


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Kari Parsons, Planner III
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: PUDSP-19-010
Project Name: Ponderosa at Lorson Ranch Filing No. 3
Parcel Nos.: 55143-01-027

OWNER:	REPRESENTATIVE:
Love in Action 212 N. Wasatch Ave. Colorado Springs, CO. 80903	James Houk 3 N. Nevada Ave Colorado Springs, CO 80903

Commissioner District: 4

Planning Commission Hearing Date:	6/16/2020
Board of County Commissioners Hearing Date	7/14/2020

EXECUTIVE SUMMARY

A request by Love in Action for approval of a map amendment (rezoning) of 10.38 acres from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) plan to allow for the development of 90 single-family attached residential lots, rights-of-way, drainage, open space, and utility tracts. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also



requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The applicant is also requesting approval to perform pre-development site grading. The parcel is located north of Fontaine Boulevard, East of Marksheffel Road, adjacent to Old Glory Drive and is within Section 14, Township 15 South, Range 65 West of the 6th P.M. The subject property is located within the boundaries of the Highway 94 Comprehensive Plan (2003) area.

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: Approval of a map amendment (rezoning) from zoning and conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 90 single-family attached residential lots within a 10.38-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification(s) of the LDC:

1. The applicant is requesting a PUD modification to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.

- Section 8.4.4.C, *Public Roads Required*, of the Code states: “Divisions of land, lots and tracts shall be served by public roads.”
- Section and 8.4.4.E.3, *Private Road Allowances*, of the Code states: “Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may include design standards for the following:
 - Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
 - Design speed where it is unlikely the road will be needed for use by the general public;
 - Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
 - Maximum and minimum block lengths; and
 - Maximum grade.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/Preliminary Plan, adequate lot accessibility can be provided via the proposed private roads. The applicant has depicted a sidewalk design and layout that accommodates pedestrians throughout the proposed PUD/preliminary plan and allows for connections to the adjacent existing sidewalks and trail corridor.

As summarized in the applicant’s letter of intent, reducing the requirement of constructing private roads to public road standards to a lesser standard is proposed to provide for a more livable environment and provision of more efficient pedestrian spaces.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has obtained written endorsement from Security Fire Protection District and the maintenance entity for the private roads is a homeowner’s association. No modifications from the ECM are requested.

2. The applicant is requesting a PUD modification to Sections 8.4.6.1.g. and 8.4.6.2.d.i of the Code to allow for blanket utility easements because of the proposed small lot sizes of less than 1,750 square feet

- Section 8.4.6.1.g, *Blanket Utility Easement Prohibited*, of the Code states: “Blanket utility easements shall be prohibited.”
- Section 8.4.6.2.i, *Standard Easement Widths and Location*, of the Code states: “Unless otherwise required by the utility provider, the standard utility easements for urban lots shall be provided as follows:
 - Side Lot Lines: 5-feet;
 - Rear Lot Lines: 7-feet.”

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. The proposed PUD/Preliminary Plan depicts alley-loaded attached single-family lots which are less than 1,800 square feet. Side-yard utility easements are not practical with attached single-family development because structures are not allowed to be erected within the easements. Many of the homes the applicant proposes to construct will extend to the rear lot line which are proposed to abut private road (alley) tracts and rear loaded units.

Allowing blanket utility easements is proposed to provide more flexibility for the utility providers to install the infrastructure within a broader easement area. If the easements are not in the correct location, then installation and maintenance can be challenging. Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District have no objection to the requested modification.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has worked directly with Mountain View Electric Association, Black Hills Energy, and Widefield Water and Sanitation District and the utility providers have no objection to the requested modification.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval. Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, Detention Pond Maintenance Agreements and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: PUD (Planned Unit Development)	Single-family residential
South: PUD (Planned Unit Development)	Single-family residential
East: PUD (Planned Unit Development)	Single-family residential
West: PUD (Planned Unit Development)	Single-family residential

E. BACKGROUND

The proposed Ponderosa at Lorson Ranch Filing No. 3 development is within the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-03-002), approved by the Board of County Commissioners on March 25, 2004. The subject site is identified in the Lorson Ranch Overall Development and Phasing Plan (PUD-05-003), approved by the Board of County Commissioners on December 15, 2005. The Overall Development and Phasing Plan was subsequently amended in November of 2006 (PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, transitions and buffers. It also designated major open space, drainage, and transportation corridors.

A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated school site and open space, minor changes to the allowed density within the planning area, and downgrading the classification of certain roadways to be specifically determined following review of traffic studies submitted with subsequent final plats. Subsequent plats are required to submit a development specific traffic study. No roadways have been shown to require a further upgrade post the minor sketch plan amendment.

The Ponderosa at Lorson Ranch Filing No. 3 PUD is located near the center of the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001), which established a density of 7 - 10 dwelling units per acre in the subject area. The proposed PUD rezoning proposes an average density of 8.7 dwelling units per acre and includes the development of 90 attached single-family lots (3.46 acres), 2.17 acres of private right-of-way, and 4.74 acres of drainage, utilities, public improvements, associated easements, landscape, and open space tracts. Lorson Ranch Metropolitan District No. 1 is anticipated to maintain the landscape tracts adjacent to the public right-of-way and the detention facility. A homeowners' association is anticipated to own and maintain the balance of the tracts and private roadways. The minimum lot size proposed within the PUD development plan is 1,275 square feet. Section 4.2.6.F.8 of the Land Development Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 10.38 acres in size, which would require a total of 1.03 acres of open space area. The applicant is providing 1.56 acres of designated open space, which exceeds the minimum PUD development standard

If the Ponderosa at Lorson Ranch Filing No. 3 PUD Development Plan and Preliminary Plan are approved, and a finding of water sufficiency for water quality, quantity, and dependability is made by the Board of County Commissioners, it is

anticipated that the applicant will request administrative approval by the Planning and Community Development Department Executive Director of all subsequent final plats.

F. ANALYSIS

1. Land Development Code Analysis

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan and Preliminary Plan are consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.4 – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 10.2.2- Carefully consider the availability of water and wastewater services prior to approving new development.

Policy 11.3.2- When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

Policy 12.1.3- Approve new urban and rural residential development only if structural fire protection is available.

Goal 13.1- Encourage an adequate supply of housing types to meet the needs of County residents.

The Lorson Ranch Sketch Plan depicts RM (Residential Medium, 7-10 dwelling units per acre) for the subject property and is predominately surrounded by the same density, 7-10 dwelling units per acre, except for the northwestern boundary of the development which is designated as RMH (Residential Medium High, 10-13 units per acre). The development proposes an overall density of 8.7 dwelling units per acre, which is within the density range allowed for this area under the approved sketch plan.

The attached single-family residential development depicted on the PUD development plan and preliminary plan is a compatible and practical extension of the planned and existing urban single-family residential development in the area, particularly to the north, south, and east.

According to the water and wastewater resources reports submitted in support of the Plan, Widefield Water and Sanitation District has available water supply and wastewater treatment capacity to provide adequate service to the development. Please see the Water Master Plan section below for additional analysis regarding master plan consistency pertaining to water. The applicant has consulted with Security Fire Protection District to ensure the District could adequately serve the development via the proposed private roadways (alleys) if the PUD modification, as requested above, is approved.

The proposed PUD and preliminary plan include multiple tracts that are anticipated to serve as open space areas. The plans depict internal sidewalks to connect to the existing pedestrian network within the overall Lorson development, which also connect to a trail along Jimmy Camp Creek

Staff recommends that the layout and design of the PUD development plan and preliminary plan is consistent with the policies pertaining specifically to the concept of integrating new compatible land uses in terms of density and access. The policies promote conservation of open space and to promote the efficient development of the property by minimizing infrastructure costs.

4. Small Area Plan Analysis

The Ponderosa at Lorson Ranch Filing No. 3 PUD/Preliminary Plan is within the Highway 94 Comprehensive Plan (2003) area. Specifically, the proposed PUD/preliminary plan is within Sub-Area 4, Colorado Centre, of the Highway 94

Plan. The subject property is located north of Fontaine Boulevard. Fontaine Boulevard is depicted as the southern boundary line of the Plan area.

The Colorado Centre Sub-Area includes several development “recommendations”. The “recommendations” identified on page 140 within the Plan are as follows:

- “An overriding concern in the Sub-Area is compatibility with City industrial and residential areas.”
- “Urban uses are recommended for County enclaves surrounded by the City of Colorado Springs. Enclaves should be built to City standards and ultimately annexed in the City of Colorado Springs.”
- “Within unincorporated areas of the Sub-Area, five-acre densities are recommended. 35-acre densities are recommended east of Jimmy Camp Creek. Once City properties are developed, five-acre densities should be accommodated east of Jimmy Camp Creek.”

Approval of the original Lorson Sketch Plan (2003) and overall PUD development plan (2005) created an inconsistency with the third recommendation for the Sub-Area regarding densities east of Jimmy Camp Creek. Near the time of the sketch plan and overall PUD plan approval central services for water and wastewater were made available with expansion of the service area of the Widefield Water and Sanitation District into the Sub-Area. Such physical expansion allowed for urban development within the County without requiring annexation into the City of Colorado Springs. The availability of central services inherently impacted the character of the Sub-Area by changing it from planned rural and low-density residential development to significantly more urban, higher density development.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 1.2 – Integrate water and land use planning.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states:

“Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.”

The proposed development is located east of Marksheffel Road which is a developing area as identified in the Water Master Plan. The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently upgraded their water infrastructure by replacing water lines in the area to increase efficiency for deliverable water to the 374-acre Pikes Peak National Cemetery to the north, the overall Lorson Ranch Development, and to the Pleasant Valley located south of Lorson Ranch. The applicant’s water resource report indicates the District has ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District’s service area has not experienced groundwater contamination like other locations within the service area. Please see the Water section below for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Environmental Division and Colorado Parks and Wildlife (CPW) was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies valley fill (sand and gravel) which is anticipated to have little resource value in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2016) does not identify a trail within the subject property. However, the Jimmy Camp Creek regional trail is located 0.22 miles west of the development area. The applicant has depicted sidewalk connections to the neighboring subdivisions which provide pedestrian connectivity to the regional trail.

The El Paso County Major Transportation Corridors Plan (2016) is discussed below in Section G.5 of this report.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the combined PUD and preliminary plan application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0957G, the property is located entirely outside of the 100-year regulatory floodplain.

4. Drainage and Erosion

The Lorson Ranch development is located within the Jimmy Camp Creek drainage basin, which is a fee basin with a surety component. The basin does not have a County-approved Drainage Basin Planning Study (DBPS).

Ponderosa at Lorson Ranch Filing No. 3 generally drains to the south to an existing drainageway and storm drain system that eventually outfalls to the Jimmy Camp Creek main channel north of Fontaine Blvd. Jimmy Camp Creek is approximately 1,100 feet west of this proposed subdivision. An existing detention basin constructed in 2006 is part of the existing storm drainage system; however, since that detention basin does not meet current full-spectrum detention (FSD)

and water quality capture volume (WQCV) requirements, a new FSD basin is proposed at the south corner of Ponderosa at Lorson Ranch Filing No. 3. The Preliminary and Final Drainage Report for Ponderosa at Lorson Ranch Filing No. 3 concludes that “The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream.”

Drainage and bridge fees for this subdivision were accounted for in the Ponderosa at Lorson Ranch Filing No. 1 Final Plat which platted this parcel as Tract L.

The applicant has submitted a grading and erosion control plan which meets the ECM criteria. The plans will be approved prior to pre-development grading and earthwork on the site.

5. Transportation

The proposed Ponderosa at Lorson Ranch Filing No. 3 development is located 1,000 feet north of the west intersection of Fontaine Boulevard and Old Glory Drive. The development proposes to take access from new private roads connecting to Old Glory Drive at existing intersections of Bearcat Loop and Little Dogie Drive. The roads within this development are proposed to be private, local, paved roads.

As noted in the Request/Modifications/Authorization Section of this report above, PUD modifications allowing for private roads have been requested. Posted speed limits and no-parking areas are proposed, as appropriate, for the private road design. The subdivision homeowners’ association will be responsible for maintenance of the private roads with funding from HOA dues.

Conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) is not an issue with this project, which is a replat within a developed subdivision, because it is anticipated to generate less traffic than previous models when originally platted. Traffic generated from the 90 dwelling units proposed in this development will be approximately 659 average daily trips (ADT), which is less than the previously planned use of Tract L as an elementary school (945 ADT). This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended.

H. SERVICES

1. Water

Widfield Water and Sanitation District provides water service and has committed to serve the property.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office is anticipated to make a recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater is provided by Widefield Water and Sanitation District. The District has provided a wastewater commitment letter demonstrating the District has adequate capacity to serve the development.

3. Emergency Services

The property is within the Security Fire Protection District. The District provided a commitment letter and provided an approval of the PUD plan design.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

5. Metropolitan Districts

The property is within Lorson Ranch Metropolitan District No. 3 and is also anticipated to be included into Lorson Ranch Metropolitan District No. 1, which have a combined mill levy of 66.67 mills. The applicant has stated that District No. 1 will be responsible for maintaining the detention pond, and landscaped areas along the platted public right-of-way, and the homeowners' association will maintain the landscape and private internal roadways throughout the development. The property is anticipated to be within Public Improvement District No. 2. Traffic impact fees associated with the District shall be paid in accordance with Resolution 19-471.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

The EPC Community Services Parks Division has provided the following comment which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“Recommend to the Planning Commission and Board of County Commissioners that approval of Ponderosa Filing No. 3 at Lorson Ranch include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$41,040, and urban park fees in the amount of \$25,920. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.”

