



# 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

### TRACT TABLE

TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.888	P3HOA	P3HOA/LAND	DRAMA/GENERALIC IMPROVEMENT/PUBLIC
B	1.222	P3HOA	P3HOA/LAND	DRAMA/GENERALIC IMPROVEMENT/PUBLIC
C	0.170	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
D	0.191	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
E	0.114	P3HOA	P3HOA	DRAMA/GENERALIC IMPROVEMENT/PUBLIC
F	0.111	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
G	0.248	P3HOA	P3HOA	DRAMA/GENERALIC IMPROVEMENT/PUBLIC
H	0.111	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
I	0.145	P3HOA	P3HOA	DRAMA/GENERALIC IMPROVEMENT/PUBLIC
J	0.079	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
K	0.156	P3HOA	P3HOA	DRAMA/GENERALIC IMPROVEMENT/PUBLIC
L	0.847	P3HOA	P3HOA	PRIVATE DRIVE/DRAMA/GENERALIC IMPROVEMENT/PUBLIC
M	0.129	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
N	0.019	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
O	0.230	P3HOA	P3HOA	DRAMA/GENERALIC IMPROVEMENT/PUBLIC
P	1.217	P3HOA	P3HOA/LAND	PRIVATE DRIVE/DRAMA/GENERALIC IMPROVEMENT/PUBLIC
Q	1.241	P3HOA	P3HOA	UTILIT/LANDSCAPING/SERVICES & RECREATION/ESSENTIAL
TOTAL	6.914			

P3HOA= PONDEROSA FILING NO. 3 HOMEOWNERS ASSOCIATION

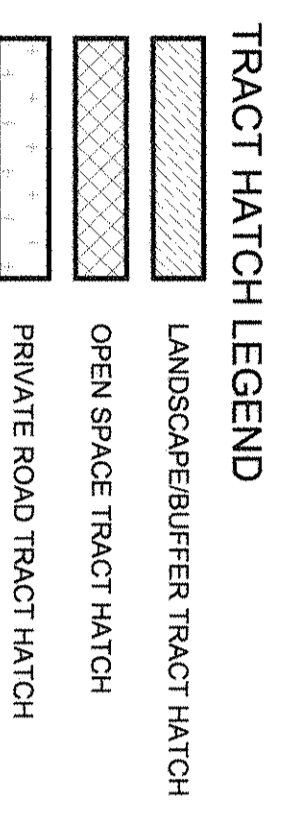
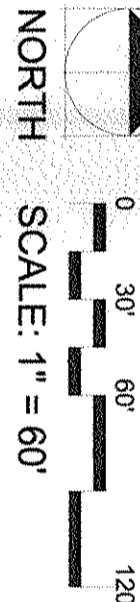
LRMD= LORSON RANCH METROPOLITAN DISTRICT

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 (10,384C x 15% = 1,558 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 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 Wicked Water & Sanitation District. All entities have reviewed this PUD with respect to the location of proposed utilities within the tracts.
  - 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:
  - a. Tract K, White Wolf Point
  - b. Tract L, White Wolf Point
  - c. Tract M, White Wolf Point
  - d. Tract Q, Winter Gem Grove
- On-Street Parking is NOT PERMITTED on Private Roads within Tracts K, L, M, & Q (Identified as White Wolf Point), or Q (Identified as Winter Gem Grove). Designated parking of White Wolf Point is via street guest parking areas which are located within Tracts K, L, M, & 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.



## 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/amenity details. The final amenity configuration of individual open spaces will be determined in cooperation with future residential owners, homeowners association, and the Lorson Ranch Metropolitan District.

220140279  
9-10-2020

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

REV #	REVISIONS	DATE
1	1st Response to County Comments	1.8.2020
2	2nd Response to County Comments	3.12.2020
3	3rd Response to County Comments	4.14.2020
4	4th Response to County Comments	5.14.2020
5		
6		

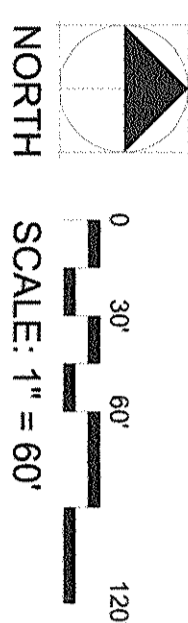
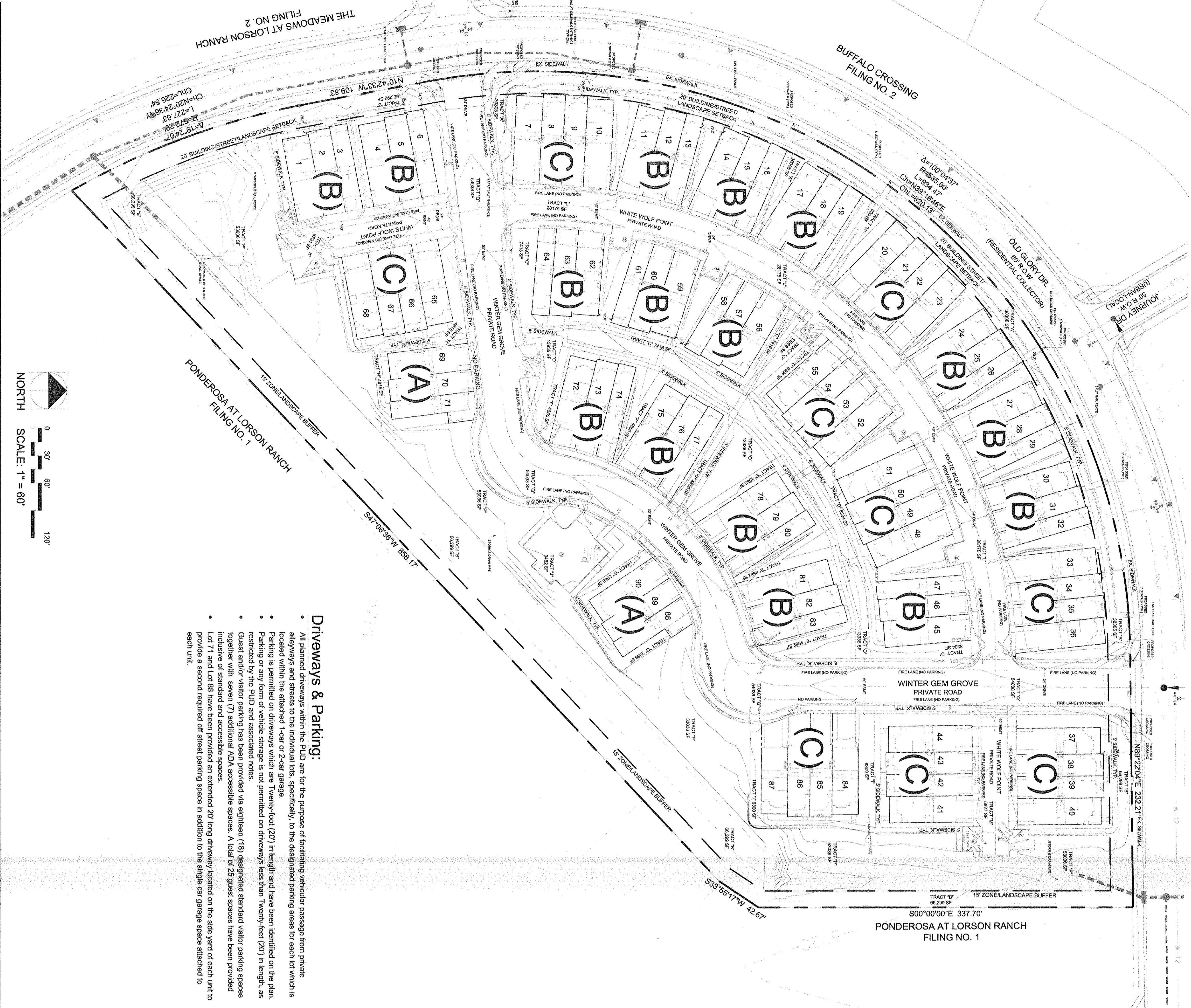
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**Ponderosa Filing No. 3**  
**Tract Details**  
 Planned Unit Development (PUD) & Preliminary Plan  
 Colorado Springs, CO

