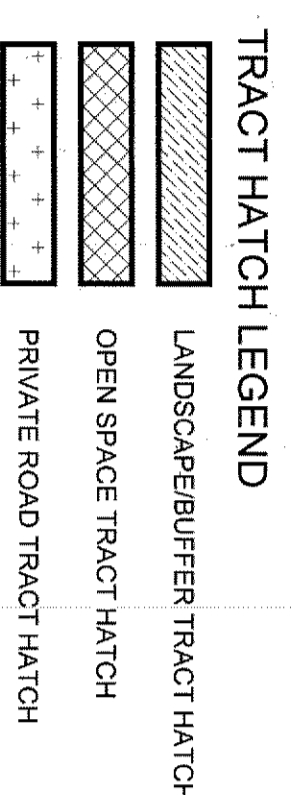
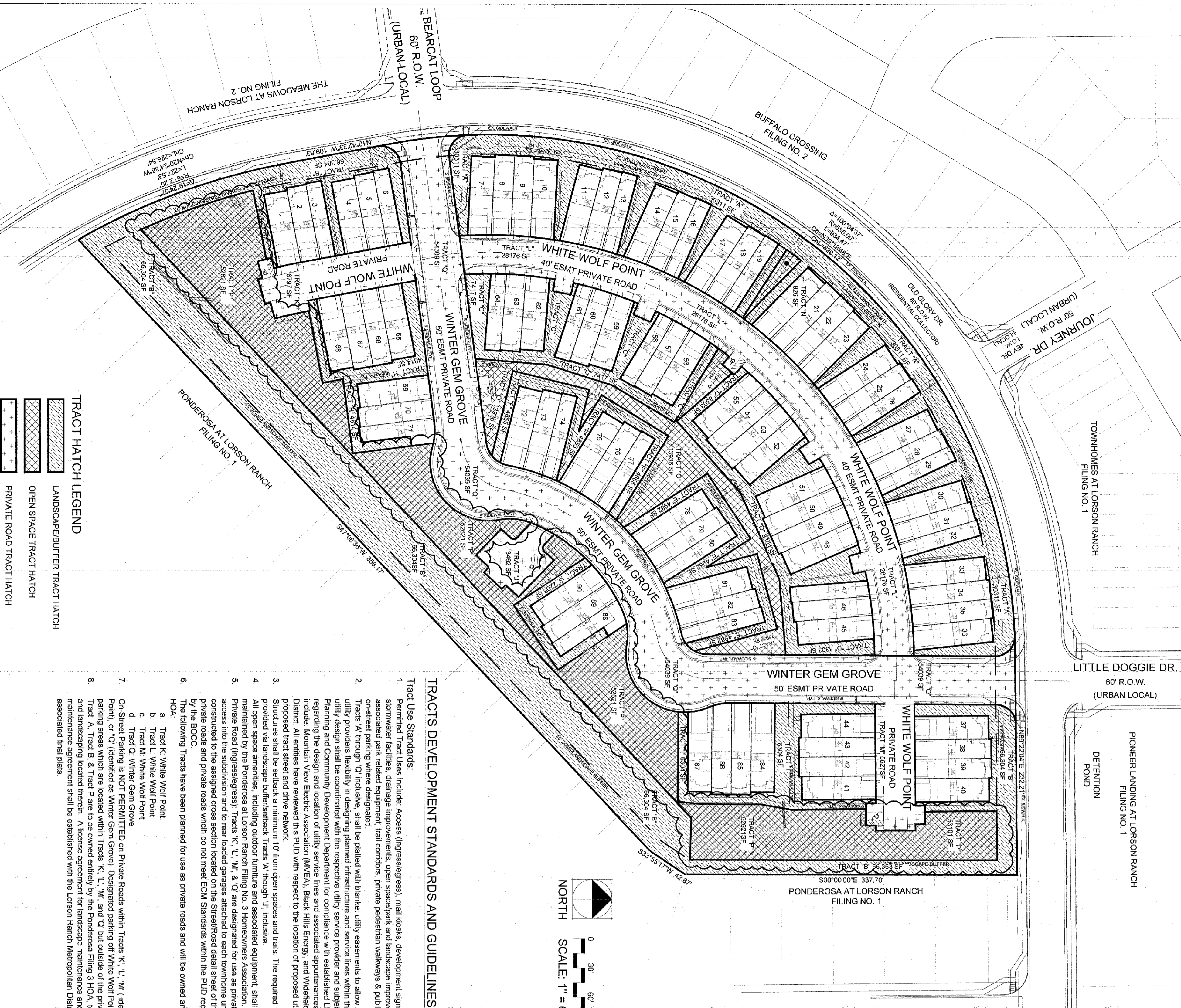


PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
 A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65
 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

1. Tract Use Standards:
 - a. Permitted tract uses include Access (ingress/egress), mail kiosks, development signage, fencing, utilities, associated park related equipment, open space/park and landscape improvements, paths and on-street parking where designated.
 - b. Tracts 'X' through 'C' inclusive, shall be plotted with blanket utility assessments to allow additional respective utility providers flexibility in designing planned infrastructure and service lines within the proposed tracts. All Planning and Community Development Department for compliance with established LDC and ECM criteria including Mountain View Electric Association (MVEA), Black Hills Energy, and Widefield Water & Sanitation District. All entities have reviewed this PUD with respect to the location of proposed utilities within the proposed tract street and drive network.
 - c. Structures shall be setback a minimum 10' from open spaces and trails. The required 10' separation is provided via landscape buffer/retack. Tracts 'X' through 'Y' inclusive.
 - d. All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Homeowners Association.
 - e. Private Road (ingress/egress). Tracts 'K', 'L', 'M', & 'O' are designated for use as private roads to provide access into the subdivision and to near loaded/drop-off areas to each townhome unit. All roads shall be constructed to the assigned cross section located on the Street/road detail sheet of this Plan. The use of private roads and private roads which do not meet ECM Standards within the PUD requires authorization by the BOCC.
 - f. The following Tracts have been planned for use as private roads and will be owned and maintained by the HOA:
 - a. Tract K, White Wolf Point
 - b. Tract L, White Wolf Point
 - c. Tract M, White Wolf Point
 - d. Tract O, Winter Gem Grove
2. On-Street Parking is NOT PERMITTED on Private Roads within Tracts 'K', 'L', 'M', (identified as White Wolf Point), or 'O' (identified as Winter Gem Grove). Designated parking of White Wolf Point is via striped guest parking. Tract B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q are to be used for private road easements, and landscaping located therein. A license agreement for landscape maintenance and detention pond maintenance agreement shall be established with the Lorson Ranch Metropolitan District with any associated final plans.



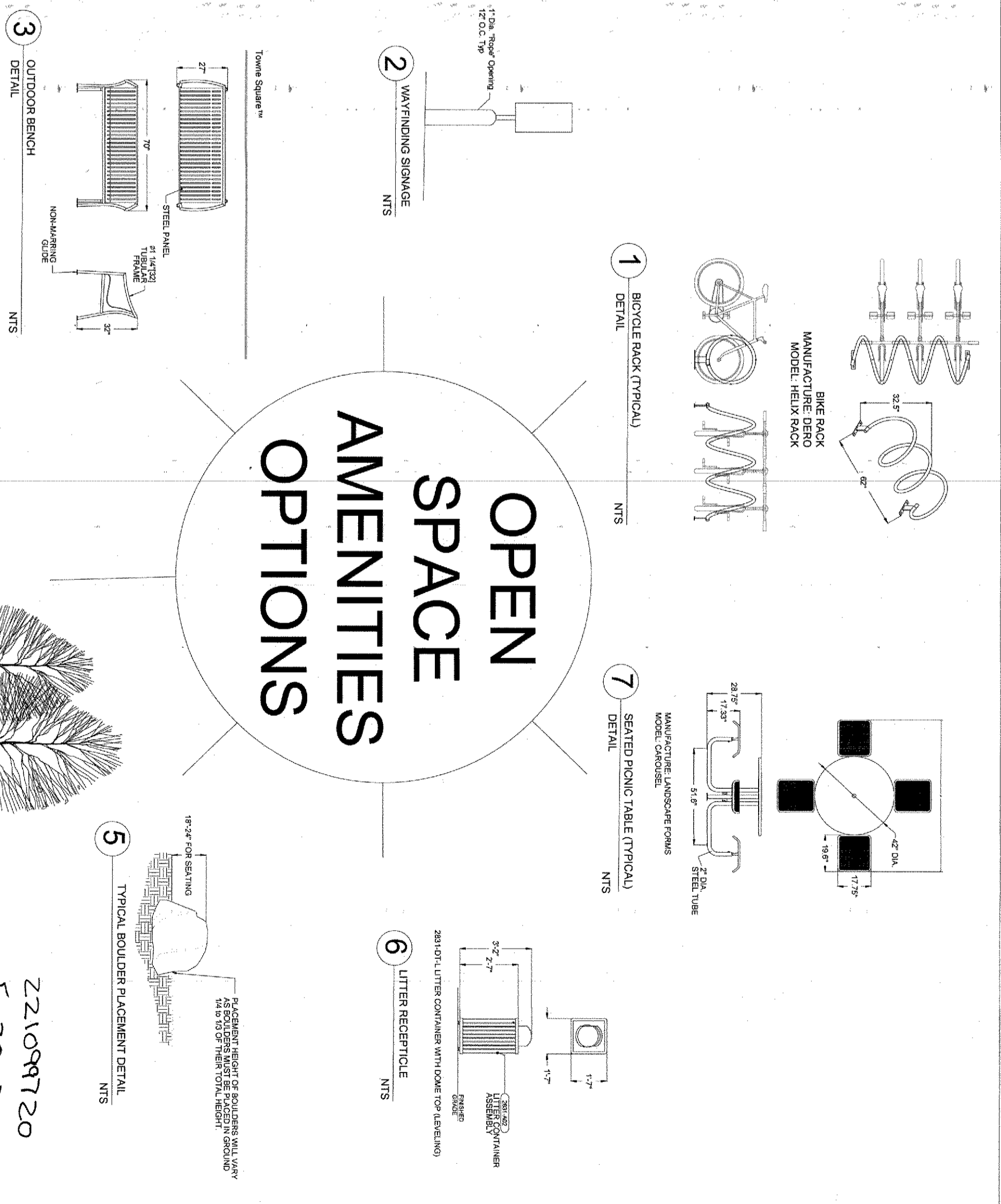
TRACT TABLE

TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.886	PHOA	PHOALRMD	DRAMA/GENERIC IMPROVEMENT/TRACT
B	1.322	PHOA	PHOALRMD	DRAMA/GENERIC IMPROVEMENT/TRACT
C	0.170	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
D	0.191	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
E	0.114	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
F	0.111	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
G	0.851	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
H	0.111	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
I	0.145	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
J	0.079	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
K	0.166	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
L	0.647	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
M	0.129	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
N	0.019	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
O	0.320	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
P	1.288	PHOA	PHOALRMD	DRAMA/GENERIC IMPROVEMENT/TRACT
Q	1.241	PHOA	PHOA	DRAMA/GENERIC IMPROVEMENT/TRACT
TOTAL	6.914			

PHOA= PONDEROSA FILING NO. 3 HOMEOWNERS ASSOCIATION
 LRM= LORSON RANCH METROPOLITAN DISTRICT
 POND MAINTENANCE SHALL BE BY LORSON RANCH METROPOLITAN DISTRICT

TOTAL OPEN SPACE AREA (TRACTS N THROUGH Q): 67,383 SF (1.547 AC)
 NOTE: TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE (10.38AC) = 1,557 ACRES
 TOTAL OPEN SPACE PROVIDED: 1,547 ACRES OPEN SPACE/10.38 ACRE SITE= 14.9% OPEN SPACE PROVIDED

OPEN SPACE AMENITIES OPTIONS



OPEN SPACE AMENITIES NOTES

Open spaces shall be equipped and furnished with a combination of amenities and landscaping details. The final amenity configuration of individual open spaces will be determined in cooperation with future residential owners, homeowners association, and the Lorson Ranch Metropolitan District.

