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**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**  
**CRAIG DOSSEY, EXECUTIVE DIRECTOR**

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

**FROM:** Kari Parsons, Planner III  
**Jeff Rice, PE Engineer III**  
**Craig Dossey, Executive Director**

**RE:** Project File #: PUDSP-20-001  
**Project Name: Creekside South at Lorson Ranch**  
**Parcel Nos.: 55000-00-406, 55000-00-424, 55000-00-422, 55231-00-005;**  
**(Anticipated Parcels Assessor Map Update: 55000-00432,**  
**55000-00-433, 55000-00-434, 55231-00-005)**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Lorson, LLC Nominee for Murray Fountain, LLC 212 N. Wasatch Ave. Colorado Springs, CO. 80903	James Houk 3 N. Nevada Ave Colorado Springs, CO 80903

**Commissioner District: 4**

Planning Commission Hearing Date:	7/7/2020
Board of County Commissioners Hearing Date	7/28/2020

### **EXECUTIVE SUMMARY**

A request by Lorson, LLC Nominee for Murray Fountain, LLC for approval of a map amendment (rezoning) of 64.26 acres from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) plan to allow for the development of 200 single-family detached residential lots, rights-of-way,

drainage, open space, and utility tracts. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is 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 applicant is also requesting approval to perform pre-development site grading. The parcel is located east of Marksheffel Road, along the east side of the East Tributary of Jimmy Camp Creek, and south of Lorson Boulevard and is within Section 23, Township 15 South, Range 65 West of the 6<sup>th</sup> P.M. The subject property is not located within the boundaries of a small area plan.

#### **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 200 single-family detached residential lots within a 64.26-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan.

#### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant is not requesting any modification(s) of the LDC or ECM with this application.

**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 the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), 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 applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;



- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

#### **D. LOCATION**

North: PUD (Planned Unit Development)	Single-family residential
South: RR-5 (Residential Rural)/City of Fountain	Single-family residential/ closed golf course
East: PUD (Planned Unit Development)	Single-family residential
West: PUD (Planned Unit Development)	Single-family residential

#### **E. BACKGROUND**

The proposed Creekside South at Lorson Ranch development is within the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-03-002), approved by the Board of County Commissioners on March 25, 2004. The subject site is identified in the Lorson Ranch Overall Development and Phasing Plan (PUD-05-003), approved by the Board of County Commissioners on December 15, 2005. The Overall Development and Phasing Plan was subsequently amended in November of 2006 (PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, transitions and buffers. It also designated major open space, drainage, and transportation corridors.

A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated 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. No roadways have been shown to require a further upgrade post the minor sketch plan amendment.

The Creekside South at Lorson Ranch PUD is located at the southern boundary of the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001), and the Overall Development and Phasing Plan (PUD-06-011), which established a density of 7 - 10 dwelling units per acre in the subject area. The adjacent properties to the south are zoned RR-5 (Rural Residential) with a five-acre minimum lot size and 25-foot building setbacks from all property lines. The abrupt change in density from the RR-5 zoning district to the proposed density of 7-10 dwelling units per acre within the Lorson Ranch Development was determined by the Board of County Commissioners to require a more significant transition from the rural residential properties to the proposed urban development. The Board required the PUD to depict a minimum of 2.5-acre lots adjacent to the rural residential boundary and a minimum of a 100-foot building setback from the southern boundary line between the Pleasant Valley Lake Estates subdivision and future lots within the Lorson Ranch development, which is

anticipated to mitigate impacts to the rural residential properties to the south and provide a density transition from rural development to urban development located with Lorson Ranch. The applicant has depicted 2.5-acre lots adjacent to the Pleasant Valley Lake Estates subdivision on the PUD and preliminary plan and has incorporated the 100-foot building setback into the development guidelines of the PUD plan. The proposed PUD rezoning proposes an average density of 3.11 dwelling units per acre and includes the development of 200 attached single-family lots (36.28 acres), 9.04 acres of public right-of-way, one (1) future development tract (5.96 acres), and nine (9) tracts totaling 12.98 acres for drainage, utilities, associated easements, a pocket park, 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 3,825 square feet except for the residential lots located at the southern boundary, which are proposed at a minimum of 2.5 acres. 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 64.26 acres in size, which would require a total of 6.42 acres of open space area. The applicant is providing 12.98 acres of designated open space tracts which include: drainage, utilities, associated easements, a pocket park, and landscaping.

If the Creekside South at Lorson 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 applicant 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 (2019).

### **2. Zoning Compliance**

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.

### 3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

**Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

**Policy 6.1.11** - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

**6.2.10-** Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.

**Policy 10.2.2-** Carefully consider the availability of water and wastewater services prior to approving new development.

**Policy 11.3.2-** When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

**Policy 12.1.3-** Approve new urban and rural residential development only if structural fire protection is available.

The Lorson Ranch Sketch Plan depicts RM (Residential Medium, 7-10 dwelling units per acre) for the subject property and is predominately surrounded by the same density, 7-10 dwelling units per acre, except for the adjacent development to the south, Peaceful Valley Lake Estates which is zoned RR-5 (Rural Residential) and requires a minimum lot size of five (5) acres. The PUD depicts a minimum of 2.5-acre lots adjacent to the rural residential (RR-5) boundary and a minimum of a 100-foot building setback from the southern boundary line between the boundary of the Pleasant Valley Lake Estates subdivision and this development. The PUD and preliminary plan depicting the 100-foot building setback and 2.5-acre lots is attached to the staff report. A detail is provided on sheet 3 of the attached PUD and preliminary plan. Staff anticipates that the increase building setback will help mitigate impacts of the new development to the rural residential properties to the south. The development proposes an overall

density of 3.11 dwelling units per acre and is intended to provide a transition from the existing rural development to the south and the more dense existing and planned development located to the north within the overall Lorson Ranch development. The proposed 3.11 dwelling units/acre density is significantly lower than 7-10 density range allowed for this area under the approved sketch plan. With the proposed transition and buffering, the single-family residential development depicted on the PUD development plan and preliminary plan is a compatible and a practical extension of the planned and existing urban single-family residential development in the area, particularly to the north and west.

According to the water and wastewater resources reports submitted in support of the development plan, Widefield Water and Sanitation District has available water supply and wastewater treatment capacity to provide adequate service to the development. Please see the Water Master Plan section below for additional analysis regarding master plan consistency pertaining to water. The applicant has consulted with Security Fire Protection District to ensure the District could adequately serve the development via the proposed public roadways.

The proposed PUD and preliminary plan include a pocket park and multiple tracts that are anticipated to serve as open space areas. The plans depict trails within the proposed open space which are anticipated to connect to the existing pedestrian network within the overall Lorson development, which also connect to a trail along Jimmy Camp Creek.

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.

#### **4. Small Area Plan Analysis**

The Creekside South at Lorson Ranch PUD/Preliminary Plan is not within the boundaries of a small area plan.

#### **5. 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.

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. The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently 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 the Pleasant Valley located south of Lorson Ranch. The applicant's water resource report indicates the District has 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 quantity, dependability, and quality.

## **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Services Environmental Division and Colorado Parks and Wildlife (CPW) was 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 applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2016) does identify a trail within the subject property. However, the Jimmy Camp Creek regional trail is located across the Jimmy Camp Creek Channel (JCCC) along the northern boundary of the development area. The applicant has depicted a gravel trail in the open space Tract F, adjacent to the JCCC. Sidewalk connections to the neighboring subdivisions will also provide pedestrian connectivity to the regional trail.

The El Paso County Major Transportation Corridors Plan (2016) is discussed below in Section G.5 of this report.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the combined PUD and preliminary plan application that would impede development. Colorado Geological Survey (CGS) has provided the following comment which has been depicted in a note on the face of the PUD/preliminary plan:

“RMG's Geology and Soils Study, Creekside South at Lorson Ranch (February 27, 2020) contains appropriate preliminary recommendations for mitigating the site's moisture-sensitive (low strength, expansive, compressible, and hydrocompactive) soils and other geologic constraints. Provided RMG's recommendations are adhered to, and additional geotechnical investigation, testing and analysis are conducted for use in design of subgrade preparation, individual foundations, floor systems, subsurface drainage, etc., CGS has no objection to approval of the Creekside South at Lorson Ranch combined PUD and preliminary plan as proposed.”

## **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. The applicants Natural Features Report, (not dated) states that Mule and White-tailed Deer, Pronghorn Antelope, fox, coyote, rabbits, raptors, songbirds are present in the subject area. The report states that the development is not anticipated to negatively impact the wildlife above. The report also indicates that Colorado Parks and Wildlife does not express concern regarding impacts to the wildlife.

A clearance letter was provided on July 20, 2018, to the applicant from the U.S. Fish and Wildlife Service (USFS) stating, “no concerns” regrading critical habitat or threatened species in the subject area.

## **3. Floodplain**

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0957G, a portion of the property is located within the 100-year regulatory floodplain. The portion of the property within the floodplain includes parts of Tract A (future development tract) and Tract B (drainage tract); no proposed lots are shown to be within a floodplain.

## **4. Drainage and Erosion**

The Lorson Ranch development is located within the Jimmy Camp Creek drainage basin, which is a fee basin with a surety component. The basin does not have a County-approved Drainage Basin Planning Study (DBPS).

Creekside South at Lorson Ranch generally drains to the north to the Jimmy Camp Creek East Fork tributary that in turn eventually outfalls to the Jimmy Camp Creek main channel south of Lorson Ranch. Two full-spectrum detention (FSD) and water quality capture volume (WQCV) facilities are proposed along the north side of the project. The Preliminary Drainage Report for Creekside South at Lorson Ranch concludes that “The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream.”

Channel stabilization improvements to the Jimmy Camp Creek East Tributary adjacent to the Creekside South at Lorson Ranch subdivision will be constructed in conjunction with the Creekside at Lorson Ranch Filing No. 1 final plat.

The applicant has submitted grading and erosion control plans for approval to perform pre-development site grading. The plans shall be approved prior to



grading occurring on the site. Collateral is required for the pre-development site grading at the time of the pre-construction meeting between the applicant and PCD Inspections staff.

## **5. Transportation**

The proposed Creekside South at Lorson Ranch development is located south of Lorson Boulevard and west of proposed Trappe Drive (Lorson Ranch East Filing No. 4) along the southern boundary of the overall Lorson Ranch development. Access to the development will be from two new road connections to Trappe Drive aligning with Lorson Ranch East Filing No. 4 roads, which is required to be constructed to provide two points of access to the Creekside South development.

The proposed roads within Creekside South at Lorson Ranch will be public local roads. As outlined in the traffic impact study submitted with this project, the developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard; no other offsite road improvements are required with this project.

Traffic generated from the 200 dwelling units proposed in this development will be approximately 1,888 average daily trips (ADT). The Creekside South at Lorson Ranch roadways and ADT depicted in the PUD and preliminary plan and traffic study submitted by the applicant are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) as are the roads leading to the proposed development serving. 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.

## **H. SERVICES**

### **1. Water**

Widefield Water and Sanitation District provides water service and has committed to serve the property.

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 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. 4 and is also anticipated to be included into Lorson Ranch Metropolitan District No. 1, which have a combined mill levy of 66.67 mills. The applicant has 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 EPC Community Services, Parks Division, has provided the following comment which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside South at Lorson Ranch include the following conditions: recommend the applicant include a non-County internal trail along the southern site boundary; require fees or regional park purposes in the amount of \$93,400, and urban park fees in the amount of

\$59,000. However, these fees will be calculated upon review forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.”

7. The applicant has depicted an an internal trail within the open-space tract located at the southern boundary on Sheet 2 of the attached PUD development plan and preliminary plan. **Schools**

The subject property is located within the boundaries of Widefield School District No. 3. The applicant is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3 and El Paso County as originally approved by the Board of County Commissioners on April 12, 2012, and as amended by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank (land set aside in lieu of fees to be paid) located in the southeast corner of the overall Lorson development and required an alternate 25 acre school site tract be identified, which occurred with recordation of the Pioneer Landing Filing No. 2 at Lorson Ranch final plat. The Lorson Ranch East Filing No. 1 final plat adjusted the boundary of the school tract to accommodate the Fontaine Boulevard and Lamprey Road roundabout which is in preliminary acceptance. The construction of the Grand Mountain Elementary (K-8) School located northeast of the roundabout is complete.

#### **I. APPLICABLE RESOLUTIONS**

Approval 29 and 25

Denial 30 and 26

#### **J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

#### **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners 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 (2019), 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 fee 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-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
8. Access to Creekside South at Lorson Ranch requires construction of Trappe Drive and the other roads within Lorson Ranch East Filing No. 4 south of Lorson Boulevard, which construction shall be completed or collateral provided for the incomplete portions, and the plat for Lorson Ranch East Filing No. 4 recorded prior to recording any final plat within Creekside South at Lorson Ranch.