7. Schools

The subject property is located within the boundaries of Widefield School District No. 3. The applicant is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3 and El Paso County as originally approved by the Board of County Commissioners on April 12, 2012, and as amended by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank (land set aside in lieu of fees to be paid) located in the southeast corner of the overall Lorson development and required an alternate 25 acre school site tract be identified, which occurred with recordation of the Pioneer Landing Filing No. 2 at Lorson Ranch final plat. The Lorson Ranch East Filing No. 1 final plat adjusted the boundary of the school tract to accommodate the Fontaine Boulevard and Lamprey Road roundabout which is in preliminary acceptance. The construction of the Grand Mountain Elementary (K-8) School located northeast of the roundabout is complete.

I. APPLICABLE RESOLUTIONS

Approval 29 and 25

Denial 30 and 26

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1

of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall participate in a fair and equitable manner in the design and construction of intersection improvements at the intersection of Fontaine Boulevard and Old Glory Drive, which shall be determined during the final plat review process.
8. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department 54 adjoining property owners on May 28, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
State Engineers Letter
County Attorney's Letter (to be provided at hearing)

El Paso County Parcel Information

File Name: PUDSP-19-010

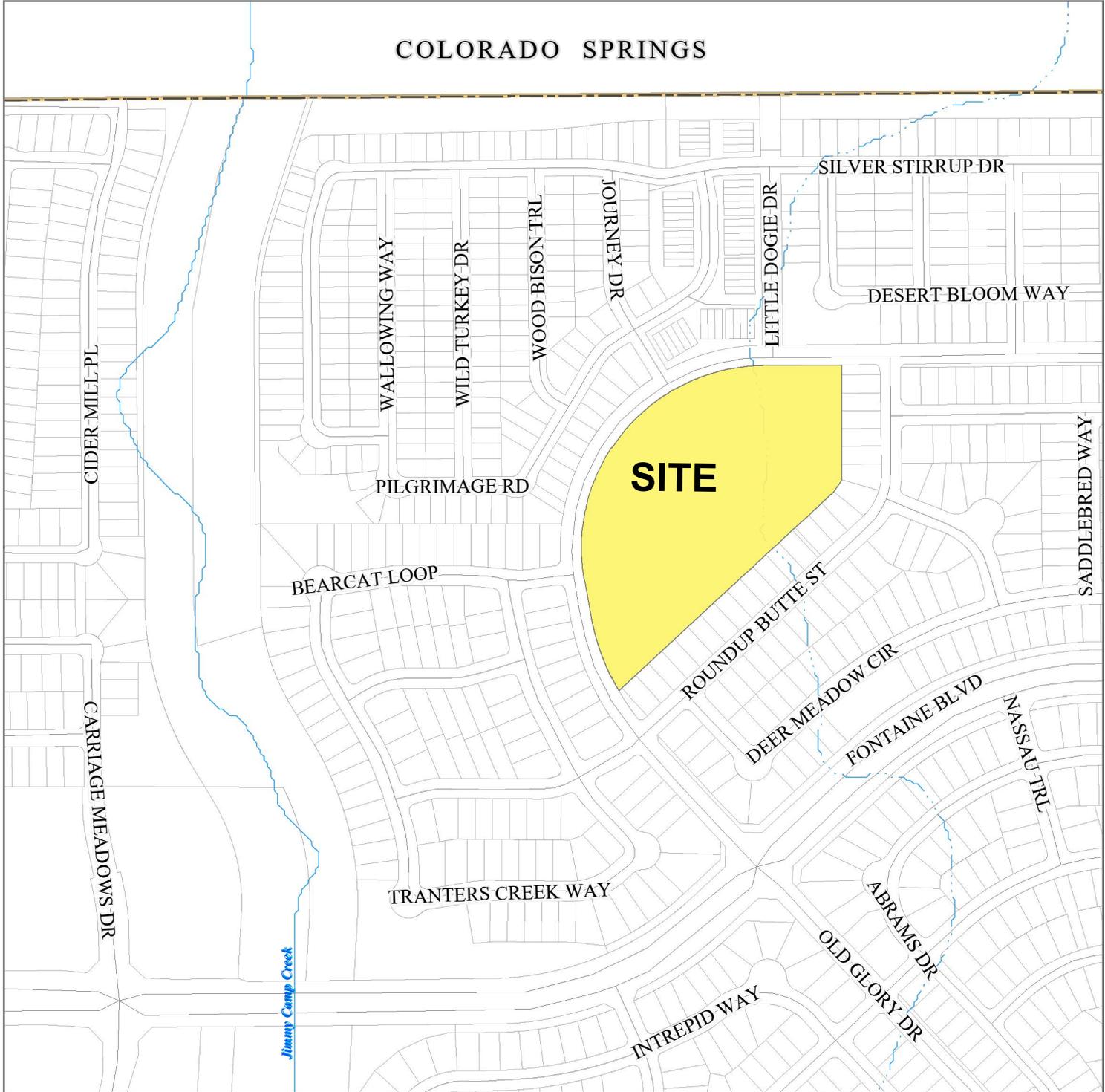
PARCEL	NAME
5514301027	LOVE IN ACTION

Zone Map No. --

ADDRESS	CITY	STATE
212 N WAHSATCH AVE	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3466

Date: May 27, 2020

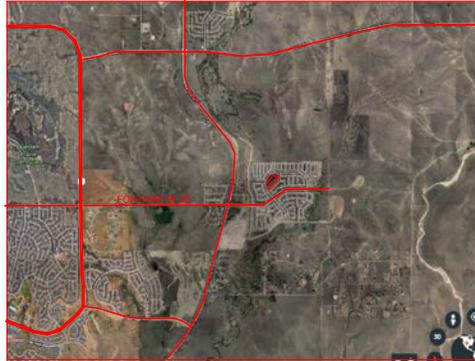


Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 919 520-6600



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Ponderosa @ Lorson Ranch Filing No. 3
PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities
Vicinity Map:



Prepared By:

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+
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LSC Transportation Consultants

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Colorado Springs, CO. 80903
(719) 633-2868

SITE LOCATION, SIZE, ZONING:

The 10.38-acre site is located along the east and south side of Old Glory Road and is northeast of the intersection of Fontaine Blvd and Old Glory Road. The site is zoned PUD RM (Residential Medium) that permits a target density of 7-10 DU/AC.

PUD REQUEST

The Ponderosa at Lorson Ranch Filing No. 3 PUDSP application includes the following requests:

- Authorization to combine the preliminary plan map with the PUD development plan for concurrent Planning Commission (PC) and Board of County Commissioner (BOCC) consideration and approval of PUD as a preliminary plan;
- PC and BOCC findings of sufficient water quality, quantity, and dependability;
- PC and BOCC findings be made that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development to authorize administrative final plat approval;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities for the Ponderosa Filing 3 project area;
- Authorization for use of private roads within the PUD;
- PUD Modification for private roads not built to County standard. (Alternate modified standard provided).
- PUD modification to allow the use of blanket easements for the design and placement of electric and gas utilities in the proposed townhome development.

The PUD includes ninety (90) attached townhome units in 3 and 4 unit townhome buildings, public sidewalks, enhanced off-site pedestrian intersections, internal pedestrian paths, public/private transportation facilities for vehicular access and circulation, guest/visitor parking, open space and recreation areas and amenities, stormwater facilities, utility easements, and landscape buffers and screening. The development plan provides the land use, bulk, dimensional, and density standards for permitted and allowed land uses within the planned development area.

The private road modification includes the design of an alley cross section for use where no alley standard or cross section exists in the ECM or LDC. The modification request and specific review criterion discussion is provided in more detail below.

Pre-development site grading will allow initial grading activities prior to or concurrent with the Final Plat review process and facilitate the scheduling and installation of utilities to occur within the prime construction months in conjunction with grading operations. The early construction also allows these lots to respond to market demand and possibly be available for conveyance in 2020.

The Ponderosa at Lorson Ranch Filing 3 project will be developed in accordance with the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous development agreements which remain in effect.

PUD MODIFICATIONS

The following Modifications are proposed and discussed in detail below:

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.E	PRIVATE ROAD ALLOWANCES	WAIVER REQUIRED (MODIFICATION IN PUD)	PERMIT USE OF ALLEYS AS PRIVATE ROAD	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
LDC SECTION 8.4.4.E.3	PRIVATE ROADS TO MEET COUNTY STANDARDS	CONSTRUCTED TO EPC STANDARDS UNLESS OTHERWISE DETERMINED IN MODIFICATION	MODIFICATION INCLUDES DESIGN FOR ALLEY CROSS SECTION	
LDC SECTION 8.4.6.C.1.g	STANDARDS FOR EASEMENTS	BLANKET UTILITY EASEMENTS PROHIBITED	PERMIT PER MVEA/BHE REQUEST TO PROVIDE FLEXIBILITY FOR THEIR DESIGN PROCESS	ALLOWS MVEA/BHE ENGINEERS TO DESIGN INFRASTRUCTURE TO BEST DELIVER AND MAINTAIN SERVICE TO TOWNHOME DEVELOPMENT
LDC SECTION 8.4.6.C.2	EASEMENT LOCATIONS AND DIMENSIONS	EASEMENTS ALONG LOT/TRACT LINES	REMOVE REQUIREMENT FROM INDIVIDUAL TOWNHOME LOTS	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

Modification of Private Road Standards:

Private Road Allowances Section 8.4.4.E limits the use to closed loops and dead ends not likely to be need for the convenience and safety of the general public. The proposed private street provides access to townhome lots for residents and guests of the development, not for general public use or convenience.

The request includes a proposed alley cross section where no public alley cross section exists in the ECM. The proposed cross section has been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.

8.4.4.E.3 Private Roads to Meet County Standards, generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request.

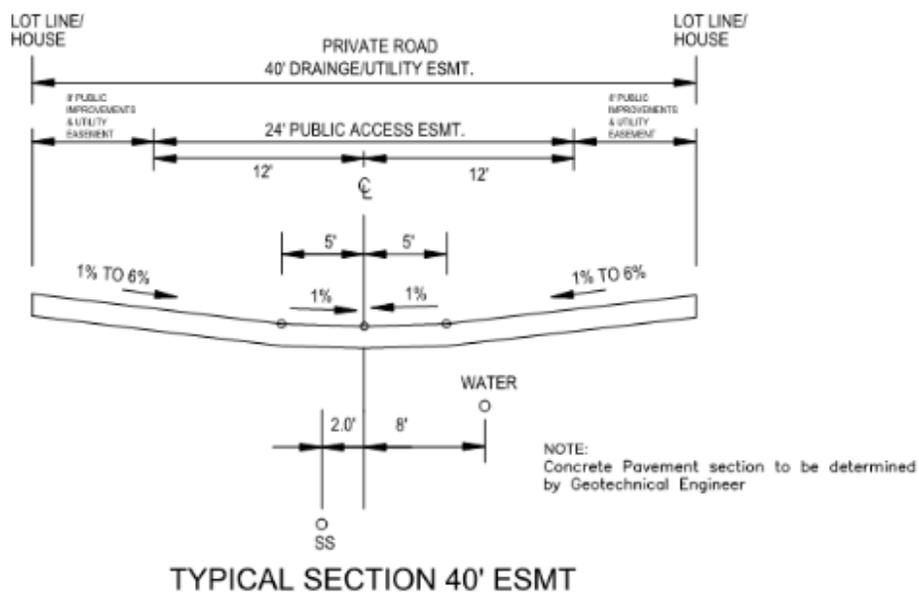
Private road design modifications may include:

- right-of-way (not public) width where suitable alternative provisions are made for pedestrian walkways and utilities
- design speed where it is unlikely the road will be needed for use by the general public
- standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made
- maximum/minimum block lengths; and
- maximum grade

The proposed modification includes a 40' and 50' private right of way. The reduced width does not include pedestrian walkways or dry utilities. Adequate public and private pedestrian facilities have been planned throughout the development area. Water and wastewater utilities are planned within the private alley cross section. At the request of MVEA and Black Hills Energy, respective service lines will be accommodated within the common element tracts as noted on the plan. A separate PUD modification to remove the requirement to locate easements along lot lines has been requested. The planned zero lot line setbacks needed for the planned townhome units does not support placement of easements within individual townhome lots.

