PONDEROSA AT LORSON RANCH FILING 3

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

VICINITY MAP

LEGAL DESCRIPTION-

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

DEVELOPMENT STANDARDS AND GUIDELINES

Residential Use Standards:

1. 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.
2. Principal use(s) shall be limited to one (1) Single-Family Attached Residence per lot.
3. 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 and installed and maintained by the developer, HOA, or Lorson Ranch Metropolitan District, are permitted.
4. 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.
5. 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.
6. 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.
7. Private Residential Solar Energy Systems are permitted as part of the main structure per the El Paso County Land Development Code, as amended.
8. Fencing: Fencing shall be limited to 4' split rail fencing located within the landsdcape buffer along Old Glory Drive frontage. There shall be no fencing permiited 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.
9. 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

1. Projections into setbacks are governed by the El Paso County Land Development Code, as amended in effect at the time of PUD Plan Approval.
2. Maximum Impervious Coverage (per Residential Lot): No Maximum
3. Maximum Structural Height: Forty Five Feet (45').
4. Minimum Width of Lot at Front Building Setback Line: No Minimum
5. Setbacks:
   - Front/Rear Yard: Zero (0') lot line setback
   - Internal Side Yard" Zero (0') lot line setback
   - Side Yard (End Units): Zero (0') lot line setback;
   - Lot 71 & Lot 78: Side Yard Setback Varies: Zero (0'); Ten feet (10') adjacent to driveway as depicted on plan
6. 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.

LANDSCAPE

1. 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).
2. 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.
3. 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.
4. 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.
5. 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 November 8, 2019).

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, November 7, 2019 (Revised Dovember 8, 2019), 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. The floodplain was previously revised per LOMR Case No. 06-08-B643P effective date of revision August 29, 2007.

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.

PARKING TABLE:

NUMBER OF LOTS: 90

	SPACES/UNIT	SPACES REQUIRED	SPACES PROVIDED
SINGLE-FAMILY ATTACHED	2 / DU	180	180
	2 / DU	16 SPACES (8*2/ DU)	16
	2 / DU	164 SPACES (82*2/DU)	164
GUEST SPACES	1 SPACE / 4 UNITS	22 SPACES (90/4=22,25)	22
ACCESSIBLE SPACES	7 ADA SPACES / 201-300 STD SPACES	7	7
TOTAL:		209	209

NOTE: 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 69 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
PLANING, URBAN DESIGN, LANDSCAPE ARCH., INC.
702 N. TEJON STREET
Colordado 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)
)SS.
EL PASO COUNTY)

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)
)SS.
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 MODIFICATON 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) RMH RESIDENTIAL MEDIUM HIGH TARGET DENSITY 10-13 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	10-13 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 = 1.557 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

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Ponderosa Filing No. 3
General Development Standards

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

STAMP:

REV #	REVISIONS	DATE
1	1st Response to County Comments	1.8.2020
2		
3		
4		
5		
6		

DESIGNED	SB	07.03.19
DRAWN	SB	07.03.19
CHECKED	JH	11.15.19
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SCALE:		AS NOTED

PUD COVER
SHEET & DETAILS

P1 of 10

PONDEROSA AT LORSON RANCH FILING 3

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TRACT TABLE

TRACT	SIZE	OPEN SPACE	LANDSCAPING	SIDEWALKS & PEDESTRIAN ESMTS	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVES / PRIVATE ROADS / PARKING	PUBLIC UTILITIES	OWNED & MAINTAINED BY
A	30,305 SF		X	X	X	X		X	HOA
B	66,299 SF		X	X	X	X		X	HOA
C	7,418 SF		X	X	X	X		X	HOA
D	8,304 SF		X	X	X	X		X	HOA
E	4,982 SF		X	X	X	X		X	HOA
F	4,855 SF		X	X	X	X		X	HOA
G	2,088 SF		X	X	X	X		X	HOA
H	4,815 SF		X	X	X	X		X	HOA
I	6,300 SF		X	X	X	X		X	HOA
J	3,462 SF		X	X	X	X		X	HOA
K	6,794 SF		X	X	X	X	X	X	HOA
L	28,175 SF		X	X	X	X	X	X	HOA
M	5,627 SF		X	X	X	X	X	X	HOA
N	826 SF	X	X	X	X	X		X	HOA
O	14,024 SF	X	X	X	X	X		X	HOA
P	53,036 SF	X	X	X	X	X		X	HOA
Q	53,950 SF		X	X	X	X	X	X	HOA
TOTAL TRACT AREA 301,260 SF (6.92 AC)									

