

EL PASO COUNTY
COLORADO

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Board of County Commissioners
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**TO: El Paso County Planning Commission
Brian Risley, Chair**

**FROM: Kari Parsons, Senior Planner
Charlene Durham, PE, Engineer III
Kevin Mastin, Interim Executive Director**

**RE: Project File #: PUDSP-22-003
Project Name: Creekside at Lorson Ranch Filing No. 2
Parcel No.: 55231-14-075**

OWNER:	REPRESENTATIVE:
Lorson LLC Nominee for Lorson Murray Fountain LLC 212 N. Wasatch Avenue Colorado Springs, CO 80903	Matrix Design Group, Inc. Jason Alwine 2435 Research Parkway Colorado Springs, CO 80920

Commissioner District: 4

Planning Commission Hearing Date:	9/15/2022
Board of County Commissioners Hearing Date	10/4/2022

EXECUTIVE SUMMARY

A request by Lorson, LLC Nominee for Lorson Murray Fountain LLC, 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 38 single-family residential lots. The parcel, totaling 6.01 acres, is located adjacent to the southside of Lorson Boulevard, east of the East Tributary of Jimmy Camp Creek and is within Section 23, Township 15 South, Range 65, West of the 6th P.M. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (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 roadways.

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 38 single-family detached residential lots and four (4) tracts within a 6.01-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 rough grading 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 deviations from the Engineering Criteria Manual (ECM) with this application:

1. A deviation from ECM Section 2.5.2.C.3 was requested to allow for 2 pedestrian ramps, at Luneth Drive and Shunka Lane, instead of the standard 4 pedestrian ramps at a T-intersection. The justification stated for this deviation is that it is not feasible to meet ADA grade requirements along the curb returns and the intersection is in proximity of Luneth Drive and Akela Lane, approximately 120 feet away, with ADA-compliant pedestrian crossings. The design engineer has stated that the omission of certain pedestrian crossings will result in providing safer crossings, as well as the ability to maintain ADA slope requirements.

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

The omission of this pedestrian crossing will result in pedestrians having to continue to the next ADA-compliant crossing; however, the subject crossing may not need to

meet all ADA requirements since it's not at a stop or yield condition for the direction of vehicle travel. It is reasonable to provide only the ADA-compliant crossing at the Akela Lane intersection so that pedestrians needing full ADA-compliant crossings are not frustrated trying to utilize a non-compliant crossing. (Note: approval or denial of this deviation request will not result in significant changes to the PUD development plan/preliminary plan.)

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

B. PLANNING COMMISSION SUMMARY

Request Heard:

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: PUD (Planned Unit Development)	Single-family residential
East: PUD (Planned Unit Development)	Single-family residential
West: PUD (Planned Unit Development)	Single-family residential

E. BACKGROUND

The proposed Creekside at Lorson Ranch Filing No. 2 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. 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. The Overall Development and Phasing Plan was subsequently amended in November of 2006. 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. The amendment included a revision to the location of the existing school site and open space, minor changes to the allowed density within the planning area and downgrading the classification of certain roadways to be specifically determined following review of traffic studies submitted with subsequent final plats. Subsequent plats are required to submit a development specific traffic study to evaluate each developments impact to the nearby roadways and to determine if any off-site escrow or improvements are required. To date, no roadways within the Lorson Ranch development have been identified as requiring a further upgrade after the minor sketch plan amendment was approved.

Creekside at Lorson Ranch Filing No. 2 PUD is located within the south central portion of the Lorson Ranch at Jimmy Camp Creek Sketch Plan), and the Overall Development and Phasing Plan, which established a density of 7-10 dwelling units per acre in the subject area.

The proposed PUD rezoning proposes an average density of 6.32 dwelling units per acre and includes the development of 38 detached single-family lots (3.34 acres), 1.33 acres of public right-of-way, and 4 tracts totaling 1.34 acres for drainage, utilities, associated easements, landscaping, and open space. Lorson Ranch Metropolitan District No. 1 is anticipated to own and maintain the tracts exclusive of the future development tract (tract to be owned and developed by others). The minimum lot size proposed within the PUD development plan is 2,975 square feet.

If the Creekside at Lorson Ranch Filing No. 2 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 6.01 acres in size, which would require a total of 0.60 acres (26,136 square feet) of open space area. The applicants are providing 1.34 acres (22.37 percent) of designated open space tracts which include: drainage, utilities, associated easements, trails, and landscaping. It should be noted that the applicants are providing 33,363 square feet of useable open space within the development where 25 percent (6,534 square feet) of the overall open space is required.

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

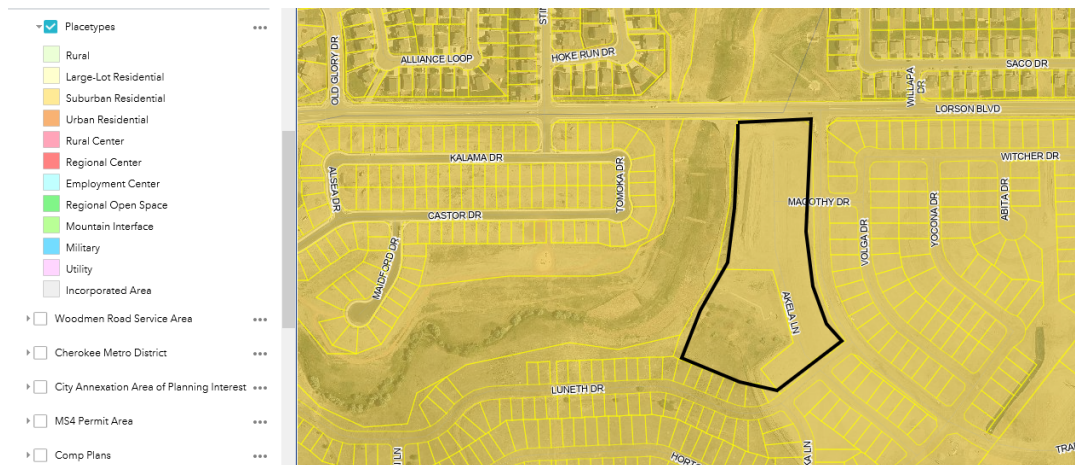


Figure G.1: Placetype Map

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 CFI3-5 – 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 CFI3-9 – 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) depicts, 7-10 dwelling units per acre for the subject property. The PUD and preliminary plan depict a minimum lot size as 2,975 square feet, which is anticipated to provide attainable housing to meet the needs of County residents.

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.

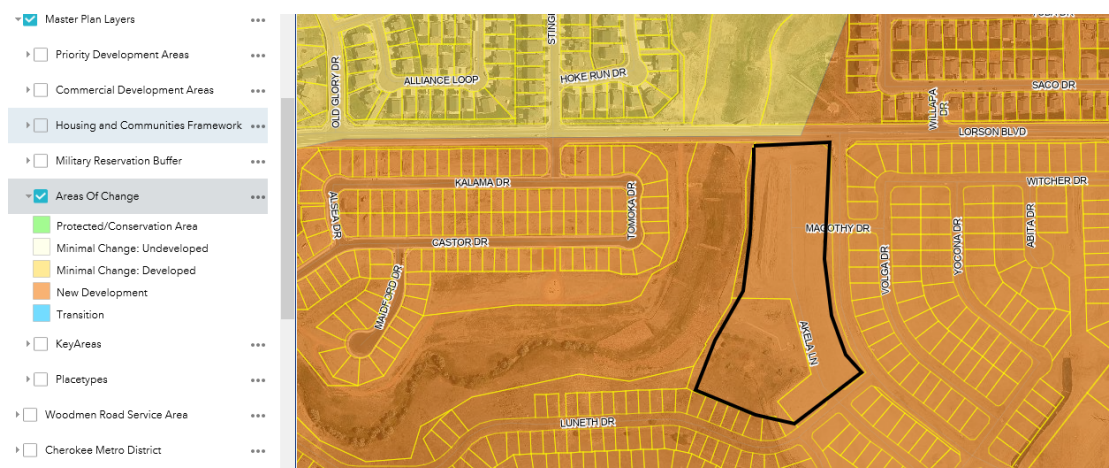


Figure G.2: Area of Change Map

Analysis:

The proposed rezone is located in an area which is not expected to significantly change in character due to the built out urban development surrounding the subject property. 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.

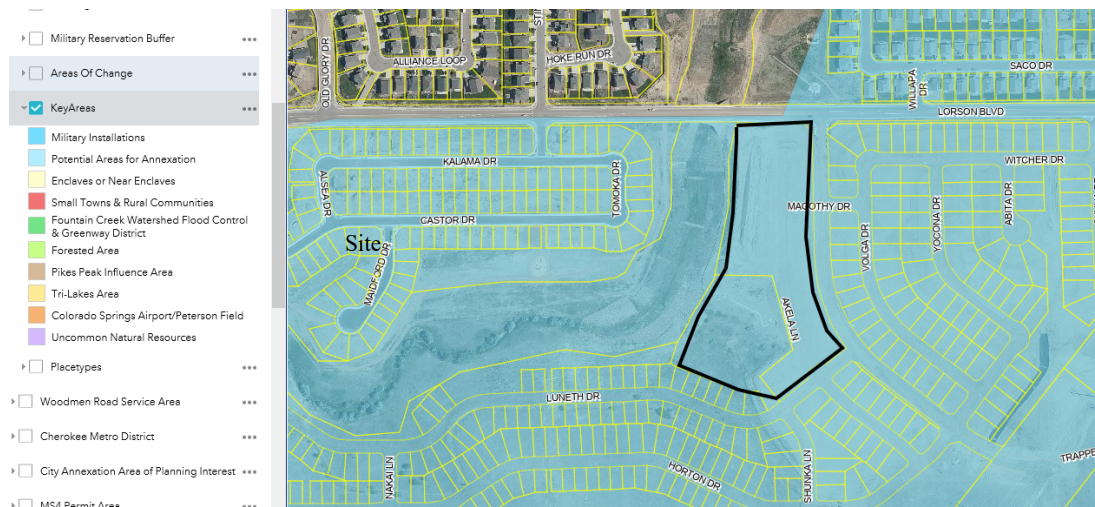


Figure G.3: Key Area Map

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 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:

“We understand this planned unit development and preliminary plan referral consists of 38 single-family units on approximately 6.01 acres at Lorson Boulevard and Trappe Drive.”

The site is outside the mapped floodplain of the Jimmy Camp Creek East Tributary. CGS agrees with RMG’s assessment that the site is not exposed to any geologic hazards that preclude the proposed development. On page 16 of RMG’s Soils and Geology Study (Rocky Mountain Group, February 21, 2022), geologic constraints include expansive soils, drainageways/floodplains, faults, and radon. RMG’s preliminary recommendations should be adhered to during initial project planning. We offer the following comments and recommendations.

