


**EL PASO COUNTY**  
**COLORADO**

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**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**  
**CRAIG DOSSEY, EXECUTIVE DIRECTOR**

**TO: El Paso County Board of County Commissioners**  
**Stan VanderWerf, Chair**

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

**RE: Project File #: PUDSP-21-002**  
**Project Name: Skyline at Lorson Ranch**  
**Parcel Nos.: 55000-00-440, 55133-00-005, 55133-00-004, 55133-00-003, 55133-10-105, 55000-00-275, and 55000-00-274**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Saint Aubyn Homes, LLC, Lorson LLC Nominee for Conservation Invest 2 LLLP, Lorson, LLC Nominee for Murray Fountain, LLC 212 N. Wasatch Avenue Colorado Springs, CO 80903	Matrix Design Group, Inc. Jason Alwine 2435 Research Parkway Colorado Springs, CO 80920

**Commissioner District: 4**

Planning Commission Hearing Date:	1/20/2022
Board of County Commissioners Hearing Date	2/1/2022

**EXECUTIVE SUMMARY**

A request by Saint Aubyn Homes, LLC, Lorson LLC Nominee for Murray Fountain LLC, and Lorson LLC Nominee for Lorson Conservation Invest 2 LLP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 85 single-family residential lots and a booster pump station tract. The seven (7) parcels, totaling 15.76



acres, are located north of Fontaine Boulevard, along the east side of Lamprey Drive, approximately 2,800 feet east of the East Tributary of Jimmy Camp Creek and are within Section 13 Township 15 South, Range 65, West of the 6th P.M.

In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are 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 applicants are also requesting approval to perform pre-subdivision site grading to include construction of roadways. 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 an overall zoning and conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 85 single-family detached residential lots and a booster pump station tract within a 15.76-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), a PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD development plan be approved as a preliminary plan. Additionally, the applicants are requesting approval to perform pre-subdivision site grading to include installation of wet utilities and preliminary grading of roadways.

#### **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:

The applicant is requesting a PUD modification to Section 6.2.2.D.2 of the LDC to remove the 15-foot landscape buffer from the eastern tract line of the pumpstation site, to reduce the required 15-foot landscape buffer to 10 feet wide along the northern (rear) tract line, and to reduce the total required tree plantings within the southern landscape buffer of the pump station Tract D from 15 to 12.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/Preliminary Plan, the pumpstation tract abuts a 325-foot-wide open space and powerline easement to the east. There is also a distance of over 450 feet to the closest adjacent lot within the Ridge at Lorson Ranch. With the open space and utility tract acting as an additional buffer, the proposed landscaping will meet the purpose and intent of the LDC. The applicant is proposing to provide a total of 23.2 percent open space where the LDC requires ten percent.

**Waivers/Deviations:** The applicants requested the following deviations from the Engineering Criteria Manual (ECM) with this application:

1. A deviation from Section 2.2.5.E, Roadway Access Criteria, of the ECM was requested to allow intersection spacing between a Collector and a Local road closer than 200 feet. This deviation is driven by the proposed small lot sizes around the west boundary of the subdivision and results in intersection spacing of 160 feet on both Garganey Lane and Lamprey Drive, each between Sora Street and Grayling Drive.

ECM Administrator Decision (approval anticipated with clarifications to the deviation request at the time of staff report preparation):

The proposed intersection spacing (centerline to centerline) meets stopping distance requirements for a 25 MPH vehicle speed, the posted speed limit on these roads. Both of the intersections will have a stop condition for the westbound movements, with a proposed all-way stop condition on Lamprey Drive at Grayling Drive for the pedestrian school route. There are no driveways on Lamprey Drive in the subject segment, and there will be three driveways, only on the north side of the subject segment of Garganey Lane which will have less traffic. The options would be to add 40 feet of additional lot length or a 40-foot-wide landscaping tract along the west side of the proposed subdivision to meet criteria.

2. A deviation from ECM Section 2.5.2.C.2, Accessible Curb Ramps, was requested to allow less than the number of required pedestrian crossings at all intersection

corners. At the T intersection of Garganey Lane and Sora Street, it is proposed that one crossing be provided, with the north-south crossing to use the pedestrian ramps to the west along Grayling Drive, 160 feet away. At the intersection of Lamprey Drive and Sora Street it is proposed to omit one crossing on the east side of the intersection, keeping the north-south crossing on the west side of the intersection. The justification stated for this deviation is that it is not feasible to meet ADA grade requirements along the ADA curb returns and the intersections are in proximity of other intersections with ADA-compliant pedestrian crossings. The design engineer has stated that the omission of certain pedestrian crossings will result in providing safer crossings.

ECM Administrator Decision: (approval anticipated with clarifications to the deviation request at the time of staff report preparation):

The omission of certain pedestrian crossings will result in pedestrians having to continue to the next ADA-compliant crossing. In both cases proposed with this deviation the crossings may not need to meet all ADA requirements since they are not at a stop or yield condition for the direction of vehicle travel; however, it may be reasonable to provide only the ADA-compliant crossings at and near these two intersections so that pedestrians needing full ADA-compliant crossings are not frustrated trying to utilize non-compliant crossings. (Note: approval or denial of this deviation request will not result in significant changes to the PUD development plan/preliminary plan.)

**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:** As a Consent item at the January 20, 2022 hearing.

**Recommendation:** Approval based on recommended conditions and notations.

**Waiver Recommendation:** N/A

**Vote:** 9 - 0

**Vote Rationale:** N/A

**Summary of Hearing:** The applicant was represented at the hearing.

**Legal Notice:** Advertised in the Shopper's Press on January 19, 2022.

### **C. APPROVAL CRITERIA**

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2021) 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 applicants have also requested the proposed PUD be reviewed and considered as a preliminary plan. The requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2021) for a preliminary plan requires the Planning Commission and the BoCC find that the following additional criteria for approval of 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)	Vacant
South: PUD (Planned Unit Development)	Vacant
East: RR-5 (Residential Rural) A-5 (Agricultural)	Vacant
West: PUD (Planned Unit Development)	Single-family residential

**E. BACKGROUND**

The proposed Skyline at Lorson Ranch development is within the Lorson Ranch at Jimmy Camp Creek Sketch Plan, which was approved by the Board of County Commissioners on March 25, 2004 (PCD File No. SKP-03-002). The subject site is included in the Lorson Ranch Overall Development and Phasing Plan, approved by the Board of County Commissioners on December 15, 2005 (PCD File No. PUD-05-003). The Overall Development and Phasing Plan was subsequently amended in November of 2006 (PCD File NO.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 was approved on April 21, 2016 (PCD File No. SKP-15-001). 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 to evaluate each developments impact to the nearby roadways and to determine if any off-site escrow or improvements are required. To date, no roadways within the Lorson Ranch development have been identified as requiring a further upgrade after the minor sketch plan amendment was approved.

The Skyline at Lorson Ranch PUD is located within the eastern portion of the Lorson Ranch at Jimmy Camp Creek Sketch Plan (PCD File No. SKP-15-001), and the Overall Development and Phasing Plan (PCD File No.PUD-06-011), which established a density of 4-6 dwelling units per acre in the subject area. The proposed PUD rezoning proposes an average density of 5.39 dwelling units per acre and includes the development of 85 detached single-family lots (7.82 acres), 3.59 acres of public right-of-way, a 0.71-acre future pumpstation tract, and 3.65 acres of open space. Lorson Ranch Metropolitan District No. 1 is anticipated to own and maintain all tracts other than the future pump station which will be owned and maintained by Widefield Water and Sanitation. The minimum lot size proposed within the PUD development plan is 2,500 square feet.

If the Skyline at Lorson 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, then it is anticipated that the applicants 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 (2021).

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 15.76 acres in size, which would require a total of 1.58 acres of open

space area. The applicants are providing 3.65 acres (23.2 percent) of designated open space tracts.

## **2. Zoning Compliance**

Sheet no. 3 of 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 at Jimmy Camp Creek Sketch Plan (PCD File No. SKP-15-001) and the Overall Development and Phasing Plan (PCD File No. PUD-06-011) depict RMH (Residential Medium High, 4-6 dwelling units per acre) for the subject property and the properties surrounding the subject development are also

depicted for the same density, 4-6 dwelling units per acre to the east, west, and south. The Banning Lewis Ranch development is located immediately northwest of the proposed development. The proposed urban development is compatible with those land uses and densities included within the Banning Lewis Ranch development. The Skyline at Lorson Ranch PUD and preliminary plan depict a range in lot sizes from approximately 3,000 square feet up to 7,500 square feet, which is anticipated to provide a variety of housing types to meet the needs of County residents.

The development proposes an overall density of 5.39 dwelling units per acre and is compatible with the existing urban development to the north, west, east, and south and the future planned Banning Lewis Ranch development anticipated to be located to the northwest. The 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.

According to the water and wastewater resources reports submitted in support of the development 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 applicants have consulted with Security Fire Protection District to ensure the District could adequately serve the development via the proposed public roadways. The District did not express any concerns with the design of the development.

The proposed PUD and preliminary plan include drainage facilities, one pocket park and multiple tracts that are anticipated to serve as open space areas. The plans depict trails within the proposed open space which are anticipated to connect to the existing pedestrian network within the overall Lorson Ranch development, which also connect to the Jimmy Camp Creek Regional Trail.

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 promote the efficient development of the property by minimizing infrastructure costs.

#### **4. Small Area Plan Analysis**

The Skyline at Lorson Ranch PUD/Preliminary Plan is within the Highway 94 Comprehensive Plan (2003) area. Specifically, a portion of the proposed PUD/preliminary plan is within Sub-Area 4, Colorado Centre, of the Highway 94 Plan.

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 Ranch at Jimmy Camp Creek Sketch Plan, which was approved by the Board of County Commissioners on March 25, 2004 (PCD File No. SKP-03-002) and the Lorson Ranch Overall Development and Phasing Plan, approved by the Board of County Commissioners on December 15, 2005 (PCD File No. PUD-05-003), 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.

**Policy 6.4.1.3** – Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.

**Policy 6.4.1.4** – Promote long-term planning by water providers for sustainable water supplies serving new development.

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 (2018). Region 7 has a current centralized water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 25,241-acre feet per year and the projected demand is 15,846-acre feet. The 2060 water supply is projected to be 27,840-acre feet per year, whereas the demand is anticipated to be 26,959-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

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 Peaceful Valley Lake Estates located south of Lorson Ranch. The applicants' water resource report indicates the District has an 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 quality, quantity, and dependability.

## **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderately wildlife impact potential. El Paso County Community Services Department, Environmental Division, and Colorado Parks and Wildlife (CPW) were 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 applicants 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. The applicants have depicted multiple gravel trails in the open space tracts located throughout the development, which is anticipated to connect to the existing sidewalk along Fontaine Boulevard and Lorson Boulevard. The existing sidewalk adjacent to Fontaine Boulevard and Lorson Boulevard connects to the Jimmy Camp Creek Regional Trail. Additionally, sidewalk connections within the development will also provide pedestrian connectivity to the internal trail and park system in addition to connectivity to Fontane Boulevard and Lorson Boulevard.

The El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) (2016) is discussed below in the Transportation section 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. As recommended by the Colorado Geological Survey (CGS), the following note has been added to Sheet No. 1 of the PUD and preliminary plan:

“A Geology and Soils Report, Skyline at Lorson Ranch, El Paso County, Colorado” (Rocky Mountain Group (RMG), January 15, 2021) is included with the submittal package. As part of this report, 6 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils, bedrock, and radon. The existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Low to very high swell potential in the underlying soils and bedrock may require mitigation. Provided all RMG's recommendations are strictly adhered to, CGS has no objection to the planned development. Prior to residential construction, lot specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development.”

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The applicants' Impact Identification Report dated January 18, 2021, states that Mule and White-tailed Deer, Pronghorn Antelope, fox, coyote, prairie dog, rabbits, raptors, and songbirds are present in the subject area. The report states that the development is not anticipated to negatively impact the wildlife listed above. The report also indicates that Colorado Parks and Wildlife does not express concern regarding impacts to the wildlife.

### **3. Floodplain**

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0976G, 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). The proposed Skyline at Lorson Ranch Filing No. 1 is approximately one-half mile east of the Jimmy Camp Creek East Tributary.

Skyline at Lorson Ranch Filing No. 1 generally drains to the southwest to existing storm drain facilities that flow to the Jimmy Camp Creek East Tributary, that in turn eventually outfalls to the Jimmy Camp Creek main channel south of Lorson Ranch. One partially complete full-spectrum detention (FSD) and water quality capture volume (WQCV) facility adjacent to the southeast boundary of Skyline at Lorson Ranch Filing No. 1 will be completed with inflow and outlet structures to serve the project area. The Preliminary Drainage Report for Skyline at Lorson Ranch Filing No. 1 concludes that “The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream.”