221098720
 5-20-21

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
5	PUD Amendment	3.10.2021
6		

STAMP:

Ponderosa Filing No. 3
 Tract Details
 Planned Unit Development (PUD) & Preliminary Plan
 Colorado Springs, CO

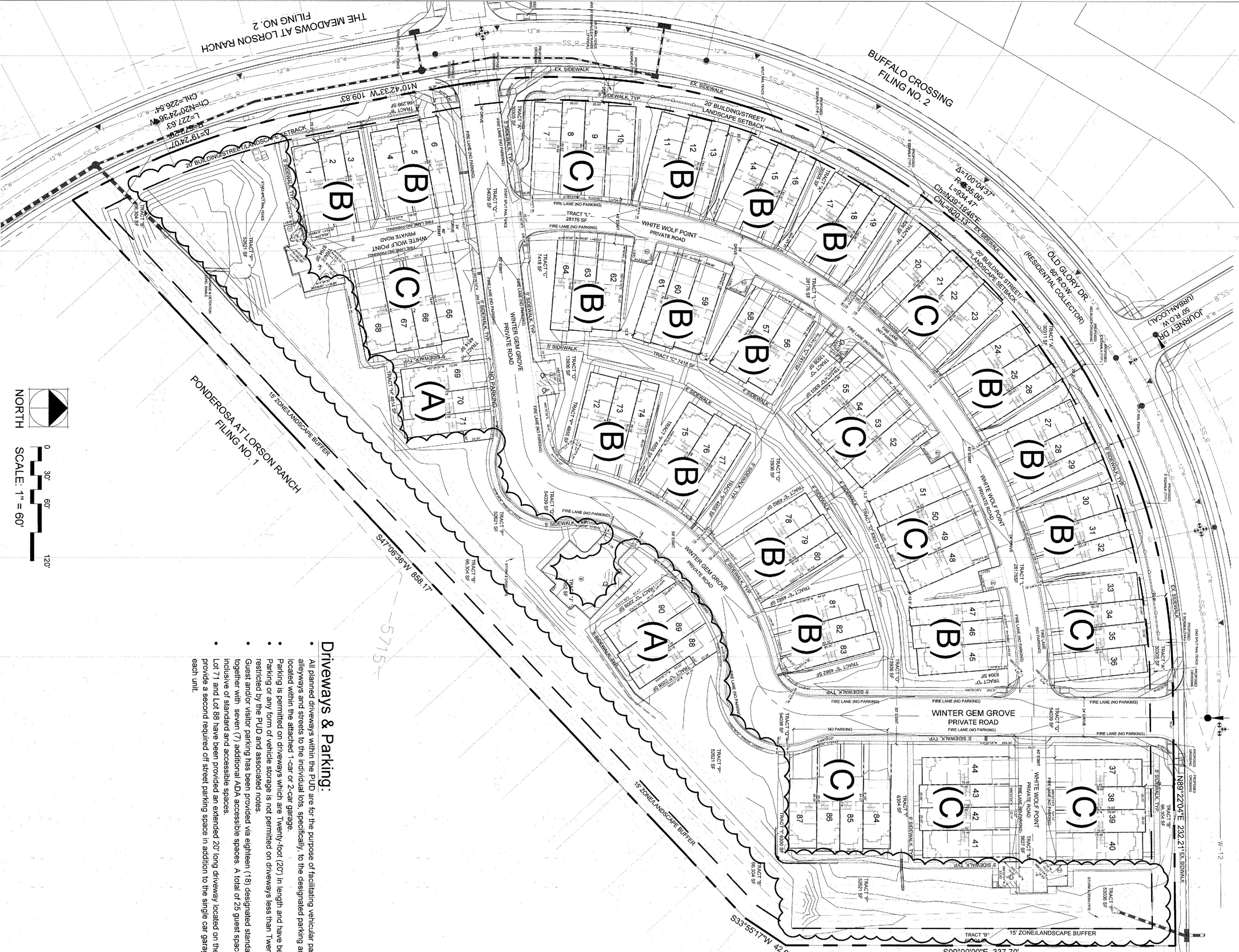
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 COLORADO SPRINGS, CO 80903
 PHONE: 719-453-0180

UNIT TYPE MAP

PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

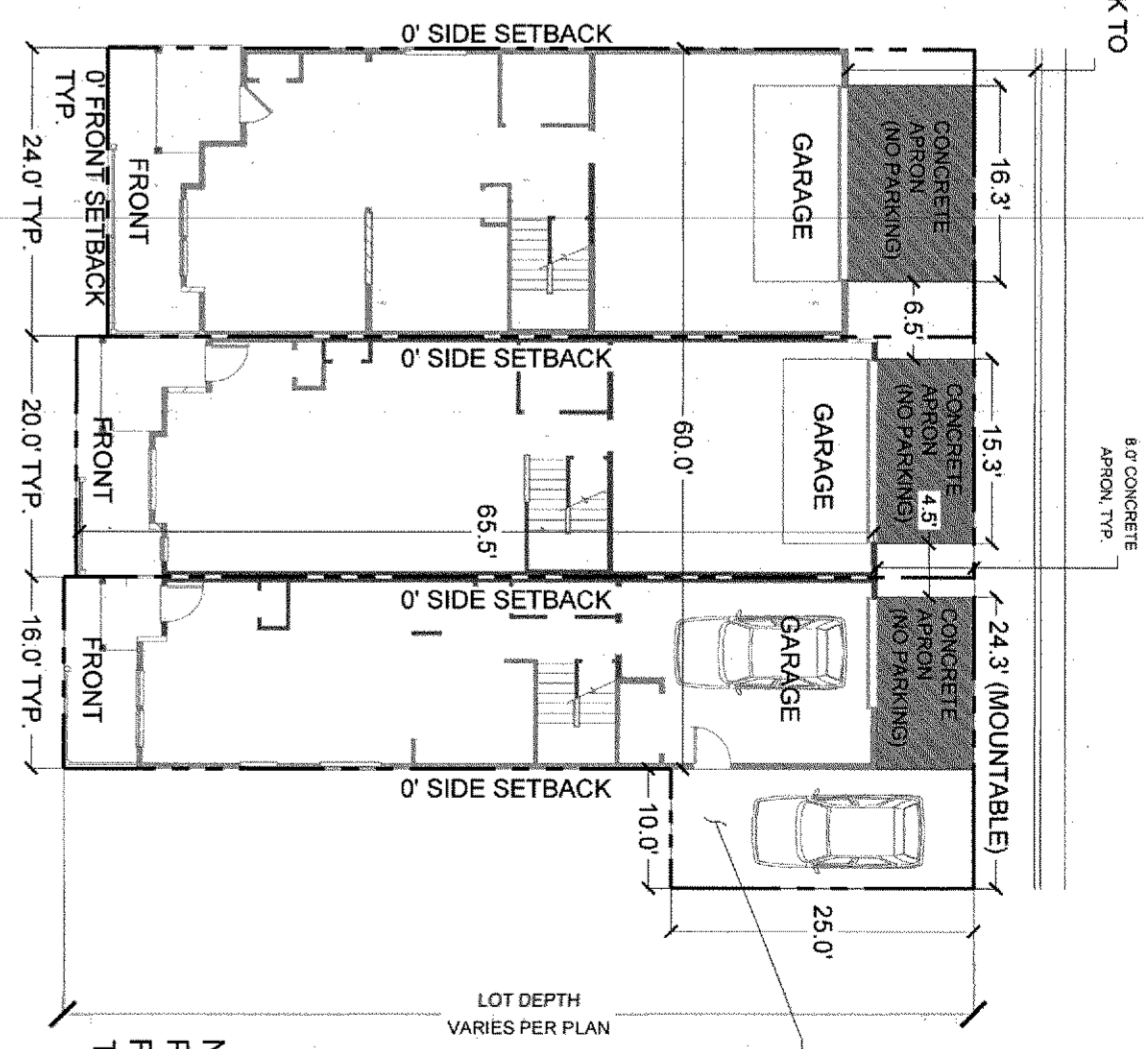
A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



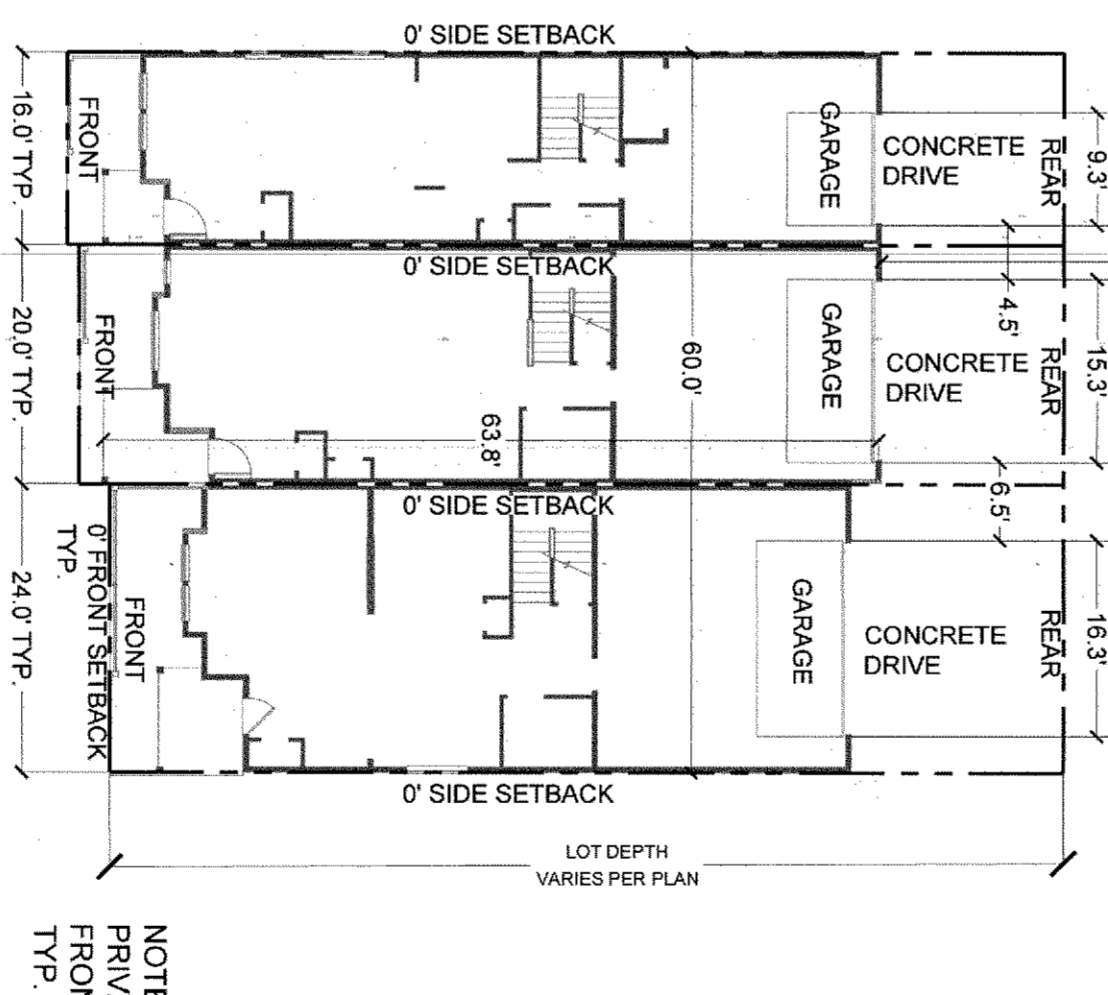
LOTS: 69-71, 88-90
(A)