**TRACTS & OPEN SPACE**  
**P2** of 10

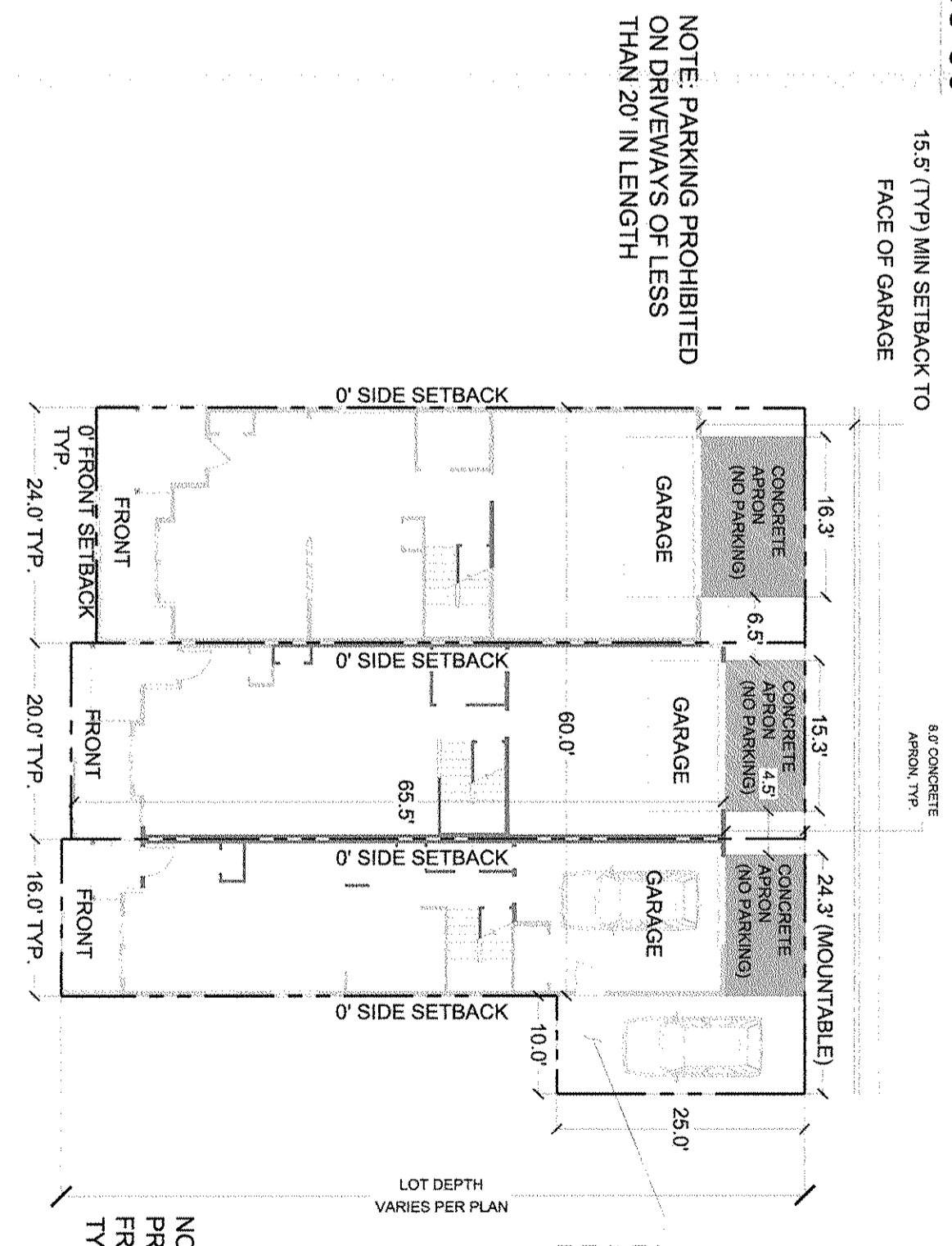
**Thomas+Thomas**  
 planning urban design + landscape architecture, inc.  
 702 North Tejon  
 Colorado Springs, Colorado 80903  
 (719) 578-8777

UNIT TYPE MAP



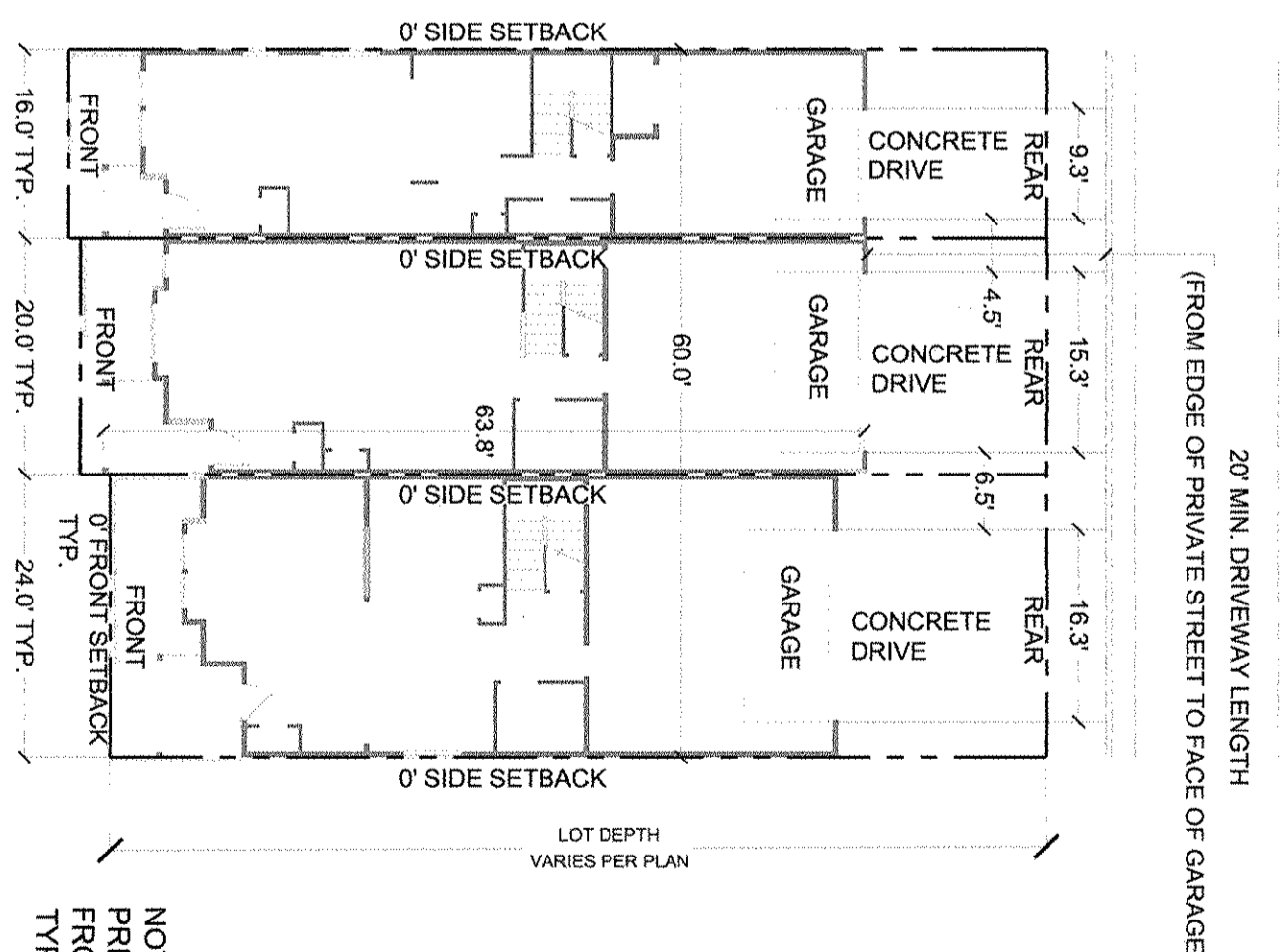
**PONDEROSA AT LORSON RANCH FILING 3**  
 A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN  
 A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, 13 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

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



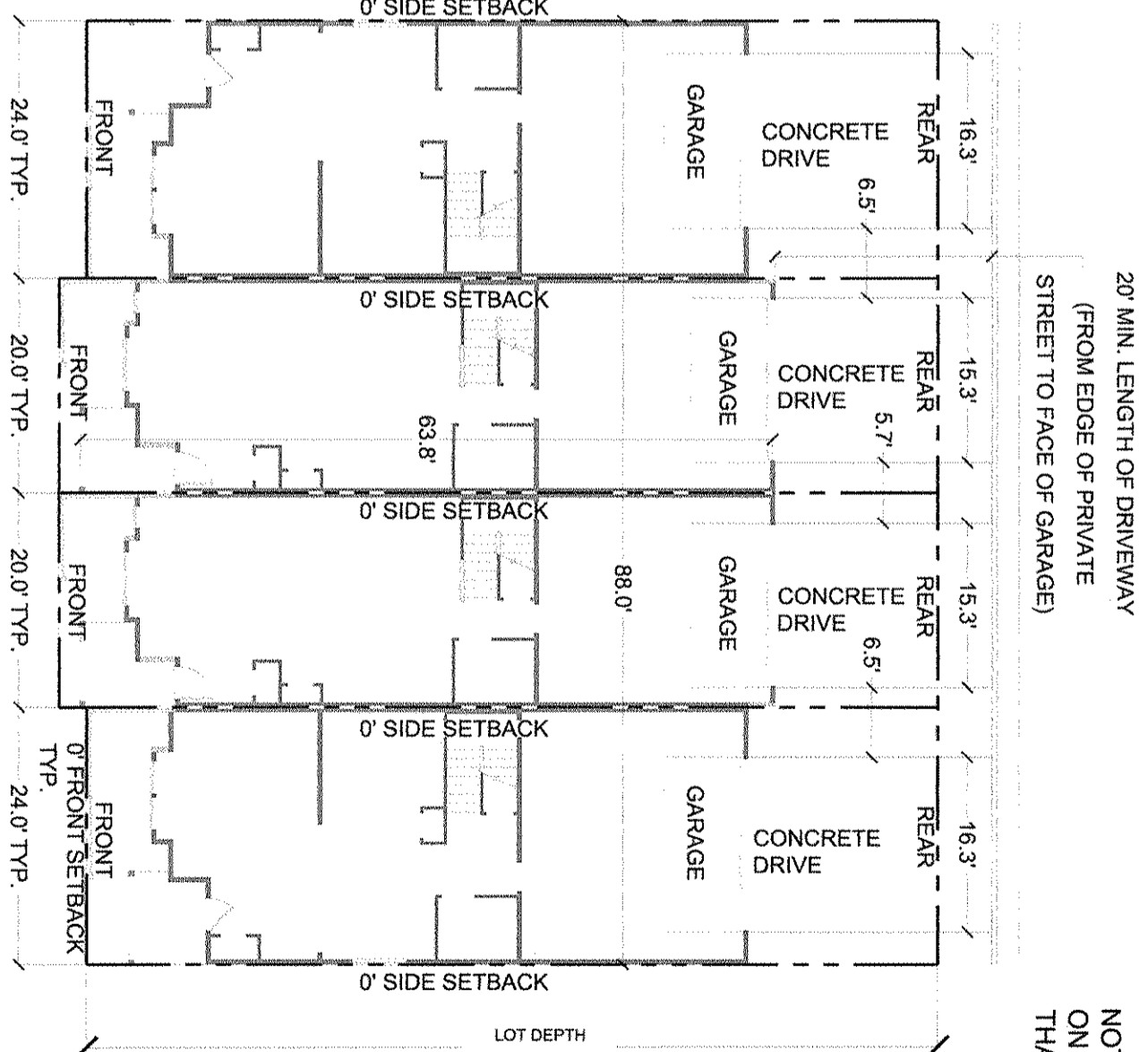
NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

