Where there is more than one prov restrictive or imposes higher standards or require



NOTE: All required parking parking calculations. Parking 26, 29, 32, 47, 58, 61, 64, space minimum per single respective driveways whice attached garage. 2 Units (parking: A secondary 20' of parking space for these units 65-70, 72-73, 75-76,78-79

SHEET INDEX:

DESIGNED

CHECKED

PROJECT NUMBER:

DRAWN

SB

JH

07.03.19

07.03.19

11.15.19

2816.17

AS NOTED

REV#

5

REVISIONS

1 1st Response to County Comments

2 2nd Response to County Comments

3 3rd Response to County Comments

4th Response to County Comments

PUD COVER SHEET
TRACT TABLE & DETAILS
PUD LOT DETAILS AND SITE PLAN
PUD STREET DETAILS AND SITE PLAN
6 PUD DEVELOPMENT PLAN
1 LANDSCAPE PLAN

PUD

COVER & DETAILS

of 10

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DATE

1.8.2020

3.12.2020

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Ponderosa Filing No. 3 General Development Standards

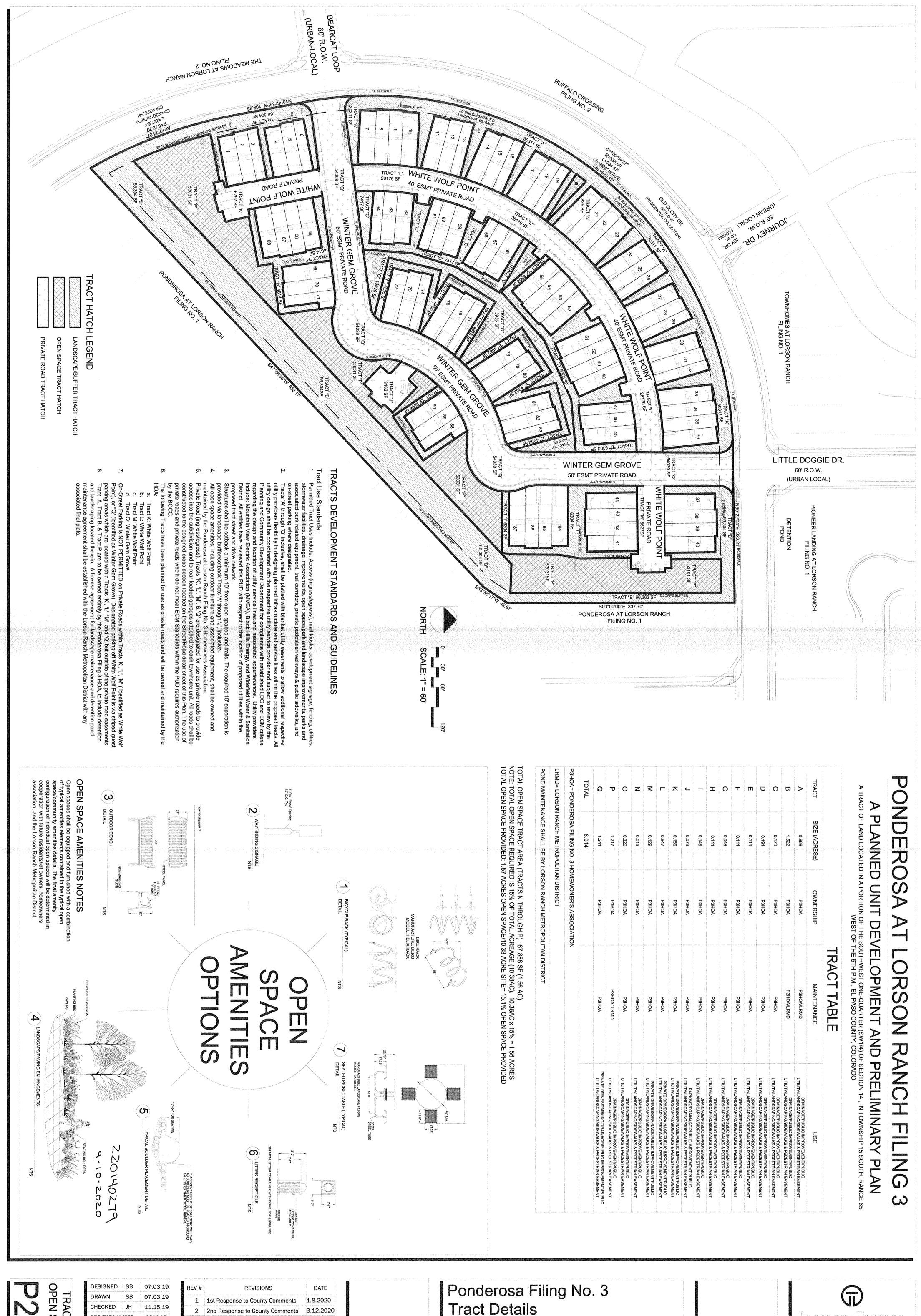
Planned Unit Development (PUD) & Preliminary Plan El Paso County, CO



