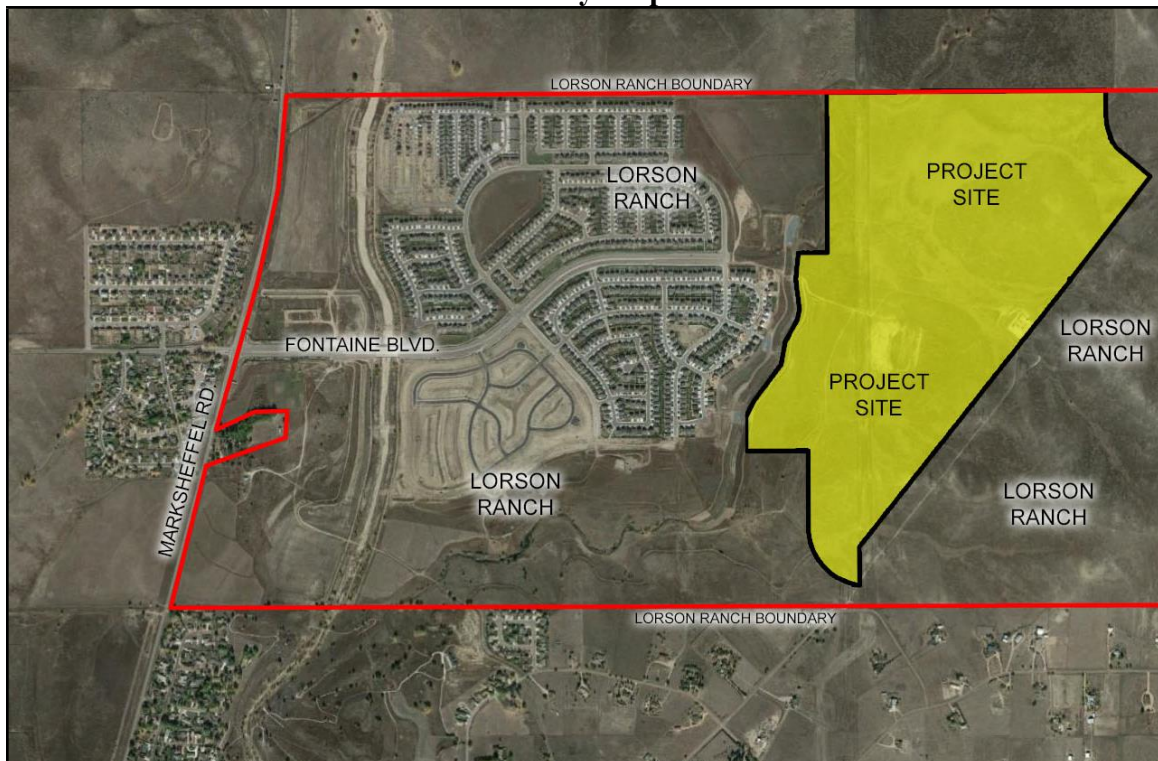


LORSON RANCH EAST

PUD Development, Preliminary Plan, Early Grading Request and Installation of Utilities

Vicinity Map:



Prepared By:

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Site Location, Size, Zoning:

Thomas & Thomas, on behalf of Lorson LLC Nominee for Lorson Conservation Invest I, LLLP., Lorson, LLC. Nominee for Murray Fountain, LLC., Eagle Development Company, and the Widefield School District 3, is respectfully submitting development applications for Lorson Ranch East to include a combined PUD Development Plan/ Preliminary Plan and request for early grading. The site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open up the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. The site is currently zoned RM (Residential Medium 7-10 DU/ Acre); RLM (Residential Low/ Medium 4-6 DU/ Acre); and RMH (Residential Medium/ High 10-13 DU/ Acre) as illustrated on the Lorson Ranch Zoning & Conceptual Plan approved by the Board of County Commissions on

November 16, 2006. In addition, these land use designations were carried forward with the Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. In addition, there is an existing 2 Acre Mountain View Electrical substation that shall remain. The design of the Lorson Ranch East development project takes these elements into account and will cause little to no impact.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan and a Pre-Development Early Grading Request for the Lorson Ranch East project within Lorson Ranch. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential community as well as identify the development standards for the proposed development. The Preliminary Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat. Early installation of wet utilities is also being requested for the main trunk lines within arterial and collector roadways in order to provide the school site with the required infrastructure and provide construction phasing options for development within Lorson Ranch East.