## **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.

**L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department 27 adjoining property owners on June 19, 2020, 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

## El Paso County Parcel Information

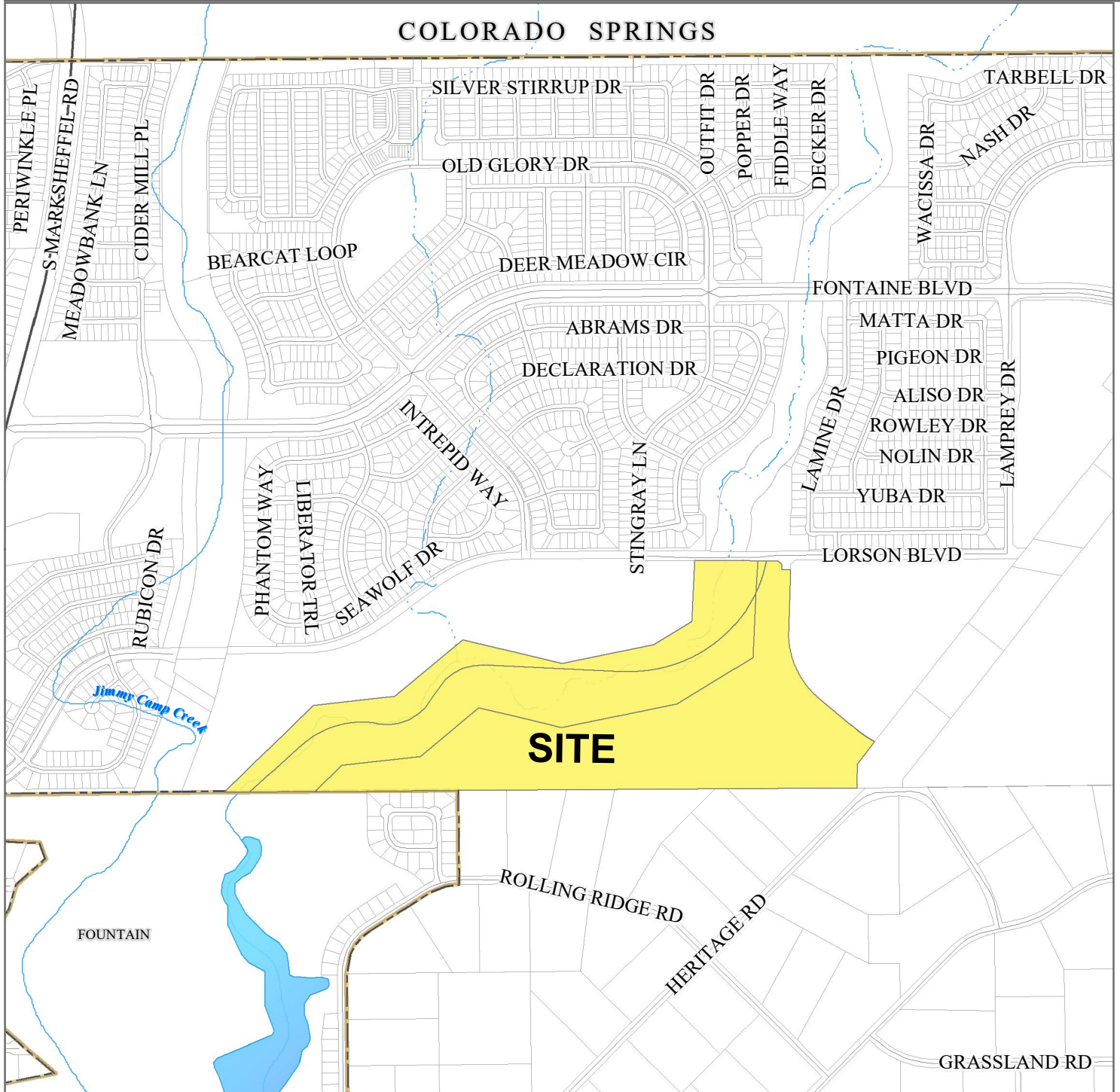
File Name: PUDSP-20-001

Zone Map No. --

Date: June 18, 2020

PARCEL	NAME		
5500000422	LORSON LLC NOMINEE FOR		
5500000424	LORSON LLC NOMINEE FOR		
5500000406	LORSON LLC NOMINEE FOR		
ADDRESS	CITY	STATE	
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO	
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO	
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO	
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO	

ZIP	ZIPLUS
80903	3476
80903	3476
80903	3476
80903	3476



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 South at Lorson Ranch

PUD Development Plan, Preliminary Plan, Pre-Development Site Grading & Wet  
Utilities

## Letter of Intent



### Developer/Owner:

Lorson LLC Nominee for Murray Fountain LLC  
212 Wasatch Avenue Suite 301  
Colorado Springs, CO 80903  
719-635-3200

### Planners:

Kimley\_Horn and Assoc.  
2 N. Nevada Ave, Suite 300  
Colorado Springs, CO 80903  
719-284-7299

### Civil Engineers:

Core Engineering Group  
1500 1<sup>st</sup> Avenue S.  
Burnsville, MN 55306  
719-659-7800

### Transportation Engineers:

LSC Transportation Consultants, Inc.  
2504 East Pikes Peak, Suite 304  
Colorado Springs, CO 80909

### **Creekside South at Lorson Ranch PUD Site Location, Size, & Zoning**

The ±64.26-acre site is located in the southcentral portion of Lorson Ranch. The site is adjacent to the southern and easterly boundaries south of the Creekside at Lorson Ranch Filing No. 1 PUD. The development limits are generally defined by the edges of the Jimmy Camp Creek East Tributary on the western and northernmost boundaries, by the Mountain View Utility Corridor on the east, and by the Peaceful Valley Lake Estates Subdivision on the south. The site is zoned PUD RM (Residential Medium) which permits single-family detached dwellings with a density range of 7-10 DU/AC. Five (5) lots along the southern development boundary are 2.5 acres with 100' no build setbacks and buffer against the rural density lots (5-acre lots) within the Peaceful Valley Lake Estates Subdivision as required by previous BOCC approvals of the overall urban densities in Lorson Ranch. A neighborhood meeting was held to discuss proposed densities and neighbors in the Peaceful Valley Lake Estates Subdivision were supportive of rural density (2.5 acre) lots at the southern Lorson Ranch boundary. (See vicinity map for location details). The 100' setback is reflected on the approved Lorson Ranch Sketch Plan.

### **Request & Justification**

This Creekside South PUDSP application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 200 single-family residential lots, nine (9) tracts for public improvements and utilities, drainage, landscaping and open space uses, and future development;
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that 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;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

Creekside South at Lorson Ranch PUD (and preliminary plan) includes the 200 detached single-family residential lots, public rights-of-way, landscape buffers and screening, open space, pedestrian facilities, and public utility and drainage tracts. The application does not include deviations, waivers, administrative relief, or PUD Modifications.

### **PUD Development Plan Summary**

**Land Use:** The minimum lot size is 3,825 SF for all urban density lots (Lot Nos.: 1-76; 80-100; & 103-200). Urban density lot sizes may vary from the minimum lot size due to the configuration of adjacent and nearby rights of way, topography, and the banks of the Jimmy Camp Creek East Tributary. No urban density lots have been planned below the minimum required lot area (3,825 SF).

Five (5) rural density 2.5 acre lots (Lot Nos.: 77-79, 101, & 102) are sited at the southern property edge adjacent to provide buffer and density transition against existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Future subdivision of these lots is expressly restricted by the PUD to maintain and preserve the buffering and transition functions of these lots.



Permitted and accessory single-family residential uses are identified on the PUD Development Plan and include single family detached dwellings, residential accessory uses consistent with those in surrounding Lorson Ranch Filings, landscaping, open spaces, and transportation and stormwater facilities. Additional permitted and accessory uses have been provided for the 2.5-acre rural density buffer lots to permit additional accessory uses and structures not otherwise permitted on parcels less than 2.5 acres. A complete listing of permitted uses is provided on the PUD development plan.

**Density:** RM (Residential Medium) densities allow 7-10 DU/AC. 200 units are proposed on ±64.26 acres with an overall density of 3.11 DU/AC. The current density is less than the target densities range of 7-10 DU/AC because 12.5 acres of the area have been devoted to five (5) rural density lots (2.5 AC/EA) that function as transitional lots between existing rural residential densities to the south and existing and planned urban densities in Lorson Ranch. Additional permitted densities are not being sought with the goal of minimizing development impacts to the contiguous rural density development.

**Lot Dimensional Standards:**

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 3,825**
- **Maximum Height: 30'**
- **Setbacks:**
  - **Front Yard: 10'**
  - **Side Yard: 5'**
  - **Rear Yard: 5'**
  - **Secondary Front Yards (Corner Lots): 10'**

Lots 2.5 acres or greater (Lot Nos. 77, 78, 79, 101, & 102) have been planned to meet the following dimensional standards:

- **Minimum lot size: 2.5 Acres**
- **Maximum Height: 30'**
- **Setbacks:**
  - **Front Yard: 25'**
  - **Side Yard: 15'**
  - **Rear Yard: 100' (\*per Sketch Plan Condition of Approval)**

**Public Services and Utilities**

Public services and utilities are, or will be, provided by the following

- |                                |   |
|--------------------------------|---|
| • Water & Wastewater Services: | Widefield Water and Sanitation District   |
| • Natural Gas:                 | Black Hills Energy                        |
| • Electric Service:            | Mountain View Electric Association (MVEA) |
| • Fire Protection:             | Security Fire Protection District         |
| • Public Schools:              | Widefield School District #3              |
| • Library Services:            | Pikes Peak Library District:              |
| • Roads:                       | El Paso County Road and Bridge            |
| • Police Protection:           | El Paso County Sheriff's Department:      |

## PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***

The Creekside South PUD advances the following selected stated purposes set forth in this Section:

- a. ***To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***

The design of the PUD and subdivision reflects market demand for urban style lots (typically 3,825 SF as opposed to standard 5,000 SF urban lot as defined by the County Code) within a more conventionally designed neighborhood that has access to open space amenities and is conveniently located within 5 miles of regional shopping and access to I-25, employment, and recreation opportunities.

The RS-5000, which has a 5,000 SF minimum lot size, is the densest zoning district in the County base zones. Creekside South proposes 3,825 SF lots to meet current market demands for attainable housing.

- b. ***To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;***

The PUD provides housing selection options within the target homebuyer market for urban style lots within planned communities with access to trails and passive recreation opportunities. Creekside South at Lorson Ranch provides a more urban lot size (3,825 as opposed to standard 5,000 SF urban lot as defined by the County Code) in response to market demands for attainable housing. Urban lots within this development are  $\pm 24\%$  less than typical urban lot as defined by County standards. The PUD process permits increased density as a trade-off in exchange for additional open space amenities. The development incorporates 18.94 acres of active and passive open spaces conveniently located to be accessible within one-quarter mile of all planned lots.

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity have been made with the previous underlying Sketch Plan approval of the land uses and densities for the Creekside South area. This application remains consistent with those findings; the recently approved Creekside PUDSP and Final Plat; and with the following policies from the County Policy Plan and County Water Master Plan:

### Policy Plan Conformance

***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***

Creekside South and proposed densities are compatible with contiguous land uses and densities to the north in the adjacent Creekside “North”, Lorson Ranch East Filing No. 4 to the east, and with the 5-acre densities to the south of the site located in the Peaceful Valley Lake Estates Subdivision Filing No. 1.

Five (5) 2.5 acre lots are sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots provide a density transition between urban density lots in Lorson Ranch and the adjacent 5-acre rural density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain their functioning as density buffers and transitions.

***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.***

***Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.***

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Lorson Ranch. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.***

Buffers and density transitions have been incorporated into the PUD design between areas of differing density within and adjacent to the Creekside South boundaries. The Jimmy Camp Creek East Tributary provides a natural buffer between existing densities in the Creekside North PUD and proposed densities in Creekside South.

2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition against the 5-acre rural density lots in the Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

**Water Master Plan Conformance:** Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.***

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

***Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.***

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

***Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.***

All development within the overall Lorson Ranch is served by centralized utilities.

- ***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 Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents 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;***

Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

The planned uses are compatible with existing and allowed uses adjacent to and surrounding the property. Per BOCC condition of Sketch Plan approval, lots adjacent to existing rural 5 AC densities in the Peaceful Valley Lake Estates are a minimum of 2.5 acres with an additional 100' "no-build" buffer against the rear of these lots adjacent to the Peaceful Valley Lake Estates Subdivision. These lots will not be allowed to undergo further subdivisions to maintain their planned use and functioning as density transitions between urban densities in Lorson Ranch and existing rural residential densities in the adjacent Peaceful Valley Lake Estates Subdivision.

- ***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;***

No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and

transitions between adjacent land uses with differing intensities and residential densities, such as the adjacent Peaceful Valley Lake Estates Subdivision previously discussed. Adjacent 5 acre lots are buffered from the urban density development by planned 2.5 acre lots which have been oriented lengthwise against the 5-acre boundary.

- ***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;***

Planned uses, dimensional and bulk requirements established in the Creekside (North) Filing 1 PUD have been adopted as the development standards for this Creekside South PUD. Landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. The 2.5-acre lot buffers are provided to mitigate, lessen, and/or reduce the impacts of the planned urban densities against the rural residential 5-acre densities in the Peaceful Valley Lake Estates Subdivision.

Allowed and permitted uses include, but are not necessarily limited to, detached dwellings, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements. Permitted accessory uses include those identified within other Lorson phases with similar densities. Additional rural residential accessory uses are permitted on 2.5-acre lots subject to restrictions and limitations of the PUD and Land Development Code, as amended. Guest houses and other accessory or extended dwelling uses on 2.5 acre lots shall be subject to the terms and conditions of the Land Development Code regarding the same. Complete details defining and/or restricting uses is included on the development plan cover sheet.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***  
Areas with unique or significant features as described in the criterion that impact the site include the Jimmy Camp Creek East Tributary, and other swales and topographic features which intersperse the site have been identified on the development plan. These features are preserved through avoidance by placement in open space tracts owned and maintained by the Lorson Ranch Metropolitan District or mitigated where required as part of the erosion stormwater quality control permit processes and floodplain management criteria. The south section (2,900') of the Jimmy Camp Creek East Tributary which impacts the northern and westerly boundary of this development area will be armored in accordance with the ongoing development and implementation of the Kiowa DPBS with construction of segment improvements scheduled in 2020. Additional details are available in the preliminary drainage report prepared and submitted by Core Engineering Group, LLC, dated January 15, 2020, as amended or as otherwise revised.

Portions of the FMIC Ditch which were previously located within the development boundaries. The ditch segments affecting this site were filled and relocated circa 2005. Remaining contours and/or surface features of the previous ditch are no longer functioning as part of the larger FMIC drainage and irrigation systems.

- ***Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***

Open spaces and trails for pedestrian access have been provided via public sidewalk network and existing/planned trails throughout the subdivision. These spaces and paths are planned to provide maximum access for Creekside South residents to the 12.98 AC of open space provided within the filing and to provide community and public access to this open space network in addition to the larger Lorson Ranch Open Spaces and Trails network adjacent to and outside of the Creekside South boundaries. The PUD provides 12.98 AC of open space which is approximately 20.2% of the 64.26 AC development, where 10% (6.426 AC) is required. Eight (8) tracts (Tracts B-I) have been planned for open space uses. Out of the 12.98 AC of open space planned within Creekside South PUD, 6.99 acres (54%) is planned as “useable” in the form of a 1.37 acre park in Tract G and a walking trail located in the 5.62 acre Tract F. All open spaces within Creekside South will be owned and maintained by the Lorson Ranch Metropolitan District.

- ***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;***  
 Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed with this PUD. A bridge crosses the Jimmy Camp Creek East tributary has been constructed that facilitates the extension of Lorson Blvd eastward to development area. The project area will be served by more than two (2) points of public access from Trappe Drive extension southward from the intersection of Trappe Drive and the extended Lorson Blvd. The following letters of service commitment have been received and provided in support of this development application:
 
  - a. MVEA
  - b. Black Hills Energy
  - c. Widefield Water & Sanitation District
  - d. Security Fire Protection District
- ***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 development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Lorson Ranch is provided via existing and planned public sidewalks and pedestrian trails network.
- ***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;***  
 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 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; and***  
No exceptions, deviations, waivers, or PUD modifications are proposed.
- ***The owner has authorized the application.***  
The owner has authorized the application

## **PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION**

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***  
The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan.