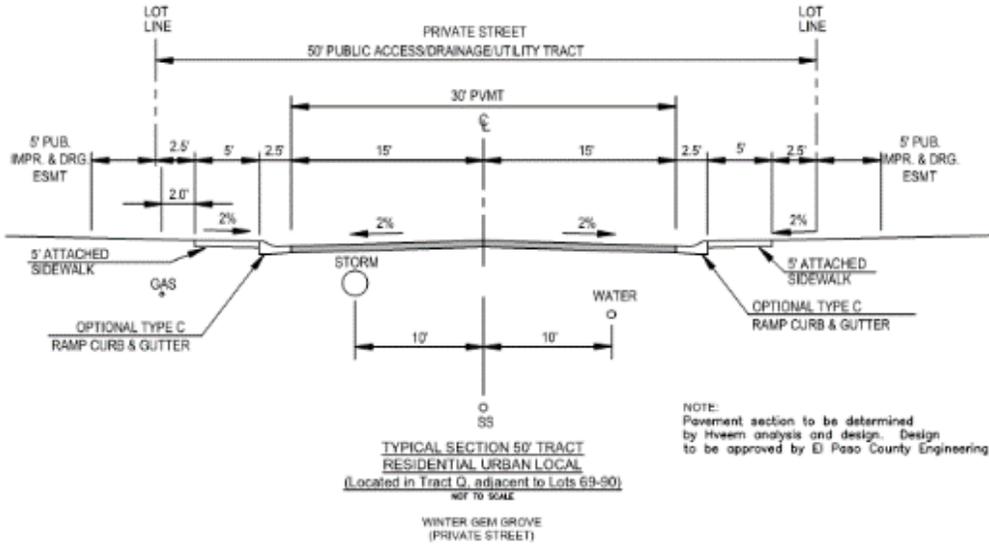
Proposed Modified "**Private Road**" Cross Section for White Wolf Point located in Tracts L, K, & M, includes:

- a. 40' drainage/utility easement
- b. 24' public access easement
- c. Two (2) 12' travel lanes
- d. Two (2) 8' utility/drainage easements
- e. No curb/gutter
- f. No 5' attached sidewalk



Proposed Modified “**Private Road**” Cross Section for Winter Gem Grove located in Tract Q, includes:

- a. 50’ public access easement
- b. Two (2) 15’ travel lanes
- c. Two (2) 5’ public utility/drainage easements
- d. Curb/gutter
- e. 5’ attached sidewalk



In lieu of

modifying an existing roadway cross section to fit the proposed alley way, a new cross section has been provided for ECM and LDC administrator recommendation to the BOCC for use in the Ponderosa Filing 3 as depicted. The ‘Modified Private Road Cross Section’ provides equivalent travel surface/lanes width same pavement width as the typical local urban low volume cross section. As depicted on the PUD and associated private road cross sections and details, adequate provision has been made for water/wastewater utility lines within the private road easement.

Water and sanitary sewer are sited within the pavement as depicted on the public and private road cross sections. An inverted crown carries stormwater to detention/WQCV facilities on the plan. Electric and gas utility service lines will be located within blanket easements over the common elements. Additional easements over the common element areas adjacent to and surrounding the townhome lot clusters will provide adequate locations within which MVEA may design and install electrical service lines and equipment.

Use of the private alley for rear vehicle loaded garages is intended to create a reduction in vehicular dominance of the public right-of-way and create a more pedestrian oriented street frontage. Ample pedestrian paths and internal sidewalks have been provided for pedestrian access at the fronts of townhome units in-lieu of sidewalks within the private alleyways.

Private roads will be owned and maintained by the Ponderosa Filing No. 3 HOA. Maintenance will be funded from HOA dues.

Modification of Utility Easement Standards

Blanket Utility Easements Prohibited Section 8.6.C.1.g, prohibits the use of blanket utility easements in favor of defining or locating said easements on the ground.

Section 8.6.C.2 Easement Location and Dimensions requires utility easements be placed along lot and tract lines, specifically five-foot (5') side and seven-foot (7') rear lot lines.

Townhome unit lots are platted with zero-foot (0') front and internal/external side yard (between townhome units) setbacks. Rear yards have a typical 10' setback from the adjacent private road easement/tract. Variations in the rear yard setback are due to siting and orientation of townhome unit buildings relative to the private road tract/easement. To provide utility service for this type of multi-family style development, MVEA has requested blanket easement in order to provide flexibility in their design and delivery of the required service. To meet the needs of MVEA, utility easements have been identified over all common element and open space tracts for the use by MVEA.

The Code states, “For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:”

- ***Preservation of natural features;***
- ***Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;***
Residences are planned fronting community open spaces and pedestrian paths rather than the street realm to promote community building activities in these shared spaces.

Urban townhome densities through maximization of the townhome footprint for residences and consolidation of outdoor spaces into a community controlled network of pedestrian paths, amenities, and access to open spaces and parks within the development and provision of pedestrian access to other open space and park amenities throughout the overall Lorson Ranch
- ***Provision of a more efficient pedestrian system;***
Residents have multiple options for walking via public sidewalks provided with Bearcat Loop and semi-public pedestrian paths provided which connect the internal greenways and open spaces
- ***Provision of additional open space;***
15 % open space has been provided to conform to multifamily landscape standards. No specific standards exist for attached townhome developments; therefore, staff has applied the 15% open space standards for multifamily developments. 10% open space is generally required for single-family detached

and/or duplex developments. the proposed townhome development consists of three- & four-plex townhome units.

- ***Provision of other public amenities not otherwise required by the Code; or (N/A)***
- ***The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.***

The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County, the lots width is dictated by a notable vertical home design targeted to a generation of home buyer desiring a more contemporary feel while also being attainable.

Modification Summary & Conclusion

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths leading to existing external trail connections. The playground is provided as an amenity for residents of Ponderosa Filing No. 3 but will be available for use by residents of surrounding filings as an available amenity within the Lorson Ranch. The HOA will own and maintain the playground equipment and site. On-site pedestrian amenities include benches and seating, wayfinding enhancements, community pavilion, and additional open space and/or amenity designs provided in the PUD development plan. Tract N (0.019 AC), Tract O (0.33 AC), and Tract P (1.22 AC) collectively provide 1.57 acres of designated open space where 1.03 acres is required to meet PUD open space requirements. Drainage improvements and facilities are located within Tract B which is 1.52 acres. Stormwater storage and treatment occur within the detention/water quality facilities within Tract B. Off-site pedestrian amenity improvements within the adjacent Old Glory Drive ROW which will be provided by this Ponderosa Filing include intersection and pedestrian crossing enhancements at the existing Winter Gem Grove, Journey Drive, and Little Doggie Drive intersections with Old Glory Drive. Tracts containing stormwater facilities, including the detention/water quality pond, and roadway landscaping will be owned by the Ponderosa Filing 3 HOA; The Lorson Ranch Metropolitan District will roadway landscaping and stormwater facilities.

PUD Development Plan Summary

The Ponderosa South at Lorson Ranch Filing No. 3 PUD development plan includes the following:

- **Identification of permitted land uses, densities, bulk and dimensional standards**

Land Use: The Ponderosa at Lorson Ranch Filing No. 3 PUD authorizes single-family attached dwellings as the principal use and permitted structures. Ninety (90) townhome units are proposed with lot sizes ranging from 1,220 SF to 2,200 SF. Lot sizes vary between limited unit configurations to account for variation in unit type, unit configuration, and adjacency to public/private rights-of-way.

The PUD does not permit private accessory structures regardless of size or placement. Accessory uses such as day cares and home occupations are subject to the applicant's compliance with County permitting requirements.

Density: Approved sketch plan zoning and densities are identified as RM (Residential Medium) with a target density of 7-10 DU/AC. The plan proposes 90 units on 10.38 acres for an overall density of 8.67 DU/AC. The current density is within the target densities range of 7-10 DU/AC.

Lot Dimensional Standards: Lots have been planned to accommodate varied configurations of unit types within three (3) and four (4) unit townhome blocks/structures. Typical lot configurations depicting coverage and setbacks is provided on the Lot Detail sheet of the PUD. The maximum permitted structural height is forty-five-feet (45'). No maximum structural coverage is proposed for the individual townhome lots/units.

Setbacks: Setbacks identified below are for individual townhome units on individual townhome lots. All townhome units, lots, and building unit clusters are setback 20' from public roads, and 20' (typical) from private road easements

- ***Front yard:*** Zero-foot/lot line (0') setback. Individual units may be setback two-feet (2') due to variation in unit type and façade appearance.
- ***Side yard:*** Zero-foot/lot line (0') setback internal to townhome units; Two-foot (2") side yard for external units; (See PUD Lot Detail Sheet)
- ***Rear yard:*** Setback varies based on unit block type and location relative to adjacent private street (All rear yard setbacks as identified and labeled on PUD Development Plan)
 - Minimum: Zero-foot (0') rear yard setback
 - Maximum: Ten-foot (10') rear yard setback (as identified on PUD Plan)
- ***Minimum Setbacks from Open Space and Trails:*** A ten foot (10') setback has been provided between all planned buildings/structures and trails and open spaces. To meet this requirement all buildings have been buffered from open spaces with a 10' open space/structure buffer. Identified open space structural buffer/setbacks tracts may be landscaped and used for pedestrian and/or utility purposes. (See tract table and PUD for details.)

Parking: 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 garages to meet the two (2) space minimum. 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 next to the attached garage which is 20' in length and accommodates the second required parking space per each of these dwelling 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.

Driveways & Parking: Driveways are defined by the LDC as [facilities] *“for the passage of vehicles that provides access from a public or private road to no more than 3 lots.”*

All planned driveways within the PUD are for the purpose of facilitating vehicular passage from public and/or private roads to the respective lots, specifically, to the designated parking areas for each lot which are the two (2)-car garages. Some driveways are twenty-feet (20') in length, others as depicted and labelled, are less than twenty-feet (20') in length.

Parking is permitted on driveways which are Twenty-feet (20') in length and have been identified for use as additional parking for the respective lot on the plan. Parking or any form of vehicle parking, storage, or standing is expressly prohibited on, over, or in driveways less than Twenty-feet (20') in length. Activities thus listed result in vehicle encroachment into the private road which is also designated as a fire lane. This restriction is identified on the PUD and in associated notes and details. Guest parking has been provided via twenty-three (23) designated visitor parking spaces with seven (7) required ADA accessible spaces provided throughout the development.

- **Streets, ROW, & Roadway:**

Access is planned through easterly extension of Bearcat Loop (public ROW) as a private road into the site. Bearcat Loop will remain a public road within the Meadows Filing 2 and Buffalo Crossing Filing 1 up to the Old Glory Drive intersection. The eastward extension will be as a private road, Winter Gem Grove. Winter Gem Grove (private road) extends northward from within the site to connect to the existing Little Dogie Drive which bisects the Townhomes at Lorson Filing1 and Pioneer Landing Filing No. 1.

A planned private road (White Wolf Way) provides access to sixty-eight (68) of the ninety (90) units. The remaining twenty-two (22) units (Lots 69-90) are accessed by rear loaded garages from the private Winter Gem Grove.

Planned private road improvements, include the following (with BOCC authorization for private roads):

- Winter Gem Grove
 - 50' urban low volume residential local cross section
 - Limited on street parking permitted
 - On street parking not included in required parking counts
- White Wolf Way
 - Modification of local low volume road cross section (Tract L) within a 40' easement
 - PUD Modification to introduce "new" cross section for use as a private drive within a 40' easement (Tracts K & M)
 - Discussed above, details provided on PUD and modification request.
 - Modified local urban low volume road segments:
 - Local low volume (40' Cross Section modified to remove sidewalk)
 - Modified Cross Section: (outlined and illustrated above)
 - PUD Modifications for private road cross sections. Private roads are required by the ECM/LDC to be built to County standards. No private road section is provided in the ECM; therefore, a

modification is required to propose a new cross section for private road use. (See PUD modification details for proposed alley cross section.)

- **Landscaping and Buffers**

Planned and proposed landscaping and buffers include the following:

- Twenty-foot (20') landscape buffer against Old Glory Drive along the western/northerly PUD edge for arterial road/street classifications. Required roadway trees to be installed within the buffer at a ratio of 1/25' of linear frontage of Old Glory Drive, 1/3 of which are evergreen
- Fifteen-foot (15') zoning district landscape buffer (between multifamily and single-family residential uses) adjacent to single-family zoning and land uses in the Meadows at Lorson Ranch Filing 2, Buffalo Crossing at Lorson Ranch Filing No. 1, Townhomes at Lorson Ranch Fil No. 1 and Pioneer Landing at Lorson Ranch Filing No. 1 (single-family zone) located opposite of the Property boundary adjacent to Old Glory Drive. Required landscape buffer trees is 1/30 linear feet of affected property boundary, 1/3 of which are evergreen. Because of the overlapping buffer/screening requirements, the Roadway Landscaping requirements will control within the buffer area.

The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. There are no landscape waivers being requested at this time.

- **Open Spaces & Trails**

- **Overall Lorson Ranch PUD Open Space:**

8,729,936 SF or 200.41-acres of cumulative open space has been provided within the overall Lorson Ranch development and has been dedicated to the Lorson Ranch Metropolitan District for ownership, operation, and maintenance. This open space is not cumulative or inclusive of open space requirements for this Ponderosa Filing.

- **Planned Open Space:**

Fifteen percent (15%) of the 10.38 acres, or 1.56 acres of open space has been provided within the development boundaries in excess of the ten-percent (10%) required by the PUD regulations in order to meet the multi-family landscaping requirements of the Code. Generally, the ten percent (10%) PUD open space requirements would be applied; however, since the PUD is for a single-family attached use, staff has requested the multi-family landscaping requirements be applied in lieu of the PUD open space criteria. Since the multi-family landscaping requirements are greater than the PUD open space requirements, the more restrictive have been applied.

The Plan includes the following with respect to open space within the PUD:

- minimum ten-foot (10') buffer between open spaces and townhome structures to meet open space setback requirements of Code.
- Internal pedestrian access provided to:
 - Adjacent Public Trail network within Lorson Ranch
 - Private open space amenities (listed below)

- Open Space Amenities:
 - Bike racks
 - Outdoor seating areas
 - Trail/open space legend
 - Pedestrian amenities
 - Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)
- **Types of Proposed Recreational Facilities:**

A playground site, seating area, and bicycle racks are located in Tract P. Bicycle racks, seating areas, and gathering space with a covered gazebo is provided in Tract O. Internal pedestrian connections via sidewalks and pedestrian paths are being provided as part of this project to existing sidewalks and trail corridors.

