

# PONDEROSA AT LORSON RANCH FILING 3

## 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

### GENERAL PROVISIONS & NOTES

**STATEMENT OF INTENT:** The purpose of this PUD (Planned Unit Development) Plan is to provide for 90 Single-Family attached residential townhome 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 El 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 site 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 while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;

**AUTHORITY:** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

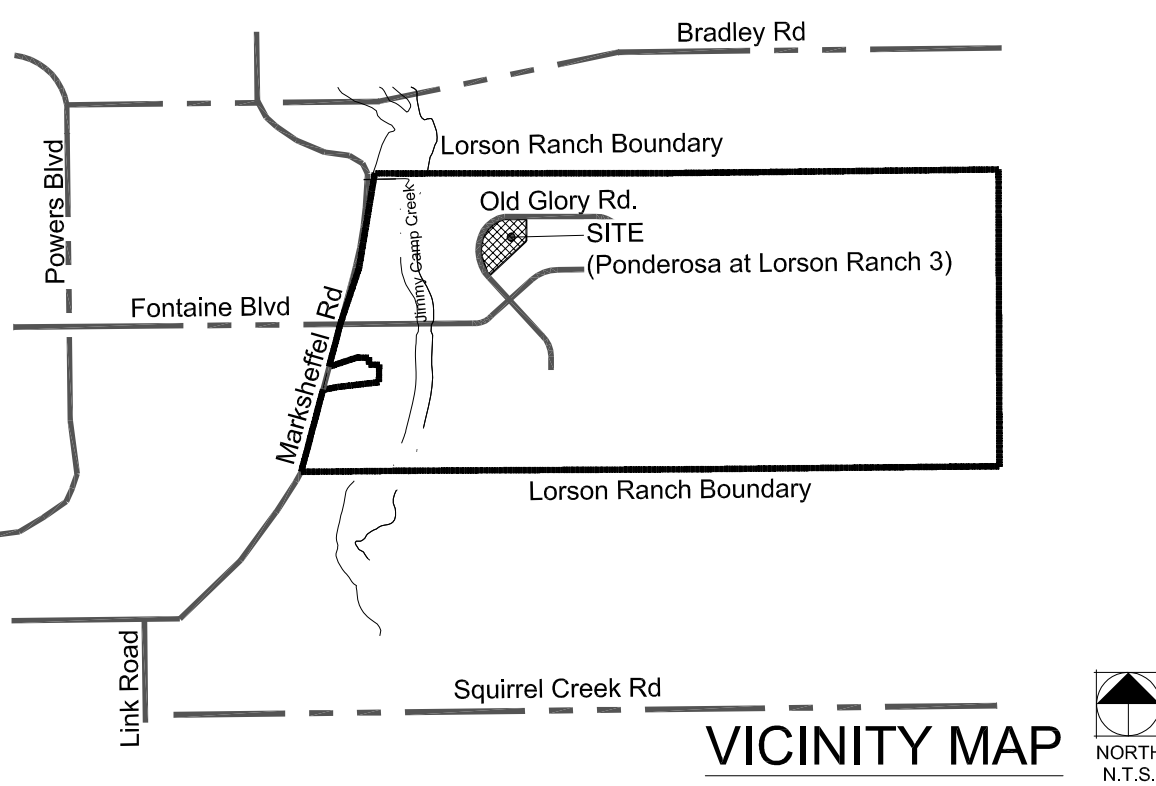
**APPLICABILITY:** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

**ADOPTION:** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for PONDEROSA AT LORSON RANCH FILING NO. 3 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code, as amended; and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

**RELATIONSHIP TO COUNTY REGULATIONS:** The provisions of this Development Plan shall prevail and govern the development of PONDEROSA AT LORSON RANCH FILING NO. 3 provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended, administrative determination by the PCD Director, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

**ENFORCEMENT:** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

**CONFLICT:** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.



### LEGAL DESCRIPTION-

TRACT L PONDEROSA AT LORSON RANCH FIL NO 1, a total of ±10.38 acres.

### DEVELOPMENT STANDARDS AND GUIDELINES

#### Residential Use Standards:

- 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 fencing, 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, pavilions, 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 Section 5.3.1, as amended.
- Residential Home Occupations are permitted pursuant to applicant compliance with 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 and compliance with all State of Colorado permitting requirements and/or restrictions.
- Private Residential Solar Energy Systems are permitted as part of the main structure per the El Paso County Land Development Code, as amended.
- Fencing: Fencing shall be limited to 4' split rail fencing located within the landscape buffer along Old Glory Drive frontage. There shall be no fencing permitted associated with individual townhome unit lots. Fences used for buffering, screening, or landscape enhancement, shall in no way be sited or otherwise constructed in a manner which may impede surface drainage, stormwater runoff, or planned drainage facilities in any way.
- Refuse and garbage disposal services to be provided by private garbage service companies. Sole responsibility for garbage collection services shall rest individually and solely with the individual lot owner.

#### Bulk, Density, & Dimensional Standards

- Projections into setbacks are governed by the El Paso County Land Development Code, as amended in effect at the time of PUD Plan Approval.
- Maximum Impervious Coverage (per Residential Lot): No Maximum (100% imperviousness)
- Maximum Structural Height: Forty Five Feet (45')
- Minimum Width of Lot at Front Building Setback Line: No Minimum
- Townhome units have a typical setback of ten feet (10') from Private Right-of-Way Easements. Townhome units typically are setback a minimum of 20' from edge of pavement on private roads within the identified road easement.
- Setbacks:
  - Front Yard: Zero (0') lot line setback
  - Rear Yard: Minimum Ten feet (Typ.) from private road tract/easement, unless otherwise depicted on the PUD.
    - 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 unit buildings.
  - Side Yard (End Townhome Units): Zero (0') lot line setback;
- Townhome buildings are setback a minimum of 10' from adjacent buildings
- Lot 71 & Lot 88: Lots 71 & 88 are end units with a Zero (0') side yard setback at external boundary as depicted on the lot detail (See P3, Detail A); As shown in the detail, the side yard setback is increased to Ten feet (10') adjacent to driveway as depicted on plan. Lots 71 & 88 have an irregular side yard/property boundary to accommodate an extended single car driveway located on the side of the unit. (See P3, Detail A).
- Structural Setbacks from Open Space & Trails: All planned townhome structures have been setback a minimum of ten-feet (10') from all open space tracts and trails. Separation is provided via separate landscaping tracts located between residential lots and designated open space tracts.
- All townhome lots and building groups are setback a minimum of 20 feet from all perimeter boundaries and roadway landscape setbacks and are outside of lines of sight and sight triangles, as depicted on the PUD.

### 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 plans. 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 (multifamily) and single-family residential uses located in Ponderosa Filing No. 1 located adjacent to the southern PUD boundary. Filing (single-family zone) located at the project's southern property boundary. Required landscape buffer trees is 1/30 linear feet of affected property boundary.
- A minimum 1/3 of all landscape buffer trees in all landscape buffer categories shall be evergreen.

### SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS

A 'Geology and Soils Study' for Ponderosa at Lorson Ranch Filing No. 3, El Paso County, Colorado was completed by Rocky Mountain Group (RMG) on November 7, 2019 (Revised January 20, 2020).

**GEOLOGIC HAZARD NOTE:** No lots have been identified by the referenced RMG report which are adversely impacted by geologic hazards. The overall development area has been found to be impacted by geologic constraints listed below. Mitigation measures and a map of geologic conditions can be found in the report "GEOLOGIC AND SOILS STUDY" prepared by RMG dated, January 20, 2020, in file Ponderosa at Lorson Ranch Filing No. 3 available at the El Paso County Planning and Community Development Department; a.) Expansive and hydrocompactive soils; b.) Seismicity; and, c.) Radon

Concerning geologic constraints, RMG concludes that the referenced constraints are not considered hazards or unusual for the Front Range region of Colorado. Mitigation of identified constraints is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and local construction practices.

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:

This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0957G', effective date 12/7/2018.



