

PONDEROSA AT LORSON RANCH FILING 3

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

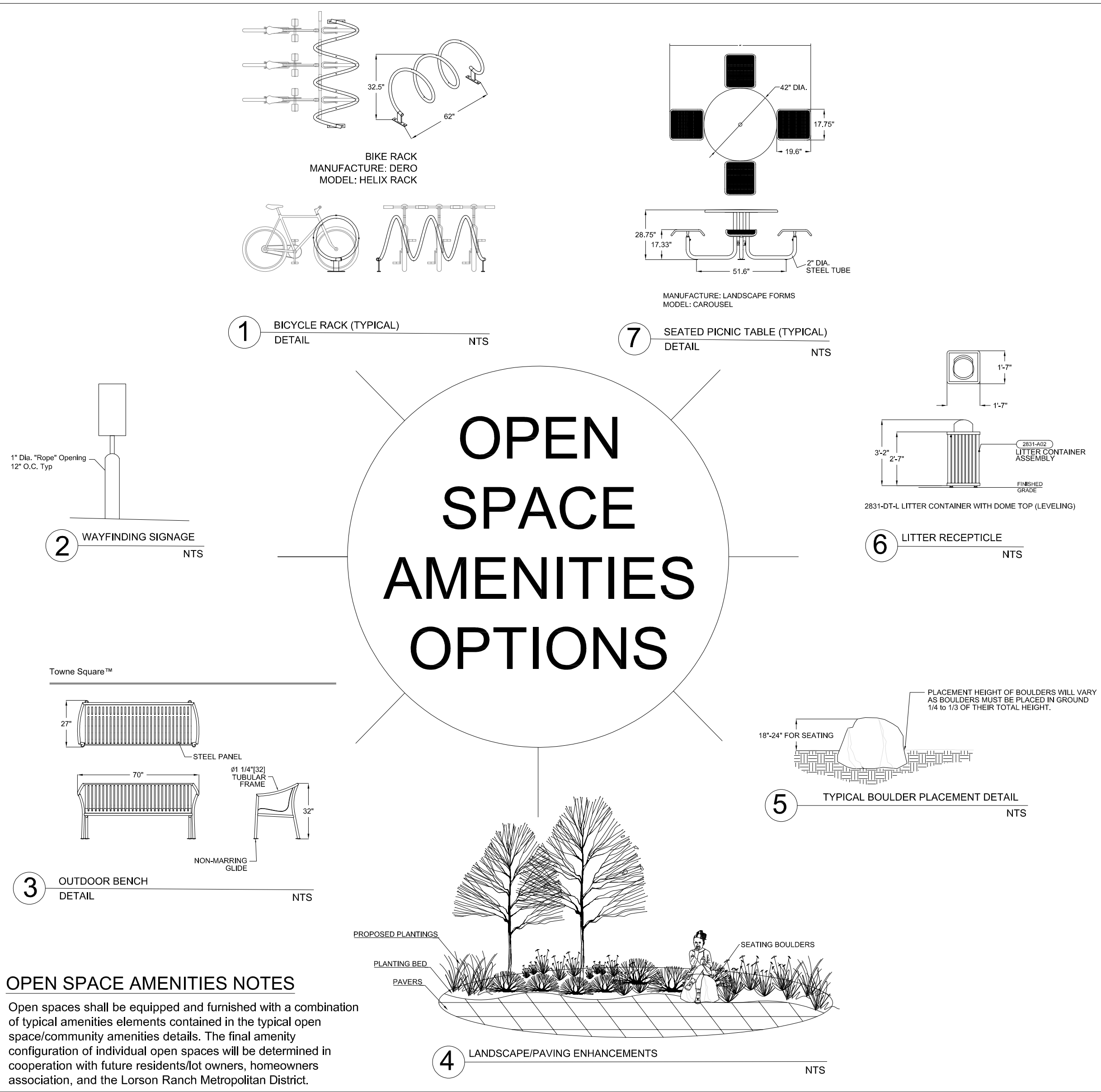
A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TRACT 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