PREPARED BY:
THOMAS & THOMAS, INC
PLANING, URBAN DESIGN, LAND

8.4.4.C PUBLIC ROADS REQUIRED

STANDARD



TRACTS & OPEN SPACE of 10

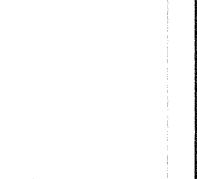
PROJECT NUMBER: 2816.17 SCALE: AS NOTED

4.14.2020 3 3rd Response to County Comments 4 4th Response to County Comments 5.14.2020

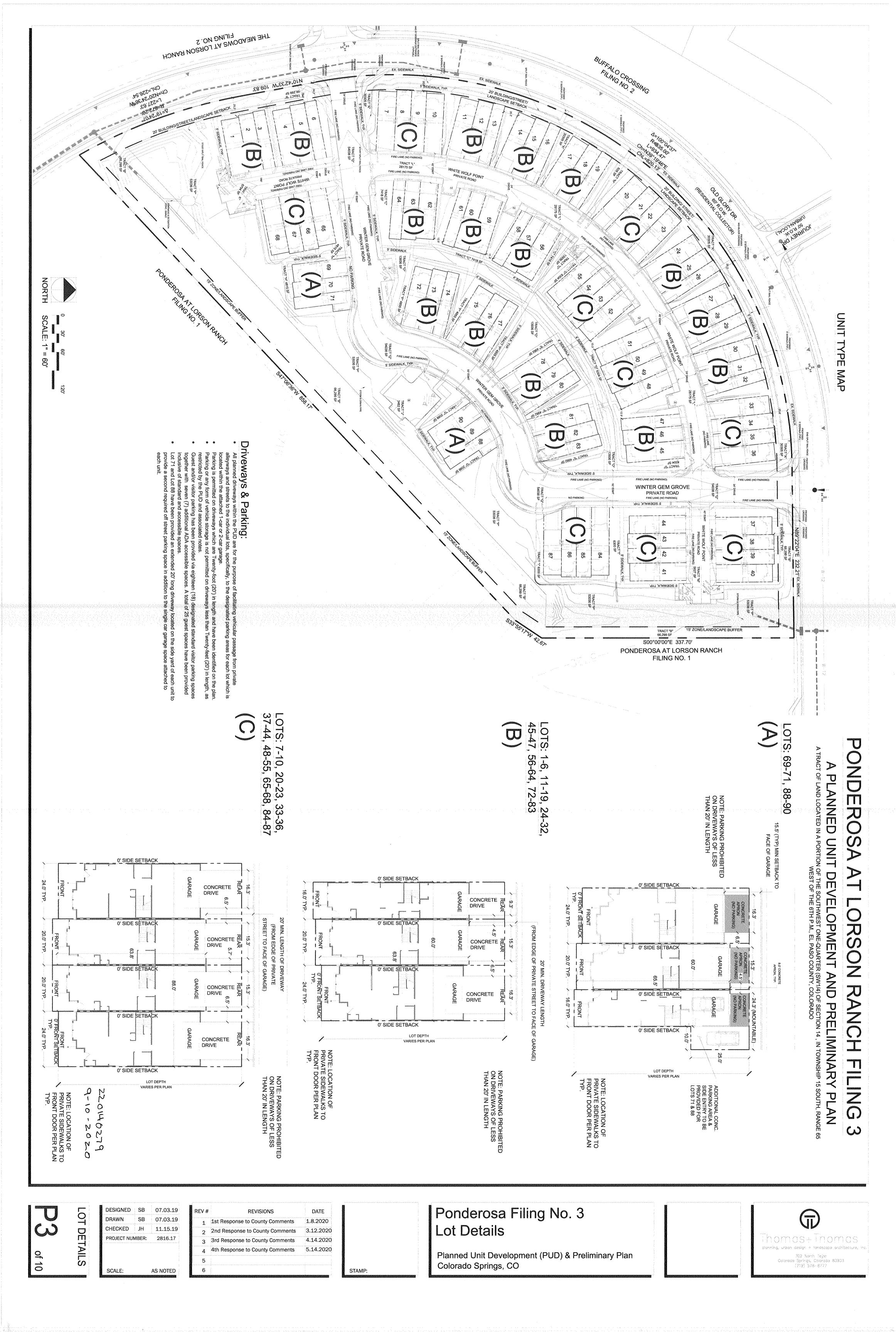
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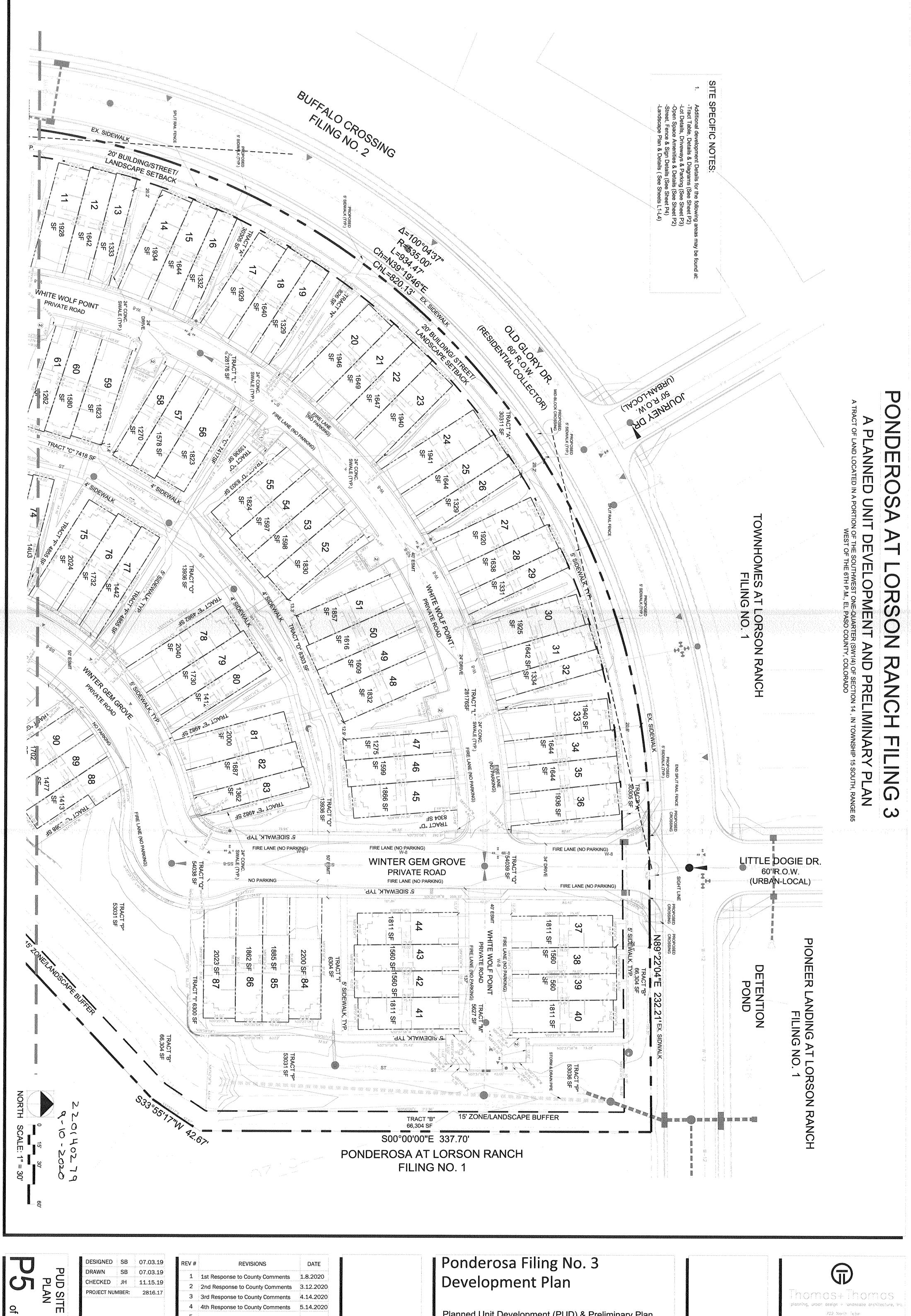
Planned Unit Development (PUD) & Preliminary Plan Colorado Springs, CO



702 North Tejon Colorado Springs, Colorado 80903 (719) 578-8777



THE MEADOWS AT LORSON RANCH FILING NO. 2 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN LITTLE DOGIE DR. 60' R.O.W. (URBAN-LOCAL) WINTER GEM GROVE PRIVATE ROAD FIRE UNIE (NO PARKING) SIGN DETAILS FIRE LANE/NO PARKING SIGN DETAIL S00°00'00"E 337.70" PONDEROSA AT LORSON RANCH FILING NO. 1 STREETS & PARKING S 两四 2201402 **CROSS-SECTIONS** TYPE C strated on this Ponderosa Filing No. 3 DESIGNED SB 07.03.19 REV# DATE **REVISIONS** STREET DETAILS 07.03.19 Street & Road Details 1 1st Response to County Comments CHECKED 11.15.19 3.12.2020 PROJECT NUMBER: 2816.17 4.14.2020 5.14.2020 Planned Unit Development (PUD) & Preliminary Plan 4th Response to County Comments 702 North Telon Colorado Springs, Colorado 80903 El Paso County, CO (719) 578~8777 STAMP: SCALE: AS NOTED



