



# 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

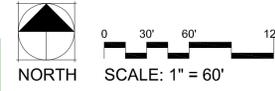
TRACT	SIZE	OPEN SPACE	LANDSCAPING	SIDEWALKS & PEDESTRIAN ESMTS	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVES / PRIVATE ROADS / PARKING	PUBLIC UTILITIES	OWNED & MAINTAINED BY
A	30,305 SF		X	X	X	X		X	HOA
B	66,299 SF		X	X	X	X		X	HOA
C	7,418 SF		X	X	X	X		X	HOA
D	8,304 SF		X	X	X	X		X	HOA
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

CHANGES SHOULD BE REFLECTED IN LOI  
SEE COMMENTS BELOW...

should these be LRMD?



### TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

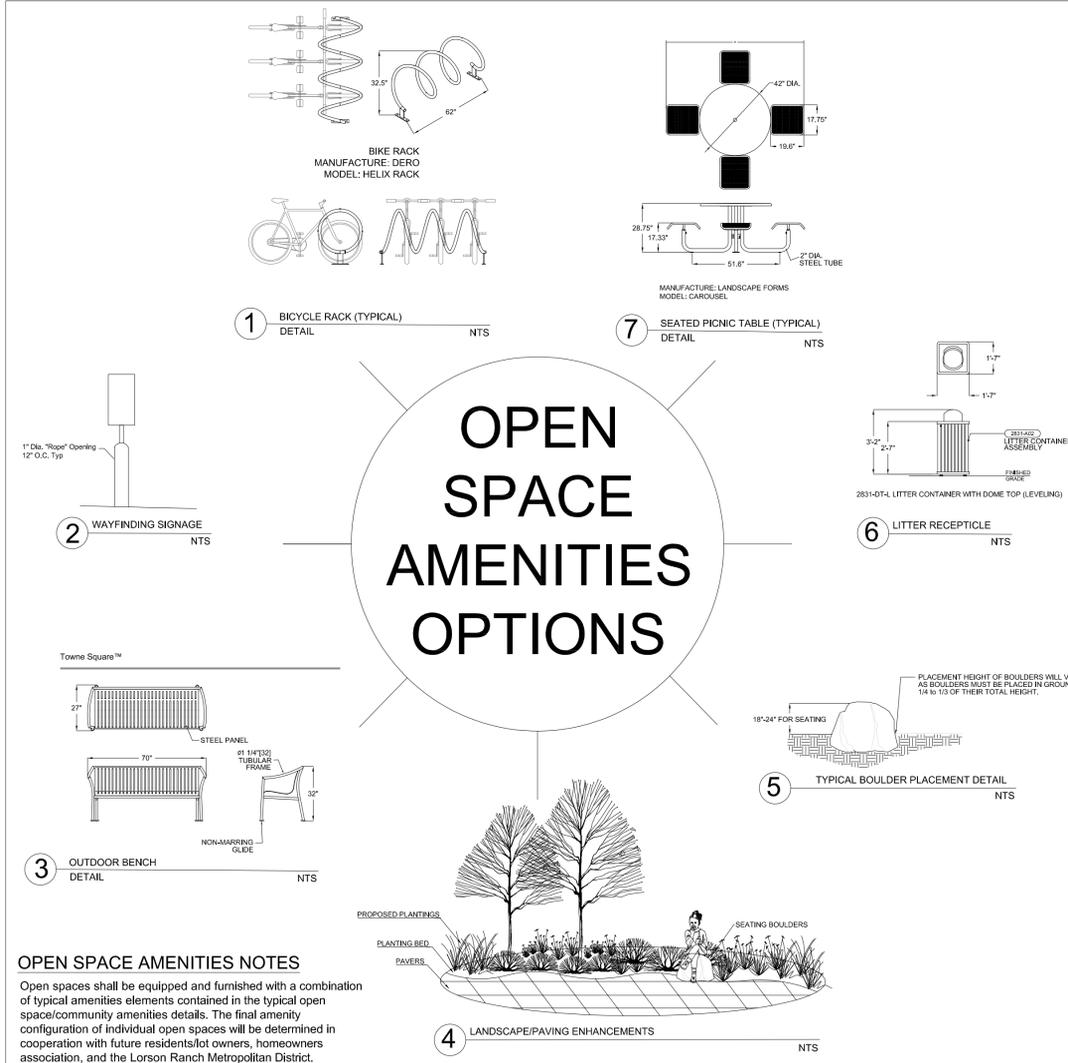
- Tract Use Standards:**
- Permitted Tract Uses Include: Access (ingress/egress), mail kiosks, development signage, fencing, utilities, stormwater facilities, drainage improvements, open space/park and landscape improvements, parks and associated park related equipment, trail corridors, private pedestrian 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 Wildfield 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 Way.
    - Tract L: White Wolf Way.
    - Tract M: White Wolf Way.
    - Tract Q: Bearcat Grove.
 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.