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

The purpose of the Plan is to provide the information necessary to rezone the property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The Plan will also serve as the preliminary plan/plat document for the purposes of compliance with the subdivision requirements of the County.

- The proposed PUD District zoning advances the stated purposes set forth in this Section;

The Ponderosa at Lorson Ranch Filing No. 3 PUD advances the following selected stated purposes set forth in this Section, including, but not limited to:

 - a. ***To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***
 - b. To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;
 - c. To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
 - d. 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

The planned townhome style development is in direct response to the market demand for attainably priced housing. The housing market is undergoing increased demands for urban style walkable communities which are close to recreational and retail opportunities. Completion of commercial phases within Lorson Ranch will provide pedestrian accessible shopping and retail opportunities to future residents.

The planned townhome development has been designed in response to and in consideration of the changes in market demand for attainable housing options which include townhome style units within planned townhome communities. Existing townhome development guidelines favor conventional subdivision design patterns which developed over the last several decades, which assume all homebuyers and/or consumers in the townhome market desire conventional yard spaces (front, rear, side yards) similar to patterns developed in typical suburban housing neighborhoods.

In order to achieve target densities for the project, townhome buildings (inclusive of 3- & 4- unit structures) have been clustered and oriented in response to existing site conditions and configuration and in a manner to maximize expected densities while spatially accommodating required utility, stormwater, and transportation infrastructure required to support the subdivision. In addition to these necessary services and systems, open spaces and landscaped enhanced areas have also been provided to meet development criteria and to create a community aesthetic surrounding planned outdoor recreation opportunities.

Townhome developments which model conventional suburban development patterns are characterized (in the current context) as containing private individual open spaces in the form of private lots surrounding the townhome unit. These outdoor spaces are privately planned, owned, and maintained (or not) by the private homeowner. This results in less available land to be planned and developed as a community amenity. In this scenario, the public realm, streetscape, and overall community aesthetic is governed by individual preference and circumstance. Potential negative impacts include an inconsistent community character and aesthetic.

The Ponderosa Filing No. 3 Plan eliminates the private yards in order to maximize the use of land around individual units for supporting infrastructure (utilities, private roads, stormwater management) and additional dwelling units to meet target densities. Remaining land has been consolidated in shared, accessible open spaces surrounding units and larger conveniently sited park and passive open space tracts which are accessible by sidewalk and internal pedestrian walkways and paths. Open spaces and pedestrian facilities will be owned and maintained by the Ponderosa Filing 3 Homeowner's Association.

In order to achieve target densities within the development area, units have been grouped and oriented, roadways planned, and open spaces provided to reduce the amount of land areas devoted exclusively for streets and utilities while providing the same or equivalent levels of service. Planned use of alleyways to promote rear loaded garages and reduce the automobile dominance of the front yard and of the general streetscape are

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity with respect to the land use and density have been made with the previous underlying Sketch Plan approval from a

school site to RM (Residential Medium) with permitted density range of 7-10 DU/AC. The El Paso County Policy Plan provides the following policy recommendations for consideration:

Policy 6.1.6 *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

The proposed development is located within the service areas of Widefield Water/Sanitation District, MVEA, Black Hills Energy, and the Security Fire Protection District, who presently provide respective urban-level services for properties within the overall Lorson Ranch development.

Policy 6.1.8 *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

Landscape buffers including roadway and zoning district boundary buffers have been provided to provide aesthetic transitions between differing adjacent uses and densities.

Policy 6.1.15 *Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*

The proposed townhome product and community layout and densities are in response to market demands for townhome style attainable housing options where the consumer cost is bound in the dwelling unit not in additional yard spaces.

Goal 13.1 *Encourage an adequate supply of housing types to meet the needs of county residents.*

Policy 13.1.1

Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.

Goal 13.1 *Encourage an adequate supply of housing types to meet the needs of county residents.*

Policy 13.1.2

Support the provision of land use availability to meet the housing needs of county residents.

Goal 13.2 *Encourage a diversity of [affordable housing](#) types throughout the unincorporated county to meet the housing need for the people who work in our communities.*

The townhome unit development with the planned unit cluster types is responsive to and specifically marketed in response to increased demands for attainable affordable housing. Attainable housing is defined by the Policy Plan as housing which is “priced at or below the level where it can be purchased or rented by households with incomes equal to the County median average.

Policy 13.2.1 *Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for [affordable housing](#) and average annual wage.*

To achieve planned densities, PUD modifications have been requested for the use of private roads and to allow the alternative placement of utilities within common element tracts. All public and private road cross sections contain necessary utility easements on either side of the roadway sections. Common element utility easements are provided as

secondary locations for easements to provide flexibility for the utility design engineers to locate and install respective utilities in a manner and locations which are supportive of the layouts and orientations of townhome units, roadways, and common element tracts.

Policy 13.2.6

Consider higher densities for [affordable housing](#) when located in association with available services.

Concerns have been identified by staff that the proposed development represents “the most dense and accumulative massing” project the BOCC will have seen within the County. This project has access to the urban level services necessary to support the development as planned without creating undue or unmitigated burdens on existing infrastructure and services.

This application remains consistent with previous approvals and findings of conformity with the Master Plan and is consistent with previously approved filings adjacent to the site.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan. Relevant policies include:

***Policy 6.0.7** – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.*

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

***Policy 6.0.10** – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.*

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

All development within the overall Lorson Ranch is served by centralized utilities.

- ***The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;***

The Plan and supporting submittal documents and reports are in compliance with the requirements and allowances of the Code which includes the use of the PUD modification process to authorize the use of private roads and associated cross section. The request for use of private road (alleyway) is accompanied by a PUD modification to introduce a cross section for the proposed alleyway. Complete justification for the proposed modifications are provided below in the PUD approval criteria regarding the use of modifications.

Approval of the Plan with modifications for private road allowances will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County. PUD modifications are approved by the BOCC with recommendations provided to the BOCC from the ECM and LDC administrators.

- ***The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;***

Suitability of the site for development has been reviewed through multiple phases of sketch plan and the review of the site as a Tract L, Ponderosa at Lorson Ranch Filing No. 1.

A new soils and geology report specifically prepared for this development area has been submitted for review in support of this PUD. No hazards or constraints were identified which would preclude or restrict development of the site. recommendations of the report and those made by Colorado Geologic Survey (CGS) will be adhered to in the implementation of the proposed development plan. The proposed use is consistent and compatible with approved and implemented residential densities depicted on the approved Lorson Ranch Sketch Plan.

The property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties.

Surrounding land uses have been developed with the same or higher underlying zoning and density allowances. Except for the Townhomes at Lorson, the surrounding properties were developed at densities under approved density maximums. The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. northeast of this site. The design of the new development maintains the harmony and character of the adjacent and surrounding communities within Lorson Ranch. Existing residential lots surrounding the site will be buffered by required landscape treatments such as vegetation and screen fencing as depicted on the supporting landscape plan.

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;***
 No potentially detrimental adjacent land uses exist, nor is the planned use detrimental to any existing uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities, such as the surrounding detached single-family developments. The site design includes roadway and zoning district boundary buffers, landscape setbacks, and landscaping treatments as prescribed in the Landscape sections of the Code. these buffers have been identified earlier in this letter of intent under the PUD summary. The site is adjacent to the rear yards of lots in the surrounding subdivision filings. These rear yards are enclosed with 6' privacy fencing. Installation of additional fencing for screening purposes will create "no man's lands" between the fence lines. Additional screen walls or fencing would be redundant against existing screening fencing provided via rear yards of lots in the Meadows Filing 1 and Buffalo Crossing Filings 1 & 2 located against the northern side of Old Glory and from the rear yards of Ponderosa Filing No. 1. Additional screening fencing is not proposed.

- The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;***
 Planned uses, dimensional and bulk requirements, and landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. These have been summarized in the PUD Development Plan Summary of this letter.

The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. to the northeast of this site.

- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
 No areas of unique or significant historical, cultural, recreational, aesthetic or natural features which require special attention, consideration, description, or mitigation through the planning process, have been identified or are known to be present on site.
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***
 Open spaces have been provided via an interconnected system of courtyards and greenways with pedestrian paths which also provide connections to internal open spaces and park in addition to external trail links.

- ***The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;***
 Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed with this PUD. The following letters of service commitment have been received and provided in support of this development application:

 - a. MVEA
 - b. Black Hills Energy
 - c. Widefield Water & Sanitation District
 - d. Security Fire Protection District

- ***The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;***
 The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Private pedestrian walkways have been provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Pedestrian paths and sidewalks provide internal access to seating and gathering spaces and a community playground within the development. The planned private pedestrian paths also provide interconnections between and among the proposed townhome development and surrounding adjacent open spaces and development filings in Lorson Ranch. Private walks and paths also provide access to public sidewalks within and adjacent to the site for additional access to open spaces within Lorson Ranch

- ***The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;***
 The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner

- ***Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and***
 Proposed exceptions or deviations from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and development guide. The design of the townhome development is intended to make the garage and street realm less dominant and make the pedestrian paths and open spaces primarily located at the fronts of lots the dominant realm and defining character of the community. Open space amenities include neighborhood park, community gazebo and

gathering space, outdoor seating areas, bicycle racks near pedestrian path connections and seating areas. PUD Modifications and supporting justification have been presented earlier in this letter.

- ***The owner has authorized the application.***
The owner has authorized the application

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***
The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan. Findings of Master Plan conformity with respect to the land use and density have been made with the previous underlying Sketch Plan approval from a school site to RM (Residential Medium) with permitted density range of 7-10 DU/AC. The El Paso County Policy Plan provides the following policy recommendations for consideration:

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

The proposed development is located within the service areas of Widefield Water/Sanitation District, MVEA, Black Hills Energy, and the Security Fire Protection District, who presently provide respective urban-level services for properties within the overall Lorson Ranch development.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Landscape buffers including roadway and zoning district boundary buffers have been provided to provide aesthetic transitions between differing adjacent uses and densities.

Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

The proposed townhome product and community layout and densities are in response to market demands for townhome style attainable housing options where the consumer cost is bound in the dwelling unit not in additional yard spaces.

This application remains consistent with previous approvals and findings of conformity with the Master Plan and is consistent with previously approved filings adjacent to the site.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan. Relevant policies include:

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed

development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

All development within the overall Lorson Ranch is served by centralized utilities.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision conforms to the design standards of the Code and with the approved Lorson Ranch Sketch Plan, except as modified herein.

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code**

A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during this preliminary plan review.

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Lorson Ranch and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

- **All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];**

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC.

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

Adequate drainage improvements have been provided, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

- **Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Legal and physical access is and will be provided to all parcels by planned public rights-of-way in connection with a private alleyway with appropriate access and utility easements. A request for authorization to use a private road and accompanying PUD modification for the design of the private road has been included in the PUD request and justifications and are pending approval by the BOCC with recommendations from the ECM and LDC administrators, respectively.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design**

and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**
The property is currently within the service boundaries of Security Fire Protection District. A letter of service commitment for the proposed filing has been provided by the District. The District has also reviewed the private road access and circulation and does not object to the planned road network.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code, except as varied by the approval of the proposed PUD modifications or otherwise approved with conditions imposed by the BOCC.

Master Plan for Mineral Extraction:

The 1996 Master Plan for Mineral Extraction updates and supersedes the 1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits as amended in 1978 and 1982. This updated plan has two primary purposes: The first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Valley Fill' containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Schools:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170. Per terms of the agreement, Lorson Ranch has satisfied all school fee and land dedication in-lieu requirements for and to the School District.

Proposed Services:

Ponderosa at Lorson Ranch Filing 3 will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain roadway landscaping adjacent to Old Glory Drive. The Ponderosa Filing No. 3 HOA will own and maintain common elements and areas such as setbacks, trails, outdoor common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

- 1. Water: Widefield Water and Sanitation District
- 2. Wastewater: Widefield Water and Sanitation District
- 3. Gas: Black Hills Energy
- 4. Electric: Mountain View Electric
- 5. Fire: Security Fire Protection District
- 6. School: Widefield District #3
- 7. Library: Pikes Peak Library District
- 8. Public Roads: El Paso County Road and Bridge
- 9. Private Roads: Ponderosa Filing No. 3 Home Owner's Association
- 10. Police Protection: El Paso County Sheriff's Department
- 11. Stormwater: Lorson Ranch Metropolitan District

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C097G' effective date December 7, 2018.

Wetlands: There are no wetlands, natural drainage areas, drainage ways or water courses found on site relating to wetlands. Drainage facilities and areas depicted on the

PUD plan are developed facilities and not wetland features. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas. The site is not impacted by noise generating from the adjacent Old Glory Drive. A noise impact study prepared by LSC Transportation Consultants, Inc, which determined no noise impacts were present which would require noise/sound wall mitigation.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the areas most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife notes the following as also present in the area.

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek may create an environment that will enhance and continue as a natural wildlife habitat corridor.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping view in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units surrounding the property in all directions.

**PONDEROSA Filing 3
PUD Modification Request and Justification
Private Roads**

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

Section of LDC/ECM from which modification is sought: LDC Chapter 8.4.4.C

Specific Criteria from which modification is sought: Divisions of land lots, and tracts, shall be serviced by public roads.