### PARKING TABLE:

NUMBER OF LOTS: 90

USE/PARKING CATEGORY	SPACES/UNIT	UNITS	SPACES REQUIRED	SPACES PROVIDED
2 CAR GARAGE & DOUBLE (2) CAR DRIVEWAYS	2 / DU	74	74 SPACES (74*2/ DU)	148
1 CAR GARAGE & SINGLE (1) CAR DRIVEWAYS	2 / DU	16	32 SPACES (16*2/ DU)	32
GUEST SPACES	1 SPACE / 4 UNITS	90	22 SPACES (90/4=22.5)	23
			SUBTOTAL:	203
ACCESSIBLE SPACES	7 ADA SPACES / 201-300 STD SPACES			7
			TOTAL:	210

**NOTE:** All required parking spaces are provided on each individual townhome lot. On street parking is not included in the required parking calculations. Parking is provided via combination of attached garage spaces and driveways. 16 units (Lot Nos. 3, 6, 13, 16, 19, 26, 29, 32, 47, 58, 61, 64, 74, 77, 80, & 83) have single car driveways and single car garages to meet the two (2) off street parking space minimum per single family dwelling unit. 4 Units (Lots 69, 70, 89, & 90) have two car garages but do not permit parking on their respective driveways which are less than 20' in length. Off-street parking requirements per dwelling unit are met within the 2 car attached garage. 2 Units (Lots 71 & 88) have single car garages with driveways which are less than 20' in length and do not permit parking. A secondary 20' driveway has been provided located adjacent to the attached garage which provides the second required parking space for these units. The remaining 74 Units (Lots 1-5, 7-12, 14-15, 17-18, 20-25, 27-28, 30-31, 33-46, 48-57, 59-60, 62-63, 65-70, 72-73, 75-76, 78-79, 81-82, & 84-87) have two car garages and two car driveways which permit parking.

### ARCHITECTURAL CONTROL COMMITTEE REVIEW

Individual Unit build out, design, and architectural style shall be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District CCR's as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines. Please visit: www.lorsonranch.com for more information regarding review and approval by the architectural control committee.

**OWNERS:**  
Love In Action, a Colorado Non-Profit  
Organization  
212 N Wahsatch, Suite 301  
Colorado Springs, CO 80903  
(719)635-3200

**PREPARED BY:**  
THOMAS & THOMAS, INC  
PLANNING, URBAN DESIGN, LANDSCAPE  
ARCH., INC.  
702 N. TEJON STREET  
Colorado Springs, CO 80903  
(719)578-8777

### Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D. Lorson LLC as Nominee for Heidi LLC, a Colorado Limited Liability Company

Authorized Agent, Manager

STATE OF COLORADO )  
EL PASO COUNTY )SS.

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D. by

\_\_\_\_\_ Witness my Hand and SEAL:

My Commission Expires: \_\_\_\_\_

Notary Public

### County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (Board resolution or motion # \_\_\_\_\_ and date \_\_\_\_\_) approving the PUD and all applicable El Paso County regulations.

Chair, Board of County Commissioners Date

Director, Planning and Community Development Date

### Clerk and Recorder Certification

STATE OF COLORADO )  
EL PASO COUNTY )

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per

Reception No. \_\_\_\_\_

El Paso County Clerk and Recorder

### PUD MODIFICATION TABLE PER LDC SECTION 4.2.6.F.2.g

	LDC/ECM SECTION	STANDARD	MODIFICATION	JUSTIFICATION
1	8.4.4.C PUBLIC ROADS REQUIRED	30 FRONTAGE AND ACCESS TO PUBLIC ROAD	LOTS ADJACENT TO PRIVATE STREETS WILL NOT HAVE DIRECT FRONTAGE OR ACCESS TO PUBLIC ROADS	PROPOSED PRIVATE ALLEYS FACILITATE PROJECT DENSITY AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES, SUCH AS REDUCTION OF AUTOMOBILE DOMINANCE IN SUPPORT OF INCREASED PEDESTRIAN EMPHASIS THROUGHOUT DEVELOPMENT AREA
2	8.4.4.E PRIVATE ROAD ALLOWANCES	PRIVATE ROADS REQUIRE WAIVER (MODIFICATION IN PUD)	PROPOSED MODIFIED PRIVATE ROAD CROSS SECTION (SEE STREET DETAILS)	
3	LDC SECTION 8.4.6.C.1.G STANDARDS FOR EASEMENTS	BLANKET EASMENTS PROHIBITED	PERMIT PLACEMENT OF EASMENTS WITHIN COMMON ELEMENT TRACTS ADJACENT TO TOWN HOME UNIT BUILDINGS	PERMITS FLEXIBILITY FOR UTILITY DESIGN ENGINEERS TO PLAN DELIVER OF UTILITY SERVICE LINES WITHIN COMMON ELEMENT TRACTS IN SUPPORT OF PROPOSED TOWNHOME DEVELOPMENT.
4	LDC SECTION 8.4.6.C.2 EASEMENT LOCATIONS AND DIMENSIONS	5' SIDE & 7' REAR UTILITY EASEMENTS ALONG LOT/TRACT LINES	ALLOW PLACEMENT OF UTILITIES IN COMMON ELEMENT TRACTS	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

### LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT) RM RESIDENTIAL MEDIUM TARGET DENSITY 7 -10 DU/ AC

CURRENT LAND USE: VACANT/ UNDEVELOPED

PROPOSED LAND USE: SINGLE-FAMILY ATTACHED RESIDENTIAL WITH THREE (3) & FOUR (4) UNIT TOWNHOME STRUCTURES; LANDSCAPE, DRAINAGE, & UTILITY TRACTS/EASEMENTS; OPEN SPACE; TRAIL CORRIDORS & PEDESTRIAN FACILITIES; DRAINAGE FACILITIES; AND SIGNAGE

### SITE DATA TABLE:

TOTAL SITE ACREAGE	10.38 AC
PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS	90 D.U.
FINAL PROPOSED (GROSS) DENSITY	8.67 D.U./AC.
FINAL PROPOSED (NET) DENSITY	10.20 D.U./AC.
PLANNED TARGET DENSITY RANGE	7-10 D.U./AC.

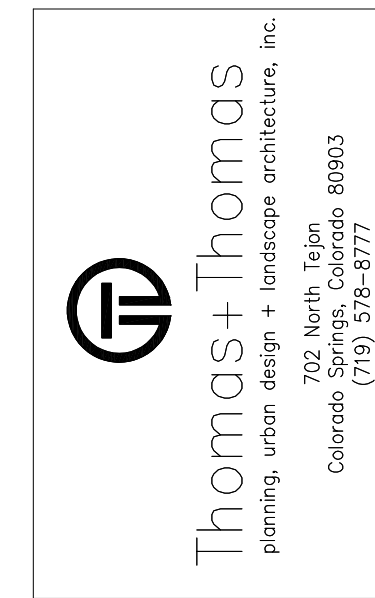
### LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY ATTACHED RESIDENTIAL (90 LOTS)	3.461 AC±	33.4%
LANDSCAPE	3.187 AC±	30.7%
OPEN SPACE	1.558 AC±	15.0%
PRIVATE STREETS	2.170 AC±	20.9%
TOTAL	10.38 AC±	100%

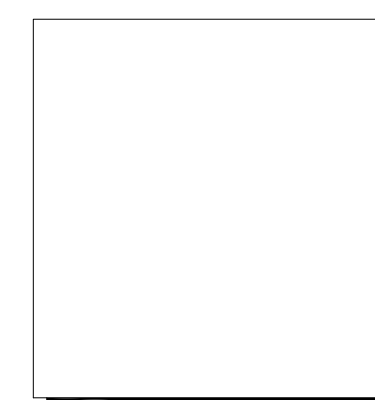
**NOTE:** TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE, 10.38 AC X .15 = 1.56 ACRES  
TOTAL OPEN SPACE PROVIDED IS 1.56AC (15.0% OF 10.38 AC SITE)

### SHEET INDEX:

- P1 PUD COVER SHEET
- P2 TRACT TABLE & DETAILS
- P3 PUD LOT DETAILS AND SITE PLAN
- P4 PUD STREET DETAILS AND SITE PLAN
- P5-6 PUD DEVELOPMENT PLAN
- L1-4 LANDSCAPE PLAN



**Ponderosa Filing No. 3**  
**General Development Standards**  
 Planned Unit Development (PUD) & Preliminary Plan  
 El Paso County, CO



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		
6		

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

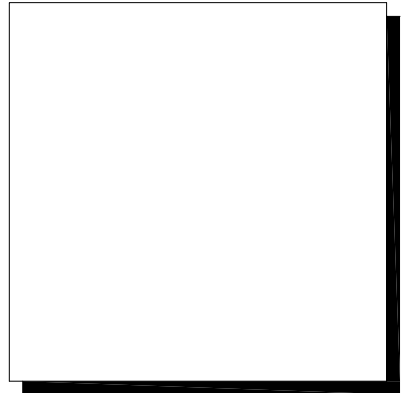
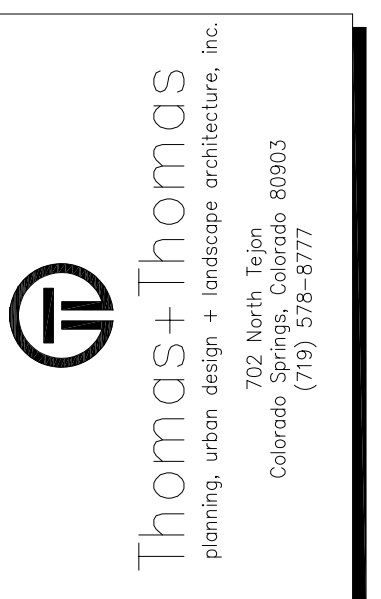
### PUD COVER SHEET & DETAILS