NOTE: PARKING PROHIBITED ON DRIVEWAYS OF LESS THAN 20' IN LENGTH



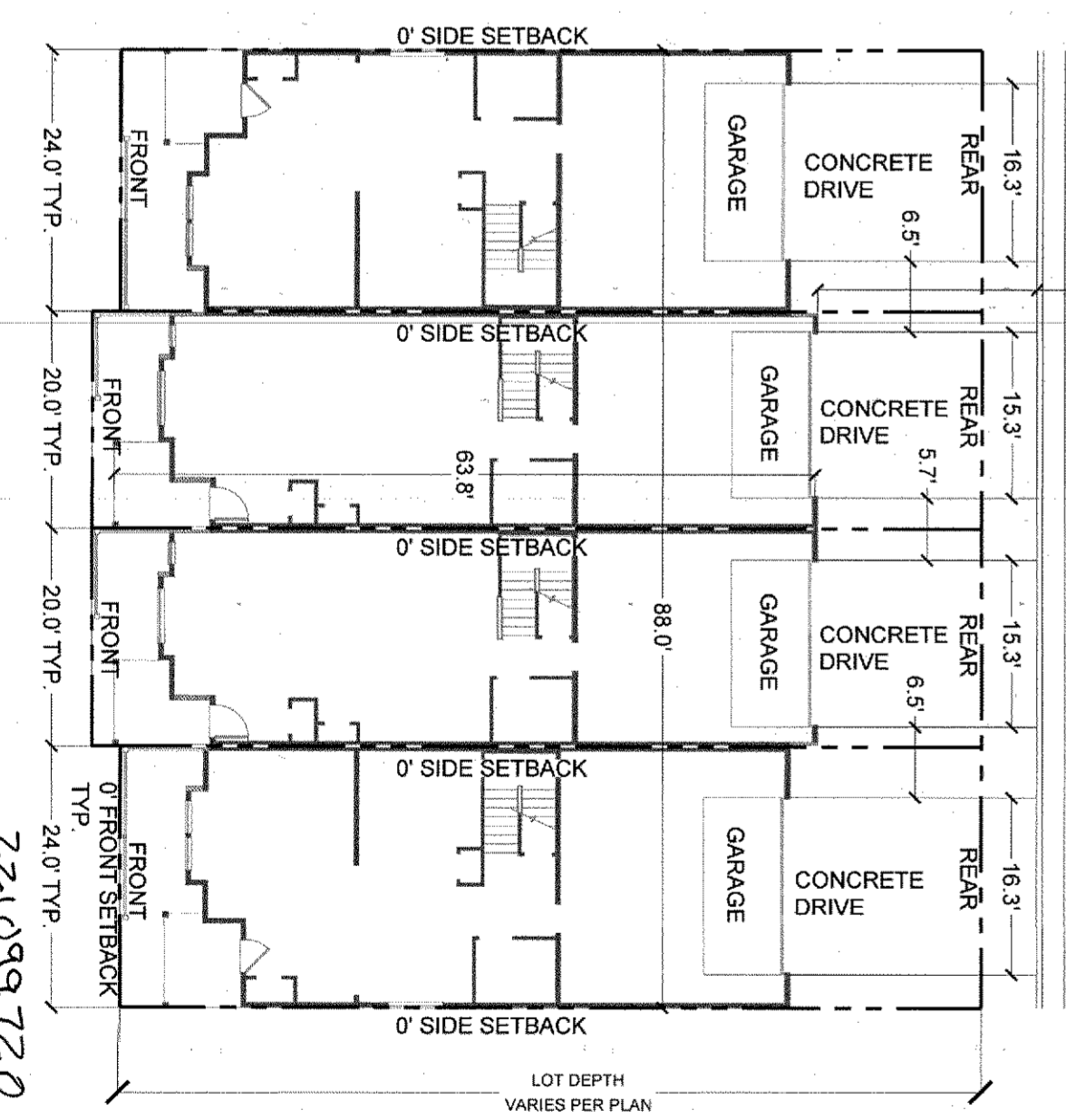
LOTS: 1-6, 11-19, 24-32, 45-47, 56-64, 72-83
(B)

NOTE: PARKING PROHIBITED ON DRIVEWAYS OF LESS THAN 20' IN LENGTH



LOTS: 7-10, 20-23, 33-36, 37-44, 48-55, 65-68, 84-87
(C)

NOTE: PARKING PROHIBITED ON DRIVEWAYS OF LESS THAN 20' IN LENGTH



- Driveways & Parking:**
- All planned driveways within the PUD are for the purpose of facilitating vehicular passage from private alleways and streets to the individual lots, specifically, to the designated parking areas for each lot which is located within the attached 1-car or 2-car garage.
 - Parking is permitted on driveways which are Twenty-foot (20') in length and have been identified on the plan.
 - Parking or any form of vehicle storage is not permitted on driveways less than Twenty-foot (20') in length, as restricted by the PUD and associated notes.
 - Guest and/or visitor parking has been provided via eighteen (18) designated standard visitor parking spaces together with seven (7) additional ADA accessible spaces. A total of 25 guest spaces have been provided inclusive of standard and accessible spaces.
 - Lot 71 and Lot 88 have been provided an extended 20' long driveway located on the side yard of each unit to provide a second required off street parking space in addition to the single car garage space attached to each unit.

Ponderosa Filing No. 3
Lot Details

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

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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
5	PUD Amendment	3.10.2021
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DESIGNED	SB	07.03.19
DRAWN	SB	07.03.19
CHECKED	JH	11.15.19
PROJECT NUMBER:	2816.17	
SCALE:	AS NOTED	

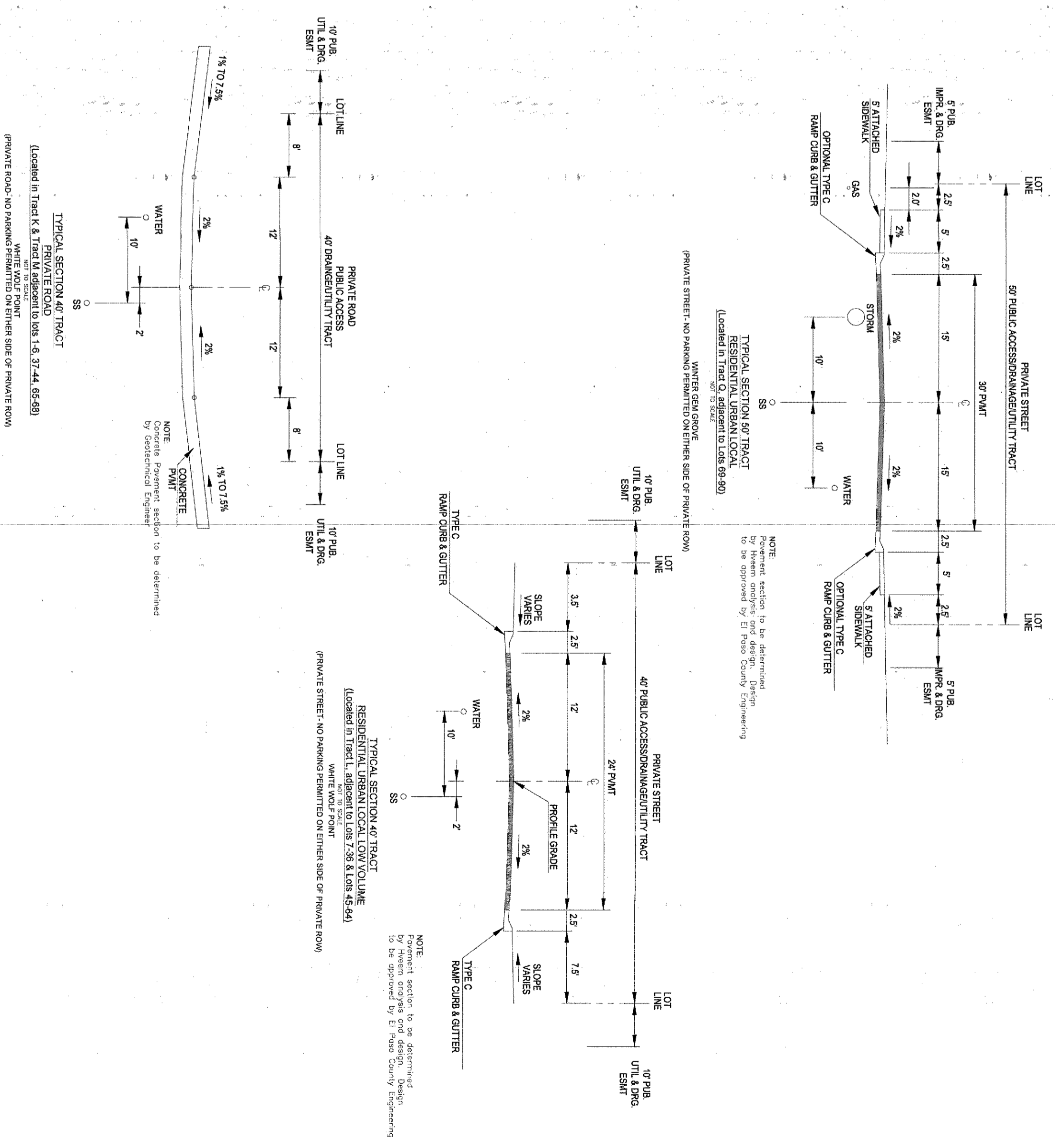
LOT DETAILS

PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TYPICAL STREET CROSS-SECTIONS

