

LORSON RANCH

MINOR SKETCH PLAN AMENDMENT #2

A PORTION OF TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO.

SKETCH PLAN NOTES:

- THE SKETCH PLAN AMENDMENT IS ADOPTING THE GENERAL LAND USE CONCEPT AND OVERALL PUD DEVELOPMENT & PHASING PLAN (RECEPTION NO.: 206035127, MARCH 9, 2006). THE DENSITY RANGES ADOPTED WILL BE USED TO ESTABLISH A MAXIMUM DENSITY WITHIN THAT RANGE FOR INDICATED PORTIONS OF THE SITE, DEPENDING ON THE ULTIMATE PROVISION OF OPEN SPACE AND THE DESIGN OF THE HIGHER DENSITY AREAS.
- THIS SKETCH PLAN AMENDMENT WILL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT FOR LORSON RANCH, AS AMENDED.
- THE APPLICANT SHALL WORK WITH EL PASO COUNTY PARKS DEPARTMENT WITH FUTURE SUBMITTALS TO DETERMINE ACREAGE AND ACCEPTABLE LOCATIONS FOR PARK AREA OR AREAS AS REQUIRED. THE OPEN SPACE AS SHOWN MEETS THE REQUIREMENTS FOR ALL OF LORSON RANCH.
- BUFFERING BETWEEN THE COMMERCIAL AND RESIDENTIAL USES SHALL BE REFLECTED WITH ANY ZONING AND DEVELOPMENT PLAN REQUEST FOR THE COMMERCIAL PROPERTIES. BUFFERING SHALL BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- BUFFERING OF THE HIGHER DENSITY RESIDENTIAL USES FROM INDUSTRIAL, LOWER DENSITY RESIDENTIAL USE, PROPOSED COMMERCIAL USES AND USES ADJACENT TO MARKSHEFFEL ROAD, FONTAINE BLVD. AND MERIDIAN ROAD CAN BE THROUGH THE USE OF SETBACKS, BERMS, LANDSCAPING AND OPAQUE SCREENING. CREATIVE LANDSCAPE DESIGN IS ENCOURAGED BUT IN NO INSTANCE SHALL THE MINIMUM BUFFERING AND LANDSCAPE REQUIREMENT BE LESS THAN THAT REQUIRED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. THE BUFFERING/ LANDSCAPING SHALL BE INCLUDED WITH ANY REZONING REQUESTS. SAID BUFFERS SHALL BE EXCLUSIVE OF ANY LOT AREA(S).
- THE MAXIMUM TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED THE 6,500 UNITS AS SHOWN WITHOUT REVIEW AND SUBSEQUENT APPROVAL OF A MAJOR AMENDMENT TO THE SKETCH PLAN.
- CLUSTERING OF UNITS AND DENSITY TRANSFERS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN SOLUTIONS.
- CONSTRUCTION SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET FROM THE BREAK IN SLOPE OF JIMMY CAMP CREEK AND THE EAST TRIBUTARY OF JIMMY CAMP CREEK, BOTH FOR PROTECTION AGAINST EROSION DURING FLOODS, AND TO PREVENT EROSION OF THE BANKS AS A RESULT OF DEVELOPMENT.
- INFORMATION REGARDING WILDLIFE PROTECTION MEASURES SHOULD BE PROVIDED INCLUDING FENCING REQUIREMENTS, GARBAGE CONTAINMENT, PETS, ENHANCEMENT/ MAINTENANCE OF NATURAL VEGETATION, WEED CONTROL, AND RIPARIAN/ WETLAND PROTECTION/ BUFFER ZONES AS APPROPRIATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COLORADO DIVISION OF WILDLIFE.
- ROAD LOCATIONS AND CLASSIFICATIONS AS DEPICTED ON THE SKETCH PLAN ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THIS AMENDMENT. FINAL DETERMINATIONS OF ALL ROAD CLASSIFICATIONS AND NECESSARY RIGHTS-OF-WAY WILL BE MADE AT THE PRELIMINARY PLAN STAGE WHEN MORE DETAILED LAND USE, TRAFFIC AND ROAD DESIGNS ARE AVAILABLE. CHANGES TO ROAD CLASSIFICATION, NECESSARY RIGHTS-OF-WAY WIDTHS, AND CHANGES IN ALIGNMENT SHALL NOT REQUIRE A NEW SKETCH PLAN AMENDMENT.

