

EL PASO COUNTY
COLORADO

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Board of County Commissioners
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Carrie Geitner, District 2
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Cami Bremer, District 5

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Kari Parsons, Senior Planner
Jeff Rice, PE, Senior Engineer
Kevin Mastin, Interim Executive Director

RE: Project File #: PUDSP-22-001
Project Name: Hillside at Lorson Ranch
Parcel Nos.: 55000-00-370, 55000-00-281, 55000-00-282, & 55000-00-283

OWNER:	REPRESENTATIVE:
Lorson, LLC, Love In Action LLC Nominee for Lorson Conservation Invest 2 LLP 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:	9/15/2022
Board of County Commissioners Hearing Date	10/4/2022

EXECUTIVE SUMMARY

A request by Lorson, LLC, Love In Action, Lorson, and 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 489 single-family residential lots. The four (4) parcels, totaling 128.33 acres, are located immediately south of Lorson Boulevard, east of the East Tributary of Jimmy Camp Creek and are within Sections 23 and 24, Township 15

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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 (2022), 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 utilities.

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 489 single-family detached residential lots and 15 tracts within a 128.33-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2022), 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 construction of roadways.

Modification of Existing Land Development Code (LDC) or Engineering Criteria

Manual (2016) (ECM) Standard: The applicants are not requesting any modification(s) of the LDC with this application.

Waiver(s)/Deviation(s): The applicants requested the following deviation 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 in the subdivision and results in intersection spacing of 170 to 185 feet on three roads south of Lorson Boulevard.

ECM Administrator Decision (approval anticipated at the time of staff report preparation):

The proposed intersection spacing (centerline to centerline) meets stopping distance requirements (155 feet) for a 25 MPH vehicle speed, the posted speed limit on these roads. All of the Lorson Boulevard intersections will have a stop condition for the northbound movement and there are only two driveways each (on one side of the road) within two of the subject road segments (none on the

other one). The options would be to add 15 to 30 feet of additional lot length or a wider landscaping tract along the south side of Lorson Boulevard to meet intersection spacing criteria.

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

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2022) 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 (2022) 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)	Single-family residential
South: RR-5 (Residential Rural)	Single-family residential
East: RR-5 (Residential Rural) A-5 (Agricultural)	Vacant
West: PUD (Planned Unit Development)	Single-family residential

E. BACKGROUND

The proposed Ridge 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 existing school 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 Hillside at Lorson Ranch PUD is located within the southeastern 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 Sketch Plan also requires the lots within the Lorson Ranch Development Area, adjacent to the RR-5 (Residential Rural) zoned properties to the south, to have a minimum of 2.5 acres, and a 100-foot rear building setback.

The proposed PUD rezoning proposes an average density of 3.81 dwelling units per acre and includes the development of 489 detached single-family lots (79.06 acres), 22.52 acres of public right-of-way, 1.68 acres of a right-of-way preservation for future Meridian Road, and 15 tracts totaling 25.07 acres for drainage, utilities, associated easements, two (2) pocket parks, disc golf course, landscaping, and open space. Lorson Ranch Metropolitan District No. 1 is anticipated to own and maintain the tracts. The minimum lot size proposed within the PUD development plan is 3,825 square feet.

If the Hillside at Lorson Ranch 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 (2022).

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 128.33 acres in size, which would require a total of 12.83 acres of open space area. The applicants are providing 25.07 acres (19.5 percent) of designated open space tracts which include: drainage, utilities, associated easements, [two (2) pocket parks, disc golf course, trails, (totaling 16 acres)] and landscaping.

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.

G. MASTER PLAN ANALYSIS

1. Your El Paso Master Plan

a. Placetype: Suburban Residential

Placetype Character

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

Recommended Land Uses:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

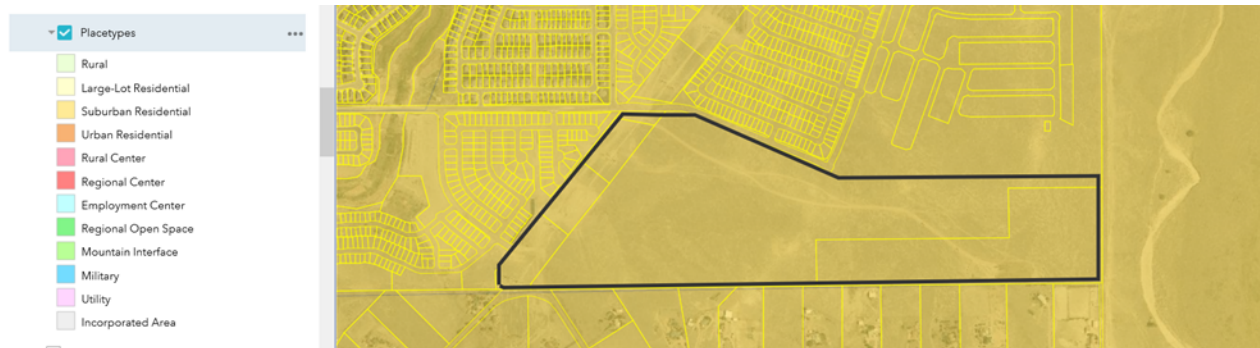


Figure G.1: Placetype Map

Analysis:

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. Relevant goals and objectives are as follows:

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal LU3 – Encourage a range of development types to support a variety of land uses.

Objective LU3-1 – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.

Objective HC4-1 – Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

Objective TM1-4 – Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

Objective CF13-5 – Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.

Objective CF13-9 – Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.

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 to the north and west of the subject development are also developed at the same density, 4-6 dwelling units per acre. The PUD and preliminary plan depict a range in lot sizes from 3,825 square feet up to 2.5 acres, which is anticipated to provide a variety of housing types to meet the needs of County residents.

The approved Lorson Ranch Sketch Plan depicts a density of 4-6 dwelling units per acre in the subject area. The proposed development proposes an overall density of 3.81 dwelling units per acre and is compatible with the existing urban development to the north and west within the overall Lorson Ranch development. The preservation tract for future Meridian Road separates the vacant rural and agricultural land located to the east. The 2.5 acre lots depicted at the southern boundary of the plan, provide transition from the rural lots in the Peaceful Valley Subdivision to the south, from the urban lots with the Lorson Ranch development. Pursuant to the Master Plan, recommending up to 5 dwelling units per acre in the Suburban Residential Placetype, the applicants providing the larger 2.5-acre rural lots depicted on the PUD plan, and the 25.07 acres of open space with the PUD plan area, staff does not have concerns with the density proposed at 3.81 dwelling units per acre. 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.

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural

areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

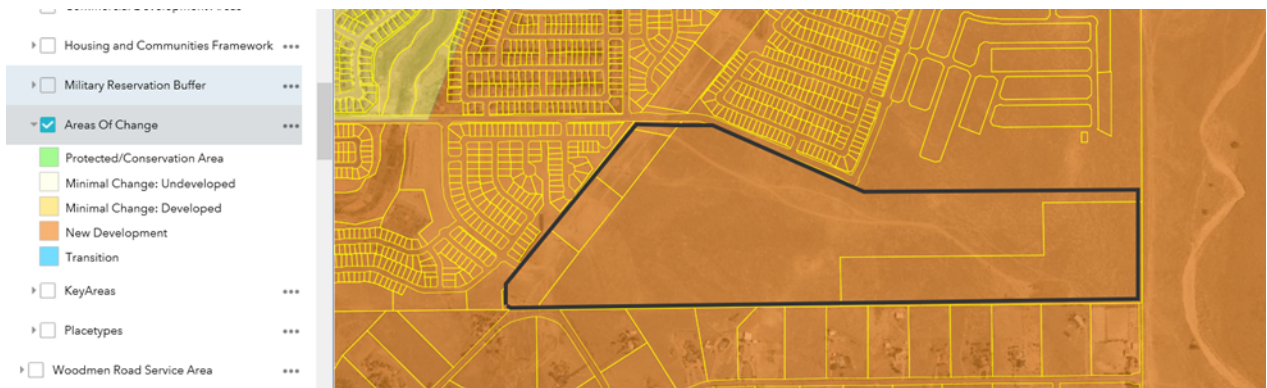


Figure G.2: Area of Change Map

Analysis:

The proposed rezone is located in an area which is expected to completely or significantly change in character. A relevant priority is as follows:

Goal LU3 Specific Strategy Priority

“The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.”

c. Key Area Influences

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is located within and potentially influenced by the Potential Areas for Annexation Key Area.

Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight adjacent incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.



Figure G.3: Key Area Map

Analysis:

The subject property is located within the Potential Areas for Annexation Key Area. If properties within the Potential Area for Annexation are annexed into the City of Colorado Springs, it may significantly alter the character of the area. Many of the properties in this area are developing at a suburban or urban density, which is consistent with development occurring within the City of Colorado Springs. It should be noted that neither the applicant or the City of Colorado Springs sought annexation for the Lorson Development at this time.

d. Other Implications (Priority Development, Housing, etc.)

The subject property is located within a Priority Development Area and within the Housing and Communities Framework.

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.

3. 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.

The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has 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.

4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderately high 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 2016 Major Transportation Corridors Plan Update (MTCP) (2016) is discussed below in Transportation section of this report.

H. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the combined PUD and preliminary plan application that would impede development. The Colorado Geological Survey (CGS), provided the following comments on the PUD and preliminary plan:

“The site does not contain steep slopes or mapped floodplains, nor is it exposed to any geologic hazards that preclude the proposed development. As noted on page 14 of RMG’s Soils and Geology Study (Rocky Mountain Group (RMG), January 3, 2022), geologic constraints include expansive soils and bedrock, faults, seismicity, and radon. We offer the following comments:

1. As noted on page 18 of RMG’s report, “The subexcavation should extend to minimum depths up to 10 feet (as indicated on FIG-88, Subexcavation Recommendations) below the bottom of all proposed foundations components, and at least those same distances (laterally) beyond the proposed “buildable” area on each lot.” However, on FIG-88, subexcavation depths of 8 feet and 10 feet are shown. The subexcavation depths should be clarified in RMG’s report. CGS agrees with RMG (page 16) that “the subexcavation and replacement process does not guarantee that the swell potential will be reduced to acceptable levels.” The earthwork contractor should be made aware that additional “overexcavation and replacement of some or all of the previously placed fill material may be required,” as stated by RMG on page 16.
2. CGS recommends a note be added to the plans stating that prior to residential construction, lot-specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development.
3. As noted on page 17 of RMG’s report, “A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface.” RMG did not encounter groundwater in their borings during drilling. As noted by

RMG (page 17), “depending on the conditions encountered during site-specific subsurface soil investigations and the conditions observed at the time of the open excavation observations, additional subsurface drainage systems may be recommended.” CGS agrees with RMG (pages 20-21) that “surface and subsurface drainage systems should be implemented” and that “Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces.

Provided RMG’s recommendations are adhered to, and lot-specific subsurface soil investigations are performed, CGS has no objection to the proposed residential use and density.”

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate to low wildlife impact potential. The applicants’ Impact Identification Report dated February 7, 2022, 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 numbers 08041C0957G and 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 southeast portion of the proposed development, approximately 40 acres, is located within the Upper Williams Creek drainage basin, which is not a fee basin and has not been studied.

The majority of Hillside at Lorson Ranch drains to the west to existing storm drain facilities that flow to the Jimmy Camp Creek East Fork tributary, that in turn eventually outfalls to the Jimmy Camp Creek main channel at the south end of

Lorson Ranch. Runoff from the southeast portion of the site generally sheet flows southeast to the Upper Williams Creek basin drainageway. A partially complete full-spectrum detention (FSD) and water quality capture volume (WQCV) facility in the adjacent Creekside at Lorson Ranch development will be completed and serve the west portion of the Hillside at Lorson Ranch project area. Two proposed FSD/WQCV ponds will be constructed in the southern portion of the development to treat developed flows and approximate existing flow rates in the Upper Williams Creek drainage basin. The Preliminary Drainage Report for Hillside at Lorson Ranch concludes that “The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream.”

Final channel stabilization improvements to the Jimmy Camp Creek East Tributary downstream of the Hillside at Lorson Ranch 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 Hillside at Lorson Ranch development is located south of the eastward extension of Lorson Boulevard, west of the future extension of Meridian Road, east of Lorson Ranch East Filing No. 4, and north of existing rural subdivisions along the south Lorson Ranch boundary. Access to the development will mainly be from Lorson Boulevard, together with Walleye Drive, a connecting Collector Road between Lorson Boulevard and Fontaine Boulevard, and the extension of Trappe Drive, a Residential Collector, from the west. Approximately 18,600 linear feet of Urban Local public roads and 480 linear feet of Urban Residential Collector Road are proposed to be constructed with Hillside at Lorson Ranch.

A traffic impact study (TIS) signed on August 16, 2022, was provided with the PUD/preliminary plan submittals. Table 14 of the TIS identifies required offsite roadway improvements and overall developer responsibilities toward those improvements, specifically, turn lanes on Lorson Boulevard and intersection

improvements at Lorson Boulevard and Trappe Drive. Escrow provisions and/or construction of improvements may be required as warranted. The developer has already met obligations to provide escrow for the traffic signal improvements at Marksheffel Road and Lorson Boulevard and will be required to construct that signal with The Ridge Filing No. 1.

Traffic generated from the 489 proposed dwelling units in this development is estimated to be 4,478 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 will be adequate with the improvements noted in the TIS. 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.

One deviation was requested with the PUD/preliminary plan submittal as discussed in the Request/Waivers/Authorization section of this staff report, above.

I. 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 66.79 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 plan depicts trails within the proposed open space areas 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.

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 Hillside at Lorson Ranch PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the forthcoming final plat(s). 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 of the forthcoming final plat(s).”

7. Schools

The subject property is located within the boundaries of Widefield School District No. 3. The applicants are required to pay fees in lieu of land dedication to benefit, Widefield School District No. 3 at the time of final plat recordation.

J. APPLICABLE RESOLUTIONS

Approval 29 and 25
Denial 30 and 26

K. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

L. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission 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 (2022), 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.
8. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 14 of the Hillside at Lorson Ranch Traffic Impact Study, as amended and pending approval, to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in The Hillside at Lorson Ranch development area. Participation may be through construction of improvements or escrow provisions.

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 three (3) 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 with other Lorson Ranch subdivisions.

M. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 36 adjoining property owners on August 29, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

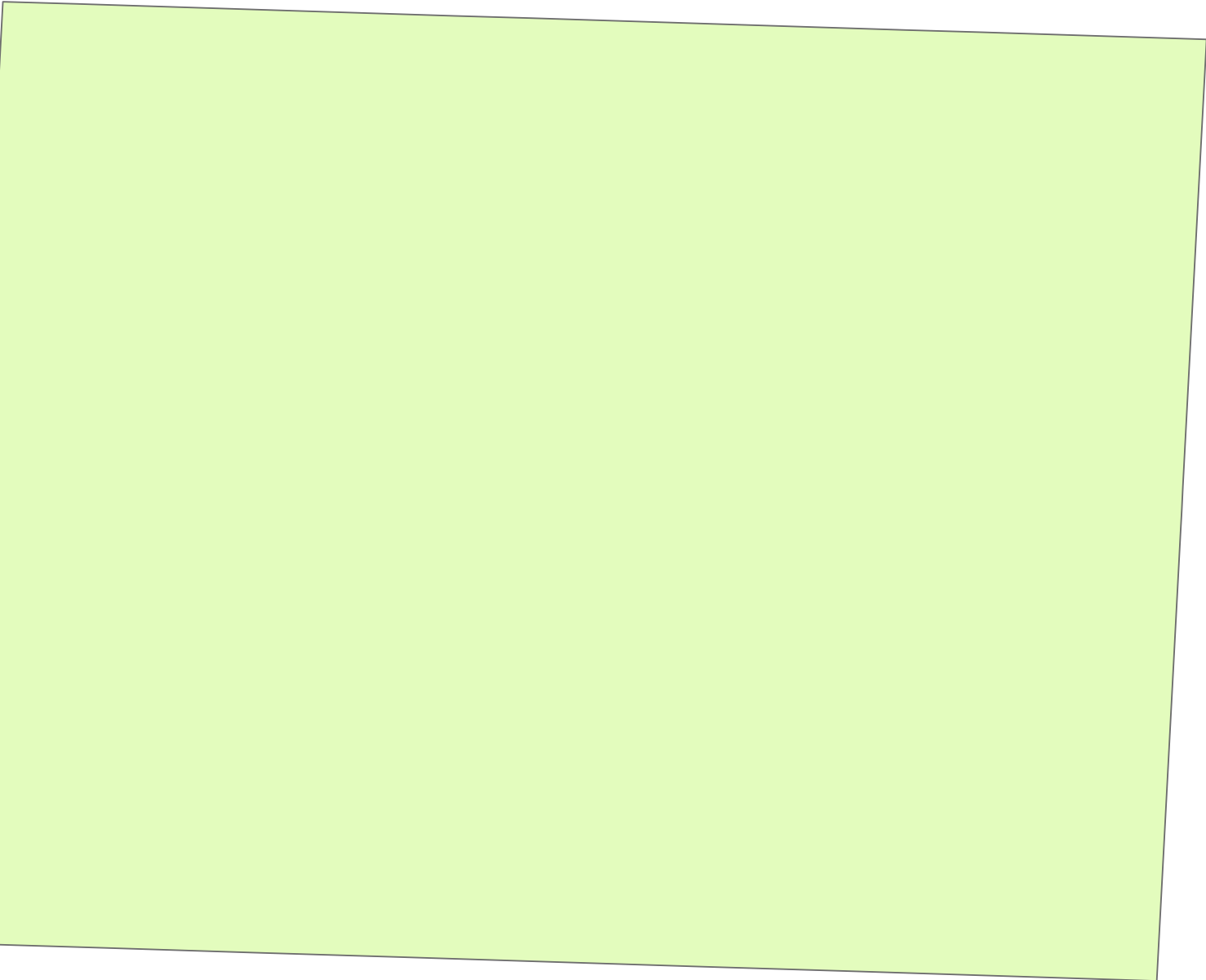
Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
State Engineers Letter
County Attorney's Letter
Health Department

El Paso County Parcel Information

File Name:

Date:

PARCEL	NAME	ADDRESS
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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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HILLSIDE AT LORSON RANCH
LETTER OF INTENT
Planned Unit Development, Preliminary Plan & Early Grading

May 05, 2022 (REV1)



PREPARED FOR:

Lorson LLC et/ al
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, Love In Action,
Lorson LLC Nominee for Lorson Conservation Invest 2 LLP
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

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

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

Tax Schedule No: 5500000370, 5500000371, 5500000405, 5500000281, 5500000282, &
5500000283

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Lorson LLC, is respectfully submitting development applications for the proposed Hillside at Lorson Ranch project to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for sufficiency of water findings to permit future administrative review of final plats. The site is 128.33 acres with 489 single family detached residential lots and 15 tracts located in the southeastern most portion of Lorson Ranch. The Hillside at Lorson Ranch is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 4-6 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RLM (Residential Low/ Medium 4-6 DU/ Acre). The proposed PUDSP application submittal includes 489 new single family lots on 128.33 acres for a density of 3.81 DU/ Acre and is in compliance with the approved Sketch Plan.

The site is bordered by the recently approved Hills at Lorson Ranch (Residential Low/ Medium 4-6 DU/ Acre) and Ridge at Lorson Ranch (Residential Low/ Medium 4-6 DU/ Acre) developments to the north; existing Peaceful Valley Lake Estates (RR-5) to the south; developed Lorson Ranch PUD zoned single-family property to the west (Residential Low/ Medium 4-6 DU/ Acre and Residential Medium 7-10 DU/ Acre); as well as A-35 zoned land (Ag grazing) to the east. Additionally, a 90' R.O.W. reservation tract for future Meridian Road is proposed along the eastern property line. The parcels that make up this submittal are 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; Early installation of Wet Utilities; and request for administrative review of future final plats with the findings of water sufficiency as part of this PUDSP submittal. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential community and open spaces; the necessary width and classification of public rights-of-way and public roadways; roadway centerline data; street grades; 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. Since the site is quite large, infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 489 new detached single-family residential units on 128.33 acres for a density of 3.81 DU/ Acre. The PUDSP includes 25.07 acres of total open space and landscape area; 22.52 acres of new public streets right-of -way; and 1.68 acres of R.O.W. reservation for future Meridian Road. The 25.07 acres of open space tracts is comprised of 14.93 acres of powerline easement and 10.14 acres for open space and landscape area. Within the total open space tracts, there is 3.42 acres of detention area and 0.48 acres of pocket parks as illustrated on the landscape plans. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 45' x 85' (3,825 SF). The site layout additionally includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment.

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 lot access to any arterial or collector streets. Existing Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected 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, the pocket parks and the adjoining neighborhoods. This is achieved via planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement. The PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

There are two proposed deviation requests at this time.

- 1) Intersection Spacing
- 2) Pedestrian Ramp Locations

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 489 new single family lots on 128.33 acres for a density of 3.81 DU/ Acre.

A "Soils and Geology Study", Hillside at Lorson Ranch, El Paso County, Colorado" (RMG-Rocky Mountain Group, January 3, 2022) is included with the submittal package. As part of this study, 78 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 and bedrock, faults and seismicity 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. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

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. The proposed Hillside at Lorson Ranch will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports Your El Paso County Master Plan Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Hillside at Lorson Ranch development is near existing transportation thoroughfares; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities. The proposed project meets the stated El Paso County Water Master Plan Goal 1.2: Integrate water and land use planning, Goal 4.2: Support the efficient use of water supplies, and 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. The proposed project additionally supports the El Paso County Parks Master Plan Overall System Mission/Role Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents. The proposed pocket parks and open space within Hillside at Lorson Ranch will provide passive/active space for the future residents of Hillside as well as connecting to the current parks, trails and open spaces of the overall Lorson Ranch community.

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. Deviation Request #1 is to permit roadway intersections less than 200' will not adversely affect safety or operations as these intersections are not designed as through streets, limiting traffic to residents. Deviation Request #2 is to permit the elimination of one of the three ramps at this intersection will not impede pedestrian movements and will result in safer pedestrian crossing due to grading concerns and the inability to meet ADA slope requirements (where required). The additional ramp may also be a safety concern as the removed crossing is in the middle of a large curve. A pedestrian will be able to cross at alternate locations within approximately 225' of the eliminated ramps.
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, north and south consisting of single family residential or open space. The new development adds 2.5-acre transition lots to ensure compatibility with the existing rural lots to the south. 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, parks 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 two neighborhood pocket parks totaling 0.48 acres, trails and pedestrian connections to existing trail systems within Lorson Ranch East. The proposed trails and pedestrian connections provide access to the large open space tracts within the MVEA easement, to adjacent neighborhoods, and to the Lorson Boulevard sidewalk running east-west through Lorson Ranch which connects to the EPC Regional trail system along the Jimmy Camp Creek main tributary.
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 Hillside at Lorson Ranch, the project site is proposing two neighborhood pocket parks, a disc golf course, trails and pedestrian connections to existing trail systems within Lorson Ranch East. The overall Lorson Ranch project (1,412 acres) requires approximately 212 total acres of open space per the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001). The current provided open space totals +287 acres. As part of this PUDSP, 25.07 acres of open space, landscape area, and pocket parks totaling 19.54% of the overall site acreage is being provided. Per the EPCLDC, 12.83 acres or 10% of the total site area of open space is required within the PUD zoning district.
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 The Hillside 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;* Two deviations are requested at this time. See below for more information. Hillside at Lorson Ranch is proposing amenities to include two neighborhood pocket parks, a disc golf course, and trails/ trail connections to other open spaces within Lorson Ranch.
13. *The owner has authorized the application.* The Owner has authorized the application.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Hillside at Lorson Ranch would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project is a Suburban Residential placetype in the Area of Change: New Development and is consistent with the placetype's land uses. Suburban Residential's primary land use is Single-Family Detached and has supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
3. *Would the use be providing necessary housing or essential goods and/or services?*
The proposed Hillside at Lorson Ranch will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports **Goal HC1**: Promote development of a mix of housing types in identified areas and **Goal HC3**: Locate attainable housing that provides convenient access to good, services and employment. The Hillside at Lorson Ranch development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Hillside at Lorson Ranch development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting **Goal LU4**: Continue to encourage policies that ensure "development pays for itself".
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
The proposed Hillside at Lorson Ranch will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be

provided as necessary to connect to existing trail systems within the development. This supports **Goal TM2** *Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

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 and the new Your El Paso County Master Plan as discussed below. The site meets the Your El Paso County Master 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. This includes the 100' building setback along the southern property line.*
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 "Soils and Geology Study", Hillside at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, January 3, 2022) is included with the submittal package. As part of this study, 78 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 and bedrock, faults and seismicity 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. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

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. There are three proposed ponds located within the Hillside at Lorson Ranch, all to be owned and maintained by the Lorson Ranch Metropolitan District. 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. All Internal streets will be public and will provide for a looped circulation pattern through 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;* The proposed property is compatible with both the existing and allowed land uses on the neighboring properties to the west, north and south consisting of single family residential or open space. The new development adds 2.5-acre transition lots to ensure compatibility with the existing rural lots to the south. 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. While there are no major recreational facilities such as large playfields proposed within Hillside at Lorson Ranch, the project site is

proposing two neighborhood pocket parks, a disc golf course, trails and pedestrian connections to existing trail systems within Lorson Ranch East totaling 25.07 acres.