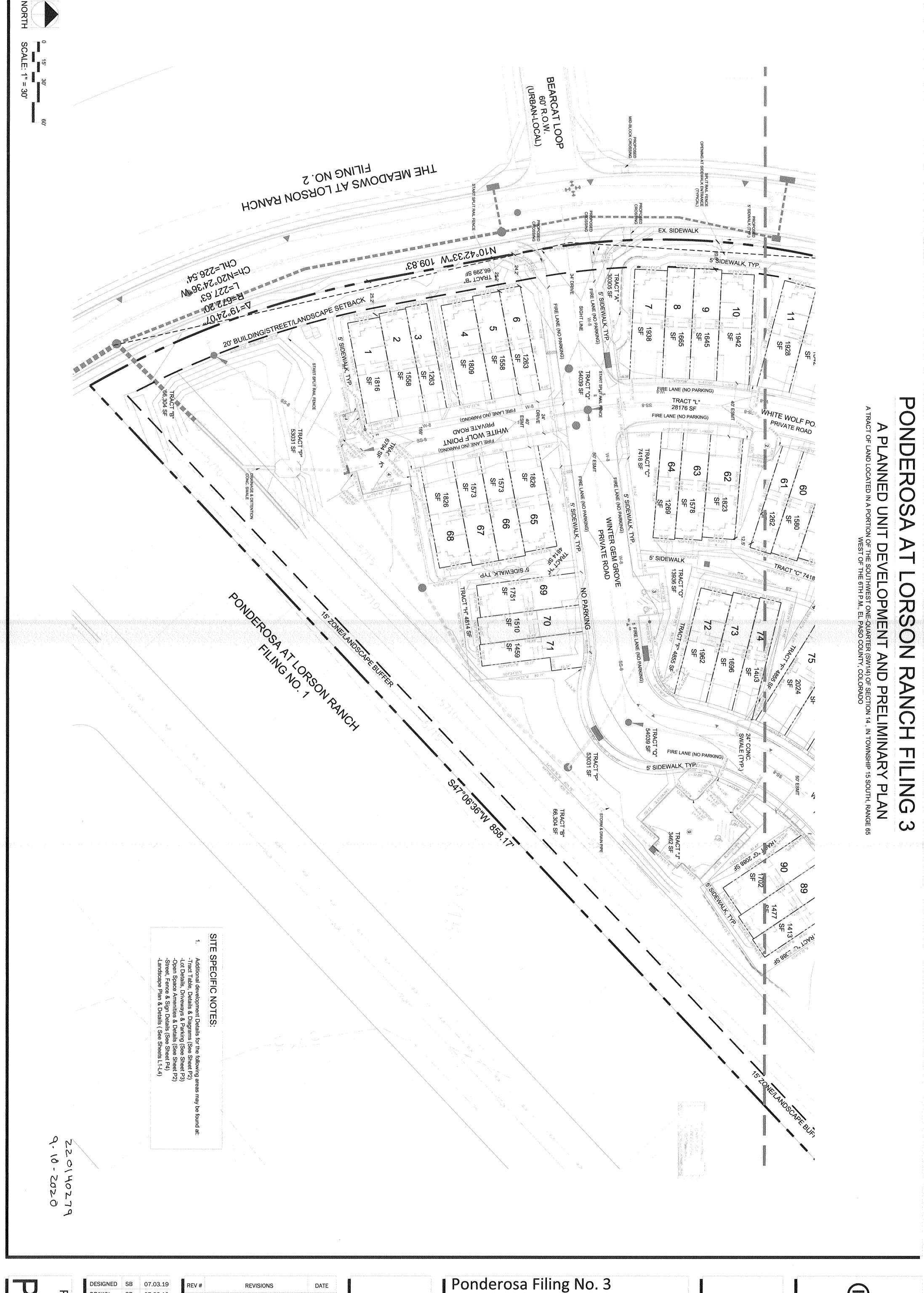
of 10

SCALE: AS NOTED

STAMP:

Planned Unit Development (PUD) & Preliminary Plan Colorado Springs

702 North Tejon Colorado Springs, Colorado 80903 (719) 578-8777



PUD SITE PLAN
PLAN
of 10

DESIGNED SB 07.03.19
DRAWN SB 07.03.19
CHECKED JH 11.15.19
PROJECT NUMBER: 2816.17

SCALE: AS NOTED

REV#	REVISIONS	DATE
1	1st Response to County Comments	1.8.2020
2	2nd Response to County Comments	3.12.2020
3	3rd Response to County Comments	4.14.2020
4	4th Response to County Comments	5.14.2020
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Ponderosa Filing No. 3 Development Plan

Planned Unit Development (PUD) & Preliminary Plan Colorado Springs



nning, urban design + landscape architecture, in

702 North Tejon
Colorado Springs, Colorado 80903

ORSON RANCH PUD DEVELOPMENT PL

PONDROSA AT LORSON RANCH FILING LANDSCAPE PLAN FOR

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.

