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:

1. There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
2. 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.
3. 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.
4. Residential Home Occupation to be per the El Paso County Land Development Code, as amended.
5. Residential Day Care to be per the El Paso County Land Development Code, as amended.
6. Projections into setbacks are governed by the El Paso County Land Development Code, as amended.
7. Minimum Lot Area (Typical Lots) Lot Nos. 1 - 76, 80 - 100, & 103 - 200: 3,825 SF.
8. Minimum Buffer Lot Area (Lots 77 - 79, & 101 - 102): 2.5 AC
9. Maximum Impervious Coverage:
   a. Typical 3,825 SF Lots: No Maximum
   b. 2.5 Acre Lots: None
10. Maximum ImperviousLot Coverage (2.5 Acre Lots)
11. **SETBACK REQUIREMENTS:**
    - **Typical Lots 1 -76, 80 - 100, & 103 - 200): Typical Lots =(3,825 SF)**
      a. Typical Front yard: Twenty Feet (20')
      b. Side yard: Five Feet (5')
      c. Rear yard: Fifteen Feet (15')
      d. Corner yard (Non-Driveway Side): Ten Feet (10')
    - **2.5 Acre Lot Nos. 77, 78, & 79, & Lot Nos. 101 - 102 Typical 2.5 Acre Lots= (2.5 Acre Minimum Lot Size)**
      a. Front yard: Twenty Feet (20')
      b. Side Yard: Fifteen Feet (15')
      c. Rear Yard: One Hundred Feet (100')

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

1. 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.
2. 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.
3. Maximum Accessory Structure Height: Fifteen Feet (15')
4. Setback Requirements:
   a. Side Yard: Five Feet (5')
   b. 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)

1. 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.
2. 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.
3. Maximum Accessory Structure Height: Thirty Feet (30')
4. Setback Requirements:
   a. Front Yard: Twenty-five feet (25')
   b. Side Yard: Fifteen Feet (15')
   c. 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

1. 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.
2. No residential lots shall have direct access to Collector Roadways. All residential lots will have direct access to local residential street ways.
3. All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Widefield Water & Sanitation District. All other utilities shall be owned as appropriated.
4. 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.
5. Natural Gas shall be provided by Black Hills Energy.
6. Public Utility/ Drainage Easements shall be provided on all single family residential lots as follows:
   a. Front: Ten feet (10')
   b. Side: Five feet (5')
   c. Rear: Five Feet (5')
   d. All tracts, landscape and detention facilities will be designated for Public Utilities as required.
   e. Street lights will be restricted to Mountain View Electric Associations details and specifications.
   f. 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.
   g. 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 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 for more information regarding review. See fence detail on Sheet 2.
      -No fences shall impede drainage in any way.
   h. The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
   i. 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.
7. Roadway landscaping is not required along Trappe Drive, local residential roadways (non-arterials) within a residential PUD.

LANDSCAPE

1. 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.
2. 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.
3. Landscaping areas, including, streetroadway landscaping, trails, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District No. 1.
4. 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.
5. 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.
6. Any future non-regional trails to be owned and maintained by the Lorson Ranch Metropolitan District No. 1.

STREETS

1. 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.
2. 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.
3. There are no noise walls required along Lorson Boulevard.
4. 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:

1. 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. 19-08-0605P.
2. 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 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;

1) THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
2) THENCE N28°55'28"E A DISTANCE OF 285.02 FEET;
3) THENCE S77°01'58"E A DISTANCE OF 350.83 FEET;
4) THENCE N83°30'09"E A DISTANCE OF 446.06 FEET;
5) THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
6) 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 N53°56'07"E TO A POINT OF TANGENT
7) THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
8) THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
9) THENCE S65°32'01"E A DISTANCE OF 188.46 FEET;
10) THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
11) THENCE N17°09'25"E A DISTANCE OF 123.42 FEET;
12) THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
13) THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
14) THENCE S82°16'06"E A DISTANCE OF 188.62 FEET;
15) THENCE N76°28'55"E A DISTANCE OF 247.86 FEET;
16) THENCE N31°05'09"E A DISTANCE OF 90.00 FEET;
17) THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
18) THENCE N31°55'05"E A DISTANCE OF 182.94 FEET;
19) THENCE N11°17'09"E A DISTANCE OF 285.14 FEET;
20) THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
21) THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;
22) 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:
1) THENCE S86°49'28"E A DISTANCE OF 128.25 FEET;
2) THENCE N89°35'58"E A DISTANCE OF 125.90 FEET;
3) THENCE S47°05'26"E A DISTANCE OF 38.26 FEET;
4) 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;
1) THENCE S00°24'02"E A DISTANCE OF 429.71 FEET TO A POINT OF CURVE;
2) THENCE 538.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'35", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A POINT OF TANGENT;
3) THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A TANGENT CURVE;
4) THENCE 160.11 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 Februrary 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:

a. Expansive and hydrocompactive soils
b. Seismicity
c. Radon
d. Erosion
e. 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 hte 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:

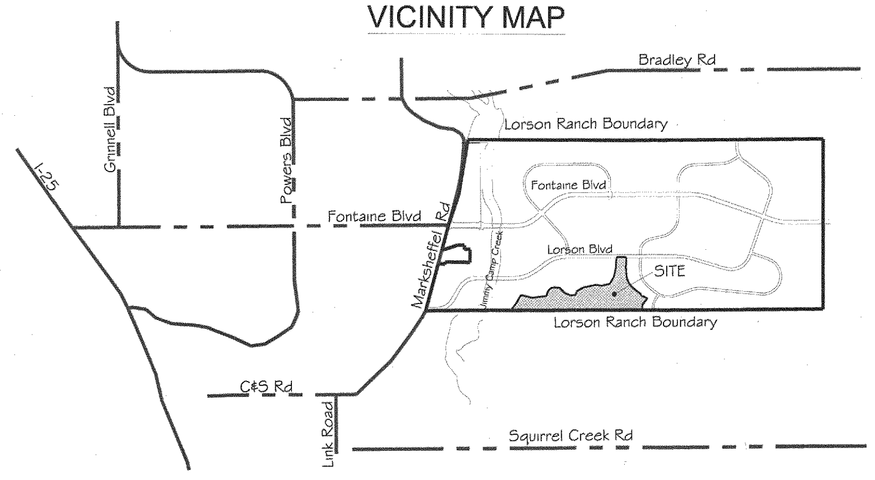
TOTAL SITE ACREAGE	64.26 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	200 (195 URBAN DENSITY LOTS + FIVE (5) 2.5 AC MINIMUM LOTS)
PROPOSED GROSS DENSITY	3.43 DU/AC

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (200 LOTS)	36.28 AC	56.46%
FUTURE DEVELOPMENT TRACT	5.96 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

VICINITY MAP



SHEET INDEX:

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LS1-LS4	LANDSCAPE PLAN

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

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

Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this 10th day of November 2020 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 10 day of November 2020 A.D. by Jeff Mark, Authorized Agent

Witness my Hand and SEAL:

Stanley Alan Vancil

My Commission Expires: 1-3-2021

Notary Public

STANLEY ALAN VANCIL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964020432
MY COMMISSION EXPIRES JANUARY 03, 2021

County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (Board resolution or motion #20-278 and dated July 28, 2020 approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners date

Director, Planning and Community Development 11/17/20 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.

Chuck Broerman El Paso County, CO
11/24/2020 11:27:02 AM
Doc $0.00 14 Pages
Rec $143.00 220191656

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719-453-0180

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

STAMP:

REV #	REVISIONS	DATE
1	COMMENT RESPONSE	5/13/2020
2	COMMENT RESPONSE	6/17/2020
3	COMMENT RESPONSE	7/7/2020
4	COMMENT RESPONSE	7/22/2020
5	COMMENT RESPONSE	8/19/2020
6	FINAL COMMENT RESPONSE	9/3/2020

DESIGNED	LMS	08.14.20
DRAWN	LMS	08.14.20
CHECKED	JEH	08.14.20
PROJECT NUMBER:		2816.20
SCALE:		AS NOTED

COVER SHEET

P1 1 OF 14

PCD FILE NO.: PUDSP-20-001