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. Commitment letters for fire, water, sewer, electric, and gas have been provided with this submittal. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$101,223 for 489 lots.
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. There are two proposed deviation requests at this time.

El Paso County Water Master Plan:

Hillside 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 Hillside at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for the proposed 489 units and landscaping. The Hillside 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.

Hillside at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 12" diameter potable water main in Lorson Boulevard and Walleye 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's has a current developed physical water supply of 5271 ac-ft of water per year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per



year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

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 0.41 acres of fully irrigated landscaping (park) and 1.35 acres of partially irrigated landscaping. The new water commitments are 172.2 ac-ft per year for the 389 lots and the landscaping (3sfe).

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.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.0100245 MGD of flow to the existing plant.

In addition, Hillside 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.

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: 489 Single-Family Detached Residential Units for a density of 4.81 DU/ Acre. The site layout includes a mix of residential lot size: 50’ x 110’ (5,500 SF); 60’ x 110’ (6,600’ SF); 45’ x 85’ (3,825 SF); and 2.5-acre lots.

Total Number of Industrial or Commercial Sites:

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

**Phasing Plan and Schedule of Development:**

The PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

Areas of Required Landscaping:

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Lorson Boulevard as well as for the proposed pocket park areas. 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, 12.83 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 25.07 acres of open space, landscape area, and pocket parks totaling 19.54% of the overall site acreage. The 25.07 acres of open space tracts include 14.93 acres of powerline easement, 10.14 acres for open space and landscape area including 0.48 acres for pocket parks as illustrated on the landscape plans. Within the total open space tracts, there is also 3.42 acres of detention area leaving a majority of the open space as useable either with pocket parks or trail corridors. The open space tracts include elements such as landscaping, existing natural open space to remain, trails, pocket parks, a disc golf course, and detention facilities. Of the 25.07 acres being provided with the Hillside at Lorson Ranch, 14.93 acres consist of the powerline easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. In addition, trail corridors have been illustrated on the plans along the powerline easement providing numerous connections to adjoining neighborhoods. 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. Overall, the Lorson Ranch development of 1,412 acres requires approximately 212 total acres of open space per the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001). The current provided open space totals +287 acres.

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 parks. 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 Hillside at Lorson Ranch, the project site is proposing two neighborhood pocket parks, trails, a disc golf course, and pedestrian connections to existing trail systems within previous filings of Lorson Ranch.

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 Hillside



at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

Hillside at Lorson Ranch includes a +90' R.O.W. reservation for future Meridian Road and is shown as Tract N totaling 1.68 acres.

School District:

Projects (Plats) within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$101,223 for 489 lots.

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 Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints 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 natural 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 Hillside 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 200' at the intersections of Elk Hills Drive & Lorson Boulevard, Tin Mountain Trail & Lorson Boulevard, and Kingston Peak Place & Lorson Boulevard.

Justification: The 200' 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 200' 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 200'. The 200' spacing requirement did not consider these smaller lots. Applying this standard would prevent the use of the small lots illustrated with this PUDSP and



would require much deeper lots or additional tracts behind the lots to accommodate the ECM standard.

2) PEDESTRIAN RAMPS AT T-INTERSECTIONS

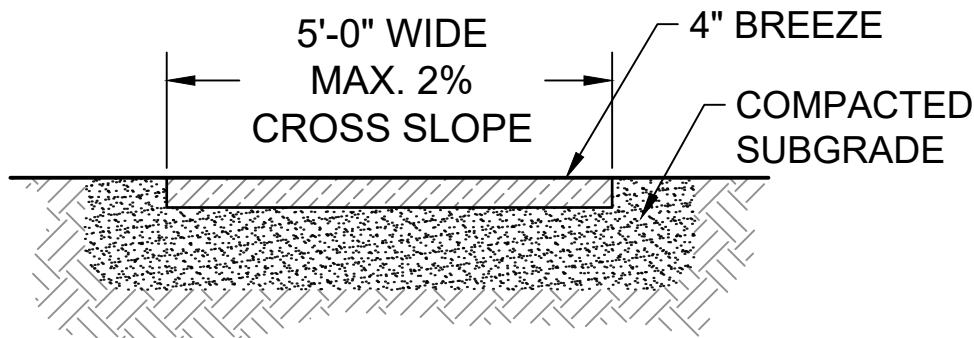
Requested Deviation: Allow only two pedestrian ramps to be constructed at the T-intersection of Hackberry Hill Street and Salt Spring Way.

Justification: The intersection is in close proximity of other intersections with all the required ramps constructed. Installation of an additional two ramps at this intersection is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. The additional ramps may also be a safety concern as the removed crossing is in the middle of a large curve. The crossing at Salt Spring Way and Whiskey Hill Lane is approximately 225' feet away and provides a much safer intersection for 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.

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

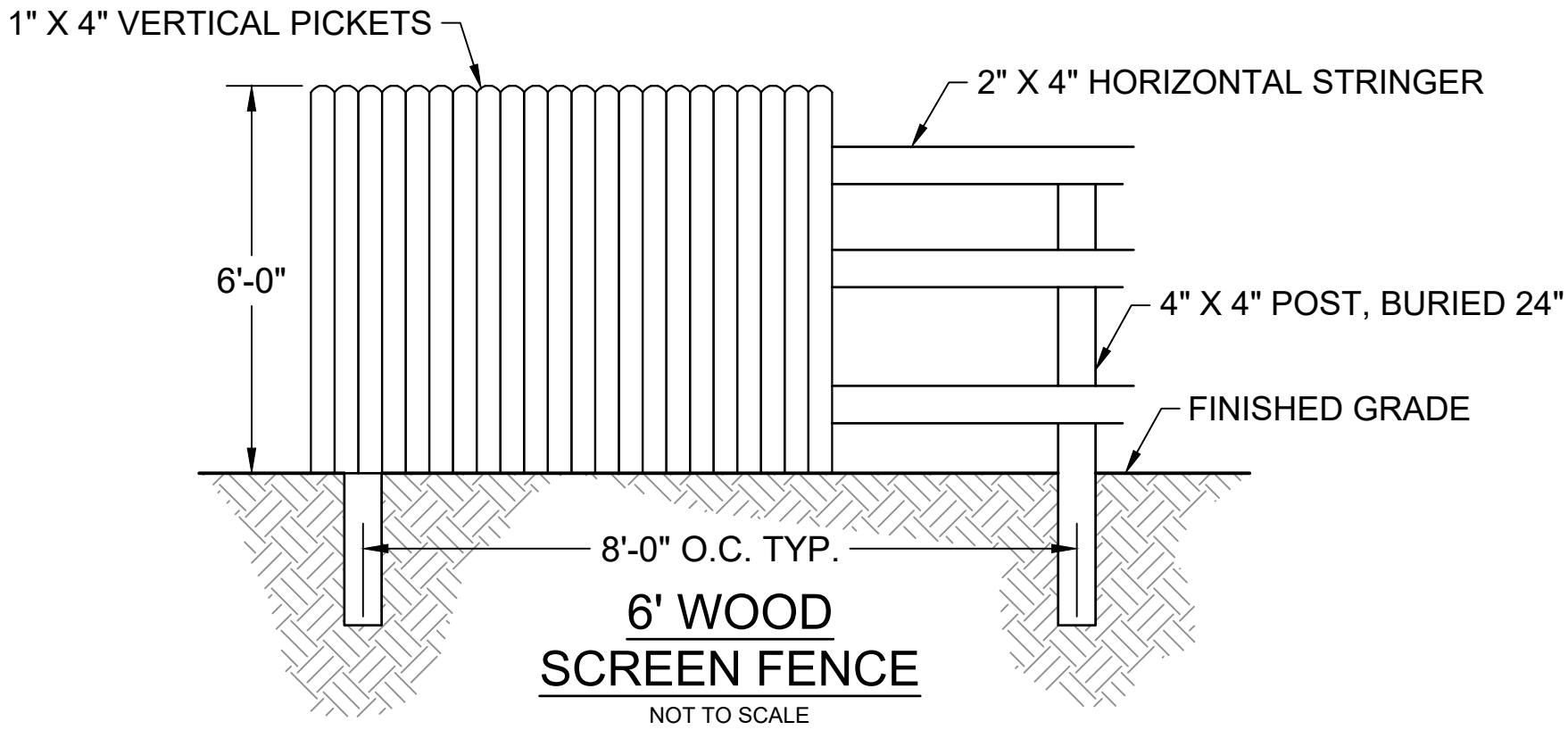


5' COMPACTED BREEZE TRAIL

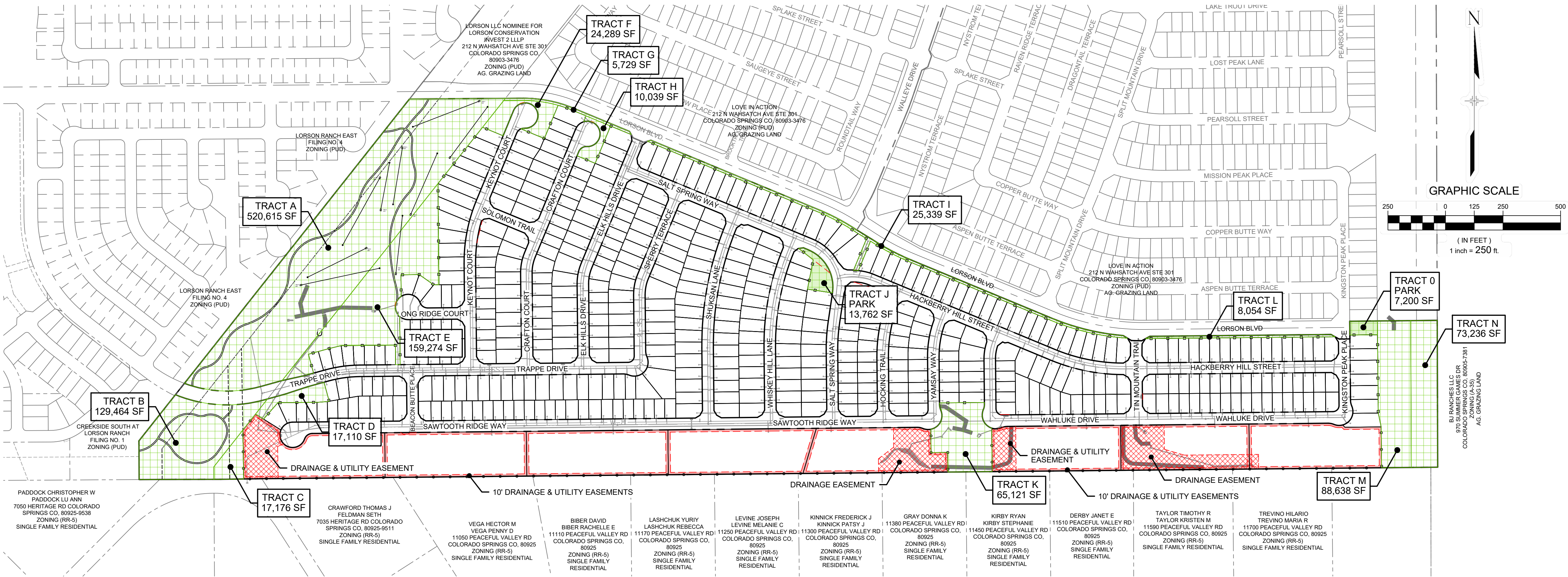
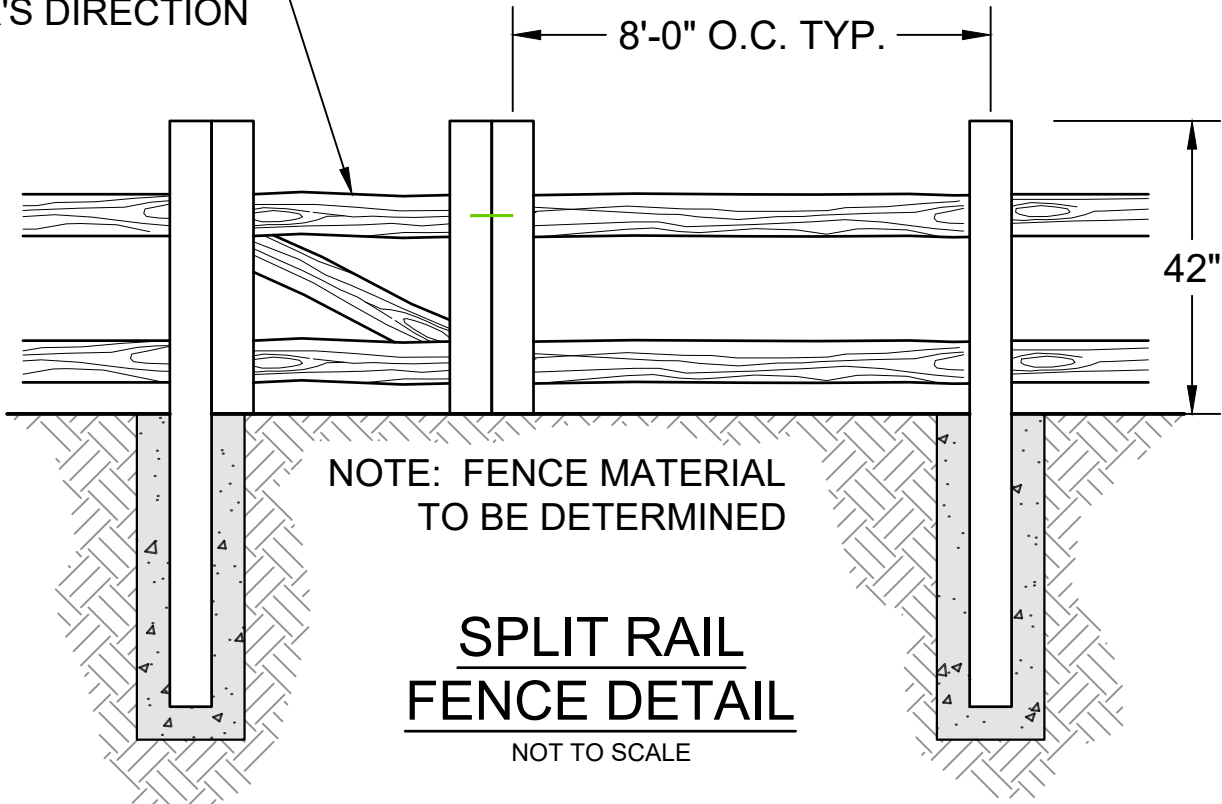
NOT TO SCALE

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	DISC GOLF COURSE	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	FUTURE R.O.W.	OWNED BY	MAINTAINED BY
A	520,615	X		X		X		X		LRMD	LRMD
B	129,464	X				X		X		LRMD	LRMD
C	17,176	X			X	X	X			LRMD	LRMD
D	17,110	X			X	X	X			LRMD	LRMD
E	159,274	X		X	X	X	X			LRMD	LRMD
F	24,289	X			X	X	X			LRMD	LRMD
G	5,729	X			X	X	X			LRMD	LRMD
H	10,039	X			X	X	X			LRMD	LRMD
I	25,339	X			X	X	X			LRMD	LRMD
J	13,762	X	X		X	X	X			LRMD	LRMD
K	65,121	X			X	X	X			LRMD	LRMD
L	8,054	X			X	X	X			LRMD	LRMD
M	88,638	X			X	X	X			LRMD	LRMD
N	73,236				X	X	X		X	LRMD	LRMD
O	7,200	X	X		X	X	X			LRMD	LRMD
1,165,046											

LRMD = LORSON RANCH METROPOLITAN DISTRICT



SPLIT RAIL FENCE GATE.
PER OWNER'S DIRECTION



CONSULTANTS:

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

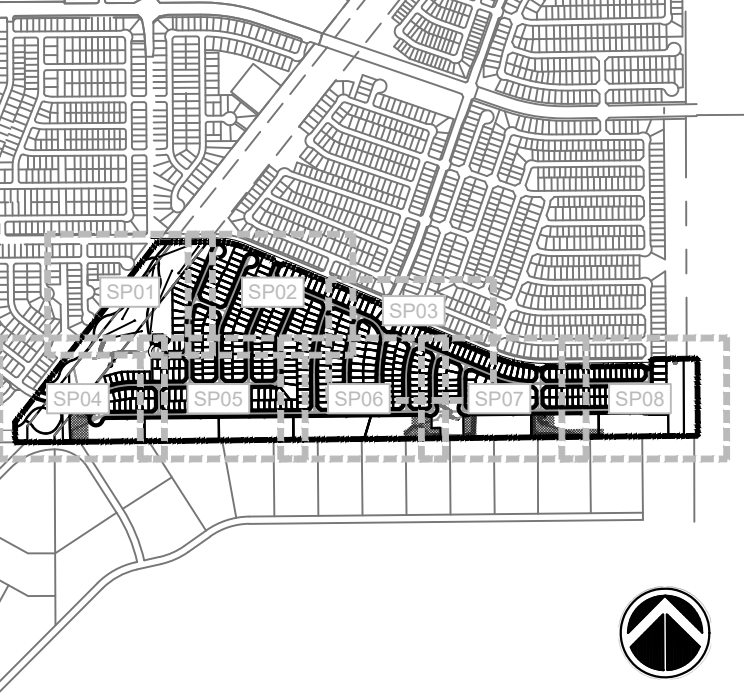
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD TRACT MAP AND DETAILS

DT01

SHEET 02 OF 28

PCD FILE NO.: PUDSP221

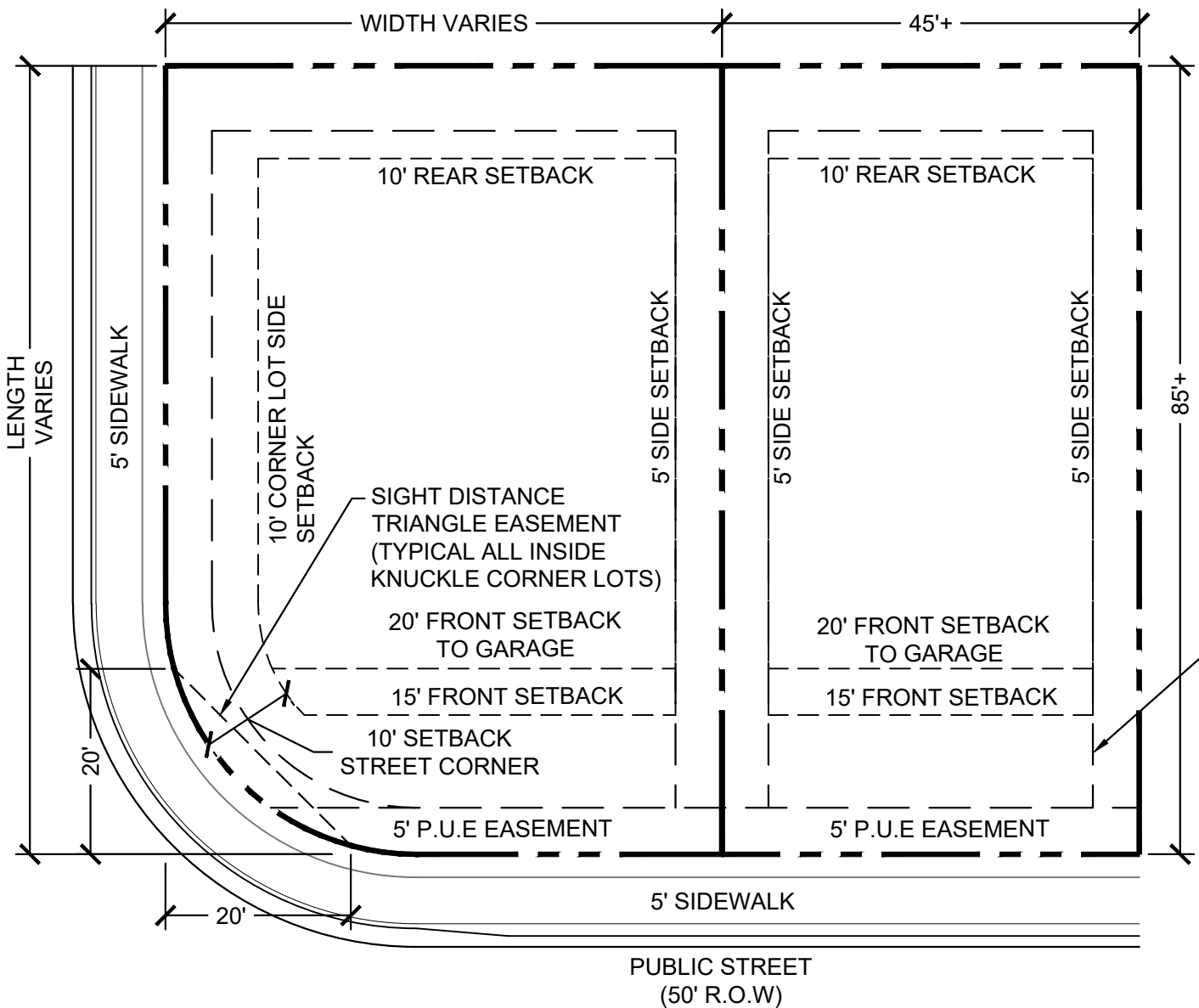
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FILE LOCATION: S:\31.1\23.01\1 LORSON RANCH AREA\1100.DWG\04 PLAN SET\DEVELOPMENT PLAN\DT01.DWG

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-481

- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: 3,825 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') 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')
 - REAR YARD: TEN FEET (10')
 - CORNER YARD (NON-DRIVEWAY SIDE): 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
 - A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
 - 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 A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
 - 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.