Proposed nature and extent of modification:

Access into the development filing is from the extension of Bearcat Loop from The Meadows Filing 2 crossing Old Glory Drive eastwardly into the site. the Old Glory extension provides a looped connection through the site and terminates at the northern portion of the site at the existing intersection of Old Glory and Little Dogie Drive which separates the Townhomes filing 1A and Pioneer Landing Filing 1. Lots 69-71, & 84-90 are rear loaded from the Public extension of Bearcat Loop through the PUD, but do not front the private street. Access to remaining individual lots is via the planned private road, White Wolf Way that connects to the public Bearcat Loop. The private street, White Wolf Way, will be owned and maintained by the Lorson Ranch Metropolitan District No. 1

Per Section 8.4.4.E.3, "Private Road Allowances" use of private roads is generally limited except in situations where they are not likely to be needed for the convenience and safety of the general public. Planned private roads are only intended to provide access to rear loaded garages and to provide emergency fire access to the same. Bearcat Loop is a planned public road for use by members of the public.

Modified cross sections for the private road segments of White Wolf Way have been included within the PUD. Cross sections are planned within a modified cross section which does not utilize curb and gutter but an inverted crown for stormwater conveyance. and do not include sidewalks. Sidewalks and pedestrian connections are instead provided within private common element and open space tracts surrounding and adjacent to townhome unit buildings.

Private roads will be posted as private roads with appropriate street signage. The Security Fire Protection District service commitment and review letter included a review of the development plans with the public/private road network and private road cross sections and did not object to their use nor have identified any negative impacts to their service and/or access needs. "No Parking"/"Fire Lane" signs will be posted with where parking is prohibited. The plan and specific streets/roads/& driveways have been posted "No Parking"/Fire Lane.

- ***Preservation of natural features; (N/A)***
- ***Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;***

Residences are planned fronting community open spaces and pedestrian paths with enhanced landscaping rather than the street realm to promote community building activities in these shared spaces. Landscaping, open spaces, and pedestrian path establish an enhanced visual character within the development. Perimeter landscaping features also enhance the street scape along Old Glory Drive providing some additional buffer to residences. The visual character of Old Glory Drive for motorists and pedestrians is dominated by rear yard/filing perimeter fencing. The exception to this corridor is the Lorson Townhomes which orient the fronts of townhome unit buildings towards the street (Old Glory Drive) to create a segment creates a community connection with the street scape and realm. Orientation of homes towards the Old Glory frontage reinforces the community connection with the streetscape. Instead of pedestrians travelling a fenced in corridor (Old Glory), an attractive landscaped pedestrian corridor is established from the Ponderosa street scape. Rear loaded garages permit the streetscape to be dominated by the townhome facades and landscaping and pedestrian enhancements.

Provision of a more efficient pedestrian system;

Residents have multiple options for walking via public sidewalks provided with Bearcat Loop and semi-public pedestrian paths provided which connect the internal greenways and open spaces separate from the traffic routes.

- ***Provision of additional open space;***
10% open space is generally required for single-family detached and/or duplex developments. the proposed townhome development consists of three- & four-plex townhome units. **15 %** internal open space has been provided to conform to multifamily landscape standards. No specific standards exist for attached townhome developments; therefore, staff has applied the 15% open space standards for multifamily developments.
- ***Provision of other public amenities not otherwise required by the Code; or (N/A)***
- ***The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.***

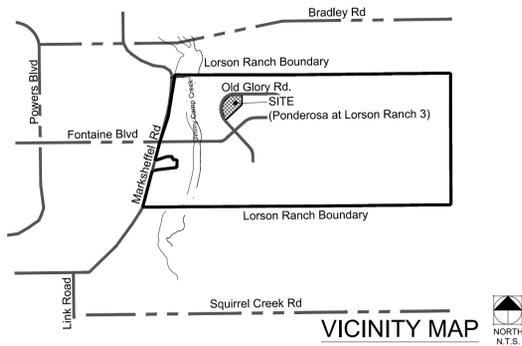
The proposed PUD Plan represents a unique market driven product attractive to homeowner market whose values include access to outdoor community amenities and open spaces including proximity to community retail and open space opportunities. The proposed community product and design represents densities which reduce the purchase price to the actual residence to promote attainable housing options with shared community outdoor amenities.

Ownership & Maintenance

The Ponderosa at Lorson Ranch Filing No. 3 HOA will own and maintain private roads within the development. Maintenance shall be funded through HOA fees.

Modification Summary & Conclusion

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths and external trail connections. On-site pedestrian amenities include benches and seating, wayfinding and landscape enhancements, and additional open space and/or amenity designs provided in the PUD development plan. Off-site pedestrian amenities include intersection and pedestrian crossing enhancements along Old Glory Drive, specifically at the Bearcat Loop, Journey Drive, and Little Doggie Drive.



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/applciant. 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 stid 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

- Landscape 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).
- 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.

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.



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=22.25)	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)SS.

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	281617	AS NOTED
DRAWN	SB	07.03.19		
CHECKED	JH	11.15.19		
PROJECT NUMBER:				
SCALE:				

PUD COVER SHEET & DETAILS

P1 of 10

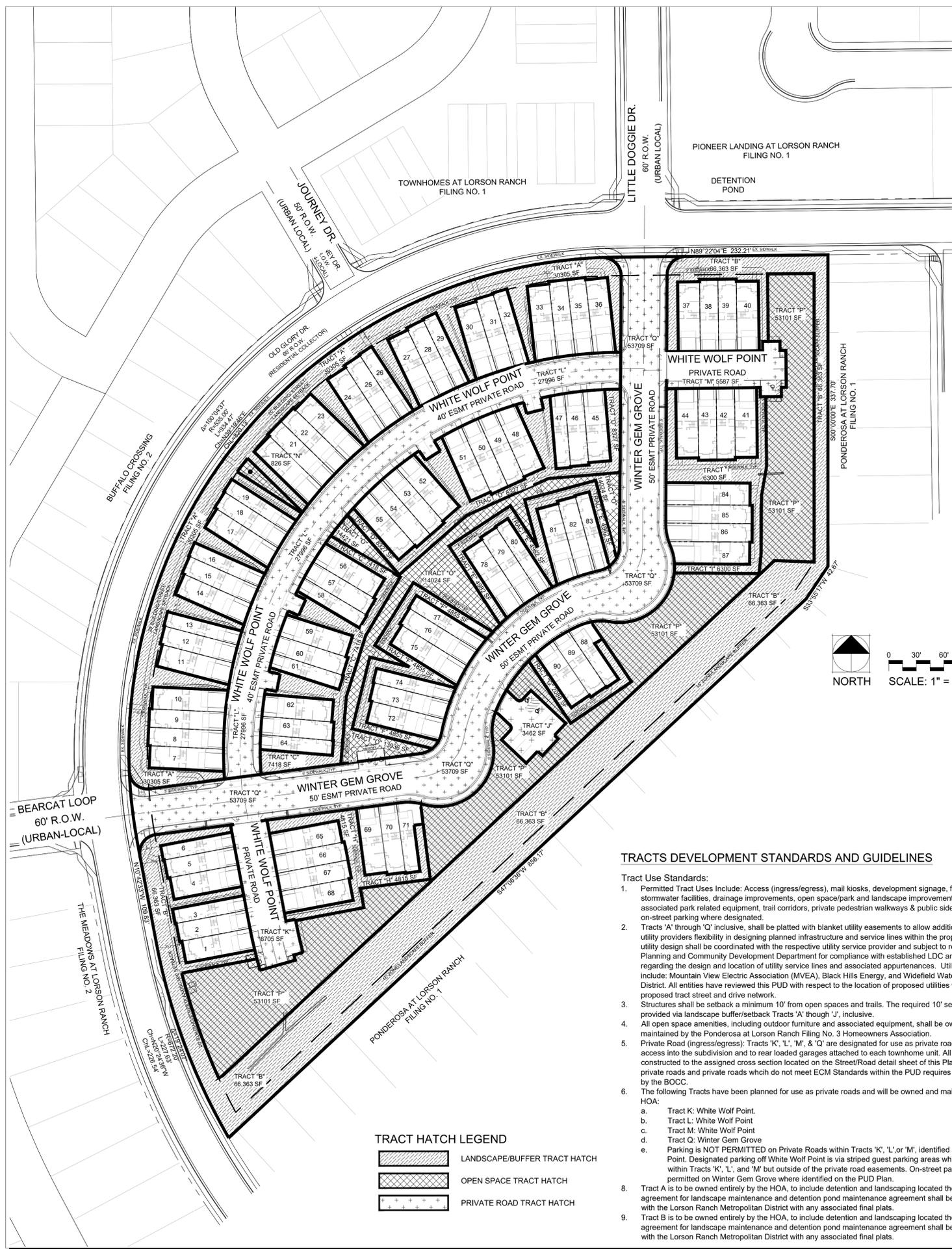
PONDEROSA AT LORSON RANCH FILING 3

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

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-8777

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



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
 Parking is NOT PERMITTED on Private Roads within Tracts 'K', 'L', or 'M', identified as White Wolf Point. Designated parking off White Wolf Point 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 Winter Gem Grove where identified on the PUD Plan.
 - Tract A is to be owned entirely by the 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 B is to be owned entirely by the 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 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

OPEN SPACE AMENITIES OPTIONS

1 BICYCLE RACK (TYPICAL) DETAIL NTS

2 WAYFINDING SIGNAGE NTS

3 OUTDOOR BENCH DETAIL NTS

4 LANDSCAPE/PAVING ENHANCEMENTS NTS

5 TYPICAL BOULDER PLACEMENT DETAIL NTS

6 LITTER RECEPTACLE NTS

7 SEATED PICNIC TABLE (TYPICAL) DETAIL NTS

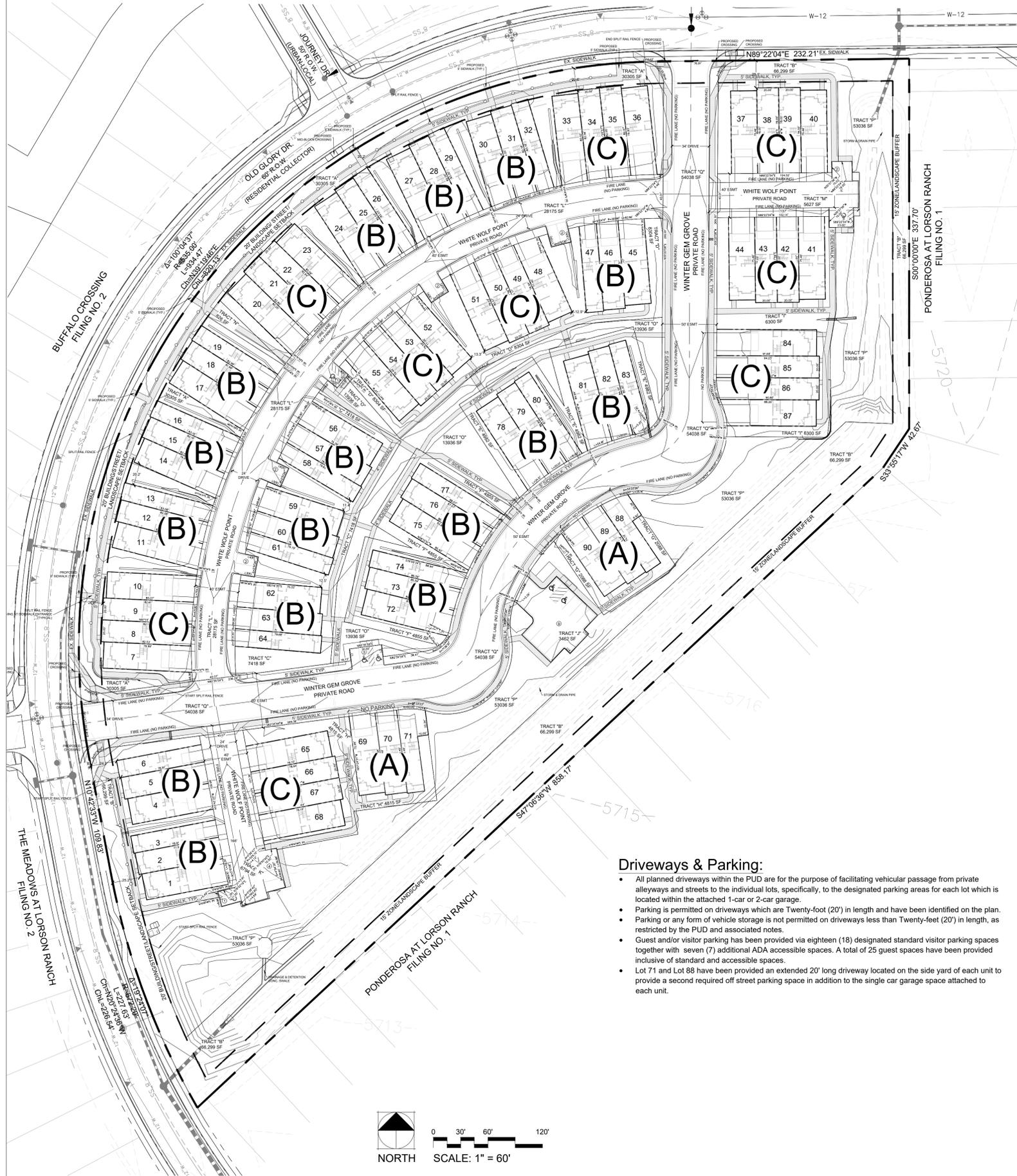
OPEN SPACE AMENITIES NOTES
Open spaces shall be equipped and furnished with a combination of typical amenities elements contained in the typical open space/community amenities details. The final amenity configuration of individual open spaces will be determined in cooperation with future residents/lot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