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



NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

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



NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

- 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 inclusive of standard and accessible spaces. A total of 25 guest spaces have been provided together with seven (7) additional ADA 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 of street parking space in addition to the single car garage space attached to each unit.

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



# PONDEROSA AT LORSON RANCH FILING 3

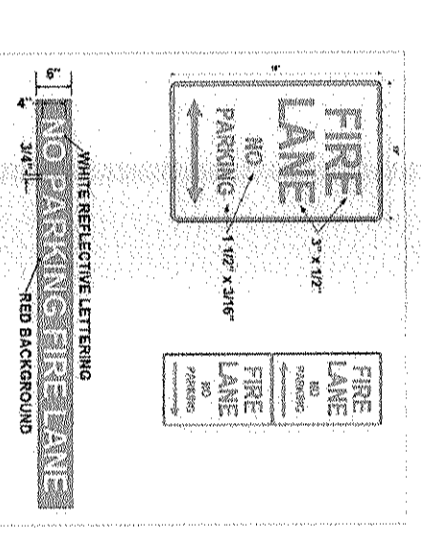
## A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, IN TOWNSHIP 18 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

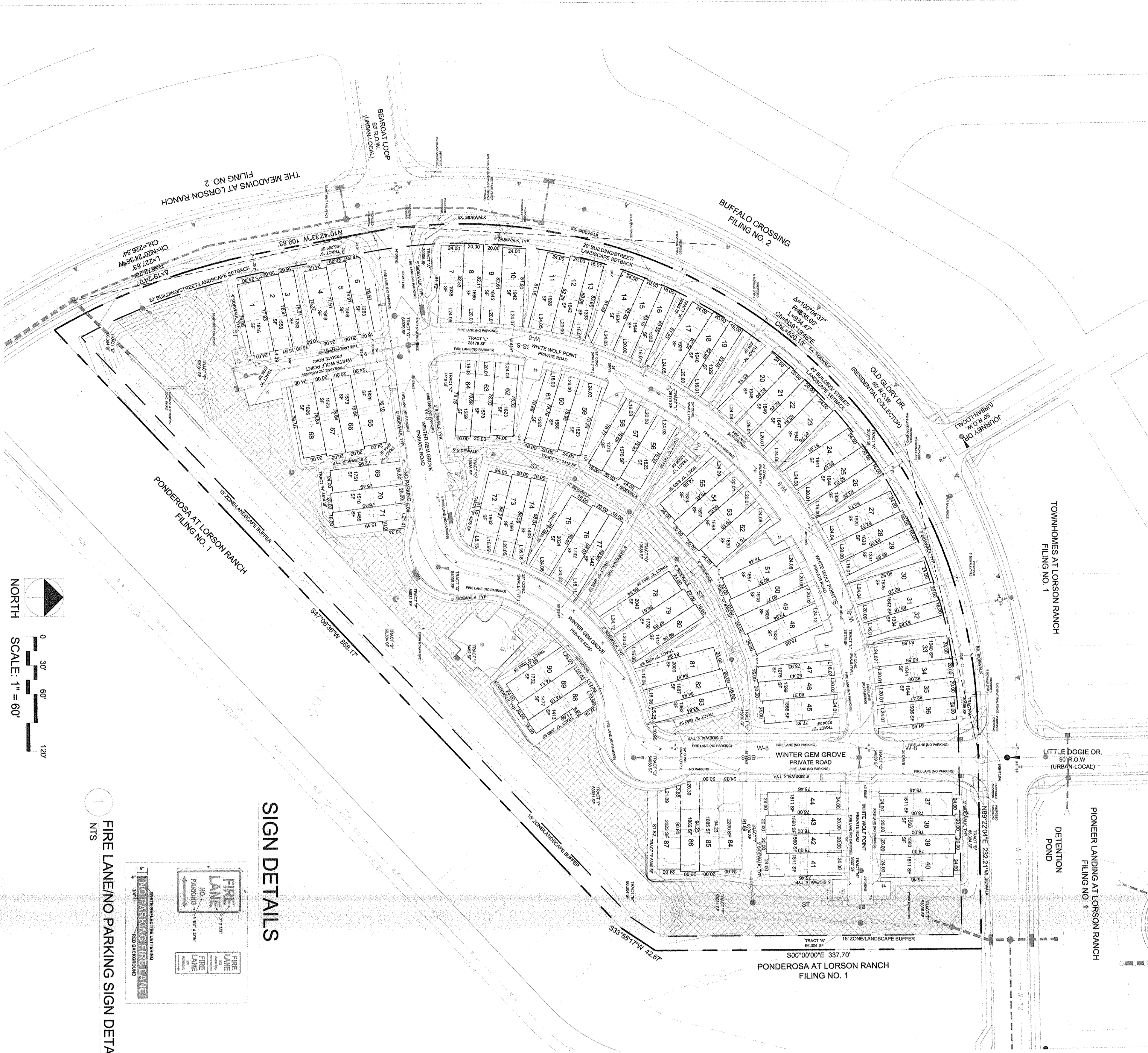
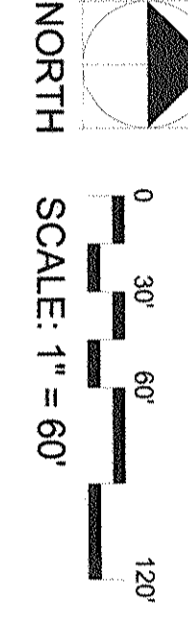
## TYPICAL STREET CROSS-SECTIONS



## SIGN DETAILS



## FIRE LANE/NO PARKING SIGN DETAIL



## 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 El Paso 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/El Paso 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 41-88 shall be addressed from White Wolf Point and with street addressing posted on the rear residential facade facing White Wolf Point. Lots 89-90 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 Trads, 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 plated 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