The Lorson Ranch East PUD and Preliminary Plan includes the future 25.0 Acre school site located at the northeast corner of Fontaine Blvd. and Lamprey Drive. This school site is a result of an approved agreement with Widefield School District No. 3 recorded August 24, 2016 (216095697) Resolution Number 16-307. For more information regarding the school site please refer to the "School District" section below.

Finally, the proposal includes request for PUD modifications related to landscape and traffic requirements. These modifications are discussed in more detail below in the appropriate sections.

The proposed application includes 826 new single family lots for a density of 3.55 DU/ Acre. The density calculation does not include the 25 acres school site or the 17 acre future development parcel. The site layout for Lorson Ranch East includes three minimum size lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types. The site is bordered by the Jimmy Camp Creek East Tributary on the west, Banning Lewis Ranch to the north, the existing 325' wide powerline easement to the east, and vacant Lorson Ranch property to the south. Both Fontaine Blvd. and Lorson Blvd. will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1. The approved Lorson Ranch Development Agreement #6, as

amended, requires the construction of a second access across the East Tributary of Jimmy Camp Creek with development east this tributary.

There is no proposed access to the south into Peaceful Valley Estates. Fontaine Blvd. as well as Lorson Blvd. will be designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation and also to take advantage of surrounding land uses. Within the Lorson Ranch development, open space and community connections are planned providing easy access to both Jimmy Camp Creek as well as the adjoining neighborhoods. The PUD and Preliminary Plan proposes 53.77 acres of open space which is 19.6% of the total site acreage where only 27.46 Acres (10%) of open space is required within the PUD zoning district. Of this 53.98 acres being provided with Lorson Ranch East, 5.98 acres of open space were originally included with Pioneer Landing Filing 2 & 3. This acreage is being replatted with Lorson Ranch East as part of the Jimmy Camp Creek East Tributary improvements to be completed as part of this project.

The phasing of the project will be completed in multiple phases occurring over several years. While the PUD/ Preliminary Plan drawings illustrate a proposed phasing plan, the construction of phasing may occur simultaneously or out of order based on market trends, infrastructure needs, and constructed traffic connections at the time of actual development. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

As with previous Lorson Ranch developments, Lorson Ranch East will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect.

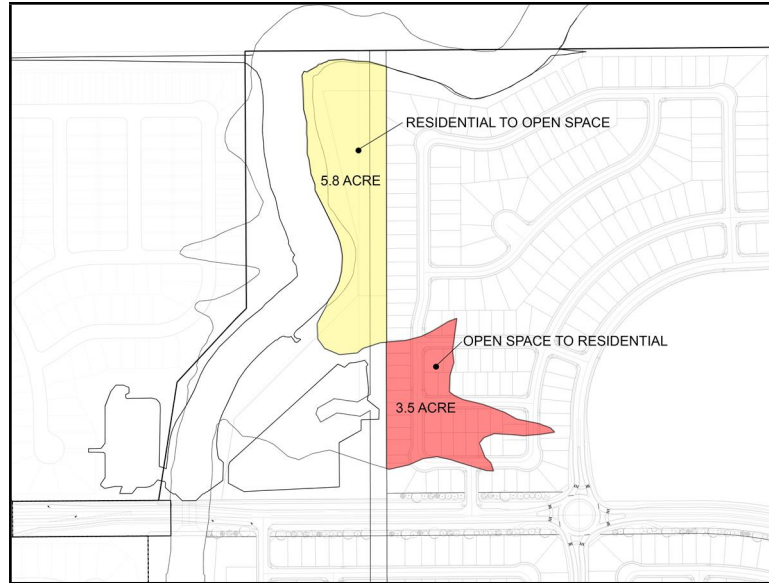
El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major

Transportation Corridors Plan together. The Policy Plan provides general direction in terms of density, buffers, transitions, and infrastructure where no small area plan exists.