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

HOA= PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION
'X'= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

Tract Use Standards:

1. 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.
2. 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.
3. Structures shall be setback a minimum 10' from open spaces and trails. The required 10' separation is provided via landscape buffer/setback Tracts 'A' though 'J', inclusive.
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 Homeowners Association.
5. 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.
6. 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 Way.
   b. Tract L: White Wolf Way
   c. Tract M: White Wolf Way
   d. Tract Q: Bearcat Grove
   e. Parking is NOT PERMITTED on Private Roads within Tracts 'K', 'L',or 'M', identified as White Wolf Way. Designated parking off White Wolf Way is via striped guest parking areas which are located within Tracts 'K', 'L', and 'M' but outside of the private road easements. On-street parking is permitted on Bearcat Grove where identified on the PUD Plan

TRACT HATCH LEGEND

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

OPEN SPACE AMENITIES OPTIONS

1 BICYCLE RACK (TYPICAL) DETAIL NTS

7 SEATED PICNIC TABLE (TYPICAL) DETAIL NTS

2 WAYFINDING SIGNAGE NTS

2831-DT-L LITTER CONTAINER WITH DOME TOP (LEVELING)

6 LITTER RECEPTICLE NTS

3 OUTDOOR BENCH DETAIL NTS

5 TYPICAL BOULDER PLACEMENT DETAIL NTS

4 LANDSCAPE/PAVING ENHANCEMENTS NTS

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.

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Ponderosa Filing No. 3
Tract Details

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

STAMP:

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2		
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TRACTS & OPEN SPACE

P2 of 10

PONDEROSA AT LORSON RANCH FILING 3

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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UNIT TYPE MAP

LOTS: 69-71, 88-90

(A)

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

(B)

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

(C)

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-feet (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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Lot Details

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LOT DETAILS

P3 of 10

PONDEROSA AT LORSON RANCH FILING 3

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TYPICAL STREET CROSS-SECTIONS

TYPICAL SECTION 50' TRACT
RESIDENTIAL URBAN LOCAL
(Located in Tract Q, adjacent to Lots 69-90)
NOT TO SCALE
BEARCAT GROVE
(PRIVATE STREET)

NOTE:
Pavement section to be determined by Hveem analysis and design. Design to be approved by El Paso County Engineering

TYPICAL SECTION 40' TRACT
RESIDENTIAL URBAN LOCAL LOW VOLUME
(Located in Tract L, adjacent to Lots 7-36 & Lots 45-64)
NOT TO SCALE
WHITE WOLF WAY
(PRIVATE STREET)

NOTE:
Pavement section to be determined by Hveem analysis and design. Design to be approved by El Paso County Engineering

NOTE:
Concrete Pavement section to be determined by Geotechnical Engineer

TYPICAL SECTION 40' TRACT
PRIVATE ROAD
(Located in Tract K & Tract M adjacent to lots 1-6, 37-44, 65-68)
NOT TO SCALE
WHITEWOLF WAY
(PRIVATE ROAD)

SIGN DETAILS

1 FIRE LANE/NO PARKING SIGN DETAIL
NTS

STREETS & PARKING

1. 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.
2. Bearcat Grove and White Wolf Way 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.
3. All private streets shall be named to El Paso/Teller County E-911 and PPRBD/Enumerations standards.
4. All homes shall be addressed off the named street at the rear of the home. Addresses for all lots 1- 90 shall be placed on both the front and rear of the building.
5. There shall be no direct lot access to or from Old Glory Drive.
6. On-street parking is permitted where designated as "Parking Permitted" on Bearcat Grove, and restricted where designated as 'No Parking" on the PUD plan. On street parking is NOT PERMITTED on private White Wolf Way. Designated Parking Spaces are provided adjacent to White Wolf Way, which are located outside of the private road easement and travel lanes.
7. 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.
8. Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided as illustrated on this plan.
9. 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.
10. 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.

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

STAMP:

REV #	REVISIONS	DATE
1	1st Response to County Comments	12.18.19
2		
3		
4		
5		
6		

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

STREET DETAILS

PONDEROSA AT LORSON RANCH FILING 3

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

SITE SPECIFIC NOTES:

1. 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)

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Development Plan

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PUD SITE PLAN

P5 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 NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

NORTH

SCALE: 1" = 30'

SITE SPECIFIC NOTES:

1. Additional development Details for the following areas may be found at:
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PUD SITE PLAN

P6 of 10