**Thomas+Thomas**  
 planning, urban design + landscape architecture, inc.  
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 Colorado Springs, Colorado 80903  
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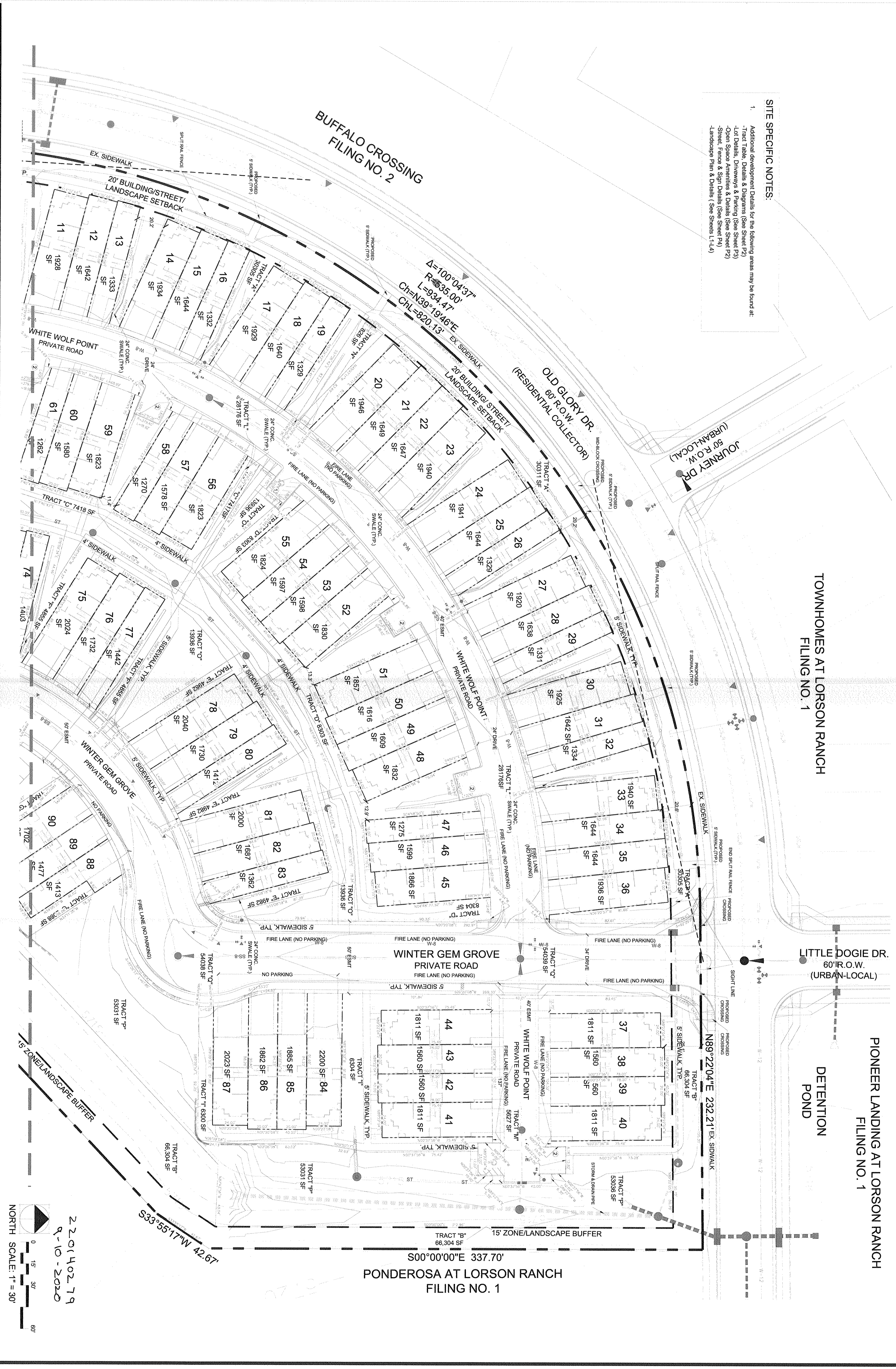
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### SITE SPECIFIC NOTES:

- Additional development details for the following areas may be found at:
  - Road 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)

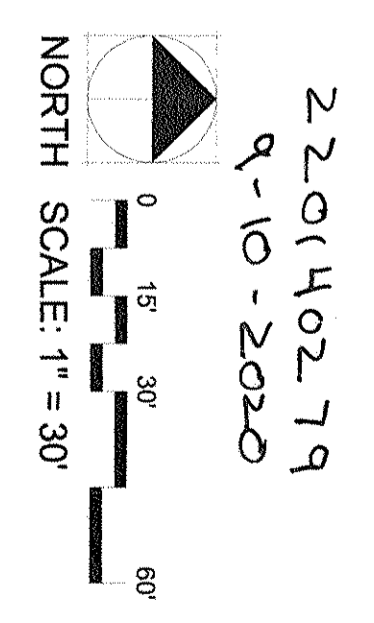


TOWNHOMES AT LORSON RANCH  
FILING NO. 1

PIONEER LANDING AT LORSON RANCH  
FILING NO. 1

DETENTION  
POND

PONDEROSA AT LORSON RANCH  
FILING NO. 1



PUD SITE  
PLAN  
**P5**  
of 10

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**Ponderosa Filing No. 3**  
**Development Plan**

Planned Unit Development (PUD) & Preliminary Plan  
Colorado Springs

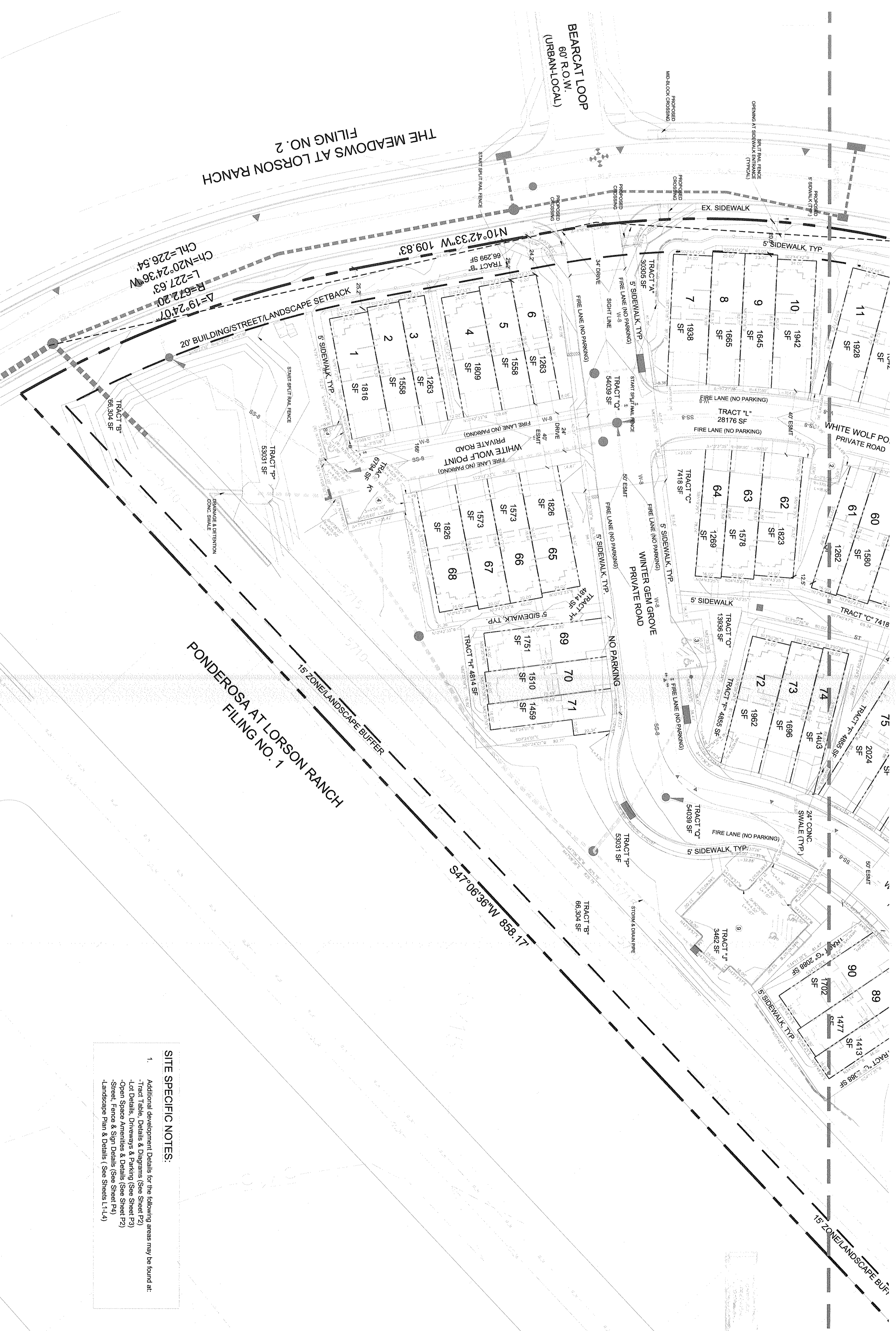
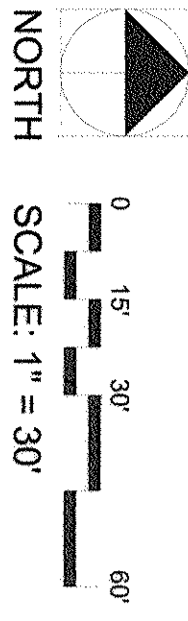
THOMAS+THOMAS

planning, urban design + landscape architecture, inc.

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  - Lot Details, Driveways & Parking (See Sheet P3)
  - Open Space Amenities & Details (See Sheet P4)
  - Street, Fence & Sign Details (See Sheet P4)
  - Landscape Plan & Details (See Sheets L-1-4)

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 9-10-2020

**P6**  
 of 10  
 PUD SITE  
 PLAN

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

REV #	REVISIONS	DATE
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STAMP:

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





# LORSON RANCH PUD DEVELOPMENT PLAN

## AN OPEN SPACE TRACT EXHIBIT TO THE LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

Tract of land located in portion of the south west section 1-4 in township 15S R 65 W of 6th pm

### OPEN SPACE TRACT EXHIBIT

#### OPEN SPACE TRACTS

- 1.56 AC, or 15.03% of the 10.38 AC site has been designated as open space to meet the PUD open space and multifamily landscaping requirements of the Code. Open space meeting this requirement has been designated within Tract N, Tract O, and Tract P, inclusively. Remaining Tracts permit landscaping, but are not included in the PUD open space requirement calculations.
- Areas of Required Landscaping:
  - a. Old Glory Streetscape
  - b. Zoning district boundary between planned townhome development and single-family residential (Ponderosa at Lorson Ranch Filing No. 1).
  - c. Multi-family housing internal landscaping/open space requirements (15% internal landscaping).
- 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.
- Amenities are provided for each Open Space tract as follows:
  - TRACT N: Enhanced landscaping and outdoor seating/gathering space, bicycle parking
  - TRACT O: Enhanced landscaping and outdoor seating/gathering space, bicycle parking, park site
  - TRACT P: Enhanced landscaping and outdoor seating/gathering space, bicycle parking, park site
- Open Space Amenities Note: Open spaces shall be provided 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 resident/lot owners, homeowners association, and the Lorson Ranch Metropolitan District.