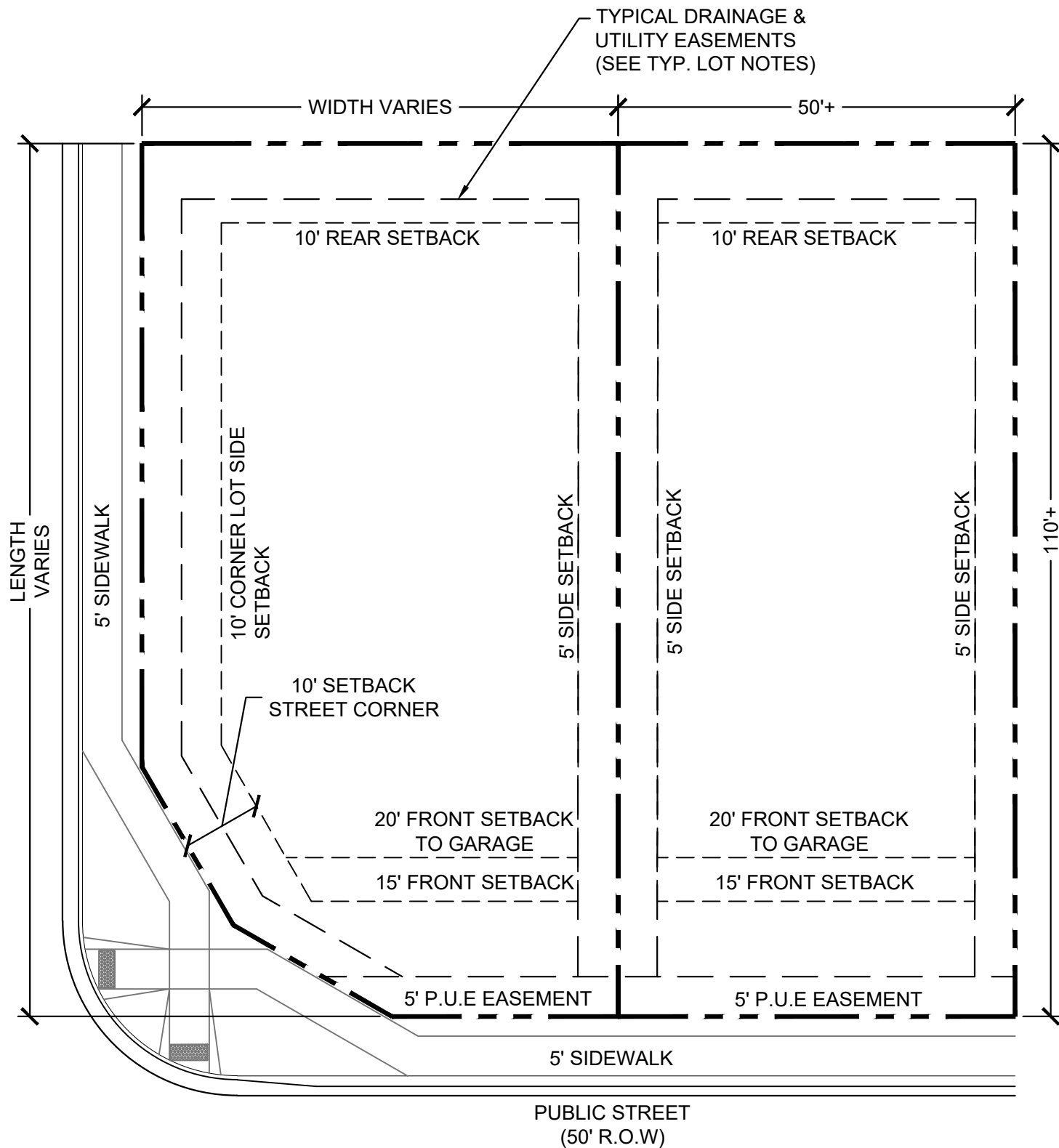


TYPICAL DRAINAGE & UTILITY EASEMENTS (SEE TYP. LOT NOTES)

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO



TYPICAL DRAINAGE & UTILITY EASEMENTS (SEE TYP. LOT NOTES)

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 482-489

- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: 2.5 ACRES
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 10% MAXIMUM. INDIVIDUAL LOT OWNERS EXCEEDING 10% STRUCTURAL COVERAGE SHALL COORDINATE WITH EL PASO COUNTY AND PROVIDE WATER QUALITY ON THEIR INDIVIDUAL LOTS AS MAY BE REQUIRED.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWO HUNDRED FEET (200') 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 FIVE FEET (25') TO FACE OF GARAGE
TWENTY FIVE FEET (25') TO FACE OF HOUSE
 - SIDE YARD: FIFTEEN FEET (15')
 - REAR YARD: ONE HUNDRED FEET (100')
 - CORNER YARD (NON-DRIVEWAY SIDE): TWENTY FIVE FEET (25')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
- SETBACK REQUIREMENTS:
 - SIDE YARD: FIFTEEN FEET (15')
 - REAR YARD: TWENTY FIVE FEET (25')
- PROJECTION INTO SETBACKS
 - A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
 - 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 A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
 - 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.

DEVELOPMENT USES

DIMENSIONAL STANDARDS FOR LOTS 1-489

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 CODE, 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.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

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

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.
- EASEMENTS ABUTTING REAR LOT LINES, WHERE AN EASEMENT ABUTS A REAR LOT LINE WHICH IS NOT THE REAR LOT LINE OF ANOTHER LOT, OR WHICH IS ON THE PERIMETER OF THE DIVISION OF LAND, THE EASEMENT WIDTH SHALL BE 10 FEET OR MORE. (C) UTILITY EASEMENTS COMBINED WITH DRAINAGE EASEMENTS, WHERE EASEMENTS ARE COMBINED WITH A WATER COURSE, DRAINAGE WAY, CHANNEL, OR STREAM, AN ADDITIONAL UTILITY EASEMENT OF AT LEAST 10 FEET IN WIDTH SHALL BE PROVIDED IF THE USE WOULD BE IN CONFLICT WITH DRAINAGE REQUIREMENTS OR WETLANDS. (D) STANDARD EASEMENT WIDTHS AND LOCATIONS, UNLESS OTHERWISE REQUIRED BY THE UTILITY PROVIDER, THE STANDARD UTILITY EASEMENTS FOR URBAN AND RURAL LOTS SHALL BE PROVIDED AS FOLLOWS: THE FINAL PLAT SHALL DETERMINE ALL FINAL FRONT, REAR AND SIDE DRAINAGE AND UTILITY EASEMENT WIDTHS.

- LOTS 1 - 481
- SIDE LOT LINES: 5 FEET
 - REAR LOT LINES: 7 FEET

- LOTS 482 - 489
- FRONT LOT LINES: 10 FEET
 - SIDE LOT LINES: 10 FEET
 - REAR LOT LINES: 10 FEET

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

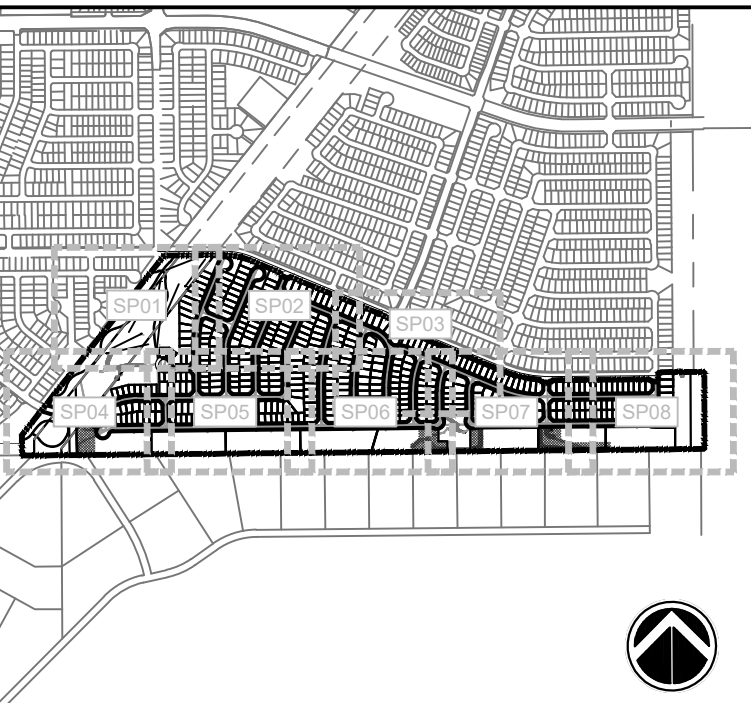
OWNER/DEVELOPER:

LORSON LLC ET/ AL

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD DETAILS

DT02

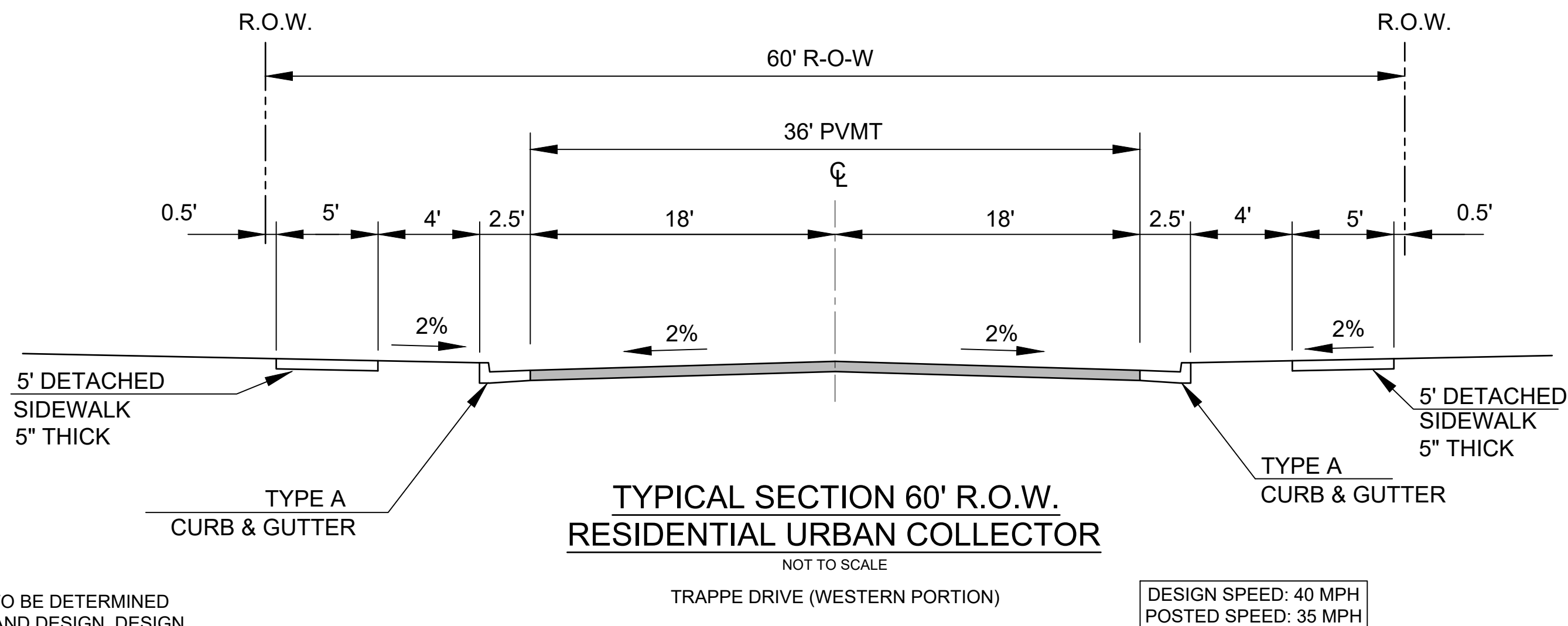
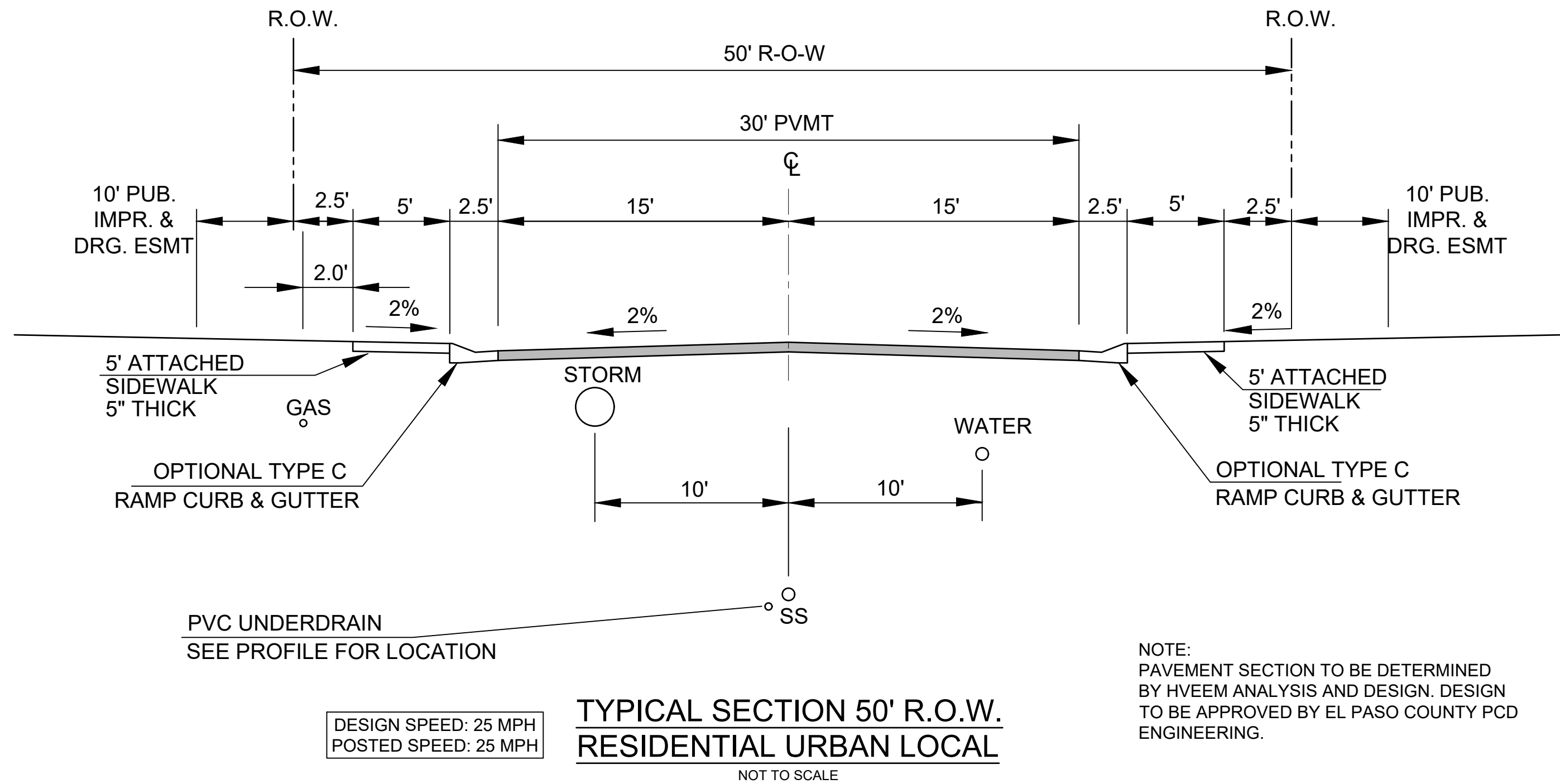
SHEET 03 OF 28

PCD FILE NO.: PUDSP221

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, 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
PHONE: (719) 575-0100
FAX: (719) 575-0208

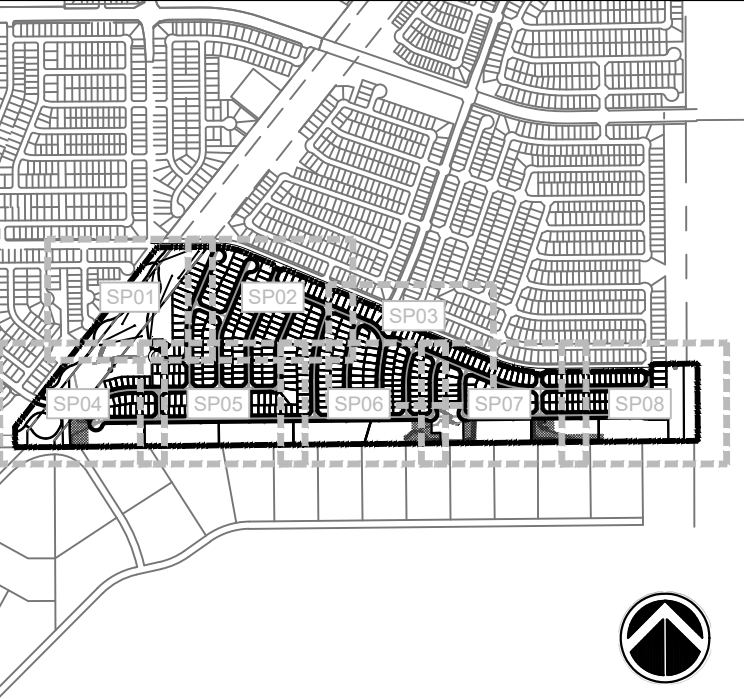
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD DETAILS

DT03

SHEET 04 OF 28

PCD FILE NO.: PUDSP221

HILLSIDE AT LORSON RANCH

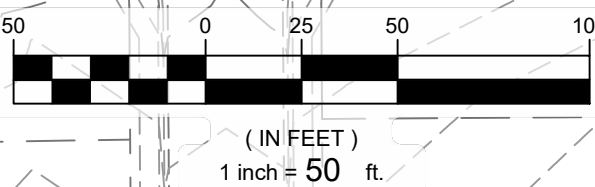
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

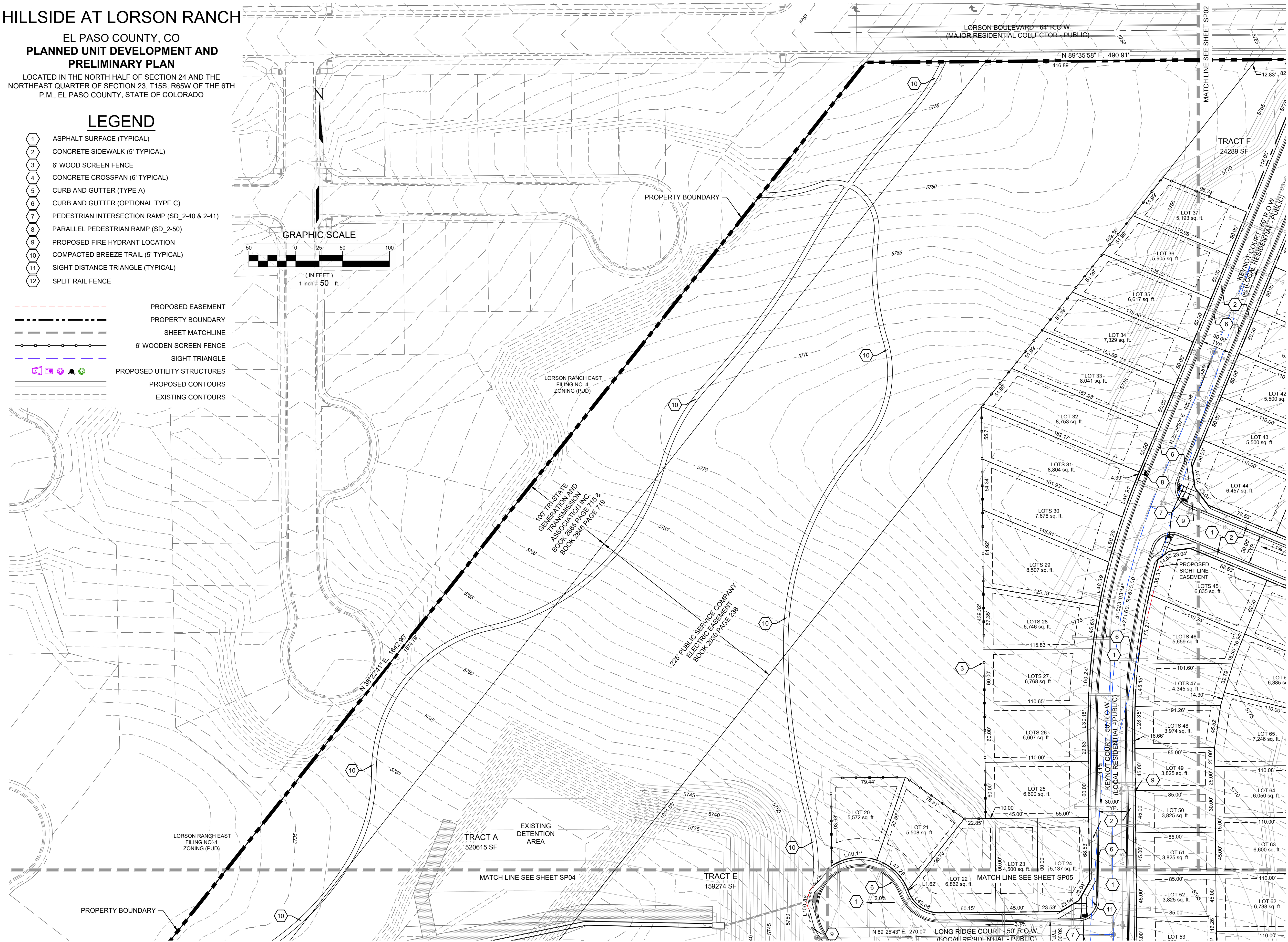
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 12 SPLIT RAIL FENCE

GRAPHIC SCALE



- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



CONSULTANTS:

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

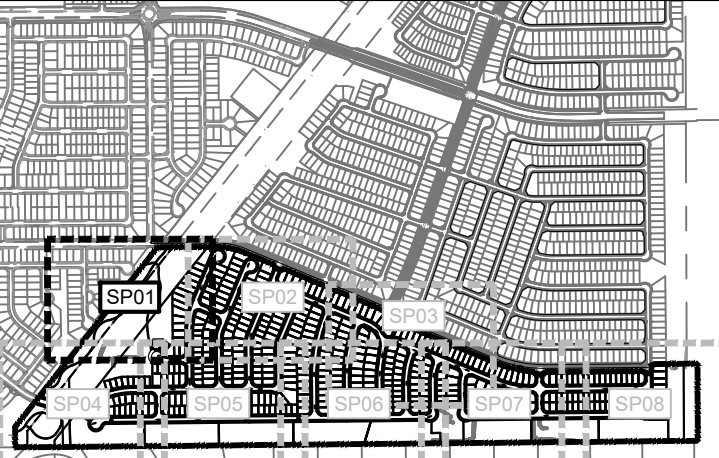
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