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

TRACTS & OPEN SPACE
P2 of 10

UNIT TYPE MAP



Driveways & Parking:

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

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

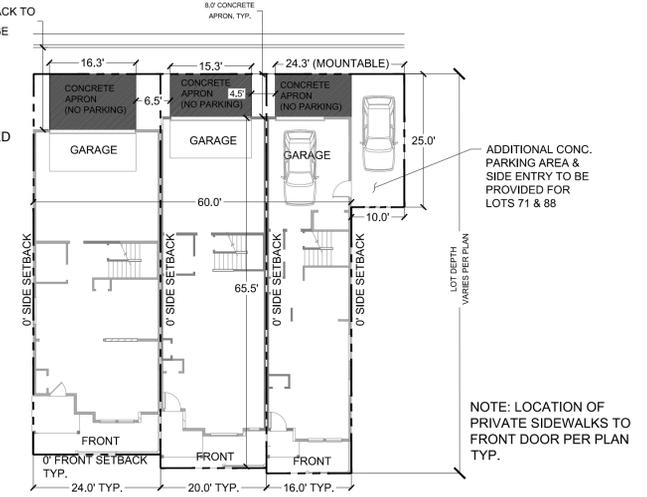


LOTS: 69-71, 88-90

(A)

15.5' (TYP) MIN SETBACK TO FACE OF GARAGE

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



ADDITIONAL CONC. PARKING AREA & SIDE ENTRY TO BE PROVIDED FOR LOTS 71 & 88

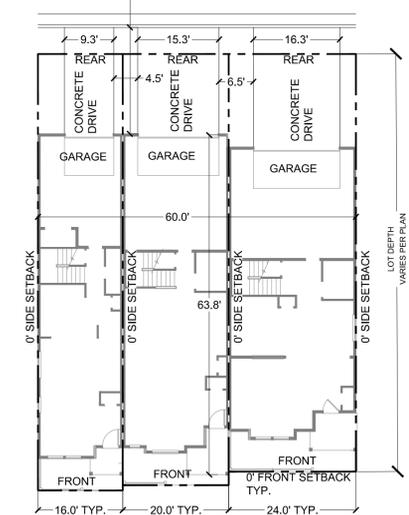
NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

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

(B)

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

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



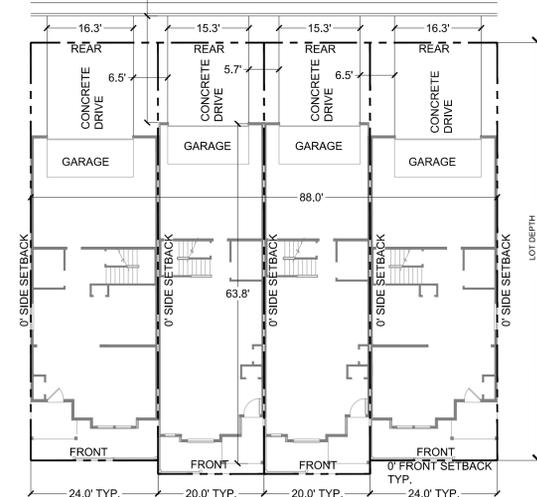
NOTE: LOCATION OF PRIVATE SIDEWALKS TO FRONT DOOR PER PLAN TYP.

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

(C)

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



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

Ponderosa Filing No. 3

Lot Details

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

REV #	REVISIONS	DATE
1	1st Response to County Comments	1.8.2020
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	SCALE: AS NOTED
DRAWN	SB	07.03.19	
CHECKED	JH	11.15.19	
PROJECT NUMBER:		281617	

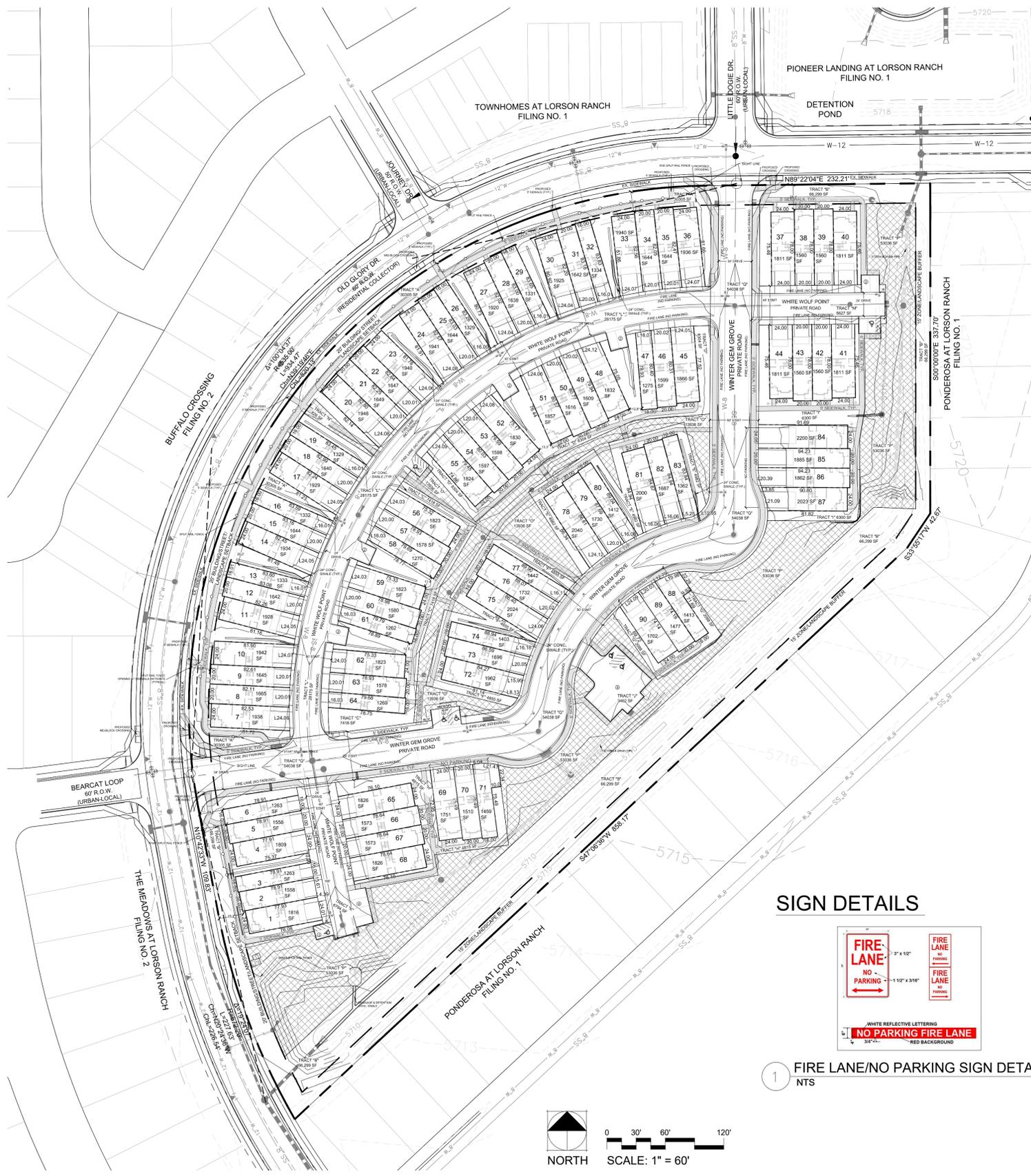
LOT DETAILS

P3 of 10

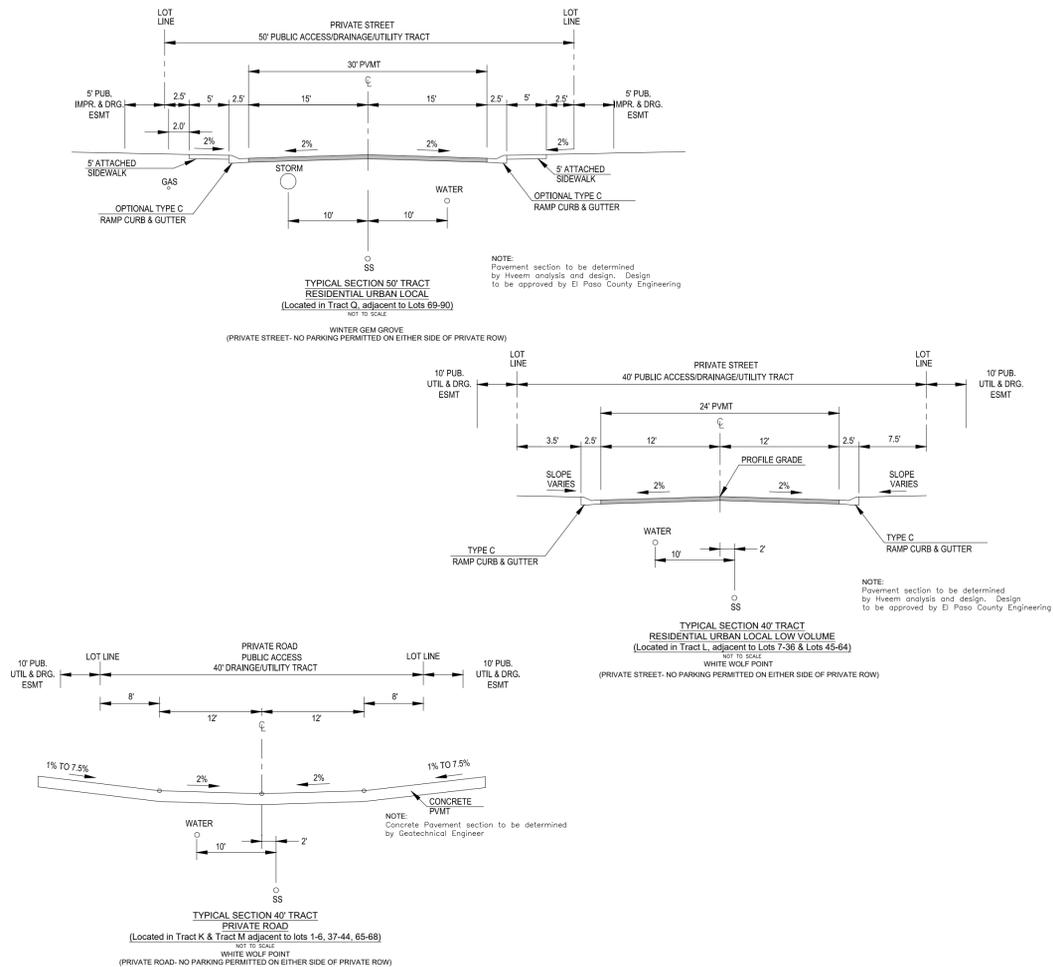
PONDEROSA AT LORSON RANCH FILING 3

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



TYPICAL STREET CROSS-SECTIONS



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/Teller 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.

SIGN DETAILS



1 FIRE LANE/NO PARKING SIGN DETAIL
NTS



Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tipton
Colorado (719) 576-8777

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	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	DATE
SB	07.03.19
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CHECKED	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 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
Development Plan
 Planned Unit Development (PUD) & Preliminary Plan
 Colorado Springs