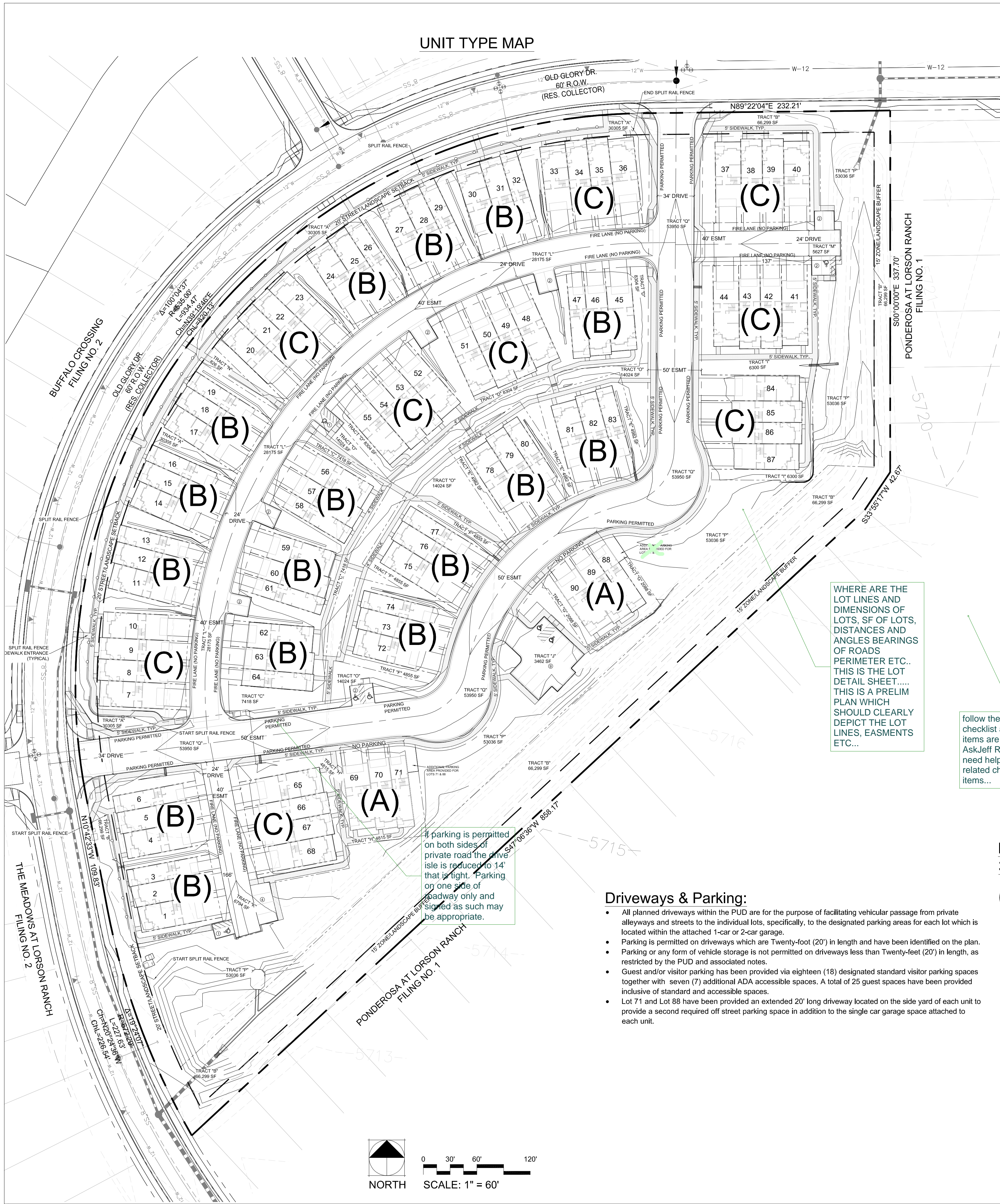
TOTAL TRACT AREA 301,260 SF (6.92 AC)

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



REV #	REVISIONS	DATE
1	1st Response to County Comments	1.3.2020
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	