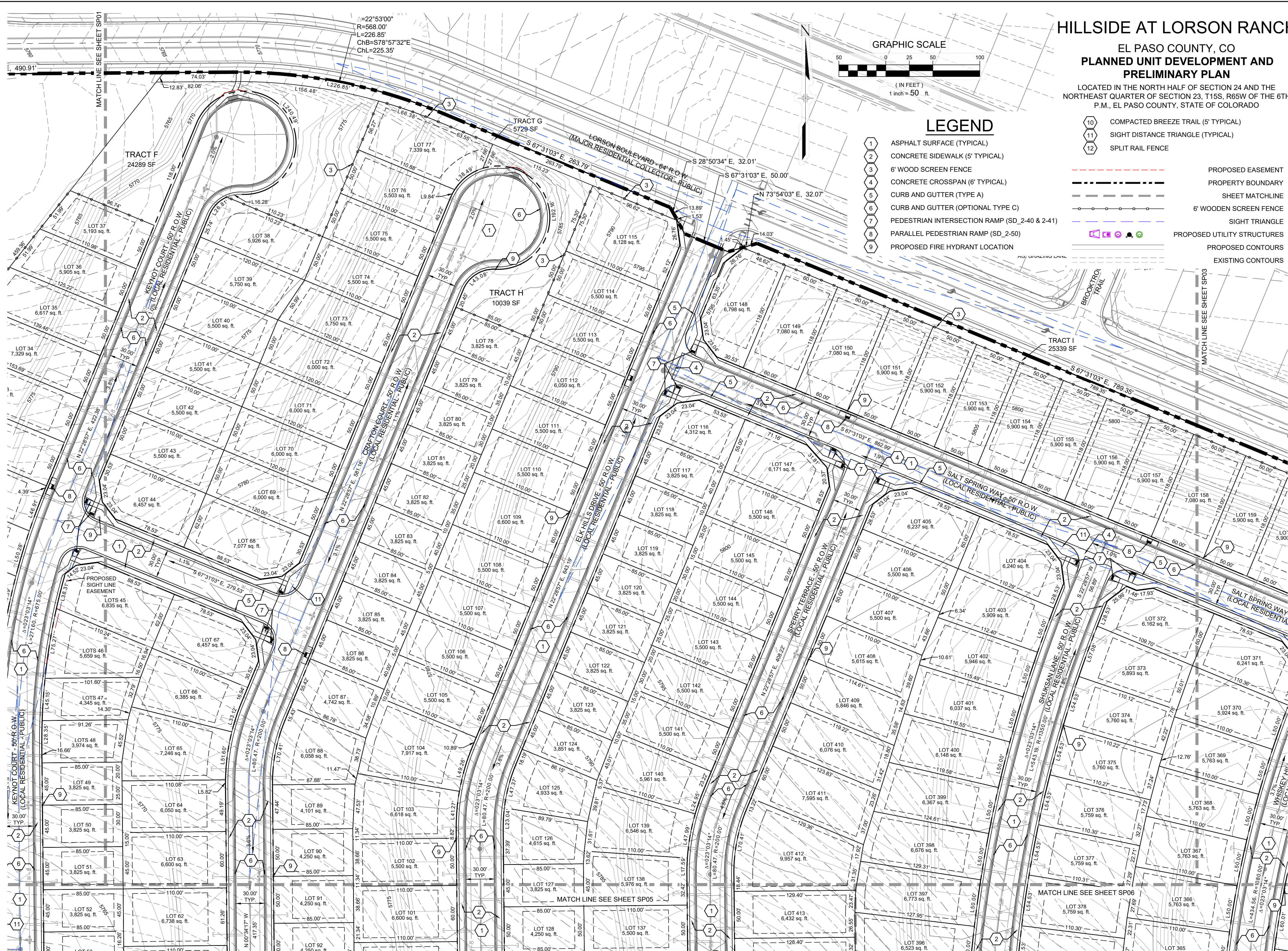
SITE PLAN

SP01

SHEET 05 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.123.011 LORSON RANCH AREA\1100.DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

- ## LEGEND
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK (5' TYPICAL)
 - 3 6' WOOD SCREEN FENCE
 - 4 CONCRETE CROSSSPAN (6' TYPICAL)
 - 5 CURB AND GUTTER (TYPE A)
 - 6 CURB AND GUTTER (OPTIONAL TYPE C)
 - 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
 - 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
 - 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
 - 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
 - 12 SPLIT RAIL FENCE
- PROPOSED EASEMENT
 - PROPERTY BOUNDARY
 - SHEET MATCHLINE
 - 6' WOODEN SCREEN FENCE
 - SIGHT TRIANGLE
 - PROPOSED UTILITY STRUCTURES
 - PROPOSED CONTOURS
 - EXISTING CONTOURS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

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

CIVIL ENGINEER:

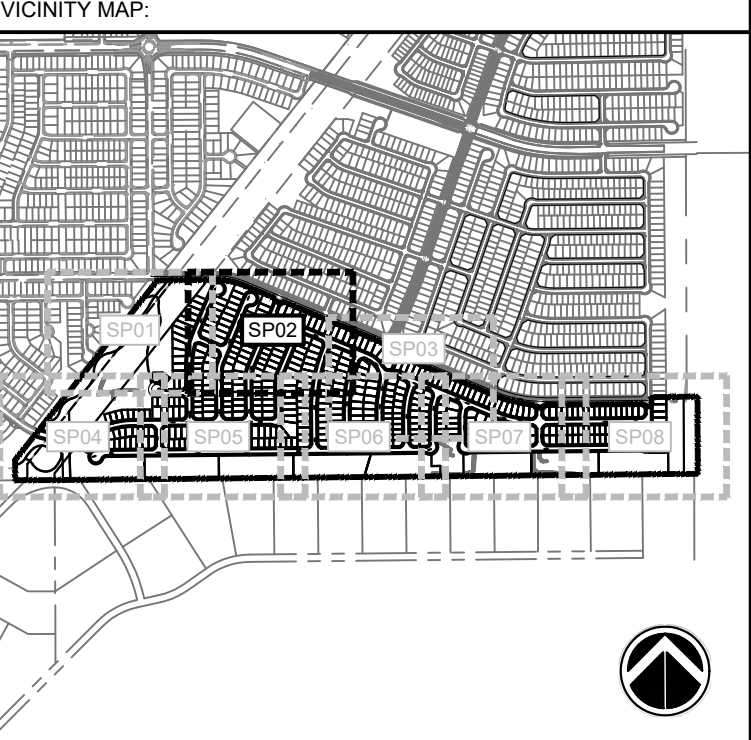
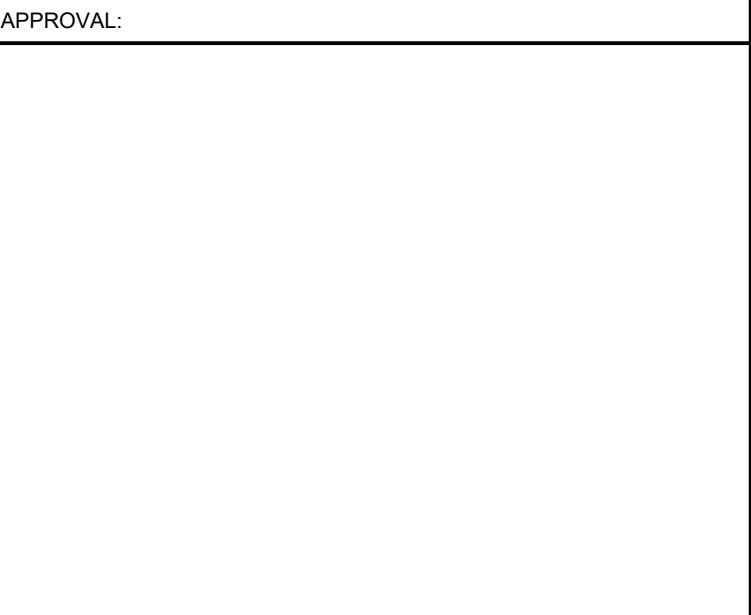
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL

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

APPROVAL:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:			
NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

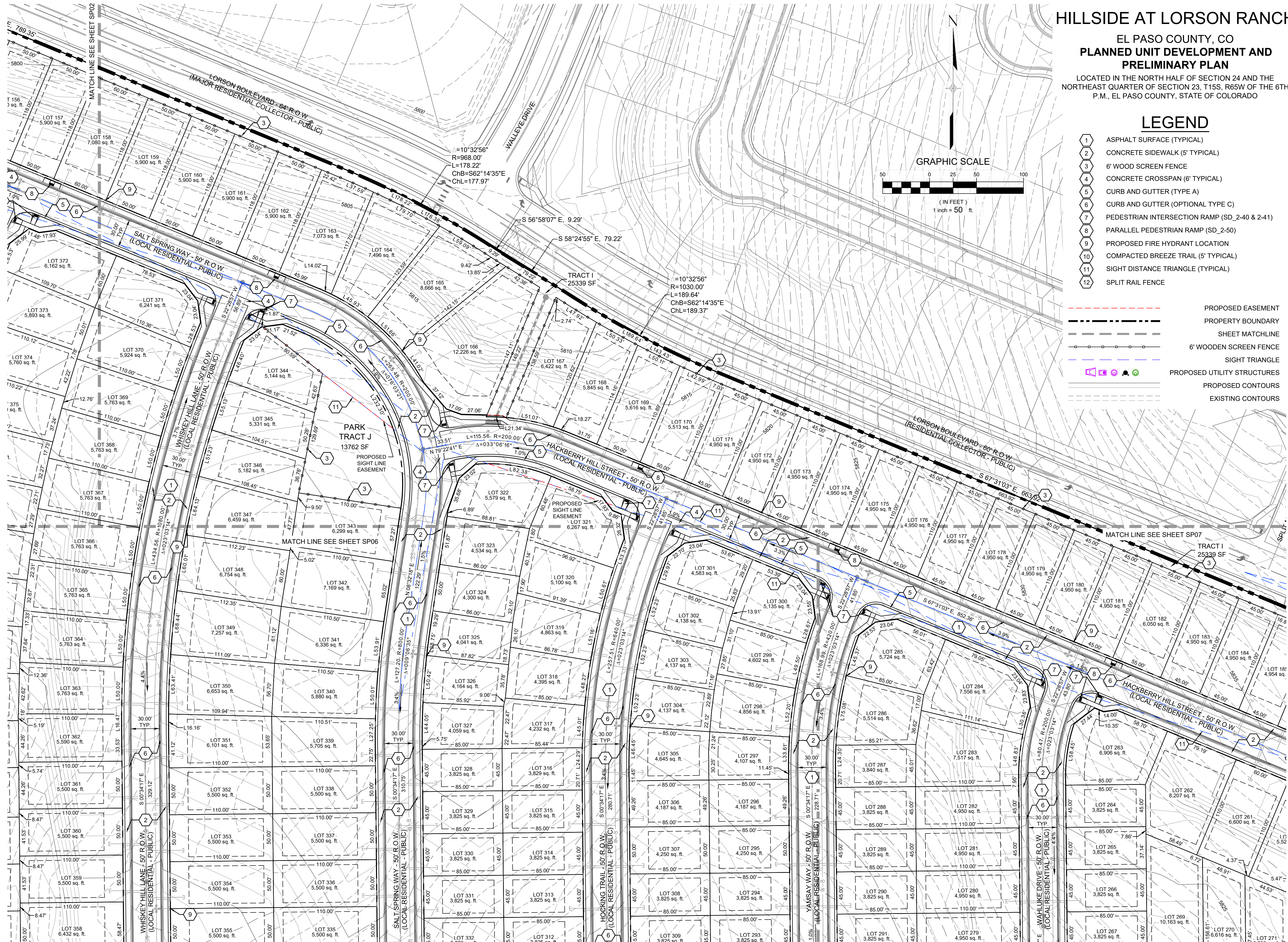
SITE PLAN

SP02

SHEET 06 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.1\20.01\LORSON RANCH AREA\100.DWG\04-PLAN SET\DEVELOPMENT PLANS\SP1.DWG



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
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- 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
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- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 12 SPLIT RAIL FENCE

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
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FAX: (719) 575-0208

CIVIL ENGINEER:

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

OWNER/DEVELOPER:

LORSON LLC ET/AL

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:			
NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN

SP03

SHEET 07 OF 28

PCD FILE NO.: PUDSP221

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

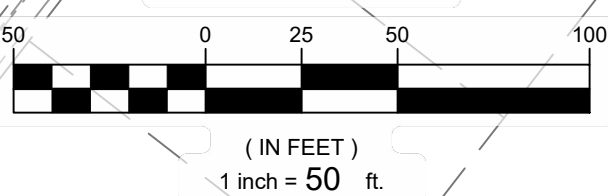
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

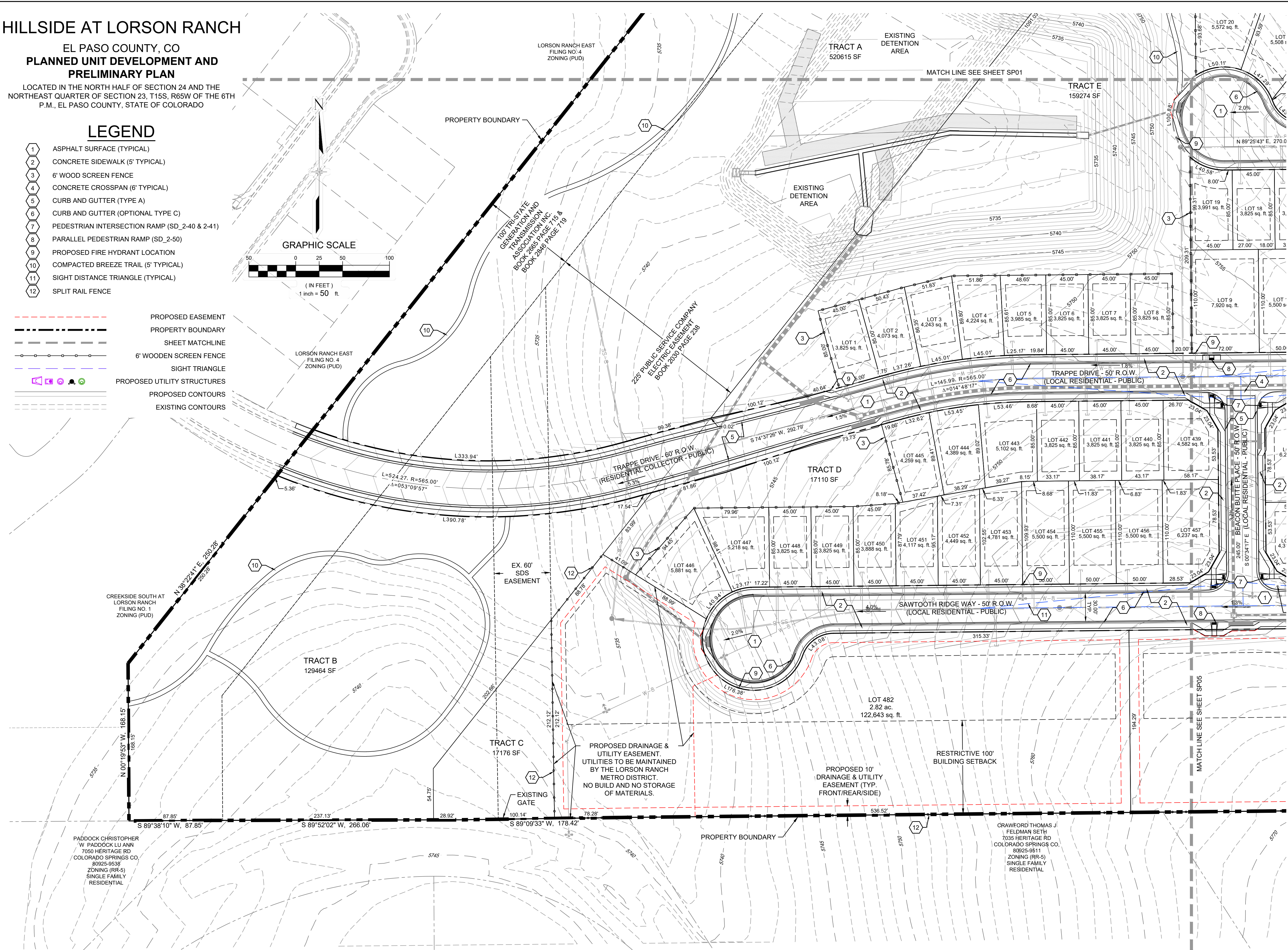
- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
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- 12 SPLIT RAIL FENCE

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

GRAPHIC SCALE



FILE LOCATION: S:\31.123.01\1 LORSON RANCH AREA\1100.DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CONSULTANTS:

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

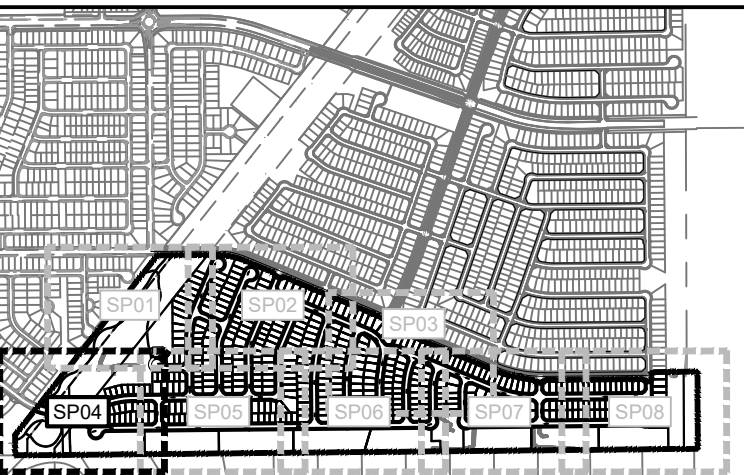
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

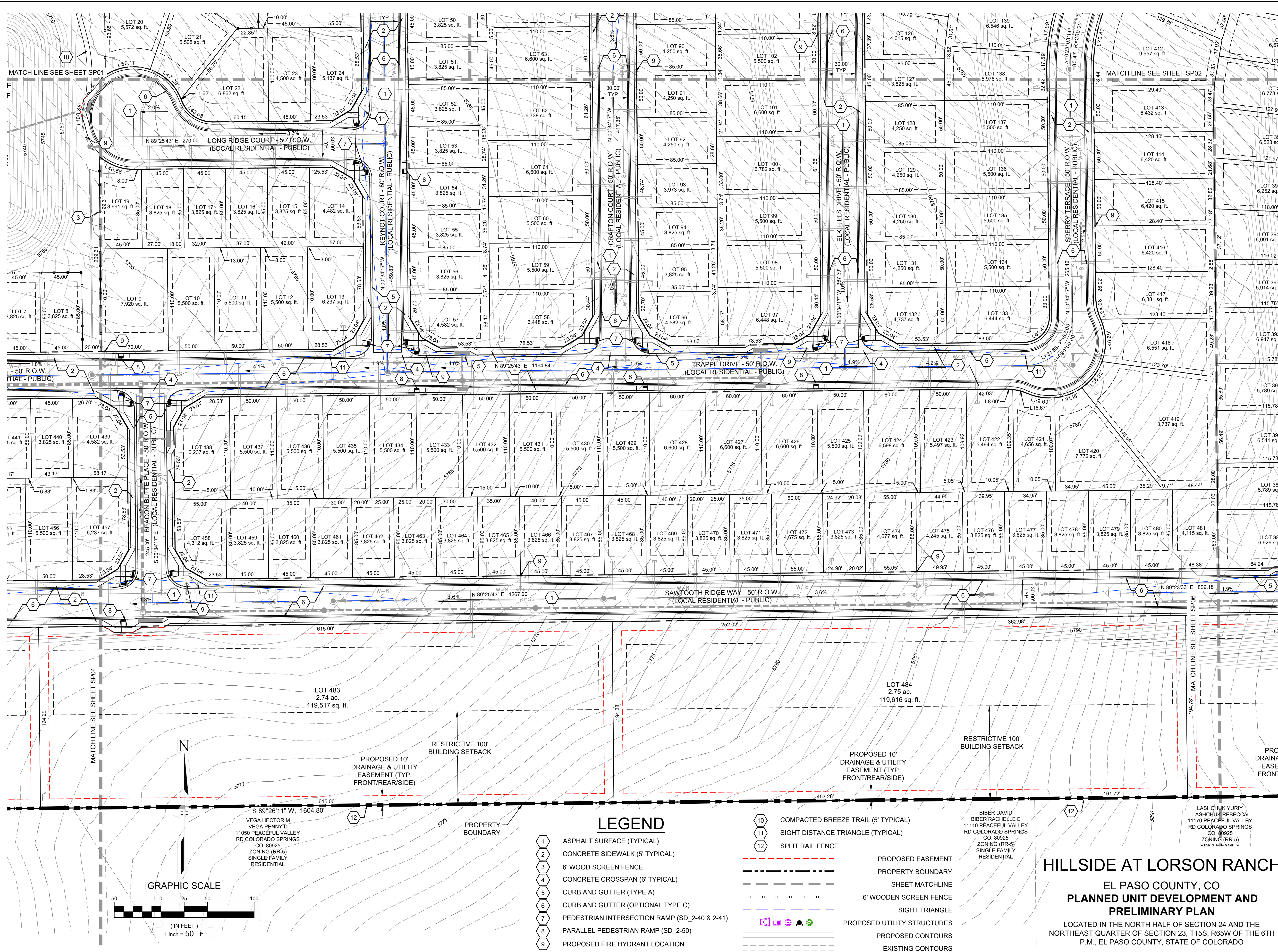
SITE PLAN

SP04

SHEET 08 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.123.011 LORSON RANCH AREA\1100.DWG\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

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/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

SP05

SHEET 09 OF 28

PCD FILE NO.: PUDSP221

LEGEND

- ASPHALT SURFACE (TYPICAL)
- CONCRETE SIDEWALK (5' TYPICAL)
- 6' WOOD SCREEN FENCE
- CONCRETE CROSSSPAN (6' TYPICAL)
- CURB AND GUTTER (TYPE A)
- CURB AND GUTTER (OPTIONAL TYPE C)
- PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
- PARALLEL PEDESTRIAN RAMP (SD_2-50)
- PROPOSED FIRE HYDRANT LOCATION

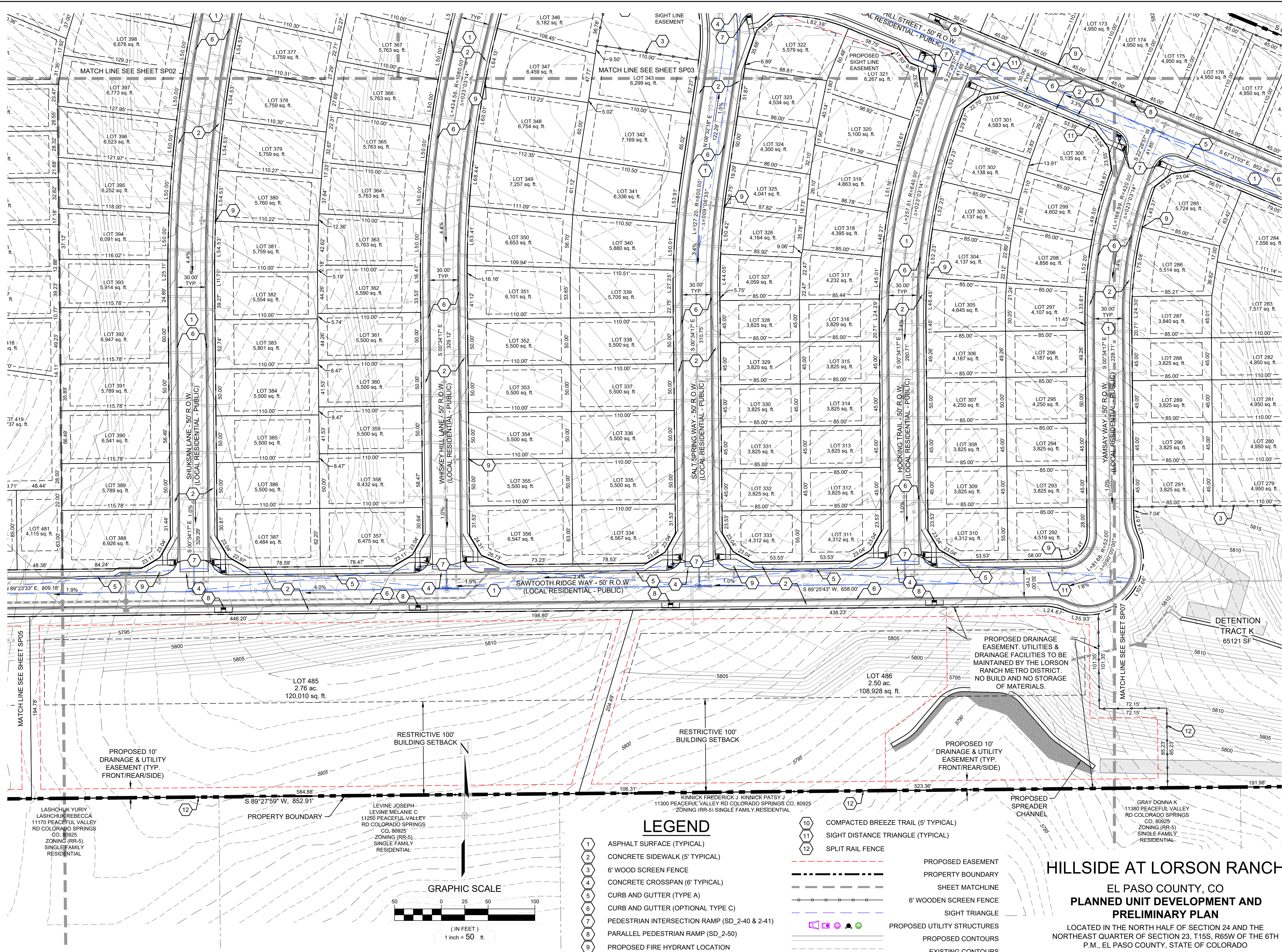
- COMPACTED BREEZE TRAIL (5' TYPICAL)
- SIGHT DISTANCE TRIANGLE (TYPICAL)
- SPLIT RAIL FENCE