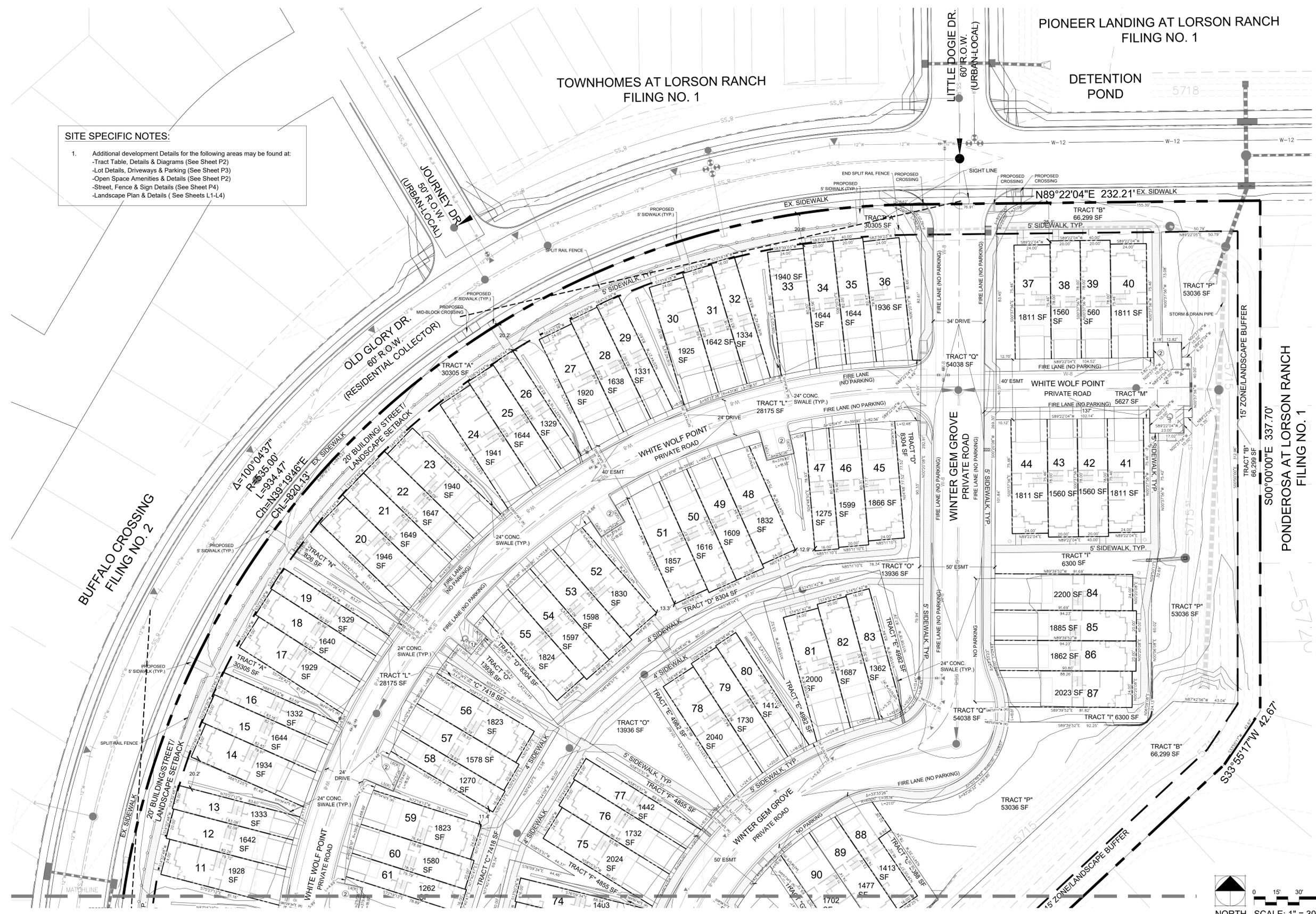


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PUD SITE PLAN
P5 of 10

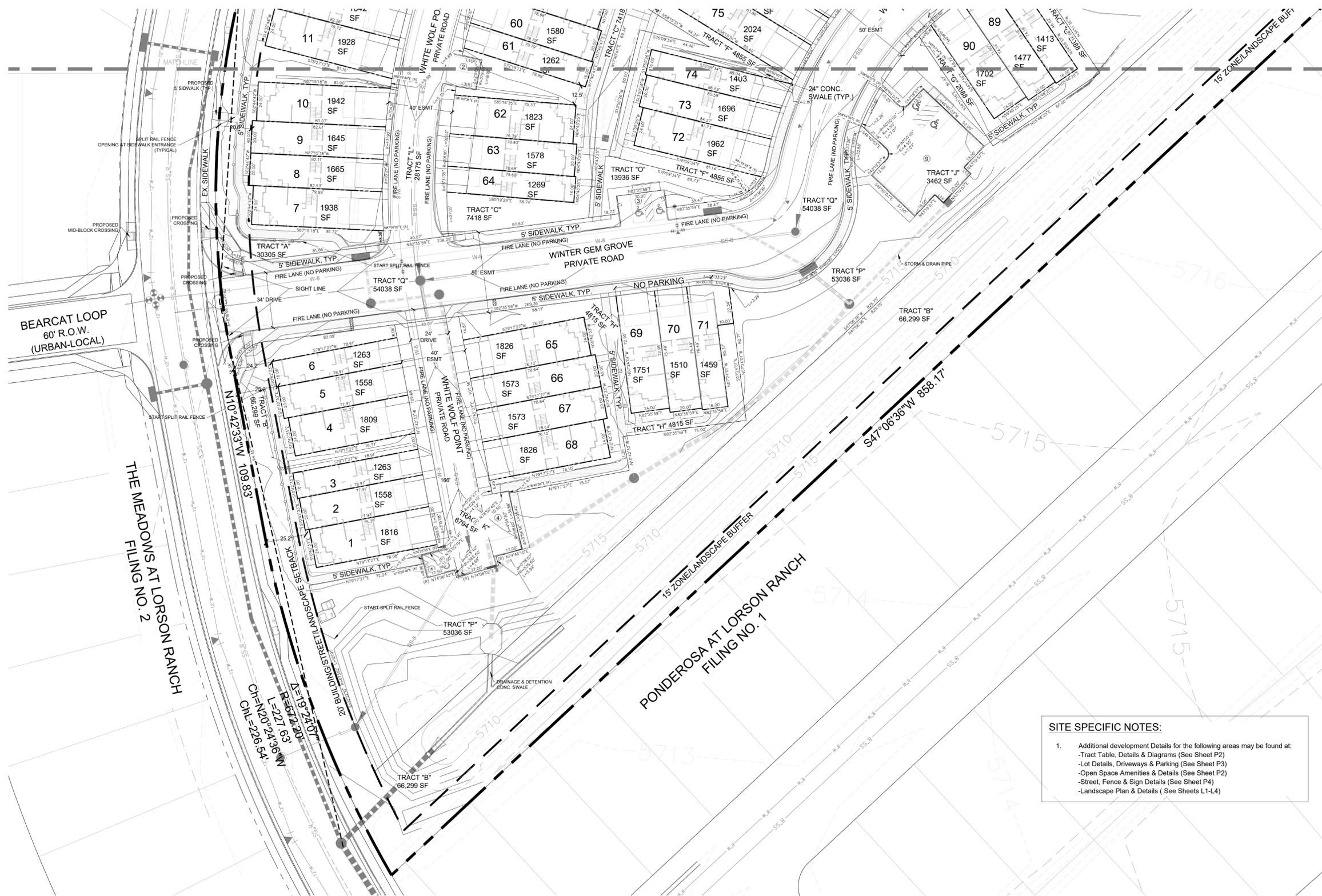
- SITE SPECIFIC NOTES:**
- Additional development Details for the following areas may be found at:
 - Tract Table, Details & Diagrams (See Sheet P2)
 - Lot Details, Driveways & Parking (See Sheet P3)
 - Open Space Amenities & Details (See Sheet P2)
 - Street, Fence & Sign Details (See Sheet P4)
 - Landscape Plan & Details (See Sheets L1-L4)



PONDEROSA AT LORSON RANCH FILING 3

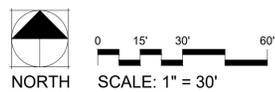
A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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PUD SITE PLAN
P6 of 10

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 155 R G5 W of 6th pm

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL STREETSCAPE PLANTINGS ASSOCIATED WITH ROADWAY LANDSCAPING ALONG OLD GLORY DRIVE SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METRO DISTRICT.
- ALL COMMON LANDSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PONDEROSA AT LORSON RANCH FILING 3 HOMEOWNER'S ASSOCIATION.

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SOILS ANALYSIS RECOMMENDATIONS :

- APPLY 3 CY/ 1,000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

LANDSCAPE SETBACKS:

STREET NAME:	OLD GLORY DR.
ZONE DISTRICT BOUNDARY:	NO
STREET CLASSIFICATION:	MINOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'
LINEAR FOOTAGE:	1504'
TREE/FEET REQUIRED:	1/ 25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	61 / 61
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	OG
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

ZONE DISTRICT:	EAST SIDE
WIDTH IN FEET REQ./PROV.:	15' / 15'
LINEAR FOOTAGE	1239'
TREE/FEET REQUIRED:	1/ 15 LF
BUFFER TREES REQ./PROV.:	83 / 83
DEC. TREES 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)
INTERNAL PROVIDED:	147,067 SF (3.37)
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	136 / 68
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	680 / 680
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%

PLANT SCHEDULE:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	SR	25	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac	15'-20'	15'-25'	2.5" caliper	B&B
	MI	33	Malus x 'Indian Summer'	Indian Summer Crabapple	15-20'	15-20'	2.5" caliper	B&B
	TA	20	Tilia americana 'Legend'	Legend American Linden	25'-35'	50-60'	2.5" caliper	B&B
	AT	17	Acer tataricum 'Hot Wings'	Tatarian Maple 'Hot Wings'	15'-20'	15'-20'	2.5" caliper	B&B
	GD	8	Gymnocladus dioica	Kentucky Coffee Tree	40-50'	50-60'	2.5" caliper	B&B
	CO	23	Celtis occidentalis 'Chicagoland'	Chicagoland Western Hackberry	30-40'	50-60'	2.5" caliper	B&B
Evergreen								
	PG	28	Picea glauca 'Densata'	Black Hills Spruce	15'-25'	20'-30'	6' HT	B&B
	PE	25	Pinus edulis	Pinon Pine	10'-20'	20'-30'	6' HT	B&B
	PN	14	Pinus nigra 'Komet'	Komet Columnar Austrian Pine	4-5'	15-20'	6' HT	B&B

SHRUBS:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	CN	38	Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	1'-4'	1'-4'	5 Gallon	Container
	BT	59	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	3'-5'	3'-5'	5 Gallon	Container
	BD	67	Buddleja davidii 'nanhoensis 'Mango'	Petite Indigo Butterfly Bush	4'-5'	4'-5'	5 Gallon	Container
	JA	30	Jamesia americana	Waxflower	4'-5'	5'-8'	5 Gallon	Container
	PA	102	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2'-3'	2'-3'	5 Gallon	Container
	RT	30	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	6'-8'	6'-8'	5 Gallon	Container
	RA	43	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	4'-6'	1'-3'	5 Gallon	Container
	SJ	85	Spiraea japonica 'Goldflame'	Goldflame Spirea	2'-3'	2'-3'	5 Gallon	Container
	SO	57	Symphoricarpos orbiculatus	Red Coralberry	4'-5'	4'-5'	5 Gallon	Container
	JH	25	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	4'-6'	18'-24"	5 Gallon	Container
	PP	79	Picea pungens 'Roundabout'	Dwarf Globe Blue Spruce	2'-3'	2'-3'	5 Gallon	Container
	PM	39	Pinus mugo 'Big Tuna'	Big Tuna Mugo Pine	5'-6'	6'-8'	5 Gallon	Container
	AA	22	Amelanchier alnifolia	Saskatoon Serviceberry	8-12'	8-12'	5 Gallon	Container

GRASSES/PERENNIALS:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	MC	165	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	3'-4'	3'-4'	1 Gallon	Container

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT	DESCRIPTION
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: PBSI Native Prairie mix: 25% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sideoats Grama, 20%Western Wheatgrass, 1% Sand Dropseed ESTIMATED AREA:44,759 SF
	COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA:74,379 SF
	COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation. ESTIMATED AREA:8,271 SF
	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.
	DECORATIVE LANDSCAPE BOULDERS: Boulders to be Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'.

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LORSON RANCH PUD DEVELOPMENT PLAN

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

Attract of land located in apportion of the south west section 14 in township 155 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:
 - Old Glory streetscape
 - Zoning district boundary between planned townhome development and single-family residential (Ponderosa at Lorson Ranch Filing No. 1).
 - Multi-family housing internal landscaping/open space requirements (15% internal landscaping).
- Open space tracts shall be setback a minimum 10' from residential structures.
- All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 Homeowner's Association
- Amenities are provided for each Open Space tract as follows:
 - TRACT N: Enhanced landscaping and outdoor seating, bicycle parking
 - TRACT O: Enhanced landscaping and outdoor seating/gathering space, bicycle parking
 - TRACT P: Enhanced landscaping and outdoor seating/gathering space, bicycle parking, park site

*NOTE: Outdoor seating/gathering areas will be provided with benches and/or picnic tables as identified on the landscape plan.
- Open Space Amenities Note: 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.

LEGEND

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

LANDSCAPE SETBACKS:

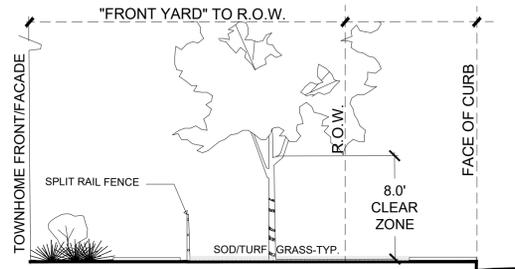
STREET NAME:	OLD GLORY DR.
ZONE DISTRICT BOUNDARY:	NO
STREET CLASSIFICATION:	MINOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'
LINEAR FOOTAGE:	1504'
TREE/FEET REQUIRED:	1/ 25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	61 / 54
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	70 / 70
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	OG
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

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

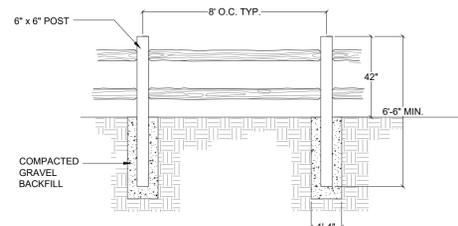
INTERNAL LANDSCAPING:

SITE AREA:	452,025 SF (10.38 AC)
INTERNAL REQUIRED (15%):	67,804 SF (1.55 AC)
INTERNAL PROVIDED:	147,067 SF (3.37)
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	136 / 68
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	680 / 680
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%