The downstream storm drains have been constructed in conjunction with previous Lorson Ranch subdivisions and final channel stabilization improvements to the Jimmy Camp Creek East Tributary downstream of Skyline at Lorson Ranch Filing No. 1 have been constructed in conjunction with the Creekside at Lorson Ranch Filing No. 1 final plat.

The applicants have requested approval to perform pre-subdivision site grading. An Erosion and Stormwater Quality Control Permit (ESQCP), a grading and erosion control plan, the associated financial assurance estimate (FAE), a stormwater management plan (SWMP), and wet utility plans were submitted and reviewed with the preliminary plan for the pre-subdivision grading request. Collateral is required for the pre-subdivision site grading at the time of the pre-construction meeting between the applicants and the PCD Inspections staff.

## **5. Transportation**

The proposed Skyline at Lorson Ranch Filing No. 1 development is located approximately 1,500 feet north of Fontaine Boulevard, at the intersection of Lamprey Drive and Grayling Drive. Access to the development will mainly be from that intersection, as well as to the north on Grayling Drive at proposed Garganey Lane. Approximately 2,550 linear feet of Urban Local public roads are proposed to be constructed in Skyline at Lorson Ranch Filing No. 1.

A traffic impact study (TIS) dated November 10, 2021 was provided with the Skyline at Lorson Ranch Filing No. 1 PUD/preliminary plan submittals. No offsite roadway improvements are required with this subdivision since the developer has

already met those obligations, including escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard, which the developer will be required to construct when warrants are met.

Traffic generated from the 85 proposed dwelling units in this development is estimated to be 802 average daily trips. The proposed roads and traffic depicted in the TIS and the PUD/preliminary plan are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP), and the existing roads serving the proposed development are adequate. This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended, at the time of final plat recording.

Two deviations were requested with the PUD/preliminary plan submittal as discussed in the Request/Waivers/Authorization section of this staff report, above.

## **H. SERVICES**

### **1. Water**

Widefield Water and Sanitation District provides water service and has committed to serve the development.

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 has made a favorable 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 service 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 approval of the PUD and preliminary 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. 6 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 applicants have stated that District No. 1 will be responsible for maintaining the detention pond and tracts 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 El Paso County Community Services Department, Parks Division, has provided the following comment which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Skyline at Lorson Ranch PUDSP: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$39,100 and urban park purposes in the amount of \$24,650. 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 forthcoming final plats.”

#### **7. Schools**

The subject property is located within the boundaries of Widefield School District No. 3. The applicants are 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. Construction of the Grand Mountain Elementary (K-8) School located northeast of the roundabout is complete.

**I. APPLICABLE RESOLUTIONS**

See Attached Resolution

**J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should 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 (2021), 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 fees shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall obtain approval of the necessary pre-subdivision 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.
6. The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision.

7. The developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard and will be required to construct that signal when warrants are met.

**L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 31 adjoining property owners on January 4, 2022, for the Board of County Commissioners meeting. Responses will be provided at the hearing.

**M. ATTACHMENTS**

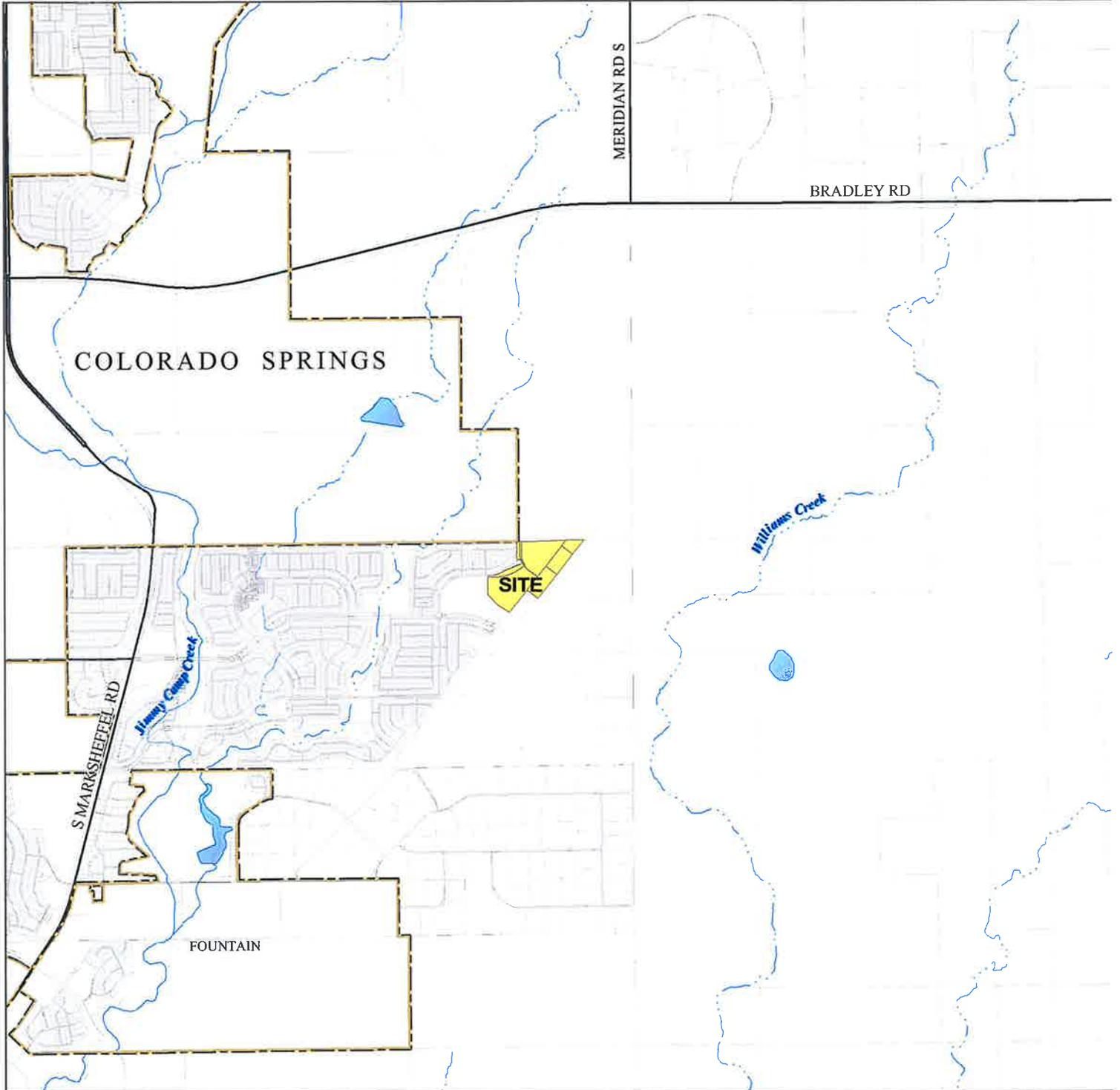
Vicinity Map  
Letter of Intent  
Development Plan / Preliminary Plan  
State Engineers Letter  
County Attorney's Letter  
Health Department Letter  
Planning Commission Resolution  
Board of County Commissioners' Resolution

# El Paso County Parcel Information

File Name: PUDSP21-002

Zone Map No.: --

Date: January 3, 2022



Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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**SKYLINE AT LORSON RANCH  
LETTER OF INTENT  
Planned Unit Development, Preliminary Plan, Early Grading, Roadways  
& Wet Utilities**

**December 20, 2021 (REV-3)**



**PREPARED FOR:**

Lorson LLC  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903

**PREPARED BY:**

Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920



**Owner/ Applicant:** Lorson LLC Nominee for Murray Fountain LLC  
Lorson LLC Nominee for Lorson Conservation Invest 2 LLP  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903  
Office: (719) 635-3200

**Developer:** Challenger Homes  
8605 Explorer Drive, Suite 250  
Colorado Springs, CO 80920  
Office: (719) 598-5192

**Planner:** Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Office: (719) 575-0100

**Civil Engineer:** Core Engineering Group  
15004 1<sup>st</sup> Avenue S.  
Burnsville, MN 55306  
Office: (952) 303-4212

**Tax Schedule No:** 5500000440, 5500000274, 5500000275, 5513300005, 5513310105

**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of the owner and future developer, is respectfully submitting development applications for Skyline at Lorson Ranch to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for early construction of utility mains. The site is 15.764 acres with 85 single family detached residential lots located within the north eastern portion of Lorson Ranch and is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 4-6 units in this area. The Lorson Ranch Minor Sketch Plan Amendment (SKP-15-001) approved April 21, 2016 illustrates RLM (Residential Low/ Medium 4-6 DU/ Acre). The proposed PUDSP application submittal includes 85 new single family lots on 15.764 acres for a density of 5.39 DU/ Acre.

The site is bordered by existing construction for Lorson Ranch East Phase 3 to the west (Residential Low/ Medium 4-6 DU/ Acre), recently approved project known as the The Hills at Lorson Ranch to the South (Residential Low/ Medium 4-6 DU/ Acre), and an existing 325' wide overhead electric power line easement to the east. The proposed development site is additionally bordered by vacant PUD zoned property to the north including a portion of Banning Lewis Ranch to the northwest. The parcel that makes up this submittal is vacant with no existing buildings, structures or facilities. The site contains no natural drainage ways or significant natural features.

**Request & Justification:**

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a Pre-Development Early Grading Request; installation of wet utility; request for administrative review of future final plats; and request for findings of water sufficiency as part of this PUDSP submittal. The necessary public rights-of-way for any public roadways will be provided for review and approved for use with the final plat for Skyline at Lorson Ranch. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community and open spaces, as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. The site is quite small and grading operations are expected to be minimal, therefore the request for early grading will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to recording the Final Plat. This will allow greater flexibility for the minimal grading effort as well as maximizing the efficiency of heavy equipment mobilized within the overall Lorson Ranch project. Early installation of wet utilities is also being requested for the main trunk lines within residential roadways since these roadways are essential to the sequencing of future lot construction.

The proposed PUDSP illustrates 85 new detached single-family residential units on 15.764 acres for a density of 5.39 DU/ Acre. The PUDSP also indicates 3.65 acres of open space and landscape area; 0.707 acres of existing pump station easement which will be platted and dedication to the Widefield Water and Sanitation District; and 3.58 acres of new public streets right-of -way. The site layout incorporates a mix of lot depths but generally 35' x 85' (2,975 SF) minimum. This lot size incorporates a single car garage product recently included with previous Lorson Ranch development further increasing affordable housing options within the community. All streets shall be public, permitting on-street parking, with corner lots for all unit types designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There shall be no direct access to any arterial or collector streets. Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Lorson Ranch development, open space and community connections are planned providing access to open space corridors such as Jimmy Camp Creek to the west, a pocket park and the adjoining neighborhoods. This is achieved through planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement. The Skyline at Lorson Ranch will be completed in one phase due to utility infrastructure needs. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

Widefield Water and Sanitation District (WWSD) proposes to upgrade their existing Rolling Hills Booster Pump Station. The project scope consists of the construction of a 1696 square foot building, installation of pumps and associated appurtenances, a backup generator, and yard piping to connect the inlet and outlet of the station to the existing distribution system

and existing pump station. The existing booster pump station is located below grade and will remain on the site along with the existing above grade controls and electrical cabinets, transformer and antenna. The upgraded pump station will provide an ultimate pumping capacity of 4,800 gpm and chlorine boosting. The booster pump station is located within the existing WWSD service boundaries and will serve areas within the existing WWSD service area. The proposed project site is located within a parcel of land in the south half (S ½) of Section 13, Township 15 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. Specifically, the site's location lies approximately 0.2 miles east of the existing intersection of Lamprey Drive and Mumford Drive. The proposed pump station will be located northeast of the intersection of the future Yellowthroat Terrace and Grayling Drive. A permanent 0.707 acre-easement is located within an 11.96-acre parcel (#5500000440; zoned PUD) which has been granted for the above use to the District by Lorson LLC, Nominee for Murray Foundation, LLC., and will become Tract D when the plat is approved for the Skyline at Lorson Ranch. The construction of the booster pump station is expected to begin in Spring of 2022 and be complete by the end of 2022.

El Paso County PUD Section 4.2.6(D) Approval Criteria, Water Master Plan, Highway 94 Small Area Plan, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The PUDSP sets forth the stated purpose of the PUD Zoning and Preliminary Plan Criteria through illustrated detailed use design, dimensional and development standards, utility connections, landscaping and other important site improvements.

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Water Master Plan, Master Plan for Mineral Extraction, El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of water use, density, buffers, transitions, and infrastructure where no small area plan exists. Skyline at Lorson Ranch PUDSP meets the requirements of these planning tools as outlined in more detail within the sections below.

The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The PUDSP submitted with this application remains consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 85 new single family lots on 15.764 acres for a density of 5.39 DU/ Acre.

The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the east, west and south consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural or recreational features found on site.



The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.