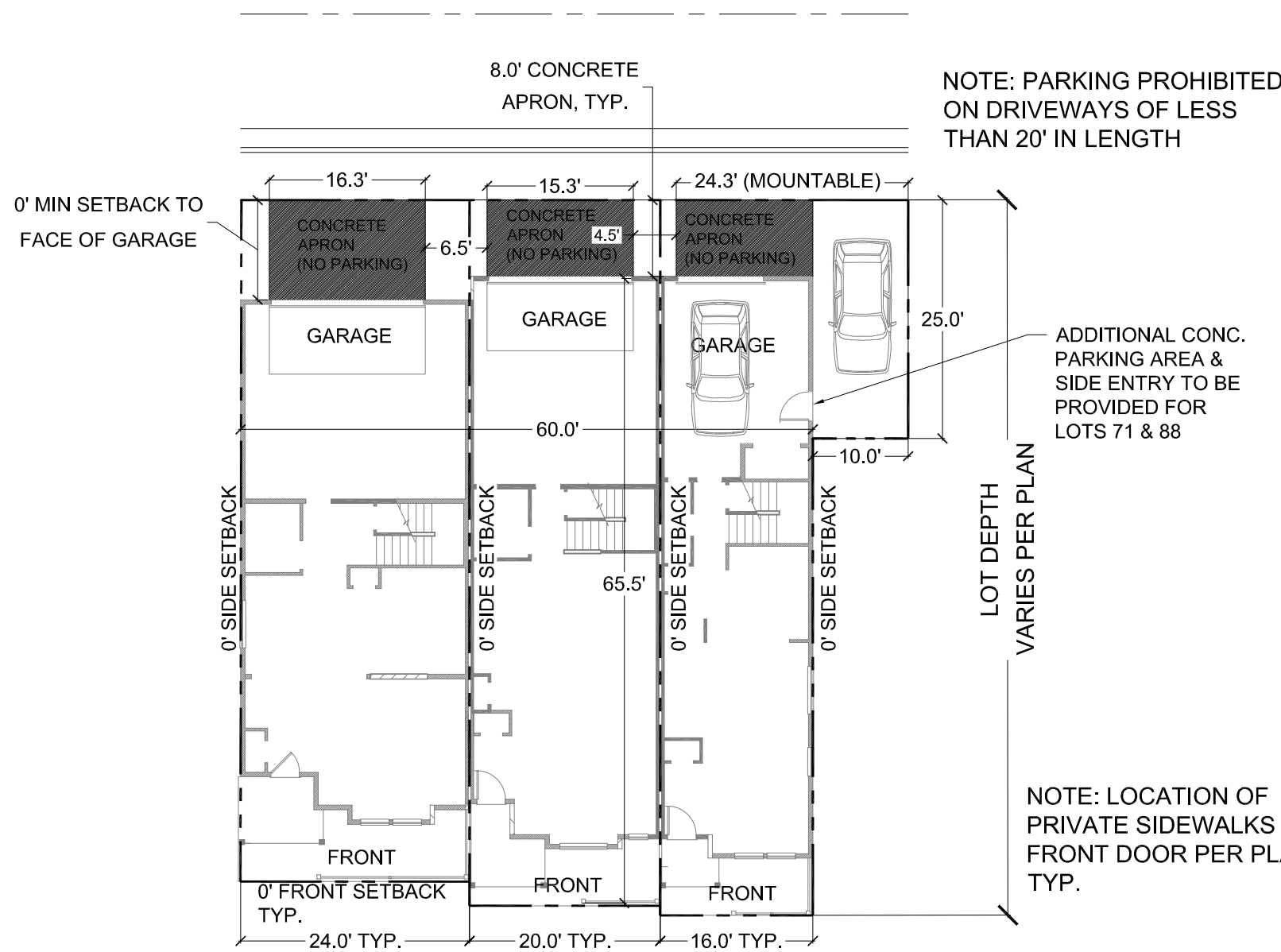
PONDEROSA AT LORSON RANCH FILING 3

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