The proposed Lorson Ranch East project advances the stated purposes set forth in this section and is in general conformance with the El Paso County Master Plan, the Highway 94 Comprehensive Plan, and the approved Lorson Ranch Sketch Plan as amended.

The approved Lorson Ranch Sketch Plan Amendment identifies several residential density zoning designations to include RM (Residential Medium 7-10 DU/ Acre); RLM (Residential Low/ Medium 4-6 DU/ Acre); and RMH (Residential Medium/ High 10-13 DU/ Acre). The PUD Development Plan/ Preliminary Plan submitted with this application remains consistent with the approved Sketch Plan by maintaining the approved residential zoning designation and approved densities. The approved Sketch Plan also indicates two areas of higher density designations which include 9.1 acres of RMH (Residential Medium/ High 10-13 DU/ Acre) and 7.5 acres of RM (RM Residential Medium). While these higher densities are permitted, the Lorson Ranch East PUD is utilizing a lower density throughout the project in response to current demand and market trends within this overall development. The proposed overall density of 3.55 DU/ Acre is consistent with both the approved densities and with communities already established within Lorson Ranch. The density calculation does not include the 25 acres school site or the 17 acre future development parcel. The approved Sketch Plan Amendment also indicates approximately 3.5 acres of an open space 'finger' to be located northwest of the current Fontaine Blvd. and Lamprey Dr. intersections. This 3.5 acres of open space is currently located within the existing floodplain limits and at the time of the Sketch Plan Amendment it was undetermined the proposed improvements for this area. The proposed Lorson Ranch East PUD seeks to develop this area with residential units by mitigating the floodplain through the CLOMR/ LOMR process. As a result this open space area is being removed. However, to offset the loss of this open space area, the proposed PUD incorporates approximately 5.8 acres of new open space that was originally proposed for RMH and RLM residential uses in this immediate area. This open space is located west of the SDS easement and includes access to soft surface trails as well as a potential location for a playground.



In addition to this proposed open space, an alternative walking/ biking route is being provided from the open space via soft surface trail corridors along the creek eastward to the school site along the Clarion Drive sidewalk.

The application 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 by meeting the submittal guidelines as illustrated in the zoning code and application packet. There has been substantial change in character of the area since the land was originally rezoned and the original Sketch Plan approved as several communities of residential development have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project including the Cottonwood Grove and Peaceful Ridge at Fountain Valley developments to the immediate west of Lorson Ranch.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the Pioneer Landing Filings 1-3, Ponderosa at Lorson Ranch, the Meadows at Lorson Ranch, and the recently approved Carriage Meadows South at Lorson Ranch. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character. Lorson Ranch East will be buffered to the north by portions of the existing Jimmy Camp Creek East Tributary and a 30' wide utility/ drainage easement corridor. The remaining portions of Lorson Ranch East are buffered and surrounded either by the east tributary to the west, the existing power line easement to the east, or existing vacant land that is part of the overall Lorson Ranch to the south. There is no development proposed directly adjacent to Peaceful Valley to the south with this application nor are any roadway connections proposed.

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

The proposed application provides adequate consideration for any potentially detrimental uses and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes a 30' wide buffer/ utility easement along the northern boundary for example. The proposed plan also utilizes the east tributary of Jimmy Camp Creek as a natural buffer between development communities within Lorson Ranch. The creek banks also provide opportunities for trail corridors as well. There are no requirements for buffering to the east or south.