#### LANDSCAPE SETBACKS:

STREET NAME	NO.	OLD GLORY DR.
ZONE DISTRICT BOUNDARY:	MINOR ARTERIAL	
STREET CLASSIFICATION:	20' / 20'	
SETBACK DEPTH REQUIRED/PROVIDED:	1504'	
LINEAR FOOTAGE:	1/28 LF	
TREEFEET REQUIRED:	61 / 54	
NUMBER OF TREES REQUIRED/PROVIDED:	70 / 70 **	Noted with ss
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	OG	
PLANT ABBREVIATION DENOTED ON PLAN:		
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	

NOTE: ALL STREET SHRUB/TREE SUBSTITUTIONS ARE WITHIN 50' OF THE ROW. SUBSTITUTIONS ARE GENERALLY LOCATED WITHIN OR ADJACENT TO THE 20' BUILDING & LANDSCAPE SETBACK AGAINST OLD GLORY DRIVE.

#### LANDSCAPE BUFFERS AND SCREENS:

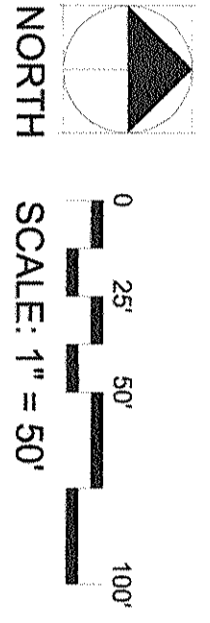
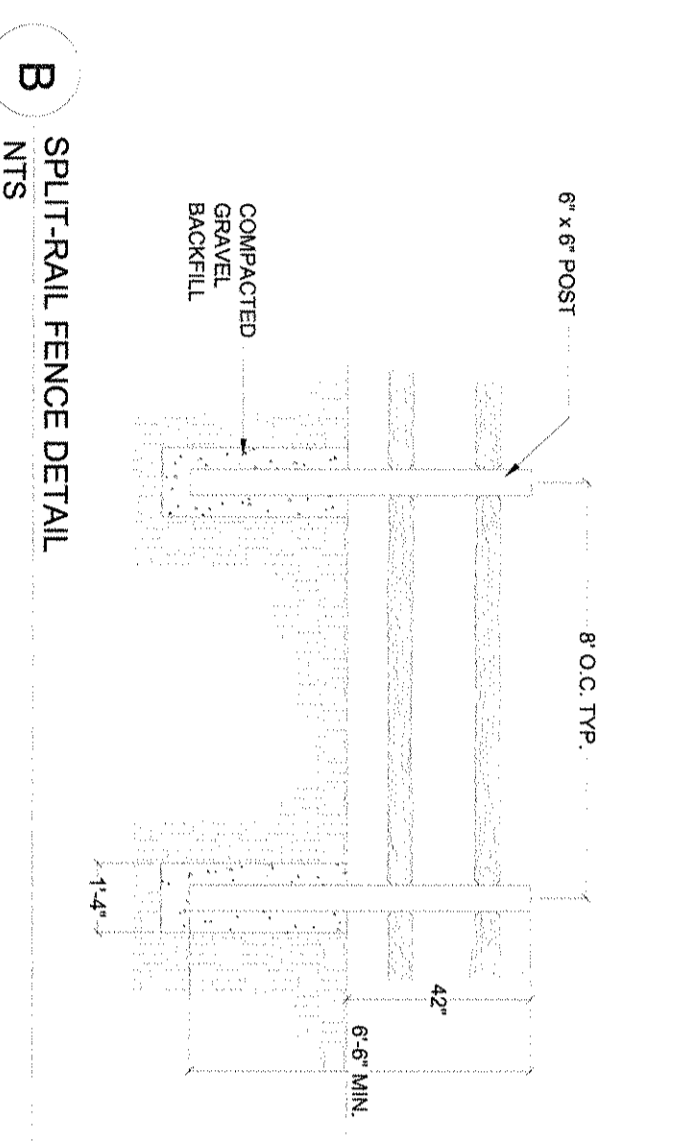
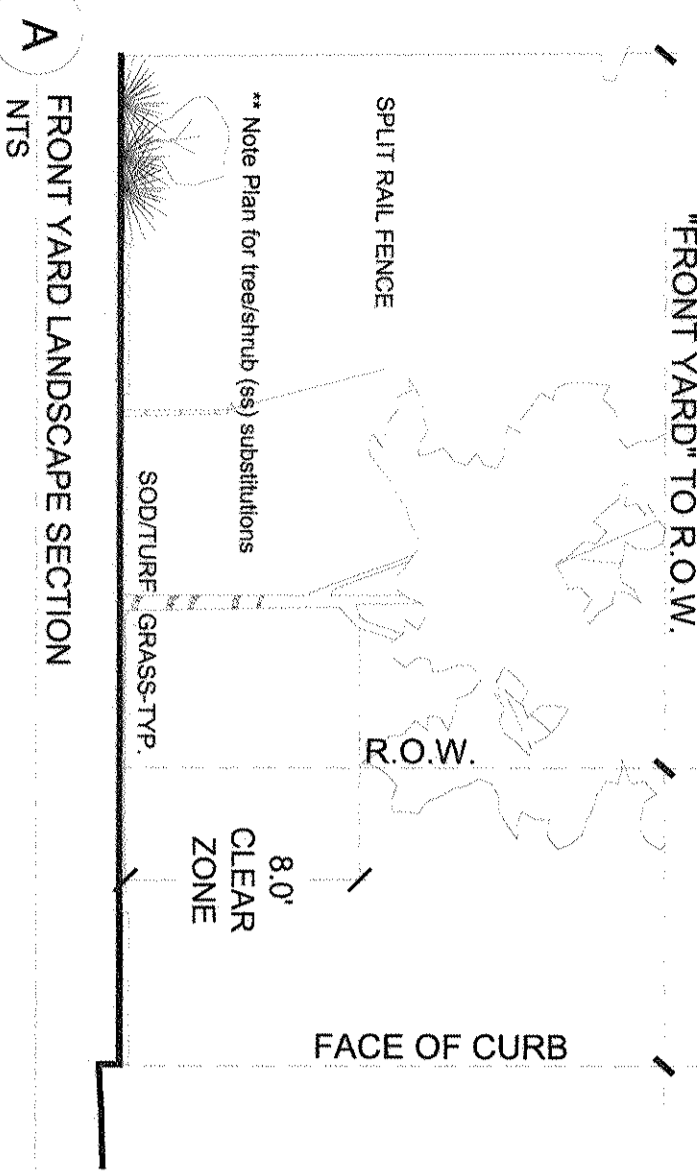
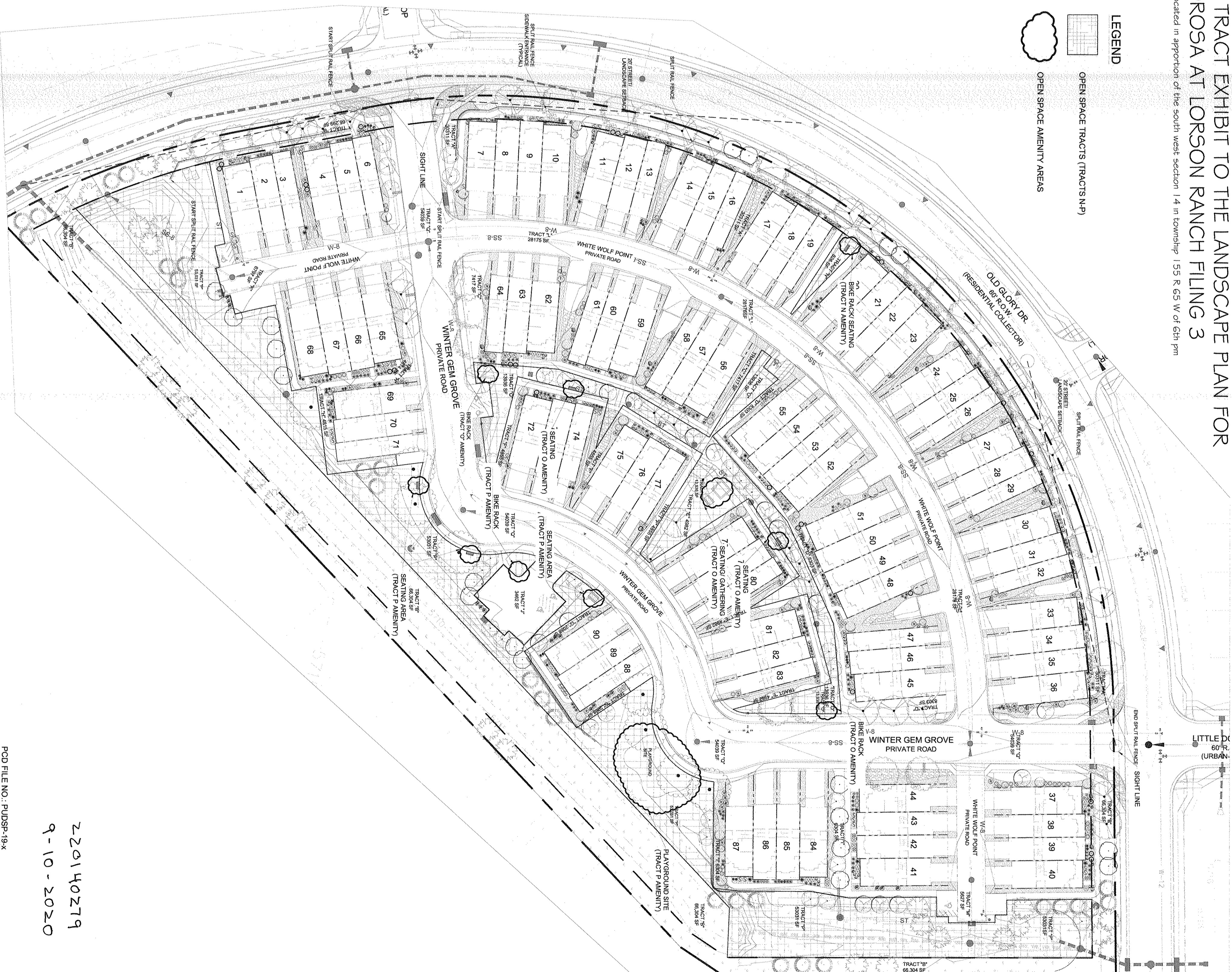
ZONE DISTRICT:	EAST SIDE
WIDTH IN FEET REQ./PROV.:	15' / 15'
LINEAR FOOTAGE:	1239
TREEFEET REQUIRED:	1 / 15 LF
BUFFER TREES REQ./PROV.:	83 / 83
DEC. TREES REQ./PROV.:	0
EVERGREEN TREES (50%) REQ./PROV.:	42/43
BUFFER TREE ABBR. ON PLAN:	EB
% GROUND PLANE VEG. REQ./PROV.:	75%/100%