### **Policy Plan Conformance:**

#### ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***

Creekside South and its proposed densities are compatible with contiguous land uses and densities in the adjacent Creekside “North” filing and with the 5-acre densities in the Peaceful Valley Lake Estates Subdivision Filing No. 1. Five (5) 2.5 acre lots have been planned and sited at the southern property edge adjacent to existing 5 acre lots in the Peaceful Valley Lake Estates Subdivision Filing No. 1. These 2.5 acre lots will serve as a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

#### ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.***

#### ***Policy 6.1.10 Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.***

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

#### ***Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.***

#### ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.***



Urban lots with differing densities are buffered on the northern boundary by the Jimmy Camp Creek East Tributary. Lots within the Peaceful Valley Lake Estates Subdivision Filing No. 1. Are buffered by 2.5 acre lots located adjacent to the southern Creekside Filing 2 PUD boundary are intended to provide a density transition between lots in Lorson Ranch and adjacent 5-acre density lots in Peaceful Valley Lake Estates. The PUD prohibits the future subdivision of these lots as a zoning restriction to maintain the density buffers and transitions against the rural densities adjacent to the southern Lorson Ranch development boundary.

**Water Master Plan Conformance:** Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.***

A water supply plan (water resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

***Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.***

Water service is planned from Widefield Water and Sanitation District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development.

***Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.***

All development within the overall Lorson Ranch is served by centralized utilities.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision conforms to the design standards of the Code and with the approved Lorson Ranch 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 commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.

- **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;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Lorson Ranch and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development 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)];**

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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC. Areas adjacent to the creek have been placed in tracts for ownership and maintenance by the District to manage these features and management for long term preservation of these natural features.

- **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 have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within two (2) tracts identified as Tracts B & E on the PUD Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Lorson Ranch Metropolitan District.

- **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 public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality

facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The PUD provides the extension of local public residential roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

- **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 is and will be provided to all parcels by planned public rights-of-way.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The proposed 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 where practical; (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) by 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;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

- **The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**  
The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.
- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**  
The proposed subdivision meets the applicable sections of Chapter 6 and 8 of the County Code.



# CREEKSIDE SOUTH AT LORSON RANCH

## PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

### DEVELOPMENT STANDARDS AND GUIDELINES

#### Residential Use Standards:

- There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
- Allowed Uses Include: Single Family Residence (Detached) Units, Accessory Uses (defined below), mail kiosks, trail corridors, development signage, pedestrian walkways, public sidewalks, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment.
- Model Home/ Subdivision Sales Office is a permitted temporary uses. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
- 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.
- Projections into setbacks are governed by the El Paso County Land Development Code, as amended.
- Minimum Lot Area (Typical Lots) Lot Nos. 1 - 76, 80 - 100, & 103 - 200: 3,825 SF.
- Minimum Buffer Lot Area (Lots 77 - 79, & 101 - 102): 2.5 AC
- Maximum Impervious Coverage:
  - Typical 3,825 SF Lots: No Maximum
  - 2.5 Acre Lots: None
- Maximum Impervious Lot Coverage (2.5 Acre Lots)

#### 11. SETBACK REQUIREMENTS:

- Typical Lots 1 - 76, 80 - 100, & 103 - 200:  
Typical Lots = (3,825 SF)
  - Front yard: Twenty Feet (20')
  - Side Yard: Fifteen Feet (15')
  - Rear Yard: One Hundred Feet (100')

- 2.5 Acre Lot Nos. 77, 78, & 79, & Lot Nos. 101 - 102  
Typical 2.5 Acre Lots= (2.5 Acre Minimum Lot Size)
  - Typical Front yard: Twenty Feet (20')
  - Side yard: Five Feet (5')
  - Rear yard: Fifteen Feet (15')
  - Corner yard (Non-Driveway Side): Ten Feet (10')

#### Accessory Structure Use Standards ( For typical urban density Lots 1 - 76, 80 - 100, & 103 - 200):

- Accessory structure uses shall be limited to typical residential structures and uses such as sheds, decks, detached decks, gazebos, patios, solar energy systems, personal use greenhouse, hot tubs, and swimming pools. There shall be no guest houses or detached garages permitted.
- Accessory structures shall only be located within the rear-yard and must be located behind the main structure. No accessory uses will be permitted in the front yard or in front of the principal structure.
- Maximum Accessory Structure Height: Fifteen Feet (15')
- Setback Requirements:
  - Side Yard: Five Feet (5')
  - Rear Yard: Seven and One-Half Feet (7.5')

#### 2.5 Acre Lot Accessory Structure Use Standards (Lot Nos. 77, 78, & 79, & Lot Nos. 101 - 102)

- Accessory structure uses shall be limited to typical rural residential structures and uses such as: detached garage (2,000 SF Max), guest house (1,500 SF Max), sheds, decks, detached decks, gazebos, patios, personal use residential solar and/or wind generation energy systems, personal use greenhouse, hot tubs, and swimming pools, pool house, outdoor sauna, tiny house as an accessory unit in accordance with use and permitting standards of the Code, bed and breakfast inn, child care center, philanthropic institution, private stables, barn (4,000 SF Max), corral, animal keeping, commercial bee keeping, residential home occupation (rural home occupation prohibited), hobby farm.
- Accessory structures shall not be located nearer the front yard setback than the principal residential structure. No accessory uses will be permitted in the front yard or in front of the principal structure.
- Maximum Accessory Structure Height: Fifteen Feet (30')
- Setback Requirements:
  - Front Yard: Twenty-five feet (25')
  - Side Yard: Five Feet (15')
  - Rear Yard: One hundred Feet (100'); accessory structures shall meet 100' rear yard setback without exception. Animal pens, corrals, and/or riding arenas shall be permitted within the rear yard setback.

### GENERAL DEVELOPMENT NOTES

- Refer to the approved Lorson Ranch Development Agreement #6, as Amended, by the El Paso County Board of County Commissioners for development information recorded March 4, 2015 at Reception No. 215020531.
- No residential lots shall have direct access to Collector Roadways. All residential lots will have direct access to local residential street ways.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wideside Water & Sanitation District. All other utilities shall be owned as appropriated.
- All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given utility easements as required.
- Natural Gas shall be provided by Black Hills Energy.
- Public Utility/ Drainage Easements shall be provided on all single family residential lots as follows:
  - Front: Ten feet (10')
  - Side: Five feet (5')
  - Rear: Five Feet (5')
- All tracts, landscape and detention facilities will be designated for Public Utilities as required.
- Street lights will be restricted to Mountain View Electric Associations details and specifications.
- Site lighting will meet the requirements set forth in Section 6.2.3 of 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. Please visit: [www.lorsonranch.com](http://www.lorsonranch.com) for more information regarding review.
  - Internal Fencing: Internal fencing is permitted within individual rear yards along side yard and rear yard property lines. Fencing design, materials, and layout shall be approved by the Design Review Committee. Please visit [www.lorsonranch.com](http://www.lorsonranch.com) for more information regarding review. See fence detail on Sheet 2.
  - No fences shall impede drainage in any way.
- The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
- Individual lot side yard swales to be constructed during individual lot construction/ landscaping to provide adequate drainage and shall be owned and maintained by individual lot owners.
- Roadway landscaping is not required along Trappe Drive, local residential roadways (non-arterials) within a residential PUD.

### LANDSCAPE

- 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.
- Any future park site locations will be per discussions with the El Paso County Park Department. Park site amenities and timing of construction are to be determined with future coordination with the El Paso County Park Department.
- Landscaping areas, including, street/roadway landscaping, trails, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District No. 1.
- No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Reference 2.3.6.G. The minimum horizontal clearance for sidewalks around utility structures, street furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.
- 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 to be owned and maintained by the Lorson Ranch Metropolitan District No. 1.

### STREETS

- All streets will be public and shall be 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.
- 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.
- There are no noise walls required along Lorson Boulevard.
- 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.

### SIDEWALKS:

- Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5") for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an element of the associated PUD development standards.
- Under no circumstances shall any sidewalk be designed and constructed to a thickness of less than four inches (4"). All other sidewalks within a PUD zoning district (e.g., sidewalks in common areas, sidewalks along identified school parcels, sidewalks in open space, etc.) may be designed and constructed to a thickness of five inches (5").
- Private pedestrian sidewalks/pedestrian paths located in tracts to provide pedestrian access and circulation through the site shall be platted with access easements for the use and benefit of residents and guests of the development.

### FLOODPLAIN NOTES:

- Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0975G', effective date 'December 7, 2018', and modified per LOMR Case No. 19-08-06059P.
- The Jimmy Camp Creek East Tributary is to be dedicated to, owned and maintained by the Lorson Ranch Metropolitan District No. 1. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/ owner as required.

### 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](http://www.lorsonranch.com) for more information regarding review and approval by the architectural control committee.

### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### BASIS OF BEARING:

THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "PLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23;

THENCE N89°41'54"E ALONG THE CENTERLINE OF SAID SECTION 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_, IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES:

- THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
- THENCE N28°55'26"E A DISTANCE OF 265.04 FEET;
- THENCE S77°01'58"E A DISTANCE OF 150.83 FEET;
- THENCE N63°30'09"E A DISTANCE OF 446.08 FEET;
- THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
- THENCE 281.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", THE CHORD OF 261.74 FEET BEARS N57°56'07"E TO A POINT OF TANGENT
- THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
- THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
- THENCE S69°32'01"E A DISTANCE OF 188.46 FEET;
- THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
- THENCE N17°08'25"E A DISTANCE OF 123.42 FEET;
- THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
- THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- THENCE S82°16'06"E A DISTANCE OF 188.62 FEET;
- THENCE N78°28'55"E A DISTANCE OF 247.86 FEET;
- THENCE N31°05'09"E A DISTANCE OF 90.00 FEET;
- THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
- THENCE N31°55'05"E A DISTANCE OF 182.34 FEET;
- THENCE N11°17'09"E A DISTANCE OF 285.14 FEET;
- THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
- THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;
- THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS SHOWN IN THE PLAT OF " LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714288 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

- THENCE S88°49'28"E A DISTANCE OF 128.25 FEET;
- THENCE N89°35'58"E A DISTANCE OF 125.90 FEET;
- THENCE S47°05'26"E A DISTANCE OF 38.28 FEET;
- THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED UNDER RECEPTION NO. 217154370 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WEST LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- THENCE S00°24'02"E A DISTANCE OF 426.71 FEET TO A POINT OF CURVE;
- THENCE S38.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'39", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A POINT OF TANGENT;
- THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A TANGENT CURVE;
- THENCE 180.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°45'39", THE CHORD OF 159.83 FEET BEARS S58°05'27"E TO THE WEST LINE OF THAT EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'41"W ALONG SAID EASEMENT LINE 250.28 FEET;  
THENCE S00°19'53"E ALONG SAID EASEMENT LINE 168.88 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;  
THENCE S89°41'54"W ALONG SAID CENTERLINE 4073.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,799.021 Sq. Ft. (64.257 ACRES MORE OR LESS).

### SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

A 'Geology and Soils Study' for Creekside South, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG) on February 27, 2020. No lots have been identified by the referenced RMG report which are adversely impacted by geologic hazards. The overall development area has been found to be impacted by geologic constraints listed below. Mitigation measures and a map of geologic conditions can be found in the report "GEOLOGIC AND SOILS STUDY" prepared by RMG dated, February 27, 2020, in PCD File No. PUDSP-20-001, Creekside South at Lorson Ranch Filing available at the El Paso County Planning and Community Development Department:

- Expansive and hydrocompactive soils
- Seismicity
- Radon
- Erosion
- Physiographic Floodplain

Concerning geologic constraints, RMG concludes that the referenced constraints are not considered hazards or unusual for the Front Range region of Colorado. Mitigation of identified constraints is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and local construction practices.

groundwater was encountered in six of the test borings performed for this study. It is anticipated the groundwater will have adequate separation from the bottom of the proposed basement foundation components and floor slabs. However, if moisture conditions encountered at the time of the foundation excavation result in water flow into the excavation and/or destabilization of the foundation bearing soils, stabilization techniques should be implemented. Various stabilization methods can be employed, and can be discussed at the time of construction. However, a method that affords potentially a reduced amount of over excavation (versus other methods) and provides increased performance under moderately to severely unstable conditions is the use of a layered geogrid and structural fill system.

Additionally, if groundwater were to flow into the excavation, a geosynthetic vertical drain and an overexcavation perimeter drain may be required around the lower portions of the excavation to allow for installation of the layered geogrid and structural fill system.

According to the report, surface and subsurface drainage systems should be implemented. A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface to prevent ponding and infiltration into the subsurface soil. This includes crawlspace areas but not the walkout trench, if applicable. The foundation and floor slabs of the structure should be designed using the recommendations provided in the lot-specific subsurface soil investigation performed for each lot. In addition, appropriate surface drainage should be established during construction and maintained by the homeowner.

### LAND USE:

CURRENT ZONING:	RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING:	RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT, INCLUDING FIVE (5) 2.5 ACRE LOTS LOCATED AT THE SOUTHERN PUD BOUNDARY)
CURRENT LAND USE:	VACANT/ UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL; LANDSCAPE EASEMENTS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

### SITE DATA TABLE:

TOTAL SITE ACREAGE	64.26 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	200 (195 URBAN DENSITY LOTS + FIVE (5) 2.5 AC MINIMUM LOTS)
PROPOSED GROSS DENSITY	3.11 DU/AC

### LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (200 LOTS)	36.28 AC	56.46%
FUTURE DEVELOPMENT TRACT	36.28 AC	9.28%
OPEN SPACE/ LANDSCAPE	12.98 AC	20.2%
STREET RIGHTS-OF-WAY	9.04 AC	14.07%
TOTAL	64.26 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 64.26 AC X .10 = 6.43 ACRES  
TOTAL OPEN SPACE PROVIDED IS 20.2% = 12.98 ACRES

### Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. Lorson LLC as Nominee for Heidi LLC and Lorson Conservation Invest I LLP, a Colorado Limited Liability

Company

Authorized Agent, Manager

STATE OF COLORADO )  
 ) SS.  
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 the (Board resolution or motion

# \_\_\_\_\_ and date \_\_\_\_\_) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners date

Director, Planning and Community Development date

### Clerk and Recorder Certification

STATE OF COLORADO )  
 ) SS.  
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

### GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 200 Single-Family detached residential units per the approved 2006 Zoning and Conceptual Plan and the Lorson Ranch Sketch Plan Minor Amendment.