GENERAL NOTES:

- EXISTING ZONING IS PUD- PLANNED UNIT DEVELOPMENT (EL PASO COUNTY).
- SCHOOL DISTRICT: WIDEFIELD SCHOOL DISTRICT NO. 3
- UTILITY PROVIDERS:
 - WATER & SEWER: WIDEFIELD WATER & SANITATION DIST.
 - ELECTRICAL POWER: MOUNTAIN VIEW ELECTRIC ASSOCIATION
 - GAS: BLACK HILLS ENERGY
- FIRE PROTECTION: SECURITY FIRE PROTECTION DISTRICT
- POLICE PROTECTION: EL PASO COUNTY SHERIFF'S DEPT.
- COMMERCIAL SITES TOTALING 25.3 ACRES ARE ALLOWED WITHIN LORSON RANCH BETWEEN MARKSHEFFEL ROAD AND JIMMY CAMP CREEK.
- COMMERCIAL USES SHALL BE PERMITTED TO DEVELOPED INDEPENDENT OF THE PHASING PLAN.
- A 25 ACRE SCHOOL SITE HAS BEEN DEDICATED TO WIDEFIELD SCHOOL DISTRICT NO. 3 AT THE NORTHEAST CORNER OF FONTAINE BOULEVARD AND LAMPREY DRIVE AS SHOWN ON THE SKETCH PLAN.
- THE EXISTING LORSON RANCH METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PARKS, OPEN SPACE, COMMON AREAS, COMMON LANDSCAPE PLANTINGS AND OTHER PUBLIC AREAS.
- THIS PROJECT WILL DETAIN STORMWATER RUN-OFF TO HISTORIC FLOWS.
- ROAD RIGHTS-OF-WAY WILL BE DEDICATED AS NECESSARY.
- ALL FUTURE ROAD RIGHTS-OF-WAY ARE CONCEPTUAL ONLY AND ARE PERMITTED TO BE MODIFIED UP UNTIL FINAL PLATTING SO LONG AS THE GENERAL LOCATION, SIZE AND ACCESS INTENT ARE MAINTAINED.
- THE SOUTH WESTERN MOST INTERSECTION OF MARKSHEFFEL ROAD AND LORSON RANCH BOULEVARD WILL BE A FULL MOVEMENT INTERSECTION AS APPROVED WITH CARRIAGE MEADOWS SOUTH (PUDSP 16-002).
- THE NORTH EASTERN MOST INTERSECTION WITH LORSON RANCH AND MERIDIAN ROAD WILL BE A FULL MOVEMENT INTERSECTION.
- THE DEVELOPER AGREES TO ABIDE BY EXTERIOR LIGHTING POLICIES AND REGULATIONS IN EXISTENCE IN THE COUNTY AT THE TIME OF PLATTING.

OPEN SPACE:

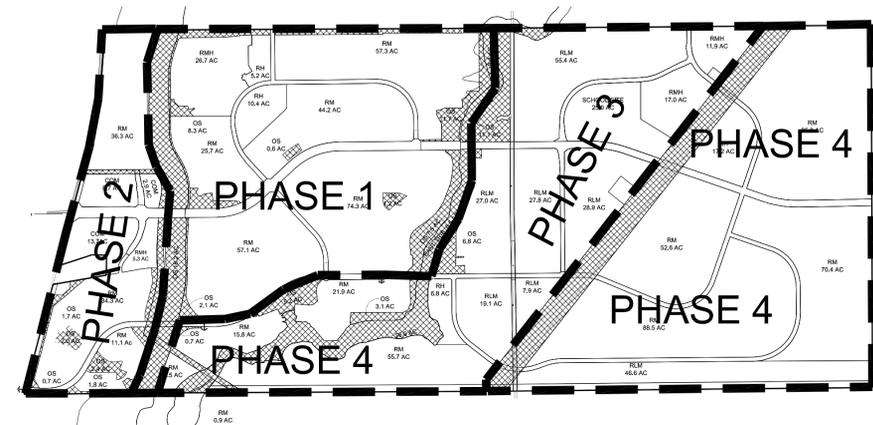
- OPEN SPACE REQUIRED, AND TO BE PROVIDED AT FULL BUILD OUT, FOR THE LORSON RANCH PROJECT IS 212 TOTAL ACRES (15%). TOTAL OPEN SPACE REQUIREMENTS WILL RANGE BETWEEN 187-212 TOTAL ACRES. THE DEVELOPER ANTICIPATES MEETING THESE REQUIREMENTS EITHER BY DESIGNATED OPEN SPACE, LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND FEES IN LIEU OF LAND DEDICATION.
- TOTAL OPEN SPACE PROVIDED TO DATE IS 211.93 ACRES OR 15.0%. THE OPEN SPACE CONSISTS OF PARKS, PLAYGROUNDS, NATURAL OPEN SPACE, TRAILS; JIMMY CAMP CREEK MAIN CHANNEL OPEN SPACE; JIMMY CAMP CREEK EAST TRIBUTARY OPEN SPACE; THE POWER LINE EASEMENT OPEN SPACE; SOUTHERN DELIVER SYSTEM EASEMENT OPEN SPACE WITHIN LORSON RANCH; AND THE FOUNTAIN MUTUAL IRRIGATION COMPANY DITCH EASEMENT OPEN SPACE.
- PARKS, PLAYGROUNDS, TRAILS, ETC. MAY BE PLACED WITHIN ANY OPEN SPACE AREAS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- FUTURE OPEN SPACE AND PARK SITE AREAS MAY BE INCLUDED WITH FUTURE DEVELOPMENTS AS DETAILED DESIGN TAKES PLACE, INCREASING THE TOTAL OPEN SPACE ACREAGE PROVIDED.
- PHYSICAL OPEN SPACE OR PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO LAND DEDICATION AND/ OR FEES IN LIEU OF LAND DEDICATION REQUIREMENTS AS APPROVED BY EL PASO COUNTY.

GENERAL LAND DESCRIPTION - SKETCH PLAN

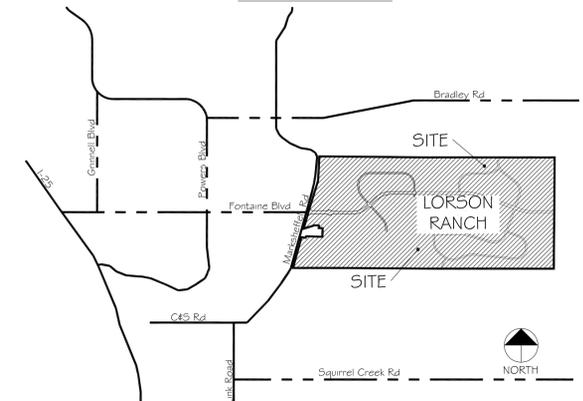
A TRACT OF LAND BEING ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, THE NORTH ONE-HALF (N1/2) OF SECTION 24, THE SOUTH ONE-HALF (S1/2) OF SECTION 13, THE SOUTH ONE-HALF (S1/2) OF SECTION 14, THAT PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD KNOWN AS MARKSHEFFEL ROAD AND THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD, EXCEPT ANY PORTION OF LOT 2 OF BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, ALL LYING WITHIN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

SAID TRACT OF LAND CONTAINS 1,412 ACRES OF LAND, MORE OR LESS.