Place some dimensions from lots to public roads- there should be setbacks from structures from perimeter of development incorporated into page 1 dev staddrs.

OLD GLORY STREET LINES SHOULD BE OWNED AND MAINTAINED BY DISTRICT  
IT WOULD SEEM LIKEEY THAT THE OVERALL DEVELOPMENT FOR LORSON WILL USE PLAY GROUND-SHOULD THE DISTRICT BE OWNER AND MAINTENANCE PROVIDER  
HOA HAS LARGE MAINTENANCE EXPENSES IS THAT FEASIBLE AT TGIS PRICE POINT?

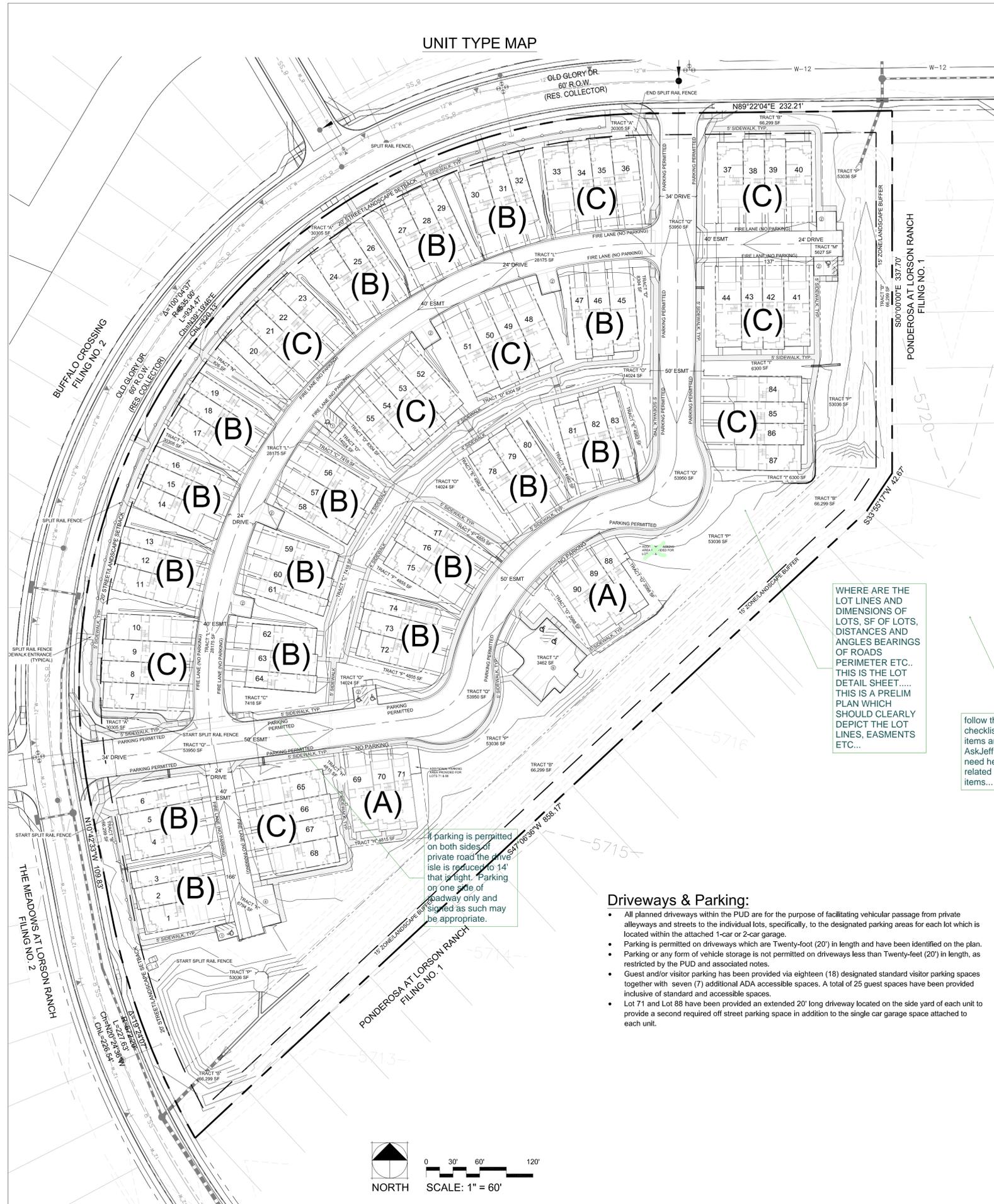
## OPEN SPACE AMENITIES OPTIONS



**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.

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

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



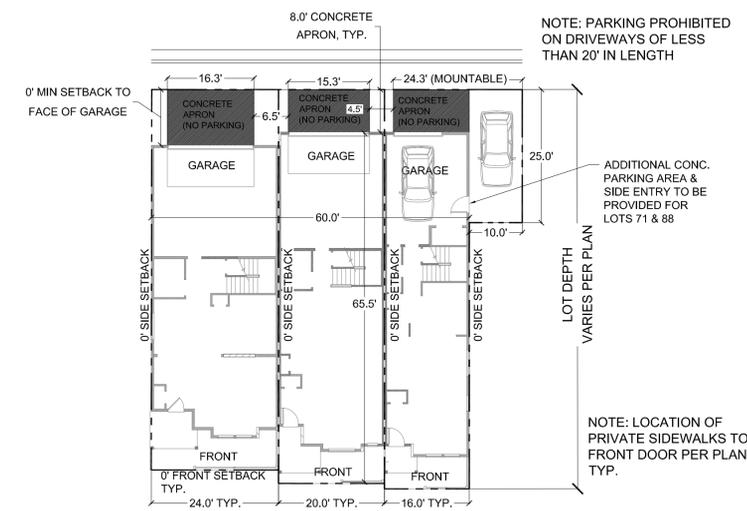
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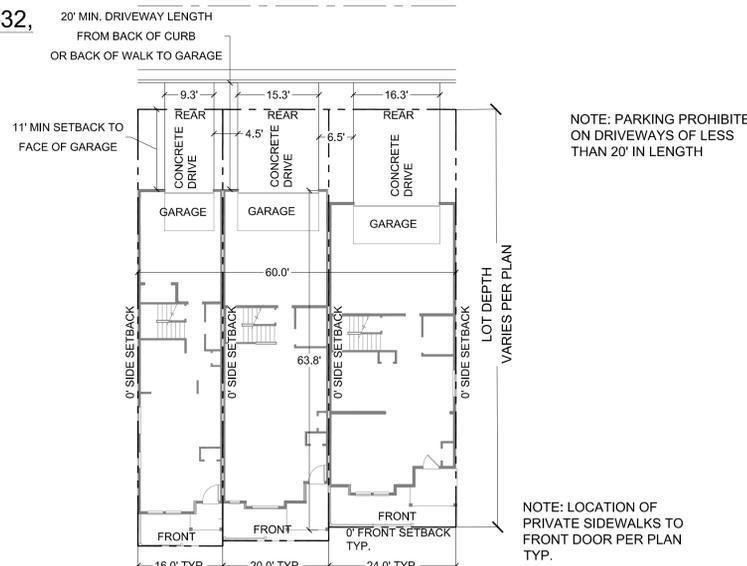
LOTS: 69-71, 88-90