GENERAL NOTES:

READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.

REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE 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.

NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS

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. 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.

REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.

STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

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

SHRUB/ TREE PLANTING NOTES:

ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.

ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).

OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE

PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.

IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.

PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.

USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS

LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE. 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.

ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE IRANSPIRATION.

AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SOILS ANALYSIS RECOMMENDATIONS:

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

SODDING &

ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.

GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.

FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING

ALL AREAS TO BE 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.

ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.

SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.

ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER

SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD

SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 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.

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.

FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.

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

MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.

NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.

FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE, ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.

SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON 1 SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE 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.

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

LANDSCAPING:

LANDSCAPE

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AND

EAST SIDE	SITE AREA:	452,025 SF (10.38 AC)
15' / 15'	INTERNAL REQUIRED (15%):	67,804 SF (1.55 AC)
1239	INTERNAL PROVIDED:	147,067 SF (3.37)
1/15 LF	TREE/FEET REQUIRED:	1 Tree / 500 SF
83 / 83	INTERNAL TREES REQUIRED/PROVIDED:	136 / 68
0	SHRUB SUBSTITUTES REQUIRED/PROVIDED:	680 / 680
42/43	ORN. GRASS SUBSTITUTES REQ./PROV.:	0/0
G	INTERNAL PLANT ABBREVIATED ON PLAN:	4
75%/100%	% GROUND PLANE VEG. REQUIRED/PROVIDED: 75%/100%	75%/100%

TREE/FEET REQUIRED:
BUFFER TREES REQ./PROV.:

CHEDULE

Cororado Springs, Calarado 80903 (719) 578-8777

SYMBOL: Deciduous	ABBR.	P Y	BOTANICAL NAME:	COMMON NAME:	[F]	MATURE HEIGHT:
\odot	SR	25	Syringa reticulata 'Ivory Silk'	lvory Silk Japanese Lilac	15'-20'	15'-25'
0	×	ಚ	Malus x 'Indian Summer'	Indian Summer Crabapple	15-20	15-20
3	ΤA	20	Tilia americana 'Legend'	Legend American Linden	25'-35'	50-60'
3	AT	17	Acer Tataricum 'Hot Wings'	Tatarian Maple 'Hot Wings'	15'-20'	15'-20'
(-)	8	တ	Gymnocladus dioica	Kenmtucky Coffee Tree	40-50	50-60'
	8	23	Celtis occidentalis 'Chicagoland'	Chicagoland Western Hackberry	30-40	50-60'

SYMBOL:	SHRUBS:	®	Maria 1
ABBR.		P	
QTY.		4	PE 25
SYMBOL: ABBR. QTY. BOTANICAL NAME: COMMON NAME: MATURE MATURE PLANTING I	SHRUBS:	PN 14 Pinus nígra 'Komet' Komet Columnar Austrian Pine 4-5' 15-20' 6' HT B	25 Pinus edulis Pinon Pine 10'-20'
COMMON NAME:		Komet Columnar Austrian Pine	Pinon Pine
W MAI	And the second s	4-5	10'-20'
MATURE MAT	a a a a a a a a a a a a a a a a a a a	15-20'	20'-30'
MATURE MATURE PLANTING WIDTH: HEIGHT: SIZE:	to the extract many control to the control to the	CHT.9	6 HT
á		888	988

YMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	MATURE PLANTING HEIGHT: SIZE:	NOTES:
	2	38	Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	Ļ	4	5 Gallon	Container
8	BT	59	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	රු රා	ယ တျ	5 Gallon	Container
(S)	8	67	Buddleja davidii nanhoensis 'Mongo'	Petite Indigo Butterfly Bush	4 5 <u>1</u>	4-5	5 Gallon	Container
80	5	39	Jamesia americana	Waxflower	<u>\$</u>	œ Ĉi	5 Gallon	Container
	PA	102	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2 3	22	5 Gallon	Container
	걬	30	Rhus typhina 'Lacinata'	Cutleaf Staghorn Surnac	ტ. ტ.	g-8	5 Gallon	Container
(4)	₹	48	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	46	ယ့်	5 Gallon	Container
8	٤	S.	Spiraea japonica 'Goldflame'	Goldflame Spirea	2-3	2-3'	5 Gallon	Container
	SO	67	Symphoricarpos orbiculatus	Red Coralberry	4-5′	4-5'	5 Gallon	Container
0	Í	29	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	4-6	18"-24"	5 Gallon	Container
X	PP	79	Picea pungens 'Roundabout'	Dwarf Globe Blue Spruce	2. G	2-3'	5 Gallon	Container
*	R	39	Pinus mugo 'Bìg Tuna'	Big Tuna Mugo Pine	ۍ ئ	6-8	5 Gallon	Container
	A	24	Amelanchier alnifolia	Saskatoon Serviceberry	8-12	8-12	5 Gallon	Container
RASSES/PERENNIALS:	S/PERE	N A	S.					
үмвог:	ABBR.	ary.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:		MATURE PLANTING HEIGHT: SIZE:	NOTES:
	*** ***							