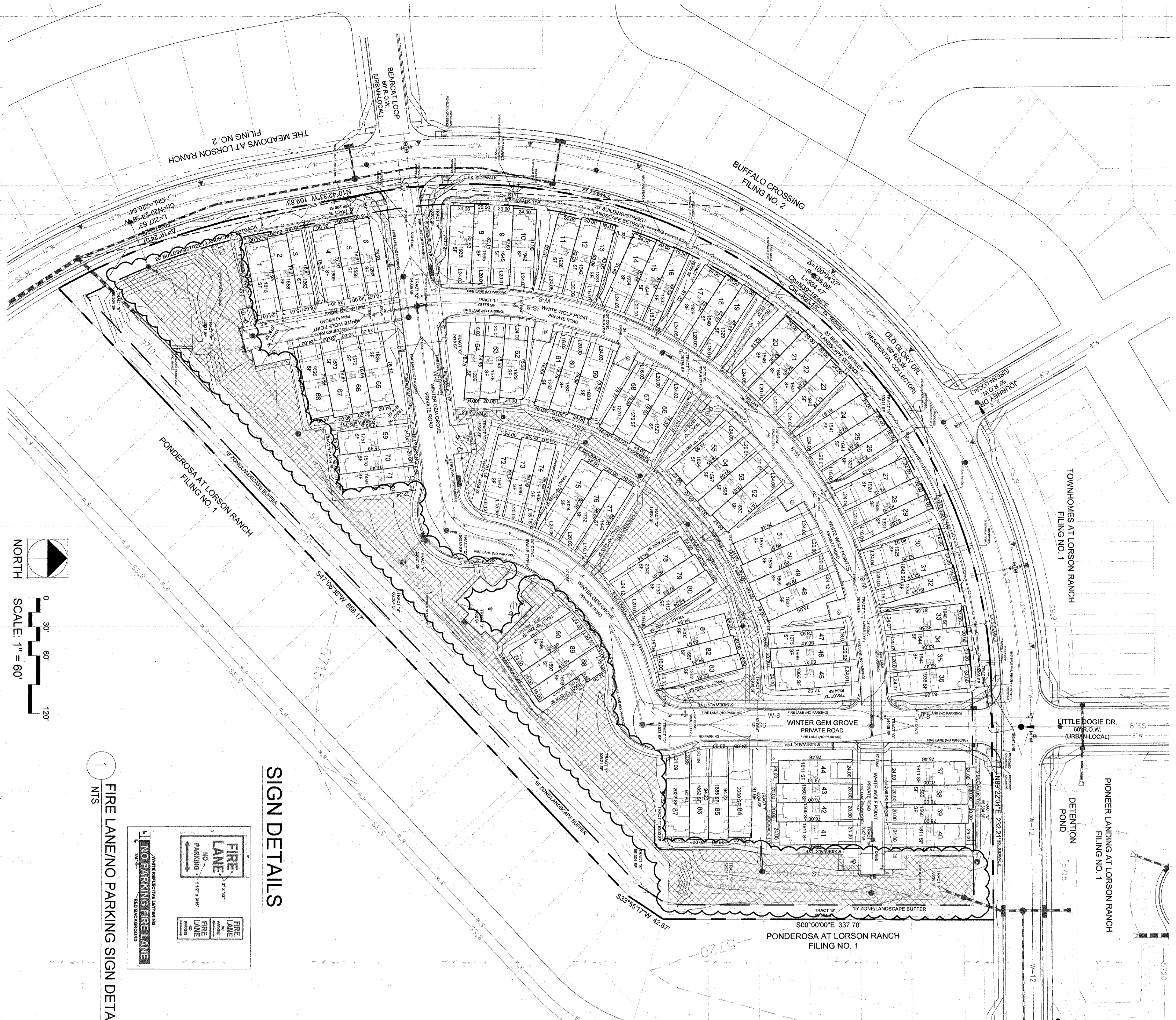


STREETS & PARKING

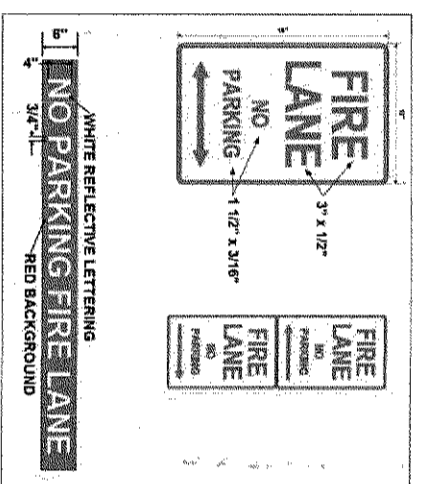
- This PUD includes a request for authorization to use private roads and a PUD Design Modification to introduce the cross section for which the private streets will be constructed.
- Winter Gem Grove and White Wolf Point are designed as private and will be privately owned and maintained by the Ponderosa Fil 3 Homeowners Association. Private streets have been designed to a modified cross section. See PUD modification discussion and Street Details Sheet for additional information in the proposed private road cross section.
- All private streets shall be named to El Paso/Elmer County E-311 and PRRBD/Enumerations standards.
- Addressing for Lots 1-40 that will be from Old Glory Drive with street addressing posted on the rear residential facade facing White Wolf Point. Lots 41-88 shall be addressed from Winter Gem Grove and located at the rear of residences facing Winter Gem Grove. Lots 89-90 will be addressed from Winter Gem Grove.
- There shall be no direct lot access to or from Old Glory Drive.
- On-street parking is NOT PERMITTED on Winter Gem Grove. On street parking is NOT PERMITTED on private White Wolf Point. Designated Parking Spaces are provided adjacent to White Wolf Point, which are located outside of the private road easement and travel lanes.
- Landscape Tracts, common open space and buffers together with associated landscape enhancements and materials shall be owned and maintained by the Homeowner's Association as described in the Tract Table and Tract Notes.
- Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided as illustrated on this plan.
- Parking shall not be permitted on driveways less than 20' in length. Driveways less than 20' in length have been designated as "No Parking" on this plan.
- For additional information on parking, see Parking Table located on Cover Sheet P-1.

SIDEWALKS:

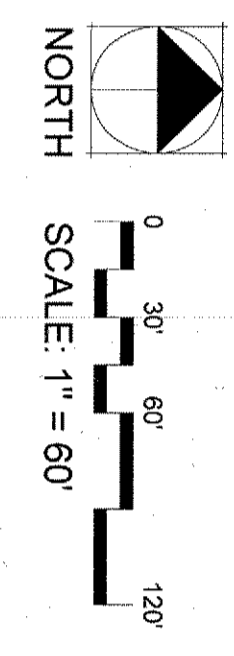
- Sidewalks have been identified as extending to individual townhome lots. These depictions are for informational purposes only. Final locations of sidewalk extensions into the individual lots will be determined at the time of site plan approval.
- Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5") for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an element of the associated PUD development standards.
- Under no circumstances shall any sidewalk be designed and constructed to a thickness of less than four inches (4"). All other sidewalks within a PUD zoning district (e.g., sidewalks in common areas, sidewalks along identified school parcels, sidewalks in open space, etc.) may be designed and constructed to a thickness of five inches (5") but may, at the developer's discretion, be reduced to a thickness no less than four inches (4").
- Private pedestrian sidewalks/pedestrian paths located in tracts to provide pedestrian access and circulation through the site shall be plated with access easements for the use and benefit of residents and guests of the development.



SIGN DETAILS



1 FIRE LANE/NO PARKING SIGN DETAIL



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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
5	PUD Amendment	3.10.2021
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Ponderosa Filing No. 3
Street & Road Details
Planned Unit Development (PUD) & Preliminary Plan
El Paso County, CO

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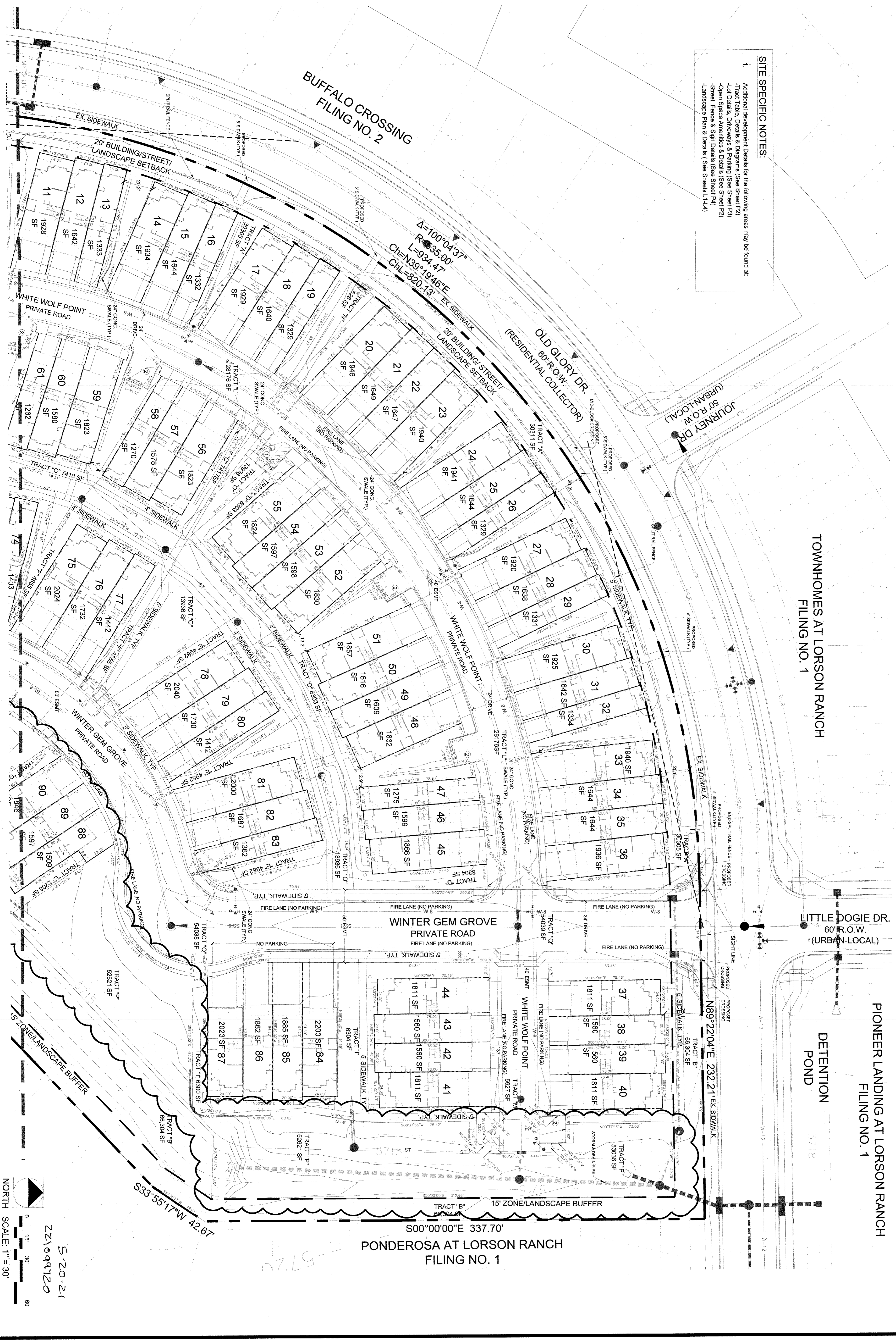
PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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SITE SPECIFIC NOTES:

- Additional development details for the following areas may be found at:
 - Tract Table, Details & Diagrams (See Sheet P2)
 - Lot Details, Driveways & Parking (See Sheet P3)
 - Open Space Amenities & Details (See Sheet P4)
 - Street, Fences & Sign Details (See Sheet P5)
 - Landscape Plan & Details (See Sheets L1-L4)



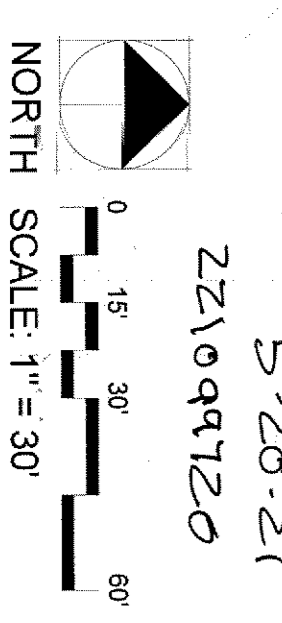
TOWNHOMES AT LORSON RANCH
FILING NO. 1

PIONEER LANDING AT LORSON RANCH
FILING NO. 1

LITTLE DOGIE DR.
60' R.O.W.
(URBAN-LOCAL)

DETECTION
POND

PONDEROSA AT LORSON RANCH
FILING NO. 1



DESIGNED	SB	07.03.19
DRAWN	SB	07.03.19
CHECKED	JH	11.15.19
PROJECT NUMBER:	2816.17	
SCALE:	AS NOTED	

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4	4th Response to County Comments	5.14.2020
5	PUD Amendment	3.10.2021
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Ponderosa Filing No. 3
Development Plan

Planned Unit Development (PUD) & Preliminary Plan
Colorado Springs

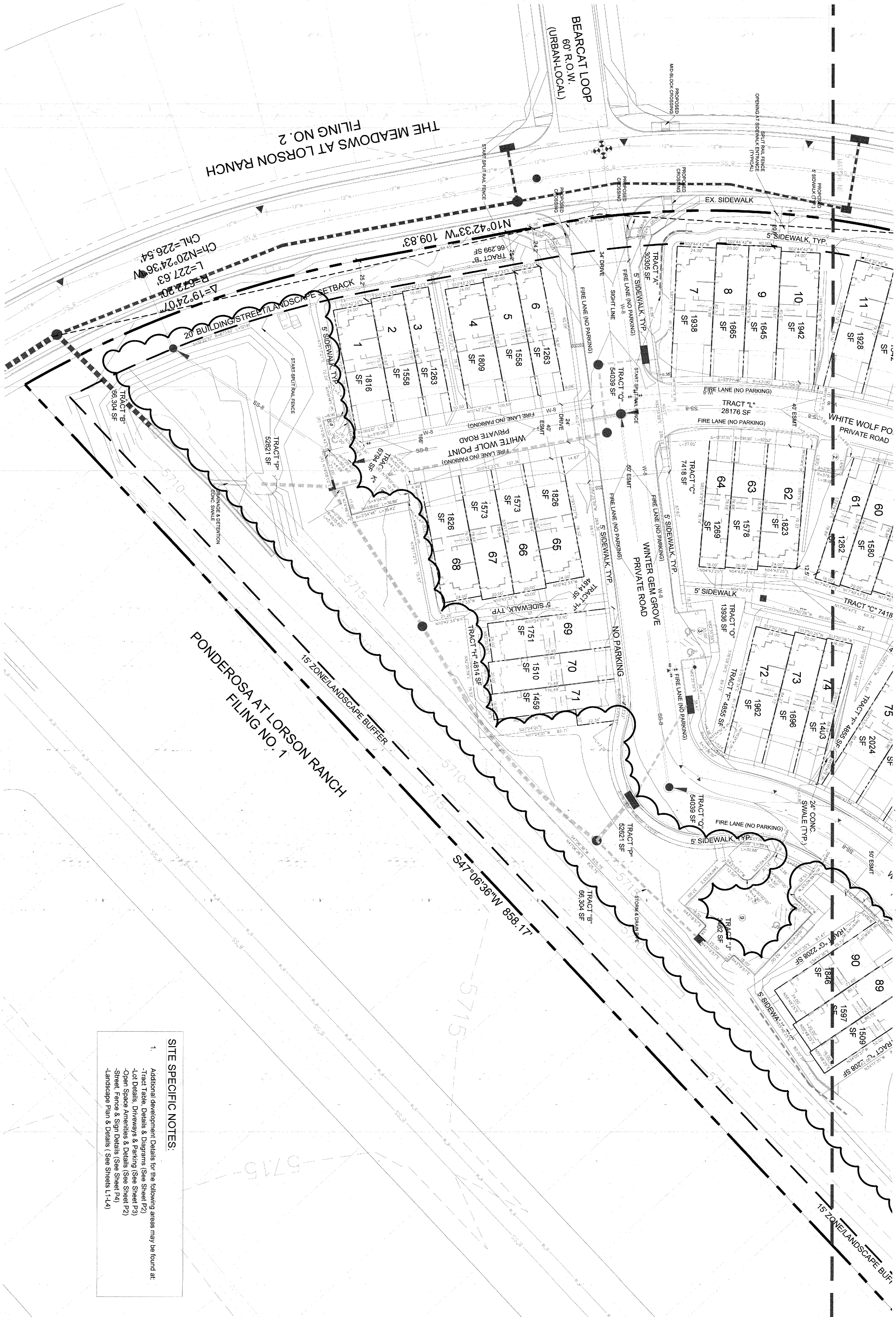
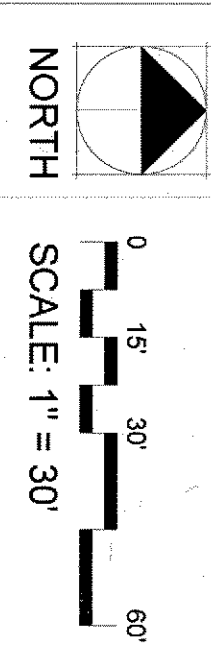
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PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, 1N TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SITE SPECIFIC NOTES:

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 - Tract Table, Details & Diagrams (See Sheet P2)
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 - Landscape Plan & Details (See Sheets L-1-4)

5.20.21
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DESIGNED	SB	07.03.19
DRAWN	SB	07.03.19
CHECKED	JH	11.15.19
PROJECT NUMBER:	2816.17	
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4	4th Response to County Comments	5.14.2020
5	PUD Amendment	3.10.2021
6		

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**Ponderosa Filing No. 3
Development Plan**

Planned Unit Development (PUD) & Preliminary Plan
Colorado Springs

Stamp area for professional seal.

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PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

OPEN SPACE TRACT EXHIBIT

OPEN SPACE TRACTS

1. 5% AC, or 15.0% 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. Old Glory streetscape
 - 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/gathering space, bicycle parking
 - TRACT O: Enhanced landscaping and outdoor seating/gathering space, bicycle parking, park site
 - TRACT P: Enhanced landscaping and 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, homeowner's association, and the Lorson Ranch Metropolitan District.

LANDSCAPE SETBACKS:

STREET NAME	OLD GLORY DR.
ZONE DISTRICT BOUNDARY:	MINOR ARTERIAL
STREET CLASSIFICATION:	20' / 20'
SETBACK DEPTH REQUIRED/PROVIDED:	150.4'
LINEAR FOOTAGE:	1/15 LF
TREEFEET REQUIRED:	617.54
NUMBER OF TREES REQUIRED/PROVIDED:	70 / 70 ** Noted with as
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0G
PLANT ABBREVIATION DENOTED ON PLAN:	CG
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%