**P1** of 10

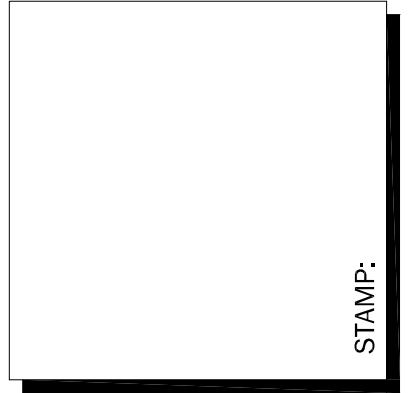
# PONDEROSA AT LORSON RANCH FILING 3

## 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



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



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		
6		

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

TRACTS &  
 OPEN SPACE  
**P2** of 10

### TRACT TABLE

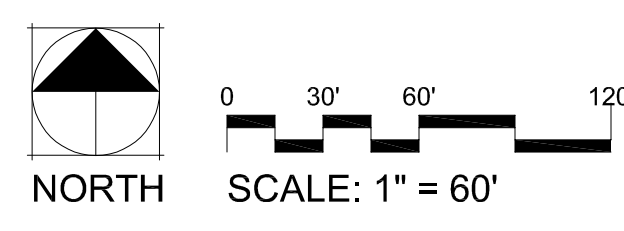
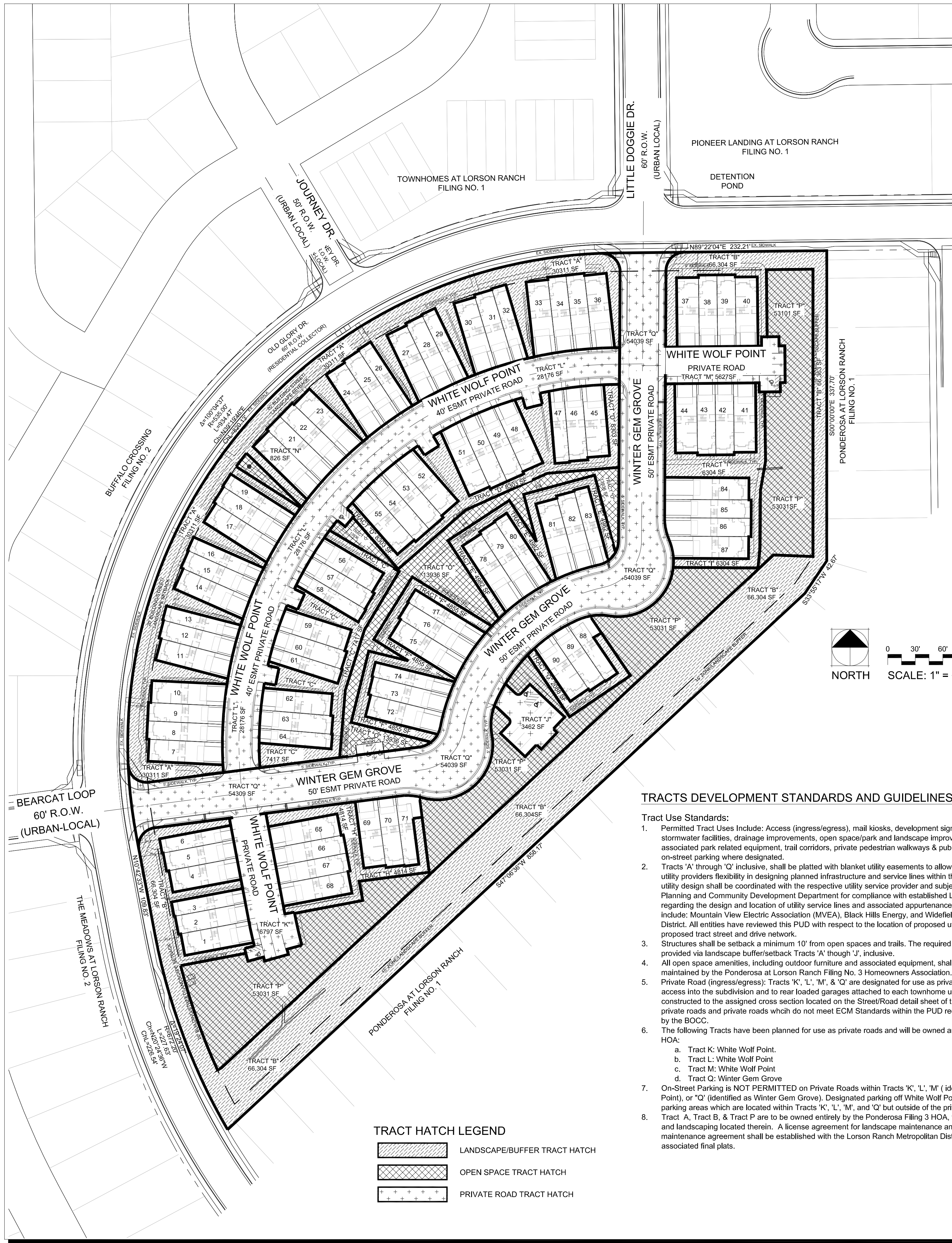
TRACT	SIZE (ACRES±)	OWNERSHIP	MAINTENANCE	USE
A	0.696	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.522	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.170	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.191	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.114	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.048	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
H	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
I	0.145	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
J	0.079	P3HOA	P3HOA	PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
K	0.156	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
L	0.647	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
M	0.129	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
N	0.019	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
O	0.320	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
P	1.217	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
Q	1.241	P3HOA	P3HOA	PRIVATE DRIVES/PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	6.914			

P3HOA= PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

LRMD= LORSON RANCH METROPOLITAN DISTRICT

POND MAINTENANCE SHALL BE BY LORSON RANCH METROPOLITAN DISTRICT

TOTAL OPEN SPACE TRACT AREA (TRACTS N THROUGH P) : 67,886 SF (1.56 AC)  
 NOTE: TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE (10.38AC). 10.38AC x 15% = 1.56 ACRES  
 TOTAL OPEN SPACE PROVIDED: 1.57 ACRES OPEN SPACE/10.38 ACRE SITE= 15.1% OPEN SPACE PROVIDED



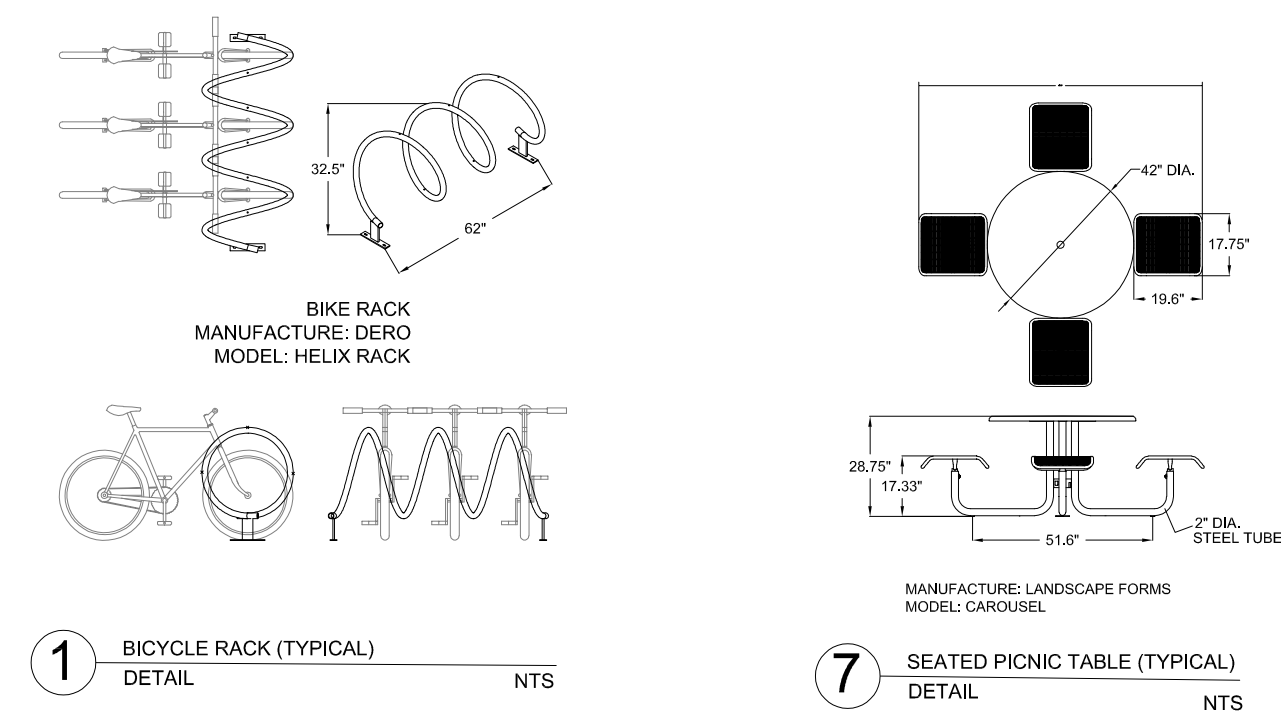
### TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