STEEL EDGE: Steel edge to be	Installation.	COBBLE B: 2" to 4" Horizon Cob mulch over weed fabric. Submit s	Installation.	COBBLE A: 1" Northern River Rock (or approved equal) rock mu over weed fabric. Submit sample for review and approval prior to	Wheatgrass, 1% Sand Dropseed	Buffalograss, 5% Green Needlegr	NATIVE SEED: PBSI Native Prairie mix: 29% Blue Grama, 25%	ESTIMATED AREA:44,759 SF	cut sheet for review and approval prior to installation.	SOD: To be 3-Way Fescue/ Blue
STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled	ESTIMATED AREA:8,271 SF	COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to	ESTIMATED AREA:49,356 SF	COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to	ESTIMATED AREA:74,379 SF	Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20%Western	rie mix: 29% Blue Grama, 25%		prior to installation.	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit

20402

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

AS NOTED

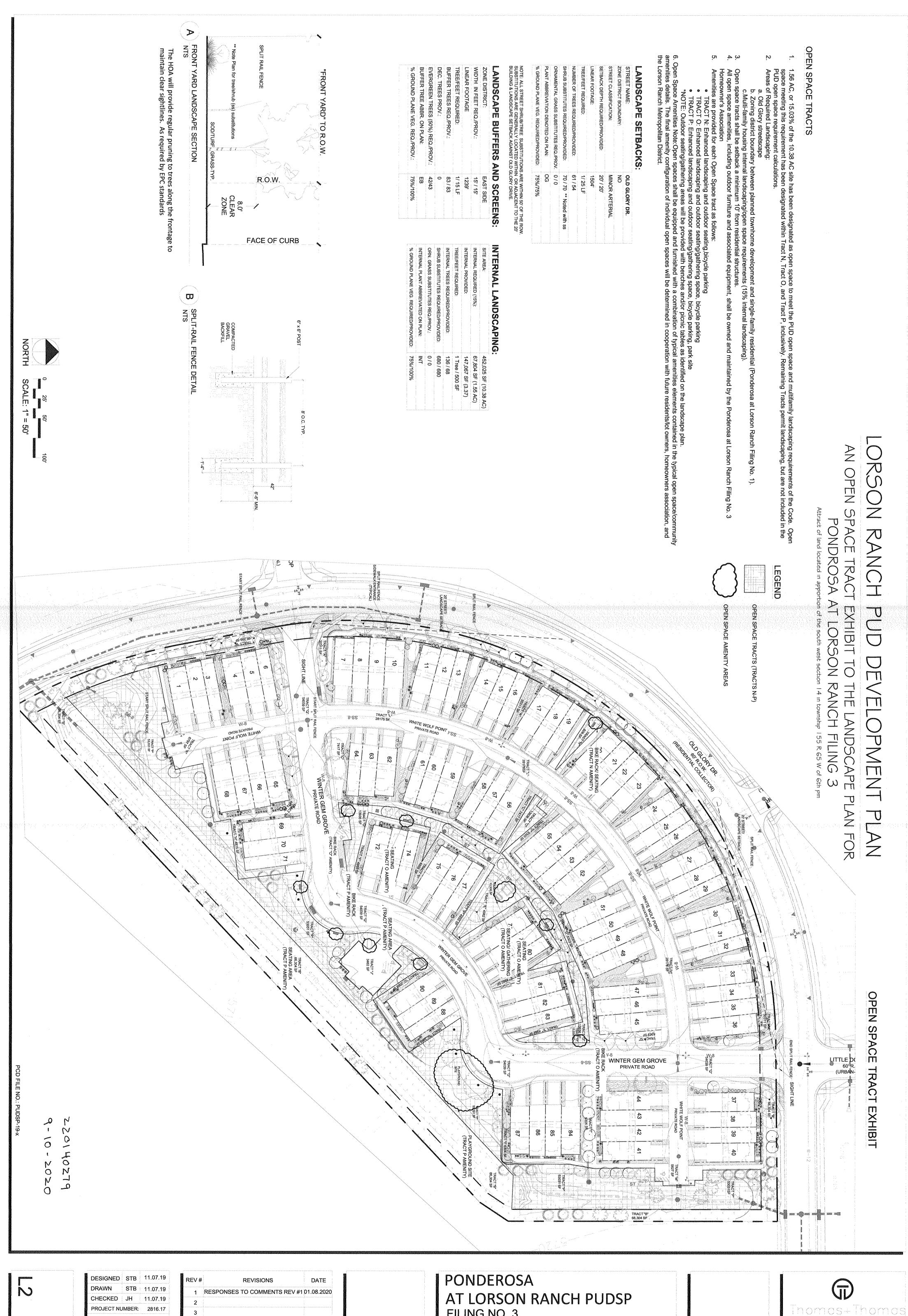
SCALE:

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

STAMP:

PONDEROSA AT LORSON RANCH PUDSP

FILING NO. 3 El Paso County, Colorado LANDSCAPE PLAN



SCALE: AS NOTED

STAMP:

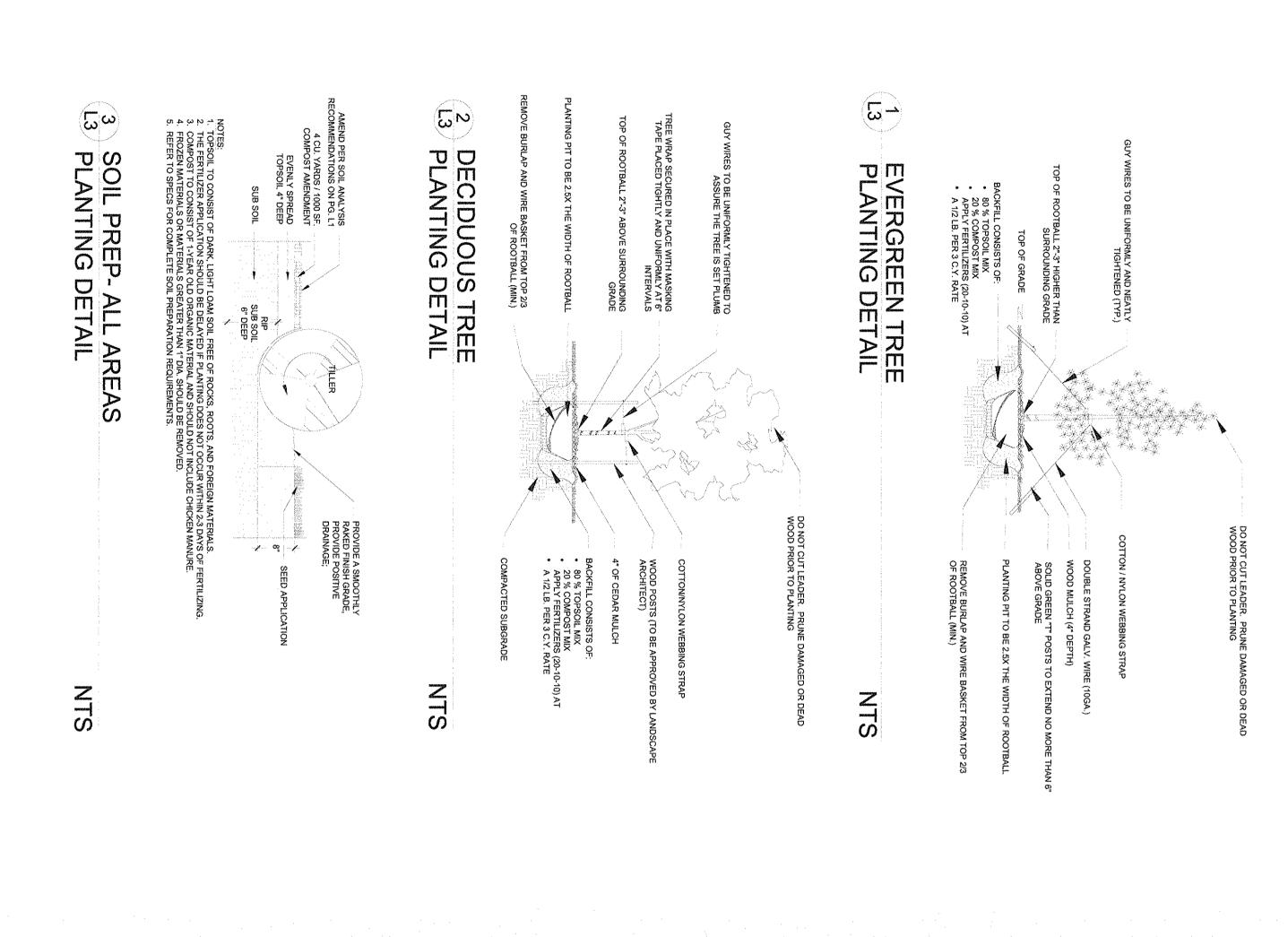
FILING NO. 3 El Paso County, Colorado

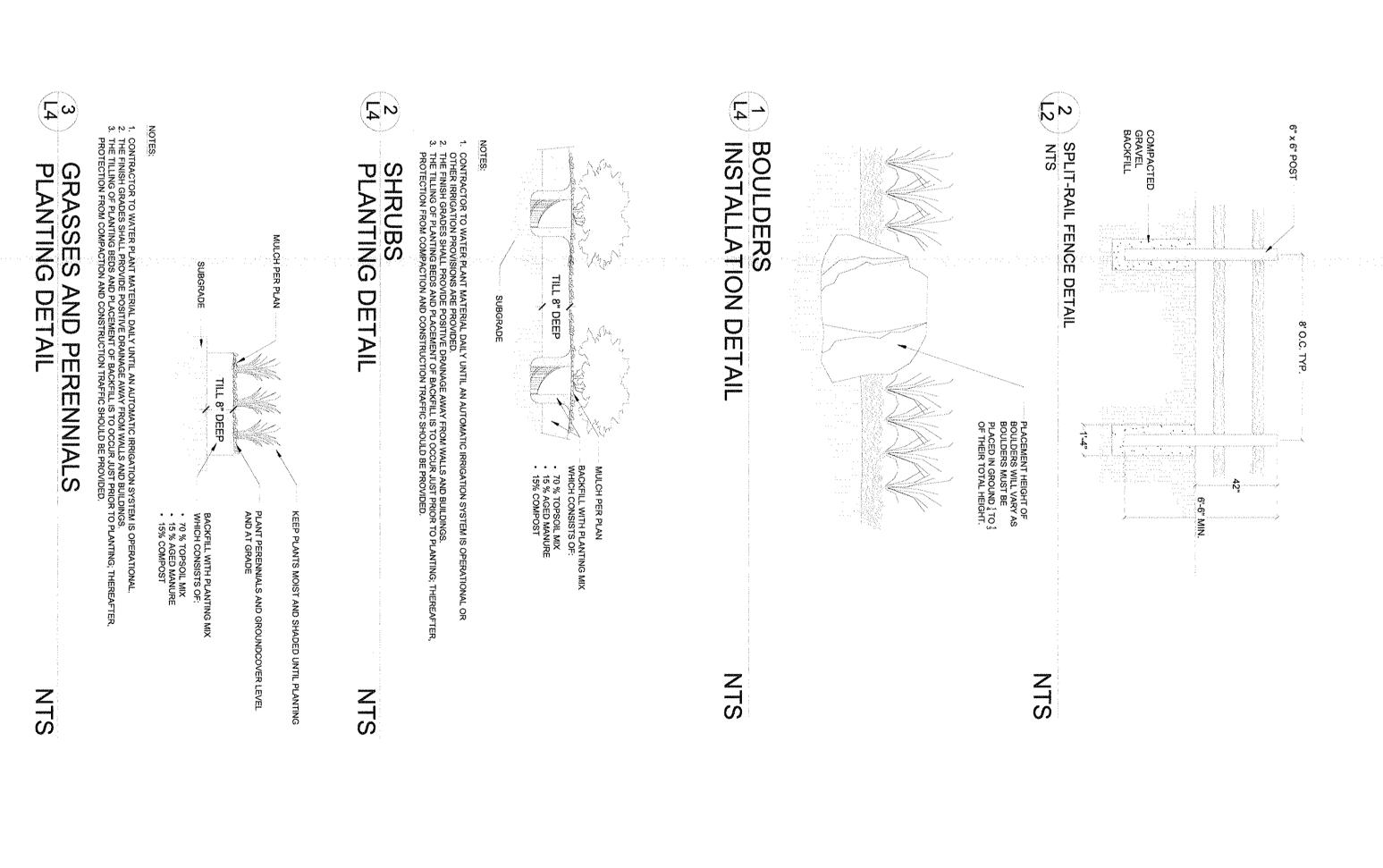
LANDSCAPE PLAN



DRSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAFE FLAN FOR
PONDROSA AT LORSON RANCH FILING 3
ract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm





9-10-2020

DE DR CH

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

SCALE: AS NOTED

REV# REVISIONS DATE

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

STAMP:

PONDEROSA
AT LORSON RANCH PUDSP
FILING NO. 3

El Paso County, Colorado LANDSCAPE PLAN



OMOS+IMOMO ning, urban design + Ianascape architectu 702 North Tejon Colorado Springs, Colorado 80903 (719) 578-8777