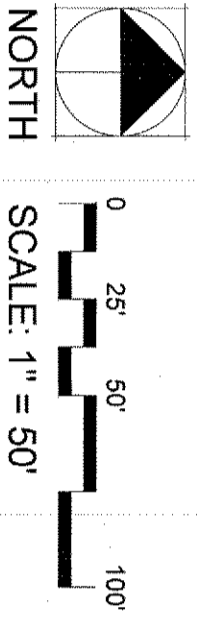
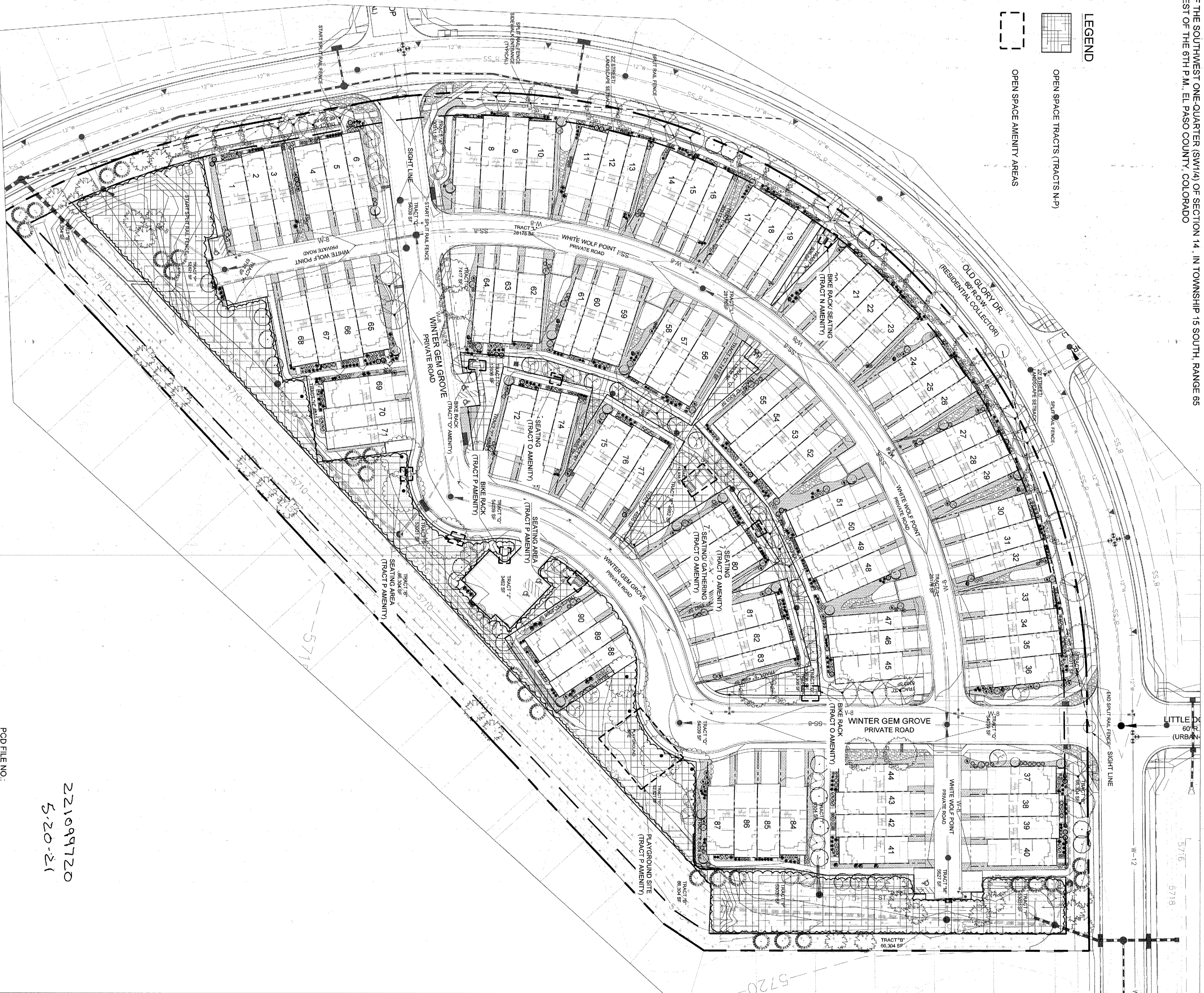
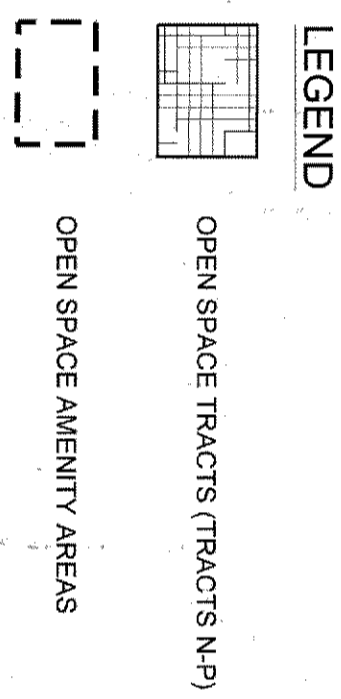
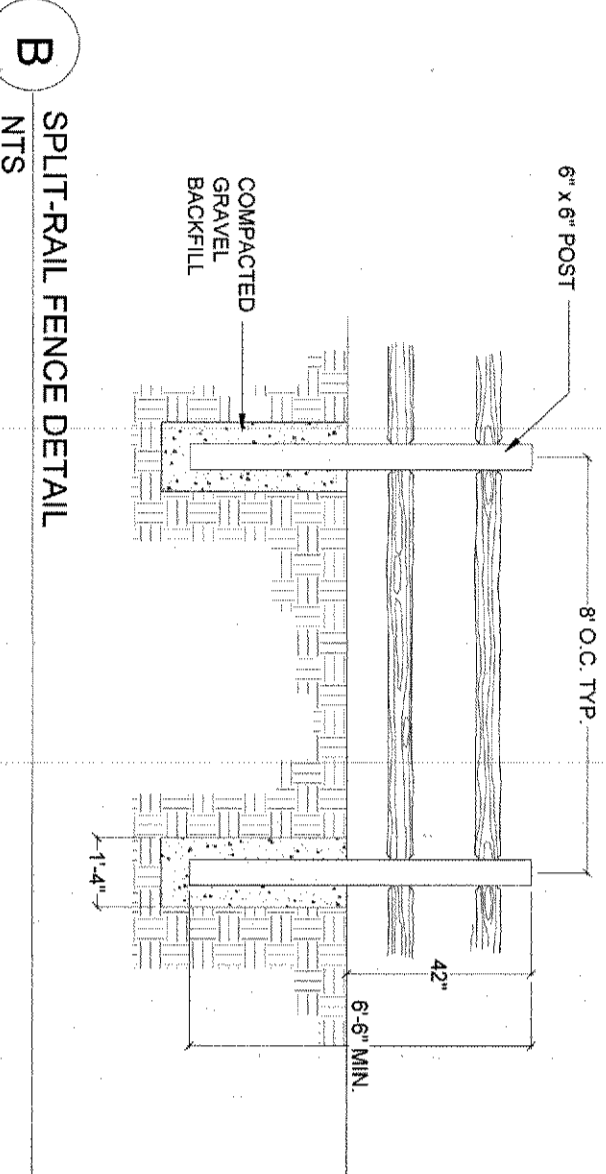
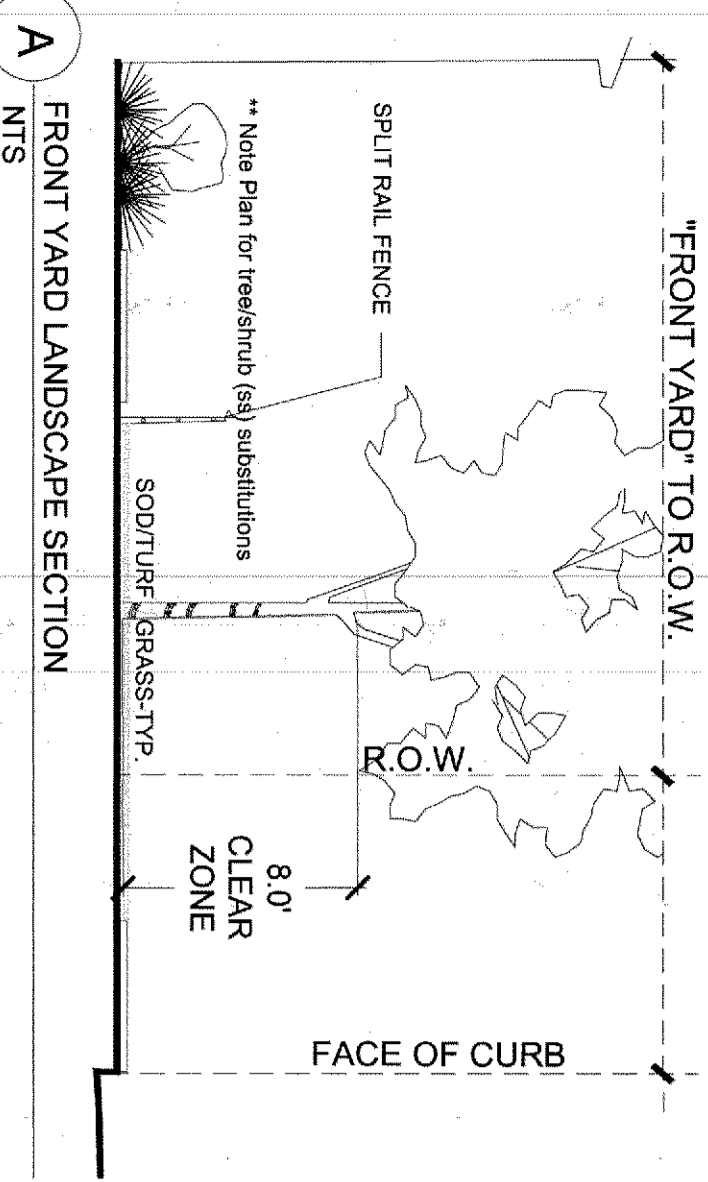
NOTE: ALL STREET SIGNATURE SUBSTITUTIONS ARE WITHIN 60' OF THE ROW. SUBSTITUTIONS ARE GENERALLY LOCATED WITHIN OR ADJACENT TO THE 20' BUILDING & LANDSCAPE SETBACK AGAINST OLD GLORY DRIVE.

LANDSCAPE BUFFERS AND SCREENS:

ZONE DISTRICT	EAST SIDE
WIDTH IN FEET REQ./PROV.:	18 / 15
LINEAR FOOTAGE:	1239
TREEFEET REQUIRED:	1 / 15 LF
BUFFER TREES REQ./PROV.:	83 / 83
DEC. TREES REQ./PROV.:	0
EVERGREEN TREES (60%) 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 (1.53 AC)
INTERNAL PROVIDED:	147,067 SF (3.37)
TREEFEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	136 / 88
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	880 / 880
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%



PDD FILE NO.:

221099720
5-20-21

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	PUD Amendment	3.10.2021
3		
4		
5		
6		

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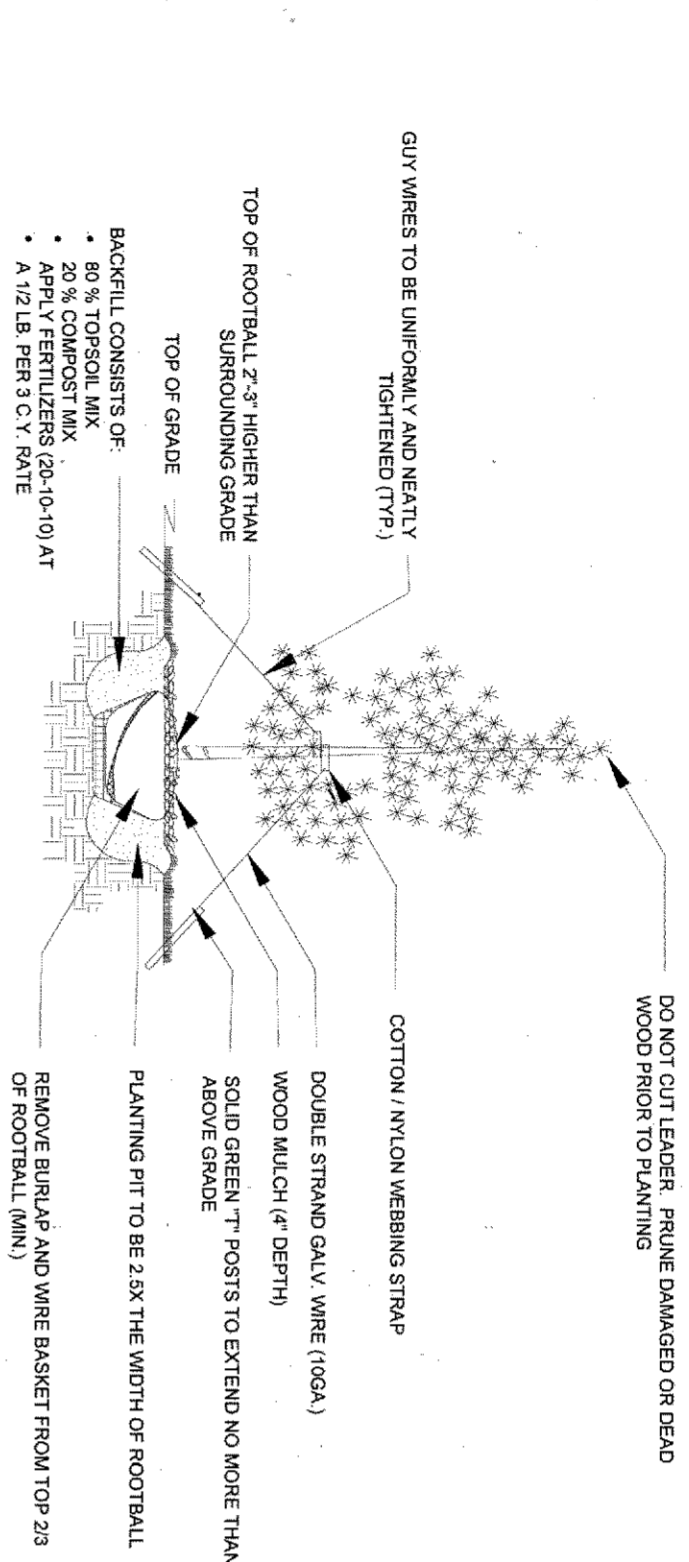
PONDEROSA AT LORSON RANCH PUDSP FILING NO. 3
El Paso County, Colorado
LANDSCAPE PLAN