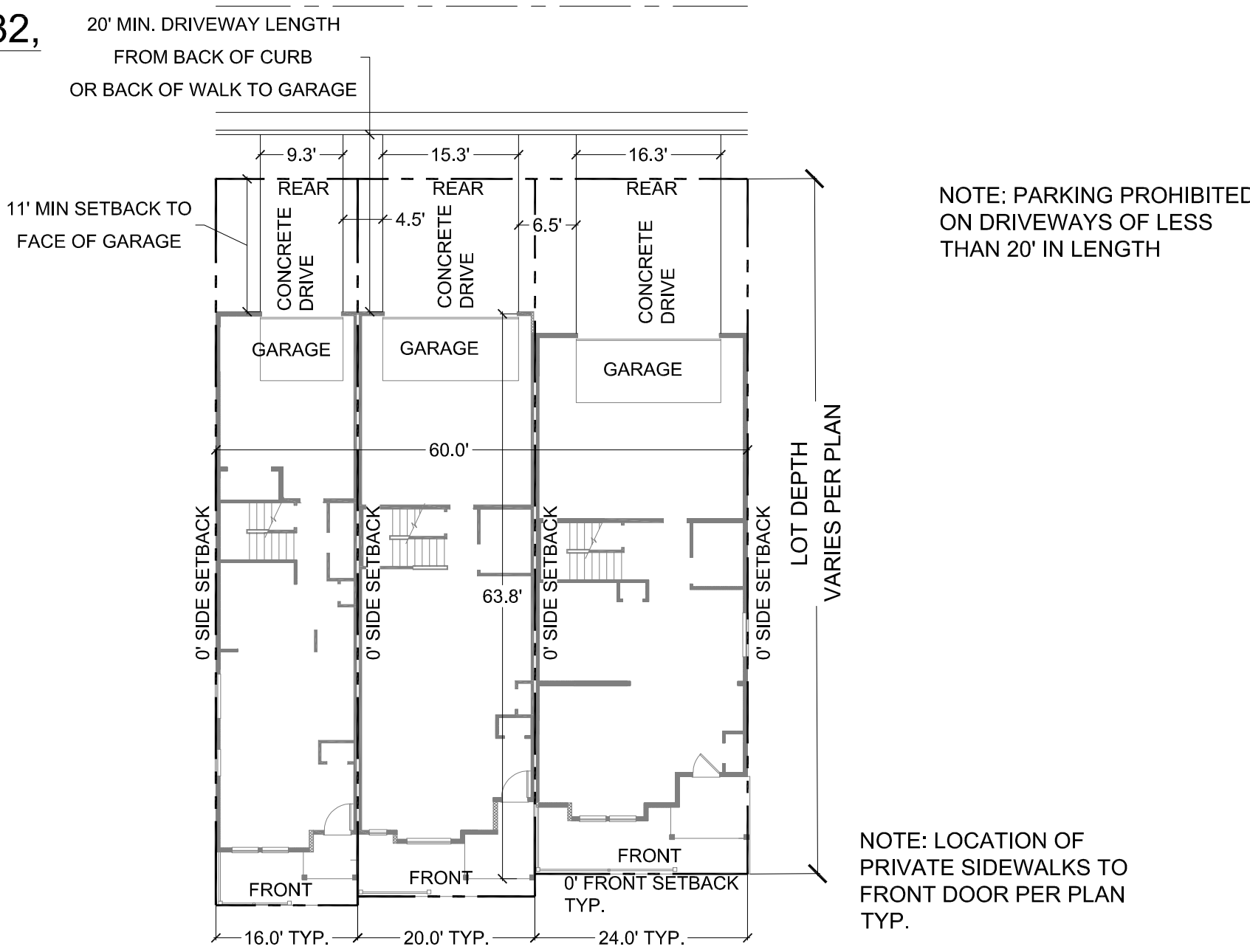
LOTS: 69-71, 88-90

(A)



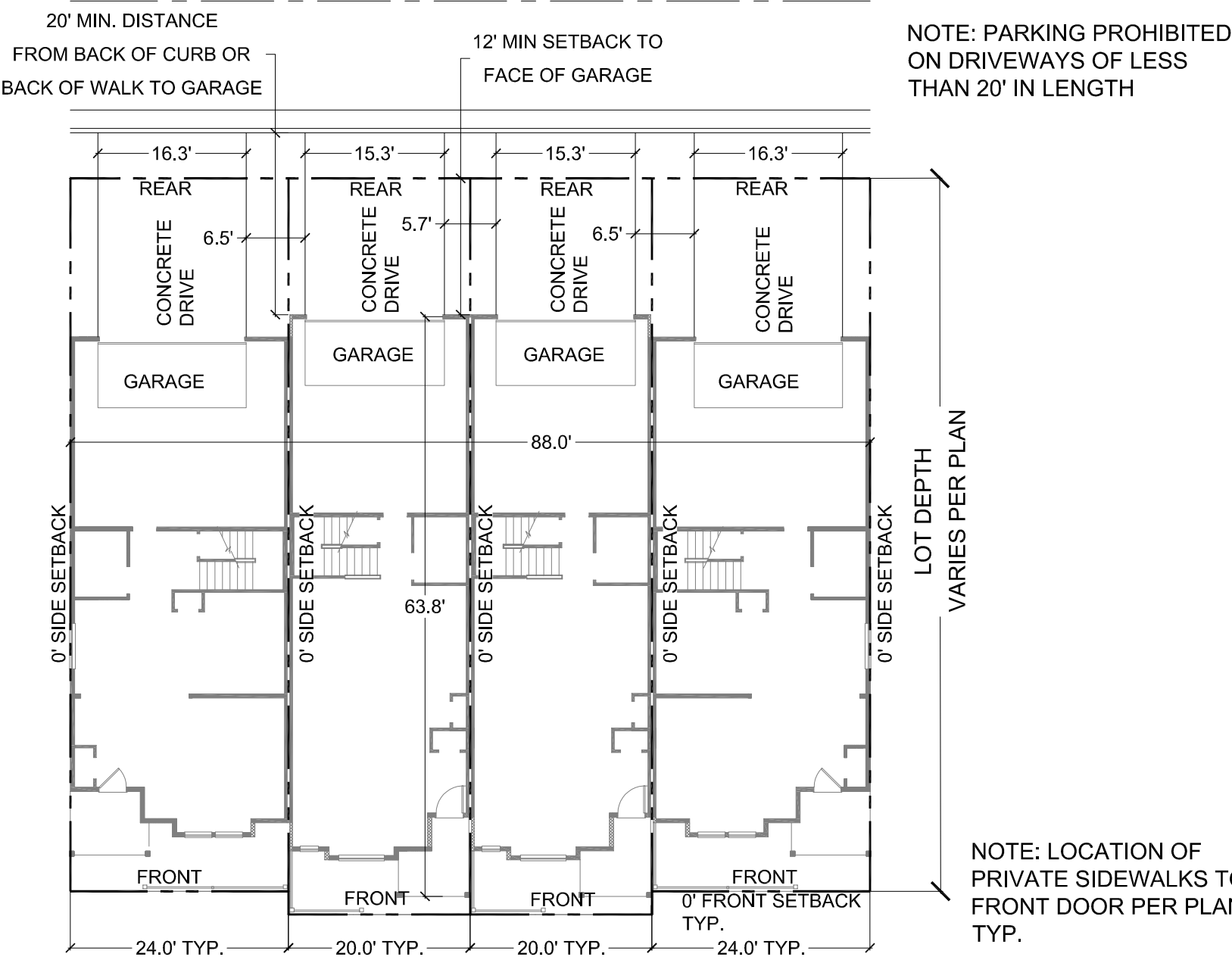
LOTS: 1-6, 11-19, 24-32, 45-47, 56-64, 72-83