The proposed PUDSP will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach supports *1998 El Paso County Policy Plan Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *1998 El Paso County Policy Plan Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired from the Widefield Water & Sanitation District and can provide the water necessary for the proposed 85 units. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open space areas and extending existing utility services already approved and in place, Skyline at Lorson Ranch supports *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *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.*

A "Geology and Soils Report, Skyline at Lorson Ranch, El Paso County, Colorado" (RMG-Rocky Mountain Group, January 15, 2021) is included with the submittal package. As part of this report, 6 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils, bedrock, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

#### 2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, the Skyline at Lorson Ranch is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan.

Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. This proposal meets several of the Highway 94 plan's goals, including:

*-Goal 1. Guide growth in a manner that respects the emerging needs of the community....:*

Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also provides housing along existing major transportation corridors such as Marksheffel Rd.

*-Goal 2. Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations:*

This site was previously approved for residential uses and this PUDSP continues the existing pattern of residential development.

*-Objective 2.2: Ensure that the nature and intensity of proposed development are consistent with the Land Use Map and Sub-Area scenarios:*

*-Goal 3. Ensure that residential development is appropriate for the Planning Area:*

Skyline at Lorson Ranch continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch.

#### El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan; The site is partially located within the Highway 94 comprehensive plan and meets the Highway 94 Plan's goals as listed above.*
- 2. The subdivision is consistent with the purposes of this Code; The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.*
- 3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan; The subdivision is in conformance with previously approved 2016 minor sketch plan amendment for Lorson Ranch. The proposed project maintains a density of 4-6 DU/ acre as illustrated on the approved sketch plan.*
- 4. 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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval); A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.*
- 5. 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; A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.*

6. *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)]; A "Geology and Soils Report, Skyline at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, January 15, 2021) is included with the submittal package. As part of this report, 6 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils, bedrock, and radon. Low to very high swell potential in the underlying soils and bedrock may require mitigation. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Prior to residential construction, lot-specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development.*
7. *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; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso County.*
8. *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 proposed public improvements are adequate to serve the needs and mitigate the effects of the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.*
9. *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 will be provided to all parcels by public rights-of-way.*
10. *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; While there are no major recreational facilities such as large playfields*

proposed within Skyline at Lorson Ranch, the project site is proposing a neighborhood pocket park, trails and pedestrian connections to existing trail systems within Lorson Ranch East.

11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.*
13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code. The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. Proposed deviation requests are included as part of this submittal.*

#### El Paso County PUD Section 4.2.6(D) Approval Criteria

1. *The proposed PUD District zoning advances the stated purposes set forth in this Section; The proposed project is currently zoned PUD and is a continuation of the existing overall Lorson Ranch development.*
2. *The application is in general conformity with the Master Plan; The proposed application is in general conformity with the Master Plan.*
3. *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 project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.*
4. *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 property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and south consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space.*

There are no areas of significant historical, cultural, or recreational features found on site.

5. *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 proposed development is single family lots, open space, a park and R.O.W. Appropriate transitioning and buffering is provided.
6. *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;* The proposed development provides required landscaping and buffering that is appropriate and compatible with the type of development and the surrounding community.
7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;* The overall development of Lorson Ranch preserves numerous recreational open space corridors as well as Jimmy Camp Creek and the Jimmy Camp Creek East Tributary.
8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* The project site is proposing a neighborhood pocket park, trails and pedestrian connections to existing trail systems within Lorson Ranch East.
9. *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 location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.
10. *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;* While there are no major recreational facilities such as large playfields proposed within Skyline at Lorson Ranch, the project site is proposing a neighborhood pocket park, trails and pedestrian connections to existing trail systems within Lorson Ranch East.
11. *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;*

There are no mineral estate owners on the real property known as Skyline at Lorson Ranch.

12. *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 No deviations are requested.*
13. *The owner has authorized the application.* The Owner has authorized the application.

**EL PASO COUNTY WATER MASTER PLAN:**

Skyline at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Skyline at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for Skyline at Lorson Ranch. Skyline at Lorson Ranch will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of this PUDSP permitting administrative review of future final plats.

Skyline at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development.

The WWSD has a regional lift station south of Lorson Ranch at Marksheffel Road and Mesa Ridge Parkway that will be used to provide wastewater gravity service to Lorson Ranch. Existing sanitary sewer has been stubbed out to this site from Lorson Ranch East and will provide gravity sewer service to the site.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2615 ac-ft per year which is 49.6% of the existing physical supply. The WWSD collects and treats wastewater from users within its service area at the WWSD treatment plant located near Hwy 16 and Fountain Creek. The treatment plant has a current hydraulic capacity of 2.14 MGD. Currently, the plant is operating at a three year average loading of 1.67 MGD which is roughly 78% of capacity.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family lot. This subdivision also includes irrigation for landscaping (0.58acres) which has been estimated at 5 single family equivalents. The new water commitments are 31.50 ac-ft per year for the 85 lots and the landscaping (5sfe). Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected. Based on the wastewater loading, the total wastewater load projected for this site is 0.017425 MGD for the 85 lots.

The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision. The WWSD has excess capacity at their existing wastewater

treatment plant to treat an additional 0.47 MGD of wastewater effluent. The proposed development will only contribute an additional 0.0178 MGD of flow to the existing plant. The proposed development is within the limits of the District's ability to serve it both with water and wastewater collection.

In addition, Skyline at Lorson Ranch meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

As part of this development, a water pumphouse will be constructed in order to provide sufficient water pressure. The pumphouse construction is triggered by the construction of houses above a certain elevation to provide adequate water pressure for not only homeowner use but fire flows as well as water transmission lines to development parcels adjacent to Lorson Ranch. It is estimated the pumphouse could cost as much as \$1,000,000 to construct.

**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. The proposed project does not contain any mineral deposits of commercial value.

**Total Number of Residential Units, Density, and Lot Sizes:** 85 Single-Family Detached Residential Units for a density of 5.39 DU/ Acre. The site layout includes a minimum residential lot size: 35' x 85' (2,975 SF).

**Total Number of Industrial or Commercial Sites:**

There are no industrial or commercial sites proposed with this project.

**Phasing Plan and Schedule of Development:**

Skyline at Lorson Ranch will be developed as a single phase due to necessary utility commitments and infrastructure connections.

**Areas of Required Landscaping:**

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Grayling Drive well as for the proposed pocket park area. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. There are no landscape waivers being requested at this time.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

Per the EPCLDC, 1.58 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 3.653 acres of open space, landscape area, and pocket parks totaling 23.2% of the overall site acreage. The 3.653 acres of open space tracts includes 1.084 acres of open space, landscape area, pocket park and 2.569 acres of powerline easement as illustrated on the landscape plans. The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, pocket parks and pedestrian sidewalks. The total open space provided with this application is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed pocket park. Any Park Lands Agreement will be coordinated during the Final Plat process.

**Types of Proposed Recreational Facilities:**

While there are no major recreational facilities such as large playfields proposed within Skyline at Lorson Ranch, the project site is proposing a neighborhood pocket park, a trail within Tract H connection to future developments to the east, and pedestrian connections to existing trail systems within Lorson Ranch East.

**Traffic Engineering:**

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The applicant requests that platted lots within Skyline at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

Skyline at Lorson Ranch includes the continuation of one collector roadway, the northward extension of Grayling Drive. Grayling Dr. is being shown as extending to the northern property line of Lorson Ranch for a future connection with adjacent parcels.

**Proposed Services:**

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: Black Hills Energy
3. Electric: Mountain View Electric
4. Fire: Security Fire Protection District
5. School: Widefield District #3
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

**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 '08041C0976G' effective date December 7, 2018.

Site Geology: RMG has provided a Geology Soils Report with this submittal. This report has identified any potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. 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. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help 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.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Skyline at Lorson Ranch community with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

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

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits

- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

### **Deviation Requests (see Deviation Request and Decision Forms):**

#### **1) INTERSECTION SPACING**

Requested Deviation: To permit urban local roadways and a collector roadway to intersect centerline to centerline closer than 175'.

Justification: The 175' intersection spacing requirement was created when single-family residential lots were larger in nature based on market demand at that time. In recent years market demand has shifted towards smaller lots with more common open space. The 175' spacing requirement did not consider these smaller lots. Applying this standard would prevent the use of the small lots illustrated with this PUDSP.

The proposed waiver to the standard is not a result of an undue hardship but rather a desire by the owner/ developer to provide smaller lot sizes to meet current housing market demands. This recent shift in market demand towards smaller lots with more common open space results in intersections spaced less than the required 175'. The 175' spacing requirement did not consider these smaller lots. Applying this standard would prevent the use of the small lots illustrated with this PUDSP.

#### **2) PEDESTRIAN RAMPS AT 4-WAY INTERSECTIONS**

Requested Deviation: Allow only two pedestrian ramps to be constructed at the T-intersection of Garganey Lane and Sora Street; allow only six pedestrian ramps to be constructed at Sora Street and Lamprey Drive; and allow only three pedestrian ramps to be constructed at the T-intersection of Sora Street and Lamprey Drive.

Justification: The three intersections are in close proximity of other intersections with all the required ramps constructed. Installation of all corner ramps at these three intersections is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. However, the intersections are providing different access points and does not limit pedestrian movements.

The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety due to grading concerns and inability to meet ADA requirements.

### **PUDSP Modifications:**

#### **1) Landscape Requirements**

Chapter 8.4.4 (C)(E1)(E4) 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 5.8 of the

ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meet the criteria for approval in ECM Section 5.8.7.

**Nature of Request:**

Section of LDC/ECM from which modification is sought:

*Section 6.2.2 (D)(2)*

Specific Criteria from which modification is sought:

*Buffer between non-residential, multi-family residential and single-family residential uses.*

Proposed nature and extent of modification:

*To remove the 15' landscape buffer from the eastern tract line of the pumpstation site, to reduce the required 15' wide landscape buffer to 10' wide along the northern (rear) landscape buffer, and to reduce the total required tree count by 3 trees within the southern landscape buffer of pumpstation tract D.*

**LDC Chapter 4.2.6.F.2.H: Modification of Existing LDC or ECM Standard.**

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 **at least one** of the following benefits:

- 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;  
*N/A*
- Provision of a more efficient pedestrian system;  
*N/A*
- Provision of additional open space;  
*The Skyline at Lorson Ranch is proposing 3.65 acres of open space, landscape area, and pocket parks totaling 23.2% of the site acreage. This is more than double the requirement set forth in the EPCLDC, at which 1.58 acres or 10% of the total site area of open space is required within the PUD zoning district.*
- 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 Skyline at Lorson Ranch is proposing 3.65 acres of open space, landscape area, and pocket parks totaling 23.2% of the site acreage. This is more than double the requirement set forth in the EPC LDC, at which 1.58 acres or 10% of the total site area of open space is required within the PUD zoning district. The project also incorporates increased landscape setbacks along Grayling Drive.*

**ECM Section 5.8.6: Limits of Consideration:**

The ECM Administrator may only consider a project-specific modification to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.  
*The landscape buffers along the western tract line and along Grayling Drive are proposed at or above ECM standard buffer widths. Due to the location of adjacent open space along the rear tract line, the landscape buffer is proposed slightly less than*

- required (from 15' to 10' wide) however the required number of trees will still be met. No landscape buffer is proposed along the eastern boundary due to potential utility conflicts and the vast open space/ powerline easement directly adjacent. The southern buffer is proposed with 3 less total trees because of utility conflicts near the SE corner of the tract.*
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.  
N/A.
  - A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.  
N/A.