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek East Tributary is being taken into consideration with the lot lines set back some distance away from this drainage features. There is opportunity to provide a trail corridor along the banks of the east tributary similar to the trail provided along the banks of the Jimmy Camp Creek Main Channel. This would provide the residents of Lorson Ranch another unique amenity not found within similar communities located nearby. This trail corridor may tie into the exiting sidewalk and trail network found within Lorson Ranch creating larger loops for walking, hiking, running, or cycling.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired and can provide the water necessary for the proposed 826 units. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open space areas and extending existing utility services already approved and in place, the Lorson Ranch East project supports both *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Finally, a Geologic Hazards and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 18 exploratory test borings were completed. There are no significant geological hazards; however, the potential for hazards or constraints do exist related to the potential for expansive or hydrocompactive soils. It may be necessary to design and implement mitigation

alternatives on a lot by lot basis although the conditions found at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. Refer to the soils report for more detailed information.

2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, a small portion of the Lorson Ranch East project appears to be within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. This area of the project is located north of Fontaine Blvd with everything south of Fontaine Blvd. not part of the Highway 94 Comp Plan. Sub-Area 4 is characterized as the Colorado Centre, and calls for higher intensity land uses that will blend with the existing Colorado Springs character. This proposal meets several of the Highway 94 plan's goals, most notably the following:

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

Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also provides housing along existing major transportation corridors such as Marksheffel Rd., Fontaine Blvd. and now the newly proposed Lorson Blvd.

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

This site was previously approved for residential development at a density of 7-10 du/acre and this continues the existing pattern of residential development. The proposed development also looks to preserve the Jimmy Camp Creek East Tributary as an amenity to the community. This natural feature provides opportunities for public trails and wildlife corridors.

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

Sub-Area 4 recommends higher intensity development that will blend with the intensity of development inherent to the City of Colorado Springs. The proposed PUD and Preliminary Plan meets this objective as it is a continuation of single family residential development found within Lorson Ranch and adjacent subdivisions.

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

Lorson Ranch East continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch. This area will be the first to be developed east of the Jimmy Camp Creek East Tributary.

Master Plan for Mineral Extraction:

The 1996 Master Plan for Mineral Extraction updates and supersedes the 1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide

guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Valley Fill' containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

School District:

Portion of the Lorson Ranch East subdivision may be subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170. Per this agreement, Lorson Ranch shall dedicate a 25 Acre school site located at the northeast corner of Fontaine Blvd. and Lamprey Drive. The 25 acre school site will be zoned "School Site" as part of this Lorson Ranch East PUD/ Preliminary plan and was dedicated to El Paso County for a future school use as part of the Lorson Ranch Pioneer Landing Filing No. 2 plat recorded on January 5, 2017, Reception No. 217713888. The school district will be responsible for submitting a detailed site development plan for review and approval to El Paso County Planning and Community Development. The school district shall address at that time participation in any necessary required traffic impact fees, drainage fees, etc. that may be applicable for approval of the proposed school. As part of the school site dedication agreement, Lorson Ranch shall provide the roads, utilities and other public infrastructure necessary to support the use of the school site and school building. The timing of these improvements will be constructed as required within Phase 1 or as the school site developments.

Total Number of Residential Units, Density, and Lot Sizes: 826 Single-Family Detached Residential Units for a density of 3.55 DU/ Acre. The density calculation does not include the 25 acres school site or the 17 acre future development parcel. The site layout for Lorson Ranch East includes three minimum size lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

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 Lorson East PUD is illustrating four phases created by major roadways or natural barriers. The phasing is based upon anticipated construction, sequencing of roads and utilities; however, Lorson Ranch East may be developed independent of the phasing as outlined on the drawings pending market demand and construction schedules. The first phase of construction is projected to begin in Fall/ Winter 2017. The approved Lorson Ranch Development Agreement #6, as amended, requires the construction of a second access across the East Tributary of Jimmy Camp Creek with development east this

tributary. This second access will be provided with Phase 1 of the Lorson Ranch East development and construction.