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

HILLSIDE AT LORSON RANCH EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

FILE LOCATION: S:\31.123.011 LORSON RANCH AREA\1100.DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

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/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
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2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

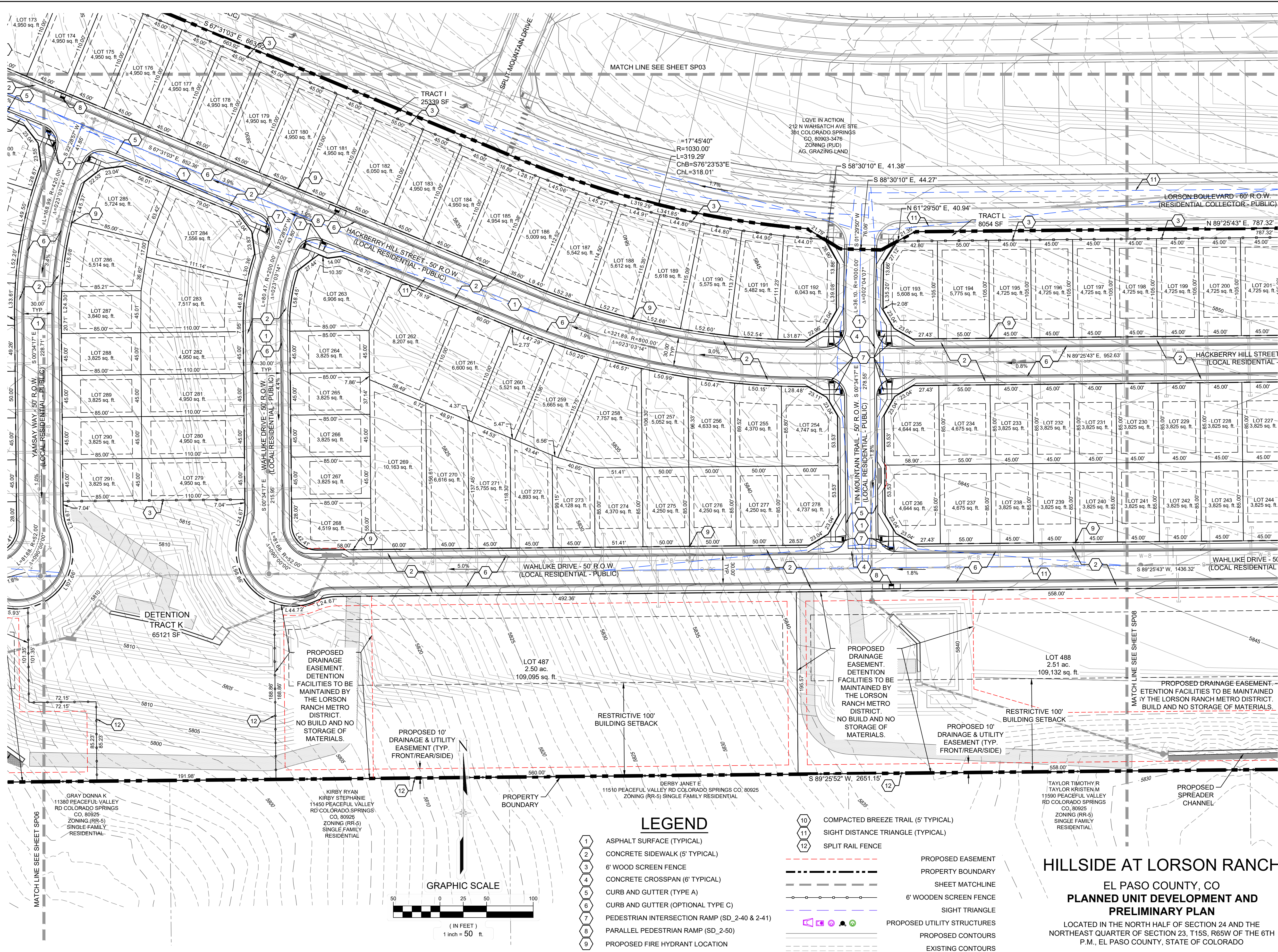
SITE PLAN

SP06

SHEET 10 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\31.12\01 LORSON RANCH AREA\100 DWG\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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CIVIL ENGINEER:

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

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:

PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

SP07

SHEET 11 OF 28

PCD FILE NO.: PUDSP221

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK (5' TYPICAL)
 - 3 6' WOOD SCREEN FENCE
 - 4 CONCRETE CROSSSPAN (6' TYPICAL)
 - 5 CURB AND GUTTER (TYPE A)
 - 6 CURB AND GUTTER (OPTIONAL TYPE C)
 - 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
 - 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
 - 9 PROPOSED FIRE HYDRANT LOCATION

- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
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- PROPOSED EASEMENT
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- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

HILLSIDE AT LORSON RANCH

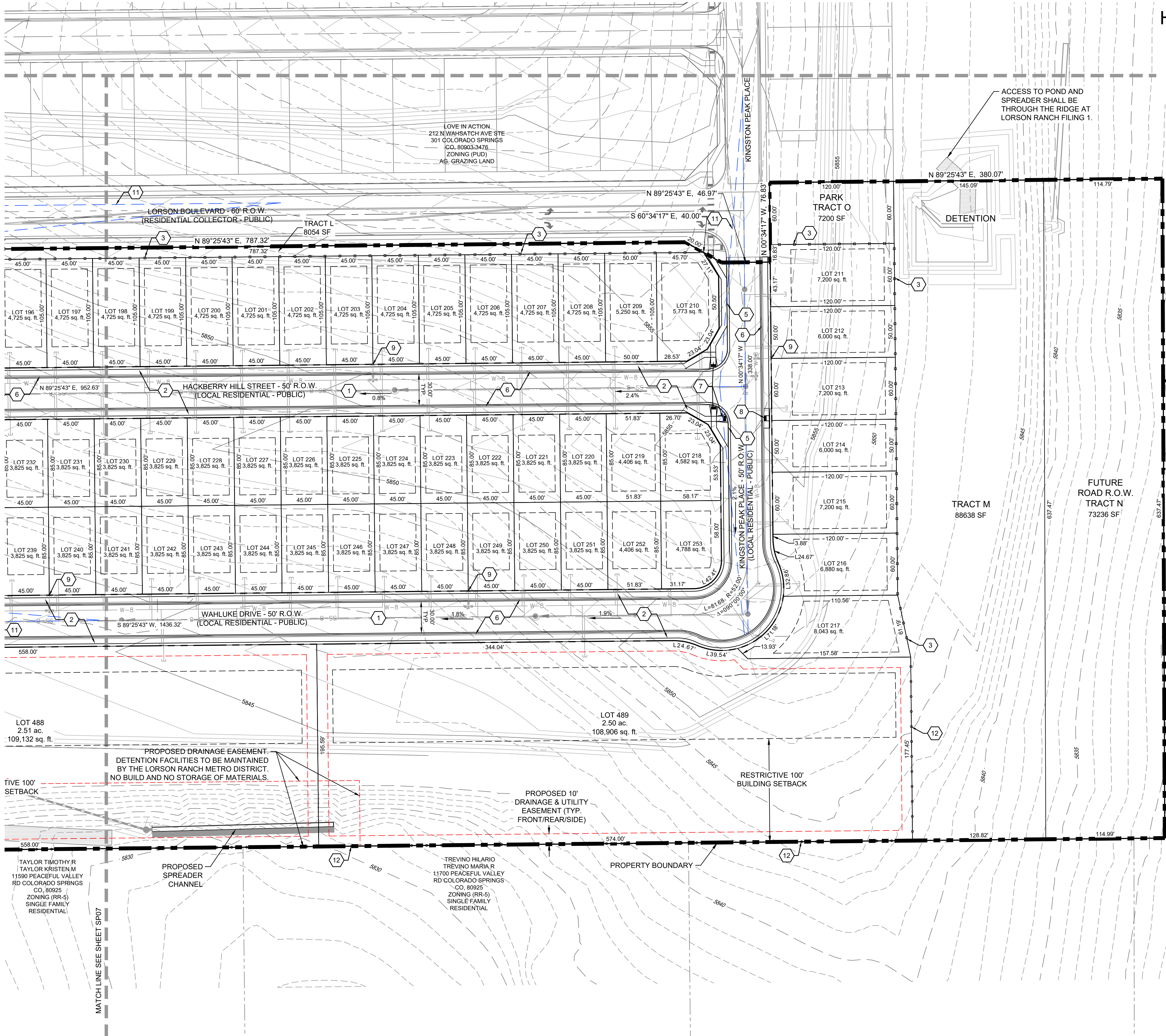
EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND

PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

FILE LOCATION: S:\31.123.01\1 LORSON RANCH AREA\1100.DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 6" WOOD SCREEN FENCE
- 4 CONCRETE CROSSPAN (6' TYPICAL)
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- 6' WOODEN SCREEN FENCE
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- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

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

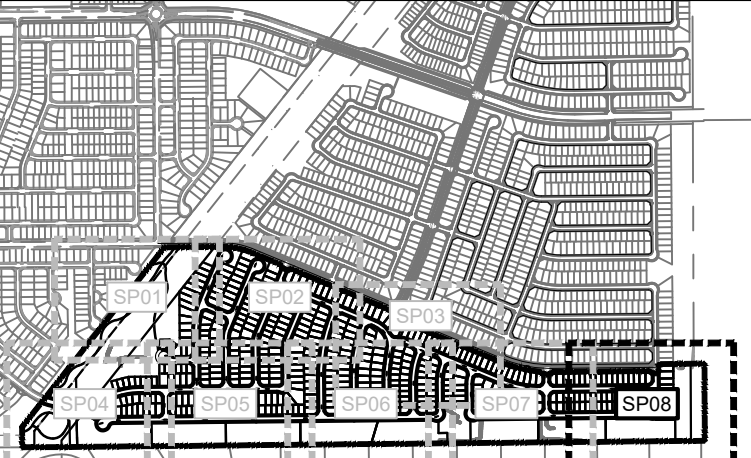
OWNER/DEVELOPER:

LORSON LLC ET/AL

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

SP08

SHEET 12 OF 28

PCD FILE NO.: PUDSP221

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, 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
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/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

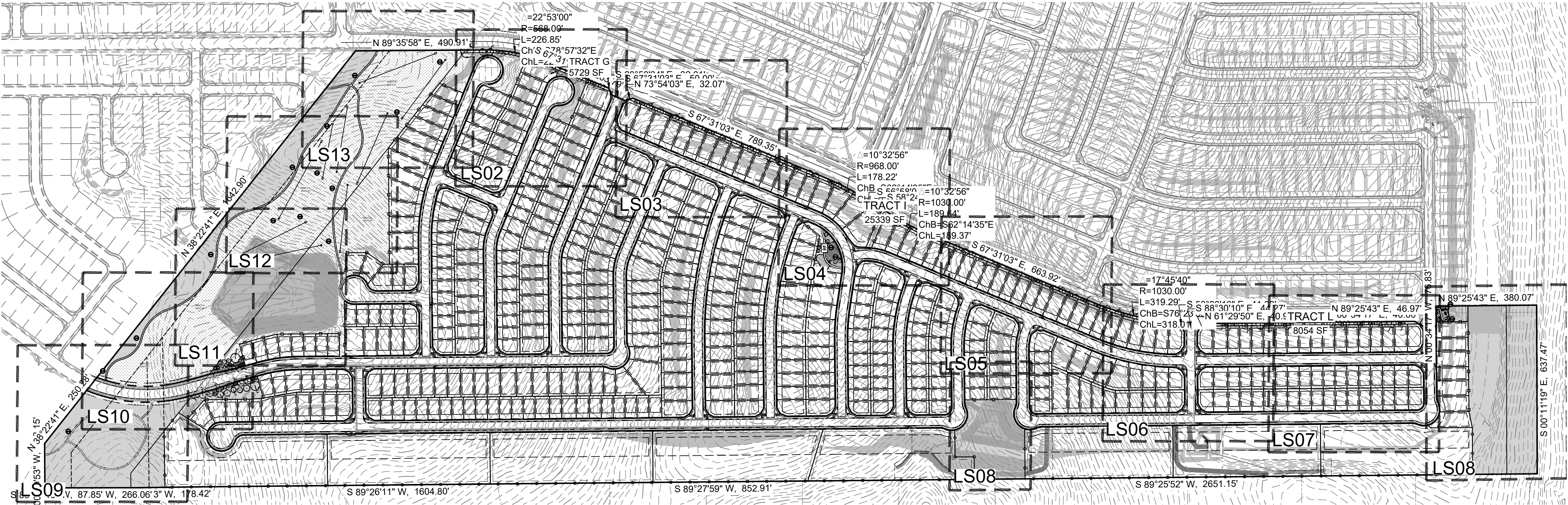
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

LANDSCAPE
COVER SHEET

LS01

SHEET 13 OF 28

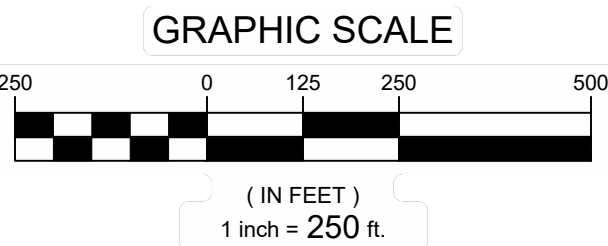
PCD FILE NO.: PUDSP221



GROUND COVER LEGEND

-
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-
-
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-
-
-
- 1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL
- NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL
- NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL
- BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
- NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL
- SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL
- PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL
- BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS								
PLAN ABREV	STREET NAME/ ZONE BOUNDARY	STREET CLASSICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED		
			REQ.	PROV.		REQ.	PROV.	
LB	LORSON BLVD.	COLLECTOR	10'	10'	3799.46	1 / 30		
TN	TRAPPE DR. - NORTH	COLLECTOR	10'	10'	600.88	1 / 30		
TS	TRAPPE DR. - SOUTH	COLLECTOR	10'	10'	657.87	1 / 30		
NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE		
REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
LB	127	127	--	0	--	0	--	0
TN	21	21	--	0	--	0	--	0
TS	22	22	--	0	--	0	--	0

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH

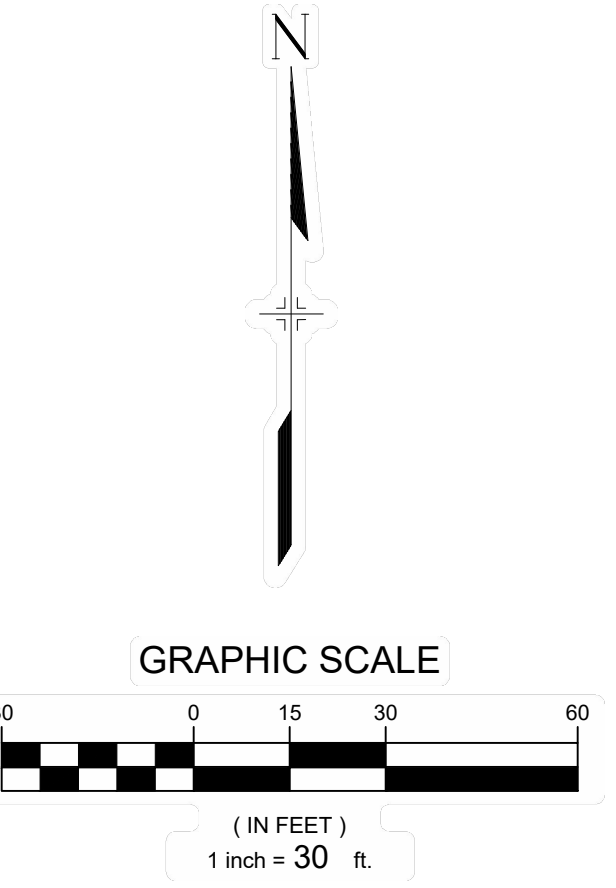
EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

- 1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
- NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL
- NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL
- BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
- NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL
- SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL
- PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL
- BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2' ALL DIMENSIONS
-MAXIMUM 5' ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL
- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80902, PHONE: (719) 575-0100, FAX: (719) 575-0208

CIVIL ENGINEER: CORE ENGINEERING GROUP, 15004 1ST AVENUE S, BURNSVILLE, MN 55336, PHONE: (719) 570-1100

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

APPROVAL:

VICINITY MAP:

PROJECT: **HILLSIDE AT LORSON RANCH LANDSCAPE PLAN**

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE: **LANDSCAPE PLAN**

LS02

SHEET 14 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\211122\011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

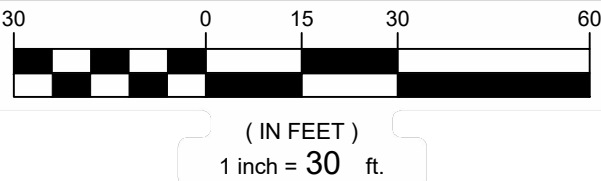
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
-
-
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-



GRAPHIC SCALE



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 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE PLAN

LS03

SHEET 15 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\211122.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH

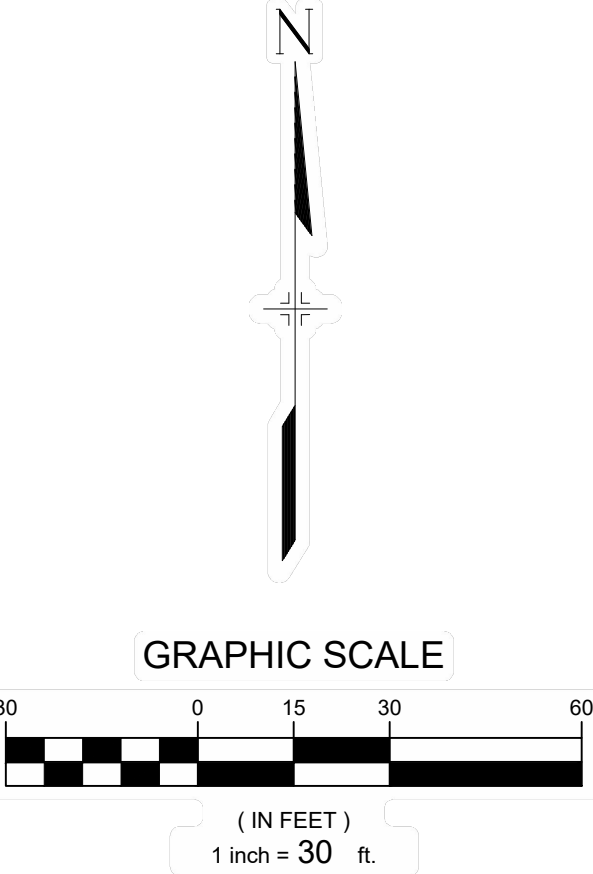
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
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-
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-



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 55336
PHONE: (719) 570-1100

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

APPROVAL:

VICINITY MAP:

PROJECT:
**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**
**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

LANDSCAPE PLAN

LS04

SHEET 16 OF 28

PCD FILE NO.: PUDSP221

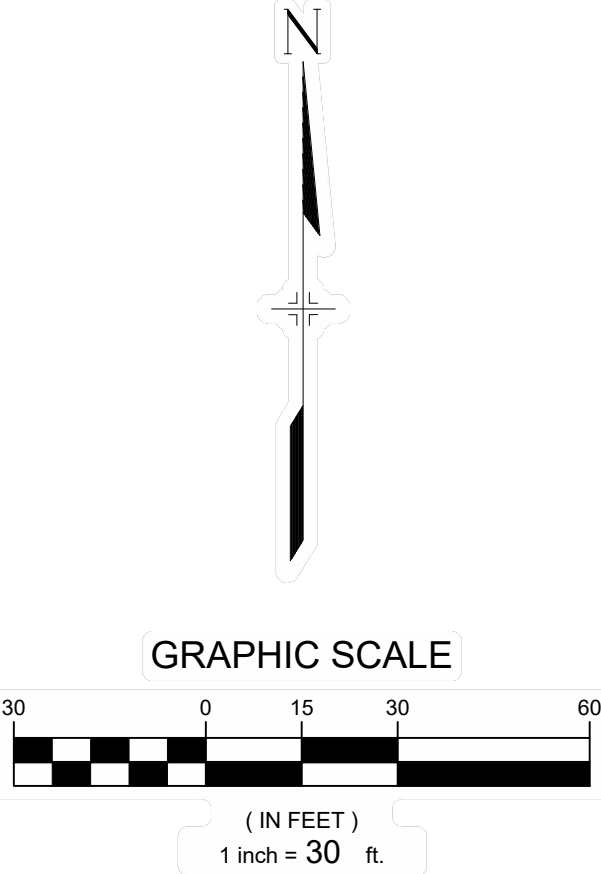
FILE LOCATION: S:\211122.011 LORSON RANCH AREA \1100 DWG\1104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

- GROUND COVER LEGEND**
- -
 -
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 -
 -

-
-



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 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 55336, PHONE: (719) 570-1100

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

APPROVAL:

VICINITY MAP:

PROJECT: **HILLSIDE AT LORSON RANCH LANDSCAPE PLAN**

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

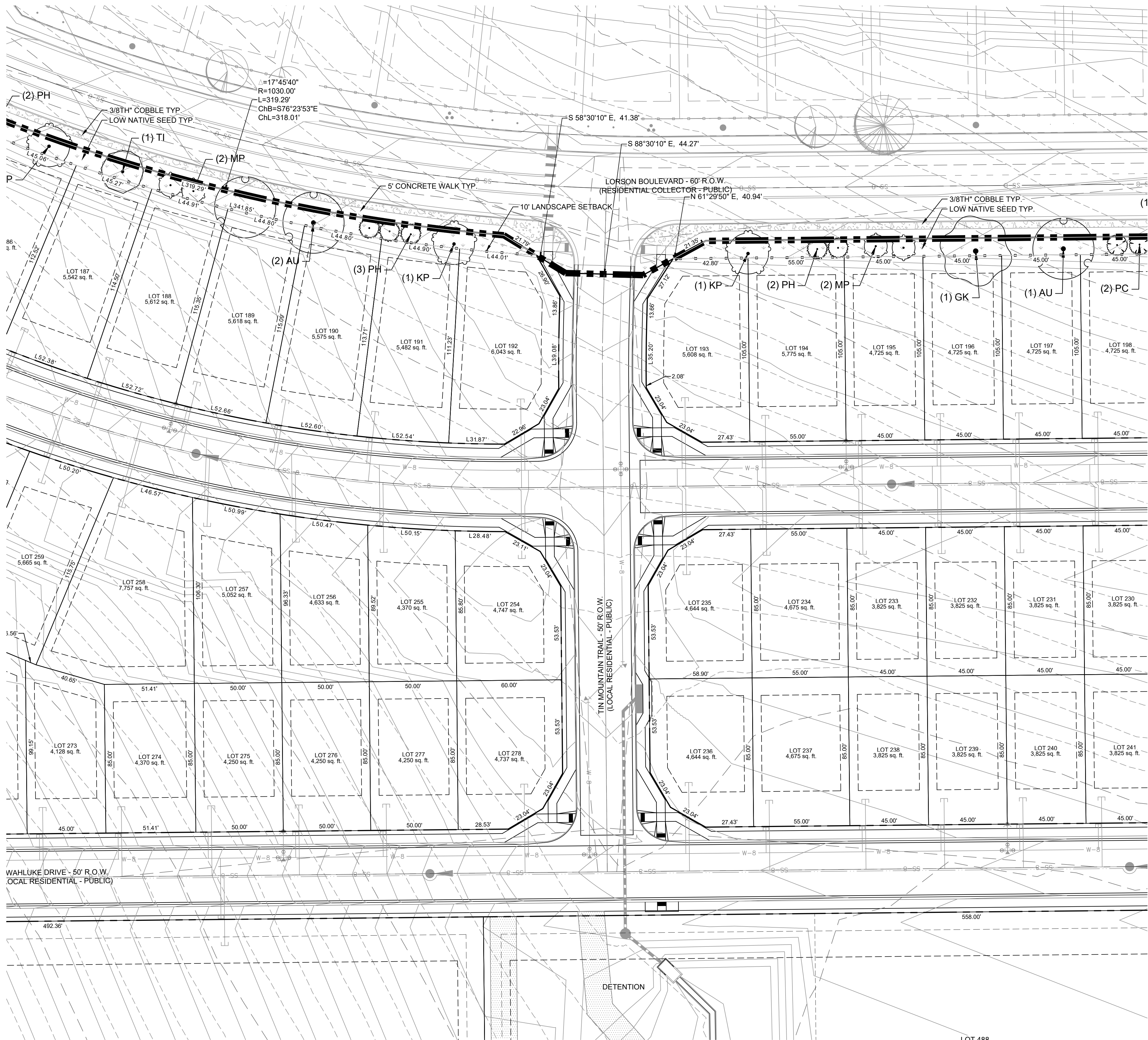
LANDSCAPE PLAN

LS05

SHEET 17 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.01\LORSON RANCH AREA\100.DWG\104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



HILLSIDE AT LORSON RANCH

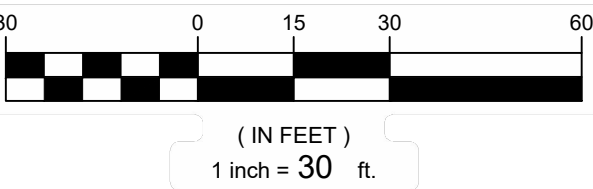
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND



GRAPHIC SCALE



CONSULTANTS:

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

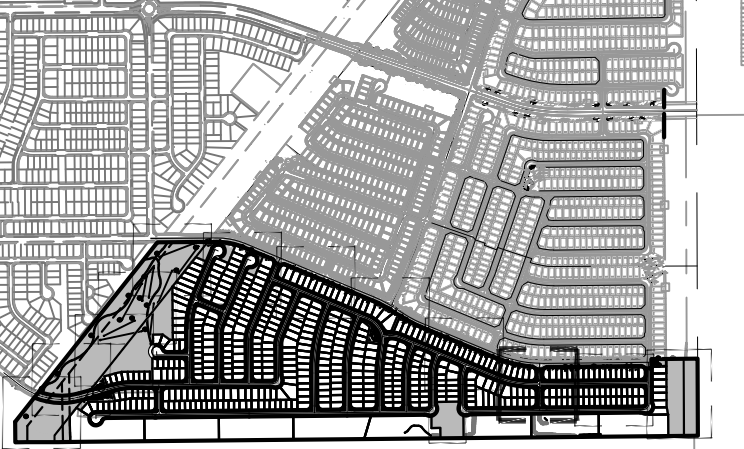
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO.: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE PLAN

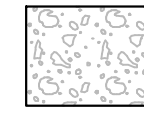
LS06

SHEET 18 OF 28

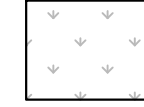
PCD FILE NO.: PUDSP221

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND



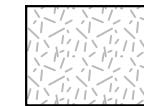
1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



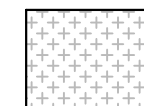
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL



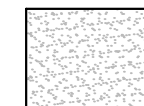
NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



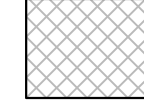
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL

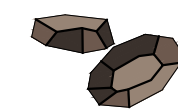


SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL



PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL

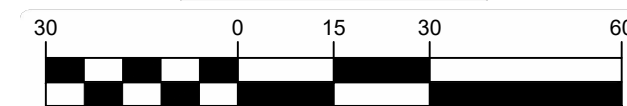


BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL

-- EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

 **Matrix** 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

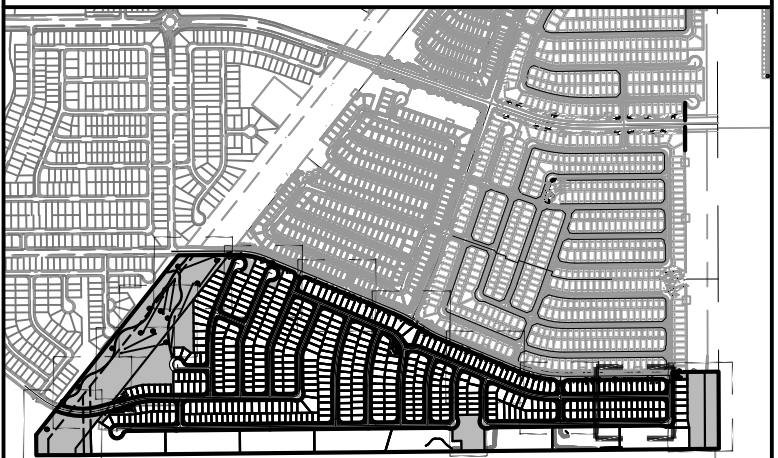
OWNER/DEVELOPER:

LORSON LLC ET/ AL

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO:	21.1129.011
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DRAWN BY: RAF

CHECKED BY: JRA

SHEET TITLE:

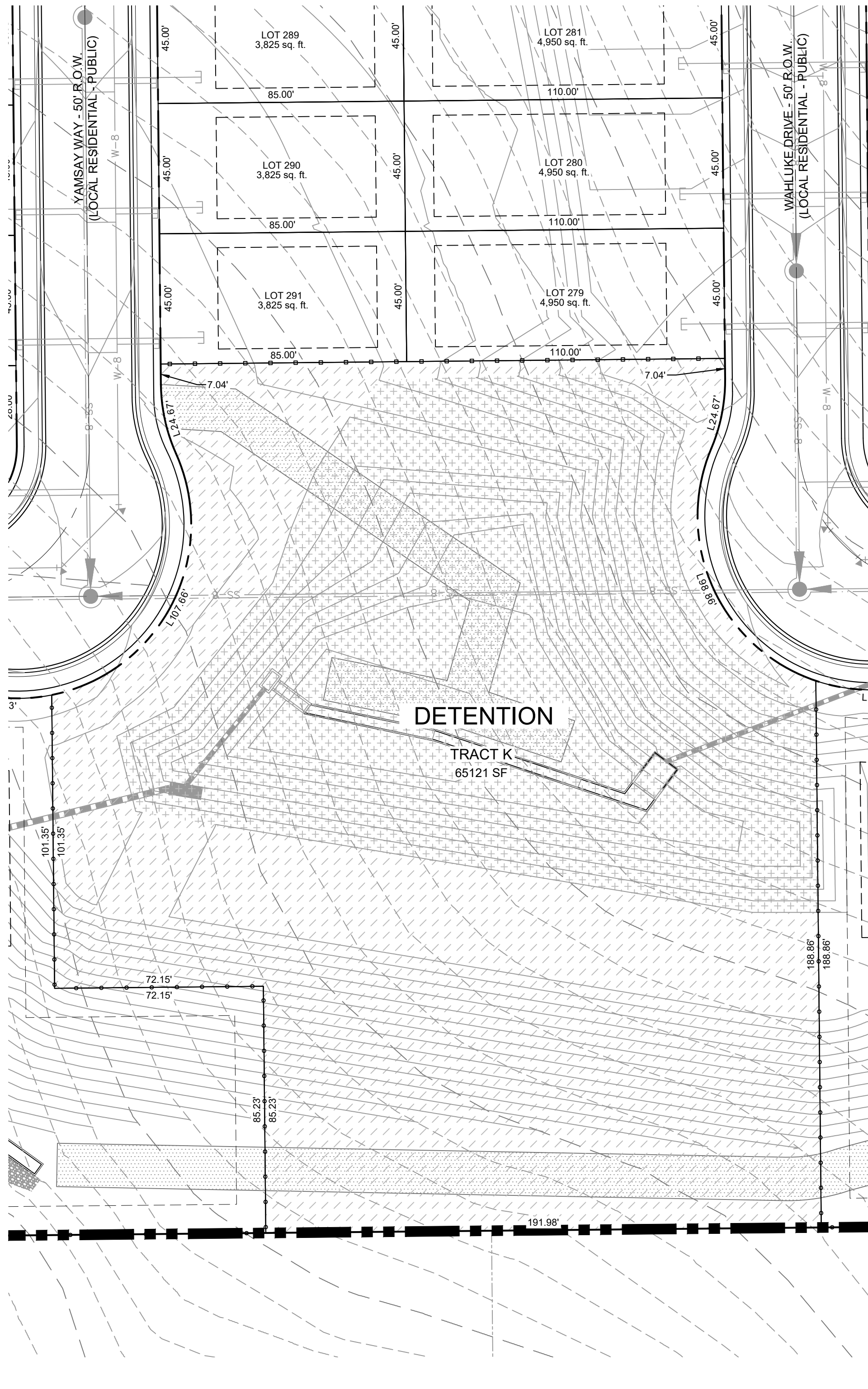
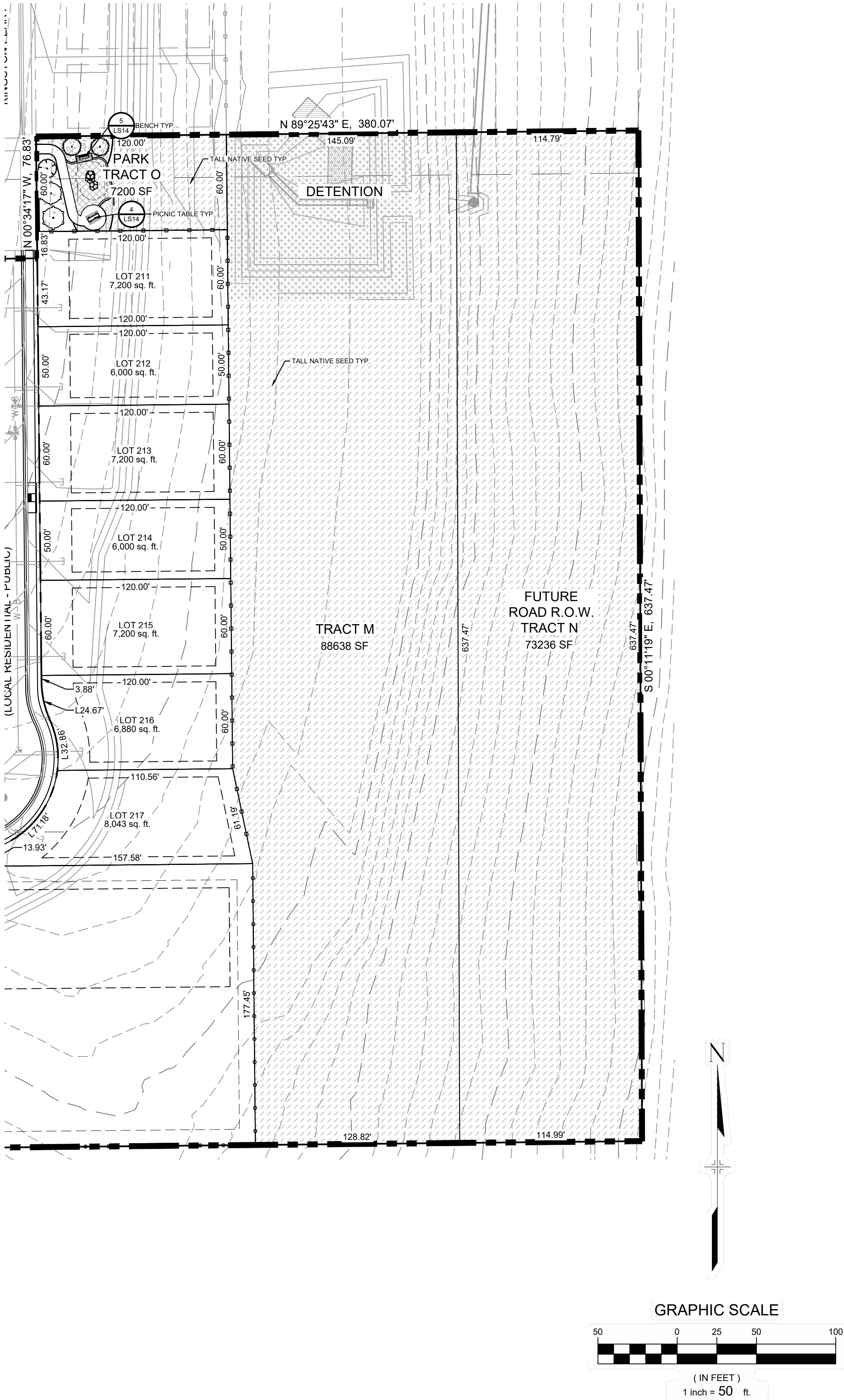
LANDSCAPE PLAN

LS07

SHEET 19 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

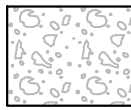


HILLSIDE AT LORSON RANCH

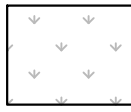
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND



1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



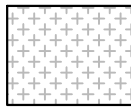
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL



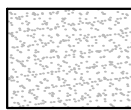
NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



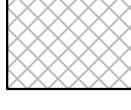
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



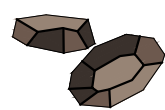
NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL



SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL



PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL



BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL



EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:
Matrix 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/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

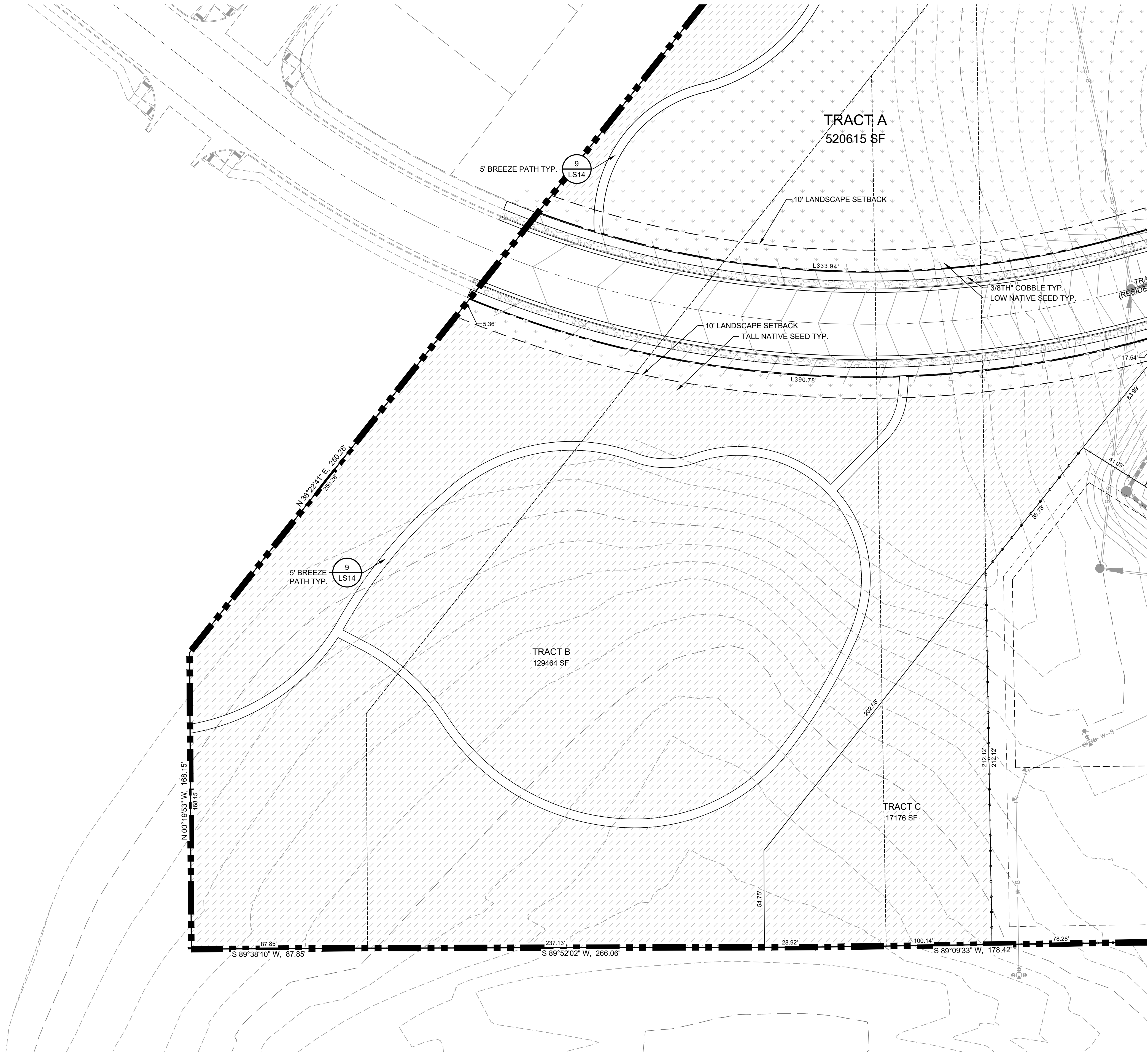
LANDSCAPE PLAN

LS08

SHEET 20 OF 28

PCD FILE NO.: PUDSP221

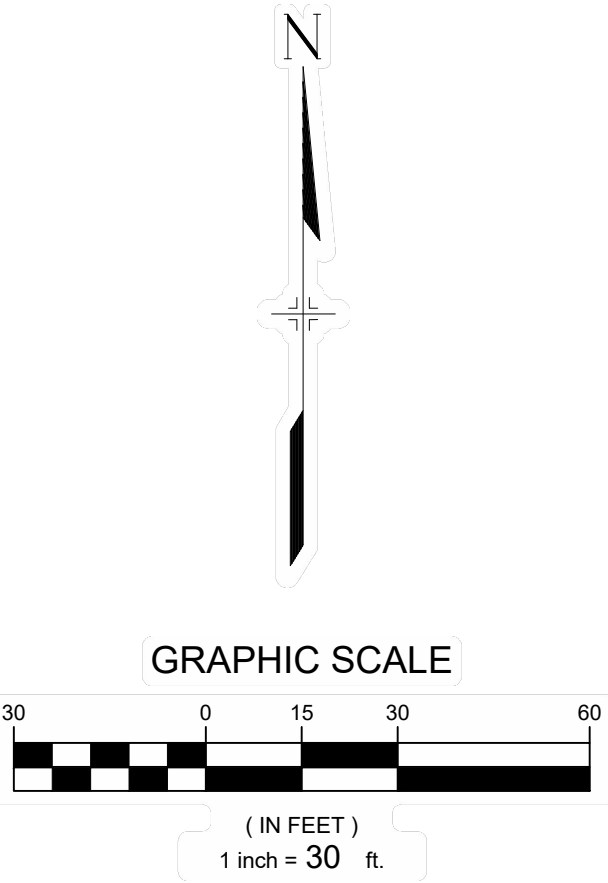
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HILLSIDE AT LORSON RANCH
EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN**
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
-
-
-
-
-
-



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

APPROVAL:

VICINITY MAP:

PROJECT:
**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**
**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

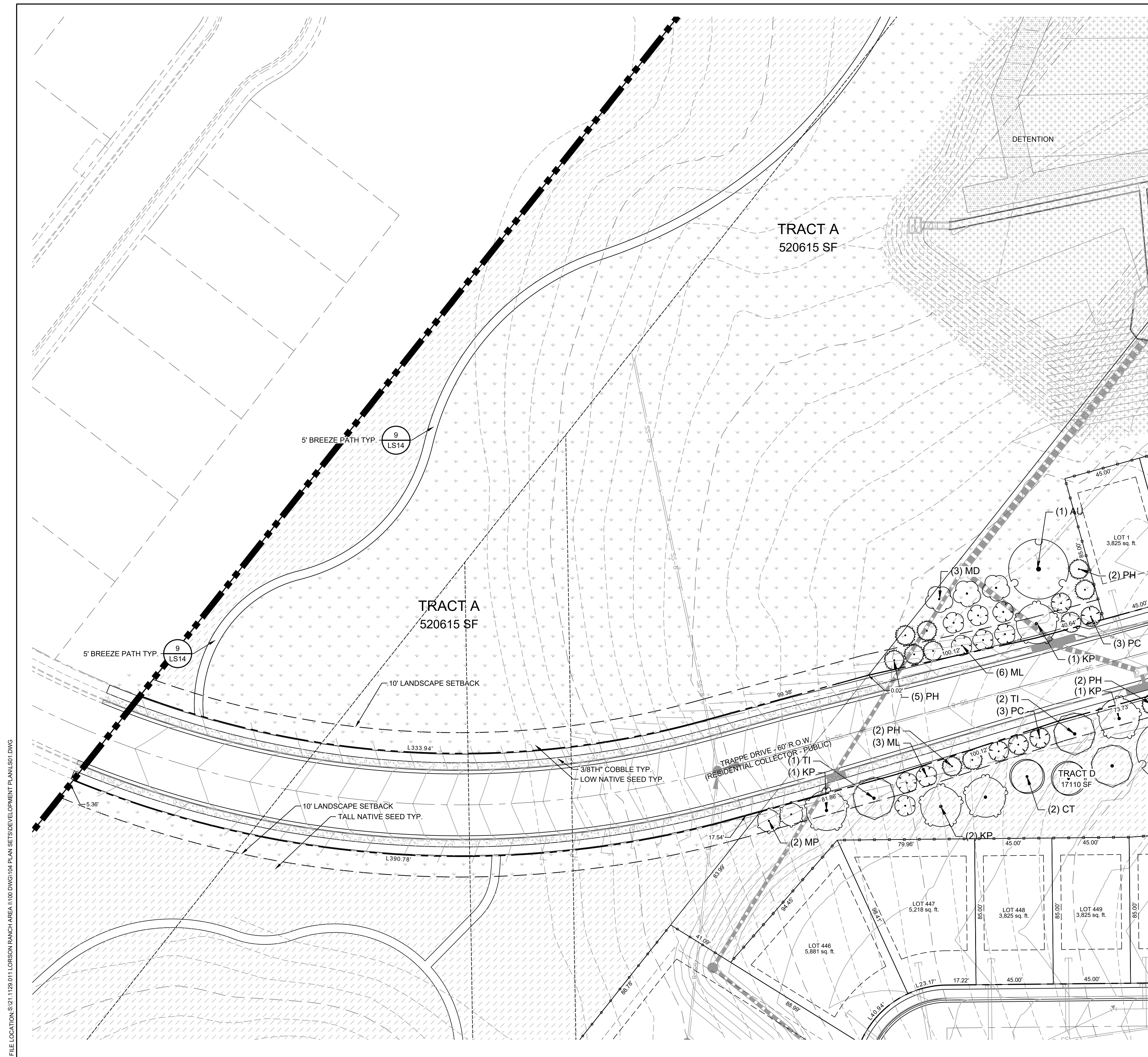
NO.	DATE	DESCRIPTION	BY
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1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.011
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA

SHEET TITLE:
LANDSCAPE PLAN

LS09
SHEET 21 OF 28

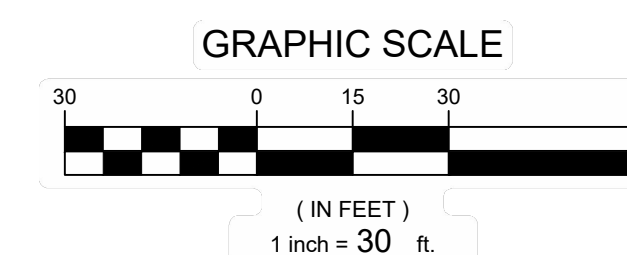
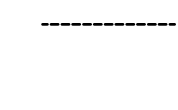
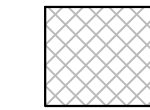
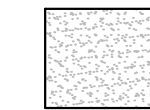
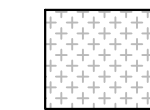
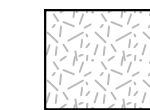
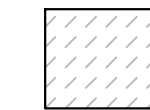
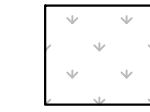
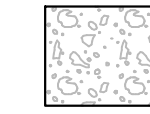
PCD FILE NO.: PUDSP221



HILLSIDE AT LORSON RANCH

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

GROUND COVER LEGEND



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

 **Matrix**

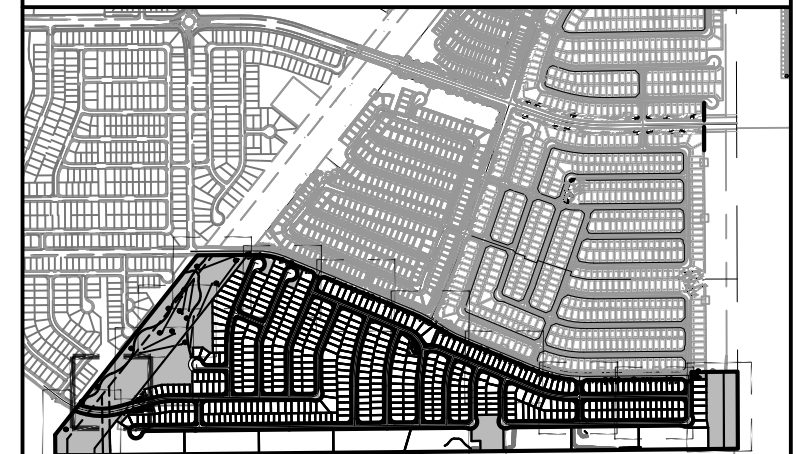
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY:	RAF
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CHECKED BY: JIRA

APPROVED BY: JRA

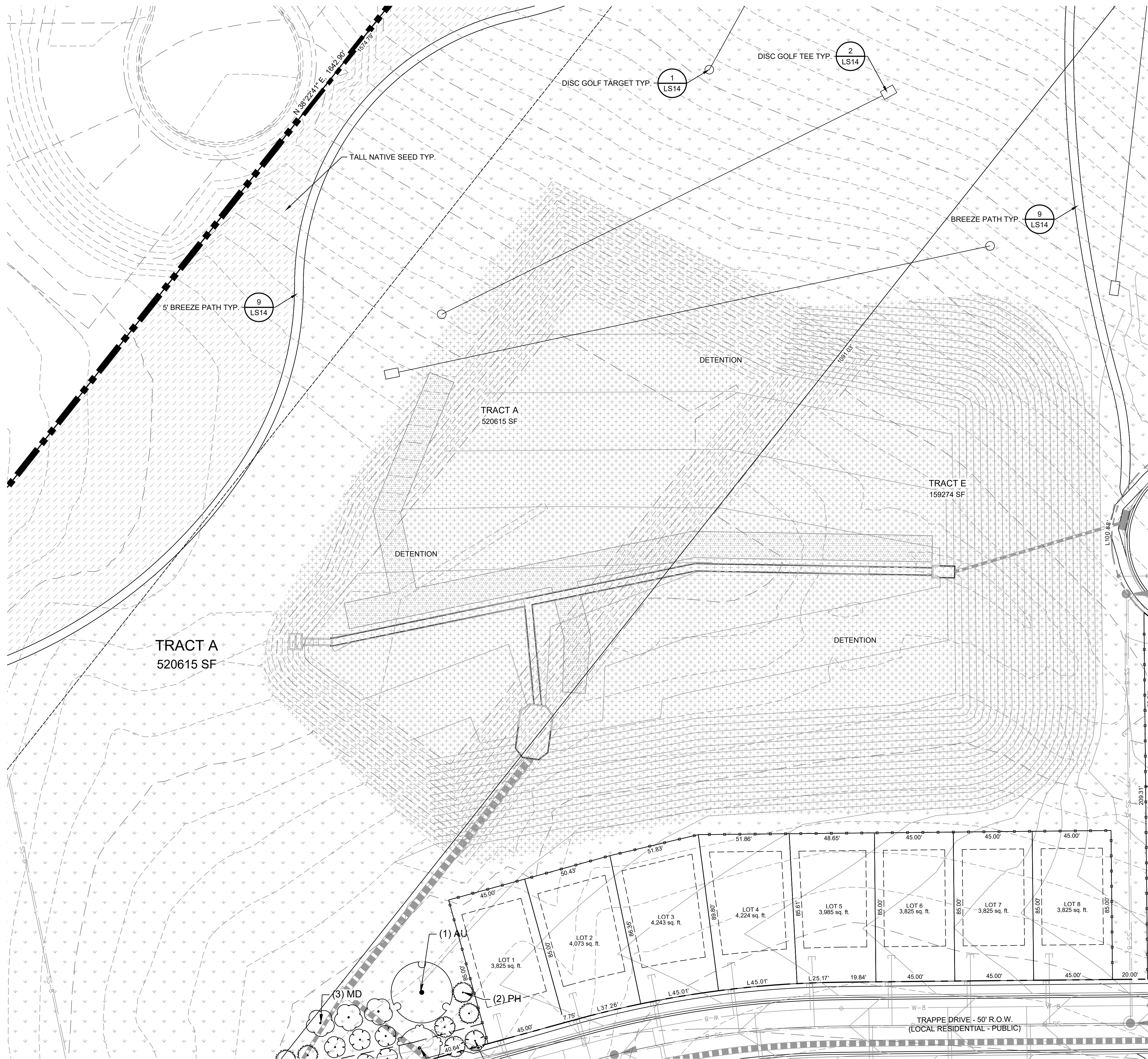
SHEET TITLE:

LANDSCAPE PLAN

LS10

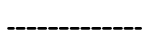
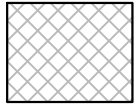
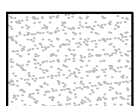
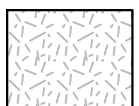
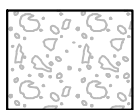
SHEET 22 OF 28

PCD FILE NO.: PUDSP221



HILLSIDE AT LORSON RANCH

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO



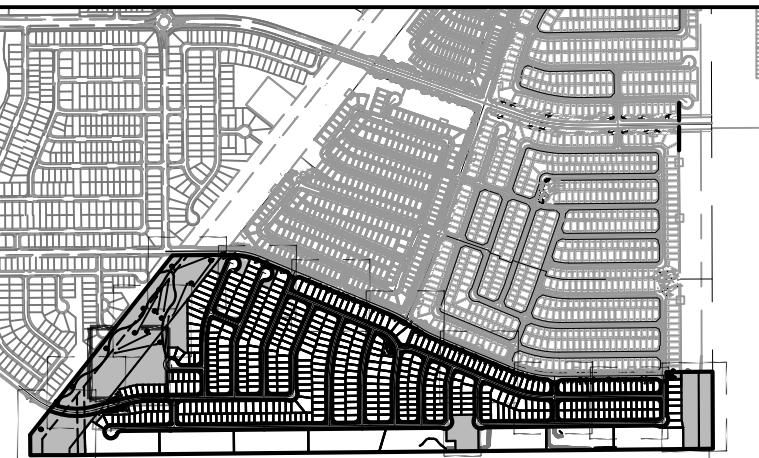
GRAPHIC SCALE

CONSULTANTS:

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

212 N. WAHSATCH DR., SUITE 300
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:



PROJECT:

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

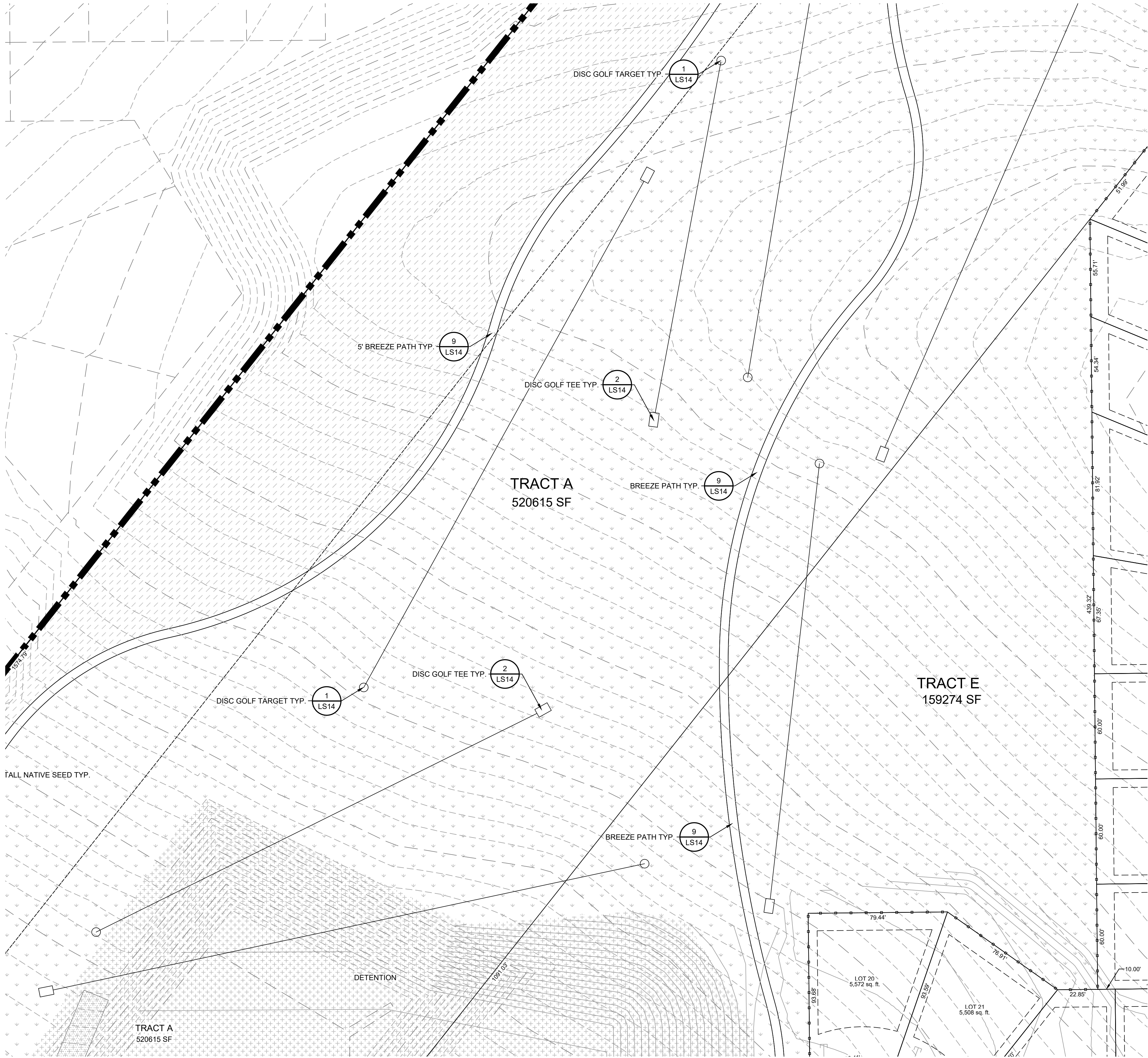
LANDSCAPE PLAN

LS11

SHEET 23 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\1100.DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS1.DWG

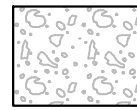


HILLSIDE AT LORSON RANCH

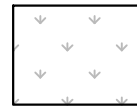
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

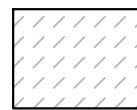
GROUND COVER LEGEND



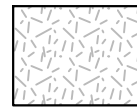
1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



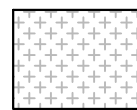
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL



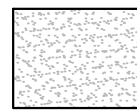
NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



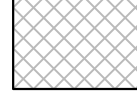
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL

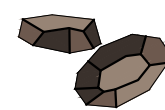


SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL

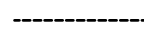


PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL



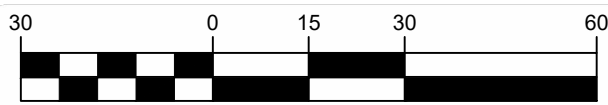
BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL



EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CONSULTANTS:

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

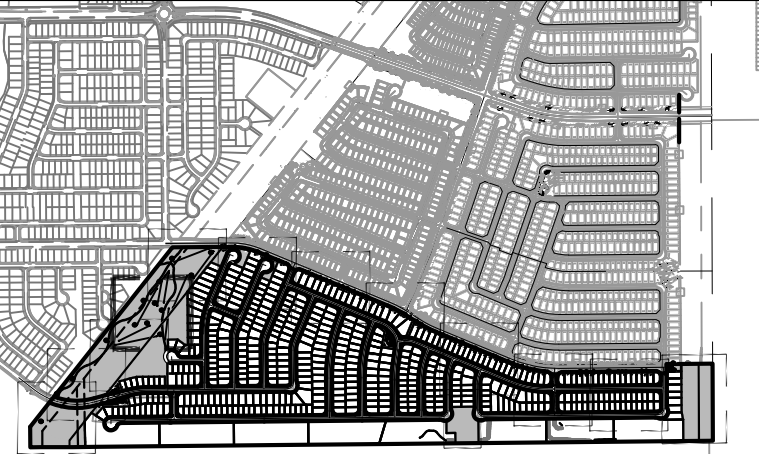
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

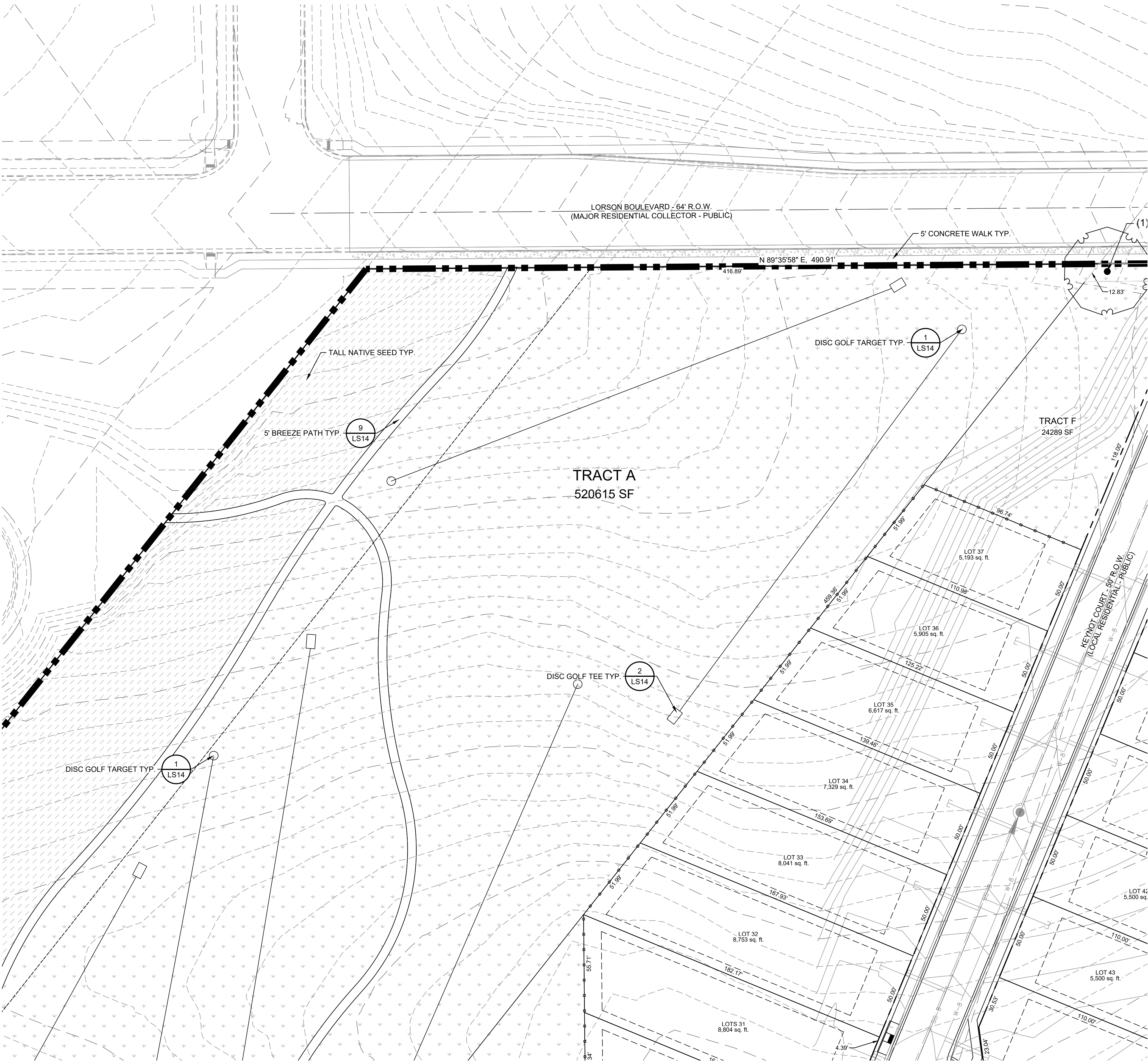
LANDSCAPE PLAN

LS12

SHEET 24 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100 DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS1.DWG

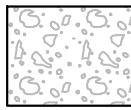


HILLSIDE AT LORSON RANCH

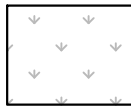
EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND



1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL



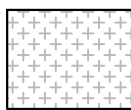
NATIVE SEED-LOW
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER:
PAWNEE BUTTES SEED OR
APPROVED EQUAL



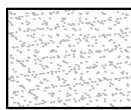
NATIVE SEED-TALL
MIX NAME: PBSI NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED
OR APPROVED EQUAL



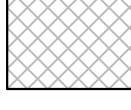
BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL



NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL

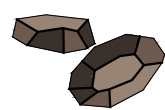


SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL

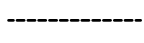


PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

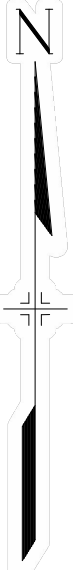
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL



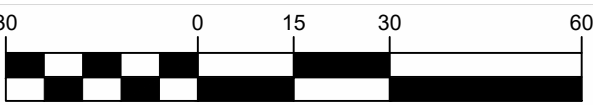
BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2', ALL DIMENSIONS
-MAXIMUM 5', ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL



EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

CONSULTANTS:

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

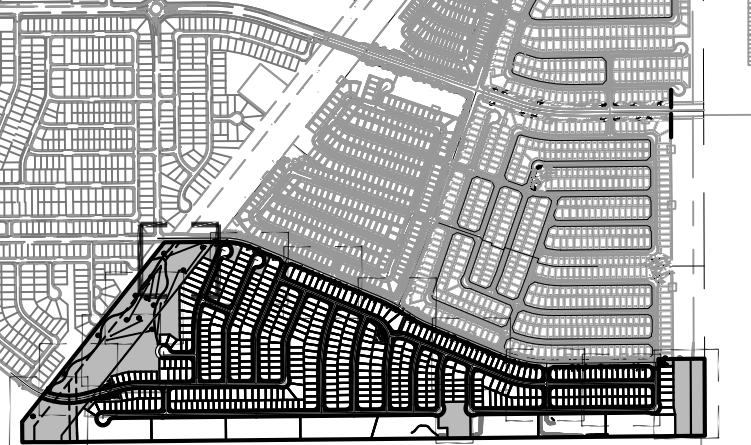
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55336
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE PLAN

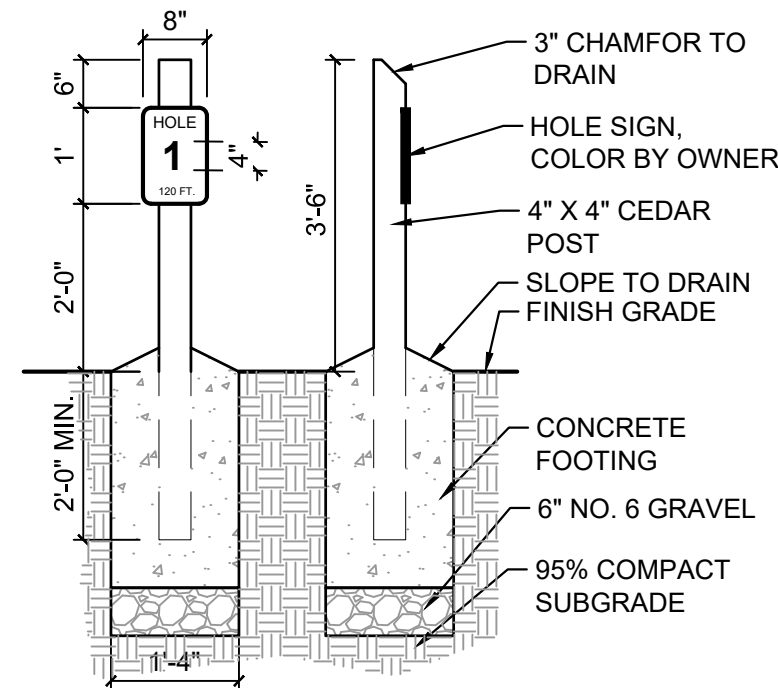
LS13

SHEET 25 OF 28

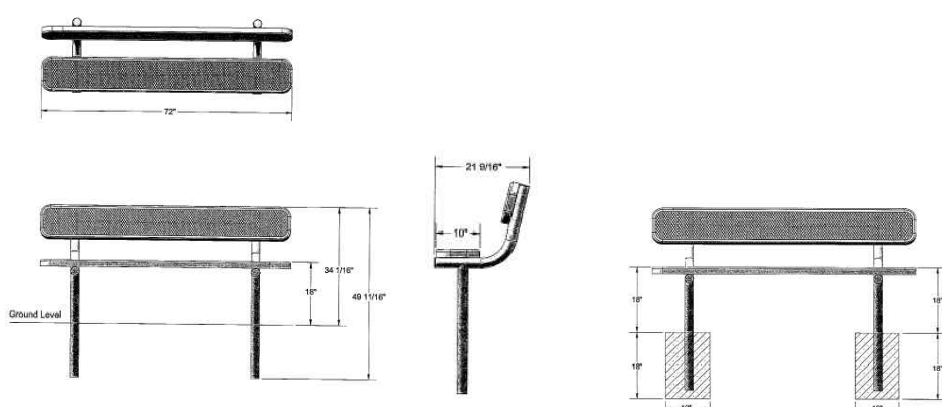
PCD FILE NO.: PUDSP221

Figure 1 is a schematic diagram of the experimental setup. It shows a vertical pole with a yellow band labeled '18' at the top. A basket of seeds is attached to the pole. Dimensions are indicated: 26 inches and 22 inches for the top section, 20 inches for the middle section, 30 inches for the lower section, and 24 inches for the base section.