#### **ECM Section 5.8.7: Criteria for Approval**

No modification shall be approved unless it is demonstrated that:

- The request for a modification is not based exclusively on financial considerations;  
*There is no financial consideration to this modification request. It is based on design considerations.*
- The modification will achieve the intended result with a comparable or superior design and quality of improvement; *The design as proposed will achieve the intended result with a comparable design. The adjacent open spaces will provide natural separation from single-family homes. The reduction in buffer width of the proposed 10' wide landscape along the rear tract line will not alter screening.*
- The modification will not adversely affect safety or operations;  
*The modification will improve operations of the proposed district pumpstation facility by reducing potential utility conflicts with landscaping and allowing for increased utilization of the site.*
- The modification will not adversely affect maintenance and its associated cost; and  
*The modification to the landscape requirements will not adversely affect maintenance or cost.*
- The modification will not adversely affect aesthetic appearance.  
*Landscape aesthetics will be more focused along Grayling Drive and the directly adjacent single-family lot to the west. The aesthetics along the rear tract line will be a combination of landscaping and adjacent open space. The eastern tract line will not be landscaped but is directly adjacent to +325' of open space/ powerline easement and the nearest single-family lot is a distance of +450'.*



BLH NO 2 LLC  
111 S TEJON ST STE 222  
COLORADO SPRINGS  
CO, 80903-2248  
ZONING (R1-6 PIP2/CR M2/CR A)  
AG. GRAZING LAND

BULL HILL LLC  
3 WIDEFIELD BLVD COLORADO  
SPRINGS CO, 80911-2126  
ZONING (PUD)  
AG. GRAZING LAND

# SKYLINE AT LORSON RANCH

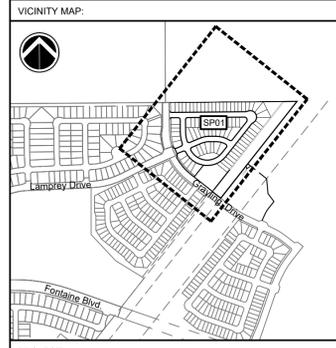
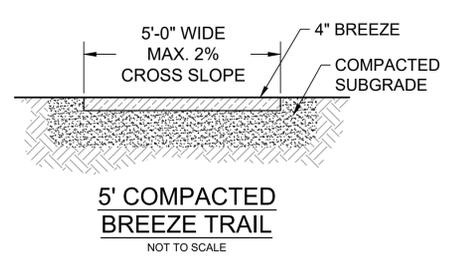
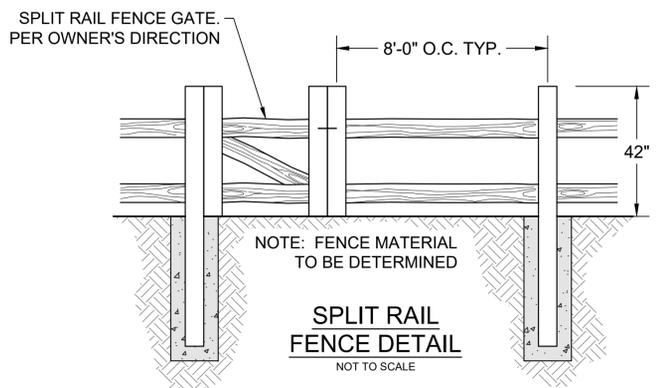
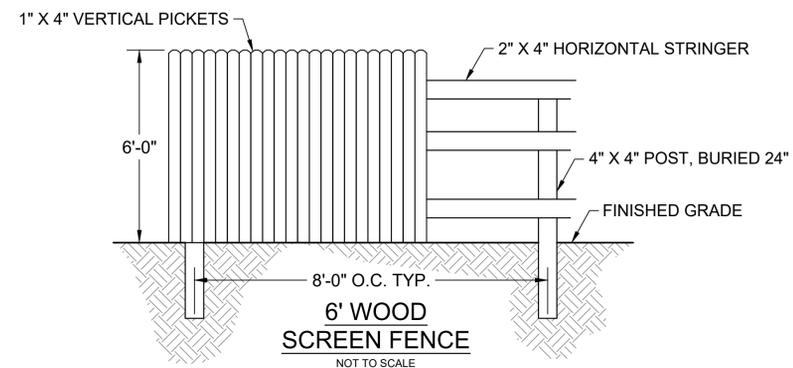
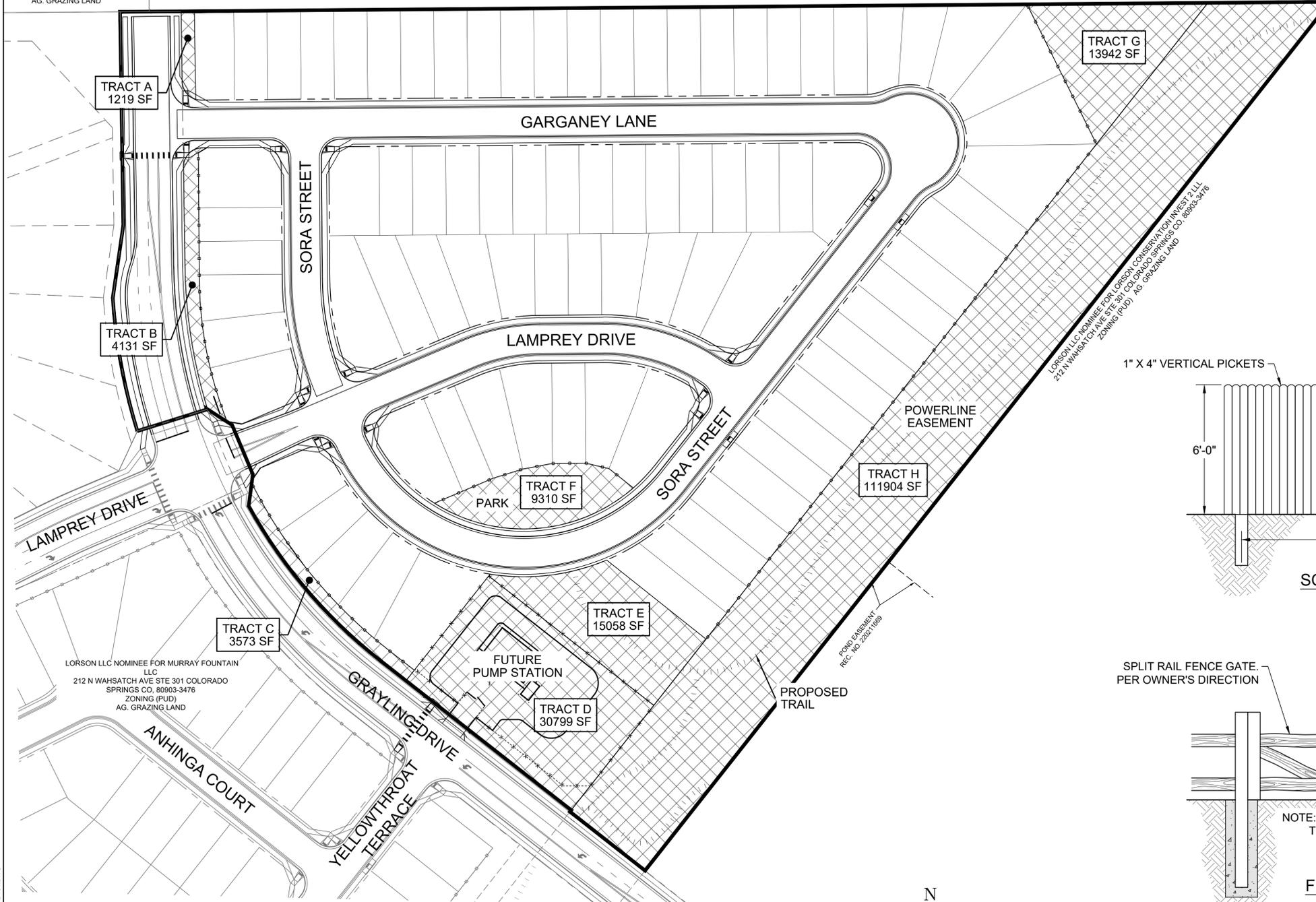
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
PLANNER / LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
**Matrix** PHONE: (719) 575-0100 FAX: (719) 575-0208  
CIVIL ENGINEER: CORE ENGINEERING GROUP  
15004 1ST AVENUE S, BURNSVILLE, MN 55305  
PHONE: (719) 570-1100

OWNER:  
LORSON LLC  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200

DEVELOPER:  
CHALLENGER HOMES  
8605 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920  
(719) 598-5192



PROJECT:  
SKYLINE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN  
EL PASO COUNTY, CO  
FOURTH SUBMITTAL: DECEMBER 20, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	01 / 18 / 2021	FIRST SUBMITTAL	RAF
1	06 / 09 / 2021	SECOND SUBMITTAL	RAF
2	11 / 11 / 2021	THIRD SUBMITTAL	RAF
3	12 / 20 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO.: 20.1129.002  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:

## PUD TRACT MAP AND DETAILS

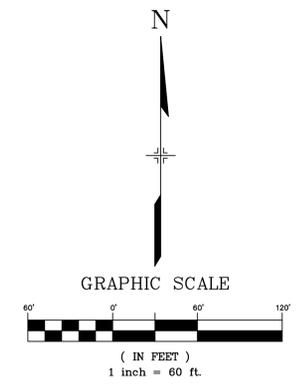
DT01

SHEET 02 OF 08

PCD FILE NO.: PUDSP212

TRACT	SIZE (SF)	LANDSCAPE/ OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE	DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	1,219	X		X	X		X	LRMD	LRMD
B	4,131	X		X	X		X	LRMD	LRMD
C	3,573	X		X	X		X	LRMD	LRMD
D	30,799						X	WWSD	WWSD
E	15,058	X			X	X	X	LRMD	LRMD
F	9,310	X	X	X	X		X	LRMD	LRMD
G	13,942	X		X	X		X	LRMD	LRMD
H	111,904	X		X	X		X	LCI2	LRMD
	189,937								

LRMD = LORSON RANCH METROPOLITAN DISTRICT  
WWSD = WIDEFIELD WATER AND SANITATION DISTRICT  
LCI2 = LORSEN LLC AS NOMINEE FOR LORSEN CONSERVATION INVEST 2 LLLP  
NOTE: TRACT D MAY INCLUDE PUMP STATION, WELL HOUSE AND ASSOCIATED BUILDINGS, WATER LINES, UTILITIES, ACCESS DRIVE, STRUCTURES, GENERATOR, MAINTENANCE BUILDING (MAX 4,000 SF), CHEMICAL STORAGE, 7' HIGH CHAIN LINK FENCING WITH 3 STRAND BARBED WIRE ON TOP, WIDEFIELD WATER AND SANITATION DISTRICT FACILITIES, PIPING & ELECTRICAL CONTROLS, PUMPING SYSTEM AND LANDSCAPE IMPROVEMENTS. TRACT D SHALL BE DEDICATED TO THE WIDEFIELD WATER AND SANITATION DISTRICT.



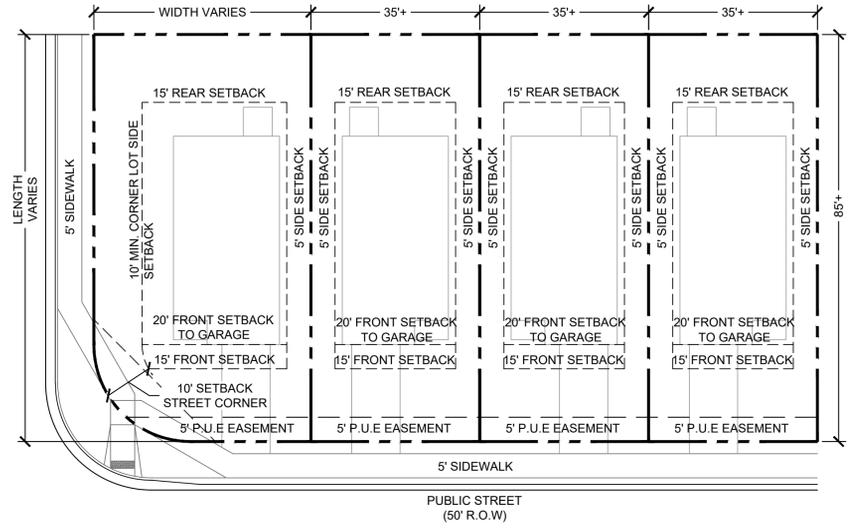
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# SKYLINE AT LORSON RANCH

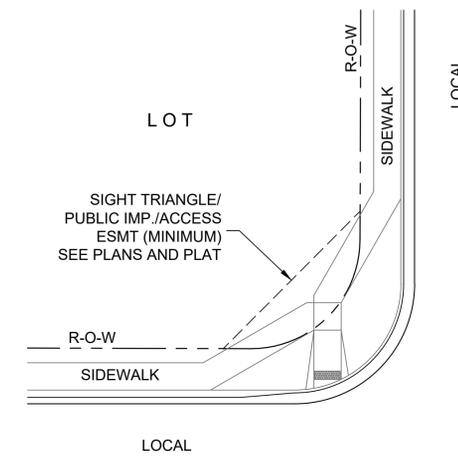
EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
 T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
 CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S, BURNSVILLE, MN 55306  
 OWNER: **LORSON LLC** 212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903  
 DEVELOPER: **CHALLENGER HOMES** 8605 EXPLORER DRIVE, SUITE 250, COLORADO SPRINGS, CO 80920



- TYPICAL LOT NOTES:**
- LOCATION OF PRIVATE 4'-5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
  - OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
  - ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
  - NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. 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.



- NOTE:
- ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS.
  - SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT.
  - SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLE.