#### Tract Use Standards:

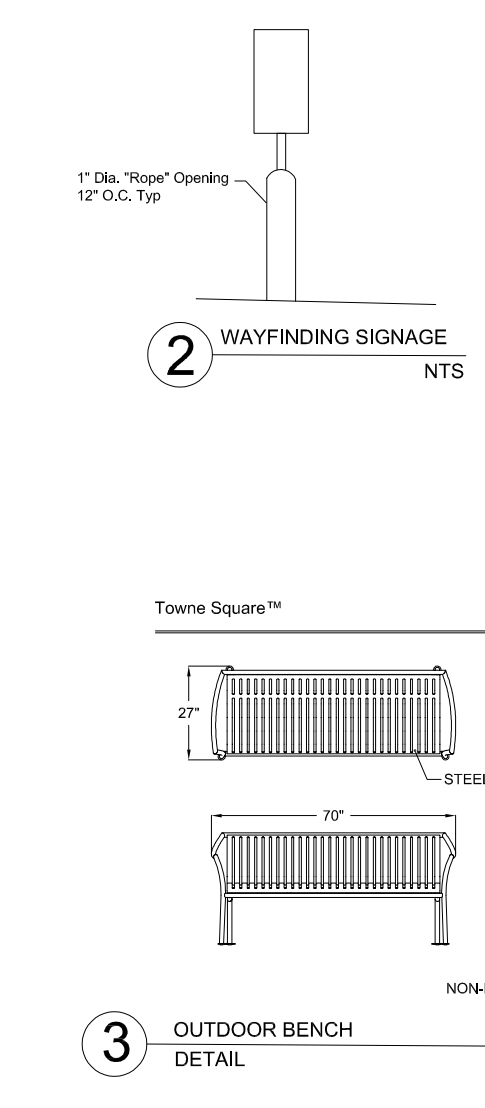
- Permitted Tract Uses include: Access (ingress/egress), mail kiosks, development signage, fencing, utilities, stormwater facilities, drainage improvements, open space/park and landscape improvements, parks and associated park related equipment, trail corridors, private pedestrian walkways & public sidewalks, and on-street parking where designated.
- Tracts 'A' through 'Q' inclusive, shall be platted with blanket utility easements to allow additional respective utility providers flexibility in designing planned infrastructure and service lines within the proposed tracts. All utility design shall be coordinated with the respective utility service provider and subject to review by the Planning and Community Development Department for compliance with established LDC and ECM criteria regarding the design and location of utility service lines and associated appurtenances. Utility providers include: 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.
- Structures shall be setback a minimum 10' from open spaces and trails. The required 10' separation is provided via landscape buffer/setback Tracts 'A' through 'J', inclusive.
- All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 Homeowners Association.
- Private Road (ingress/egress): Tracts 'K', 'L', 'M', & 'Q' are designated for use as private roads to provide access into the subdivision and to rear loaded garages attached 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.
- The following Tracts have been planned for use as private roads and will be owned and maintained by the HOA:
  - Tract K: White Wolf Point.
  - Tract L: White Wolf Point
  - Tract M: White Wolf Point
  - Tract Q: Winter Gem Grove
- On-Street Parking is NOT PERMITTED on Private Roads within Tracts 'K', 'L', 'M' (identified as White Wolf Point), or 'Q' (identified as Winter Gem Grove). Designated parking off White Wolf Point is via striped guest parking areas which are located within Tracts 'K', 'L', 'M', and 'Q' but outside of the private road easements. Tract A, Tract B, & Tract P are to be owned entirely by the Ponderosa Filing 3 HOA, to include detention 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 plats.

#### TRACT HATCH LEGEND

- LANDSCAPE/BUFFER TRACT HATCH
- OPEN SPACE TRACT HATCH
- PRIVATE ROAD TRACT HATCH

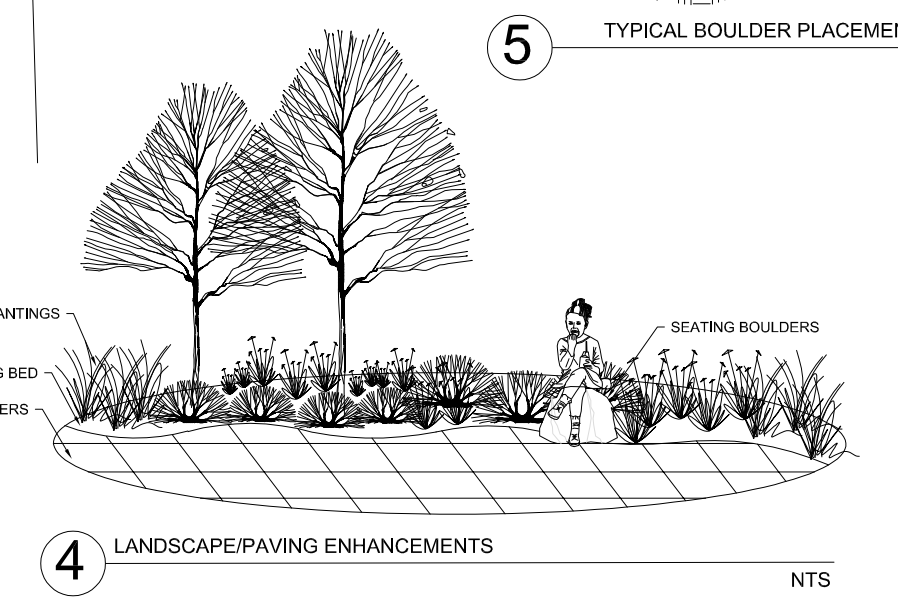


## OPEN SPACE AMENITIES OPTIONS



#### OPEN SPACE AMENITIES NOTES

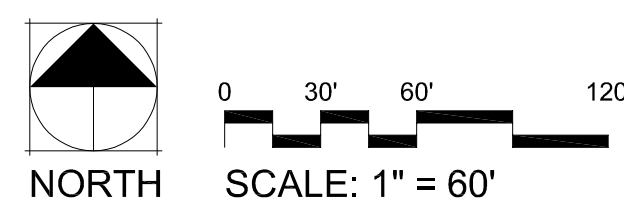
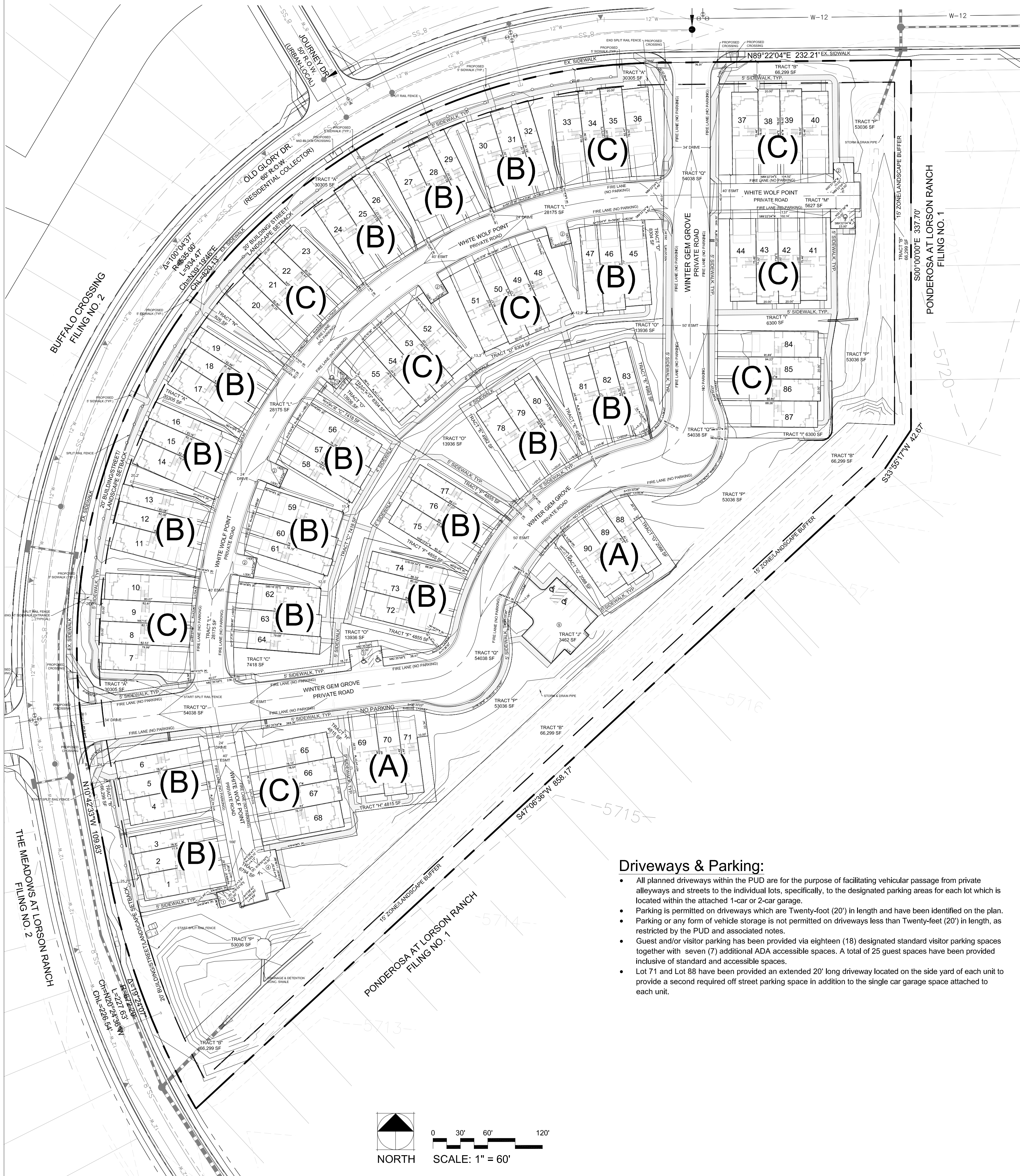
Open spaces shall be equipped and furnished with a combination of typical amenities elements contained in the typical open space/community amenities details. The final amenity configuration of individual open spaces will be determined in cooperation with future residents/lot owners, homeowners association,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