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

The PUD and Preliminary Plan proposes 53.77 acres of open space which is 19.6% of the total site acreage. This includes approximately 12.12 acres of the Jimmy Camp Creek east Tributary. Much of the proposed open space will be contiguous open space along the Jimmy Camp East Tributary and along the Southern Delivery System (SDS) easement. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 27.46 acres. Of this, 25% or 6.87 acres must be contiguous and usable. The proposed PUD and Preliminary Plan is providing ample open space acreage of which nearly all is contiguous. As part of the 53.77 acres being provided with Lorson Ranch East, 5.98 acres of open space were originally included with Pioneer Landing Filing 2 & 3. This acreage is being replatted with Lorson Ranch East as part of the Jimmy Camp Creek East Tributary improvements to be completed as part of this project. The open space areas also include the potential park sites and trail corridor connections as illustrated on the drawings.

The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities, such as a large sports complex, immediately proposed within Lorson Ranch East, per discussions with the El Paso County Parks Department the PUD indicates three possible locations for park sites. The exact nature of these park sites are unknown at this time as the final location and individual park site amenities will be coordinated with the County Parks based on construction sequencing. The installation timing will also be coordinated with County Park staff depending on final plat sequencing and construction phasing. The park sites are located near or adjacent to the proposed trail corridor providing pedestrian connectivity between the units, the open space and the proposed park locations.

In addition, the proposed PUD incorporates numerous areas of natural open space and opportunities for trail corridors along Jimmy Camp Creek East Tributary, utility easements, and detention areas. A future trail connection will be established along the creek further expanding the trail system within Lorson Ranch. This trail corridor will ultimately be connected to existing or planned trail connections within existing developments of Lorson Ranch.

Areas of Required Landscaping:

The proposed PUD plan includes preliminary landscape design along Fontaine Blvd. and Lorson Blvd. illustrating the landscape plantings, potential species, and spacing. As mentioned above, there is a request for a landscape related PUD Modification as part of this application:

1. A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the requirement of one street tree for every 20' of linear frontage for arterial roadways to show one street for every 30' of linear frontage along Fontaine Boulevard, shown as a future principal arterial in the MTTP. This development is constructing half of the principal arterial.

The justification for these requests in reducing the required number of street trees along an arterial roadway is due to the long lengths of linear footage and large number of required trees under the current landscape code. In addition the proposed PUD is providing additional open space beyond the requirement. The proposed modification should be considered in exchange for the additional open space and/or amenity designs provided in the PUD development plan. The planting design accommodates more adequately spaced trees leaving room for healthy growth as opposed to overcrowding and a heavy water demand. In addition to the landscape as shown on the drawings, a 6' wood fence is being proposed along all roadways.

Traffic Engineering:

Lorson Ranch East includes two major roadways, the extension of both Fontaine Blvd. and Lorson Blvd. eastward across the Jimmy Camp Creek East Tributary. The extension of these roadways will provide the necessary two points of ingress/ egress for Lorson Ranch via Marksheffel Blvd. and create numerous circulation routes through the development. As previously mentioned, the approved Lorson Ranch Development Agreement #6, as amended, requires the construction of a second access across the East Tributary of Jimmy Camp Creek with development east this tributary. This second access will be provided with Phase 1 of the Lorson Ranch East development and construction.

Fontaine Blvd. is being designed as a two-lane minor arterial with a 100' public right-of-way with a round-a-bout eliminating the need for a traffic signal. The traffic report discusses the merits and justification for this roadway designation and configuration. However, as part of future consideration for possible expansion, the tracts on either side of Fontaine Blvd. are being reserved as landscape setbacks and public improvement corridors should the additional right of way be needed for expanding Fontaine Blvd. Fontaine Blvd. has previously been constructed from Marksheffel Rd. east to Old Glory Dr. As part of this development Fontaine Blvd. will be extended east from Old Glory Dr./ Stingray Ln. across the Jimmy Camp Creek East Tributary. There will be no direct lot access to any arterial roadways.