**LOCAL ROADWAY SIGHT TRIANGLE  
 PUBLIC IMPROVEMENT ESMT.**  
 NOT TO SCALE

**LOTS 1-85**

**DIMENSIONAL STANDARDS AND GUIDELINES (RESIDENTIAL LOTS)**

- DIMENSIONAL STANDARDS FOR LOTS 1 - 85**
- MINIMUM LOT AREA:
    - DWELLING, SINGLE FAMILY: 2,500 SF
    - MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
    - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
    - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
  - PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
  - SETBACK REQUIREMENTS (SEE DETAILS):
    - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
    - SIDE YARD: FIVE FEET (5', 10' MIN. BETWEEN BUILDINGS)
    - REAR YARD: FIFTEEN FEET (15')
    - CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
  - ACCESSORY STRUCTURE STANDARDS:
    - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
    - SETBACK REQUIREMENTS:
      - SIDE YARD: FIVE FEET (5')
      - REAR YARD: FIVE FEET (5')
    - PROJECTION INTO SETBACKS
      - AN ENCLOSED PORCH, 4 FEET BY 4 FEET OR LESS, MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK.
      - OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
      - OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS A MAXIMUM OF 10 FEET.
      - AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
      - CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.
      - IN THE EVENT 4-FEET OR GREATER ENGINEERED WALLS MAY BE REQUIRED, SAID WALLS WILL BE ALLOWED IN ALL SETBACKS.

**DEVELOPMENT STANDARDS AND GUIDELINES (RESIDENTIAL LOTS)**

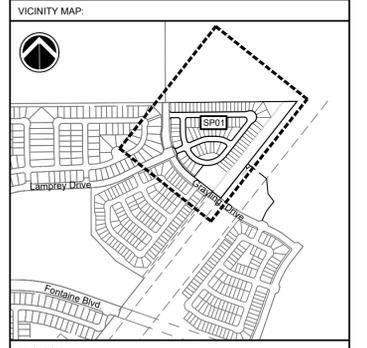
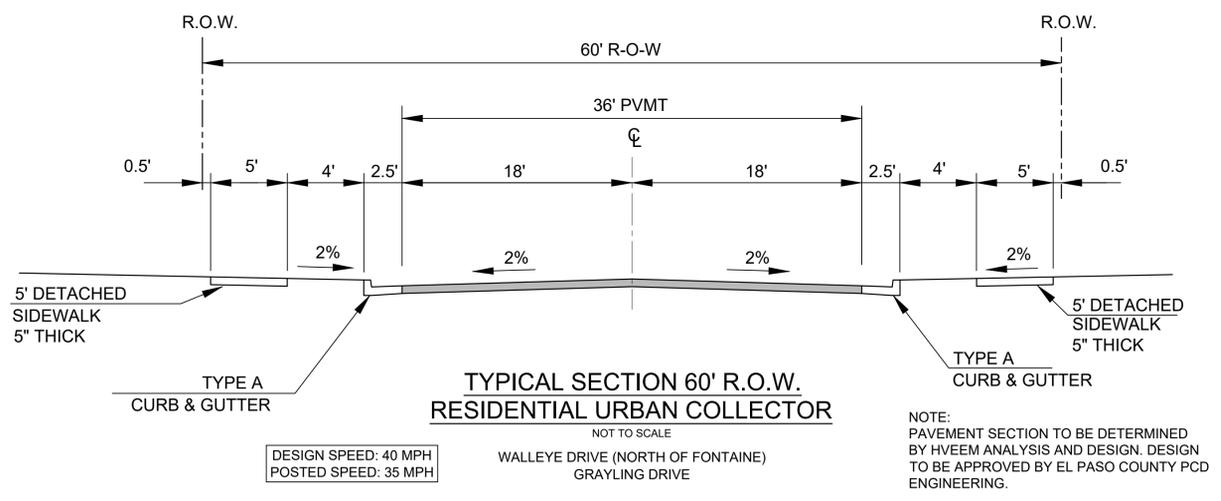
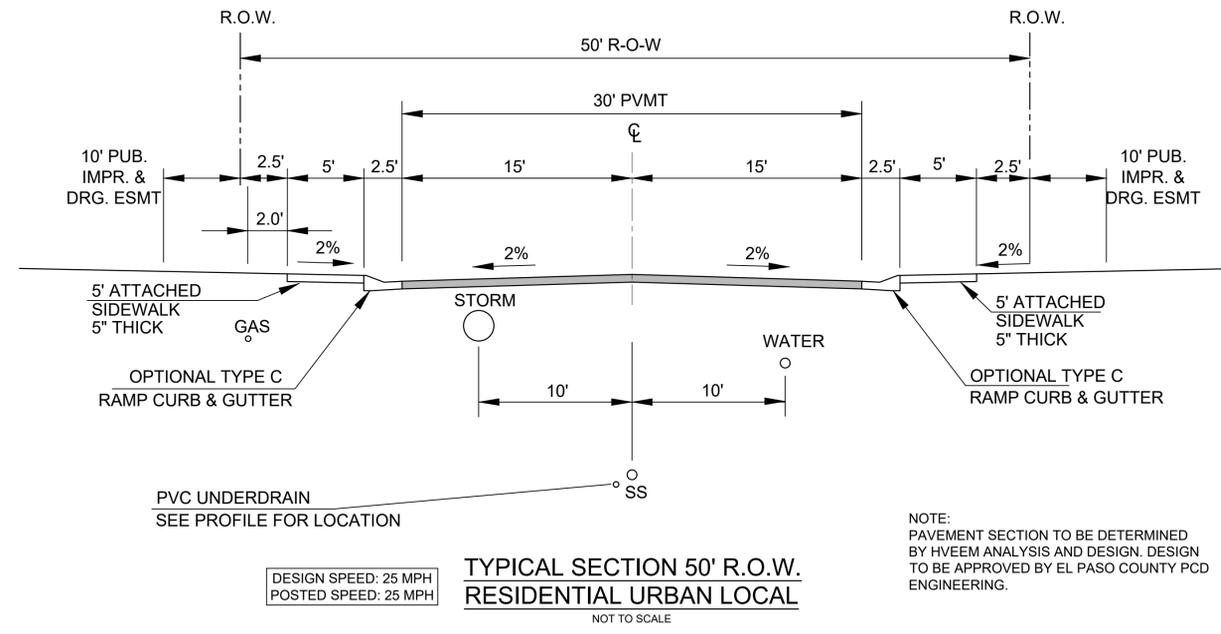
- PRINCIPAL USES:**
- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
  - ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT. AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.
- \*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED
- TEMPORARY USES:**
- MODEL HOME/ SUBDIVISION SALES OFFICE
  - CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
  - YARD OR GARAGE SALES
- \*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED
- ACCESSORY USES:**
- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
  - RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
  - SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
  - PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
  - MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.
- SPECIAL USES:**
- CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- ACCESSORY STRUCTURES:**
- SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
  - FENCES, WALLS, OR HEDGES
  - MAILBOXES
  - PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
  - PERSONAL USE SMALL CELL TOWER
  - DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
  - ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.
- \*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

**DIMENSIONAL STANDARDS AND GUIDELINES (PUMPSTATION)**

- DIMENSIONAL STANDARDS FOR PUMPSTATION (TRACT D)**
- MINIMUM LOT AREA: N/A
  - MAXIMUM IMPERVIOUS COVERAGE: 80%
  - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
  - BUILDING SETBACK REQUIREMENTS:
    - FRONT YARD: FIFTEEN FEET (15')
    - SIDE YARD: FIVE FEET (5')
    - REAR YARD: FIFTEEN FEET (15')
  - LANDSCAPE SETBACK REQUIREMENTS:
    - FRONT YARD: FIFTEEN FEET (15')
    - SIDE YARD (ADJACENT TO RESIDENTIAL): FIFTEEN FEET (15')
    - SIDE YARD (ADJACENT TO EASEMENT/ OPEN SPACE): ZERO FEET (0') AS MODIFIED
    - REAR YARD: TEN FEET (10') AS MODIFIED

**DEVELOPMENT STANDARDS AND GUIDELINES (PUMPSTATION)**

- PRINCIPAL USES:**
- ALLOWED USES INCLUDE: PUMP STATION, WELL HOUSE AND ASSOCIATED BUILDINGS, WATER LINES, UTILITIES, ACCESS DRIVE, STRUCTURES, GENERATOR, MAINTENANCE BUILDING (MAX 4,000 SF), CHEMICAL STORAGE, 7' HIGH CHAIN LINK FENCING WITH 3 STRAND BARBED WIRE ON TOP, WIDEFIELD WATER AND SANITATION DISTRICT FACILITIES, PIPING & ELECTRICAL CONTROLS, PUMPING SYSTEM AND LANDSCAPE IMPROVEMENTS.
- \*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED



**PROJECT:**  
 SKYLINE AT LORSON RANCH  
 PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN

EL PASO COUNTY, CO  
 FOURTH SUBMITTAL: DECEMBER 20, 2021

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
0	01 / 18 / 2021	FIRST SUBMITTAL	RAF
1	06 / 09 / 2021	SECOND SUBMITTAL	RAF
2	11 / 11 / 2021	THIRD SUBMITTAL	RAF
3	12 / 20 / 2021	FOURTH SUBMITTAL	RAF

**DRAWING INFORMATION:**  
 PROJECT NO: 20.1129.002  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

**PUD DETAILS**

**DT02**

**SHEET 03 OF 08**

PCD FILE NO.: PUDSP212

FILE LOCATION: S:\20.1129.002\LORSON RANCH AREA\11001\DWG\104\PLAN SET\SUBDEVELOPMENT PLAN\DT02.DWG



# SKYLINE AT LORSON RANCH

## EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

### GENERAL NOTES:

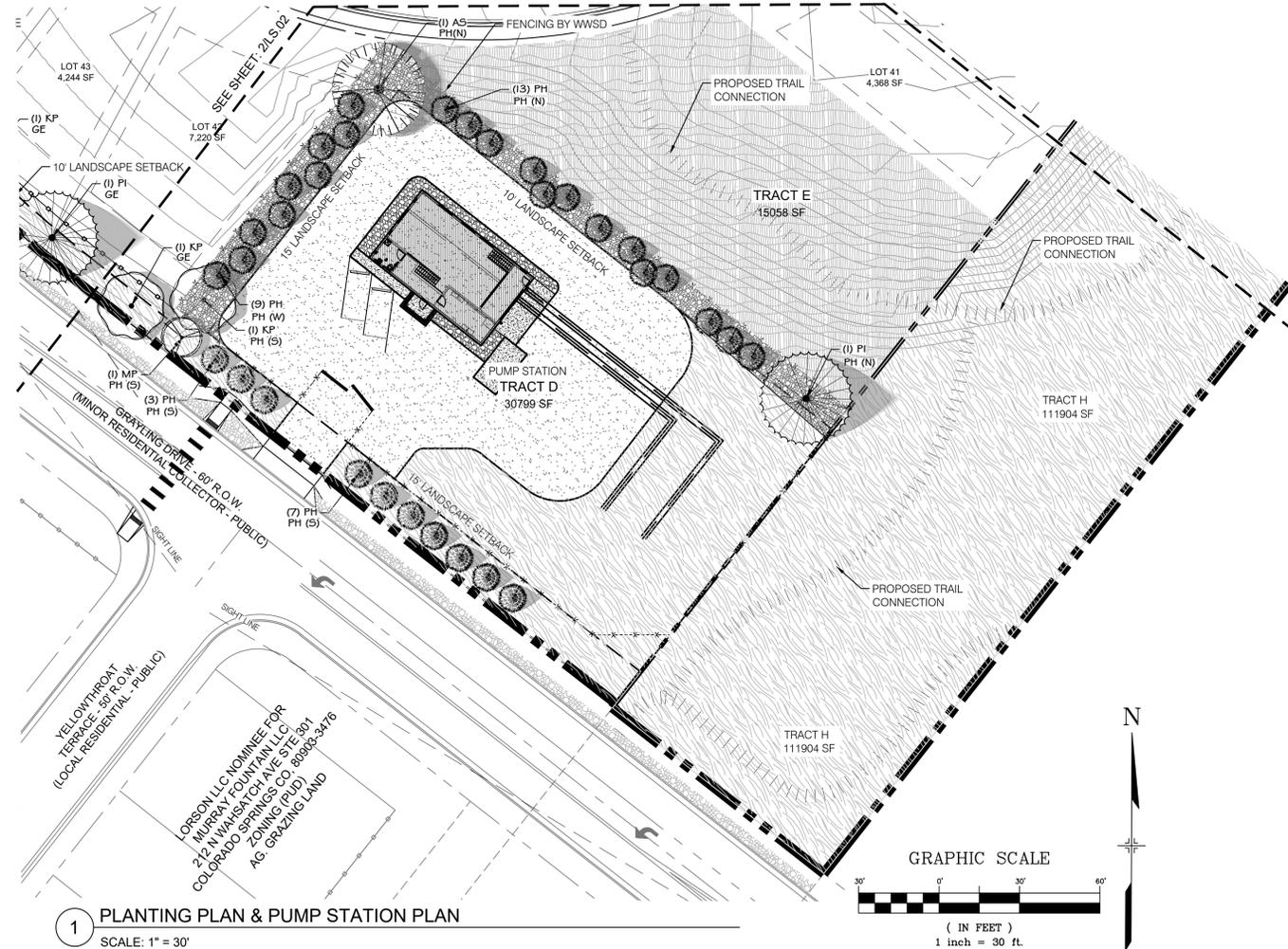
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR 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 COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

### 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).
- 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.
- 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.
- 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 PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- 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.

### SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 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 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 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.
  - 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.
- 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.
- 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 RESEEDD DURING THE SAME SEASON.



1 PLANTING PLAN & PUMP STATION PLAN  
SCALE: 1" = 30'

### DEVELOPMENT PLAN DATA :

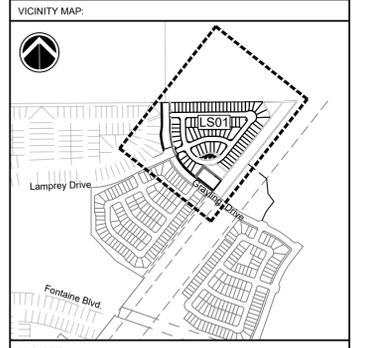
#### LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	GRAYLING DR. (W)	GRAYLING DR. (E)	INDUSTRIAL BUFFER NORTH	INDUSTRIAL BUFFER WEST	INDUSTRIAL BUFFER SOUTH	INDUSTRIAL BUFFER EAST
ZONE DISTRICT BOUNDARY:	NO	NO	YES	YES	YES	YES
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	--	--	--	--
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	15' / 10' as modified*	15' / 15'	15' / 15'	15' / 0' as modified*
LINEAR FOOTAGE:	442'	578'	220'	140'	220'	140'
TREE/FEET REQUIRED:	1 / 30	1 / 30	1 / 15	1 / 15	1 / 15	1 / 15
NUMBER OF TREES REQUIRED/PROVIDED:	15 / 15	20 / 20	15 / 15	9 / 9	15 / 12	9 / 0
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GW	GE	PH (N)	PH(W)	PH (S)	PH (E)
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	--	--	--	--

- \* TREES FOR POCKET PARKS LABELED: PP
- \* TREES FOR PUMP STATION LABELED: PH

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0209  
CIVIL ENGINEER: CORE ENGINEERING GROUP  
15004 1ST AVENUE S, BURNSVILLE, MN 55305  
PHONE: (719) 570-1100

OWNER:  
LORSON LLC  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200  
DEVELOPER:  
CHALLENGER HOMES  
8605 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920  
(719) 598-5192



PROJECT:  
SKYLINE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN  
EL PASO COUNTY, CO  
FOURTH SUBMITTAL: DECEMBER 20, 2021

REVISION HISTORY:

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2	11 / 11 / 2021	THIRD SUBMITTAL	RAF
3	12 / 20 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 20.1129.002  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

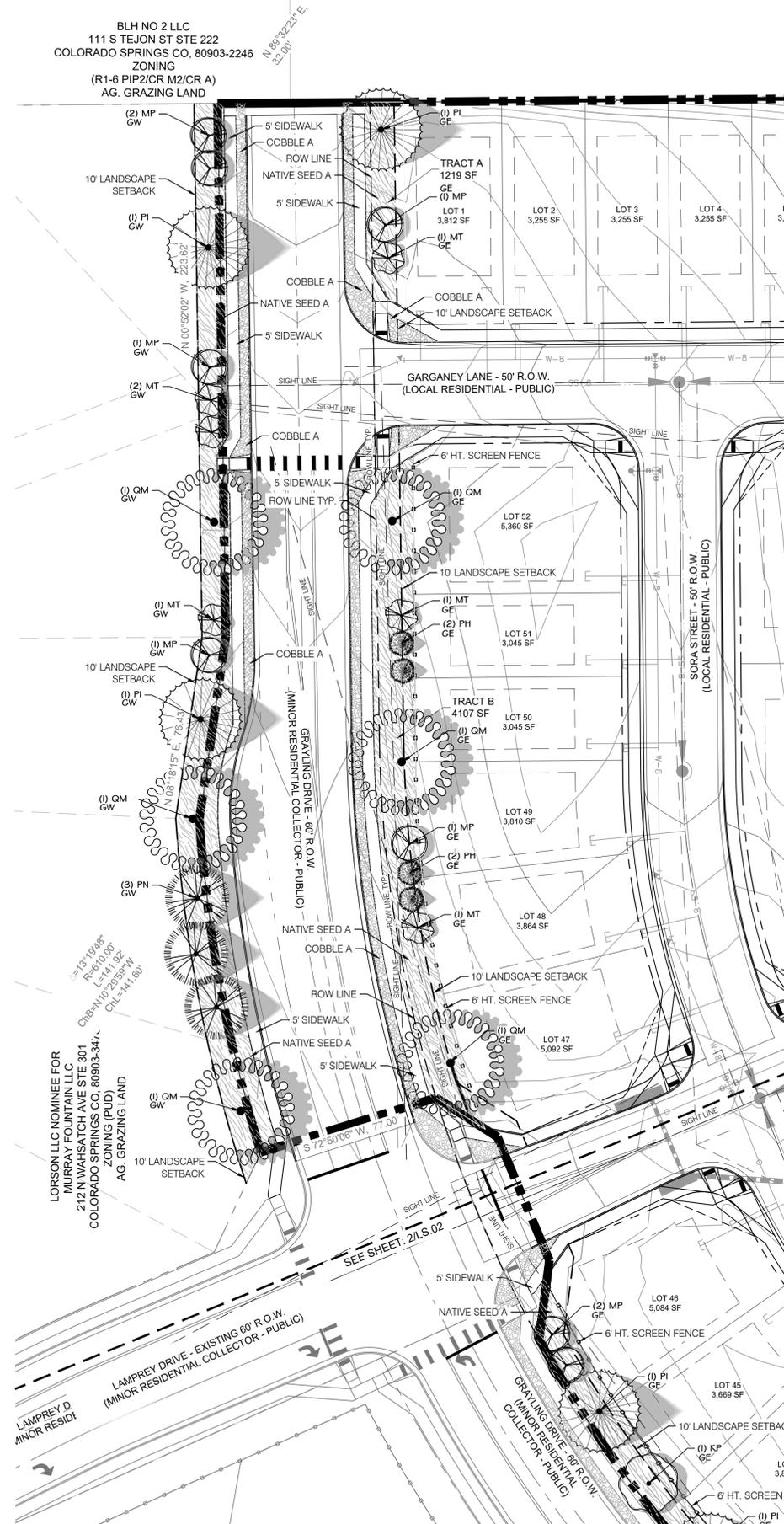
## NOTES, UTILITY TRACT LANDSCAPE & DATA CHART

LS01  
SHEET 05 OF 08

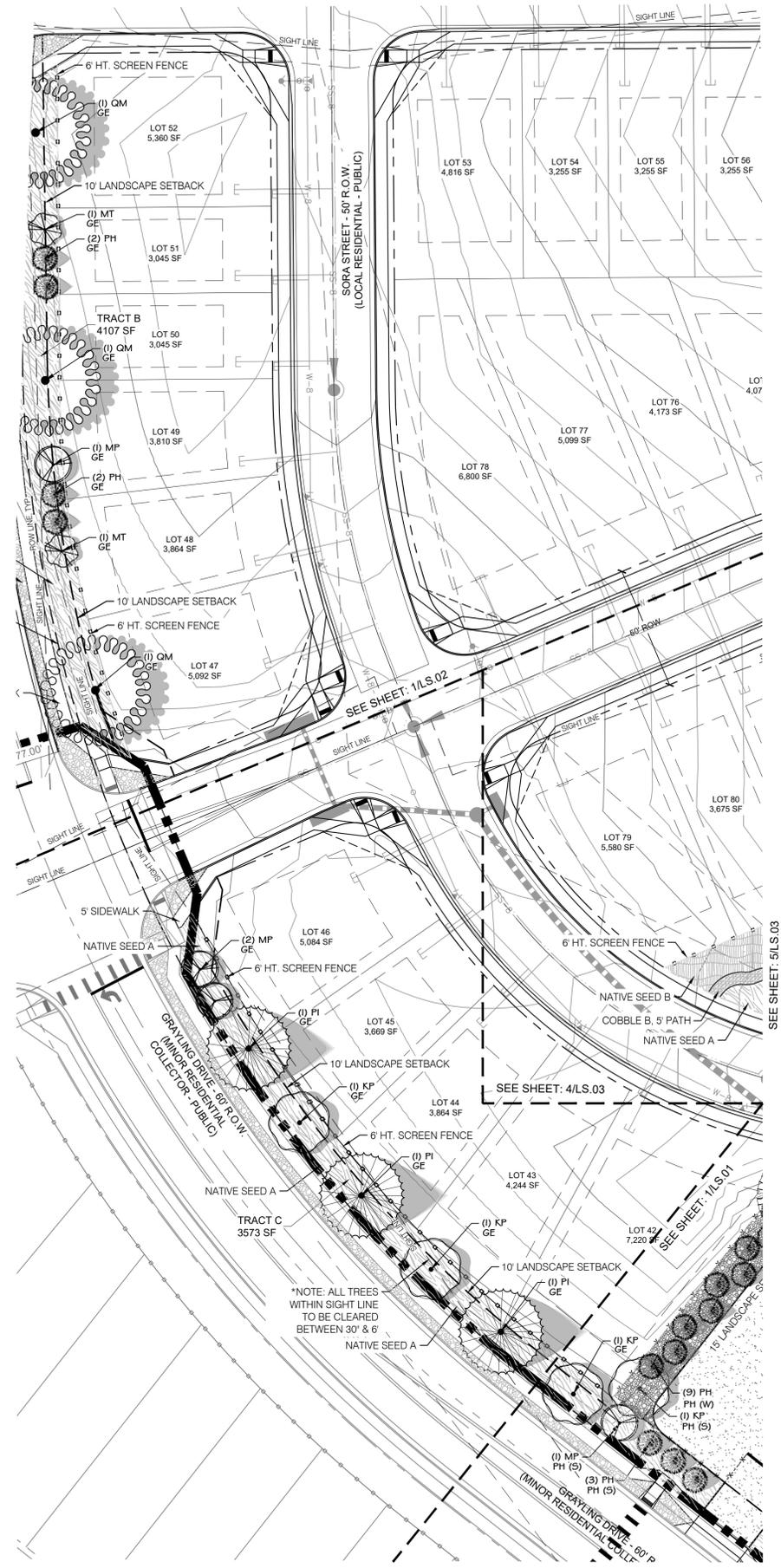
# SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO  
**PLANNED UNIT DEVELOPMENT AND  
 PRELIMINARY PLAN**

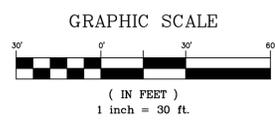
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
 T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



**1 PLANTING PLAN / SITE PLAN**  
 SCALE: 1" = 30'

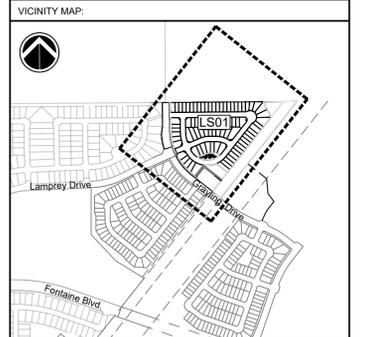


**2 PLANTING PLAN / SITE PLAN**  
 SCALE: 1" = 30'



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix** 2435 RESEARCH PARKWAY,  
 SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0209  
 CIVIL ENGINEER:  
 CORE ENGINEERING GROUP  
 15004 1ST AVENUE S.  
 BURNSVILLE, MN 55305  
 PHONE: (719) 570-1100

OWNER:  
**LORSON LLC**  
 212 N. WAHSATCH DR., SUITE 301  
 COLORADO SPRINGS, CO 80903  
 (719) 635-3200  
 DEVELOPER:  
**CHALLENGER HOMES**  
 8605 EXPLORER DRIVE, SUITE 250  
 COLORADO SPRINGS, CO 80920  
 (719) 598-5192



PROJECT:  
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DRAWING INFORMATION:  
 PROJECT NO: 20.1129.002  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

**GRAYLING DRIVE  
 LANDSCAPE PLAN**

**LS02**  
 SHEET 06 OF 08

PCD FILE NO.: PUDSP212

FILE LOCATION: I:\STY\PROJECTS\20.1129.002\LORSON RANCH AREA\1100 DWG\04 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

# SKYLINE AT LORSON RANCH

EL PASO COUNTY, CO  
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LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
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 CORE ENGINEERING GROUP  
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 PHONE: (719) 570-1100

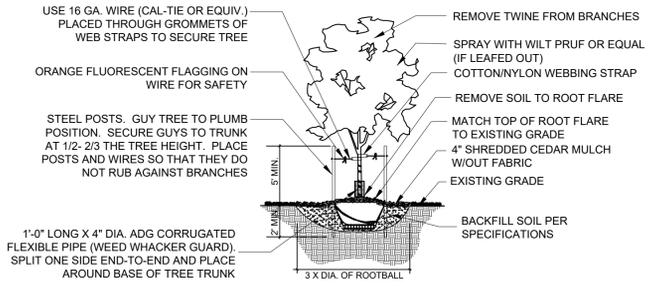
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## PLANT SCHEDULE