(B)



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

(C)



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
PROJECT NUMBER:		2816.17
SCALE:		AS NOTED

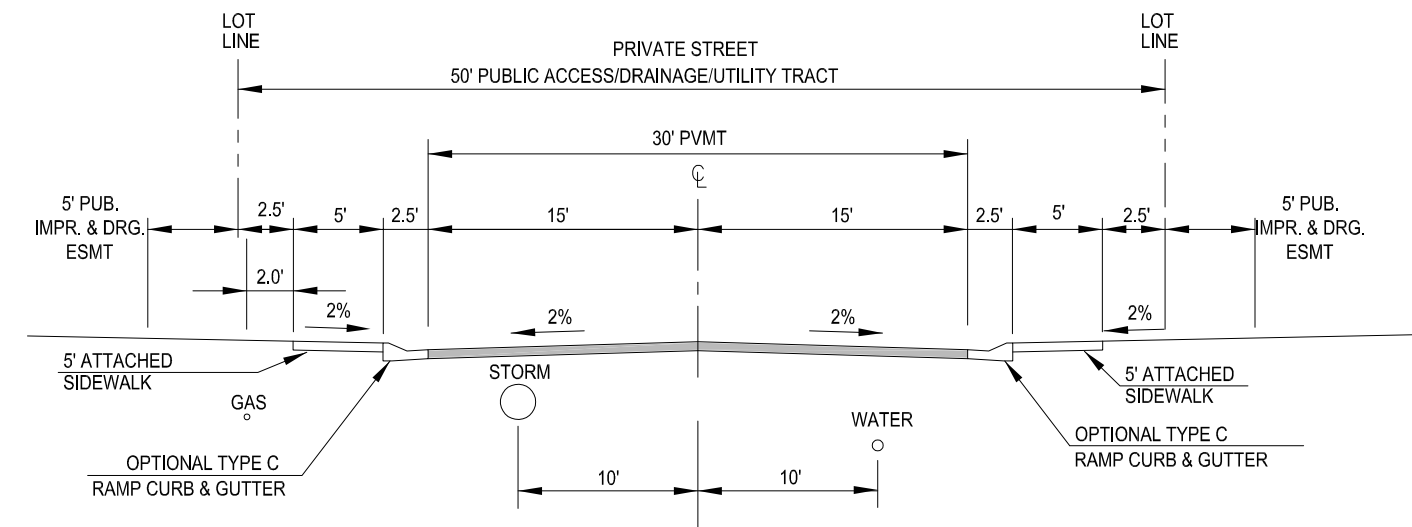
LOT DETAILS

PONDEROSA AT LORSON RANCH FILING 3

A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

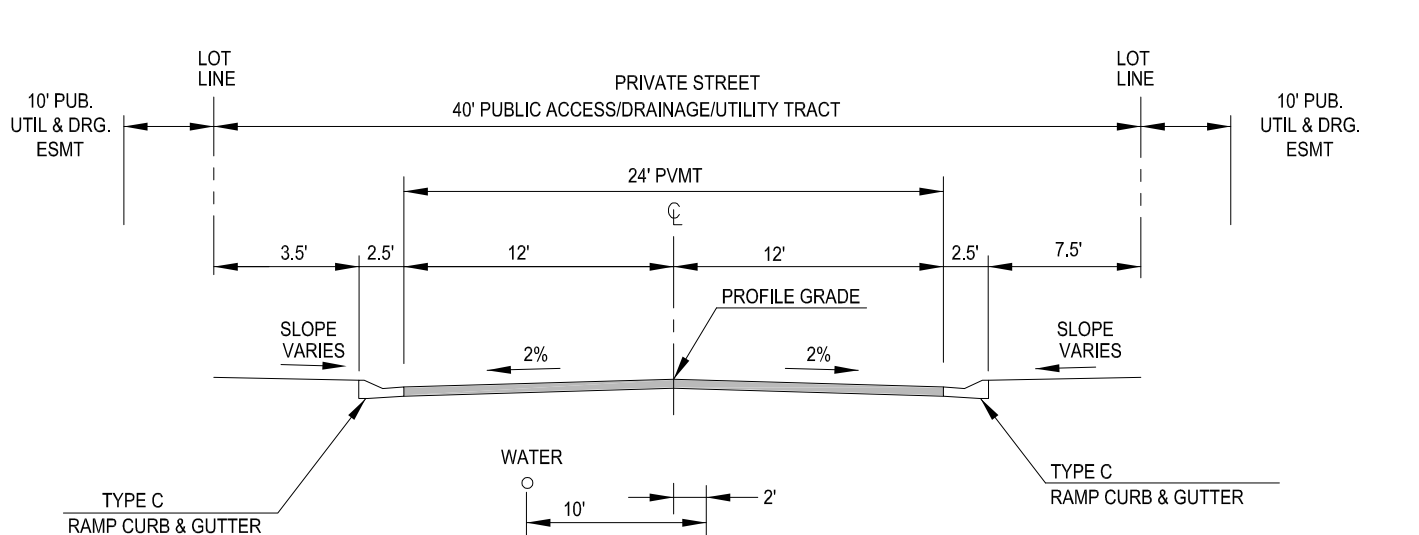
A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