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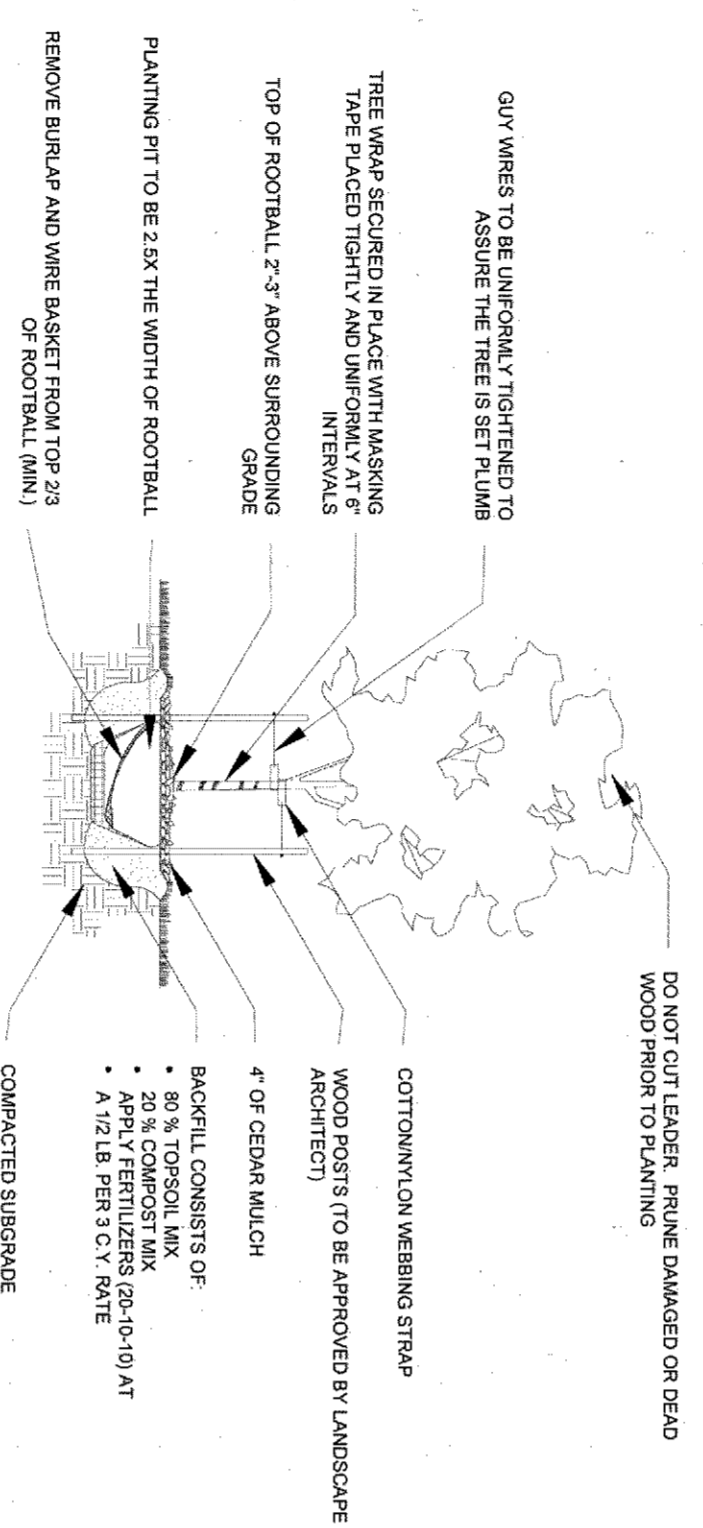
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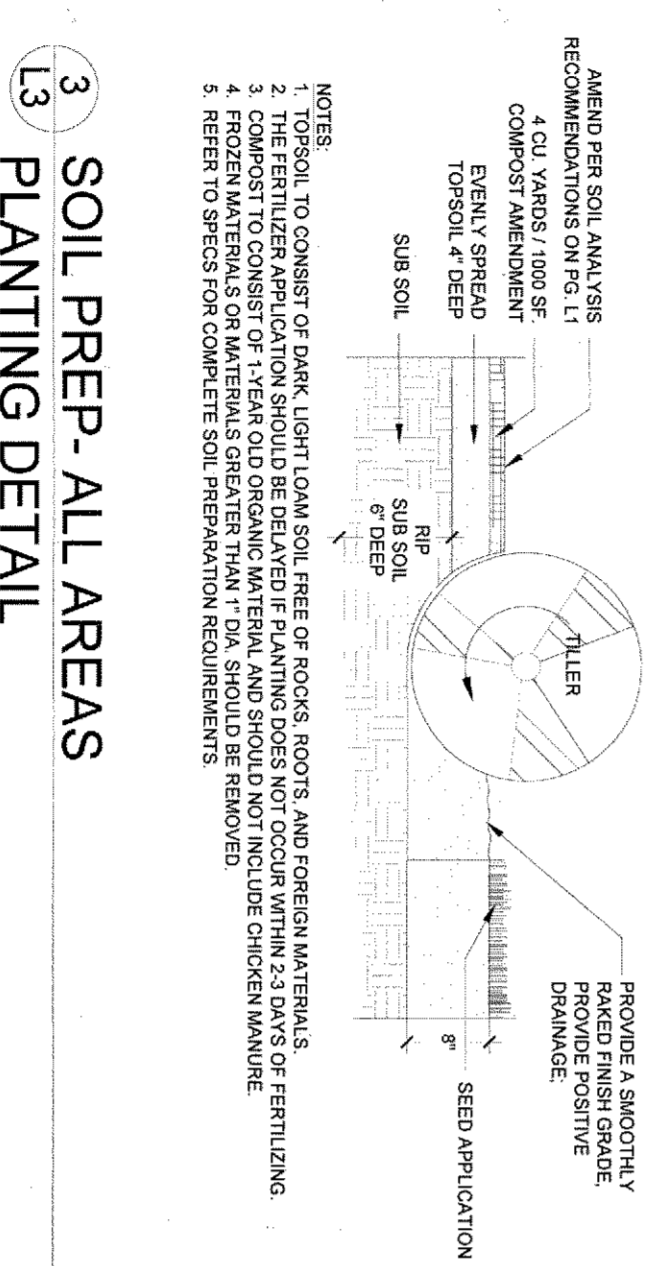
1 EVERGREEN TREE PLANTING DETAIL

NTS



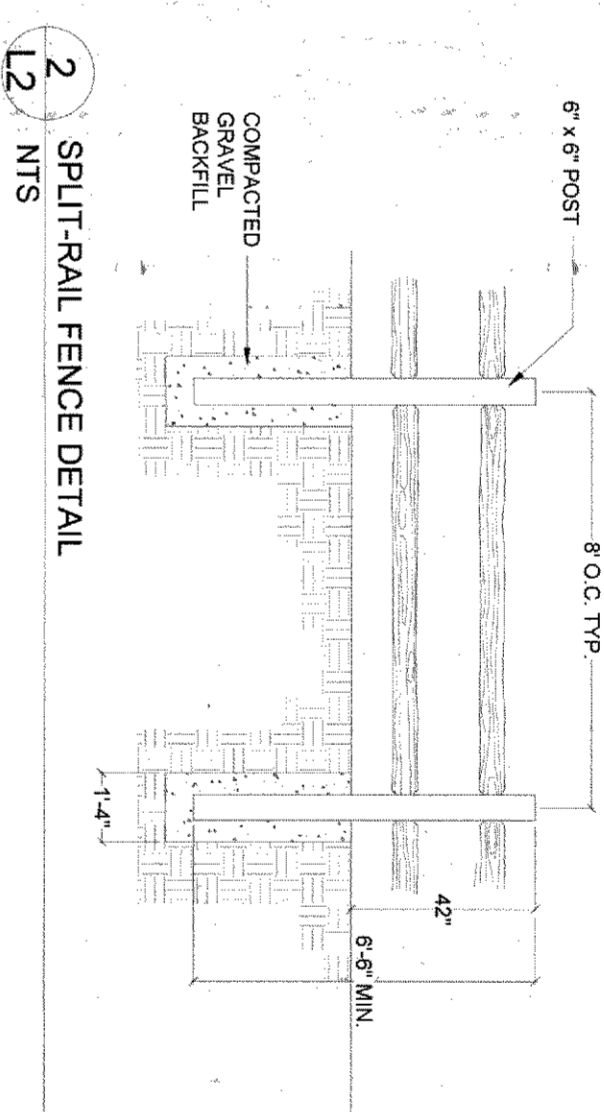
2 DECIDUOUS TREE PLANTING DETAIL

NTS



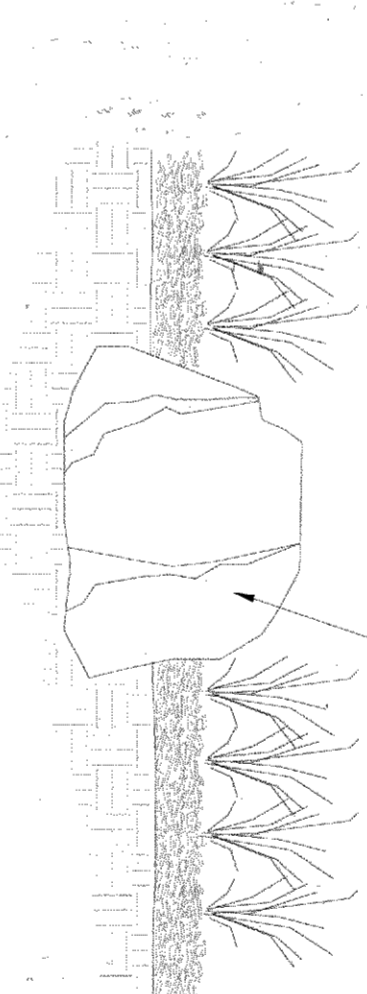
3 SOIL PREP - ALL AREAS PLANTING DETAIL

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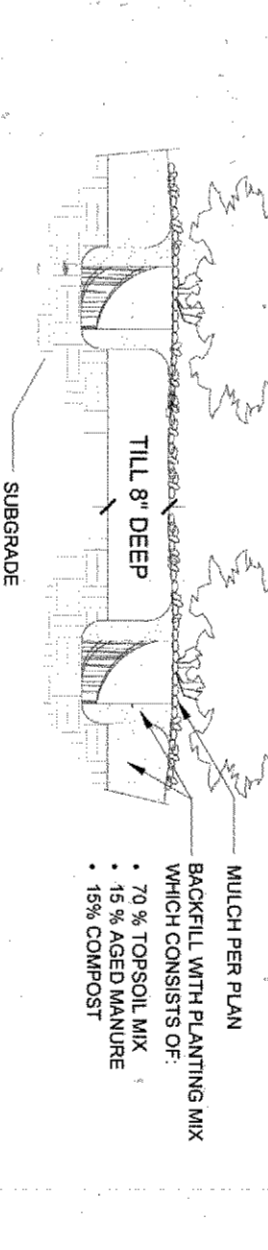
2 SPLIT-RAIL FENCE DETAIL

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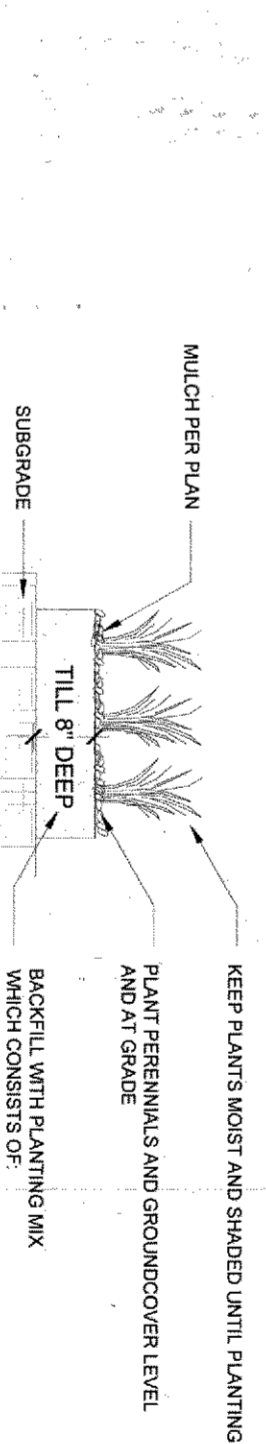
1 BOULDERS INSTALLATION DETAIL

NTS



2 SHRUBS PLANTING DETAIL

NTS



3 GRASSES AND PERENNIALS 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. PROTECTION FROM CONSTRUCTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED TO PLANTING THEREAFTER.