(A)



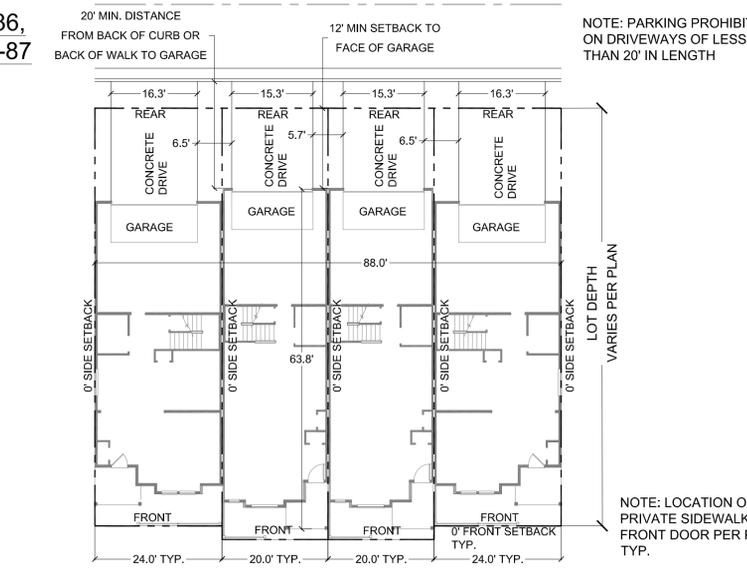
LOTS: 1-6, 11-19, 24-32, 45-47, 56-64, 72-83

(B)



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

(C)



WHERE ARE THE LOT LINES AND DIMENSIONS OF LOTS, SF OF LOTS, DISTANCES AND ANGLES BEARINGS OF ROADS PERIMETER ETC... THIS IS THE LOT DETAIL SHEET.... THIS IS A PRELIM PLAN WHICH SHOULD CLEARLY DEPICT THE LOT LINES, EASMENTS ETC...

follow the prelim plan checklist and verify all items are on it. Ask Jeff Rice if you need help for eng related checklist items...