TYPICAL STREET CROSS-SECTIONS



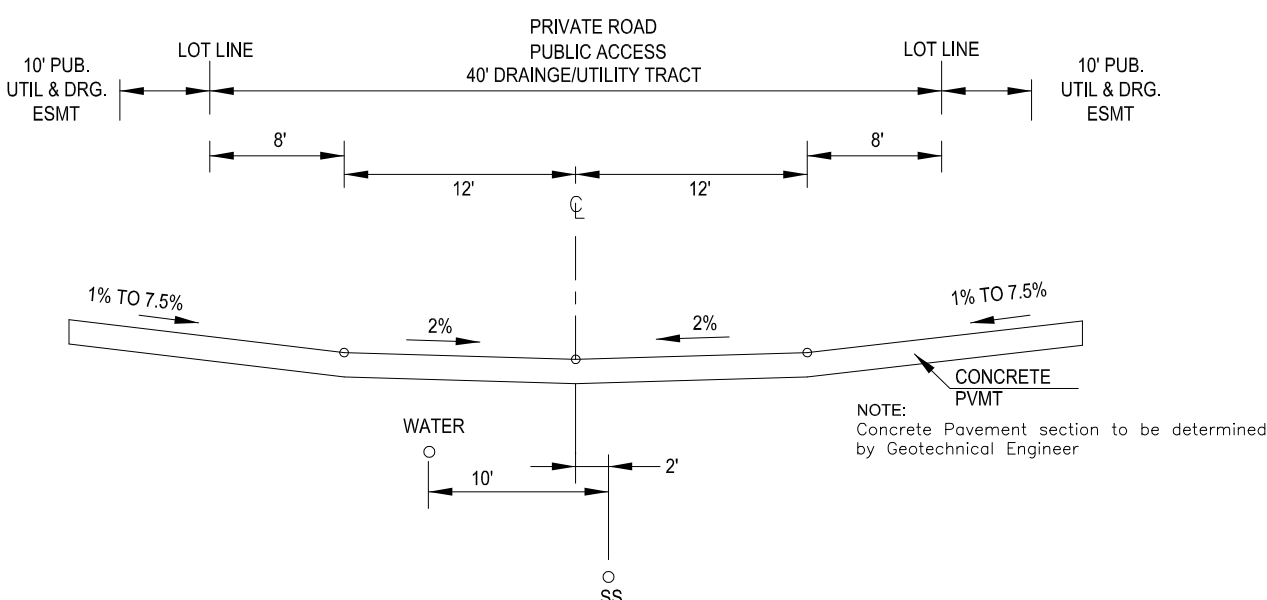
TYPICAL SECTION 50 TRACT
RESIDENTIAL URBAN LOCAL
(Located in Tract Q, adjacent to Lots 69-90)
NOT TO SCALE

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 1-36 & Lots 45-64)
NOT TO SCALE

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



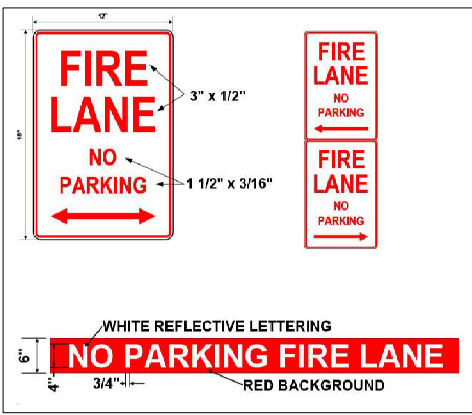
TYPICAL SECTION 40 TRACT
PRIVATE ROAD
(Located in Tract K & Tract M adjacent to lots 1-6, 37-44, 65-68)
NOT TO SCALE

NOTE:
Concrete Pavement section to be determined
by Geotechnical Engineer

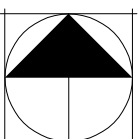
VERIFY LANDSCAPE
ALONG EXISTING
OLD GLORY IS NOT
TO BE MAINTAINED
BY DISTRICT
DISTRICT WOULD
HOLD LISCENCE
AGREEMENT AND
SHOULD BE
MAINTENACE
HOLDER- CHANGE
ON PUD TRACT
TABLE AND
NOTE(S)

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.