Lorson Boulevard is a planned continuous roadway that will extend from Marksheffel Rd from the far southwestern corner of Lorson Ranch. This roadway will cross both the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. is being shown as a Urban Non Residential Collector roadway with a proposed 64' right-of-way in lieu of the standard 80' right of way. A deviation request (DEV 17008) for this atypical cross section was approved by El Paso County on June 2, 2017. The proposed modified collector cross section will provide the laneage and ROW needed for the projected traffic volumes of the project 9,000- 10,000 ADT. As part of future consideration for possible

expansion the tracts on either side of Lorson Blvd. are being reserved as landscape setbacks and public improvement corridors should the additional right of way be needed for expansion. There will be no direct lot access to any collector roadways.

In addition to the approved deviation, there are two requests for PUD Modifications related to intersection spacing:

1. A PUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the 175' spacing of urban local residential roadways to 165' for Yamhill Dr., Shavers Dr., Clarion Dr., Aliso Dr., and Nolin Dr. where these streets intersect with Lamprey Dr. (Collector). Additional request for PUD Modifications to permit 165' local residential roadway spacing includes Magothy Dr. and Horton Dr. where these streets intersect with Trappe Drive (Collector).

The request proposes to reduce the local residential intersection spacing 175' down to 165' which will not be detrimental to public safety nor adversely affect safety or operations. These intersections are local residential streets and with the design providing numerous points of access to the collector roadways, will not experience high traffic volumes where stacking could become a concern. In addition, these intersections will be Stop-sign controlled on at least one end (and at each end in some cases) resulting in lower speeds along these segments.

2. A PUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the 660' intersection spacing along an urban residential collector to 345' along Trappe Dr. between Lorson Blvd. and Magothy Dr.; to 367' along Lorson Blvd. between Trappe Dr. and Willapa Dr.; to 550' along Lorson Blvd. between Skuna Dr. and Lamprey Dr.; and to 561' between Clarion Dr. and Fontaine Blvd along Lamprey Dr.

Lorson Boulevard

Plan adjustments have been made to increase the intersection spacing where feasible along Lorson Boulevard given the site restrictions of the existing SDS Easement and power line easement. These easements cannot be relocated resulting in intersection spacing along collector roadways that cannot meet the 660' spacing. The intersection spacing west of Lamprey Drive to Skuna Drive is shown as 550 feet and the spacing from Trappe Drive to Willapa Drive is being shown as 367 feet. The location of Willapa Drive is due to drainage concerns relating to the existing SDS easement and watermain. Lorson Blvd. and Saco Dr. both cross the SDS with Lorson Blvd. being approximately 7' higher than Saco Drive at the crossing. This is because Saco Drive must be held down lower due to a blow-off manhole along the SDS watermain that cannot be raised. The intent is to have no runoff from Lorson Blvd. drain north to Saco Dr. and as a result Willapa Dr. was pushed to the west to a point where Lorson Blvd. and Saco Dr. are at roughly the same elevation. The spacing of 675 feet between Willapa Drive and Skuna Drive exceeds the required 330-foot spacing for Local street intersections along a Collector. In addition, the existing SDS easement and power line easement also creates a situation where the 660' spacing is unachievable along Trappe Drive, south of Lorson Blvd. This collector roadway will

see light traffic and will not create stacking issues into this area of development as multiple access points have been provided.

Lamprey Drive

Plan adjustments have been made to increase the intersection spacing along Lamprey Drive just south of Fontaine and just north of Lorson Boulevard. These spacings now exceed the 660-foot spacing requested in the comments. The spacing of the intersection just north of Fontaine (Clarion Drive/Lamprey Drive) remains as shown previously as this 560-foot distance would not be problematic. A southbound left turn lane at Lamprey/Fontaine will not be needed as this intersection will be a roundabout. The northbound left-turn stacking between the Fontaine/Lamprey roundabout and at Lamprey Drive/Clarion Drive can be accommodated.