### 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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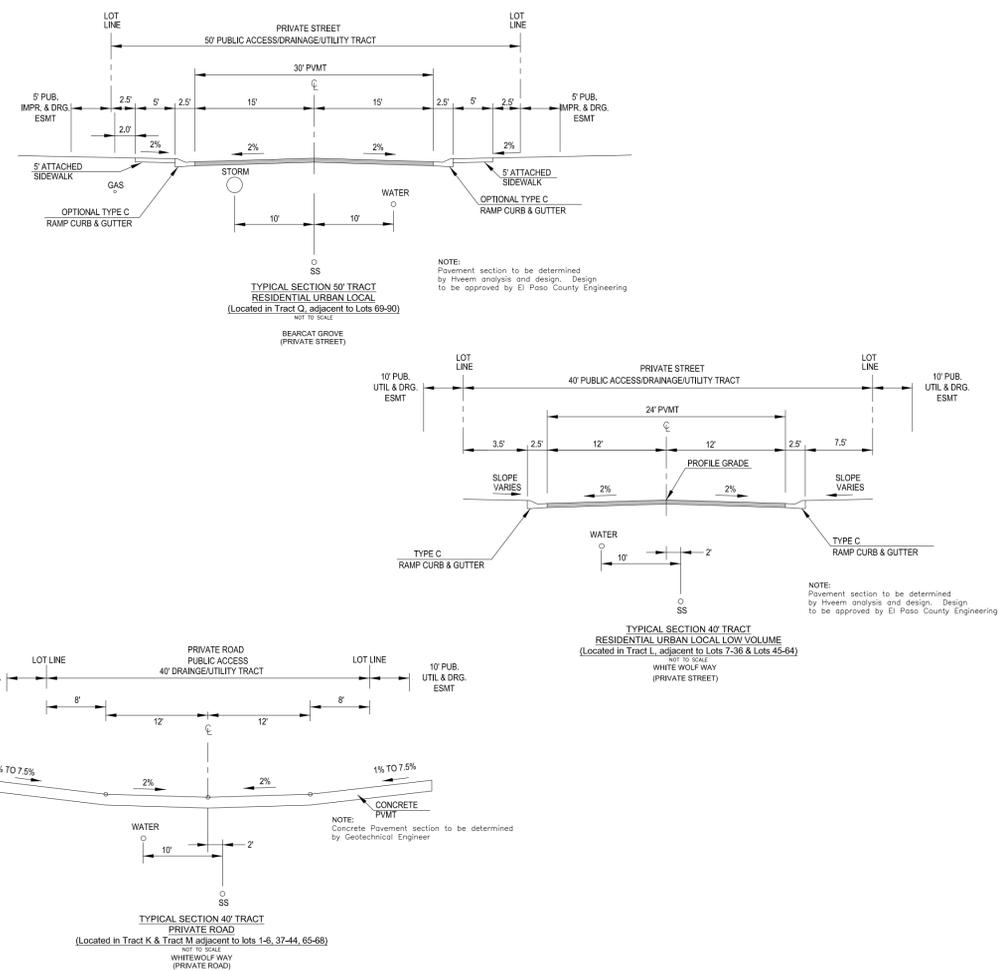
DESIGNED	SB	07.03.19	PROJECT NUMBER: 2816.L7	SCALE: AS NOTED
DRAWN	SB	07.03.19		
CHECKED	JH	11.15.19		

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### TYPICAL STREET CROSS-SECTIONS



VERIFY LANDSCAPE ALONG EXISTING OLD GLORY IS NOT TO BE MAINTAINED BY DISTRICT. DISTRICT WOULD HOLD LICENSE AGREEMENT AND SHOULD BE MAINTENANCE HOLDER. CHANGE ON PUD TRACT TABLE AND NOTE(S)

if parking is permitted on both sides of private road the drive isle is reduced to 14' that is tight. Parking on one side of roadway only and signed as such may be appropriate.

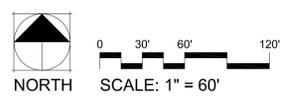
Label road names

label drainage and detention facilities

### SIGN DETAILS



1 FIRE LANE/NO PARKING SIGN DETAIL NTS



### 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.
- 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.
- All private streets shall be named to El Paso/Teller County E-911 and PPRBD/Enumerations standards.
- 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.
- There shall be no direct lot access to or from Old Glory Drive.
- 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.
- 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.

**Thomas+Thomas**  
planning, urban design + landscape architecture, inc.  
702 North Tejon  
Colorado Springs, Colorado 80903  
(719) 578-8777

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

STAMP:

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

DESIGNED	DATE
SB	07.03.19
DRAWN	DATE
SB	07.03.19
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**STREET DETAILS**  
**P4** of 10