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 SOUTH AT LORSON RANCH is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s), 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 SOUTH AT LORSON RANCH 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 the 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 than 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.

### SHEET INDEX:

P1	PUD COVER SHEET
P2	PUD DETAILS
P3	PUD DETAILS & DATA
P4-P10	PUD DEVELOPMENT PLAN
LS1-LS3	PRELIMINARY LANDSCAPE PLAN

OWNERS: LORSON LLC NOMINEE FOR  
MURRAY FOUNTAIN LLC &  
LORSON CONSERVATION INVEST I LLP  
212 N Wahsatch, Suite 301  
Colorado Springs, Co 80903  
(719) 635-3200

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH MEVADA AVENUE, SUITE 300  
Colorado Springs, Co 80903  
(719) 453-0180

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

STAMP:

REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE	5.8.20
2		
3		
4		
5		
6		

DESIGNED	LMS	02.10.20
DRAWN	LMS	02.10.20
CHECKED	JEH	02.10.20
PROJECT NUMBER:		2816.20
SCALE:		AS NOTED

COVER  
SHEET

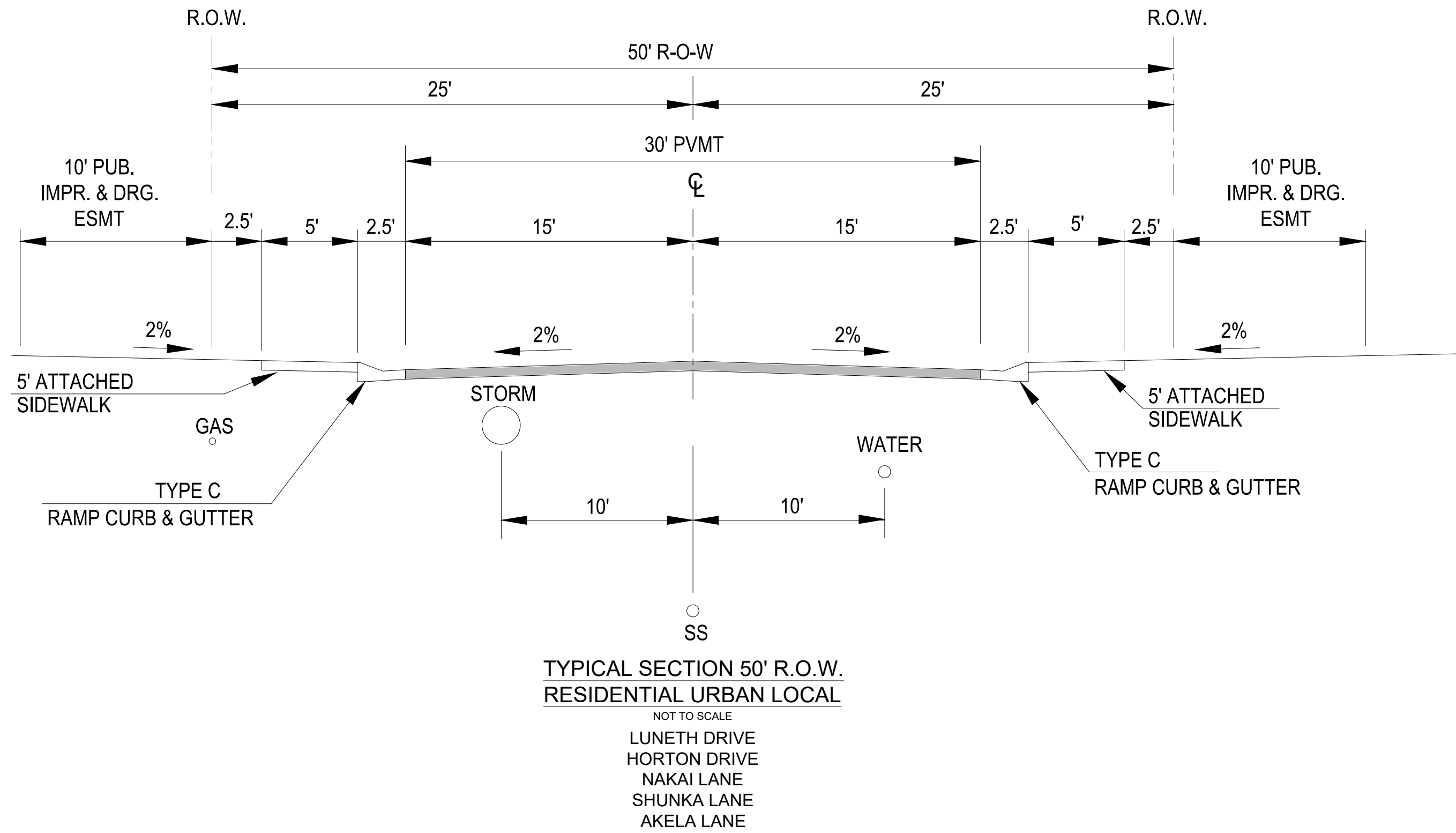
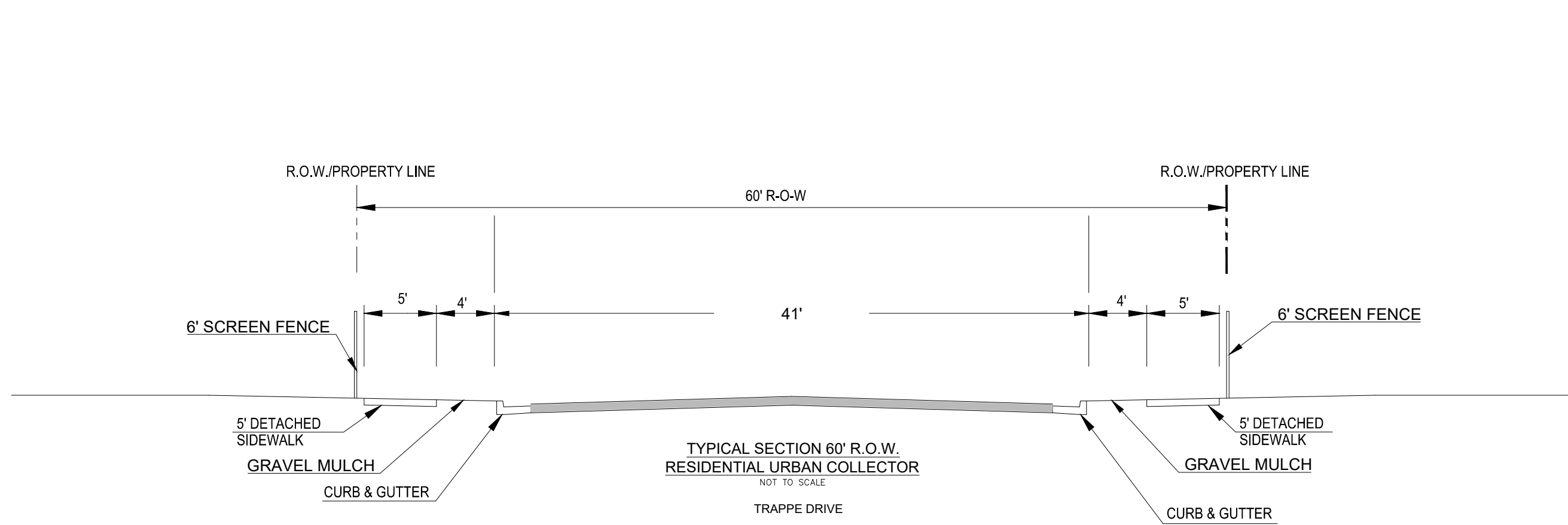
P1 1 OF 13

PCD FILE NO.: PUDSP-20-001



CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Plan

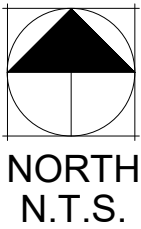
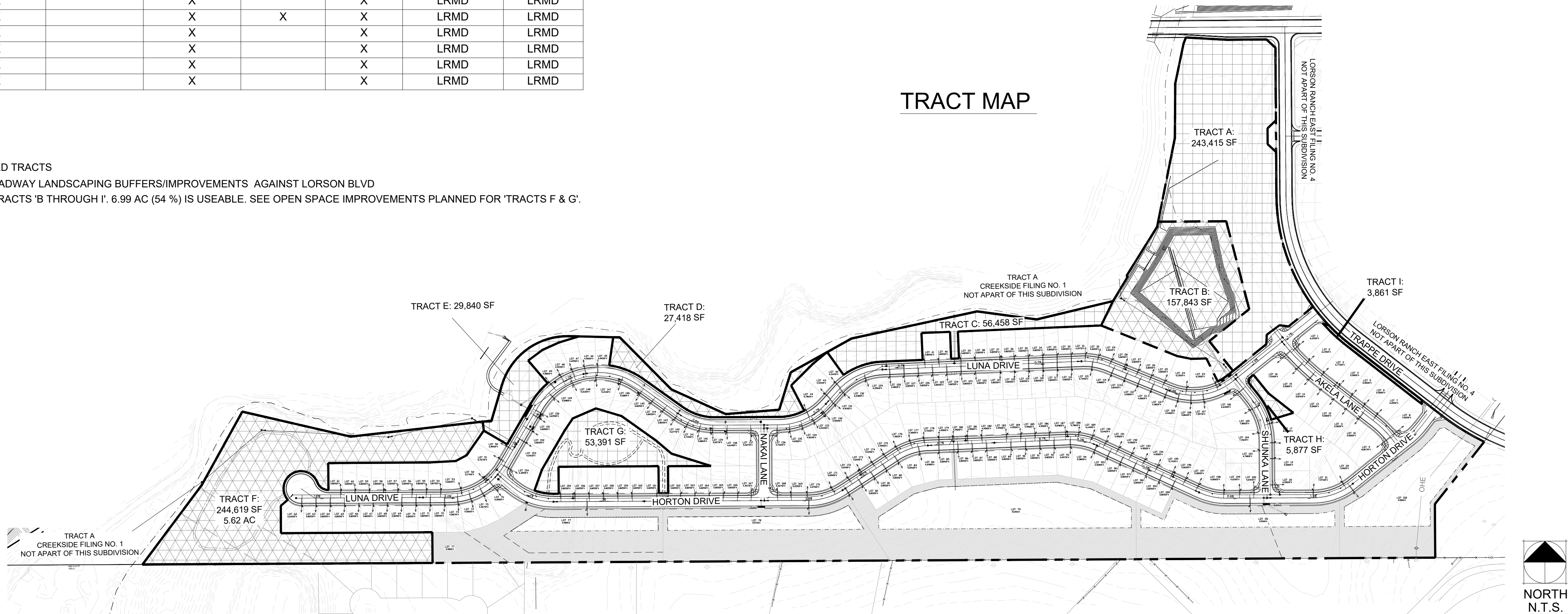
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



TRACT TABLE								
TRACT	SIZE	LANDSCAPE PARK OPEN SPACE TRAIL	FUTURE DEVELOPMENT	SINAGE/PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	259,736 SF (5.96 AC)		X	X		X	LORSON LLC	LRMD
B	140,237 SF (3.22 AC)	X		X	X	X	LRMD	LRMD
C	56,458 SF (1.30 AC)	X		X		X	LRMD	LRMD
D	27,418 SF (0.63 AC)	X		X		X	LRMD	LRMD
E	29,840 SF (0.69 AC)	X		X	X	X	LRMD	LRMD
F	244,619 SF (5.62 AC)	X		X		X	LRMD	LRMD
G	59,464 SF (1.37 AC)	X		X		X	LRMD	LRMD
H	5,877 SF (0.13 AC)	X		X		X	LRMD	LRMD
I	3,864 SF (0.09 AC)	X		X		X	LRMD	LRMD

TOTAL TRACT AREA: 824,934 SF (18.94 ACRES)  
LRMD= LORSON RANCH METROPOLITAN DISTRICT  
\*X= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS  
\*FUTURE DEVELOPMENT\* TRACT A\* CONTAINS ROADWAY LANDSCAPING BUFFERS/IMPROVEMENTS AGAINST LORSON BLVD  
12.98 ACRES OF OPEN SPACE ARE PROVIDED IN TRACTS 'B THROUGH 'I'. 6.99 AC (54 %) IS USEABLE. SEE OPEN SPACE IMPROVEMENTS PLANNED FOR 'TRACTS F & G'.

TRACT MAP



PCD FILE NO.: PUDSP-20-001

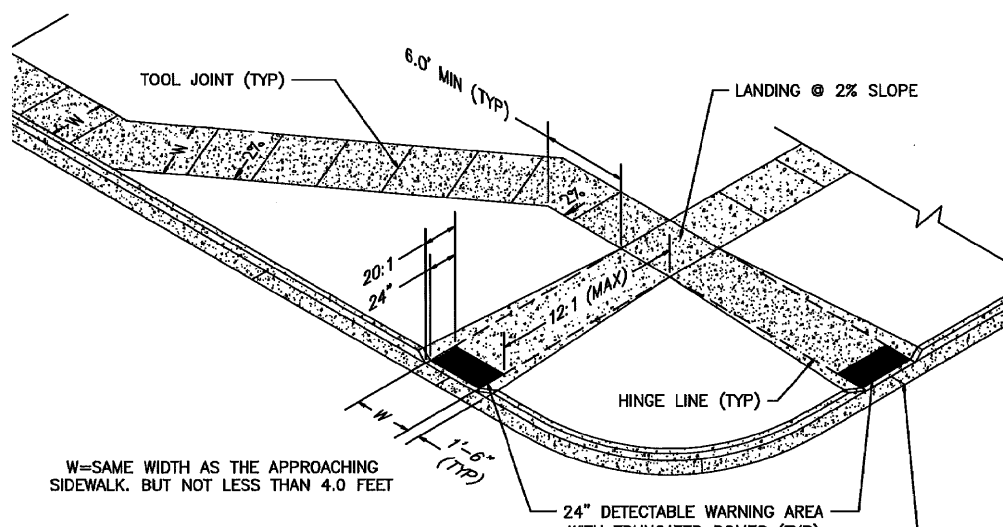
REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE REVISIONS	5.8.20
2		
3		
4		
5		
6		

DESIGNED	LMS	02.10.20
DRAWN	LMS	02.10.20
CHECKED	JEH	02.10.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	



A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

\*CURVE AND LINE DATA ARE LOCATED ON SHEETS P4 THROUGH P10 ON SITE PLAN



- ## PREDICTION RAMP NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF CRRI MANUAL AND AASD REQUIREMENTS.
  2. CONTRACTOR TO NOTIFY ENGINEERING DESIGN INSPECTION STAFF 48 HOURS PRIOR TO CLOSURE PLACEMENT.
  3. PREDICTION RAMP CONSTRUCTION SHALL BE A MINIMUM 4.500 PSI PER INCH MINIMUM 4" THICK, HOT-COLORED, NON-SKIDDO, CORROSION PROOF FINISH.
  4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO AVOID EXISTING UTILITIES. SLOPE SHALL BE 1:1. DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRASSES AND/OR ALGAE/GROWTH.
  5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 4' BUT NOT MORE THAN 10' FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  6. DETECTABLE WARNING AREA SHALL BE PREPARED IN REDDOH INTERSECTION.
  7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
  9. ALL RAMP WORK WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPT OF A BLOCK OF TURNING, TURNING MOVED MAY BE PARALLEL, SUBJECT TO APPROVAL.
  10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNALS, SIGNALS, ETC. IN THE RAMP.