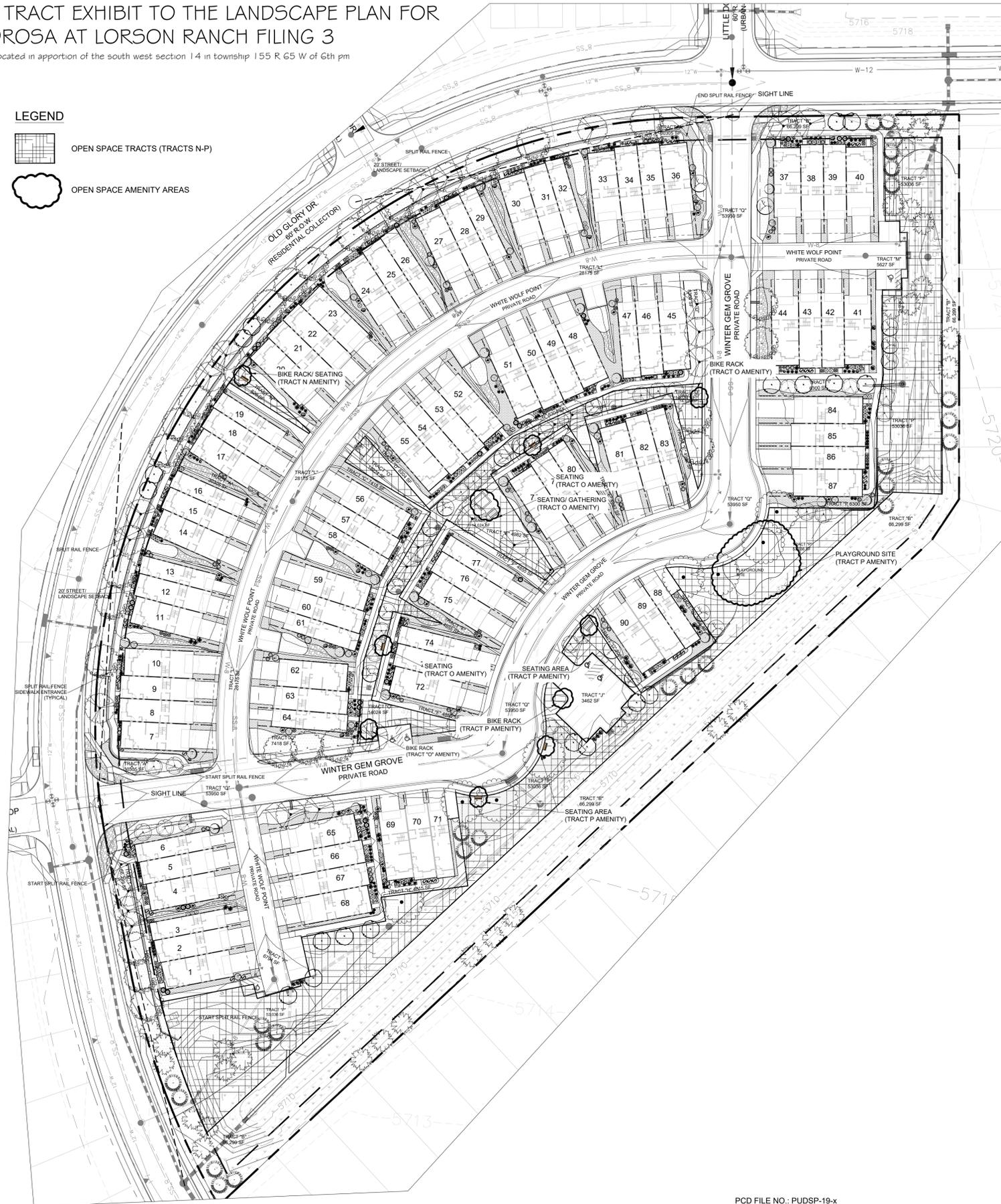


A FRONT YARD LANDSCAPE SECTION
NTS

The HOA will provide regular pruning to trees along the frontage to maintain clear sightlines. As required by EPC standards



B SPLIT-RAIL FENCE DETAIL
NTS



PCD FILE NO.: PUDSP-19-x

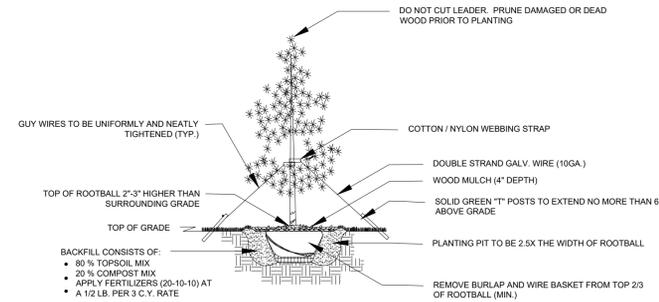
DATE	DESCRIPTION
3.12.2020	2nd Response to County Comments
4.14.2020	3rd Response to County Comments
5.14.2020	4th Response to County Comments

DESIGNED	STB	DATE
DRAWN	STB	11.07.19
CHECKED	JH	11.07.19
PROJECT NUMBER:	2816.17	

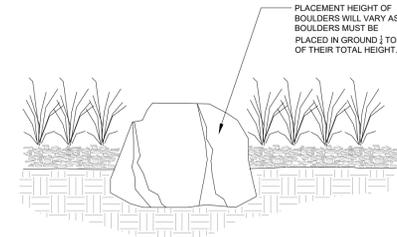
LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

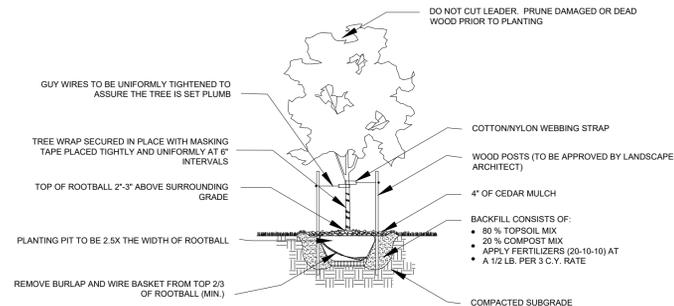
Attract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm



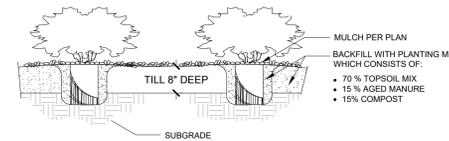
1 L3 EVERGREEN TREE PLANTING DETAIL NTS



1 L4 BOULDERS INSTALLATION DETAIL NTS



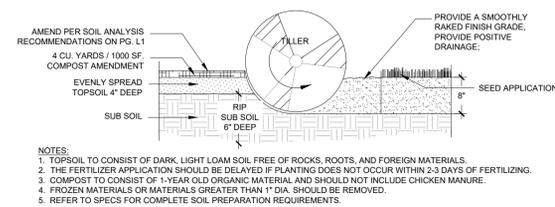
2 L3 DECIDUOUS TREE PLANTING DETAIL NTS



NOTES:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

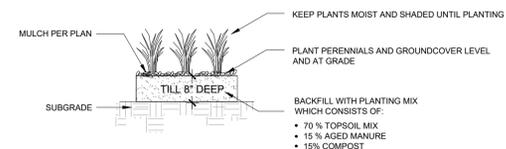
2 L4 SHRUBS PLANTING DETAIL NTS



NOTES:

- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
- THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
- COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
- FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
- REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

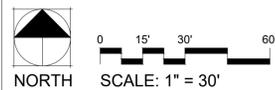
3 L3 SOIL PREP- ALL AREAS PLANTING DETAIL NTS



NOTES:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 L4 GRASSES AND PERENNIALS PLANTING DETAIL NTS



DATE	COMMENTS
3.12.2020	2nd Response to County Comments
4.14.2020	3rd Response to County Comments
5.14.2020	4th Response to County Comments

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

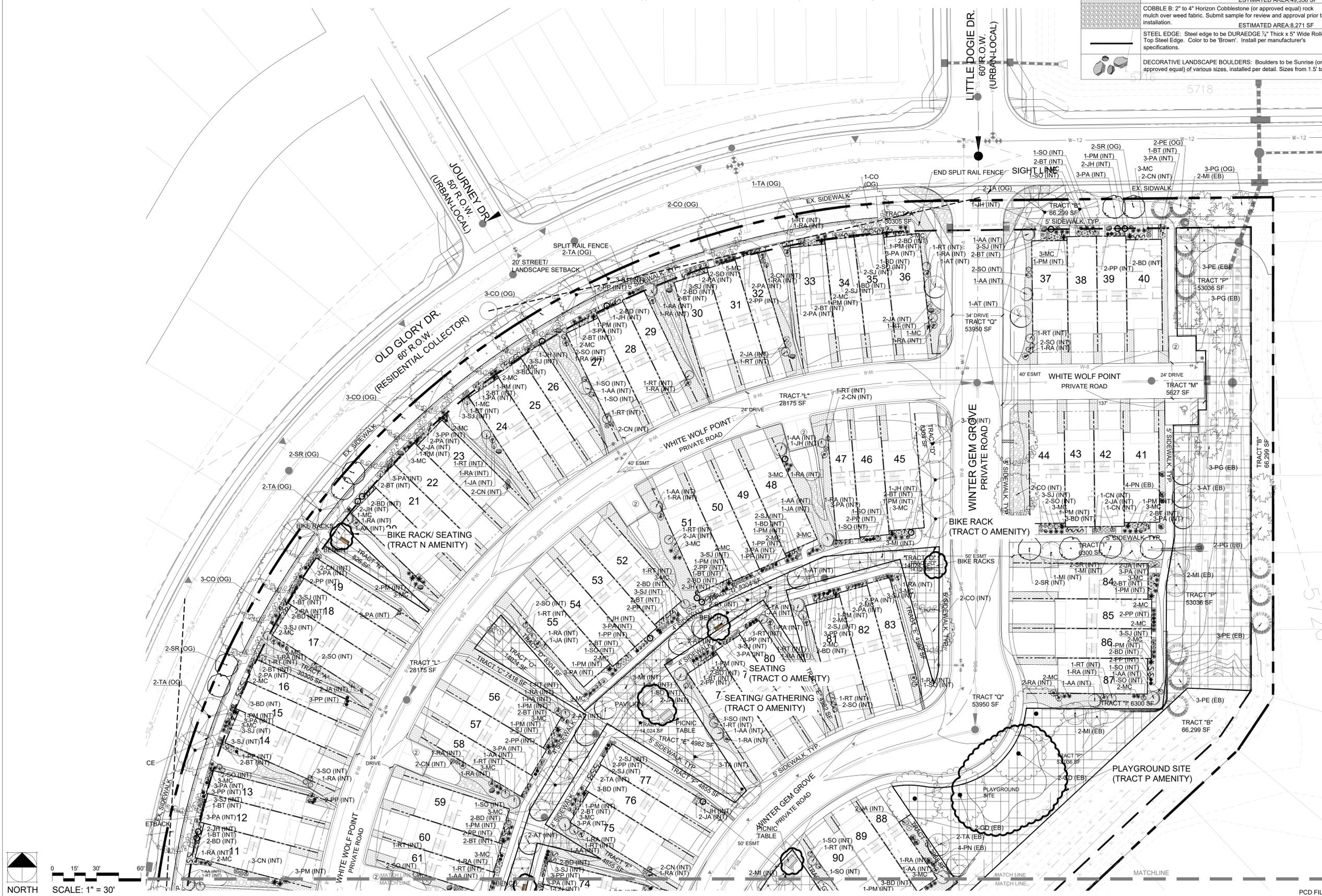
LORSON RANCH PUD DEVELOPMENT PLAN

A LANDSCAPE PLAN FOR PONDROSA AT LORSON RANCH FILING 3

Attract of land located in apportion of the south west section 14 in township 155 R 65 W of 6th pm

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit out sheet for review and approval prior to installation.
	ESTIMATED AREA: 44,759 SF
	NATIVE SEED: PBSI Native Prairie mix: 25% Blue Grama, 25% Buffalograss, 5% Green Needlegrass, 20% Sidecoats Grama, 20% Western Wheatgrass, 1% Sand Dropseed
	ESTIMATED AREA: 74,379 SF
	COBBLE A: 1" Northern River Rock (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation.
	ESTIMATED AREA: 49,356 SF
	COBBLE B: 2" to 4" Horizon Cobblestone (or approved equal) rock mulch over weed fabric. Submit sample for review and approval prior to installation.
	ESTIMATED AREA: 8,271 SF
	STEEL EDGE: Steel edge to be DURAEDEGE 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 Sunrise (or approved equal) of various sizes, installed per detail. Sizes from 1.5' to 4'.



Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 536-8777

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

STAMP:

DATE	DESCRIPTION
3.12.2020	2nd Response to County Comments
4.14.2020	3rd Response to County Comments
5.14.2020	4th Response to County Comments

DESIGNED	DATE	SCALE
STB	11.07.19	AS NOTED
STB	11.07.19	
JH	11.07.19	
JH	28.16.17	

L4 OF 10

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 155 R 65 W of 6th pm



PCD FILE NO.: PUDSP-19-5

STAMP:

DATE	DESCRIPTION
3.12.2020 <td>2nd Response to County Comments</td>	2nd Response to County Comments
4.14.2020 <td>3rd Response to County Comments</td>	3rd Response to County Comments
5.14.2020 <td>4th Response to County Comments</td>	4th Response to County Comments

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



December 11, 2019

Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Ponderosa Filing No. 3 at Lorson Ranch I Subdivision
SW1/4, Sec. 14, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 26786

To Whom It May Concern:

We have received the above-referenced proposal to approve a preliminary plat for Filing No. 3 of the Ponderosa at Lorson Ranch Subdivision. This proposal is for the creation of 90 single family lots and irrigated green space on 10.38 acres. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District (“District”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 31.5 acre-feet/year for 90 household units. This equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes 4 acres of irrigated green space which is anticipated to require 12.25 acre-feet/year. The total subdivision estimated water demand is 43.75 acre-feet.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. A letter of commitment dated November 4, 2019 from the District was provided with the materials and indicated that 43.75 acre-feet are committed to Filing No. 3 of the subdivision.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in



section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities* in Colorado, available online at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer's Office Opinion

According to this office's records, it appears that the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resources Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner