

**CREEKSIDE AT LORSON RANCH FILING NO. 2**  
**LETTER OF INTENT**  
**Planned Unit Development, Preliminary Plan & Early Grading**

**August 24, 2022 (REV-2)**



**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 Nominee for Murray Fountain LLC  
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 1<sup>st</sup> Avenue S.  
Burnsville, MN 55306  
Office: (952) 303-4212

**Tax Schedule No:** 5523114075

**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of Lorson LLC, is respectfully submitting development applications for the proposed Creekside at Lorson Ranch Filing No. 2 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 6.01 acres with 38 single family detached residential lots and 4 tracts located in the southern most portion of Lorson Ranch. The Creekside at Lorson Ranch Filing No. 2 is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 7-10 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RM (Residential Medium) with a permitted density of 7-10 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 38 new single family lots on 6.01 acres for a density of 6.32 DU/ Acre.

The site is bordered by the approved Creekside South at Lorson Ranch PUD zoned single-family property (Residential Medium 7-10 DU/ Acre) to the south; Jimmy Camp Creek East to the west; approved Lorson Ranch East Filing No. 4 PUD zoned single-family property (Residential Medium 7-10 DU/ Acre) to the east; and Lorson Boulevard (Major Residential Collector 64' Public R.O.W.) to the north. The parcel that makes up this submittal is vacant with no existing buildings, structures, or facilities. The site contains no natural drainage ways or significant natural features but is adjacent to Jimmy Camp Creek to the west. The 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.



**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. 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 38 new detached single-family residential units on 6.01 acres for a density of 6.32 DU/ Acre. The site layout incorporates a minimum 35' x 85' (2,975 SF) lot size. The PUDSP includes 1.34 acres of total open space and landscape area; and 1.33 acres of new public streets right-of-way. Of the 1.34 acres of total open space and landscape, approximately 0.77 is usable open space via a 5' wide breeze walking trail. Additionally, the project is part of the overall Lorson Ranch development which provides numerous parks, open spaces and trail systems for the use of all residents.

All streets shall be public, permitting on-street parking, with corner lots designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There shall be no direct access to any arterial or collector streets. 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, 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.

**Deviation Request (see Deviation Request and Decision Form):**

1) PEDESTRIAN RAMPS AT T-INTERSECTIONS

Requested Deviation: Allow only two of four pedestrian ramps to be constructed at the T-intersection of Luneth Drive and Shunka Lane.

Justification: The intersection is in close proximity of another intersection with all the required ramps proposed/constructed. Installation of an additional ramp at this intersection is not feasible as the grading cannot meet ADA requirements along the ADA curb returns and there are several large drainage structures at this intersection. The additional ramps may also be a safety concern as the removed crossing is at the edge of a large curve. The crossing at Luneth Drive and Akela Lane is approximately 120' 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.

A "Soils and Geology Study, the Creekside at Lorson Ranch Filing No. 02, El Paso County, Colorado" (RMG- Rocky Mountain Group, February 21, 2022) is included with the submittal package. As part of this report, 3 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, drainageways/ floodplains, faults and seismicity, radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Bedrock can be excavated using typical construction equipment. Exterior, perimeter foundation drains shall 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. Additional discussions below regarding Water Master Plan, Your El Paso County Master Plan and Parks & Open Space.
3. *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;* The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.
4. *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;* The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the east, west, and south consisting of single family

residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural, or recreational features found on site.

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, and R.O.W. Appropriate transitioning and buffering is provided. Landscape buffers and fencing are provided to the north and east. Open Space and fencing is provided to the south and west.
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. The project provides access to regional trails via Lorson Boulevard sidewalks.
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 open space and pedestrian connections to existing trail systems within Lorson Ranch East via existing and proposed sidewalks. As required, 10% of the total project area of 6.01 acres = 0.60 acres of open space shall be provided. Of the 0.60 acres open space required, 25% or 0.15 acres is required as usable open space. The project provides 1.34 acres of total open space and landscape with 0.77 acres being usable open space.
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 Creekside at Lorson Ranch Filing No. 2, the project site is proposing open space, a breeze walking trail and pedestrian connections to existing trail systems within Lorson Ranch East.

11. *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;* There are no mineral estate owners on the real property known as The Creekside at Lorson Ranch Filing No. 2.
  
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;* One deviation is requested at this time. The requested deviation is to allow only two of four pedestrian ramps to be constructed at the T-intersection of Luneth Drive and Shunka Lane. The intersection is in close proximity of another intersection with all the required ramps proposed/constructed. Installation of an additional ramp at this intersection is not feasible as the grading cannot meet ADA requirements along the ADA curb returns and there are several large drainage structures at this intersection. The additional ramps may also be a safety concern as the removed crossing is at the edge of a large curve. The crossing at Luneth Drive and Akela Lane is approximately 120' 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.
  
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 Creekside at Lorson Ranch Filing No. 2 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 Creekside at Lorson Ranch Filing No. 2 will incorporate more single-family homes to help provide necessary and needed housing in this area of the county which is inline with the **Suburban Residential placetype in the Area of Change: New Development**. 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 Creekside at Lorson Ranch Filing No. 2 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 Creekside at Lorson Ranch Filing No. 2 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 Creekside at Lorson Ranch Filing No. 2 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 My 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 7-10 DU/ acre or less as illustrated on the approved sketch plan.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;* A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.
6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];* A "Soils and Geology Study, the Creekside at Lorson Ranch Filing No. 02, El Paso County, Colorado" (RMG- Rocky Mountain Group, February 21, 2022) is included with the submittal package. As part of this report, 3 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, drainageways/ floodplains, faults and seismicity, radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Bedrock can be excavated using typical construction equipment. Exterior, perimeter foundation drains shall 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. 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. Internal streets 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; While there are no major recreational facilities such as large playfields proposed within Creekside at Lorson Ranch Filing No. 2, the project site is proposing open space and pedestrian connections to existing trail systems within Lorson Ranch East.*
11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.*
13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code. The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. One deviation is requested at this time. See below for more information.*

**El Paso County Water Master Plan:**

Creekside at Lorson Ranch Filing No. 2 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 Creekside at Lorson Ranch Filing No. 2. The WWSD has provided an intent to serve commitment letter for the proposed 38 units and landscaping. The Creekside at Lorson Ranch Filing No. 2 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.

Creekside at Lorson Ranch Filing No. 2 is located in Pressure Zone 6 (upper zone). WWSD has an existing 12" diameter potable water main in Lorson Boulevard and an 8" watermain in Trappe 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.

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 0.2 acres of partially irrigated landscaping. The new water commitments are 13.66 ac-ft per year for the 38 lots and the landscaping (1 sfe).

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, Creekside at Lorson Ranch Filing No. 2 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:** 38 Single-Family Detached Residential Units for a density of 6.32 DU/ Acre. The site layout incorporates a minimum 35’ x 85’ (2,975 SF) lot size.

**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 and Trappe Drive. The landscape design includes a mix of deciduous and evergreen trees. There are no landscape waivers being requested at this time.

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

Per the EPCLDC, 0.60 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 1.344 acres of open space and landscape area totaling 22.37% of the overall site acreage. The project site is proposing open space and pedestrian connections to existing trail systems within Lorson Ranch East via existing and proposed sidewalks. As required, 10% of the total project area of 6.01 acres = 0.60 acres of open space shall be provided. Of the 0.60 acres open space required, 25% or 0.15 acres is required as usable open space. The project provides 1.34 acres of total open space and landscape with 0.77 acres being usable open space. 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.

**Types of Proposed Recreational Facilities:**

While there are no major recreational facilities such as large playfields proposed within Creekside at Lorson Ranch Filing No. 2, the project site is proposing open space and pedestrian connections to existing trail systems within previous filings of Lorson Ranch via existing and proposed sidewalks.

**Community Outreach:**

Neighbor notification mailings were sent to surrounding properties as required by the LDC.



**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 Creekside at Lorson Ranch Filing No. 2 be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

**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 \$7,866 for 38 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. 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, drainageways/ floodplains, faults and seismicity, radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations



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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Creekside at Lorson Ranch Filing No. 2 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.