- ### GENERAL NOTES
1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR WALK SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
  2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
  3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



**Kimley»Horn**  
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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
 PIN & PRELIMINARY PLAN

STAMP:

[illegible]

DESIGNED	LMS	02.10.20
DRAWN	LMS	02.10.20
CHECKED	JEH	02.10.20
PROJECT NUMBER:		2816.20
SCALE:		AS NOTED

## PUD DETAILS & DATA

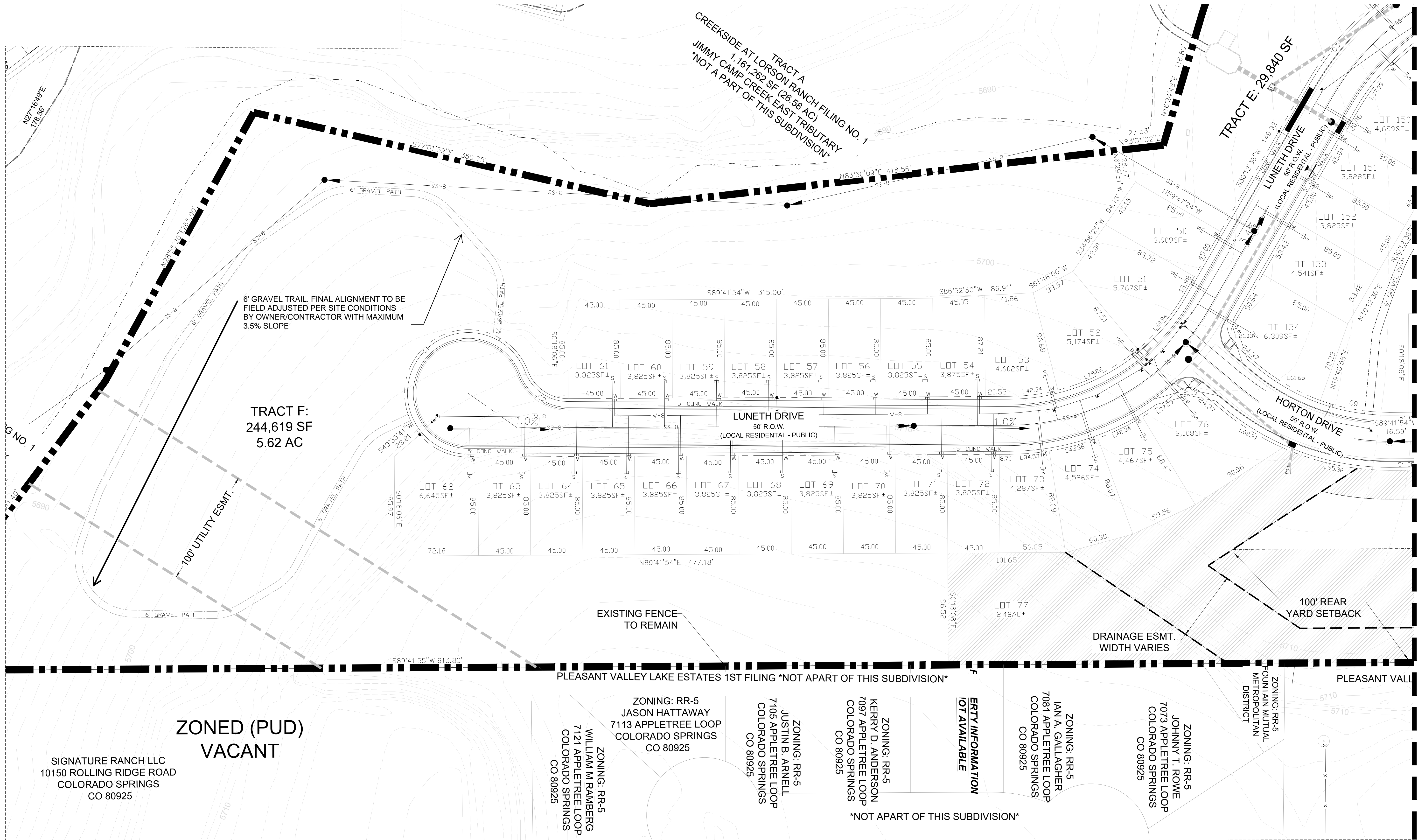
P3 3 OF 13

PCD FILE NO.: PUDSP-20-001



CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



ZONED (PUD)  
VACANT

SIGNATURE RANCH LLC  
10150 ROLLING RIDGE ROAD  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
WILLIAM M RAMBERG  
7121 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
JASON HATTAWAY  
7113 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
JUSTIN B. ARNELL  
7105 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

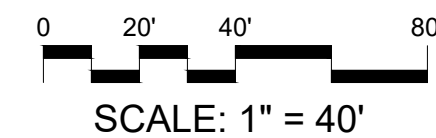
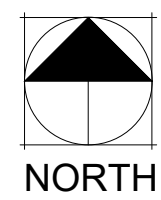
ZONING: RR-5  
KERRY D. ANDERSON  
7097 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
IAN A. GALLAGHER  
7081 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
JOHNNY T. ROWE  
7073 APPLE TREE LOOP  
COLORADO SPRINGS  
CO 80925

ZONING: RR-5  
FOUNTAIN MUTUAL  
METROPOLITAN  
DISTRICT

PLEASANT VALLEY



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

STAMP:

1ST COMMENT RESPONSE REVISIONS	5.8.20

DESIGNED	LMS	02.10.20
DRAWN	LMS	02.10.20
CHECKED	JEH	02.10.20
PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

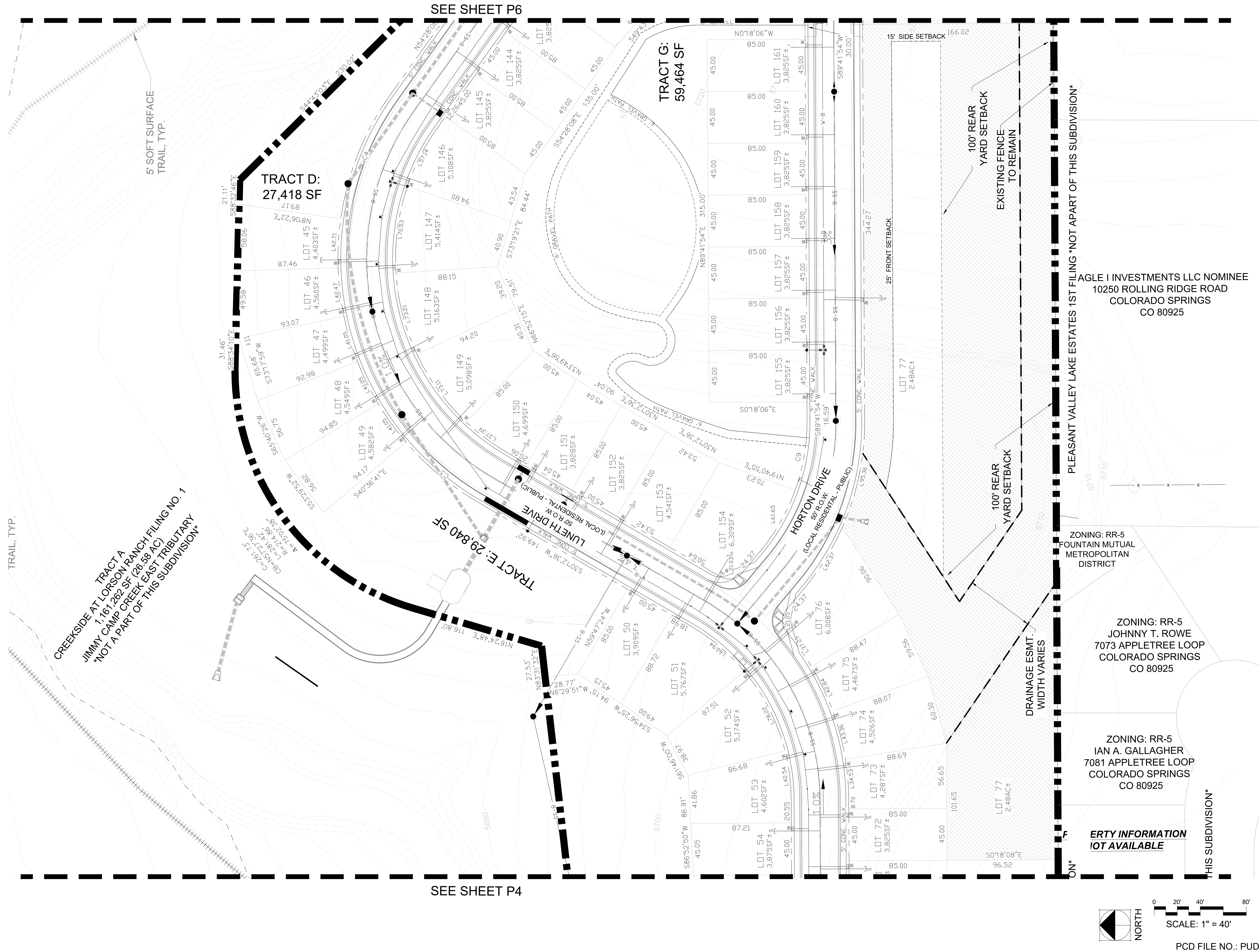
SITE  
PLAN



CREEKSIDE SOUTH AT LORSON RANCH

PUD Development & Preliminary Plan

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EL PASO COUNTY, COLORADO



REV #	REVISIONS	DATE
1	1ST COMMENT RESPONSE	5.8.20
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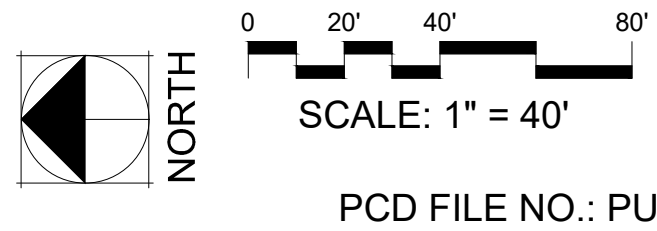
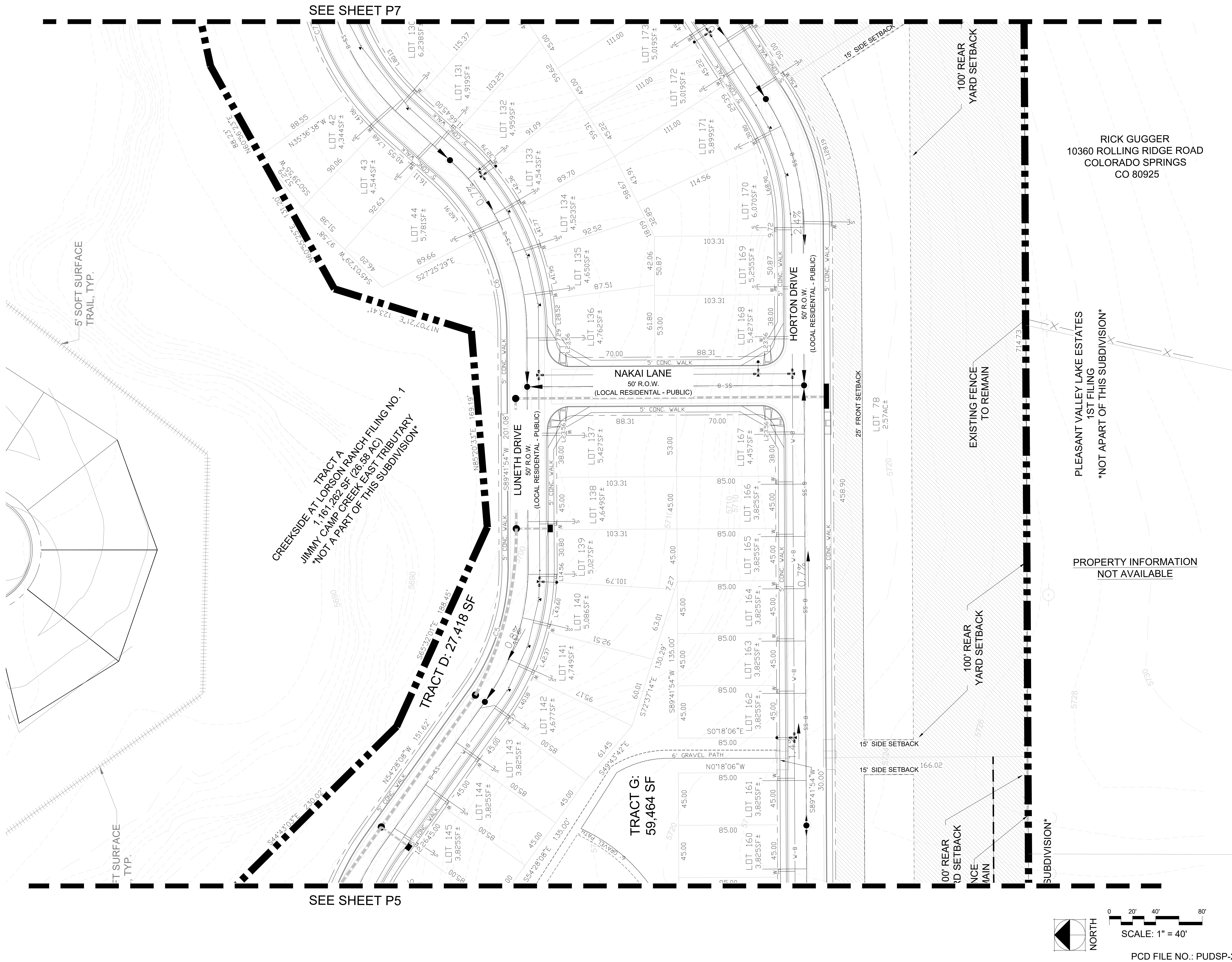
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A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.  
EL PASO COUNTY, COLORADO