221099720
5-20-21

POD FILE NO.

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	PUD Amendment	3.10.2021
3		
4		
5		
6		

STAMP:

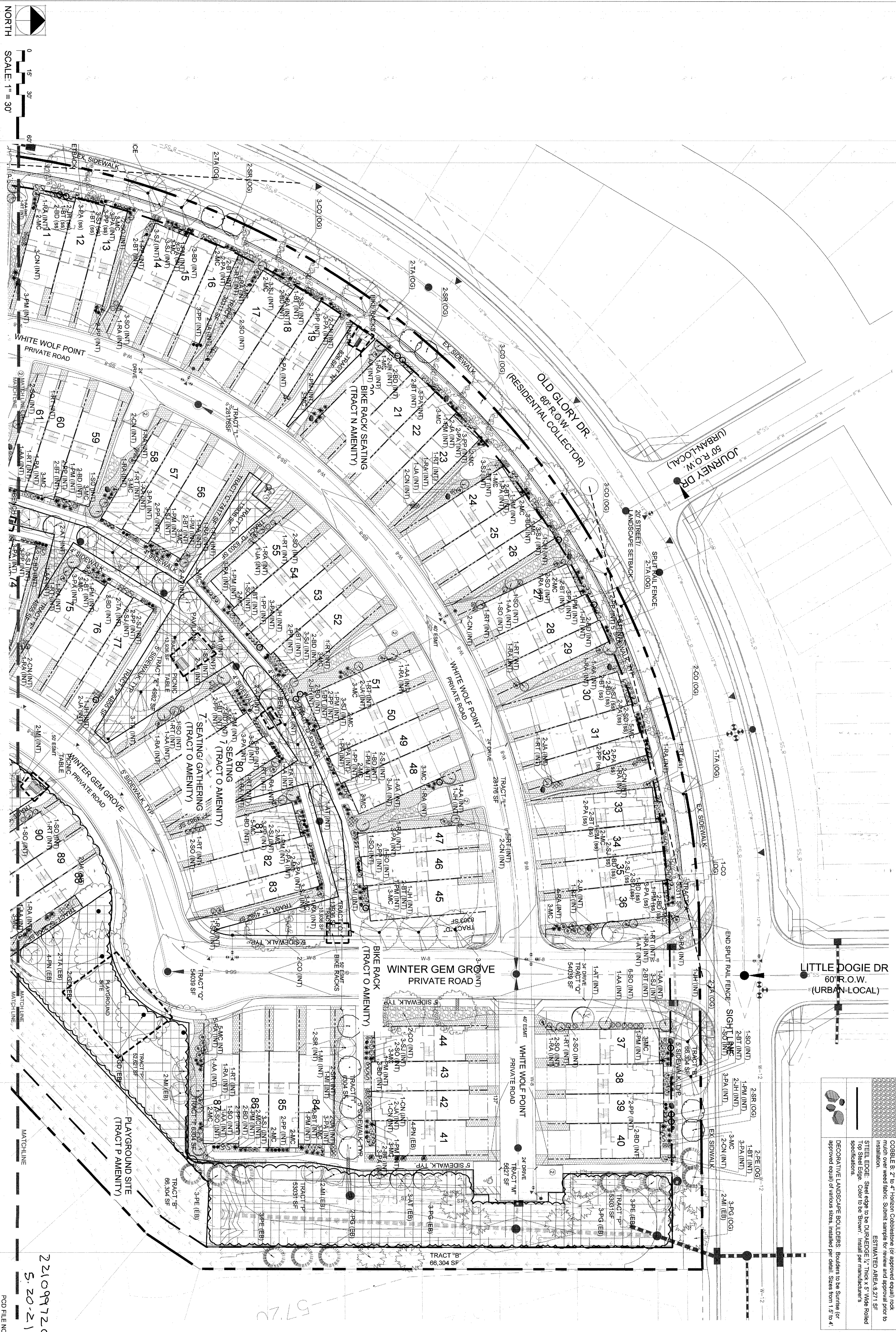
PONDEROSA
AT LORSON RANCH PUDSP
FILING NO. 3
El Paso County, Colorado
LANDSCAPE PLAN

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719-653-0180

PONDEROSA AT LORSON RANCH FILING 3A (MINOR AMENDMENT)

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, 1N TOWNSHIP 15S, RANGE 65S WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/CALLOUT	DESCRIPTION
(Symbol)	SOD: To be 3.0' High Fescue Blinggrass Band installed per details. Submit cut sheet for review and approval prior to installation.
(Symbol)	ESTIMATED AREA: 44,755 SF
(Symbol)	NATIVE SEED: PPSI Native Prairie mix, 25% Blue Grama, 25% Bulbousgrass, 5% Green Needlegrass, 20% Sideoats Grama, 20% Warmseason Prairie, 1% Sand Dropseed
(Symbol)	ESTIMATED AREA: 4,239 SF
(Symbol)	COBBLE A: 1" Northern River Rock (or approved equal) rock which will be installed in 2" sand. Submit samples for review and approval prior to installation.
(Symbol)	ESTIMATED AREA: 49,598 SF
(Symbol)	COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock to be installed in 2" sand. Submit samples for review and approval prior to installation.
(Symbol)	ESTIMATED AREA: 5,271 SF
(Symbol)	STEEL EDGE: Steel edge to be DURADECK 1/2" Thick x 5" Wide Rolled Steel Edge. Color to be Brown. Install per manufacturer's specifications.
(Symbol)	DECORATIVE LANDSCAPE BOUNDERS: Boundaries to be Sunstone (or approved equal) of various sizes, installed per detail. Sizes from 1.5 to 4".

221099720
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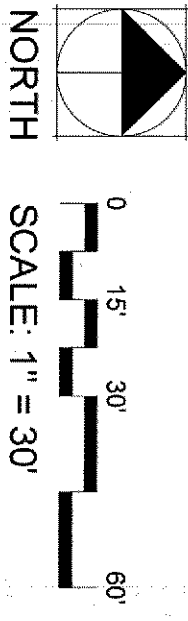
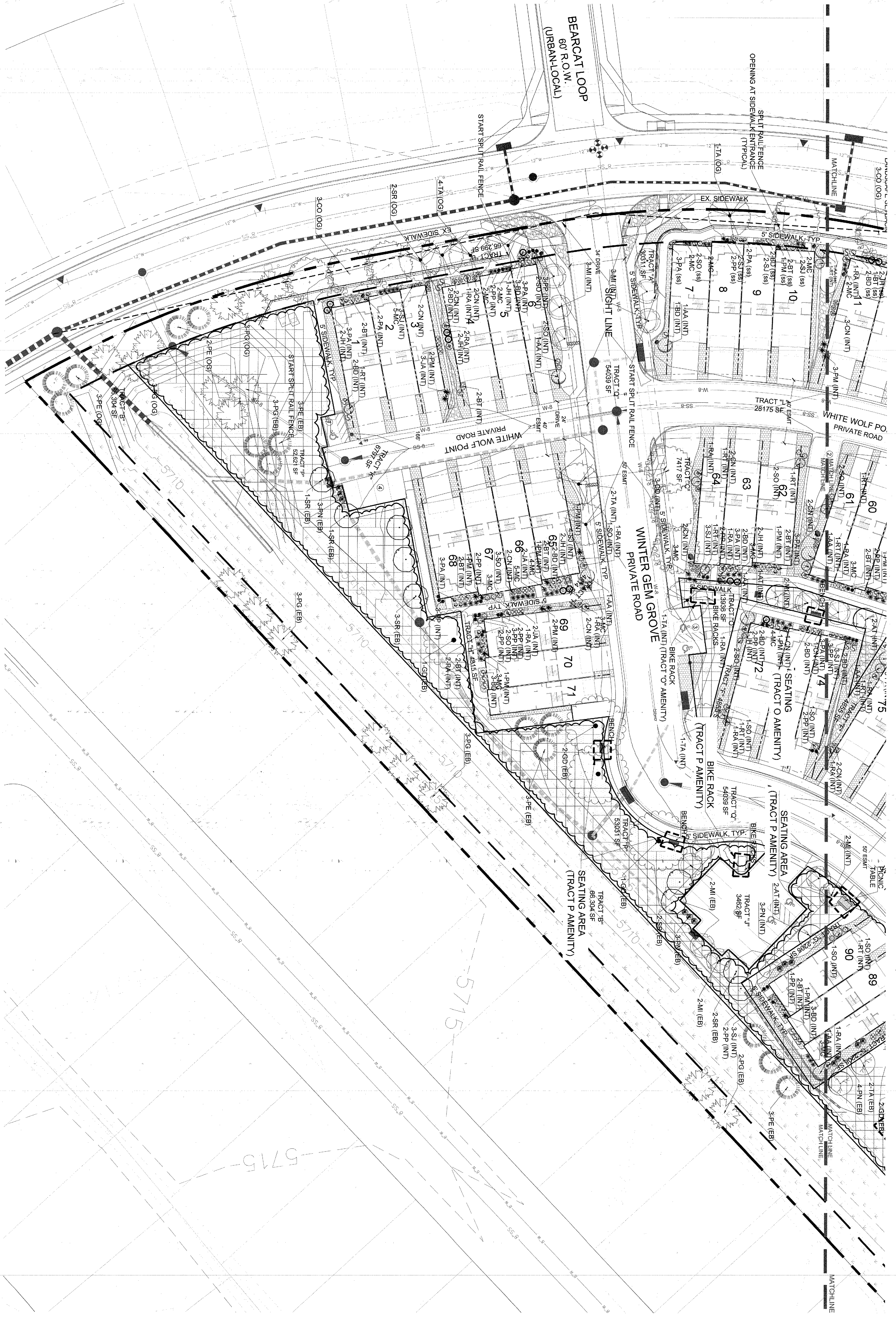
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El Paso County, Colorado
LANDSCAPE PLAN

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S.20-21
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AT LORSON RANCH PUDSP
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El Paso County, Colorado
LANDSCAPE PLAN

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