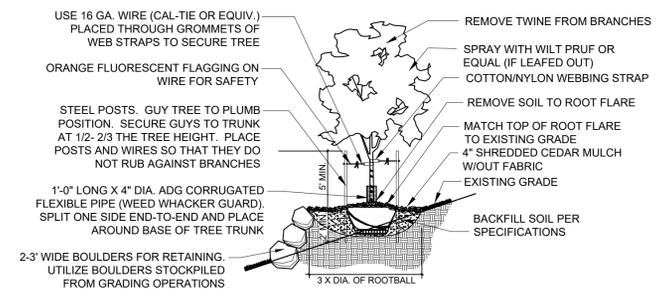
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH	36	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	10' - 12'	20'-25'
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25'-30'	30'-40'
	PI	11	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30'-40'	50'-75'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	ML	6	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12'-15'	12' - 15'
	MP	10	MALUS X 'PRAIRIEFIRE' PRAIRIEFIRE CRAB APPLE	1.5" CAL.	B&B	12'-15'	15'-25'
	MT	6	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5" CAL.	B&B	12'-15'	20'-25'
	PC	16	PRUNUS CERASIFERA 'CRIMSON POINTE' CRIMSON POINTE FLOWERING PLUM	1.5" CAL.	B&B	5'-6'	15'-20'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	2	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30'-40'	40' - 50'
	KP	8	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20'- 30'	20'-30'
	QM	6	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40'-50'	50'-60'

## LANDSCAPE LEGEND:

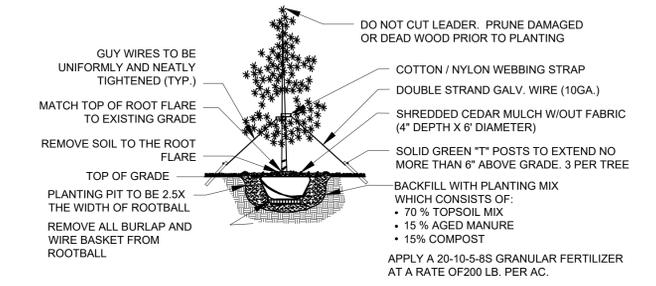
SYMBOL	QUANTITY	DESCRIPTION
	158,187 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	32,461 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	3,076 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	1,100 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
		FIRE HYDRANT, TYP; REF. CIVIL
		UTILITY EASEMENT, TYP; REF. CIVIL
		PROPERTY LIMIT LINE
		LANDSCAPE BUFFER / SETBACK LINE
		CONCRETE SIDEWALK; REF. CIVIL



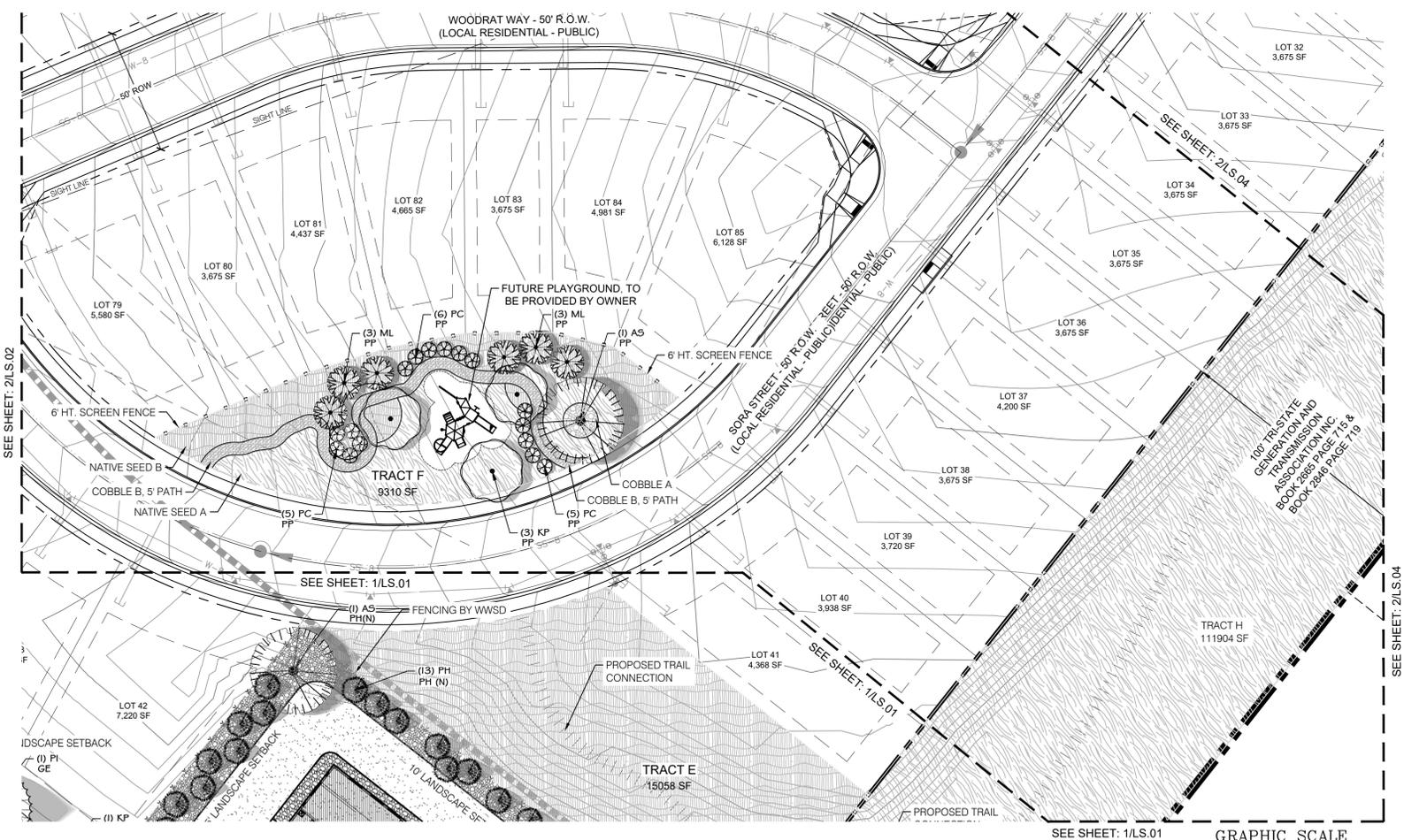
1 DECIDUOUS TREE  
 PLANTING DETAIL NTS



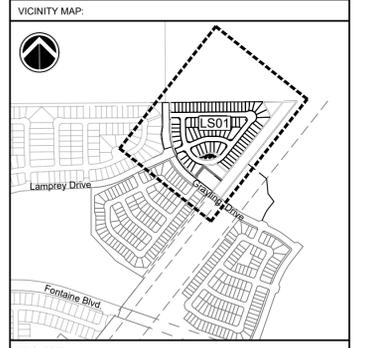
2 TREE SLOPE DETAILS  
 PLANTING DETAIL ON SLOPES (3:1 OR STEEPER) NTS



3 EVERGREEN TREE  
 PLANTING DETAIL NTS



4 PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 30'



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1	06 / 09 / 2021	SECOND SUBMITTAL	RAF
2	11 / 11 / 2021	THIRD SUBMITTAL	RAF
3	12 / 20 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 20.1129.002  
 DRAWN BY: SJC  
 CHECKED BY: JRA  
 APPROVED BY: JRA

## LANDSCAPE PLAN, DETAILS, SCHEDULE & LEGEND

LS03  
 SHEET 07 OF 08

PCD FILE NO.: PUDSP212

# SKYLINE AT LORSON RANCH

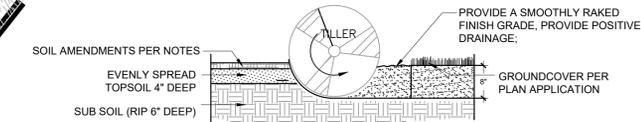
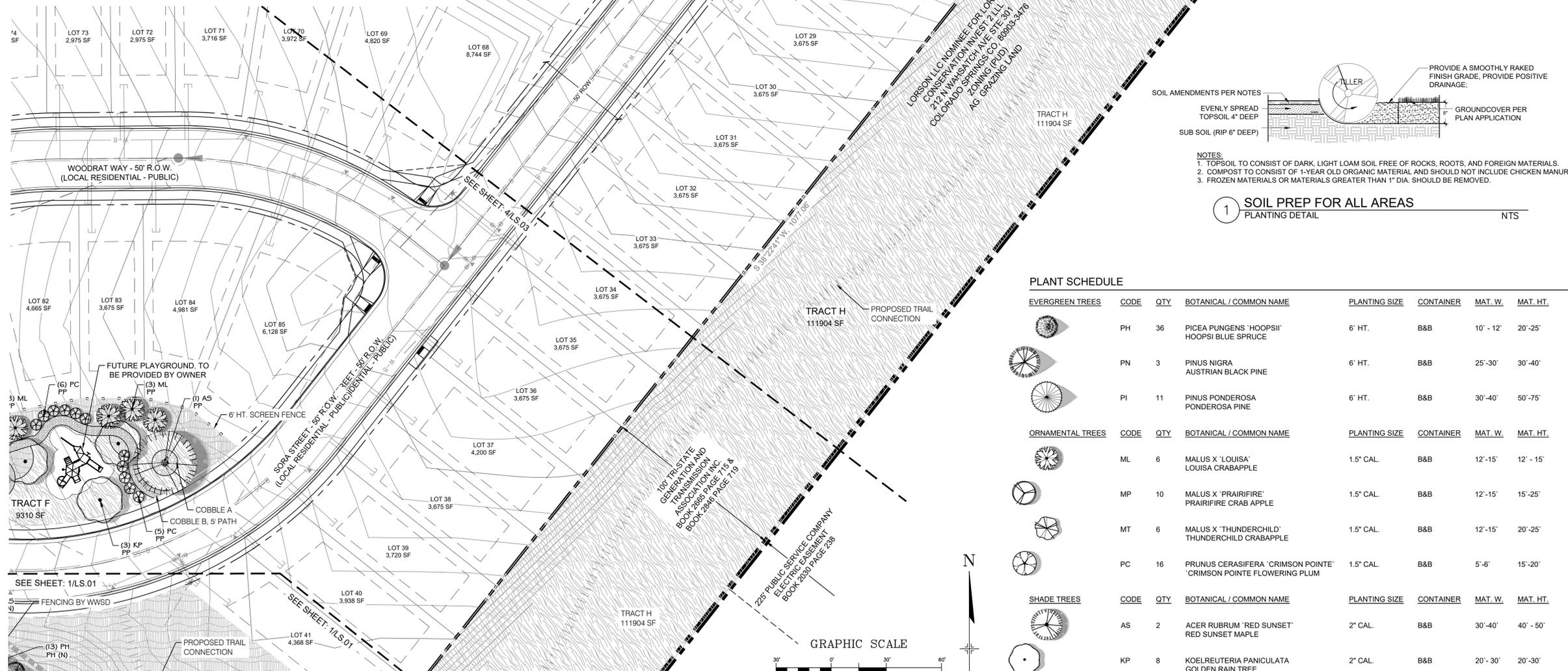
## EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,  
T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

### LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	158,187 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	32,461 SF	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	3,076 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	1,100 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER; TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURABLE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP; REF. CIVIL
- UTILITY EASEMENT, TYP; REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL

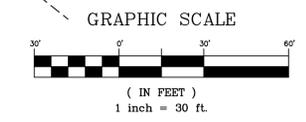


- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

**1 SOIL PREP FOR ALL AREAS**  
PLANTING DETAIL NTS

### PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH	36	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	10' - 12'	20' - 25'
	PN	3	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25' - 30'	30' - 40'
	PI	11	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30' - 40'	50' - 75'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	ML	6	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12' - 15'	12' - 15'
	MP	10	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	12' - 15'	15' - 25'
	MT	6	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5" CAL.	B&B	12' - 15'	20' - 25'
	PC	16	PRUNUS CERASIFERA 'CRIMSON POINT' 'CRIMSON POINT' FLOWERING PLUM	1.5" CAL.	B&B	5' - 6'	15' - 20'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	2	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30' - 40'	40' - 50'
	KP	8	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20' - 30'	20' - 30'
	QM	6	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40' - 50'	50' - 60'



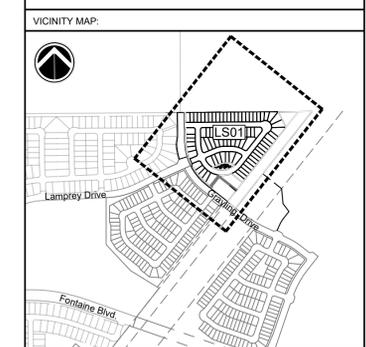
**2 PLANTING PLAN / SITE PLAN**  
SCALE: 1" = 30'

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER:  
LORSON LLC  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200

DEVELOPER:  
CHALLENGER HOMES  
8605 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920  
(719) 598-5192



PROJECT:  
SKYLINE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: DECEMBER 20, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	01 / 18 / 2021	FIRST SUBMITTAL	RAF
1	06 / 09 / 2021	SECOND SUBMITTAL	RAF
2	11 / 11 / 2021	THIRD SUBMITTAL	RAF
3	12 / 20 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 20.1129.002  
DRAWN BY: SJC  
CHECKED BY: JRA  
APPROVED BY: JRA

# LANDSCAPE PLAN, LEGEND, DETAIL & SCHEDULE

LS04  
SHEET 08 OF 08

PCD FILE NO.: PUDSP212



February 23, 2021

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

RE: Skyline at Lorson Ranch Subdivision - Preliminary Plan  
S1/2, Sec. 13, Twp. 15S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water Districts 10  
CDWR Assigned Subdivision No. 27542

To Whom It May Concern:

We have received the above-referenced proposal to subdivide an existing 16± acre tract of land into 85 single-family lots and irrigated green space. The lots are uniform in size for a density of 5.39 DU/acre. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("Widefield").