TRACT C: 56,458 SF

SEE SHEET P6

PCD FILE NO.: PUDSP-20-X

100' REAR  
ABD SETBACK

PLEASANT VALLEY LAKE ESTATES  
1ST FILING  
\*NOT APART OF THIS SUBDIVISION\*

FRANK D. QUINTANA  
10420 ROLLING RIDGE ROAD  
COLORADO SPRINGS  
CO 80925

DESIGNED	LMS	02.10.20
DRAWN	LMS	02.10.20
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PROJECT NUMBER:		2816.20
SCALE:		AS NOTED

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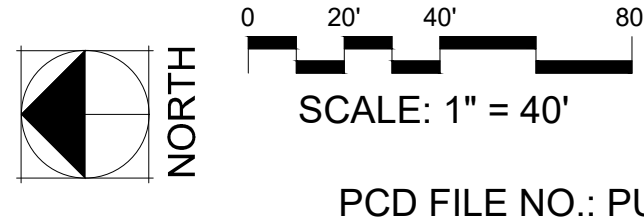
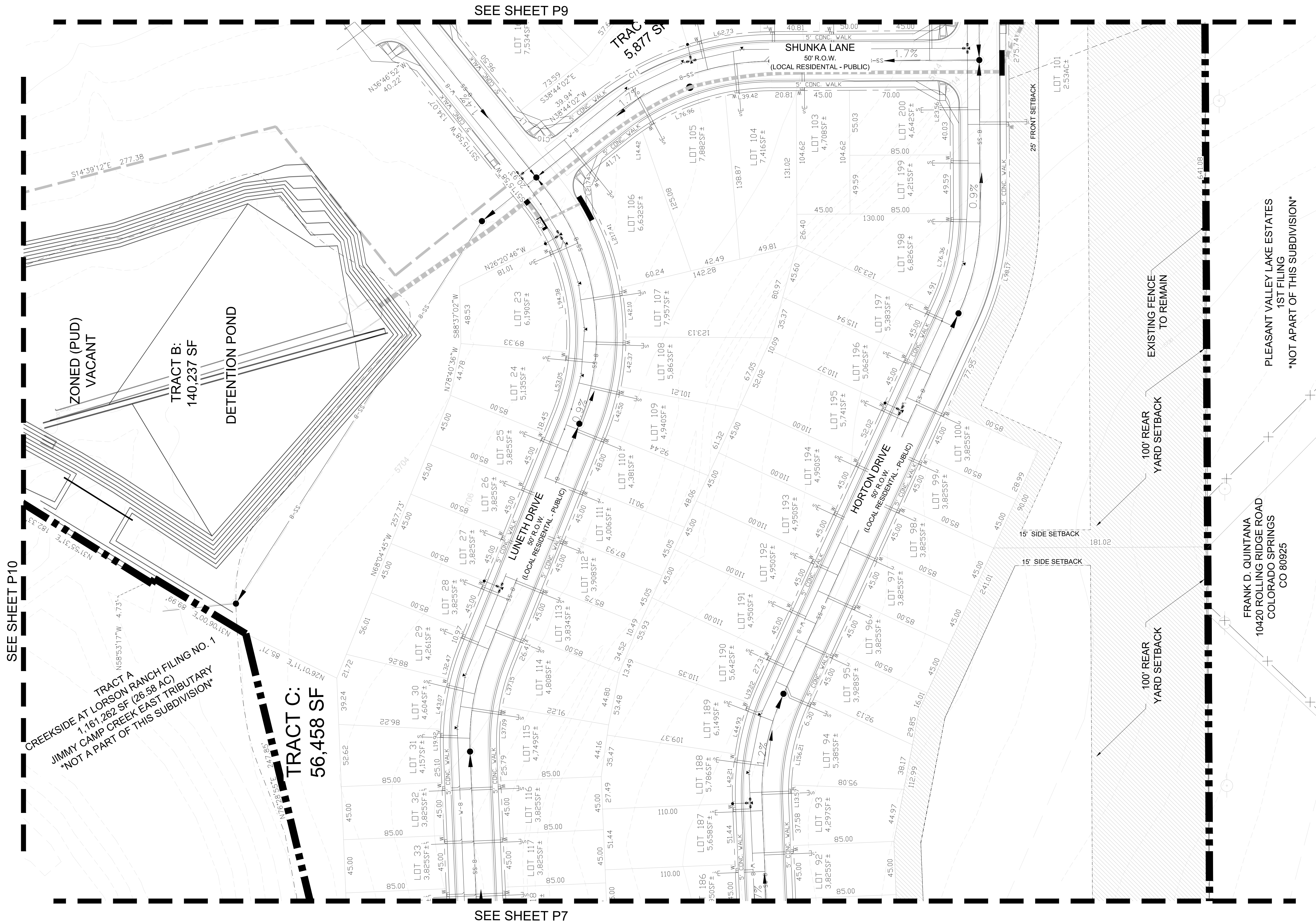
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CREEKSIDE SOUTH AT LORSON RANCH

PUD Development & Preliminary Plan

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EL PASO COUNTY, COLORADO



PCD FILE NO.: PUDSP-20-X

REV #	REVISIONS	DATE
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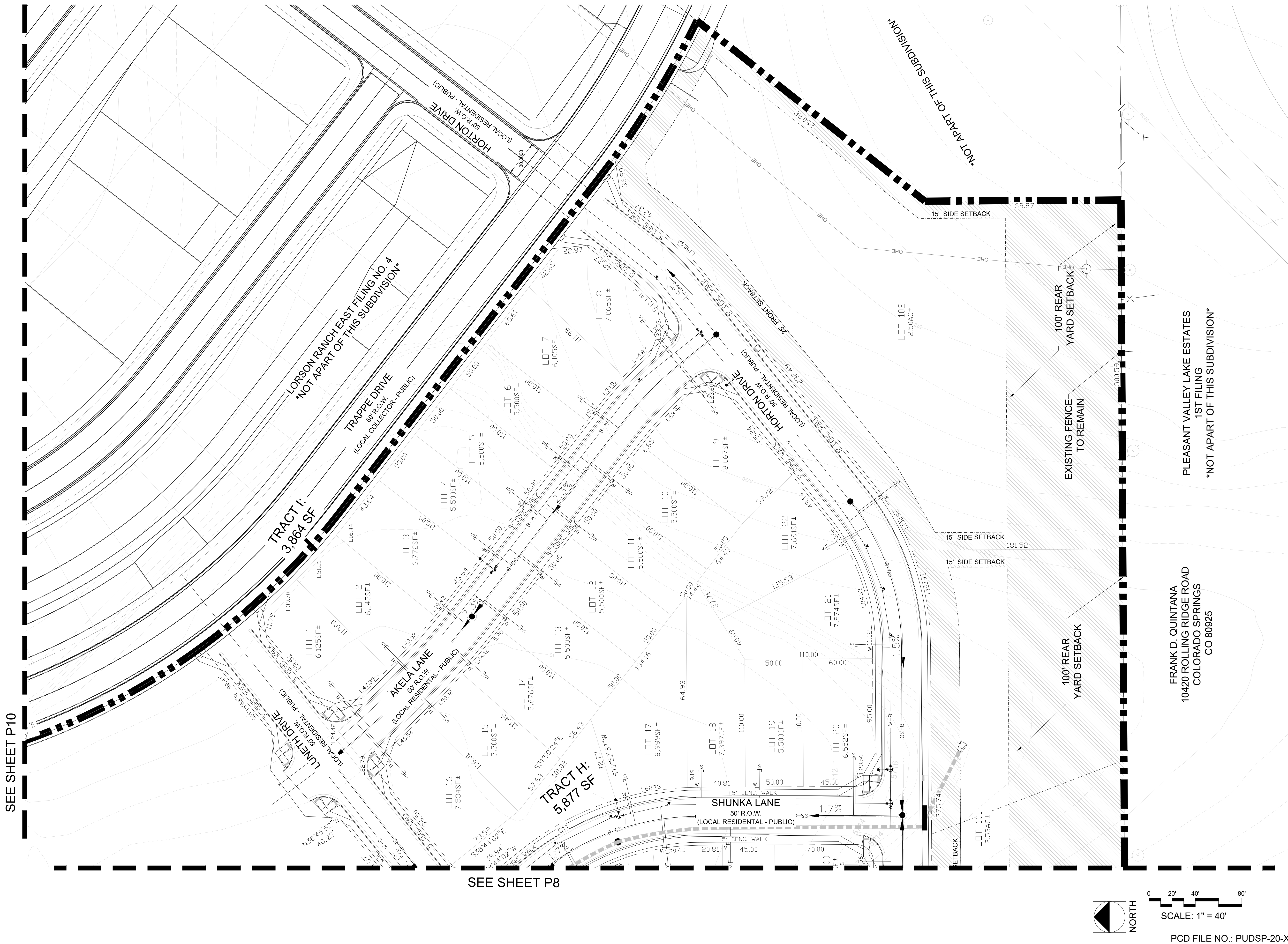
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CREEKSIDE SOUTH AT LORSON RANCH

PUD Development & Preliminary Plan

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EL PASO COUNTY, COLORADO



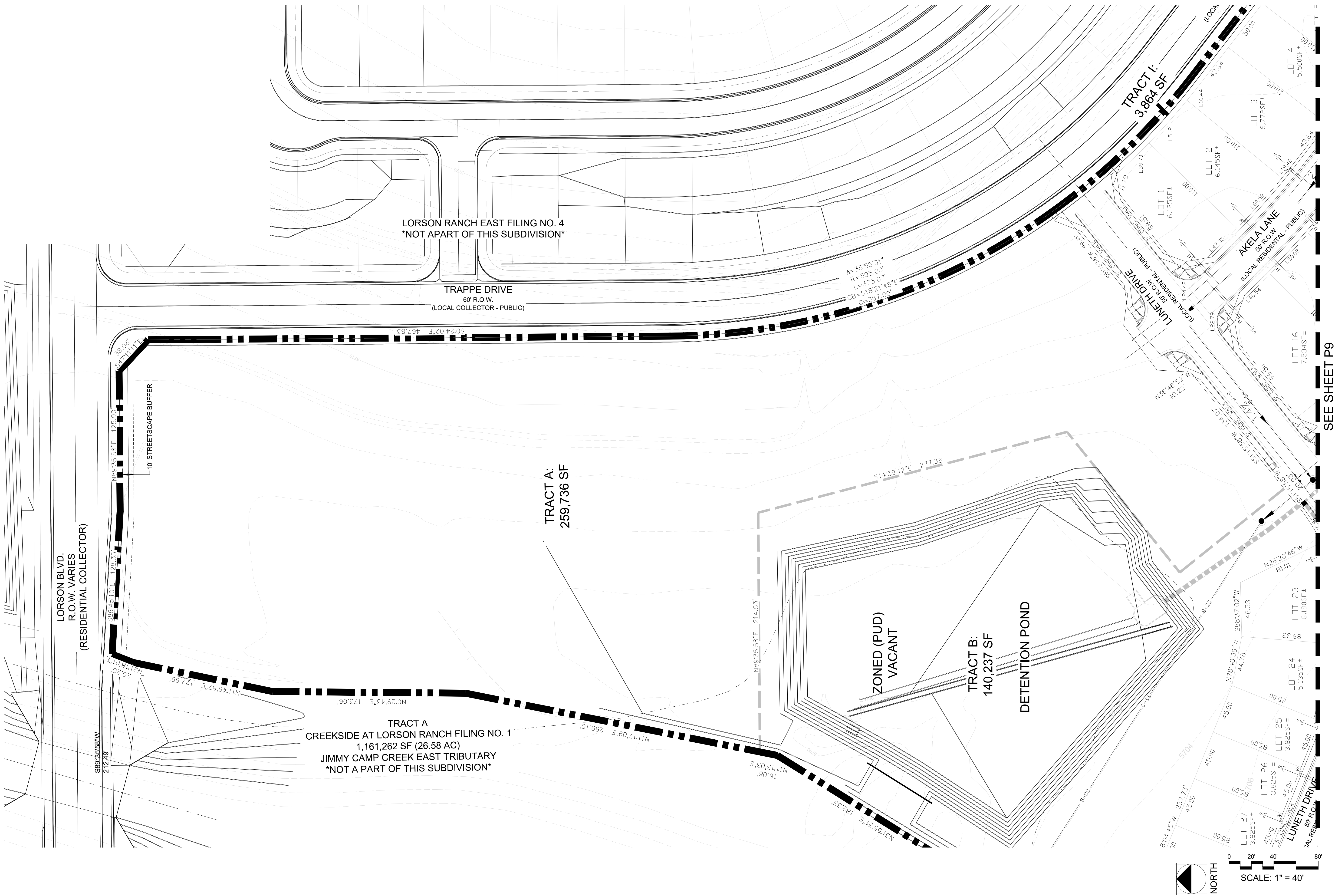
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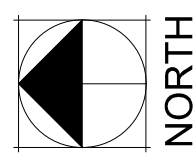


CREEKSIDE SOUTH AT LORSON RANCH  
PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



SEE SHEET P9



SCALE: 1" = 40'

PCD FILE NO.: PUDSP-20-X

CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2100 KIMLEY-HORN DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180

STAMP:

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SITE  
PLAN

P10 10 OF 13



GENERAL NOTES:

- 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.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 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.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- 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.
- 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.
- 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.
- PROPOSED IRRIGATION FOR ORNAMENTAL SHRUBS AND TREES WILL BE WATERED BY DRIP IRRIGATION AND, TURF AND NATURAL SEE ARE TO E IRRIGATED BY SPRAY HEAD AS NOTED ON PLANS
- TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN "TURF AREAS") SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN. FINAL IRRIGATION DESIGN WILL BE PROVIDED PRE CITY STANDERS

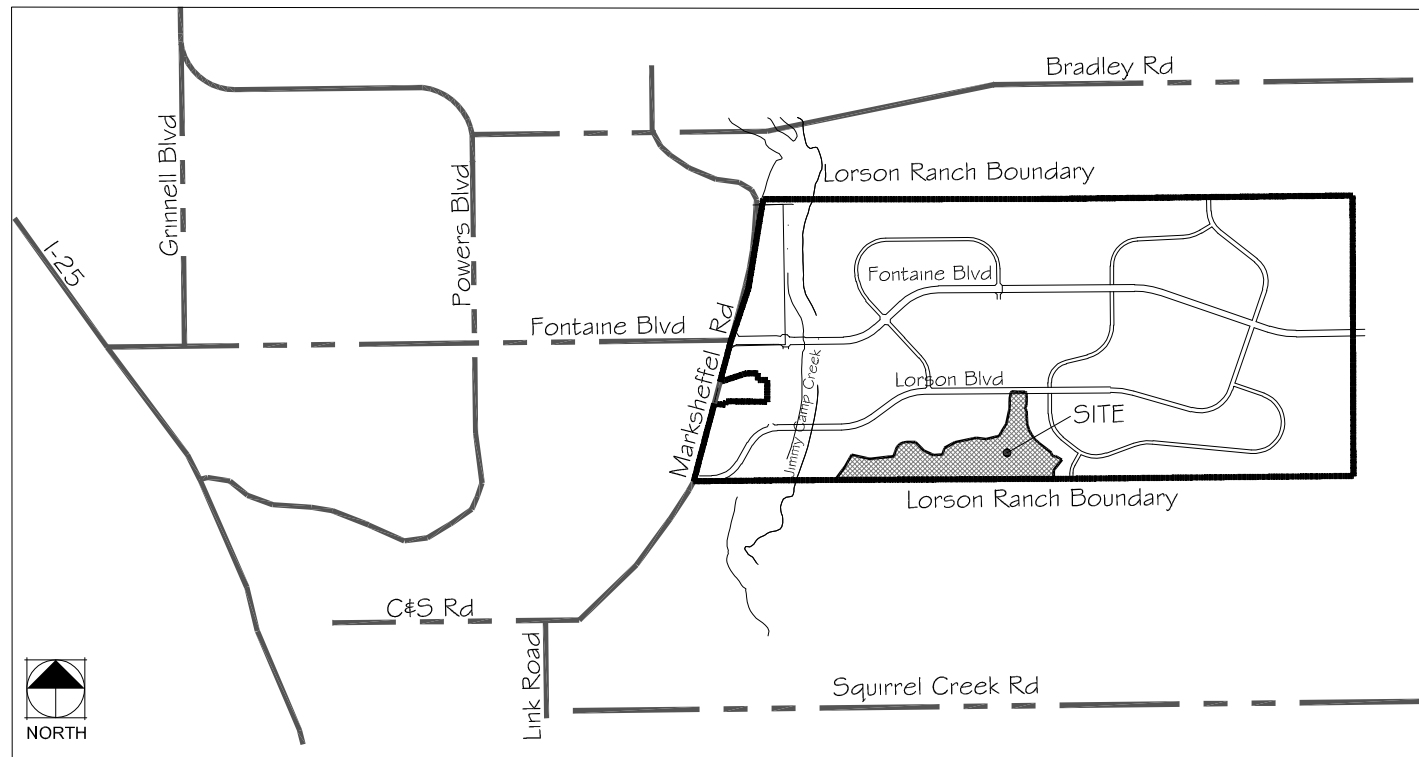
SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- 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).
- 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.
- 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.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 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.
- 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-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- 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.
- 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.

CREEKSIDE SOUTH AT LORSON RANCH  
PUD Preliminary Landscape Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

VICINITY MAP

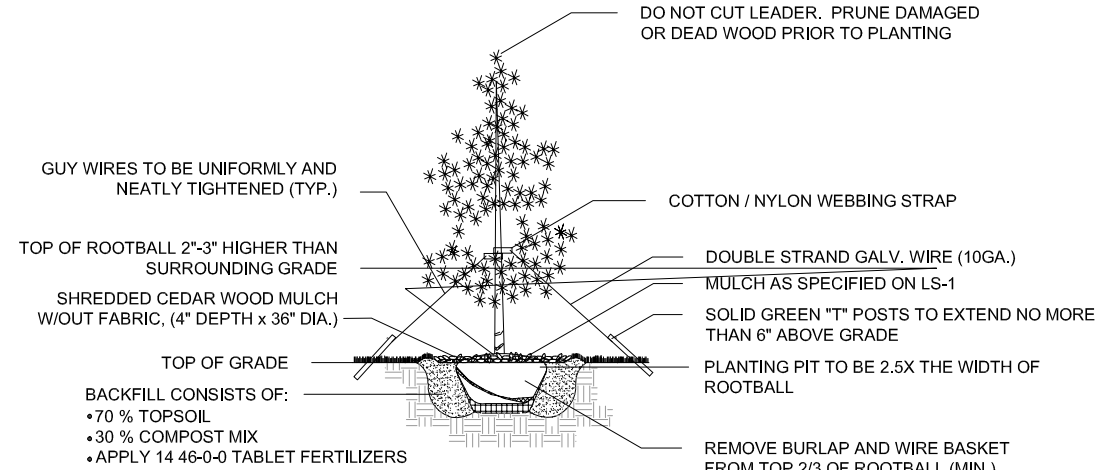


PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	LORSON RANCH BLVD. SOUTH
ROADWAY CLASSIFICATION:	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	265'
TREE/FEET REQUIRED:	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	9/ 9
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75
PLANT ABBREVIATION DENOTED ON PLAN:	LR

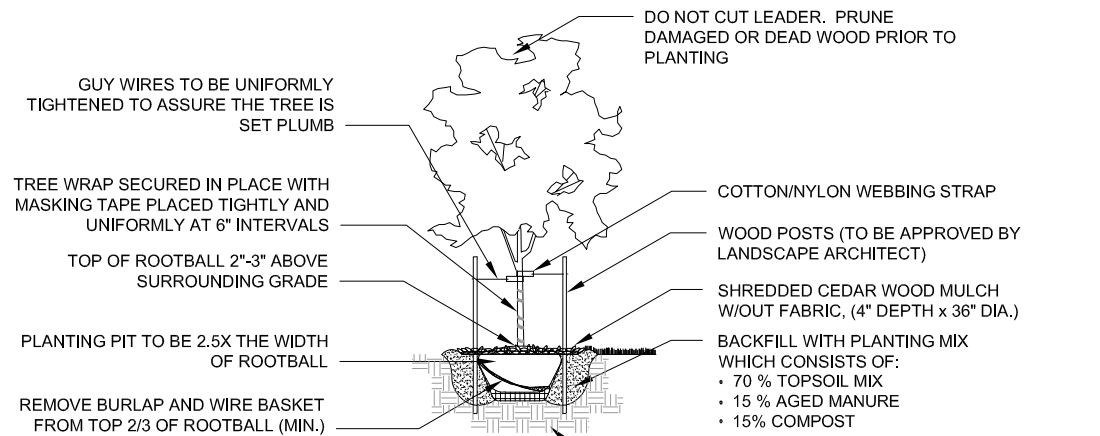
LANDSCAPE MATERIAL SCHEDULE

SYMBOL/SITE CALLOUT	NOTES:
NATIVE SEED PER PLAN	NATIVE SEED: To be Pawnee Buttes Seed Inc. NATIVE LAWN MIX consisting of (50%) Buffalo grass; and (50%) Blue Grama. Install per seed supplier specifications. Submit cut-sheet for approval prior to installation. Estimated Area: 48,911 SF
WOOD MULCH PER PLAN	SHREDDED WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings per the details. Submit sample for approval prior to installation. Estimated Area: 1,151 SF
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications.



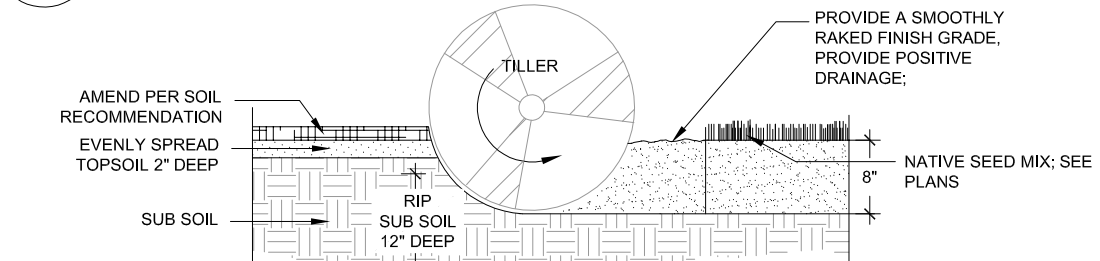
EVERGREEN TREE DETAIL

A  
LS-2  
N.T.S.



DECIDUOUS TREE DETAIL

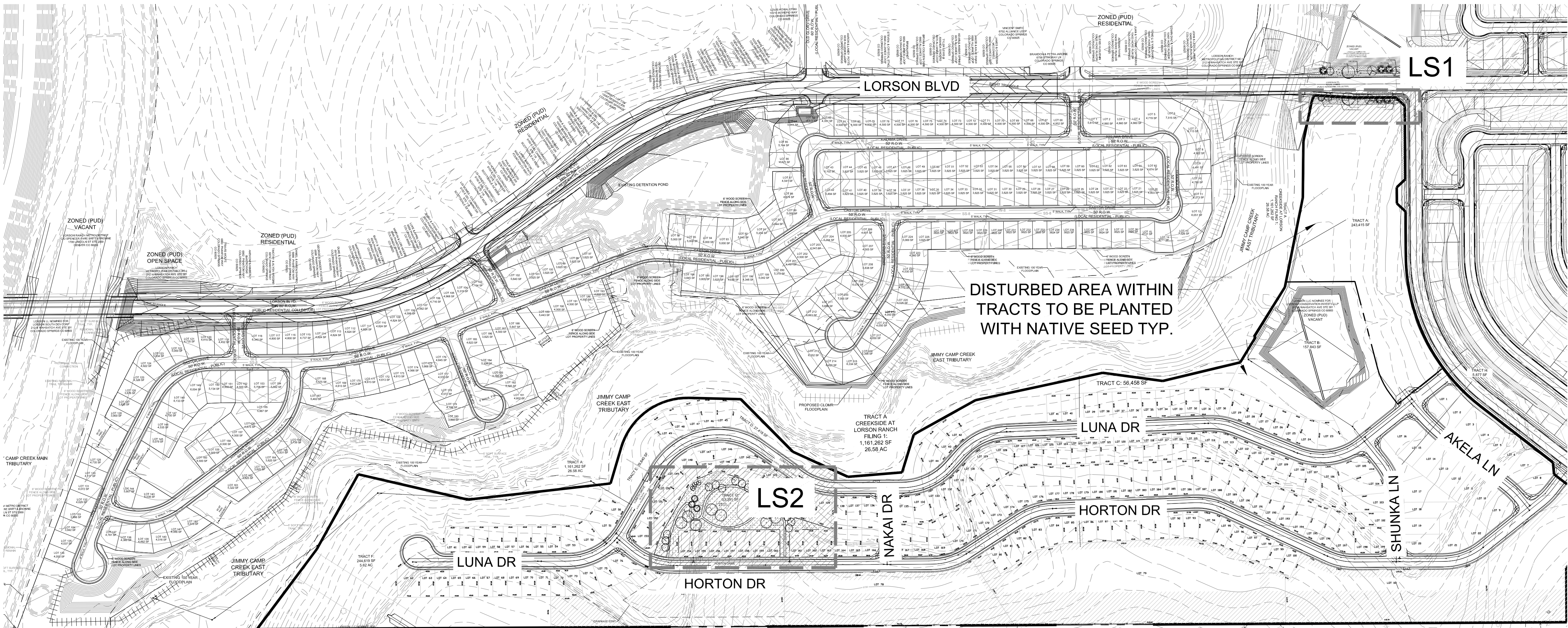
B  
LS-2  
N.T.S.



- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 20 DAYS OF FERTILIZING.
  - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
  - REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

SOIL PREP- NATIVE SEED AREAS

C  
LS-2  
N.T.S.



SITE PLAN

1:200 Scale



NORTH

0 100' 200' 400'

SCALE: 1" = 200'

PCD FILE NO.: PUDSP-20-001



CREEKSIDE SOUTH AT  
LORSON RANCH

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

REV #	DESIGNED	CHECKED	DATE	REVISIONS
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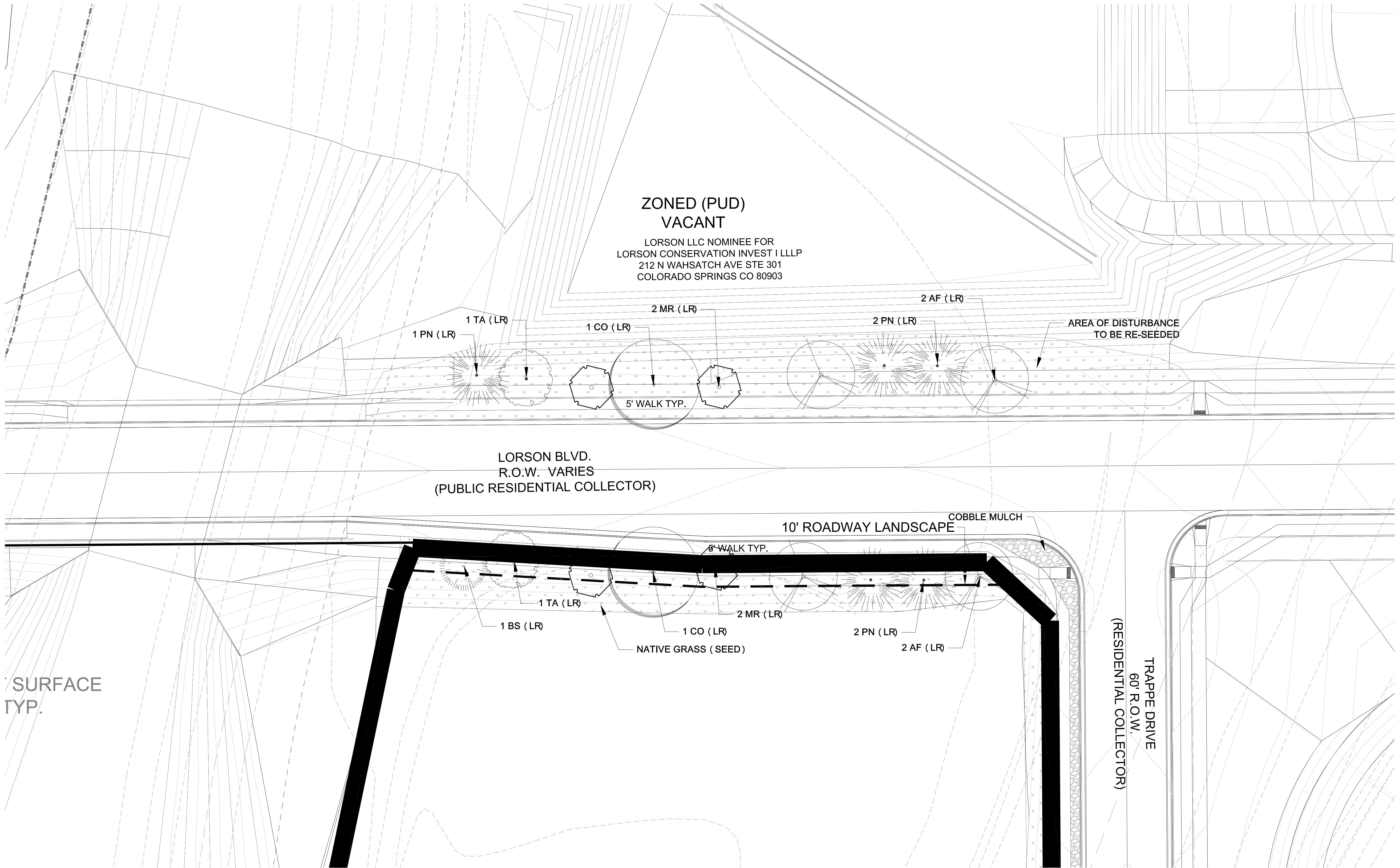
DESIGNED	2.10.20	AS NOTED
DRAWN	2.10.20	
CHECKED	2.10.20	
PROJECT NUMBER:	2816.20	
SCALE:		