PHASING PLAN



VICINITY MAP



SKETCH PLAN SITE DATA

LAND USE	ACRES±	%	TOTAL DUS	GROSS DU/AC
JIMMY CAMP CREEK MAIN CHANNEL (OPEN SPACE)	36.1	2.6		
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	41.5	2.9		
POWER LINE EASEMENT (OPEN SPACE)	50.3	3.6		
COS SOUTHERN DELIVERY SYSTEM (SDS) EASEMENT (OPEN SPACE)	7.5	0.5		
FMIC DITCH EASEMENT (OPEN SPACE)	8.6	0.6		
MVEA ELECTRICAL SUBSTATION (OUT PARCEL)	2.0	0.1		
OPEN SPACE (OPEN SPACE/ TRAILS/ PARKS/ DETENTION FACILITIES)	68.1	4.8		
COMMERCIAL	25.3	1.8		
DEDICATED SCHOOL SITE	25.0	1.8		
RLM - LOW/ MEDIUM RESIDENTIAL FOR SF RES. (EXISTING)	166.1	11.8	1,061	4-6 DU/ AC
RM- RESIDENTIAL MEDIUM DENSITY (EXISTING)	382.4	27.1	1,559	4-6 DU/ AC
RMH- RESIDENTIAL MEDIUM HIGH DENSITY (EXISTING)	26.7	1.9	204	7-10 DU/ AC
RH- RESIDENTIAL HIGH DENSITY (EXISTING)	5.2	0.4	46	17-20 DU/ AC
RLM - LOW/ MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	46.6	3.3	187	4-6 DU/ AC
RM - MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	362.2	25.7	2,595	7-10 DU/ AC
RMH - MEDIUM/ HIGH RESIDENTIAL FOR SF OR MF RES. (PROPOSED)	34.2	2.4	355	10-13 DU/ AC
RH- RESIDENTIAL HIGH DENSITY (PROPOSED)	34.4	2.4	493	17-20 DU/ AC
ROADWAY RIGHT-OF-WAY (EXISTING)	64.5	4.6		
ROADWAY RIGHT-OF-WAY (PROPOSED)	25.3	1.7		
TOTALS	1,412	100%	6,500	4-6 DU/ AC

Existing Development includes completed or in-progress developments as follows:
Ponderosa Filings 1 & 2; Townhomes at Lorson Ranch, Buffalo Crossing Filings 1 & 2, Pioneer Landing Filings 1, 2 & 3; The Meadows Filings 1-4; Allegiant at Lorson; Carriage Meadows North and South; Lorson Ranch East Filings 1 & 2.

NOTE:
PROJECTED GROSS UNIT COUNTS ARE CALCULATED BY MULTIPLYING THE RESIDENTIAL GROSS DENSITY USE BY THE ACREAGE.

DEVELOPMENT STANDARDS AND GUIDELINES

- RL - LOW RESIDENTIAL WITH A GROSS DENSITY (1-2 DU/AC) FOR RURAL-RESIDENTIAL UNITS.
- RLM - LOW/ MEDIUM RESIDENTIAL WITH A GROSS DENSITY (4-6 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
- RM - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
- RMH - MEDIUM/ HIGH RESIDENTIAL WITH A GROSS DENSITY (10-13 DU/AC) FOR SINGLE OR MULTI FAMILY RESIDENTIAL LOTS.
- RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTI-FAMILY RESIDENTIAL UNITS.
- COMM - COMMERCIAL RELATED USES

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This Minor Sketch Plan Amendment was approved by the Director of Development Services of El Paso County, Colorado on the _____ day of _____, 20____.

Director, Development Services Department _____ Date _____

OWNER/ APPLICANT: LORSON LLC
Attn: Jeff Mark
212 N. Wahsatch Ave., Suite 301
Colorado Springs, Co 80903
(719) 635-3200

PREPARED BY: THOMAS + THOMAS, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE, INC.
702 N. TEJON STREET
Colorado Springs, Co 80903
(719) 578-8777

DSD FILE NO.:



Lorson Ranch
Colorado Springs, CO
Sketch Plan Amendment #2

STAMP:

REV #	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

DESIGNED	JRA	12.03.18	AS NOTED
DRAWN	JRA	12.03.18	
CHECKED	JEH	12.03.18	
PROJECT NUMBER:		2516.19	

SP1 OF 2

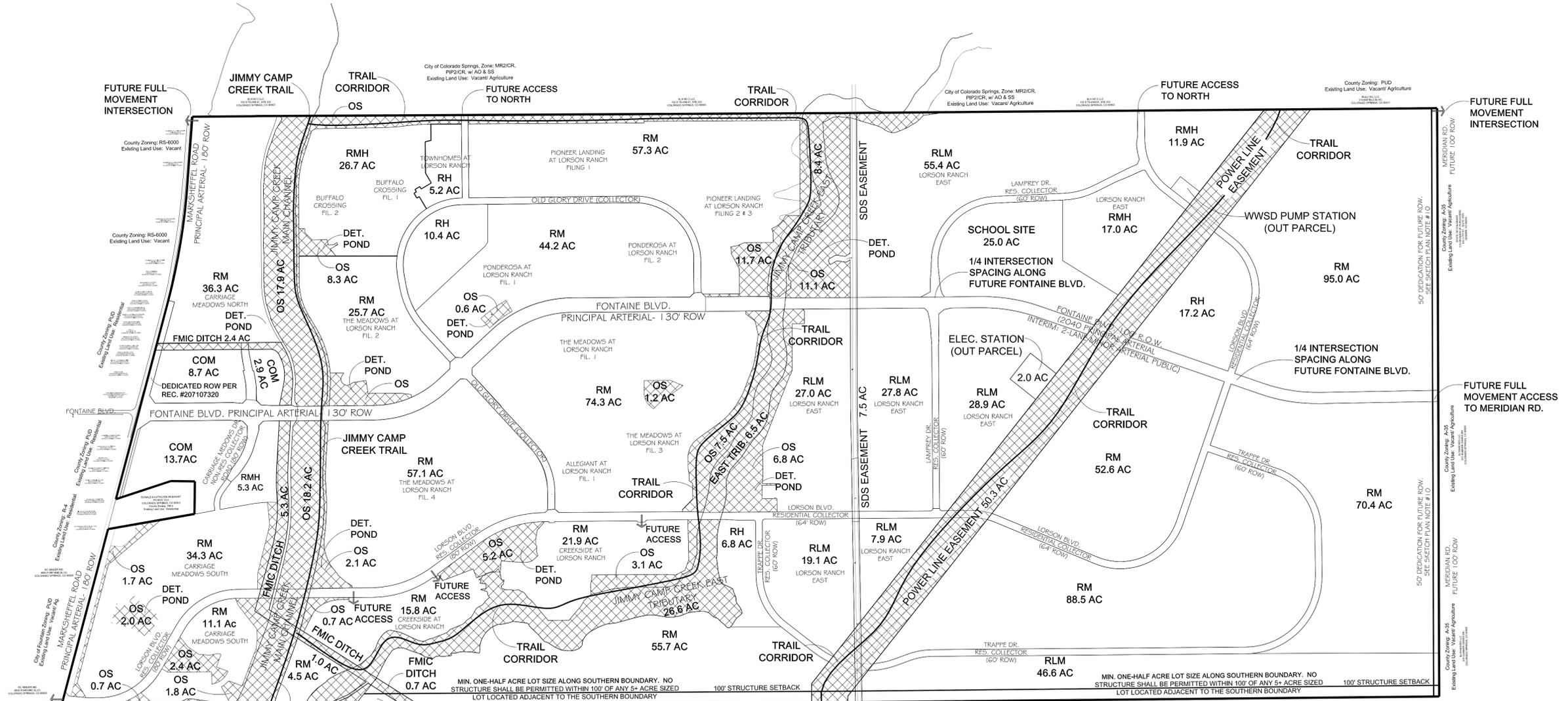
LORSON RANCH

MINOR SKETCH PLAN AMENDMENT #2

REV #	REVISIONS	DATE
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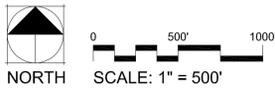
DESIGNED	JRA	DATE
DRAWN	JRA	12.03.18
CHECKED	JEH	12.03.18
PROJECT NUMBER:		283.0.19

SCALE: AS NOTED



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