SIGN DETAILS



1 FIRE LANE/NO PARKING SIGN DETAIL
NTS



0 30' 60' 120'
SCALE: 1" = 60'

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.

Ponderosa Filing No. 3 Street & Road Details

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

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

P4 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

Thomas+Thomas

planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 575-5777

Ponderosa Filing No. 3
Development Plan

Planned Unit Development (PUD) & Preliminary Plan
Colorado Springs

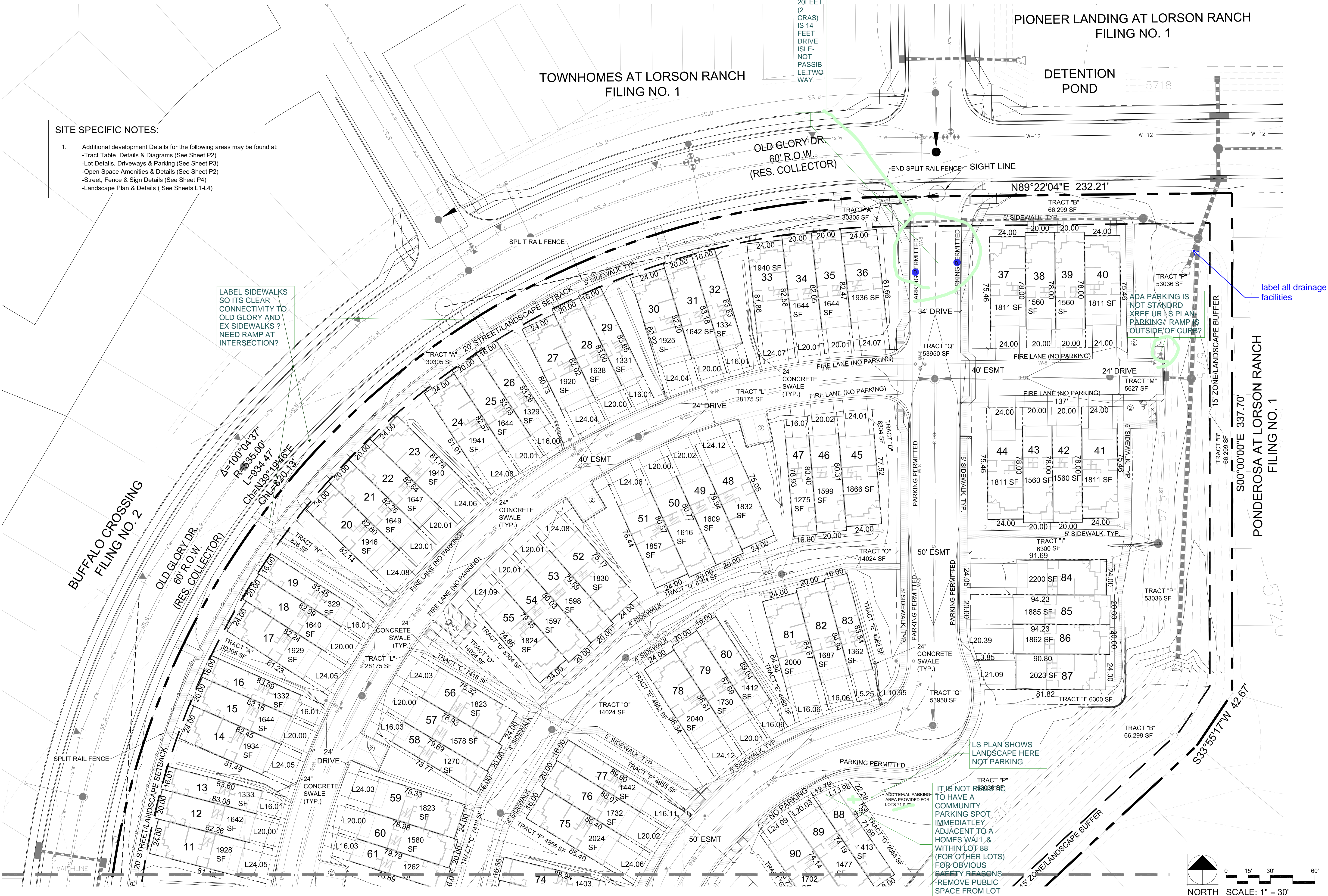
STAMP:

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	

PUD SITE
PLAN

P5 of 10

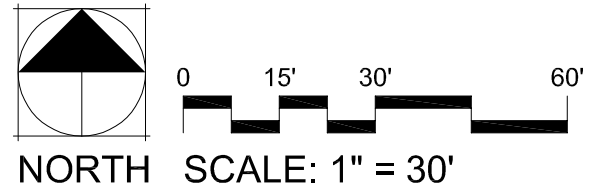


SITE SPECIFIC NOTES:

- 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?