#### INTERNAL LANDSCAPING:

SITE AREA:	452,025 SF (10.38 AC)
INTERNAL REQUIRED (15%):	67,804 SF (1.55 AC)
TREEFEET REQUIRED:	147,000 SF (3.37)
INTERNAL TREES REQUIRED/PROVIDED:	1 Tree / 500 SF
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	136 / 68
ORN. GRASS SUBSTITUTES REQ./PROV.:	680 / 680
BUFFER TREE ABBR. ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	INT / 75%/100%

#### LEGEND

- OPEN SPACE TRACTS (TRACTS N-P)
- OPEN SPACE AMENITY AREAS



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9-10-2020

POD FILE NO.: PUDSP-19-X

DESIGNED	STB	11.07.19
DRAWN	STB	11.07.19
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PROJECT NUMBER:	2816.17	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
3		
4		
5		
6		

STAMP:

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

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

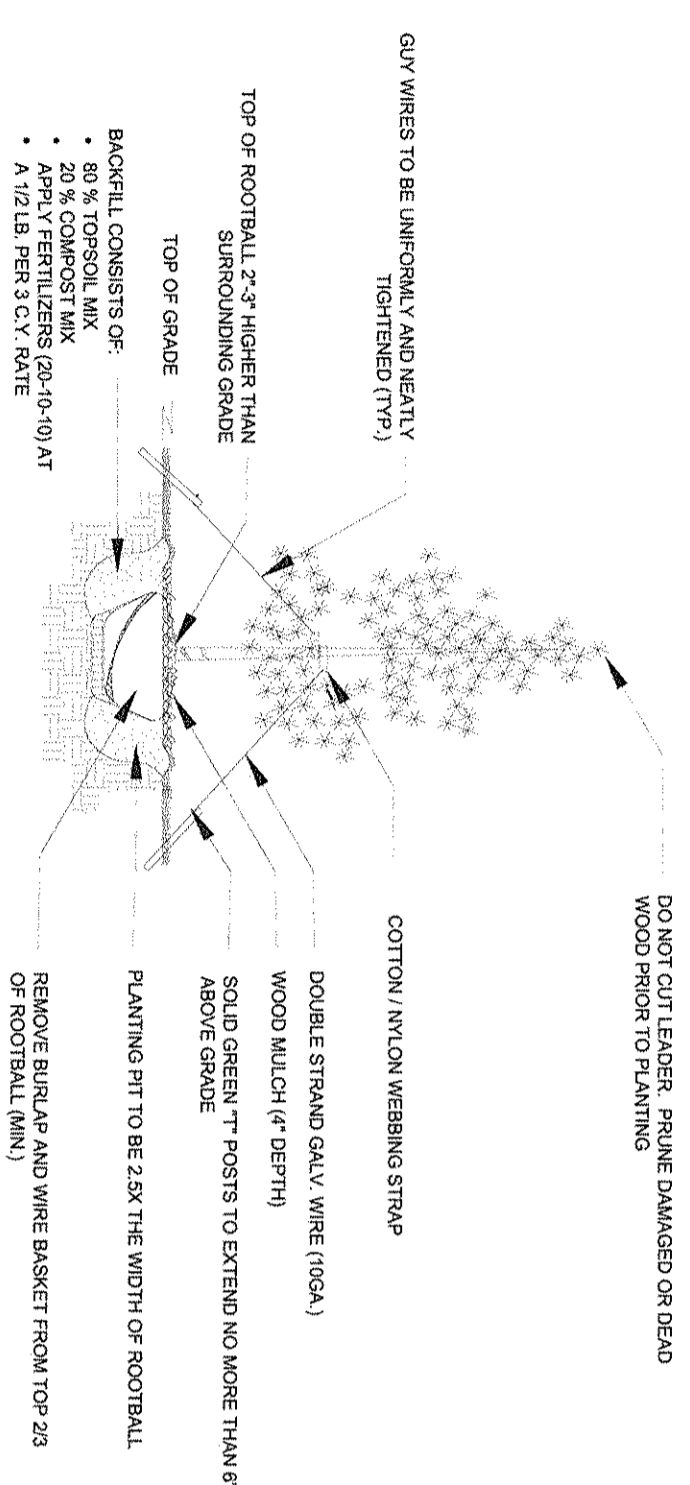


# LORSON RANCH PUD DEVELOPMENT PLAN

## A LANDSCAPE PLAN FOR

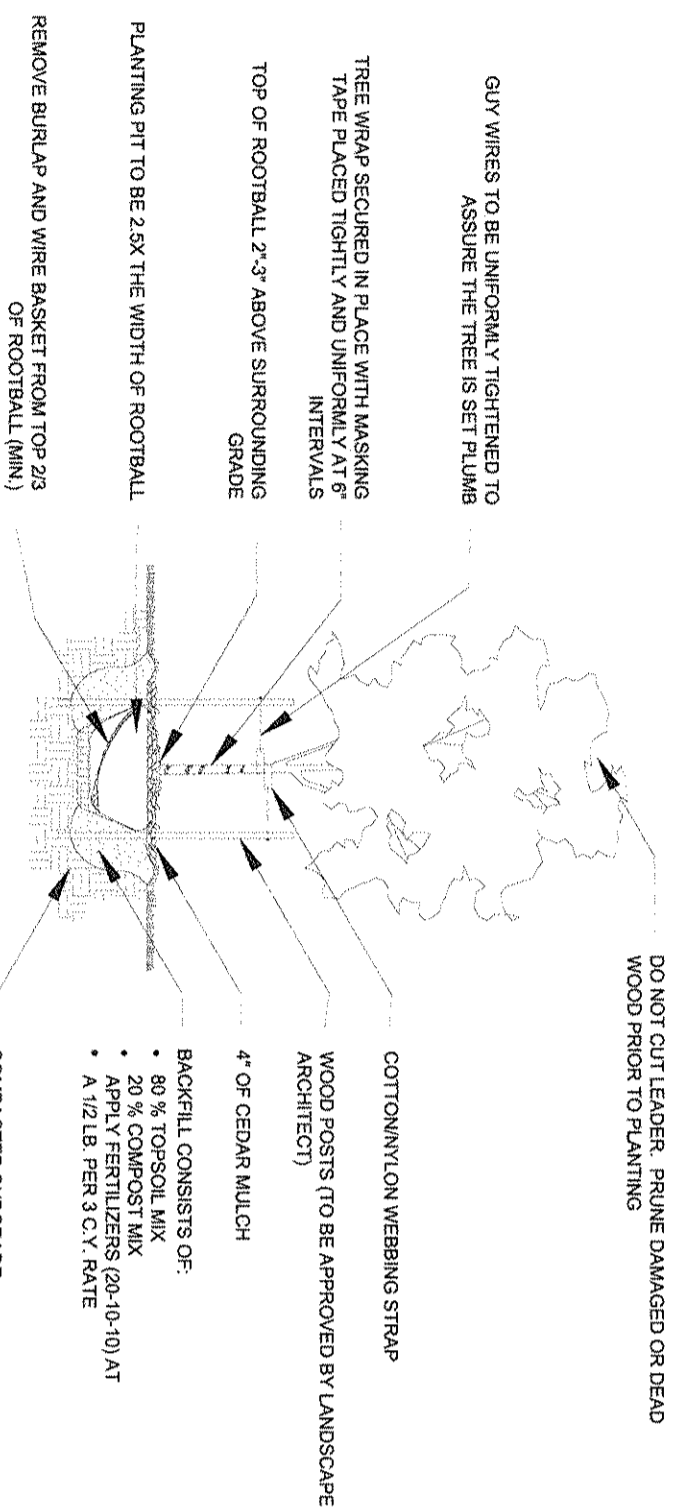
### PONDEROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in Township 15S R. 69 W of 6th pm