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:

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state departmental 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: Currently, single-family detached houses are approved for use on this site with a density of 7-10 DU/ Acre. The proposed gross single family density as illustrated on the plans is quite a bit less at 3.71 DU/ Acre. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units to the west and northwest. All PUD and Preliminary Plan review criteria has been met.

Floodplain: The most noticeable hydrologic feature bordering the development along the western boundary is the Jimmy Camp Creek East Tributary. The tributary is an existing drainage flowing in a southwesterly direction. Portions of the property are located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997. However, much of this floodplain has been revised per LOMR Case #14-08-0534P effective date January 29, 2015. This portion of the revised tributary and floodplain lies between Fontaine Blvd. and Lorson Blvd. and no longer presents any hazards or limitations that would limit development.

Those unstudied portions of the Jimmy Camp Creek East Tributary, north of Fontaine Blvd. to the property line, are being studied in conjunction with this application and will revise the floodplain limits per the analysis. The current floodplain delineation presents a temporary hazard to the proposed development as any portion of the lots currently within the floodplain cannot be platted nor developed until the floodplain lines have been revised per the LOMR/ CLOMR process. A LOMR/ CLOMR will be submitted for review and approval by the necessary agencies in order to revise the floodplain limits and remove the floodplain limits from the lots as depicted on the drawings at this time. Any required creek improvements will be implemented as necessary.

The development site will drain into several detention pond/water quality basins located centrally and within the southwest corner of the project limits. Flows will then be conveyed to Jimmy Camp Creek and/ or off-site in a manner consistent with El Paso County and State requirements.

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.

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

- 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 either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek East Tributary may create an environment that will enhance and create a natural wildlife habitat corridor.

A review of rare species and critical habitats within the project area was completed using the U.S. Fish and Wildlife Service's IPaC mapper (<https://ecos.fws.gov/ipac/>). The

mapper identifies species either threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat within the project areas. Per the IPaC mapper, there are a total of 11 threatened, endangered, or candidate species on the species list; however, many of these species exist in another geographical area or exist with bodies of water of which this parcel has no water present. However, the report also indicates there are no critical habitats within the project area and therefore no rare or threatened species were found to be present on the site. Currently, the east tributary does not contain suitable habitat based on information provided by the US Fish & Wildlife Service when reviewing the Pioneer Landing 2 site in 2014. Below is information provided by the service in an email dated June 16, 2014:

“.....the proposed project area is immediately to the south of the Service's block clearance zone for the Preble's in the Colorado Springs metropolitan area. Urban development and other activities likely extirpated the Preble's from this block clearance zone.

Based on the information that you provided, the Service continues to agree that the proposed project is not likely to impact the Preble's. We base this determination largely on the lack of suitable riparian and upland Preble's habitats within the proposed project area and along Jimmy Camp Creek within 0.5 mile to the west. Additionally, there are no interconnections of suitable habitats between the proposed project area and occupied Preble's habitats located more than 10.0 miles to the north at Monument Creek.”

Wetlands: There are no jurisdictional wetlands found on site or within the Jimmy Camp Creek East Tributary as determined during the 404 permit process acquired to complete the existing channel improvements discussed above. A previous application, approval and monitoring of the 404 Permit for this area, Permit #2002 00701, was completed in 2006. A copy of the application and reports has been included with this submittal. In addition, a search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands. However, the site does contain the presence of Freshwater Emergent Wetlands within the east tributary north of Fontaine Blvd. Per the wetlands mapper, these emergent wetlands are coded as (PEM), Palustrine emergent herbaceous march, fen, swale and wet meadow. Any impacts and mitigation will be determined during the LOMR/ CLOMR and 404 Permit Process. As part of the initial 404 application, a report was completed in 2006 for all of Lorson Ranch which included portions of the Jimmy Camp Creek East Tributary. This report echoes much of the same information recently discovered and has been included for reference.