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 31.50 acre-feet for all intended uses in the subdivision. This includes 29.75 acre-feet/year for 85 household units, which equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes irrigation of 0.58 acres of green space, which is anticipated to require 1.75 acre-feet/year.

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 20, 2020 from Widefield was provided with the materials and indicated that 31.50 acre-feet are committed to the proposed subdivision. The letter also notes Widefield's commitment to provide wastewater disposal.

According to the records of this office, Widefield has sufficient water resources to supply this development as described above.



**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: [https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR\\_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d](https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d), to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

**State Engineer's Office Opinion**

Pursuant to Section 30-28-136(1)(h)(II) C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.  
Water Resources Engineer

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

# EL PASO COUNTY

## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

**Diana K. May, County Attorney**

### Assistant County Attorneys

Lori L. Seago  
Steven A. Klaffky  
Mary Ritchie  
Bryan E. Schmid  
Nathan J. Whitney  
Michael J. Desmond  
Christopher M. Strider  
Terry A. Sample  
Dorey L. Spotts

December 21, 2021

PUDSP-21-2 Skyline at Lorson Ranch  
Combined PUD/Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney  
Edi Anderson, Paralegal, ACP



## WATER SUPPLY REVIEW AND RECOMMENDATIONS

### Project Description

1. This is a proposal by Lorson, LLC (“Applicant”) for subdivision of 85 single-family lots plus open space and right-of-way on a 15.764-acre parcel (the “property”). The development is a continuation of the existing Lorson Ranch development. The property is zoned PUD (Planned Unit Development).

### Estimated Water Demand

2. Pursuant to the Water Supply Information Summary (“WSIS”), the subdivision demand is 29.75 acre-feet/lot for in-house use (0.35 acre-feet/lot), plus 1.75 acre-feet for irrigation for a total of 31.50 acre-feet/year for the 85-lot subdivision. Based on the total demand, Applicant must be able to provide a supply of 9,450 acre-feet of water (31.50 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

### Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District (“District”). Under Section 8.4.7.C.1. of the El Paso County Land Development Code (“Code”), “[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years.” As detailed in the District’s January 1, 2020 Annual Update and as incorporated in the *Water Demand Report for Skyline at Lorson Ranch Preliminary Plan* dated November, 2020 (“Report”), the District’s water supply “is based on surface water rights,

renewable groundwater, and a mix of various sources. The system does not rely on any non-renewable water sources.” Based on the foregoing, since the proposed water supply is an annually renewable source, it falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years. The *Report* indicates the District has a “current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2615 ac-ft per year which is 49.6% of the existing physical supply.”

4. The District’s Engineer provided a letter of commitment for the Skyline at Lorson Ranch development dated November 20, 2020, in which the District committed to providing water service to the 85 residential lots plus irrigation with an annual water requirement of 31.50 acre-feet/year.

#### State Engineer’s Office Opinion

5. In a letter dated February 23, 2021, the State Engineer reviewed the proposal to subdivide the 16 +/- acre parcel into 85 single-family lots, plus irrigated green space. The State Engineer stated that the “proposed development is to be served by Widefield Water and Sanitation District. A letter of commitment dated November 20, 2020 from Widefield was provided with the materials and indicated that 31.50 acre-feet are committed to the proposed subdivision. ... According to the records of this office, Widefield has sufficient water resources to supply this development as described above.” Finally, “[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.”

#### Recommended Findings

6. Quantity and Dependability. Applicant’s water demand for the Skyline at Lorson Ranch development is 31.50 acre-feet per year to be supplied by the Widefield Water and Sanitation District.

**Based on the water demand of 31.50 acre-feet/year for the development and the District’s availability of renewable water sources, the County Attorney’s Office recommends a finding of sufficient water quantity and dependability for the Skyline at Lorson Ranch development.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney’s Office reviewed the following documents in preparing this review: the Water Supply Information Summary provided December 29, 2020, the *Water Demand Report* dated November, 2020, the Widefield Water and Sanitation District letter dated November 20, 2020, and the State Engineer Office’s Opinion dated February 23, 2021. The

recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

***REQUIREMENTS:***

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc. Kari Parsons, Planner III



Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

### Skyline at Lorson Ranch, PUDSP-21-2

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The 15.7-acre site with 85 residential lots development project will have water provided by Widefield Water and Sanitation District. There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment regulated and approved district. (CO0121900). There is a Letter of Commitment from Widefield Water and Sanitation District submitted with the project.
- Wastewater service will be provided by Widefield Water and Sanitation District. Per the 20Nov2021 Letter of Commitment from Widefield Water and Sanitation District, there is adequate capacity at the wastewater treatment facility for the anticipated wastewater flow generated from this development project.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- Earthmoving activity more than one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.

Mike McCarthy  
El Paso County Public Health  
719-575-8602  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
26Dec2021

MAP AMENDMENT (REZONING) – PLANNED UNIT DEVELOPMENT (PUD)  
(RECOMMEND APPROVAL)

Commissioner Moraes moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION**

**OF THE COUNTY OF EL PASO**

**STATE OF COLORADO**

**RESOLUTION NO. PUDSP-21-002**

**Skyline at Lorson Ranch**

**WHEREAS**, Saint Aubyn Homes, LLC, Lorson LLC Nominee for Murray Fountain LLC, and Lorson LLC Nominee for Lorson Conservation Invest 2 LLP, did file an application with the El Paso County Planning and Community Development Department to amend the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference to the PUD (Planned Unit Development) zoning district; and

**WHEREAS**, a public hearing was held by this Commission on January 20, 2022; and

**WHEREAS**, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication, and public notice was provided as required by law for the hearing before the Planning Commission of El Paso County.
3. The hearing before the Planning Commission was extensive and complete, all pertinent facts, matters, and issues were submitted and reviewed, and all interested persons were heard at that hearing.
4. That all exhibits were received into evidence; and
5. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.

6. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the El Paso County Land Development Code.
7. There has been a substantial change in the character of the area since the land was last zoned.
8. The proposed development is in compliance with the requirements of the Land Development 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.
9. 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.
10. 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.
11. 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.
12. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
13. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
14. 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.
15. 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.
16. 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.
17. 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.

18. The owner has authorized the application.
19. The subdivision is in conformance with the subdivision design standards and any approved sketch plan.
20. Sufficiency: 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 the Land Development Code.
21. 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 the Land Development Code.
22. 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.W. §30-28-133(6)(c)].
23. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
24. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
25. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
26. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends approval of the application to amend the EL Paso County Zoning Map to rezone rezone property to the PUD (Planned Unit Development) zoning district.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends approval of the PUD Development Plan as a preliminary plan.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends the following conditions and notations and modifications be placed upon this approval:

## **MODIFICATION**

1. The applicant is requesting a PUD modification to Section 6.2.2.D.2 of the LDC to remove the 15-foot landscape buffer from the eastern tract line of the pumpstation site, to reduce the required 15-foot landscape buffer to 10 feet wide along the northern (rear) tract line, and to reduce the total required tree plantings within the southern landscape buffer of the pump station Tract D from 15 to 12.

## **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. 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 obtain approval of the necessary pre-subdivision 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.
6. The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision.
7. The developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard and will be required to construct that signal when warrants are met.

**AND BE IT FURTHER RESOLVED** that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Commissioner Brittain Jack seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Brittain Jack	aye
Commissioner Fuller	aye
Commissioner Trowbridge	aye
Commissioner Carlson	aye
Commissioner Schuettepelz	aye

22-004

Commissioner Moraes  
Commissioner Whitney

aye  
aye

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: January 20, 2022

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Brian Risley, Chair

## EXHIBIT A

### PROPOSED SKYLINE AT LORSON RANCH BOUNDARY NE 1/4 SW 1/4 AND NW 1/4 SE 1/4 SECTION 13 (15.764 ACRES)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING ALL OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS AND A PORTION OF THE PARCEL DESCRIBED IN A BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 204201653 IN THE EL PASO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3";

THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 3";

THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'41"W ALONG SAID WESTERLY LINE 1,158.91 FEET;

THENCE N52°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS;

THENCE N38°22'41"E ALONG SAID LINE, 2.00 FEET;

THENCE N52°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE;

THENCE 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS N40°31'27"W;

THENCE N07°28'57"E, NON-TANGENT TO THE PREVIOUS COURSE, 33.43 FEET; THENCE N22°54'14"W A DISTANCE OF 56.00 FEET;

THENCE N57°31'41"W A DISTANCE OF 30.77 FEET TO THE EAST LINE TRACT B, "LORSON RANCH EAST FILING NO. 3";

THENCE S17°09'24"E A DISTANCE OF 0.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE S72°50'06"W ALONG THE SOUTH LINE THEREOF 77.00 FEET TO THE EAST LINE OF TRACT A, "LORSON RANCH EAST FILING NO. 3"

THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE 141.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 13°19'48", AND A CHORD OF 141.60 FEET WHICH BEARS N10°29'59"W;

2. THENCE N08°18'15"E A DISTANCE OF 76.43 FEET;

3. THENCE N00°52'02"W A DISTANCE OF 223.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13;

THENCE N89°32'23"E ALONG SAID SOUTH LINE 32.00 FEET TO THE POINT OF BEGINNING. SAID

PARCEL CONTAINS 686,691 S.F. (15.764 ACRES MORE OR LESS).

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, CI/4 SI3, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 \ SI8, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET.

**RESOLUTION NO. 22**

**EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE  
OF COLORADO**

**APPROVAL OF THE RIDGE AT SKYLINE AT LORSON RANCH  
MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN  
(PUDSP-21-002)**

**WHEREAS**, Saint Aubyn Homes, LLC, Lorson LLC Nominee for Murray Fountain LLC, and Lorson LLC Nominee for Lorson Conservation Invest 2 LLP,, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the conceptual PUD (Planned Unit Development) zoning district to the site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

**WHEREAS**, a public hearing was held by the El Paso County Planning Commission on January 20, 2022, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application and supporting PUD Development Plan; and

**WHEREAS**, a public hearing was held by this Board on February 1, 2022; and

**WHEREAS**, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
5. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Land Development Code.
6. The proposed development is in compliance with the requirements of the Land Development 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.
7. 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.
8. 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.
9. 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.
10. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. 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.
13. 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.
14. 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.

15. 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.
16. The owner has authorized the application.
17. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
18. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
19. Sufficiency: 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 the Land Development Code.
20. 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 the Land Development Code.
21. 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.W. §30-28-133(6)(c)].
22. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
23. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
24. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
25. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

26. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

**NOW, THEREFORE, BE IT RESOLVED** the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the conceptual PUD (Planned Unit Development) zoning district to the site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

**BE IT FURTHER RESOLVED** that the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

**BE IT FURTHER RESOLVED** the following conditions and notations shall be placed upon this approval:

**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. 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 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.
6. The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision.
7. The developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard and will be required to construct that signal when warrants are met.

**AND BE IT FURTHER RESOLVED** the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 1<sup>st</sup> day of February ,2022 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

**EXHIBIT A**

**PROPOSED SKYLINE AT LORSON RANCH BOUNDARY  
NE 1/4 SW 1/4 AND NW 1/4 SE 1/4 SECTION 13 (15.764  
ACRES)**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING ALL OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS AND A PORTION OF THE PARCEL DESCRIBED IN A BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 204201653 IN THE EL PASO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3";  
THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 32.00 FEET TO THE  
NORTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 3";  
THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;  
THENCE S38°22'41"W ALONG SAID WESTERLY LINE 1,158.91 FEET;  
THENCE N52°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS;  
THENCE N38°22'41"E ALONG SAID LINE, 2.00 FEET;  
THENCE N52°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE;  
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