STAMP:

SCALE: AS NOTED

UNIT TYPE MAP



Driveways & Parking:

- All planned driveways within the PUD are for the purpose of facilitating vehicular passage from private alleyways 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.

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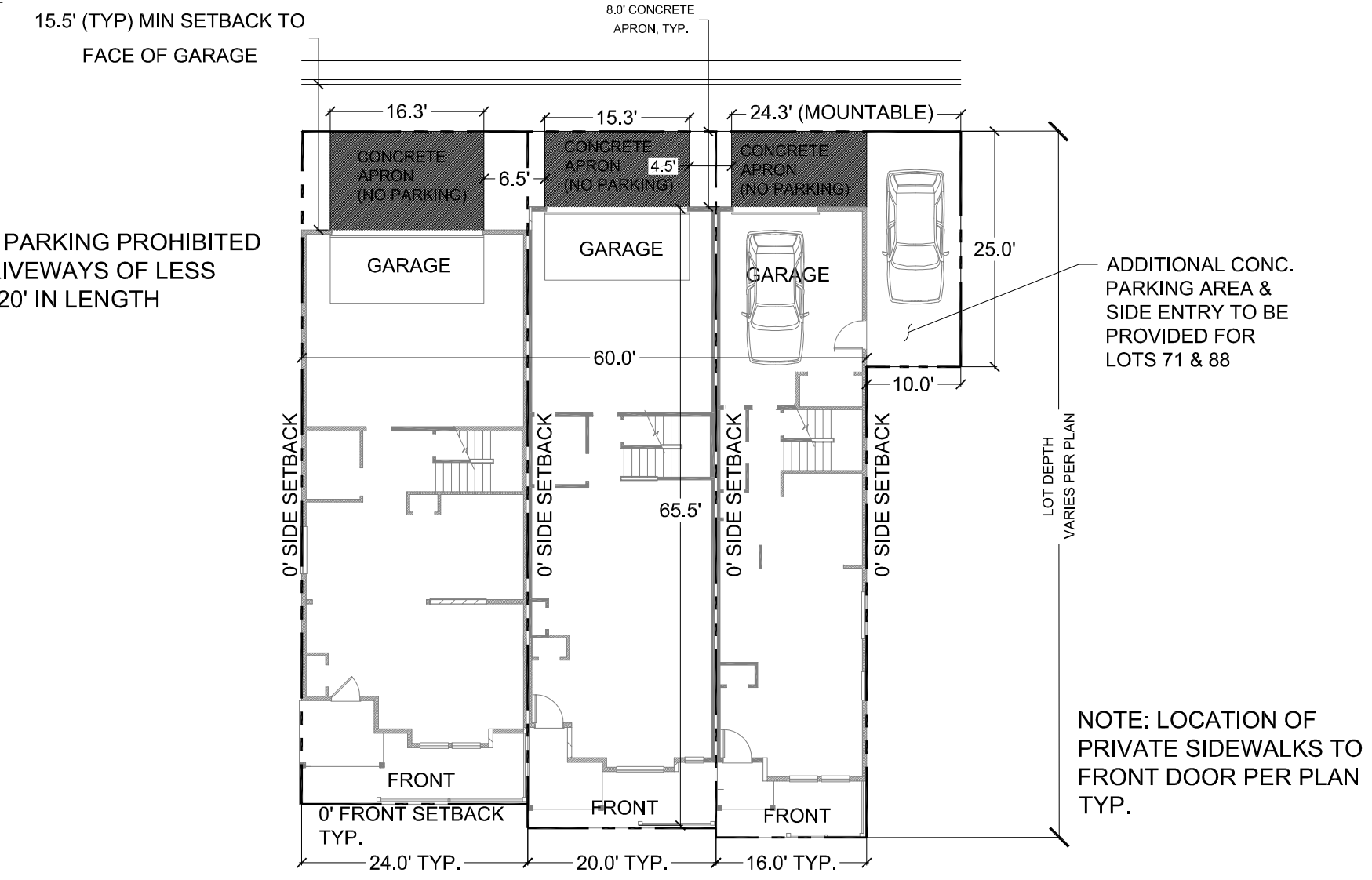
A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

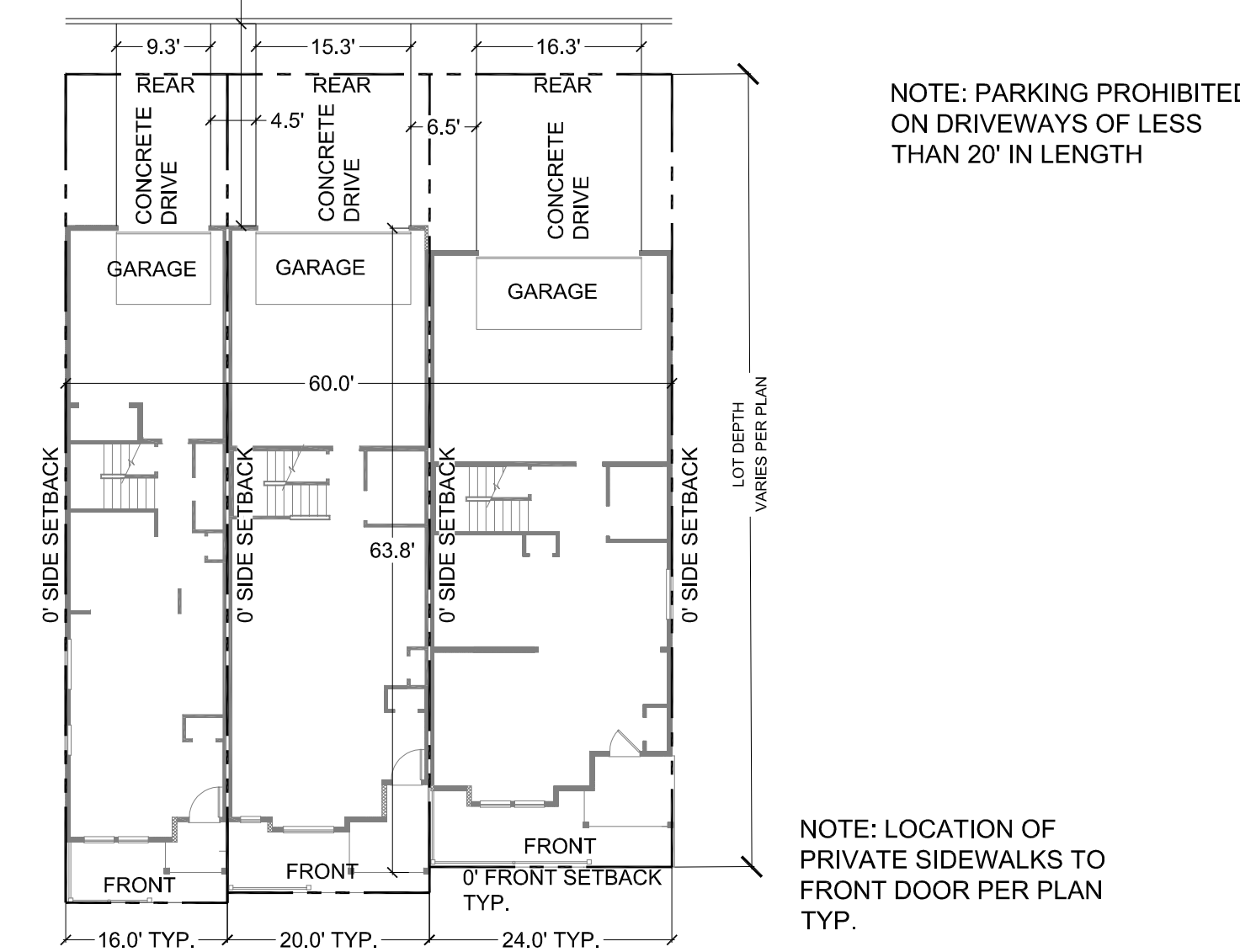


LOTS: 1-6, 11-19, 24-32, 45-47, 56-64, 72-83

(B)

20' MIN. DRIVEWAY LENGTH (FROM EDGE OF PRIVATE STREET TO FACE OF GARAGE)

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

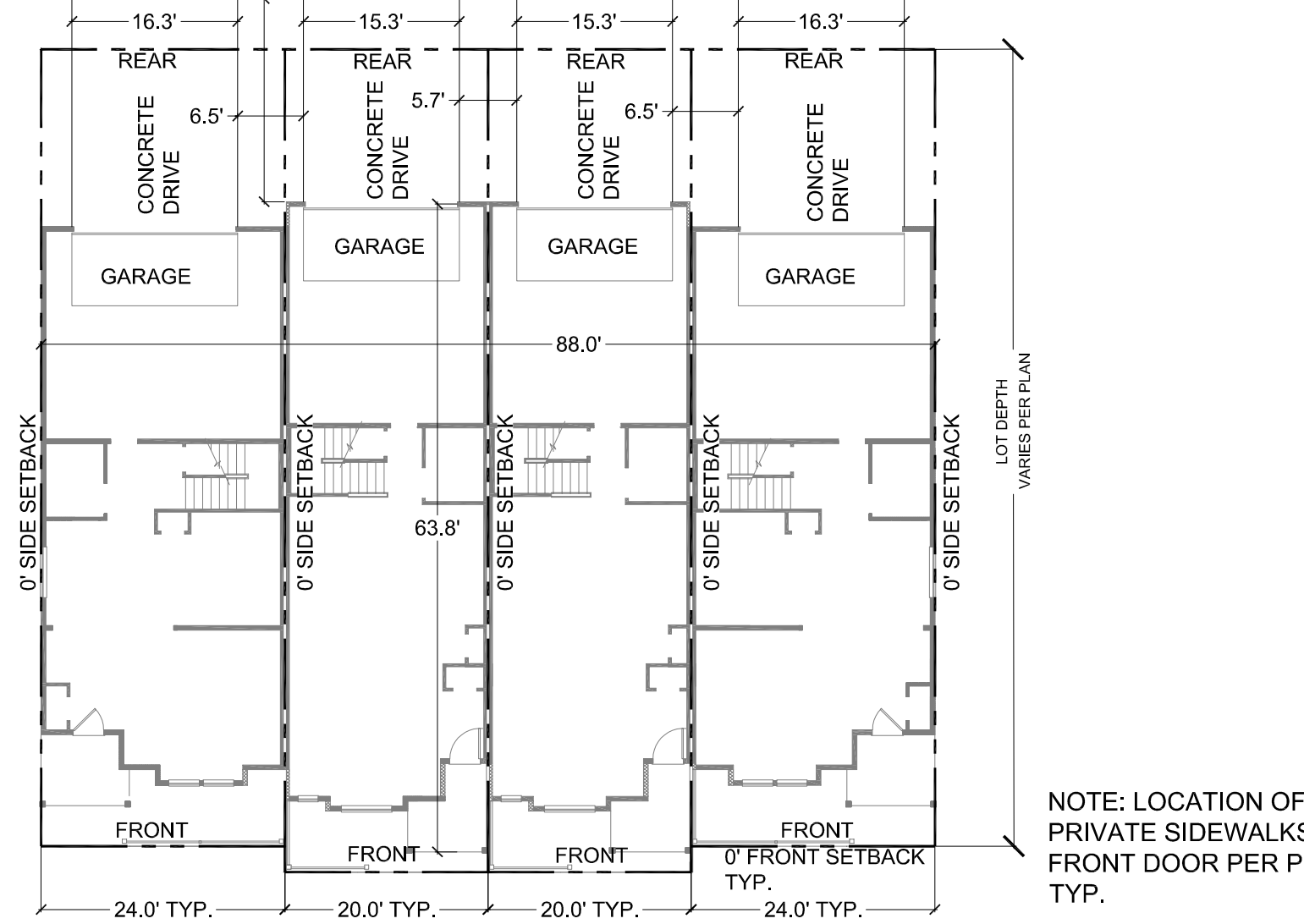


LOTS: 7-10, 20-23, 33-36, 37-44, 48-55, 65-68, 84-87

(C)

20' MIN. LENGTH OF DRIVEWAY (FROM EDGE OF PRIVATE STREET TO FACE OF GARAGE)

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



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

REV #	REVISIONS	DATE
1	1st Response to County Comments	1.6.2020
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		
6		

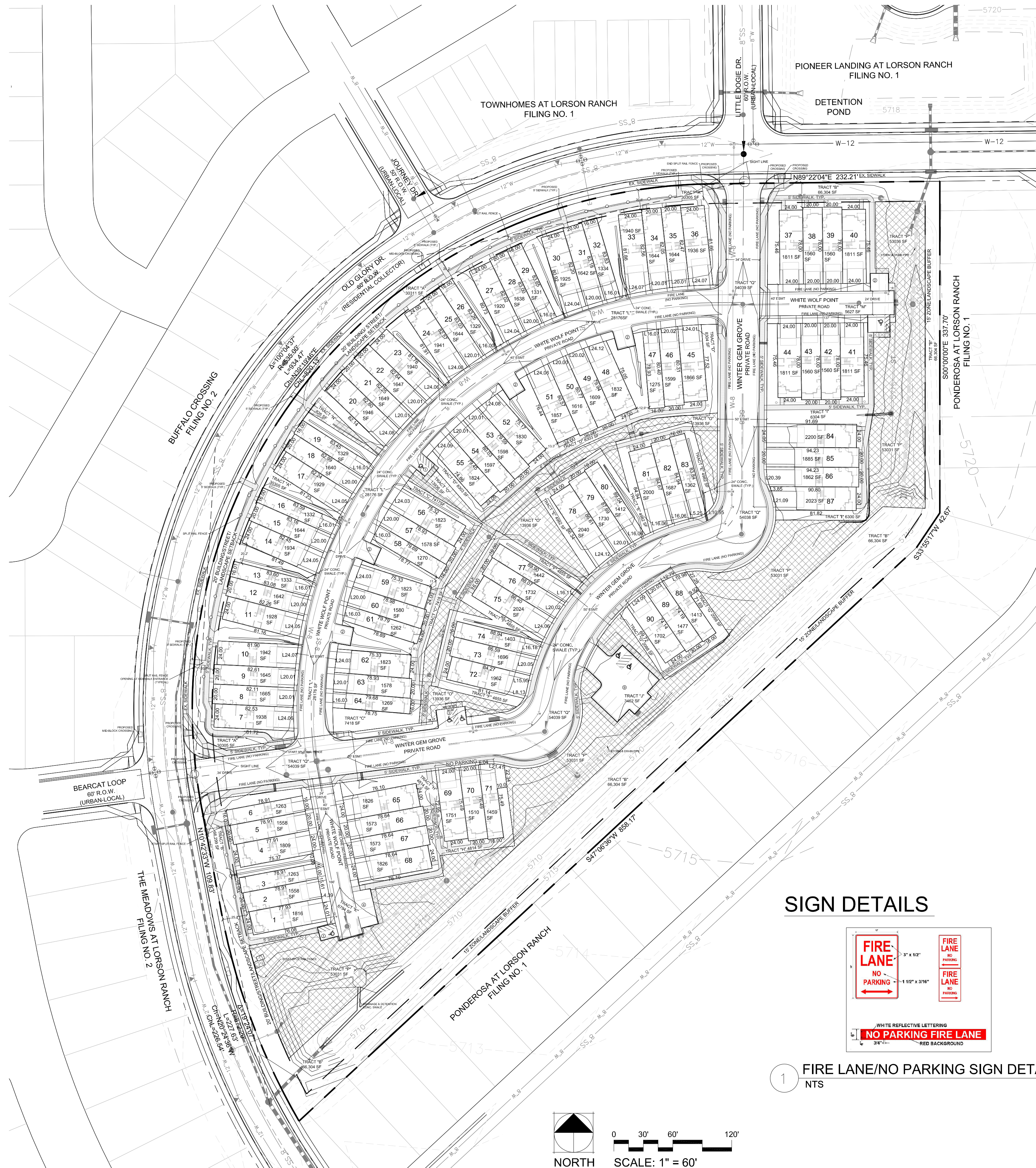
DESIGNED	SB	07.03.19	SCALE:	AS NOTED
DRAWN	SB	07.03.19		
CHECKED	JH	11.15.19		
PROJECT NUMBER:		2816.17		

LOT DETAILS

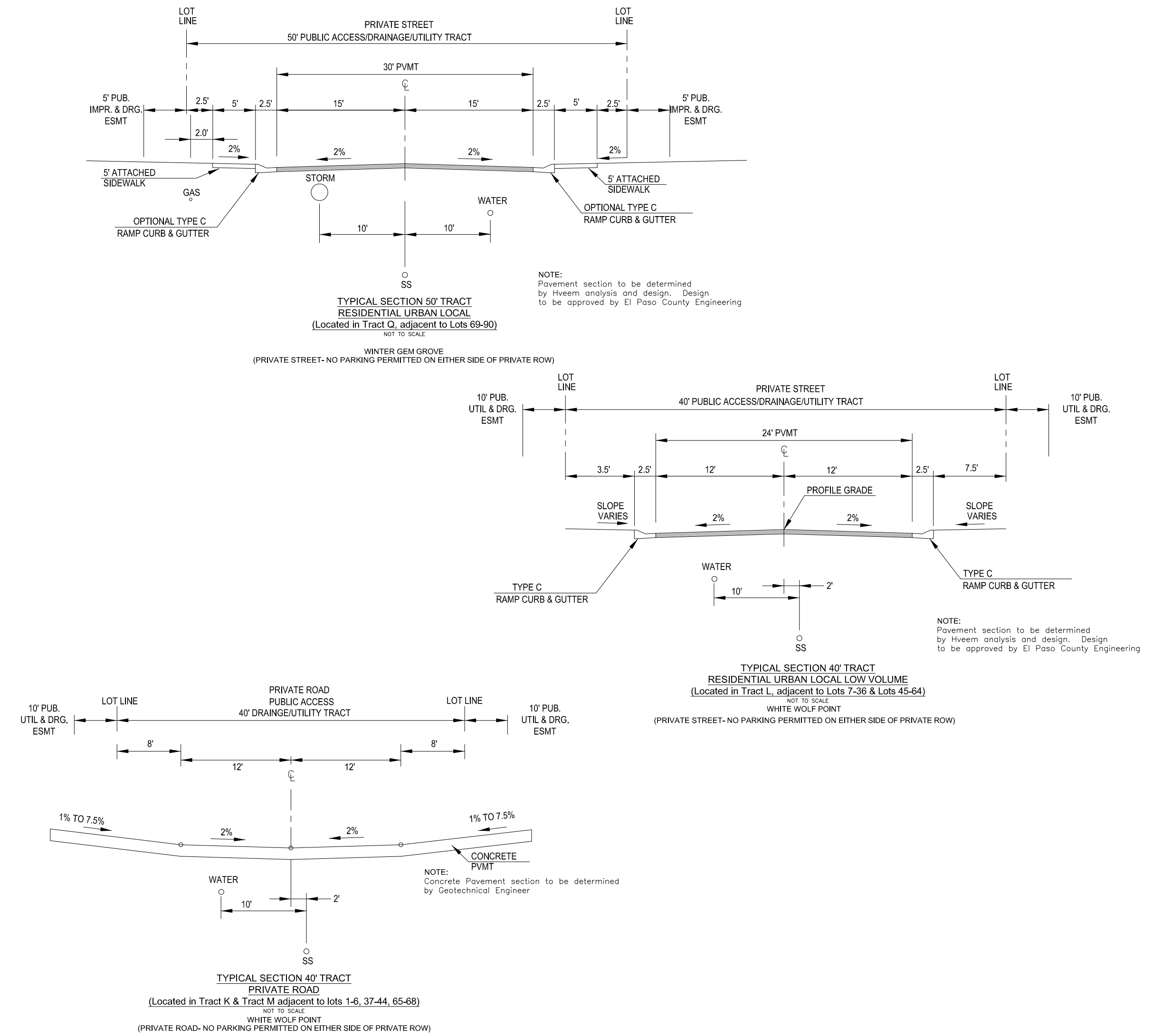
# PONDEROSA AT LORSON RANCH FILING 3

## A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

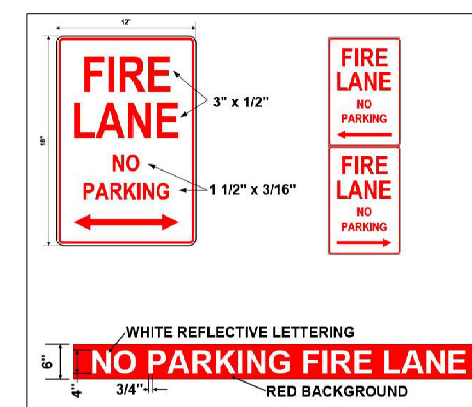
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



### TYPICAL STREET CROSS-SECTIONS



### SIGN DETAILS



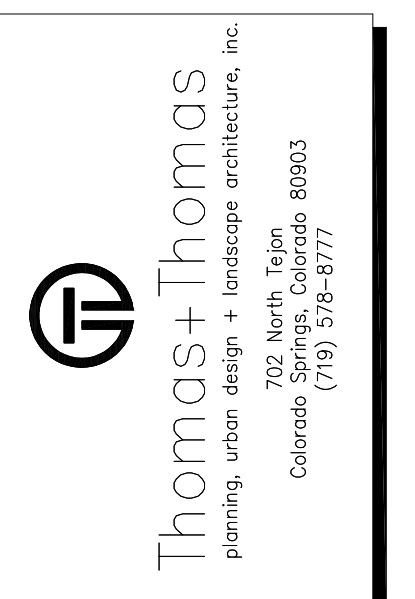
1 FIRE LANE/NO PARKING SIGN DETAILS

### 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/Taller County E-911 and PPRBD/Enumerations standards.
- Addressing for Lots 1-40 that will be from Old Glory Drive with street addressing posted on the front of the residence facing Old Glory Drive. Lots 41-68 shall be addressed from White Wolf Point and with street addressing posted on the rear residential facade facing White Wolf Point. Lots 69-90 will be addressed from Winter Gem Grove and located at the rear of residences facing 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 the 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 platted with access easements for the use and benefit of residents and guests of the development.