LANDSCAPE  
COVER  
SHEET  
LS 1 OF 13



CREEKSIDE SOUTH AT LORSON RANCH  
PUD Preliminary Landscape Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



ZONED (PUD)  
VACANT

LORSON LLC NOMINEE FOR  
LORSON CONSERVATION INVEST I LLLP  
212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903

LORSON BLVD.  
R.O.W. VARIES  
(PUBLIC RESIDENTIAL COLLECTOR)

10' ROADWAY LANDSCAPE

COBBLE MULCH

5' WALK TYP.

1 TA (LR)

1 BS (LR)

1 CO (LR)

2 MR (LR)

2 PN (LR)

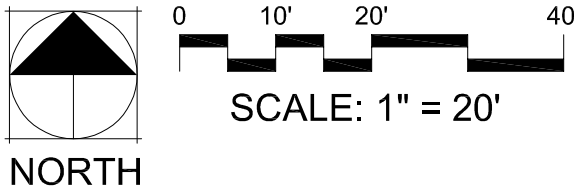
2 AF (LR)

NATIVE GRASS (SEED)

TRAPPE DRIVE  
60' R.O.W.  
(RESIDENTIAL COLLECTOR)

SURFACE  
TYP.

LORSON BLVD ROADWAY LANDSCAPE  
1:10 Scale



**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0160

CREEKSIDE SOUTH AT  
LORSON RANCH  
El Paso County, Colorado  
PUD & PRELIMINARY PLAN

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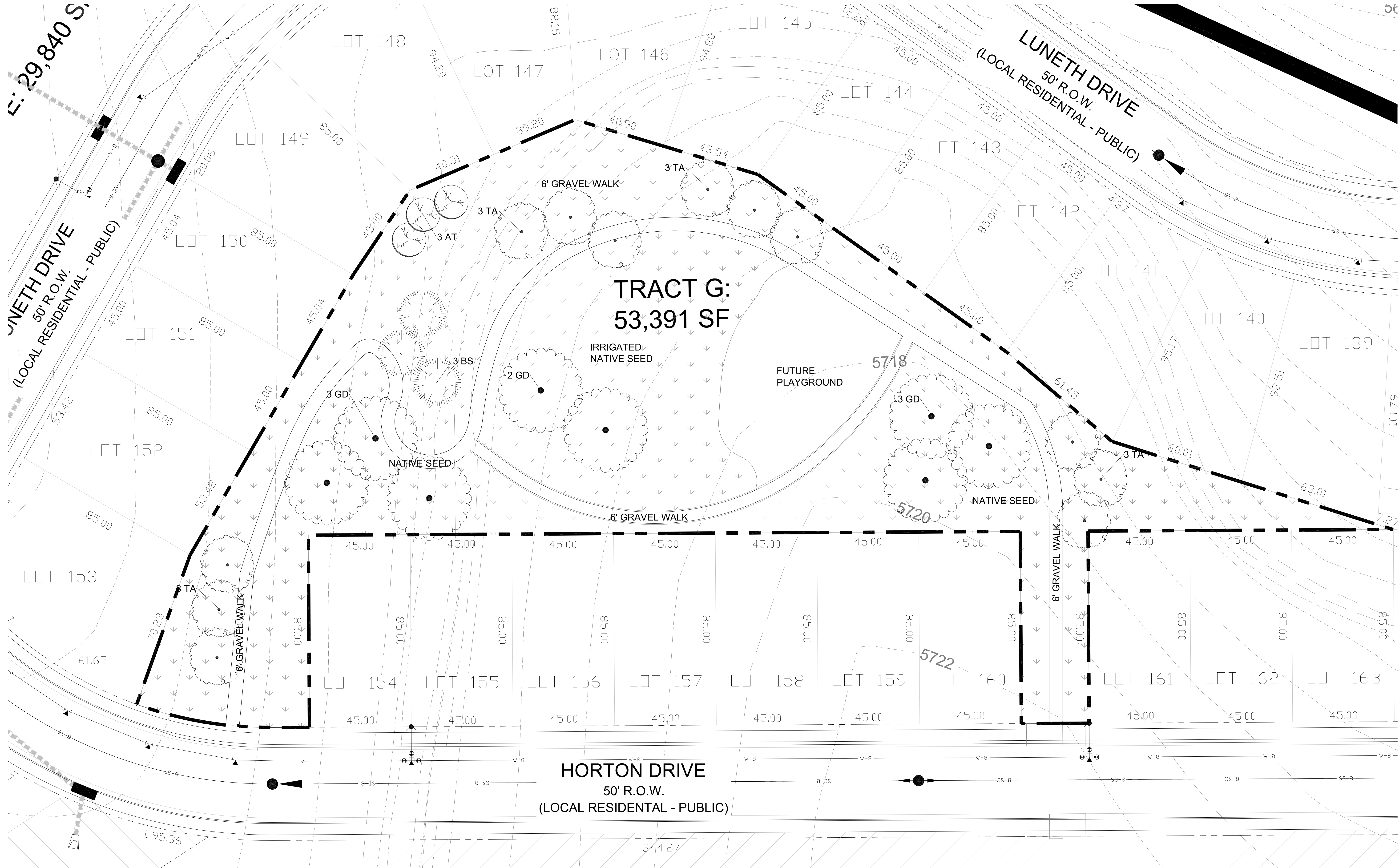
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PROJECT NUMBER:	2816.20	
SCALE:	AS NOTED	

PRELIM  
LANDSCAPE  
PLAN  
LS2 OF 13

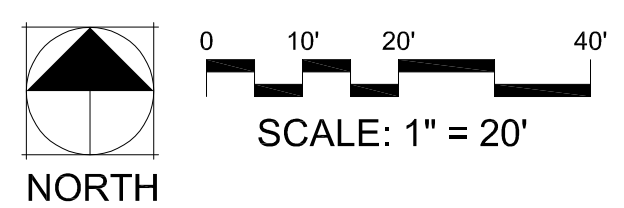


CREEKSIDE SOUTH AT LORSON RANCH  
PUD Preliminary Landscape Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO



PARK LANDSCAPE PLAN  
1:20 Scale



PCD FILE NO.: PUDSP-20-001

**Kimley»Horn**  
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2 NORTH NEVADA AVENUE, SUITE 1300  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180

CREEKSIDE SOUTH AT  
LORSON RANCH  
El Paso County, Colorado  
PUD & PRELIMINARY PLAN

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PROJECT NUMBER:		2816.20

PRELIM  
LANDSCAPE  
PLAN  
**LS3** OF 13

STAMP:





March 26, 2020

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

RE: Creekside South at Lorson Ranch Subdivision  
N1/2, Sec. 23, Twp. 15S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water Districts 10  
CDWR Assigned Subdivision No. 27082

To Whom It May Concern:

We have received the above-referenced proposal to subdivide an existing 64.257 acre tract of land into 200 single family lots and irrigated green space. The 195 of the lots will be 3,825 square-feet and 5 of the lots will be 2.5 acres. 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, provided with the submittal estimates a demand of 71.75 acre-feet for all intended uses in the subdivision. This includes 70.0 acre-feet/year for 200 household units, which equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes irrigated green space which is anticipated to require 1.75 acre-feet/year. The application does not contain information about the size of the irrigated area.

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 January 17, 2020 from Widefield was provided with the materials and indicated that 71.75 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](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,



Kate Fuller, P.E.  
Water Resources Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner

# EL PASO COUNTY

## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

**Diana K. May, County Attorney**

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June 8, 2020

PUDSP-20-1      Creekside South at Lorson Ranch  
PUD/Preliminary Plan

Reviewed by:      Lori Seago, Senior Assistant County Attorney *LS*  
Edi Anderson, Paralegal, ACP

### **FINDINGS AND CONCLUSIONS:**

1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by Lorson LLC Nominee for Murray Foundation LLC ("Applicant"), to subdivide an approximately 64.257 +/- acre parcel into 200 single family lots, plus right-of-way, open space, and utility and drainage improvements. The property is zoned PUD Planned Unit Development.

2. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). Pursuant to the Water Supply Information Summary, the Applicant estimated its annual water needs to serve household use for this subdivision at 71.75 acre-feet. 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 70.0 acre-feet/year, plus irrigation for community landscaping at 1.75 acre-feet/year (based on 5 SFE), for a total water demand of 71.75 acre-feet/year for the Creekside South at Lorson Ranch subdivision. Based on these figures, the Applicant must provide a supply of 21,525 acre-feet of water (71.75 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement for the subdivision. Since the District's water is considered annually renewable, it is considered to already have a minimum life of 300 years, and therefore, does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1. of the El Paso County Land Development Code (LDC), "[w]ater provided from renewable groundwater sources is considered to be annually renewable and, therefore, is considered to have a minimum life of 300 years." While not highlighted in this submittal, information in County Attorney's Office files indicates that the general well locations in the District place most of the wells approximately within one to two miles of either Fountain Creek or Jimmy Camp Creek, and given the augmentation supply of transmountain Frying Pan/Arkansas Project water which is a tributary renewable source, it appears the proposed water

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supply is an annually renewable source and falls within the provisions of LDC Section 8.4.7.C.1. Thus, the proposed supply is considered to have a minimum life of 300 years.

The Applicant provided a *Water Demand and Wastewater Disposal Report for Creekside South at Lorson Ranch Preliminary Plan*, dated January 2020, prepared by Core Engineering Group. The Report confirmed the excess water supply of the District and the water demand for this subdivision at 0.35 acre-feet/lot (71.75 acre-feet/year).

4. In a letter dated March 26, 2020, the State Engineer reviewed the application to subdivide the 64.257+/- acres into 200 single family lots. The Engineer stated that according to their records, "Widefield has sufficient water resources to supply this development as described above." Further, the State Engineer stated that "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."

5. PFCs. On May 19, 2016, the Environmental Protection Agency ("EPA") announced that it lowered the health advisory levels ("HAL") for perfluorinated compounds ("PFC"), to 70 parts per trillion. One of the three local water providers whose PFC levels now exceed the EPA's HAL is Widefield Water and Sanitation District. There has been much coverage in the local press and much public concern expressed over PFCs recently. The District Manager at the time provided a letter dated July 29, 2016 (see **Exhibit 1** attached hereto), in which he explains that the PFCs are unregulated and unenforceable, and the new HAL "... in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers."

6. Analysis: With a proposed annual demand of 71.75 acre-feet/year, based on the current commitment of the District to that amount, and the annually renewable water supply, it appears the proposed water supply will be sufficient.

7. Section 8.4.7(B)(10)(g), of the El Paso County Land Development 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. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

## **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, Planner III



RECEIVED

AUG 01 2016

El Paso County  
Attorney's Office

37 Widefield Boulevard, Colorado Springs, Colorado 80911

July 29, 2016

Cole Emmons  
County Attorney's Office  
27 East Vermijo Avenue  
Colorado Springs, Colorado 80903

**Re: Perfluorinated Compounds**

Dear Mr. Emmons:

Due to all of the negative media pertaining to PFC's in the water, I wanted to write to you to explain what has occurred and to reiterate in writing that the new health advisory level for PFC's in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers.

On May 19, 2016, the Environmental Protection Agency (EPA) announced it lowered the health advisory levels (HAL's) for both PFOS and PFOA to 70 parts per trillion. In addition, the Colorado Department of Public Health and Environment (CDPHE) decided to include PFHpA into the 70 parts per trillion combined level. By adding three of the PFC's together and lowering the level, the wells in the Widefield aquifer do not meet the new Health Advisory Level. Prior to May 19, 2016, Widefield Water and Sanitation District's well water was below the former Health Advisory Level for PFC's. PFC's are unregulated and unenforceable.

As an unregulated contaminant the EPA nor CDPHE requires public water suppliers to do anything about exceeding the health advisory level for PFC's other than notifying customers that the water may at times exceed the new HAL. WWSD can legally operate all of our wells without providing any form of treatment. Although we are not required by regulations to treat for or remove PFC's from the water, WWSD plans on designing and building a treatment plant(s) to remove PFC's in order to restore and maintain consumer confidence. We are also currently working with the Air Force, who has authorized funds to help us mitigate the PFC concerns, as it is suspected that the Air Force's use of firefighting foams may have contributed to, or caused the PFC contamination.

Widefield Water and Sanitation District water quantity or ability to deliver water is not at all impacted by the PFC issue in any way. In addition, we plan on having it mitigated before next year's high summer demand period.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steve Wilson", is written over a horizontal line.

Steve Wilson, District Manager