1. RMG states (page 13), “The BFE’s (Base Flood Elevation) along the creek, west of the Creekside South, Filing No. 2 boundary, ranges between 5709.2 and 5704.7 feet.” RMG also states, “Provided that the final floodplain extents do not encroach within the boundaries of the proposed buildable lots and the bottom of foundations remain one foot above the BFE, it is our opinion that additional mitigation is not required at this time.” The proposed lots are outside the 100-year floodplain based on the PUD plan. However, CGS cannot determine if the basement foundations will be 1 foot above the BFE. Therefore, CGS recommends the project civil and geotechnical engineer verify this condition is met.

2. According to the construction drawings (CORE Engineering Group, March 2022), the site will include a groundwater underdrain that will be installed below the sanitary sewer drain that will outfall to the existing detention pond/water quality basin system. A statement indicating that an underdrain system will be installed for the site should also be included in the PUD development plan.

3. RMG states (page 11) that “It is anticipated basement foundations will have more than 4 to 6 feet of separation from the bottom of foundation floor slabs to groundwater.” RMG did not encounter groundwater in their borings during drilling; groundwater measurements following drilling operations were not provided in RMG’s report. Groundwater levels as shallow as 12 feet were measured in CGS’s previous reviews in the project vicinity (such as Creekside South at Lorson Ranch). Groundwater levels typically rise after development, and measurements of groundwater variations provide a basis for anticipating future groundwater levels.

Since below-grade levels are planned and the proximity to the Jimmy Camp Creek East Tributary floodplain, CGS recommends the groundwater levels are monitored/observed throughout the spring, summer, and fall to verify that proposed floor levels are at least 3 feet (preferably 5 feet) above the maximum anticipated groundwater levels and maintained year-round. We recommend this occurs during the planning stages of the development (PUD/preliminary plan) and not solely during site-specific investigations.

4. CGS agrees with RMG (page 18), “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 notes (page 17) that “depending on the conditions encountered during site-specific subsurface soil investigations and the conditions observed at the time of construction, additional subsurface drainage systems may be recommended.” We recommend that subsurface drainage systems (underslab drain) be determined during the preliminary plan stage and not during site-specific investigations.

5. RMG states on page 16, “it is our opinion that the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design and construction practices.” This should be “...proper engineering, design, and construction practices...”

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The applicants’ Impact Identification Report dated May 2, 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 number 08041C0957G, the property is located entirely outside of the 100-year regulatory floodplain.

4. Drainage and Erosion

The Creekside at Lorson Ranch Filing No. 2 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).

Creekside at Lorson Ranch Filing No. 2 generally has 2/3 of the site draining to the south with the remaining 1/3 draining to the north, with flows meeting at a local sump area within proposed Akela Lane. Flows will be intercepted by a set of curb inlets, which will release to the west into existing storm drain systems and 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. Two complete, full-spectrum detention (FSD) and water quality capture volume (WQCV) facilities (Pond D2 in Lorson Ranch East Filing No. 1 and Pond E2 in Creekside South at Lorson Ranch Filing No. 1) will serve the Creekside at Lorson Ranch Filing No. 2 project area. The Preliminary Drainage Report for Creekside at Lorson Ranch Filing No. 2 concludes that "The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream".

The downstream storm drains have been constructed in conjunction with previous Lorson Ranch subdivisions. The final channel stabilization improvements to the Jimmy Camp Creek East Tributary downstream of Creekside at Lorson Ranch Filing No. 2 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 Creekside at Lorson Ranch Filing No. 2 development is bounded by Lorson Boulevard to the north, Trappe Drive to the east, Luneth Drive to the south and Jimmy Camp Creek to the west.

Access to the development will mainly be from Lorson Boulevard. All planned streets will be public and dedicated to the County. Approximately 1,060 linear feet

of Urban Local public roads are proposed to be constructed in Creekside at Lorson Ranch Filing No. 2.

A traffic impact study (TIS) dated July 19, 2022, was provided with the PUD/preliminary plan submittals. The TIS analyzed project traffic impacts and recommends escrow provisions for offsite improvements that includes a traffic signal. The developer will be required to construct traffic signal improvements at Marksheffel Road and Lorson Boulevard with another Lorson project, The Ridge at Lorson Ranch.

Traffic generated from the 38 proposed lots in this development is estimated to be 426 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 El Paso County Community Services Department, Parks Division, has provided the following comments which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“The County Parks Master Plan shows no County regional trails or bicycle routes within the Creekside Filing No. 2 PUD area. However, there are several non-county trails within the Lorson Ranch Development accessible by sidewalks including within the two previously mentioned filings. This includes a trail along the overhead powerline corridor and along the East Jimmy Camp Creek Tributary. El Paso County Park fees in lieu of land dedication for regional park purposes total \$17,480 and urban park purposes total \$11,020 will be required upon 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 2 in Appendix E of the Creekside at Lorson Ranch Filing No. 2 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 Creekside at Lorson Ranch Filing No. 2. 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 two (2) years unless a final plat has been approved and recorded or a time extension has been granted.
6. The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision.
7. The developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard and will be required to construct that signal with The Ridge at Lorson Ranch Filing No. 1.

M. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 60 adjoining property owners on August 29, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

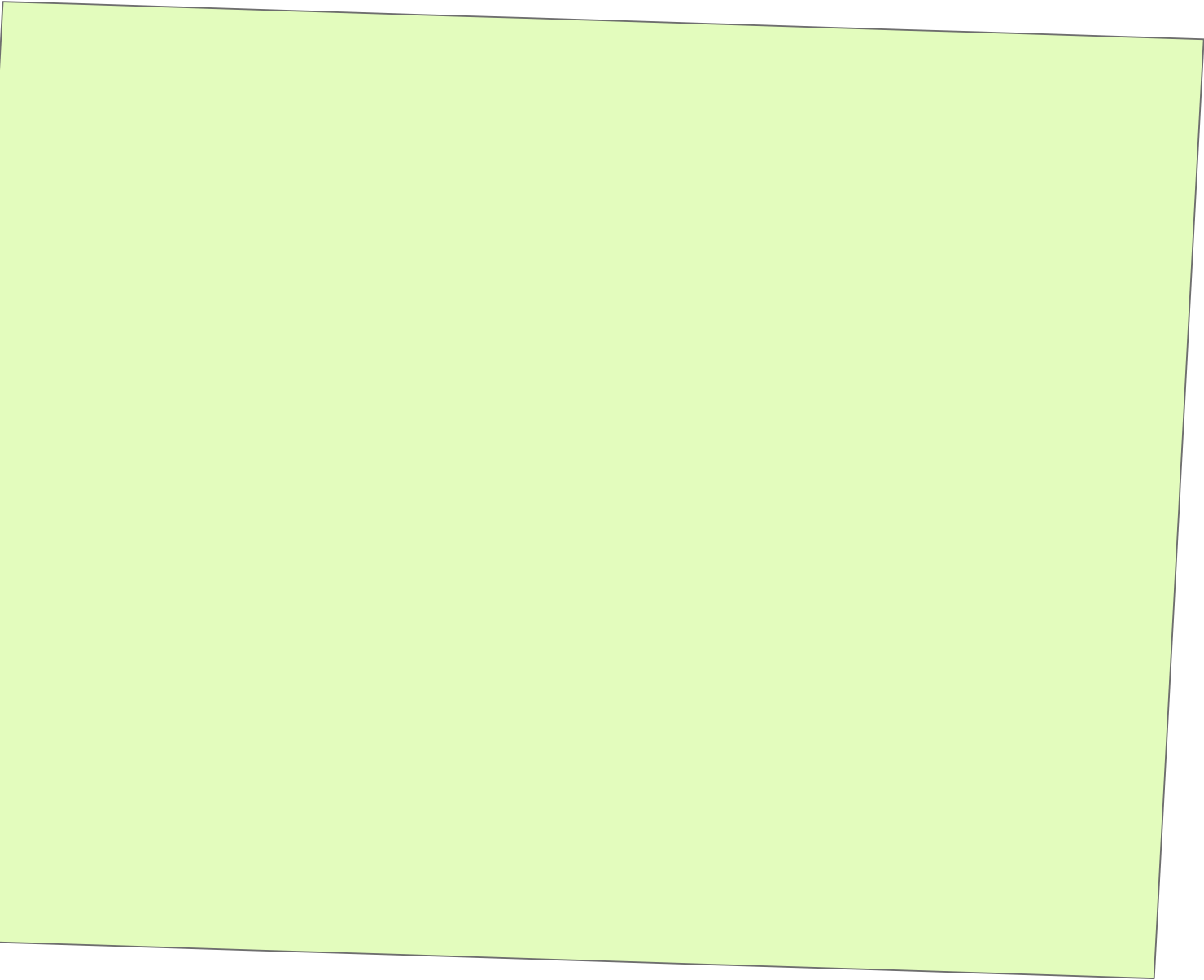
Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
State Engineers Letter
County Attorney's Letter
Health Department Letter

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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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 1st 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.

CREEKSIDE AT LORSON RANCH FILING 2

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 38 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR CREEKSIDE AT LORSON RANCH FILING 02 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLANS; IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF CREEKSIDE AT LORSON RANCH FILING 02 PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

GENERAL NOTES:

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING FONTAINE BOULEVARD AND LORSON BOULEVARD. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MV&EA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS (SEE SHEET DT02).
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS, EXCEPT WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET, ARE TO BE 5'-6" WIDE BY 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. 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.
- GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.
- ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- WATER & WASTEWATER SERVICE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
- FENCING TO BE INSTALLED BY BUILDER, OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNER.
- PERIMETER FOUNDATION DRAINS SHALL BE MAINTAINED BY THE HOMEOWNER. THE LORSON RANCH METROPOLITAN DISTRICT SHALL CONSTRUCT AND MAINTAIN AN UNDERDRAIN SYSTEM WITHIN THE STREET AND A STUB SHALL BE PROVIDED TO EACH LOT FOR A HOMEOWNER CONNECTION.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT A "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" (CORRECTED) RECEPTION NO. 221714762

SAID PARCEL CONTAINS 261,761 SQUARE FEET (6.009 ACRES, MORE OR LESS).

STREETS:

- ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- NOISE MITIGATION NOT REQUIRED ALONG COLLECTOR ROADWAYS.

LANDSCAPE:

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
- TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

- INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE LORSON RANCH METRO DISTRICT CCR'S AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT: WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

FLOODPLAIN NOTE:

THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C00957G, EFFECTIVE DATE 'DECEMBER 7, 2018'.

GEOLOGY & SOILS:

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. PERIMETER FOUNDATION DRAINS SHALL BE MAINTAINED BY THE HOMEOWNER. THE LORSON RANCH METROPOLITAN DISTRICT SHALL CONSTRUCT AND MAINTAIN AN UNDERDRAIN SYSTEM WITHIN THE STREET AND A STUB SHALL BE PROVIDED TO EACH LOT FOR A HOMEOWNER CONNECTION. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL. PRIOR TO RESIDENTIAL CONSTRUCTION, LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATIONS ARE REQUIRED FOR SITE-SPECIFIC FOUNDATION DESIGN AND OTHER ENGINEERING ASPECTS RELATED TO DEVELOPMENT.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED LORSON LLC, LOVE IN ACTION, AND LORSON LLC NOMINEE FOR LORSON CONSERVATION INVEST 2 LLLP HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____ A.D., A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
JSS.
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY

_____ WITNESS MY HAND AND SEAL:

_____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # _____ AND DATE _____, APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
JSS.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER
RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: AG, GRAZING LAND

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	6.009 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	38 D.U.
PROPOSED GROSS DENSITY	6.32 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (38 LOTS)	3.340 AC	55.58%
OPEN SPACE/ LANDSCAPE	1.344 AC	22.37%
PUBLIC STREETS RIGHTS-OF-WAY	1.325 AC	22.05%
TOTAL	6.009 AC	100.0%
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 6.009 AC X .10 = 0.60 ACRES		
TOTAL OPEN SPACE PROVIDED IS 22.37% = 1.344 ACRES		
TOTAL USABLE OPEN SPACE REQUIRED IS 25% OF TOTAL RECD OPEN SPACE, 0.60 AC X .25 = 0.15 ACRES		
TOTAL USABLE OPEN SPACE PROVIDED = 0.77 ACRES		

SHEET INDEX:

01	CS01	PUD TITLE SHEET
02	DT02	PUD TRACT MAP & DETAILS
03	DT03	PUD DETAILS
04-05	SP01-02	PUD SITE PLAN
06-08	LS01-03	LANDSCAPE PLANS

CONSULTANTS:

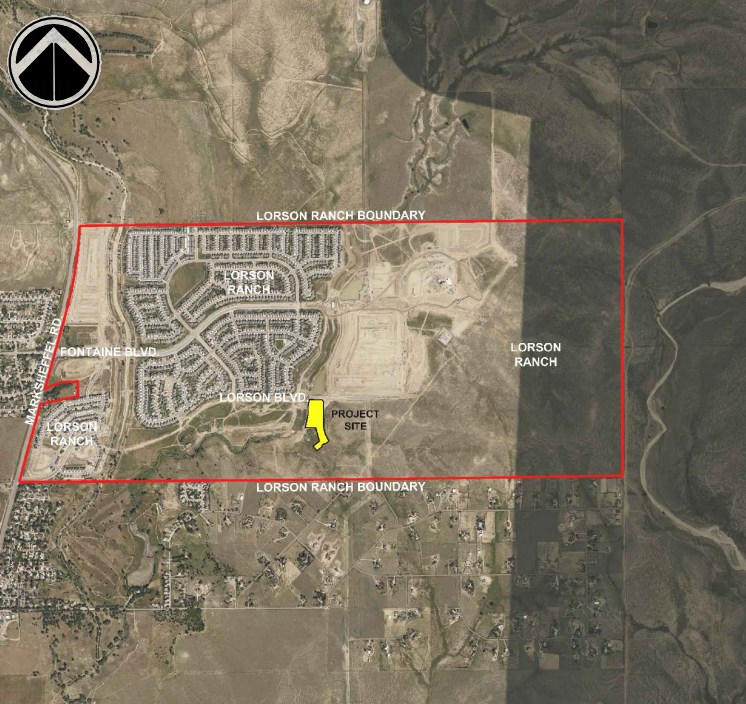
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55308
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

VICINITY MAP:



PROJECT:

CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: AUGUST 24, 2022

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF
2	08/24/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.016

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD TITLE SHEET

CS01

SHEET 01 OF 08

PCD FILE NO.:

CREEKSIDE AT LORSON RANCH FILING 2

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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

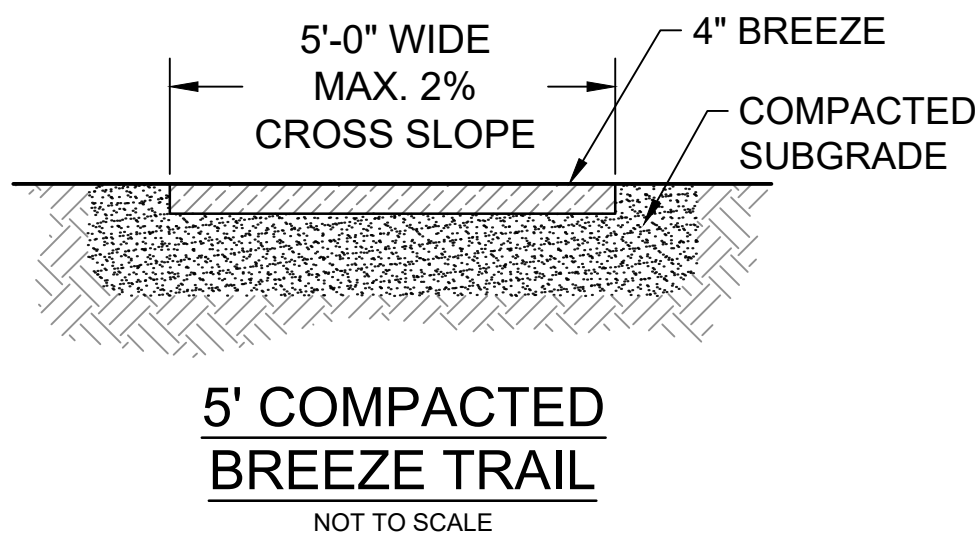
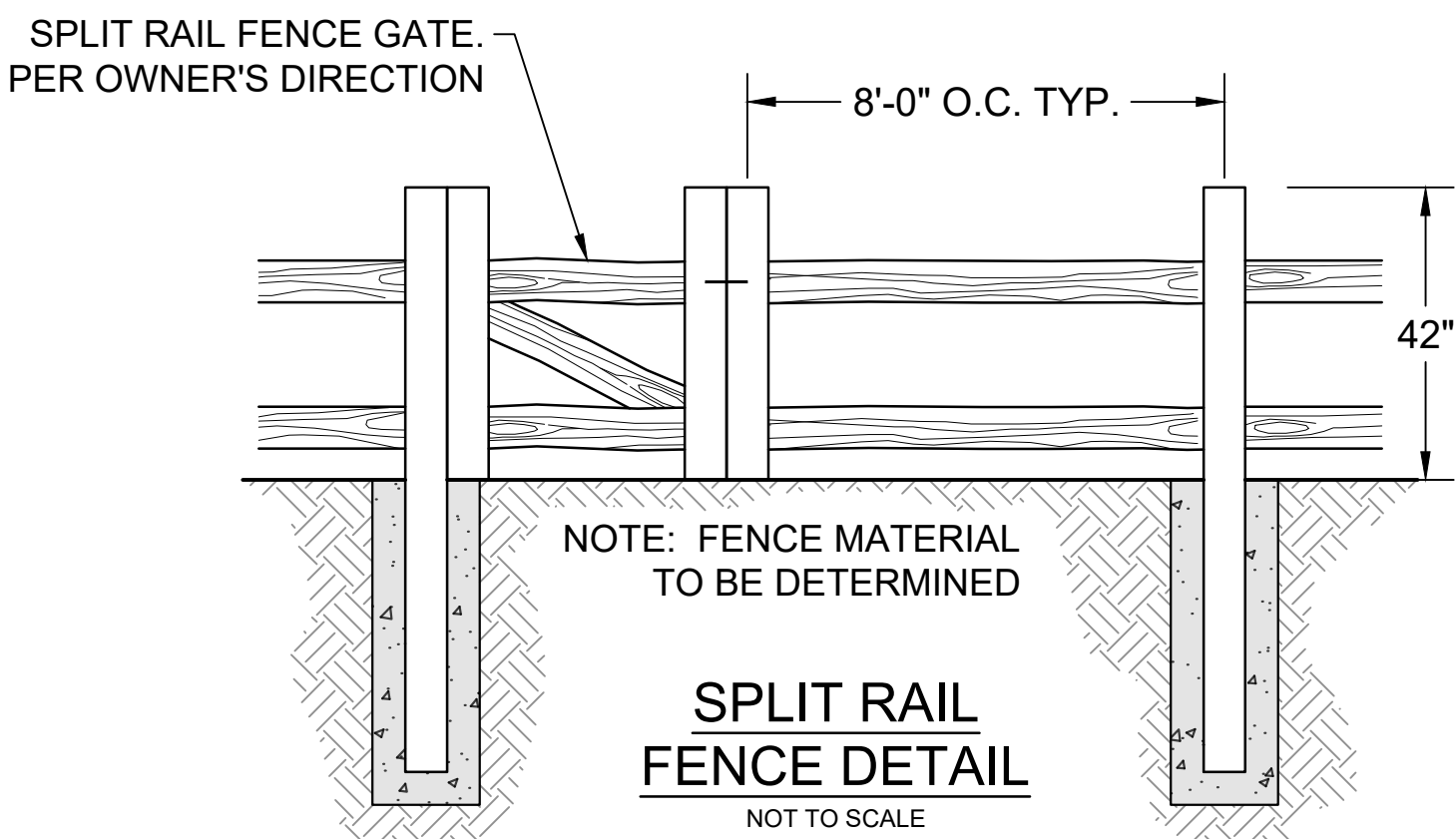
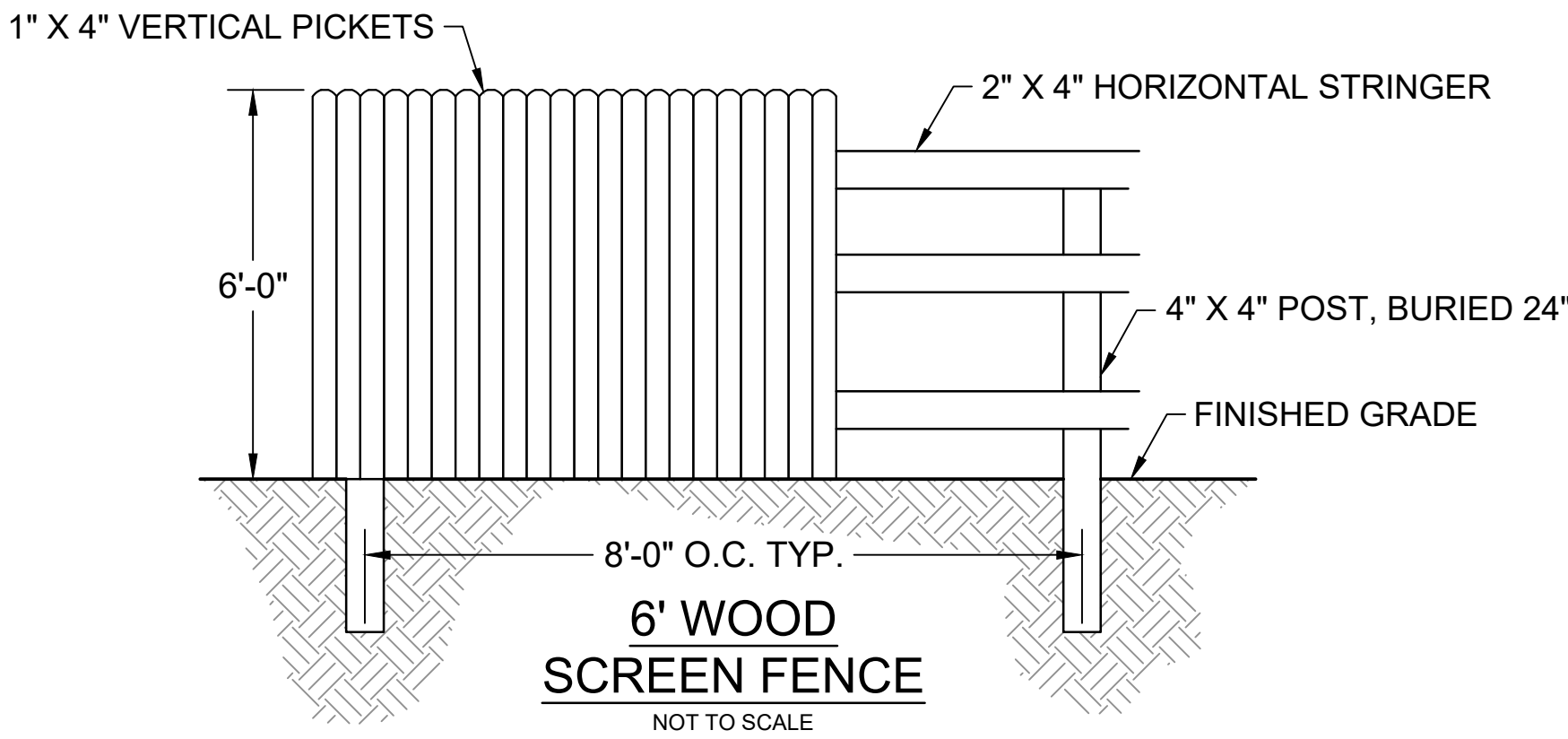
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CIVIL ENGINEER:
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15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

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

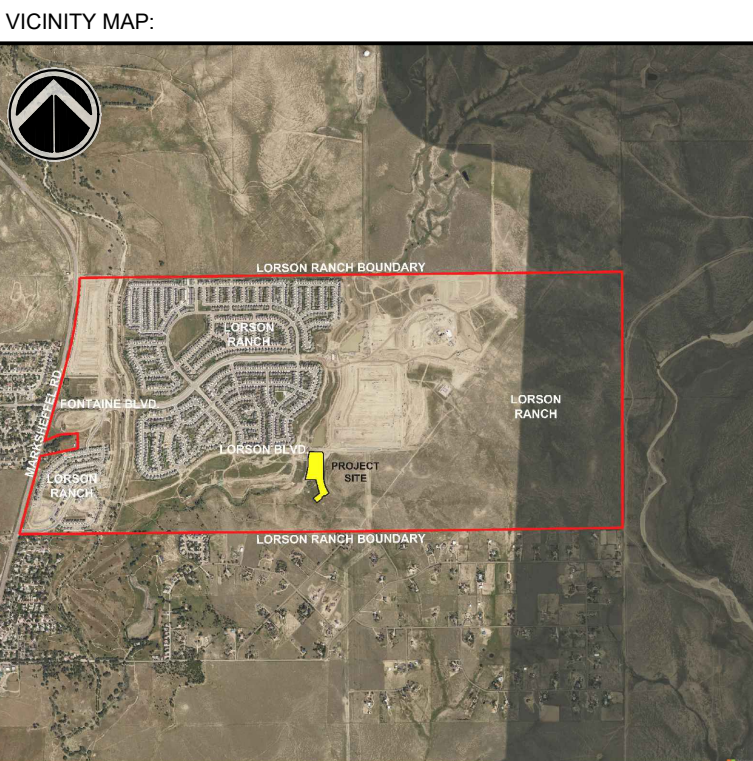
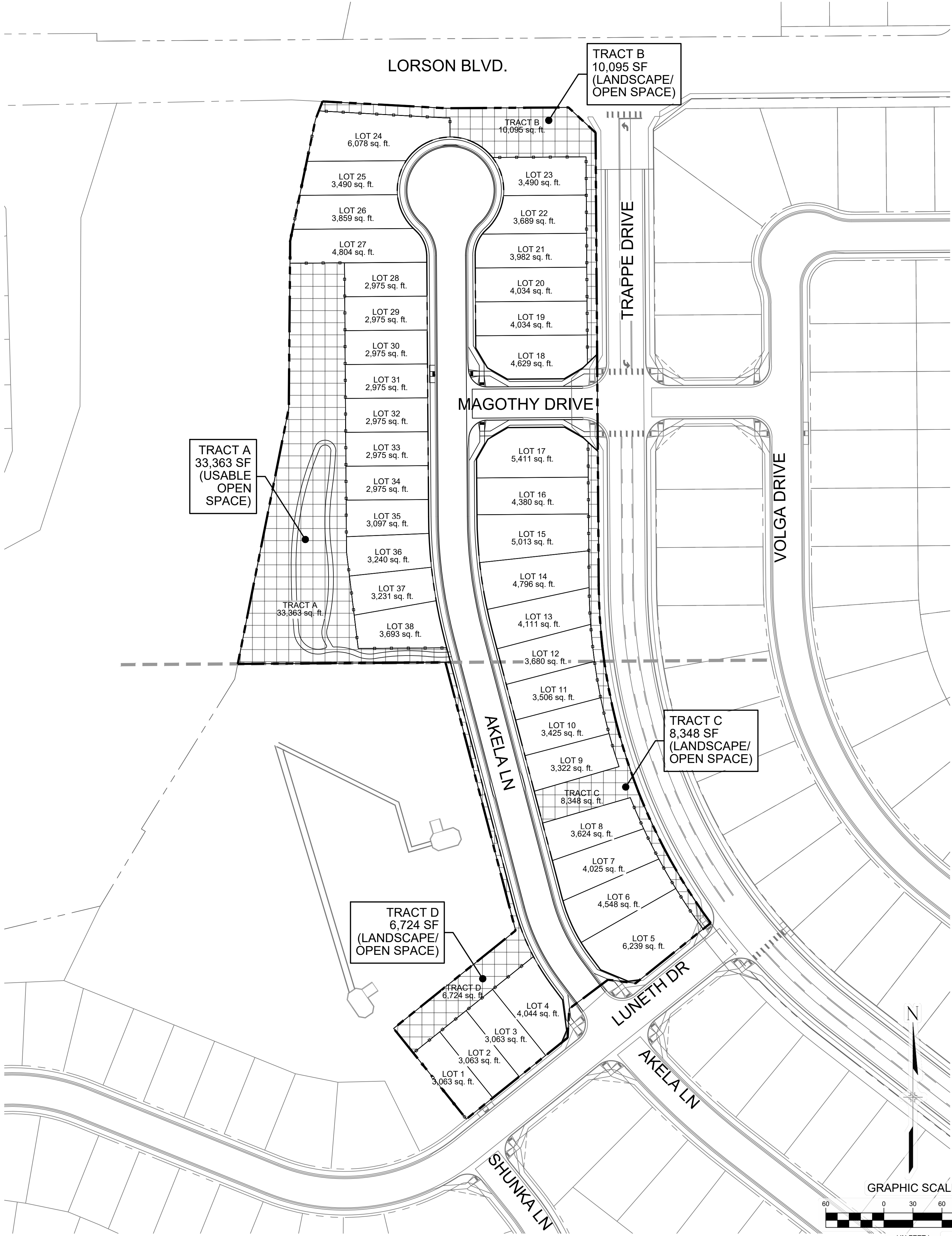
TRACT	SIZE (SF)	LANDSCAPE/ OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	33,363	X		X	X	X	LRMD	LRMD
B	10,095	X		X	X	X	LRMD	LRMD
C	8,348	X		X	X	X	LRMD	LRMD
D	6,724	X		X	X	X	LRMD	LRMD
	58,530							

LRMD = LORSON RANCH METROPOLITAN DISTRICT

TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 6.009 AC X .10 = 0.60 ACRES
TOTAL OPEN SPACE PROVIDED IS 22.37% = 1.344 ACRES
TOTAL USABLE OPEN SPACE REQUIRED IS 25% OF TOTAL REQD OPEN SPACE, 0.60 AC X .25 = 0.15 ACRES
TOTAL USABLE OPEN SPACE PROVIDED = 0.77 ACRES



FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH FILING 2\100 DWG\104 PLAN SET\DEVELOPMENT PLANDT01.DWG



PROJECT:
CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: AUGUST 24, 2022

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF
2	08/24/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.016
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA

SHEET TITLE:

PUD TRACT MAP
AND DETAILS

DT01

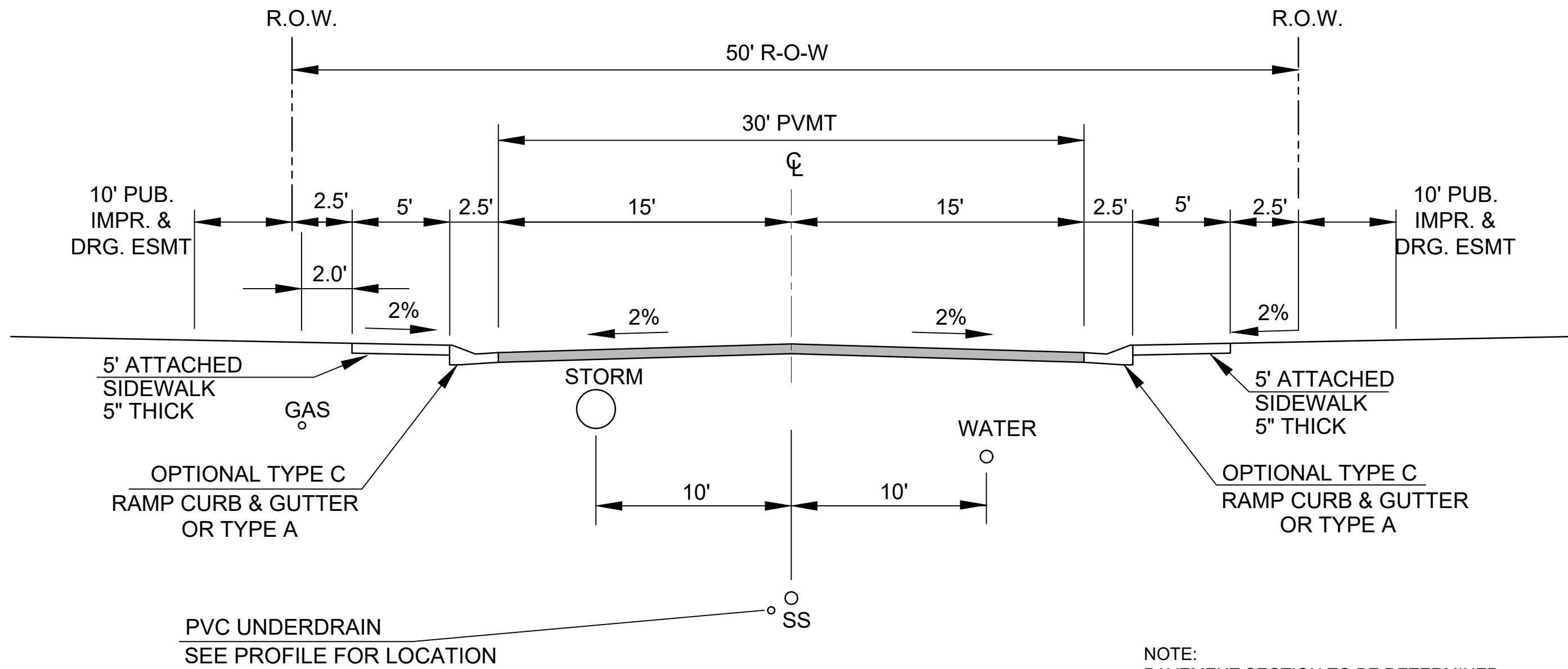
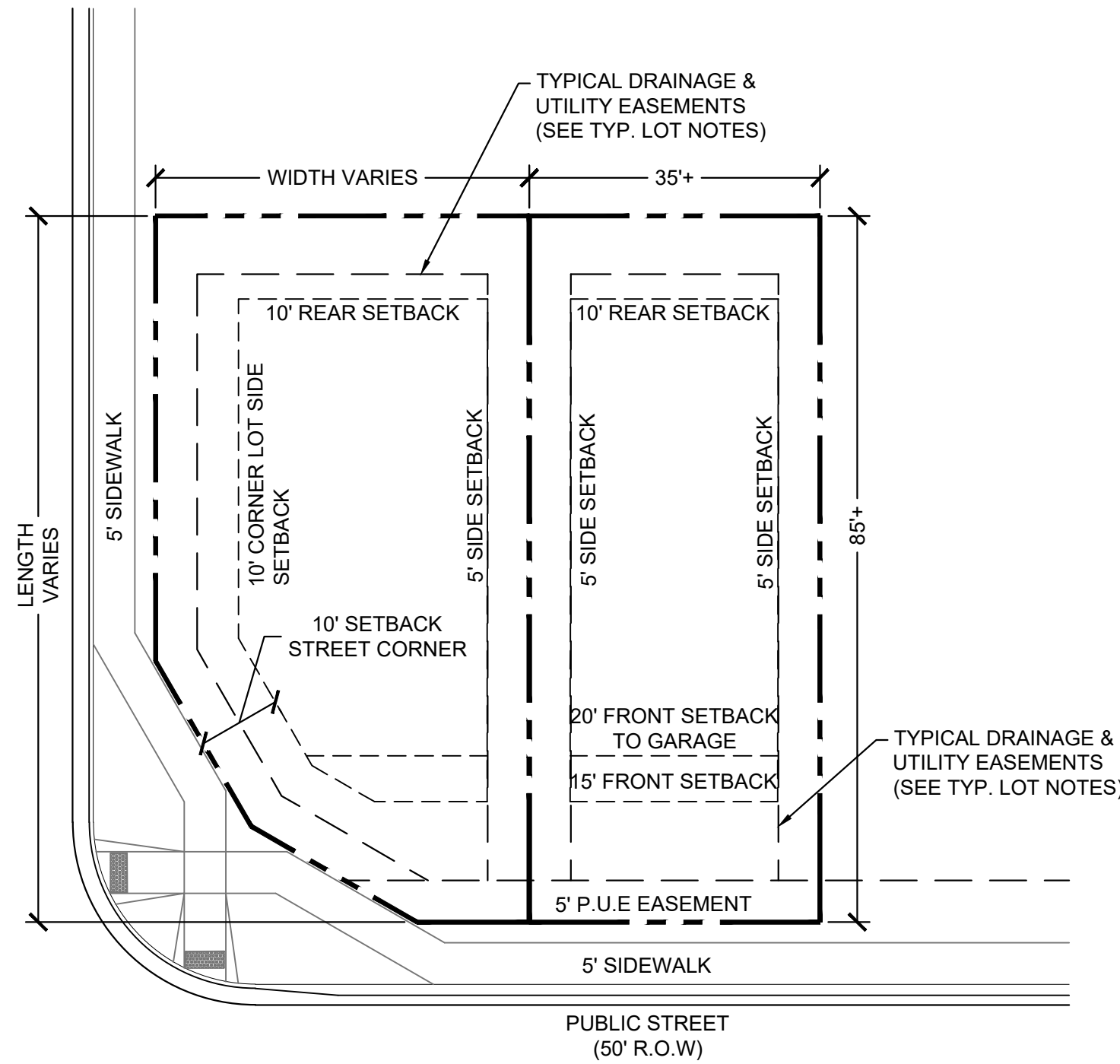
SHEET 02 OF 08

PCD FILE NO.:

CREEKSIDE AT LORSON RANCH FILING 2

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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



NOTE:
PAVEMENT SECTION TO BE DETERMINED
BY HVEEM ANALYSIS AND DESIGN. DESIGN
TO BE APPROVED BY EL PASO COUNTY PCD
ENGINEERING.

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL
NOT TO SCALE

DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-38

- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: 2,975 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
- PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS 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 YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED REAR YARD SETBACK A MAXIMUM OF 5 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
 - OPEN AND UNENCLOSED PATIOS, DECKS, LANDINGS OR RAMPS NOT EXCEEDING 18 INCHES IN HEIGHT AS MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT YARD SETBACKS, 5 FEET INTO REQUIRED REAR YARD SETBACKS, AND A MAXIMUM OF 30 INCHES INTO SIDE YARD SETBACKS. PROJECTIONS INTO SETBACKS MAY NOT IMPEDE DRAINAGE IN ANY WAY.
 - 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 YARD SETBACKS, 5 FEET INTO REQUIRED REAR YARD SETBACKS, AND A MAXIMUM OF 30 INCHES INTO SIDE YARD SETBACKS. PROJECTIONS INTO SETBACKS MAY NOT IMPEDE DRAINAGE IN ANY WAY.
 - AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
 - CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.
 - IN THE EVENT 4-FEET OR GREATER ENGINEERED WALLS MAY BE REQUIRED, SAID WALLS WILL BE ALLOWED IN ALL SETBACKS.

DEVELOPMENT USES

PRINCIPAL USES:

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

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

TEMPORARY USES:

- MODEL HOME/ SUBDIVISION SALES OFFICE
- CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
- YARD OR GARAGE SALES

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

ACCESSORY USES:

- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- ALQ AS PART OF THE MAIN STRUCTURE, ONLY 1 PER LOT. NOT PERMITTED FOR RENT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, 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 ALQ, 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 - 38
• SIDE LOT LINES: 5 FEET
• REAR LOT LINES: 7 FEET

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206

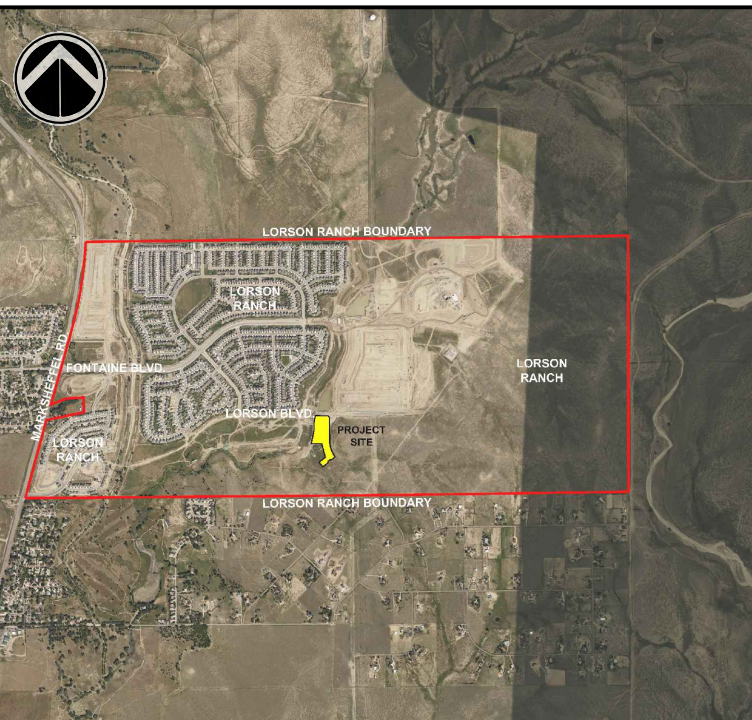
CIVIL ENGINEER:

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

OWNER/DEVELOPER:

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

VICINITY MAP:



PROJECT:

CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
THIRD SUBMITTAL: AUGUST 24, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF
2	08/24/2022	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO.: 21.1129.016

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

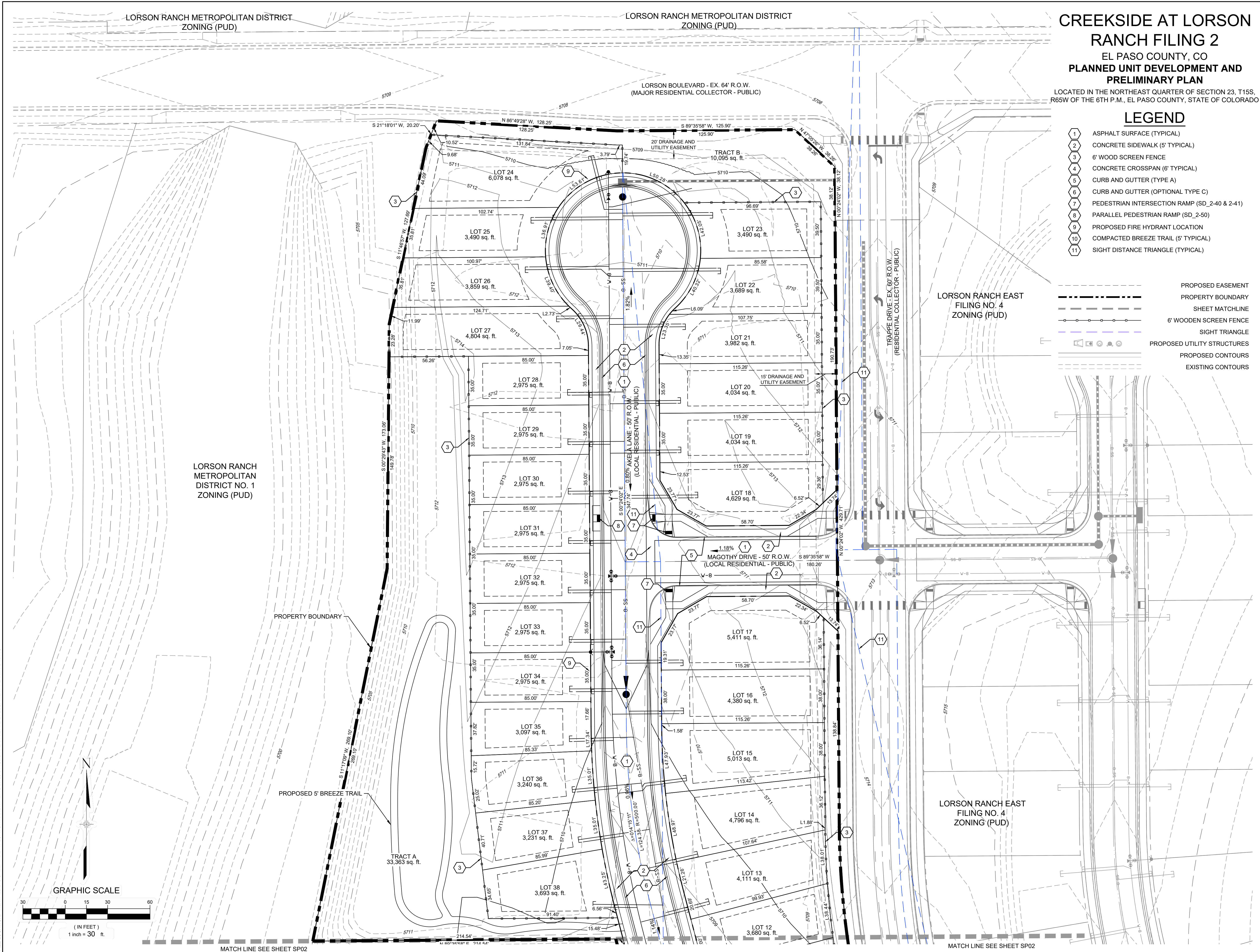
PUD DETAILS

DT02

SHEET 03 OF 08

PCD FILE NO.:

FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH FILING 2\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\SP1.DWG



CREEKSIDE AT LORSON RANCH FILING 2
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN 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)

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

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0226
CIVIL ENGINEER: CORE ENGINEERING GROUP
15004 1ST AVENUE S, BURNSVILLE, MN 55306
PHONE: (719) 570-1100

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

VICINITY MAP:

PROJECT:
CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: JULY 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.016
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA

SHEET TITLE:

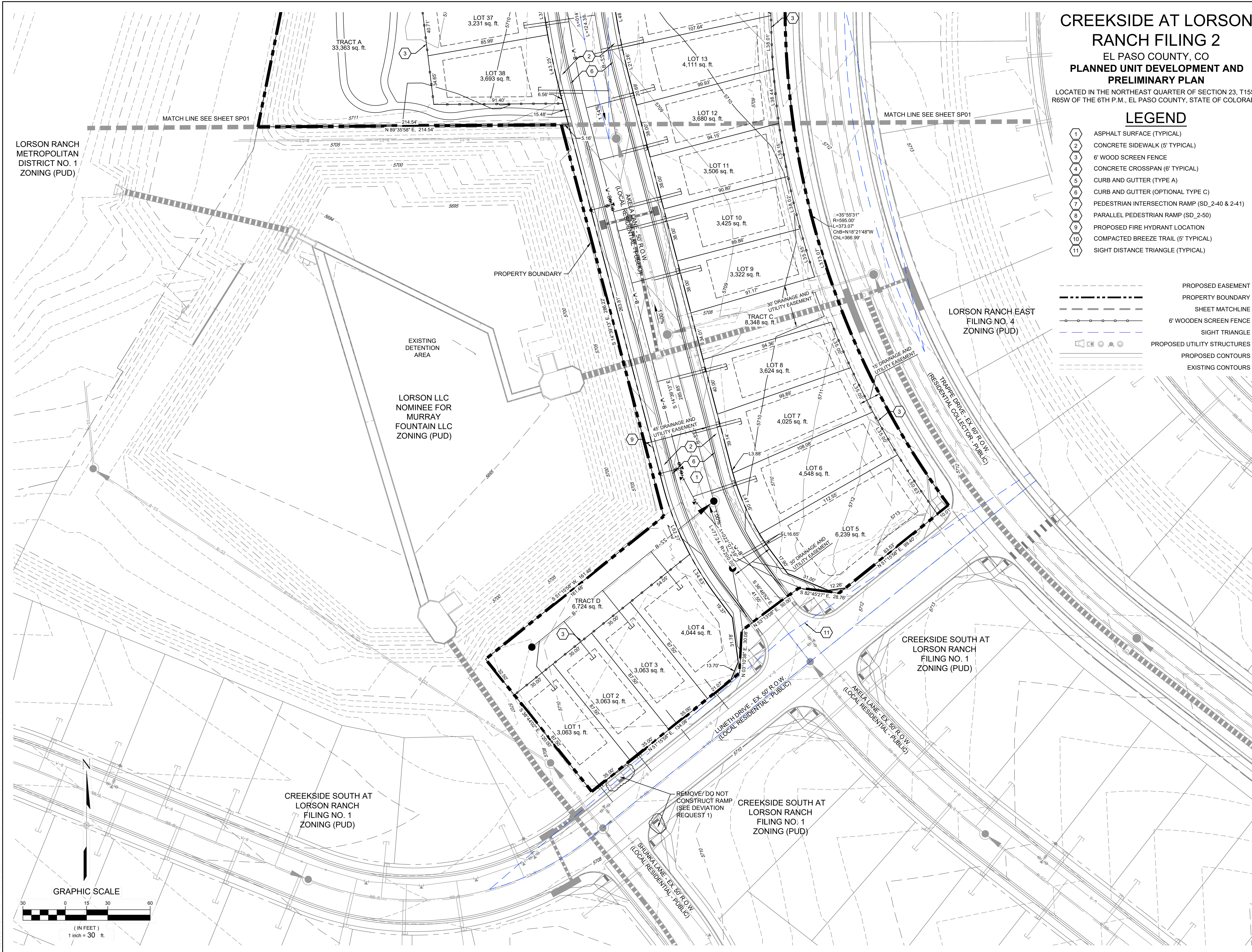
SITE PLAN

SP01

SHEET 04 OF 08

PCD FILE NO.:

FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH FILING 2\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CREEKSIDE AT LORSON RANCH FILING 2
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VICINITY MAP:



PROJECT:

CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: JULY 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

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DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

SP02

SHEET 05 OF 08

PCD FILE NO.:

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.

SEEDING NOTES

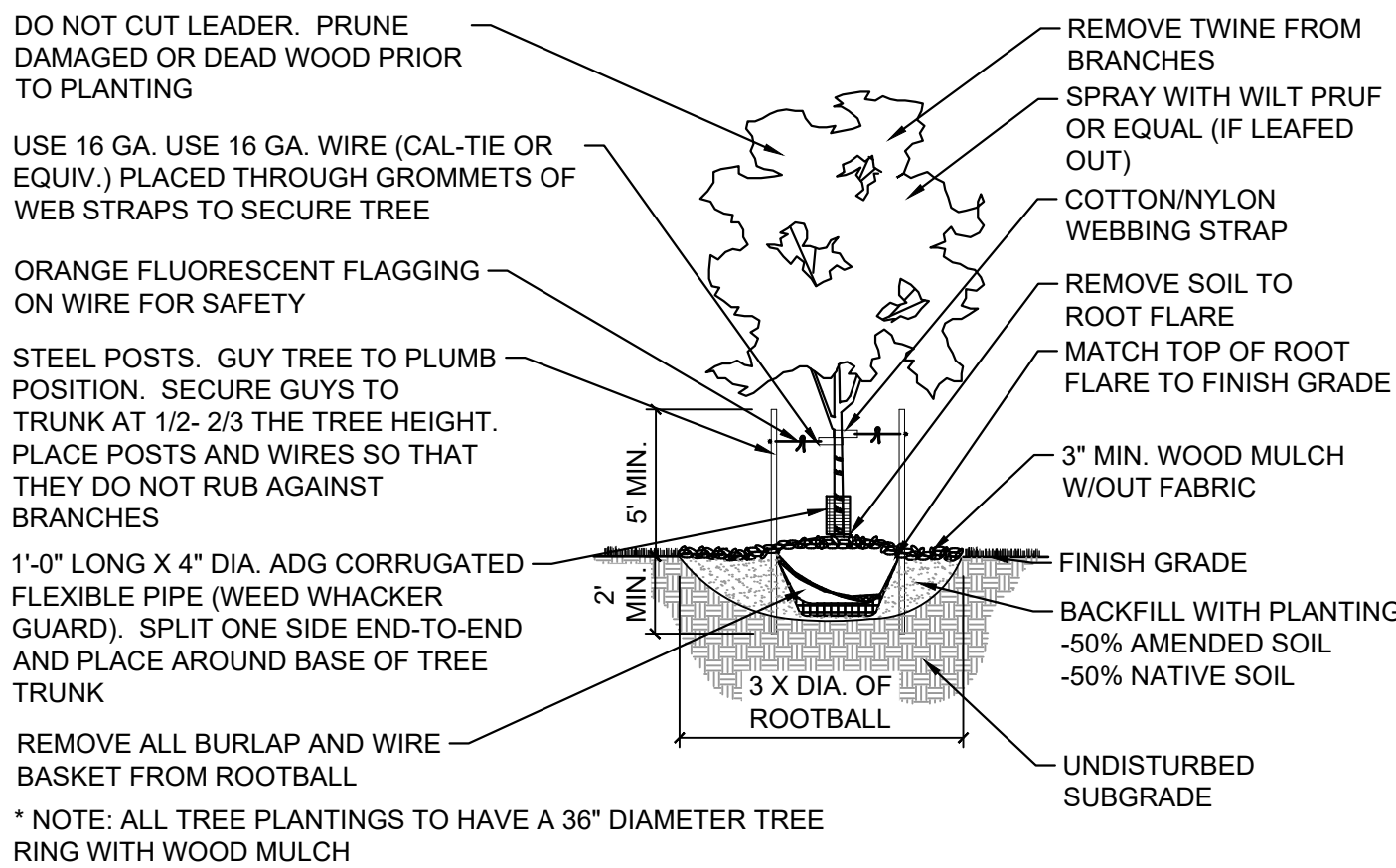
1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. ALL AREAS TO BE SEEDDED 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.
4. 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.
5. 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.
6. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - 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 SEEDDED 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.
8. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
9. STRAW CRIMPING: 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.
10. HYDRO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
11. 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. MULCH SEEDDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
12. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/ WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
13. APPROVAL OF SEEDDED 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 SEEDDED 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.
14. 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.

TREE PLANTING NOTES

1. ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
7. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
8. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
9. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SOIL AMENDMENT NOTES

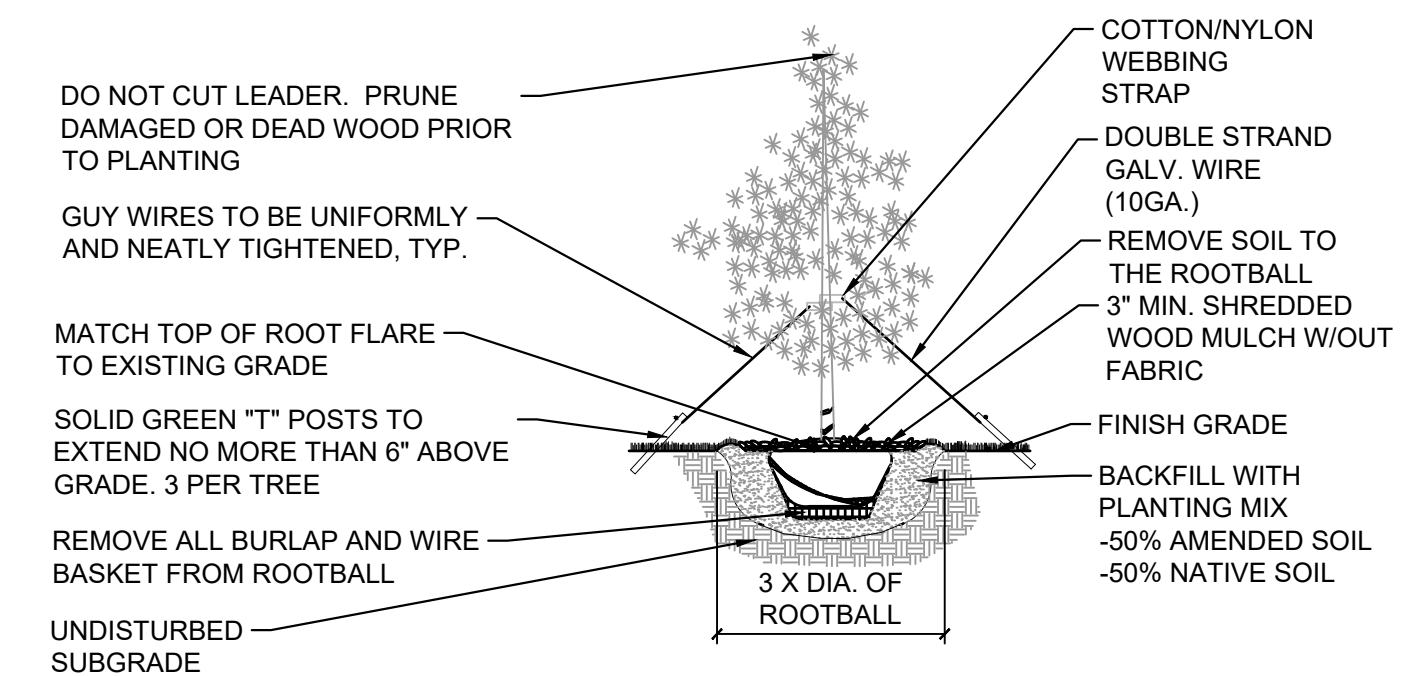
1. CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
2. CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.



1 DECIDUOUS TREE

NTS

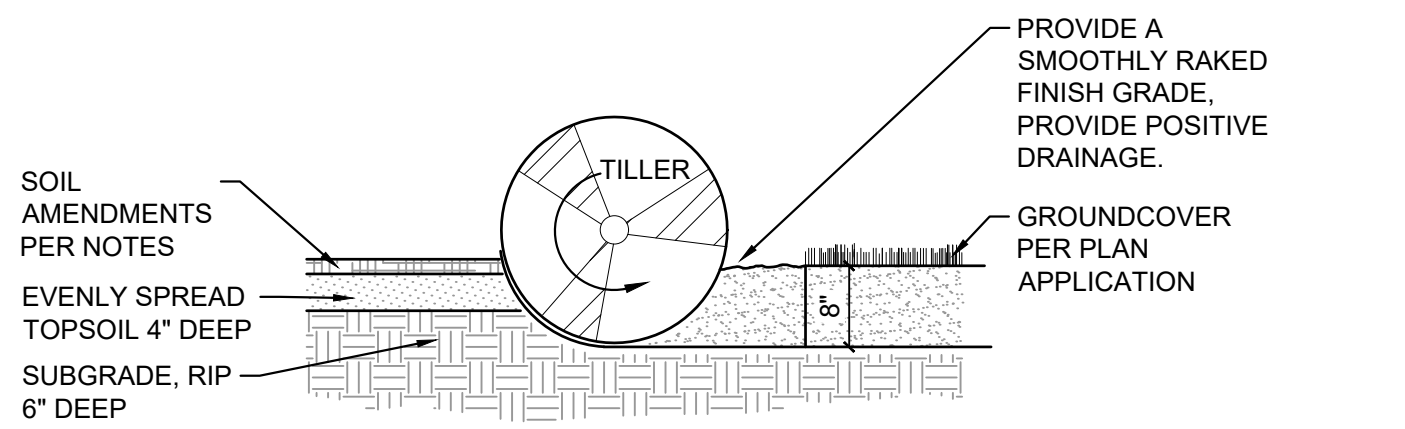
MS-STD-LS-01



2 EVERGREEN TREE

NTS

MS-STD-LS-02



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

LANDSCAPE SITE REQUIREMENTS

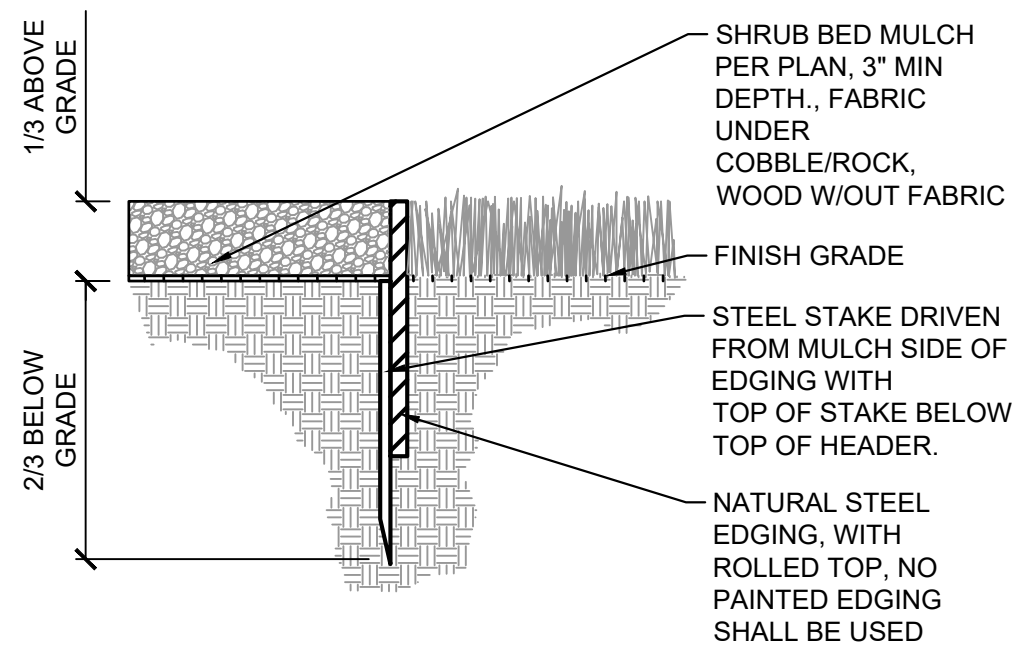
LANDSCAPE SETBACKS								
PLAN	STREET NAME/		STREET		SETBACK DEPTH		LINEAR	TREE/FEET
ABREV	ZONE BOUNDARY		CLASSICATION		REQ.	PROV.	FOOTAGE	REQUIRED
TD	TRAPPE DRIVE		COLLECTOR		10'	10'	840	1 / 30
LB	LORSON BLVD		COLLECTOR		10'	10'	280	1 / 30
	NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
TD	28	28	--	0	--	0	--	0
LB	10	10	--	0	--	0	--	0

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AU	8	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40'	35'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PH	12	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6' HT.	B&B	25'	12'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	KP	6	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
	MP	12	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDE-OATS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSOED	PER SUPPLIER RECOMMENDATION	BROADCAST
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	BROADCAST



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

CREEKSIDE AT LORSON RANCH FILING 2
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN 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 55308
PHONE: (719) 570-1100

OWNER/DEVELOPER:

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

VICINITY MAP:



PROJECT:

CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: JULY 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO.: 21.1129.016

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

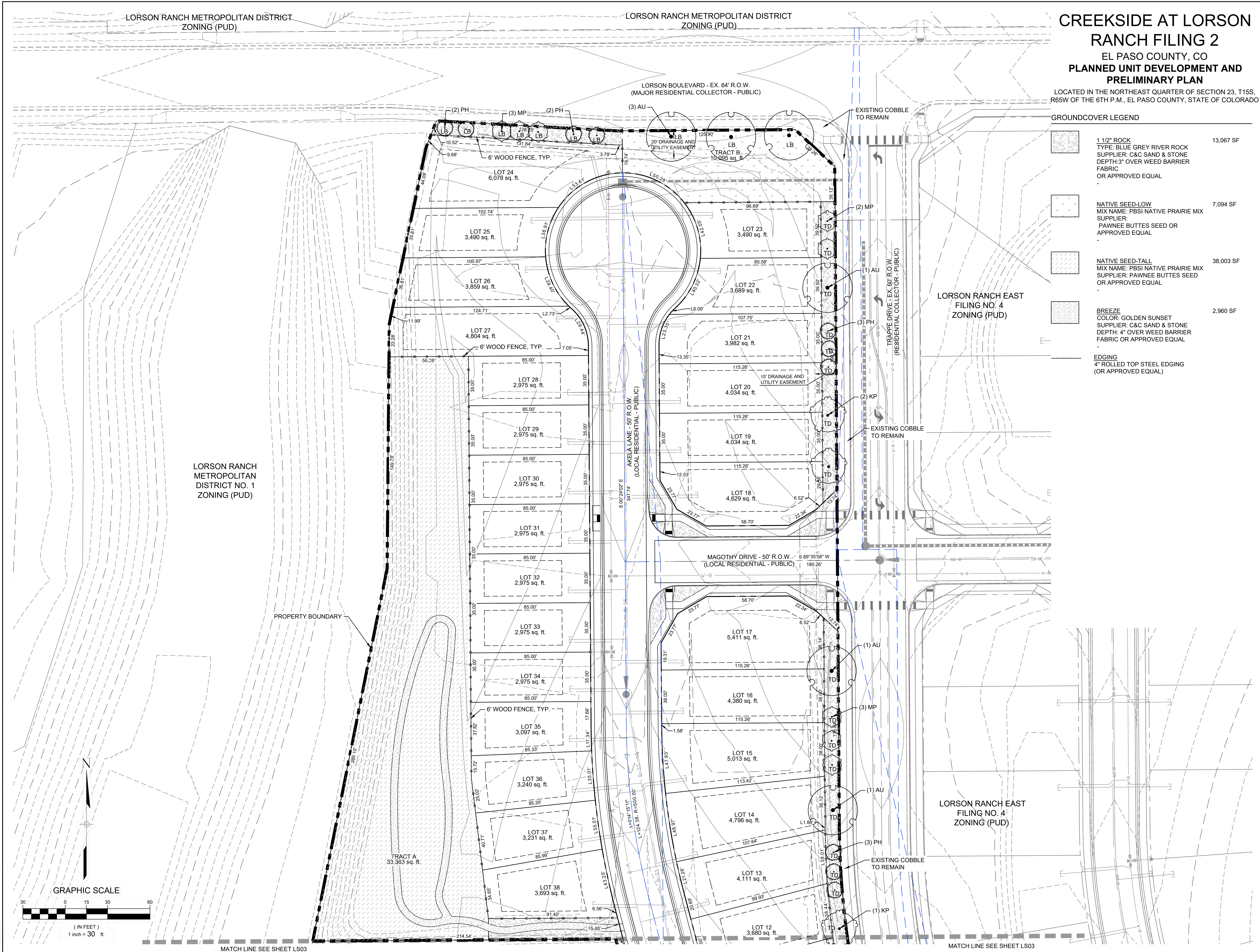
LANDSCAPE
COVER

LS01

SHEET 06 OF 08

PCD FILE NO.:

FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH FILING 2\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



CREEKSIDE AT LORSON RANCH FILING 2

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN 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	13,067 SF
	NATIVE SEED-LOW MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	7,094 SF
	NATIVE SEED-TALL MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	38,003 SF
	BREEZE COLOR: GOLDEN SUNSET SUPPLIER: C&C SAND & STONE DEPTH: 4" OVER WEED BARRIER FABRIC OR APPROVED EQUAL	2,960 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0226
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

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

VICINITY MAP:

PROJECT:
CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
EL PASO COUNTY, CO
SECOND SUBMITTAL: JULY 18, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.016
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA

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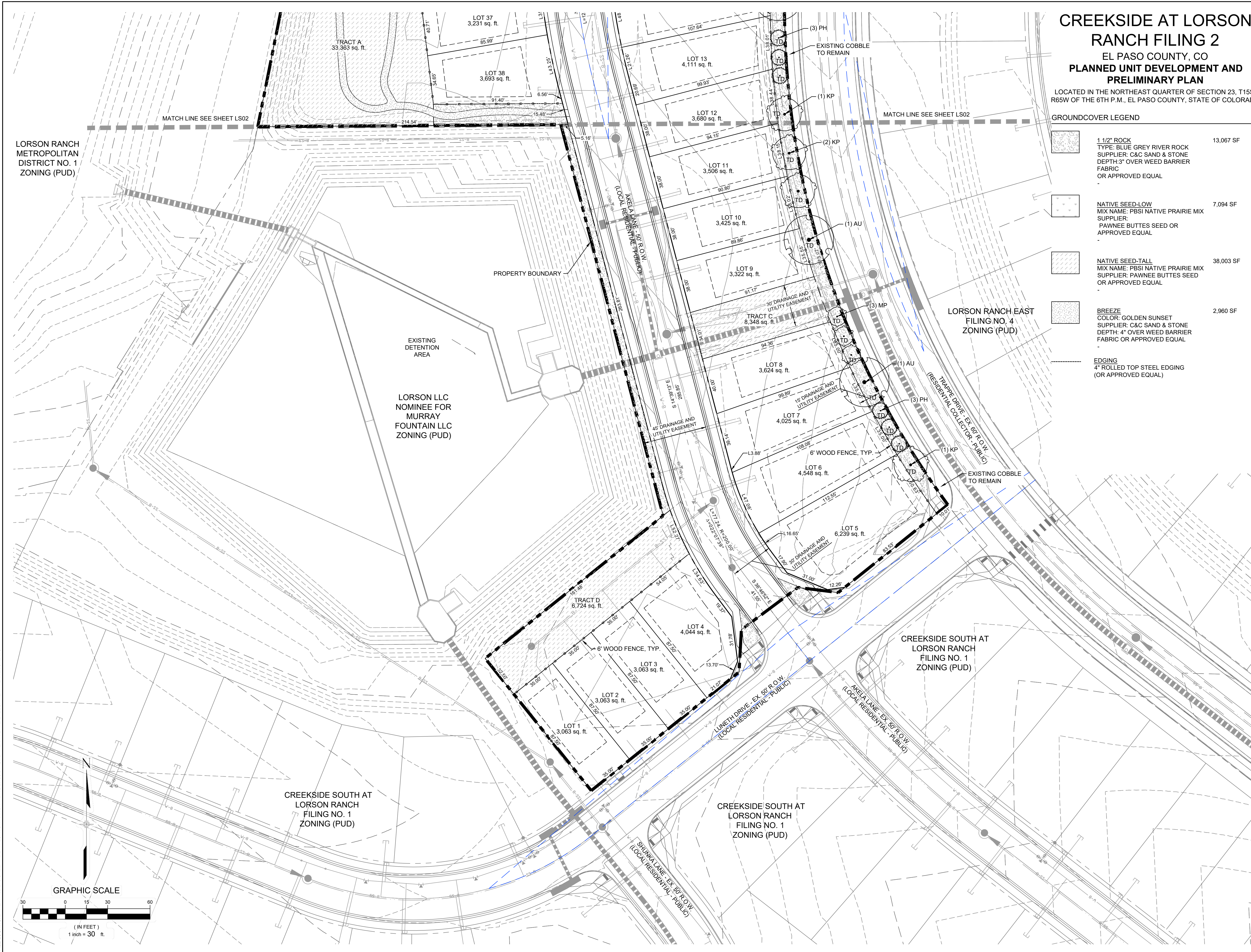
LANDSCAPE PLAN

LS02

SHEET 07 OF 08

PCD FILE NO.:

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CREEKSIDE AT LORSON RANCH FILING 2

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

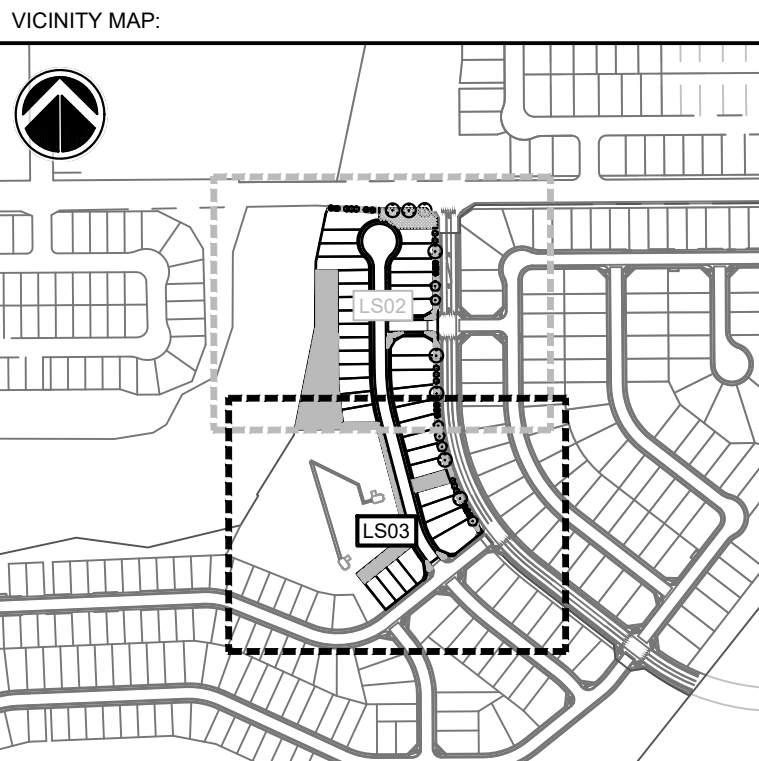
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

-
-
-
-
-

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: **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**
212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT: CREEKSIDE AT LORSON RANCH FILING 2
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

EL PASO COUNTY, CO
SECOND SUBMITTAL: JULY 18, 2022

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF
1	07/18/2022	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 21.1129.016
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA

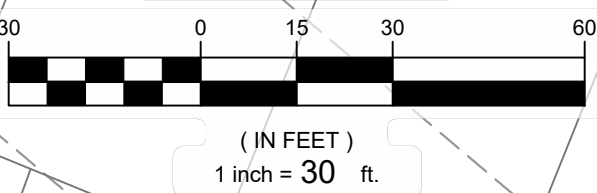
SHEET TITLE:

LANDSCAPE PLAN

LS03
SHEET 08 OF 08

PCD FILE NO.:

GRAPHIC SCALE





COLORADO
Division of Water Resources
Department of Natural Resources

June 8, 2022

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

RE: Creekside at Lorson Ranch Filing 2
N1/2, Sec. 23, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 30296

To Whom It May Concern:

We have received the above-referenced proposal to subdivide an existing 6.01-acre tract of land into 38 single-family lots and four tracts. This lot was previously approved as Tract A, Creekside South at Lorson Ranch. 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 13.66 acre-feet for all intended uses in the subdivision. This breaks down to 0.36 acre-feet/household for 38 lots.

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 April 28, 2022 from Widefield was provided with the materials and indicated that 13.66 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,

A handwritten signature in black ink, appearing to read "Ivan Franco".

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

Lori L. Seago
Steven A. Klaffky
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney
Dorey Spotts
Steven Martyn

August 15, 2022

PUDSP-20-1 Creekside South at Lorson Ranch Filing No. 2
PUD

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 Matrix Design Group, Inc. ("Applicant"), to subdivide an approximately 6.01 +/- acre parcel into 38 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 13.66 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 13.31 acre-feet/year, plus irrigation of 0.2 acres of community landscaping at 0.35 acre-feet/year (based on 1 SFE), for a total water demand of 13.66 acre-feet/year for Creekside South at Lorson Ranch Filing No. 2 subdivision. Based on these figures, the Applicant must provide a supply of 4,098 acre-feet of water (13.66 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 entirely from groundwater, both renewable and Denver Basin non-renewable 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 Creekside South at Lorson Ranch Filing No. 2 dated April 28, 2022, in which the District committed to providing water service for the 38 residential lots plus irrigation, for an annual water requirement of 13.66 acre-feet/year.

State Engineer’s Office Opinion

5. In a letter dated June 8, 2022, the State Engineer reviewed the application to subdivide the 6.01+/- acres into 38 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 Creekside South at Lorson Ranch Filing No. 2 is 13.66 acre-feet per year for a total demand of 4,098 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 Creekside South at Lorson Ranch Filing No. 2.**

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 May 3, 2022, the *Water Resources Report* dated May 2022, the *Widefield Water and Sanitation District* letter dated April 28, 2022, and the *State Engineer Office’s Opinion* dated June 8, 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

Creekside at Lorson Ranch, Filing No. 2, PUDSP-22-3

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

- The 9.23-acre site with 38-residential lots development project will be provided water 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. PWSID #CO0121900 has been assigned to the District by the Colorado Department of Public Health and Environment. There is a Commitment Letter from Widefield Water and Sanitation District dated 22April2022 on file for providing water and wastewater services to the project.
- The Water Demand Report for Creekside at Lorson Ranch Filing No 2, dated May 2022, by Core Engineering Group, also verifies sufficient water and wastewater services are available from 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 activity more than one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk-ability features help reduce obesity and associated heart diseases.

Mike McCarthy
El Paso County Public Health
719-575-8602
mikemccarthy@elpasoco.com
23August2022