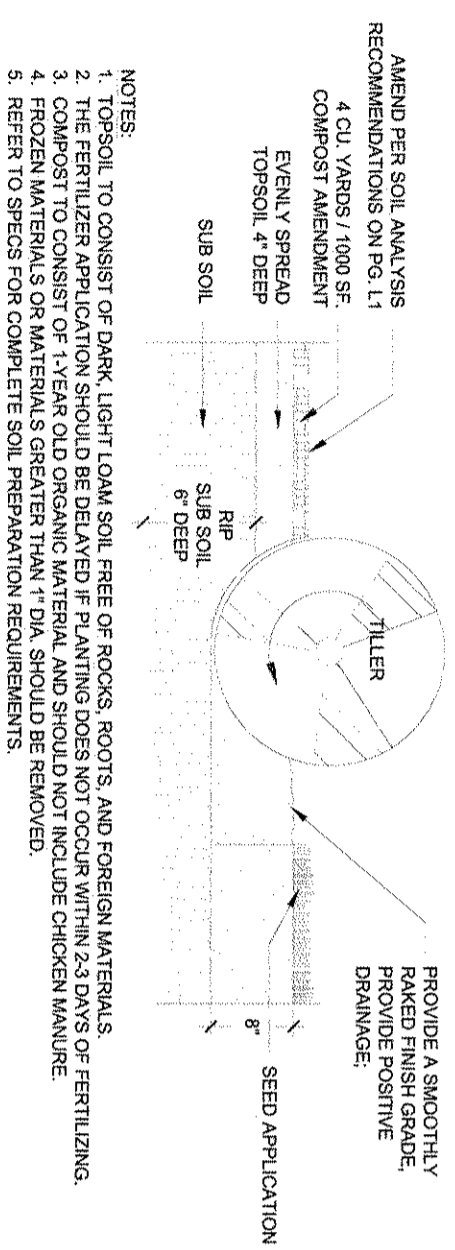
1 EVERGREEN TREE  
L3 PLANTING DETAIL

NTS



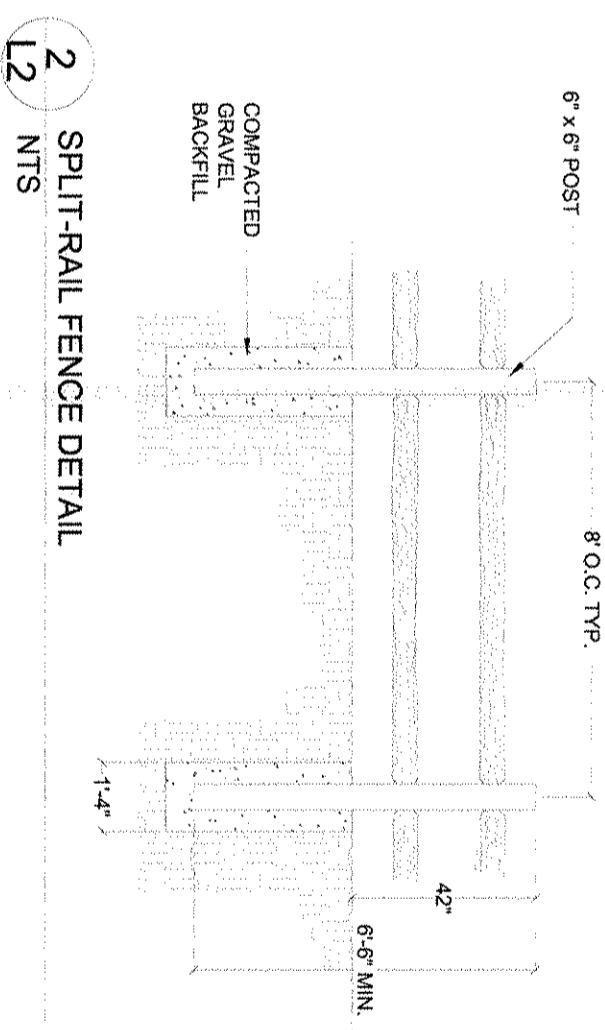
2 DECIDUOUS TREE  
L3 PLANTING DETAIL

NTS



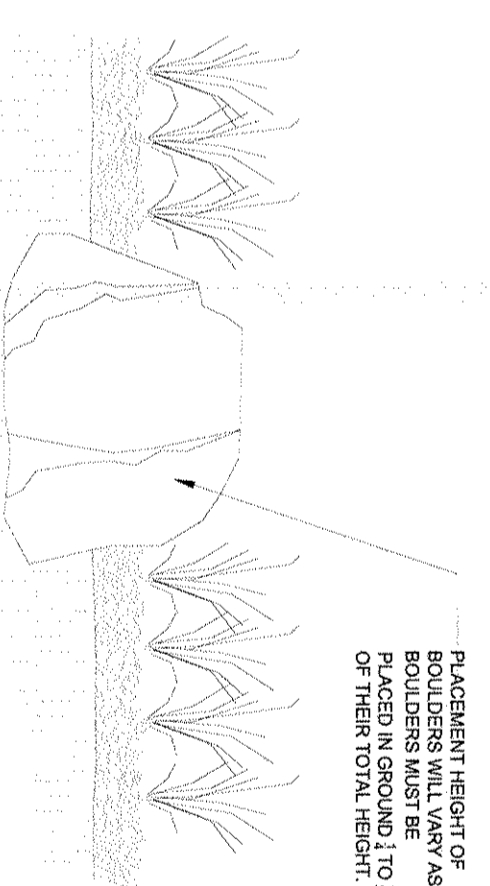
3 SOIL PREP - ALL AREAS  
L3 PLANTING DETAIL

NTS



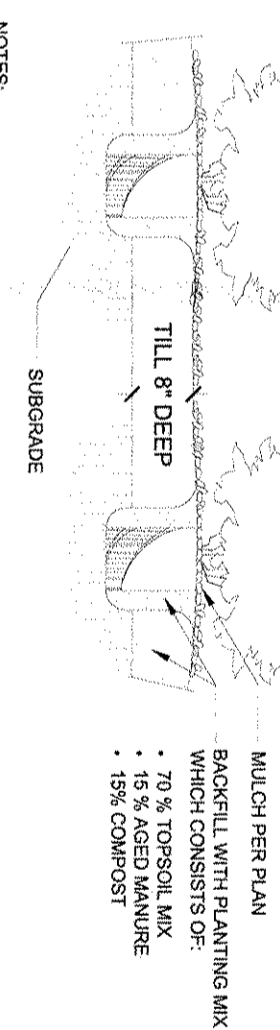
2 SPLIT-RAIL FENCE DETAIL  
L2 NTS

NTS



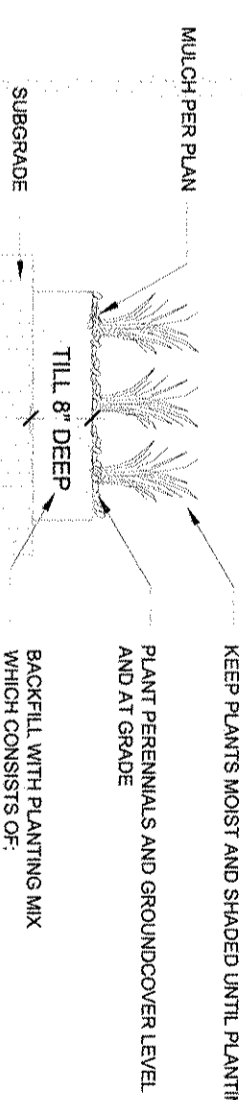
1 BOULDERS  
L4 INSTALLATION DETAIL

NTS



2 SHRUBS  
L2 PLANTING DETAIL

NTS



3 GRASSES AND PERENNIALS  
L4 PLANTING DETAIL

NTS

220140279  
9-10-2020

POD FILE NO. - PUDSP-19-5

L3 OF 10

DESIGNED	STB	11.07.19
DRAWN	STB	11.07.19
CHECKED	JH	11.07.19
PROJECT NUMBER:	2816.17	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
3		
4		
5		
6		

STAMP:

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

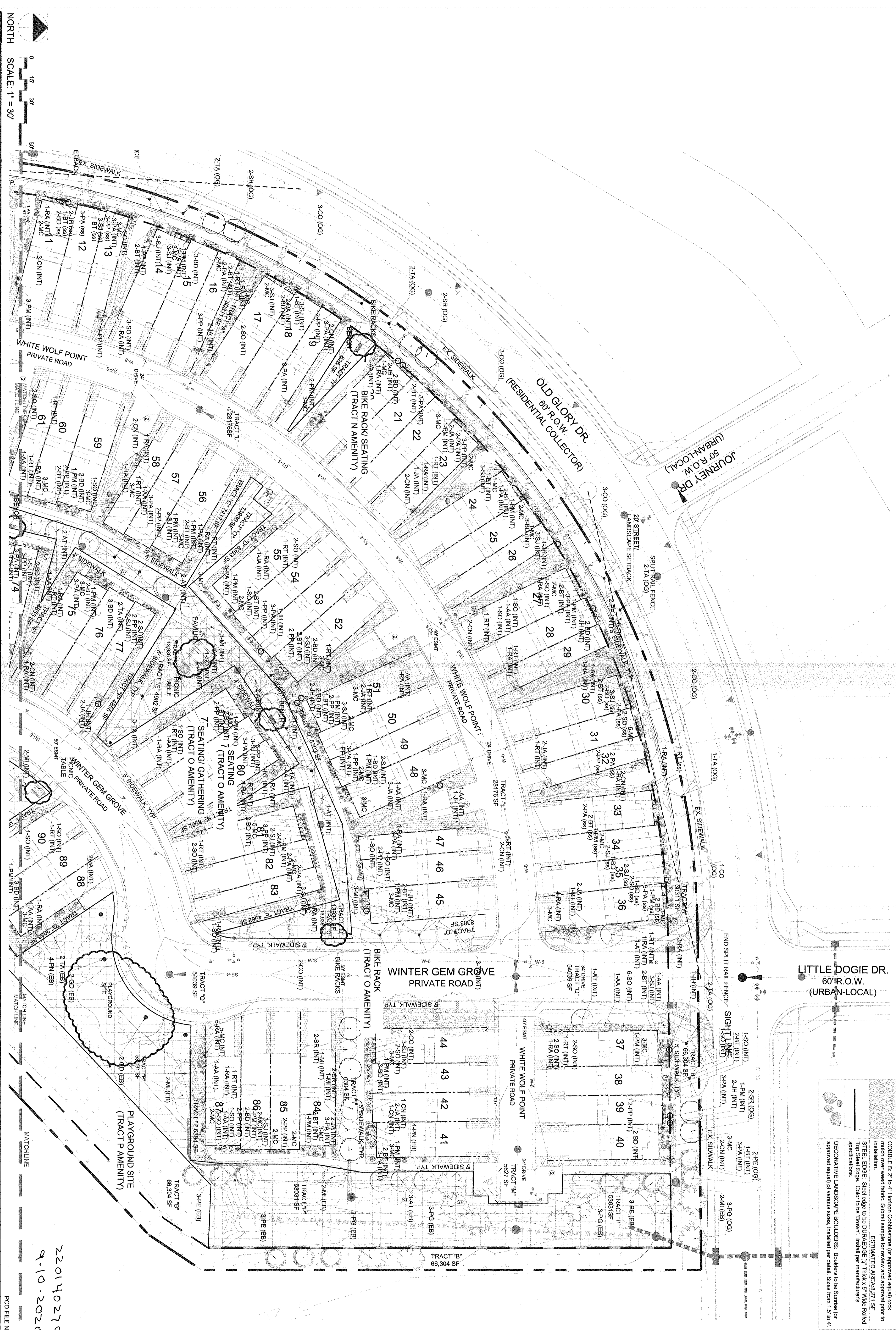
THOMAS + THOMAS

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

# LORSON RANCH PUD DEVELOPMENT PLAN

## A LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in Township 15S R. 65 W of 6th pm



**LANDSCAPE MATERIAL SCHEDULE:**

**SYMBOL/CALCULATIONS:**

SOD: To be 3-Way Fescue/Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.

**ESTIMATED AREA: 44,759 SF**

**NATIVE SEED:** PPSI Native Prairie mix: 25% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20% Western Windgrass, 1% Sand Dropped

**ESTIMATED AREA: 74,379 SF**

**COBBLE:** 1" Northern River Rock (or approved equal) rock much over weed fabric. Submit sample for review and approval prior to installation.

**ESTIMATED AREA: 49,595 SF**

**COBBLE:** 2" to 4" Horizon Cobblestone (or approved equal) rock much over weed fabric. Submit sample for review and approval prior to installation.

**ESTIMATED AREA: 28,271 SF**

**STEEL EDGE:** Steel edge to be DURACEDGE, 1/2" thick x 5" wide. Rolled Top Steel Edge. Color to be Brown. Install per manufacturer's specifications.

**DECORATIVE LANDSCAPE BOULDERS:** Boulders to be Sunrae (or approved equal) in various sizes, installed per detail. Sizes from 1.5 to 4".

220140279  
9-10-2020

PDD FILE NO.: PDDSP-19.5

DESIGNED	STB	11.07.19
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PROJECT NUMBER:	2816.17	
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REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #01.08.2020	
2		
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STAMP:

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

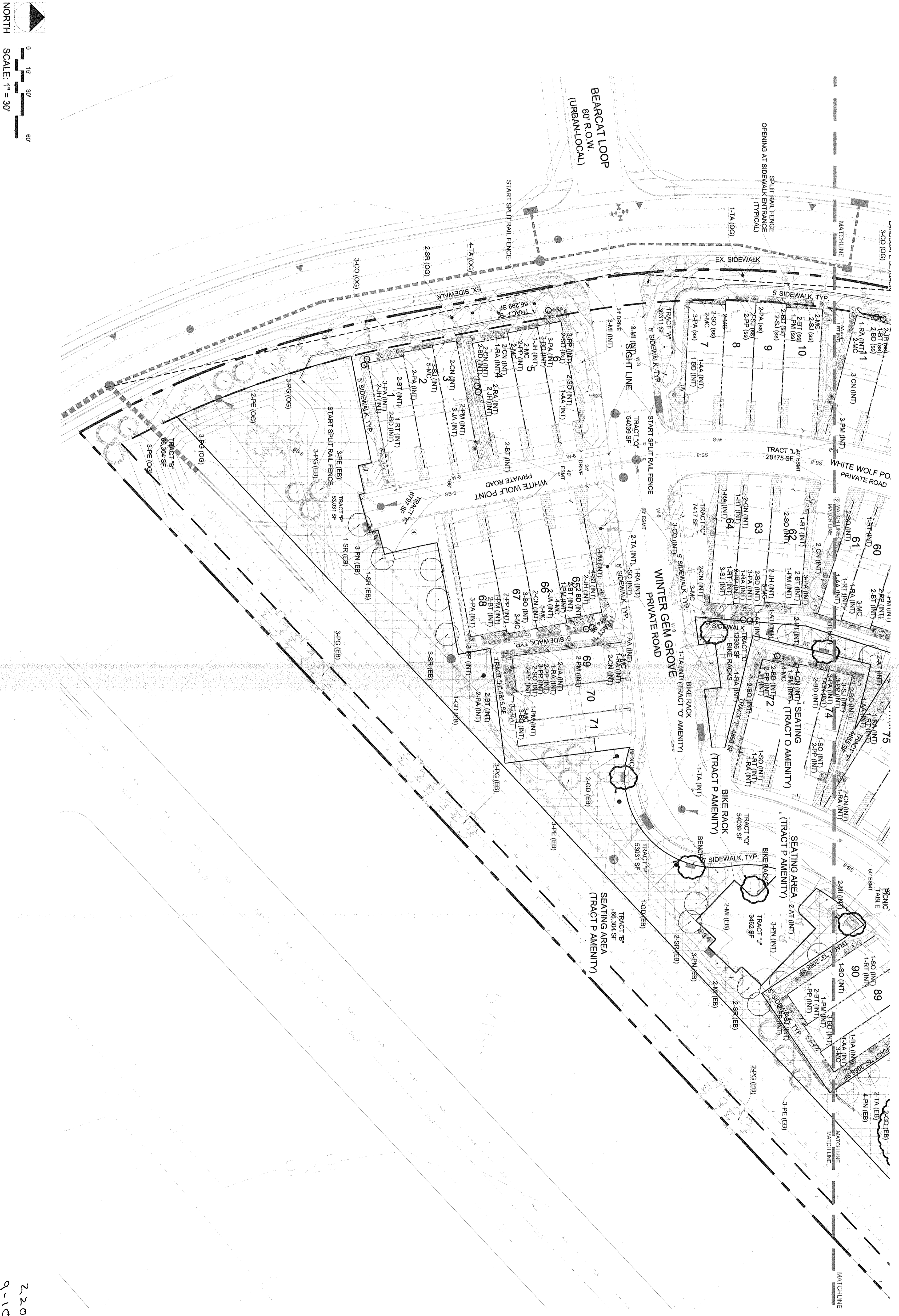
L4 OF 10



# LORSON RANCH PUD DEVELOPMENT PLAN

## A LANDSCAPE PLAN FOR PONDEROSA AT LORSON RANCH FILING 3

Attract of land located in apporition of the south west section 14 in Township 15S R. 65 W of 6th pm



220140279  
9-10-2020  
PDD FILE NO.: PUDSP-195

DESIGNED	STB	11.07.19
DRAWN	STB	11.07.19
CHECKED	JH	11.07.19
PROJECT NUMBER:	2816.17	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE
1	RESPONSES TO COMMENTS REV #1	01.08.2020
2		
3		
4		
5		
6		

STAMP:

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

**Thomas+Thomas**  
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