A diagram of a rectangular concrete pad. The dimensions are indicated as 5' (width) and 8' (height). An arrow points to the center of the pad with the text "SLOPE 1% MAX.". Another arrow points to the right edge of the pad with the text "4\" CONCRETE".



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	



EDGE OF RAMP MUST COMPLY WITH ASTM FALL ZONE

ACCESSIBLE CONCRETE RAMP

SUBGRADE

ENGINEERED WOOD FIBER CHIPS DEPTH TO BE DETERMINED BY MANUFACTURER

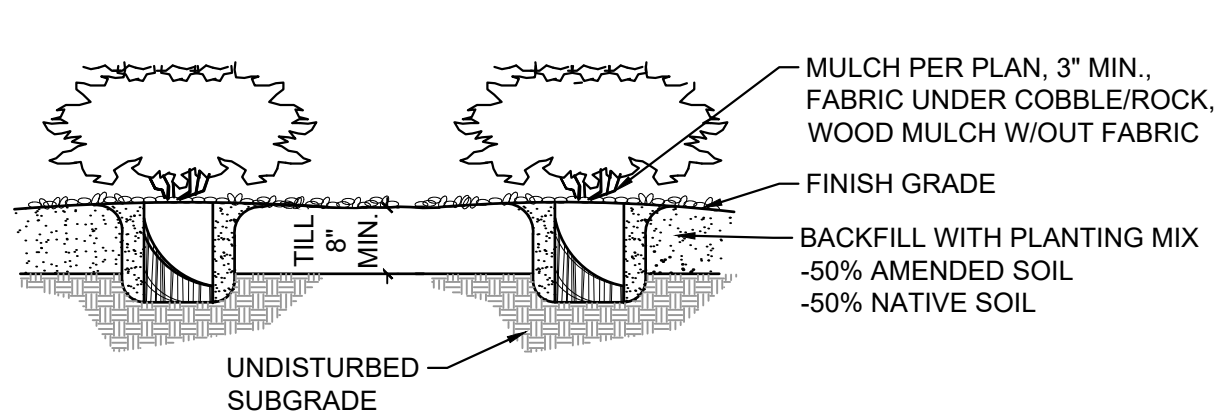
BASEMAT

DRAIN

5' WIDTH
MAX. 1.8% CROSS SLOPE

4" BREEZE
8" 95% COMPACTED SUBGRADE
UNDISTURBED SUBGRADE

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100.DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



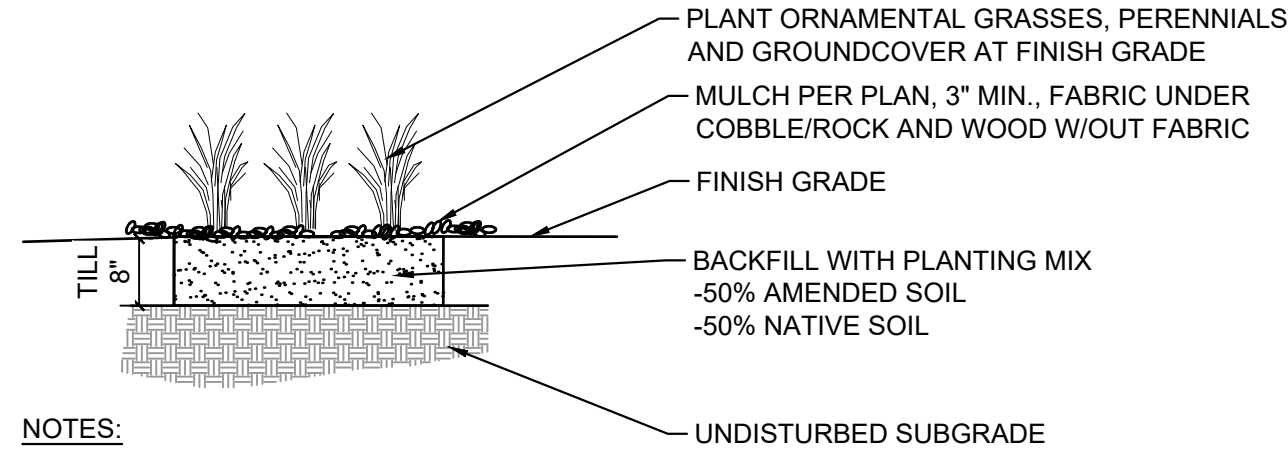
NOTES:

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

1 SHRUBS

NTS

MS-STD-LS-03



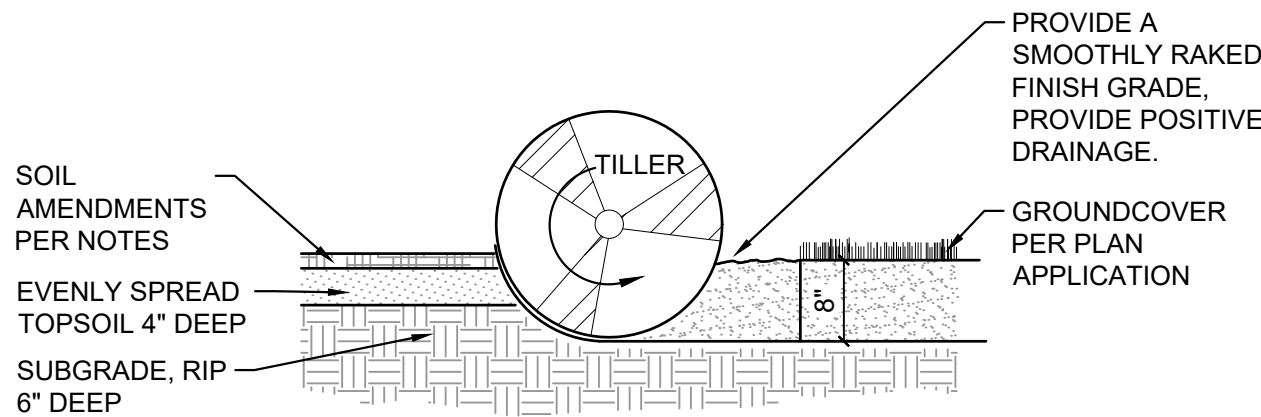
NOTES:

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

2 GRASSES AND PERENNIALS

NTS

MS-STD-LS-04



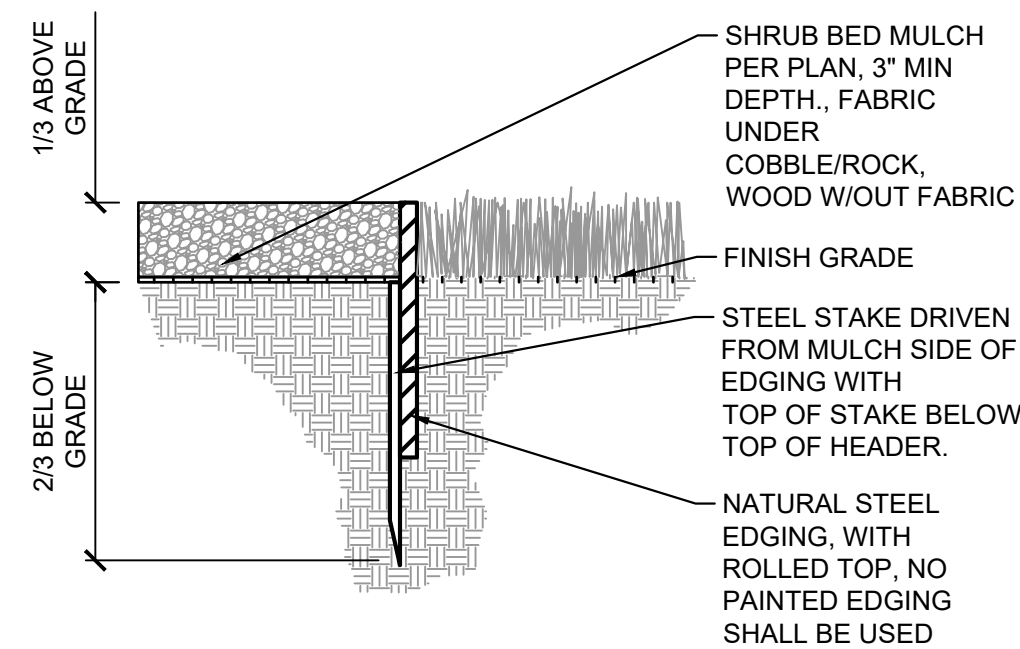
NOTES:

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

3 SOIL PREP FOR ALL AREAS

NTS

MS-STD-LS-05



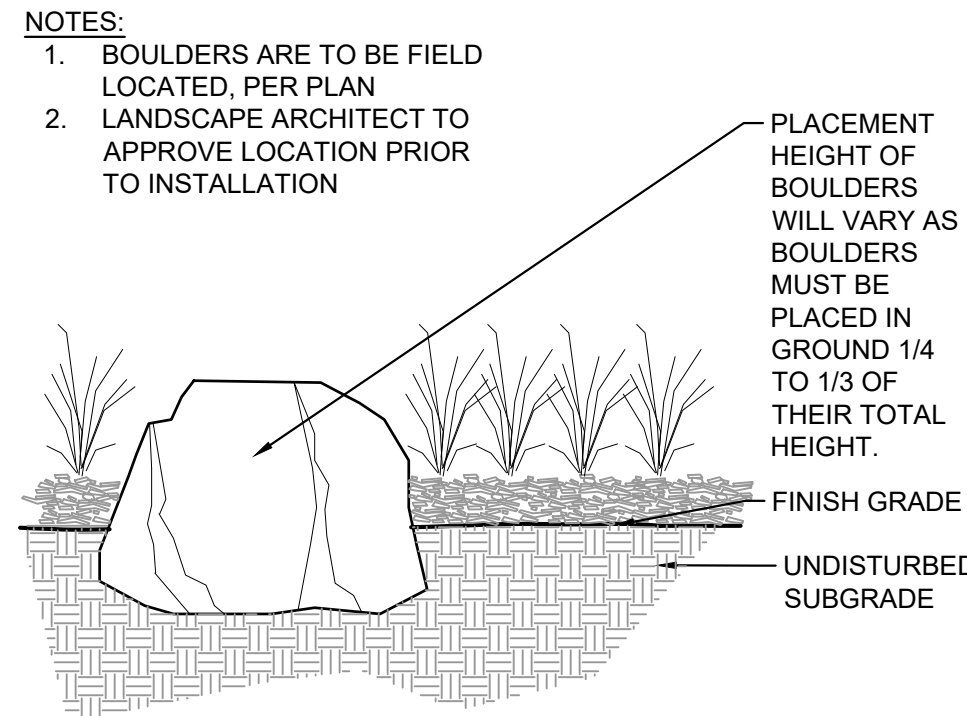
NOTE:

ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

4 STEEL EDGING

NTS

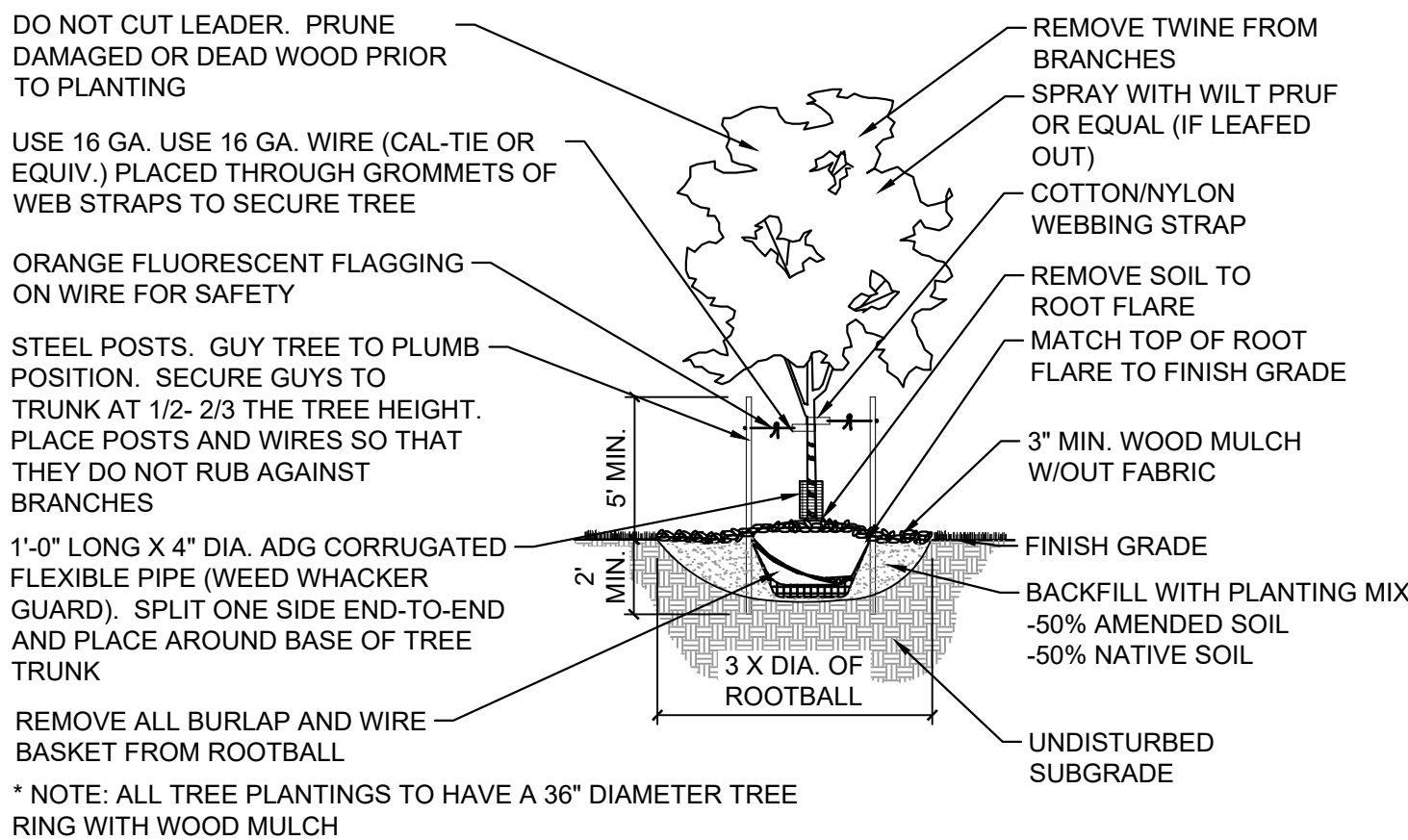
MS-STD-LS-12



5 BOULDER

NTS

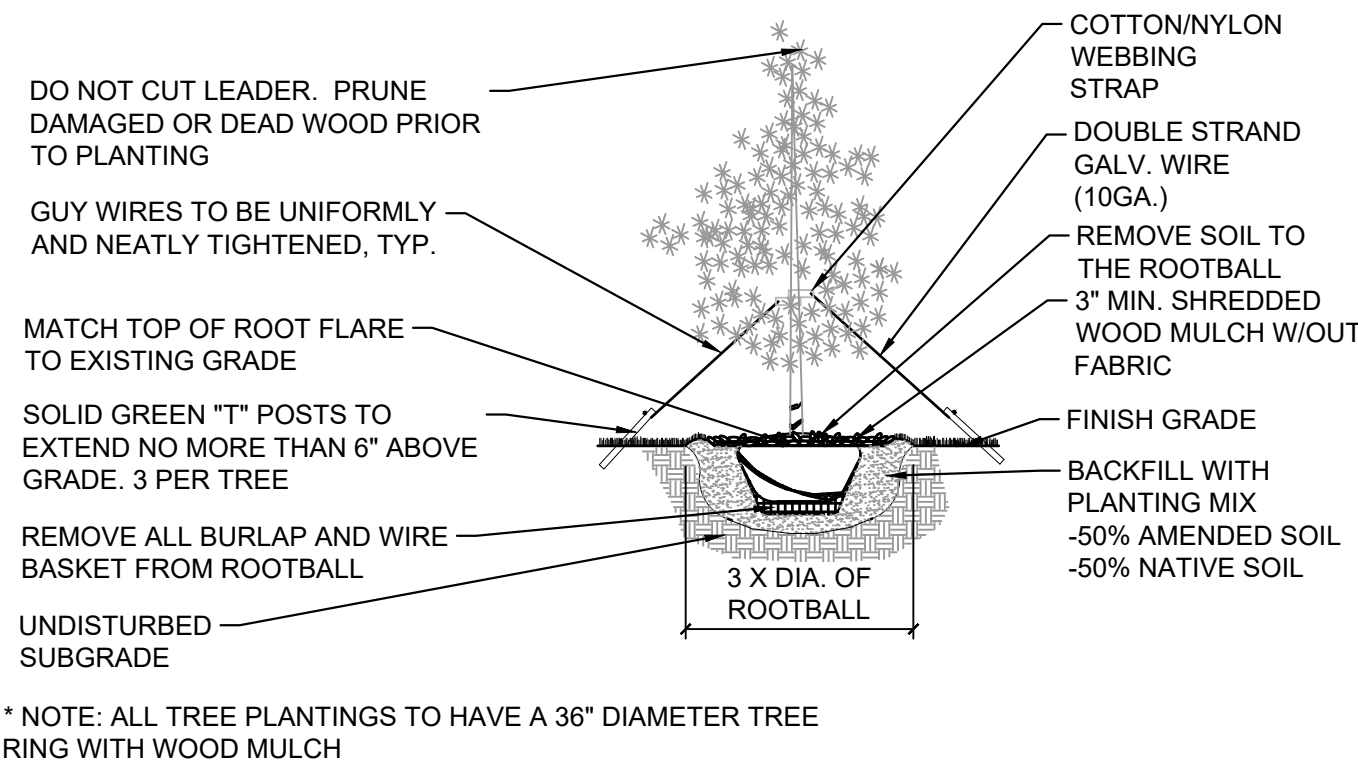
MS-STD-LS-08



6 DECIDUOUS TREE

NTS

MS-STD-LS-01



7 EVERGREEN TREE

NTS

MS-STD-LS-02

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, 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
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/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

**HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN**

**EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

**LANDSCAPE
DETAILS**

LS15

SHEET 27 OF 28

PCD FILE NO.: PUDSP221

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA \1100.DWG\1104 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG

GENERAL NOTES

1. 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.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. 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.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. 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.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS. .

SODDING AND SEEDING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
5. 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.
6. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
7. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - A. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. 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.
 - B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
8. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
9. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - A. HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - B. STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - C. ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - D. EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
11. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
12. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SEED MIX SCHEDULE


MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD	CONDITION
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDEOATS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSEED	PER SUPPLIER RECOMMENDATION	PER SEEDING NOTES	NON-IRRIGATED
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	PER SEEDING NOTES	IRRIGATED STREETSCAPE ONLY NON-IRRIGATED REMAINING AREA
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	10 PLS/ACRE	PER SEEDING NOTES	NON-IRRIGATED

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, 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
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/DEVELOPER:

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

APPROVAL:

VICINITY MAP:



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: JULY 7, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	RAF
1	05/20/2022	SECOND SUBMITTAL	RAF
2	07/07/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE
NOTES

LS16

SHEET 28 OF 28

PCD FILE NO.: PUDSP221



COLORADO
Division of Water Resources
Department of Natural Resources

March 18, 2022

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

RE: Hillside at Lorson Ranch Subdivision
N1/2, Sec. 24, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 29133

To Whom It May Concern:

We have received the above-referenced proposal to subdivide an existing 128.33-acre tract of land into 489 single-family lots and irrigated green space. 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, and Water Demand Report provided with the submittal estimates a demand of 172.2 acre-feet for all intended uses in the subdivision. This includes 171.15 acre-feet/year for 489 household units, which equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes 0.41 acres and 1.35 acres of irrigated green space/partially irrigated landscape, which is anticipated to require 1.05 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 February 14, 2022 from Widefield was provided with the materials and indicated that 172.20 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, 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



OFFICE OF THE COUNTY ATTORNEY
CIVIL DIVISION

Kenneth R. Hodges, County Attorney

Assistant County Attorneys

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Bryan E. Schmid
Nathan J. Whitney
Dorey Spotts
Steven Martyn

August 25, 2022

PUDSP-22-1 Hillside at Lorson Ranch

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by Lorson LLC and Love in Action ("Applicant"), to subdivide an approximately 128.33 +/- acre parcel into 489 single family lots. The property is zoned PUD Planned Unit Development.

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the Applicant estimated its annual water needs to serve this subdivision at 172.2 acre-feet/year. This calculation was based on the District's annual acre-feet single-family equivalent of 0.35 acre-feet which results in an annual water demand of 171.15 acre-feet/year, plus irrigation of 0.41 acres and 1.35 acres of irrigated green space/partially irrigated landscape (based on 3 SFE), for a total water demand of 172.2 acre-feet/year for Hillside at Lorson Ranch. Based on these figures, the Applicant must provide a supply of 51,660 acre-feet of water (172.2 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). As detailed in the *District Water and Wastewater Report Annual Update* dated January 31, 2022 ("*Report*"), the District's water supply is sourced from renewable groundwater, surface water rights, and a mix of various sources. The *Report* indicates that "[t]he current Developed Physical Supply is 5271 annual acre-feet. The three-year running



average actual use is 2,898 acre-feet which is roughly 55% of the existing available physical supply.”

4. The District’s General Manager provided a letter of commitment for Hillside at Lorson Ranch dated February 14, 2022, in which the District committed to providing water service for the 489 residential lots plus irrigation, for an annual water requirement of 172.20 acre-feet/year.

State Engineer’s Office Opinion

5. In a letter dated March 18, 2022, the State Engineer reviewed the application to subdivide the 128.33 +/- acres into 489 single-family lots. The State Engineer stated that “[a]ccording to the records of this office, Widefield has sufficient water resources to supply this development as described above.” Further, the State Engineer stated that “[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 Hillside at Lorson Ranch is 172.2 acre-feet per year for a total demand of 51,660 acre-feet for the subdivision for 300 years, to be supplied by Widefield Water and Sanitation District. **Based on the District’s available water supply of approximately 2,373 annual acre-feet, the County Attorney’s Office recommends a finding of sufficient water quantity and dependability for Hillside at Lorson Ranch.**

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 June 29, 2022, the *Water Resources Report* dated February 2022, the *Widefield Water and Sanitation District* letter dated February 14, 2022, and the *State Engineer Office’s Opinion* dated March 18, 2022. 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, Project Manager



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

Hillside at Lorson Ranch, PUDSP-22-1

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

- **The 123.3-acre site with 489 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 to provide water from Widefield Water and Sanitation District dated 14February 2022 provided with the submittal.**
- **Wastewater service will be provided by Widefield Water and Sanitation District. Per the 14February2022 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. There is a Letter of Commitment to provide wastewater treatment from Widefield Water and Sanitation District dated 14February 2022 provided with the submittal. The Wastewater Disposal Report dated February 2022, from the Core Engineering Group also supports wastewater service by Widefield Water and Sanitation District.**
- **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 activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to:**
<https://www.colorado.gov/pacific/cdphe/general-air-permits>
- **EPCPH 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.**
- **The water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**

Mike McCarthy
El Paso County Public Health
719-575-8602
mikemccarthy@elpasoco.com
2April2022