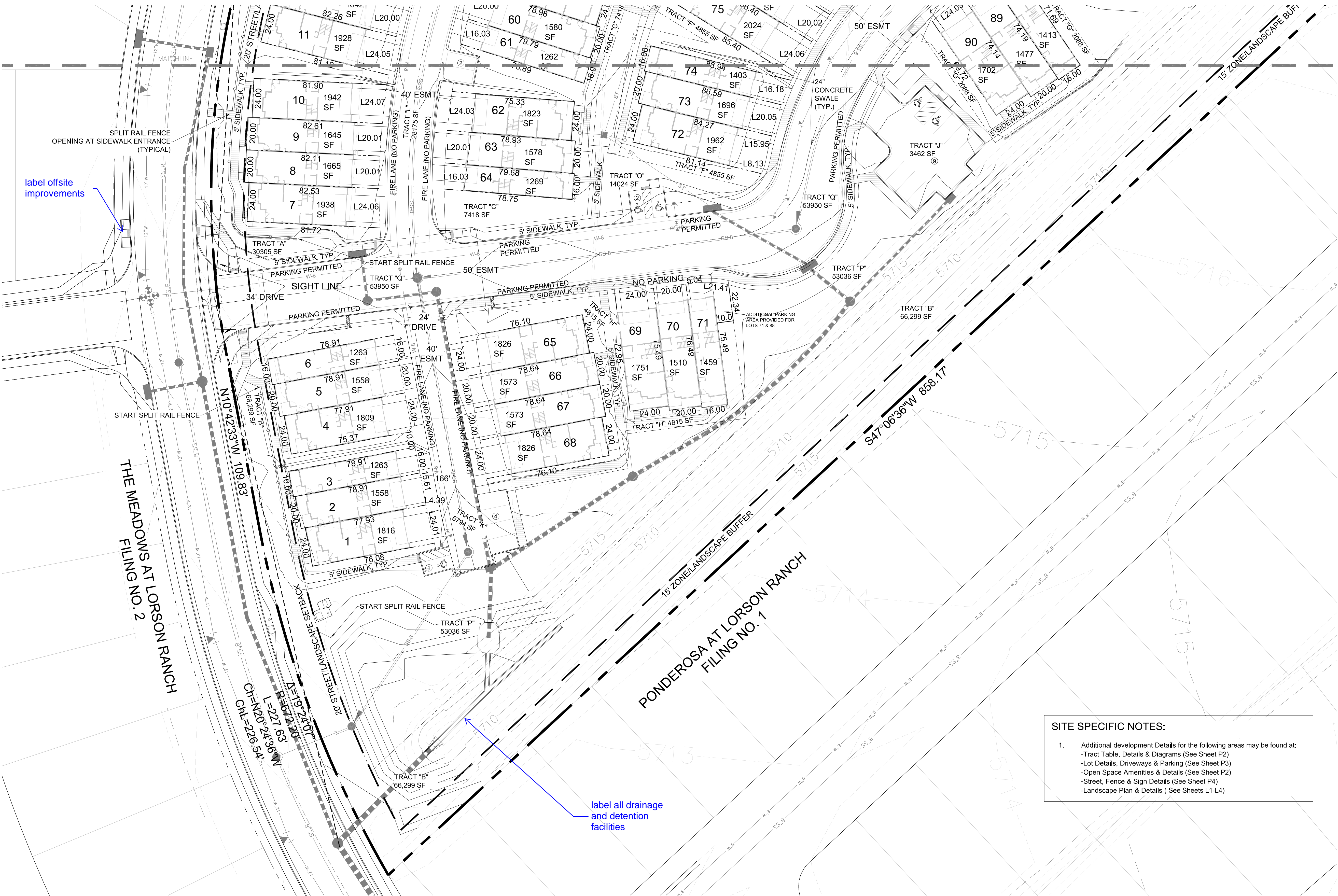
label all drainage
facilities



PONDEROSA AT LORSON RANCH FILING 3

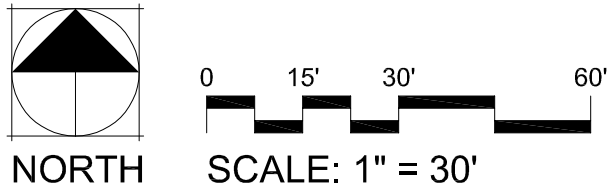
A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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)



Thomas+Thomas
 planning, urban design + landscape architecture, inc.
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 575-5777

**Ponderosa Filing No. 3
 Development Plan**

Planned Unit Development (PUD) & Preliminary Plan
 Colorado Springs

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

**PUD SITE
 PLAN**

P6 of 10