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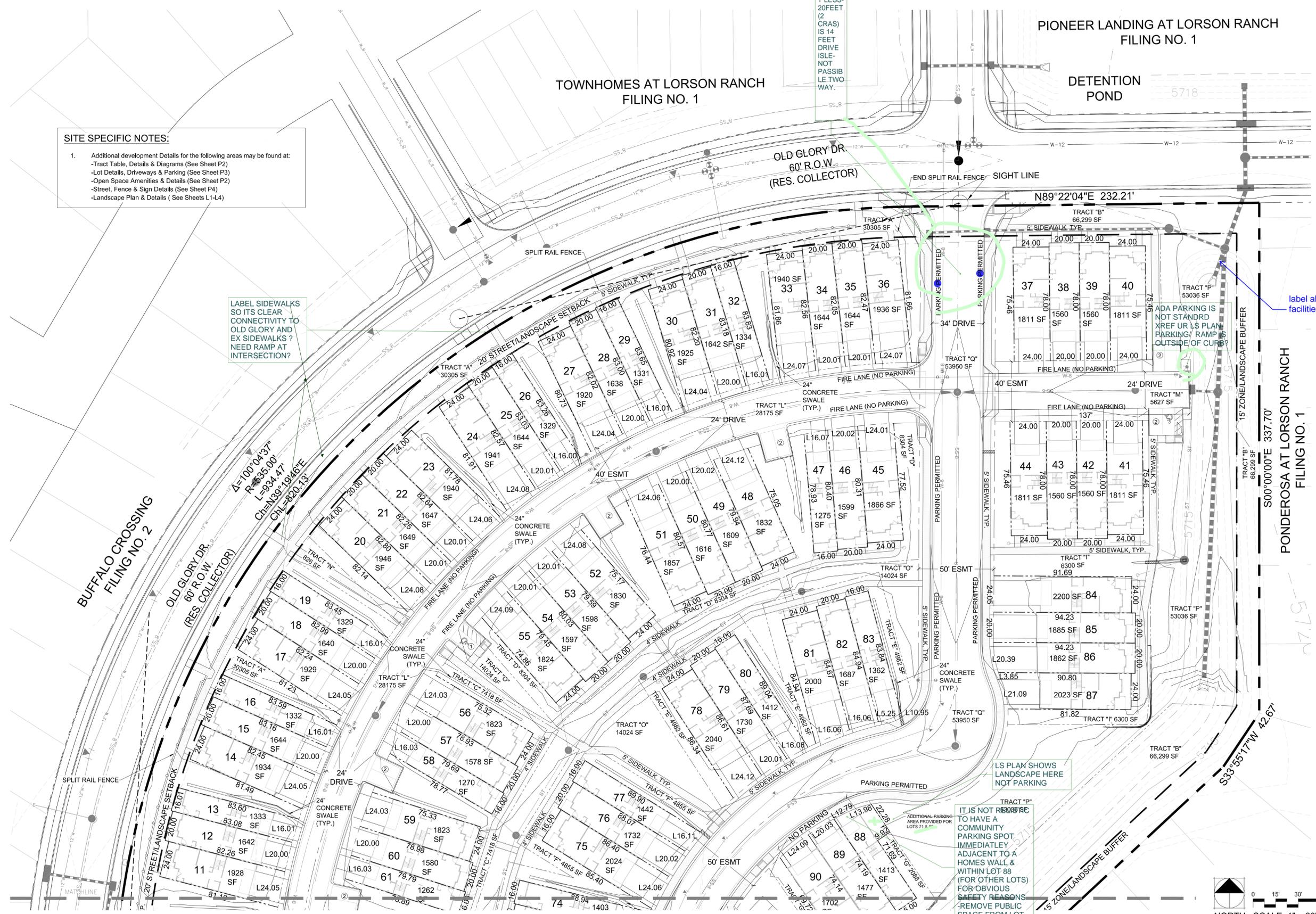
Ponderosa Filing No. 3  
Development Plan  
Planned Unit Development (PUD) & Preliminary Plan  
Colorado Springs



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DESIGNED	SB	07.05.19
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PUD SITE PLAN  
**P5** of 10



**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)

LABEL SIDEWALKS SO ITS CLEAR CONNECTIVITY TO OLD GLORY AND EX SIDEWALKS? NEED RAMP AT INTERSECTION?

label all drainage facilities

IT IS NOT RECOMMENDED TO HAVE A COMMUNITY PARKING SPOT IMMEDIATELY ADJACENT TO A HOMES WALL & WITHIN LOT 88 (FOR OTHER LOTS) FOR OBVIOUS SAFETY REASONS -REMOVE PUBLIC SPACE FROM LOT 88.