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

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

STREET DETAILS  
**P4** of 10

# PONDEROSA AT LORSON RANCH FILING 3

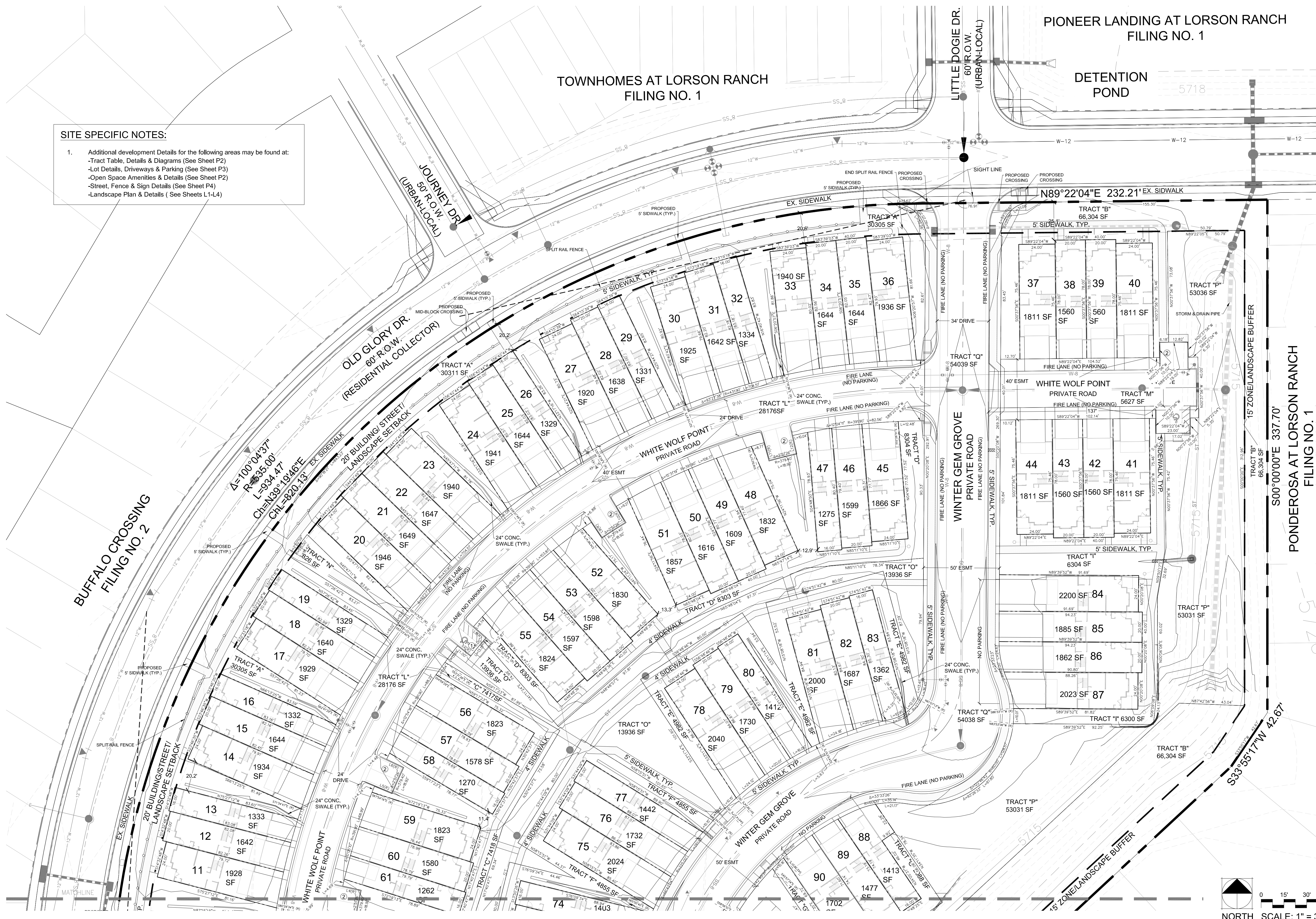
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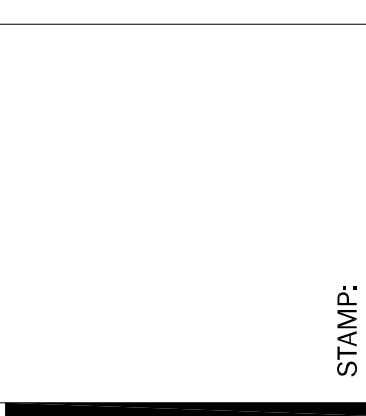


**SITE SPECIFIC NOTES:**

- 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 P2)
  - Street, Fence & Sign Details (See Sheet P4)
  - Landscape Plan & Details (See Sheets L1-L4)



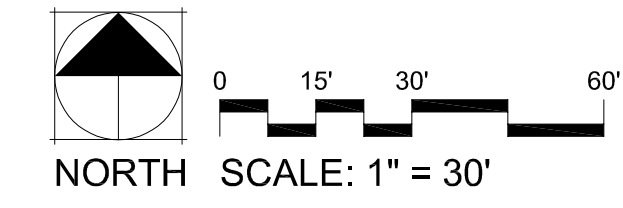
**Ponderosa Filing No. 3  
Development Plan**  
Planned Unit Development (PUD) & Preliminary Plan  
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DESIGNED	DATE
SB	07.03.19
DRAWN	DATE
SB	07.03.19
CHECKED	DATE
JH	11.15.19
PROJECT NUMBER:	DATE
2816-17	4.14.2020
SCALE:	AS NOTED

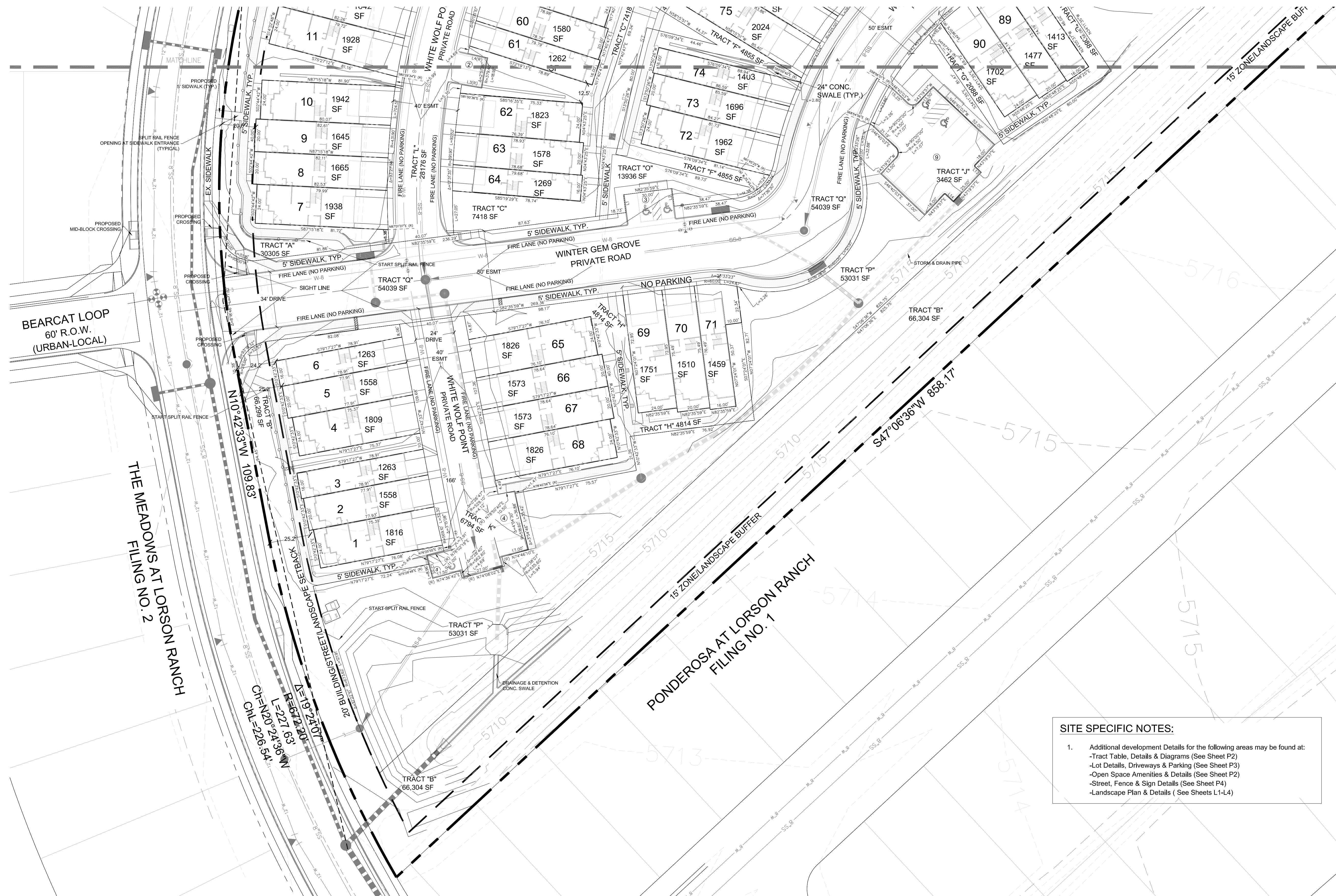
**PUD SITE PLAN**  
**P5** of 10



# PONDEROSA AT LORSON RANCH FILING 3

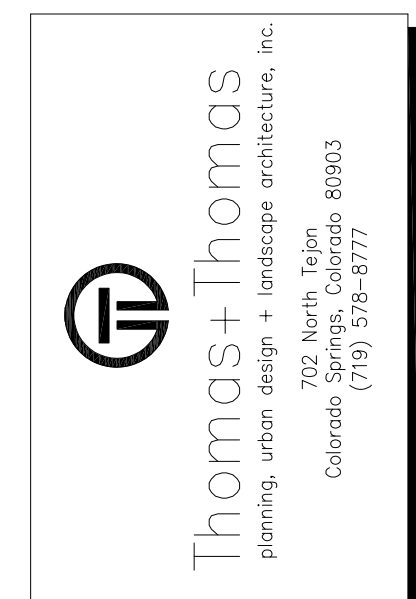
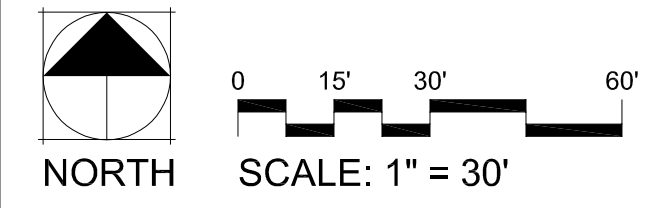
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Development Plan  
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PUD SITE PLAN  
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