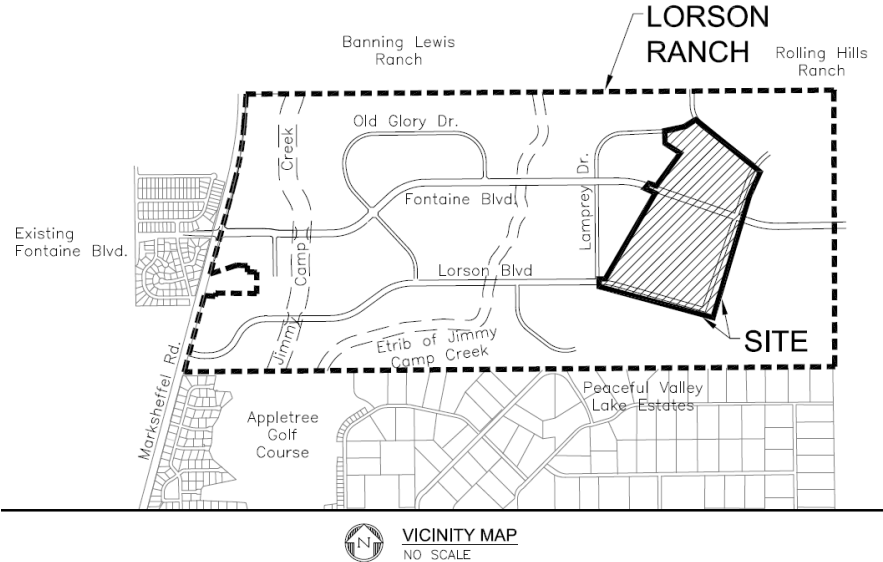


THE HILLS AT LORSON RANCH FILING 1

Final Plat SF-21-0xx — 21-010

Vicinity Map:



Developer/ Owner:

Lorson LLC as Nominee for Murray Fountain, LLC / Lorson Conservation Invest 2, LLLP , Love In Action, and Saint Aubyn Homes, LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Matrix Design Group
2435 Research Parkway
Colorado Springs, Co 80920
(719) 575-0100

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

Site Location, Size, Zoning:

The applicant, behalf of the Developer/Owner, is respectfully submitting a final plat application for The Hills at Lorson Ranch Filing 1 to implement the approved recorded The Hills PUD and preliminary plan. The 123.169 acre final plat area is located within the east-central portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. The Hills at Lorson Ranch Final Plat implements an approved component of the phased Lorson Ranch Development and is the first plat east of the electric transmission line easement. The site is currently zoned PUD ~~KLIM (Residential Low/Medium 4-6 DU Acre)~~ as illustrated on the Lorson Ranch Sketch Plan Amendment approved on April 21, 2016. The Hills at Lorson Ranch PUD (PCD File No. PUDSP-20-003) has been approved by the Planning Commission and BOCC and recorded 12/28/2020 Reception No. 220211670.

The parcels included in the final plat are currently vacant with no structures. However, as part of previous developments within Lorson Ranch, a detention pond was previously graded and underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. The existing detention facility shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities. There also an existing 325' electric transmission line easement that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

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Request & Justification:

The purpose of this application is to request approval of a final plat for The Hills at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 514 new single-family lots and 12 tracts on 123.169 acres at a density of 4.17 DU/ Acre. The site layout for Creekside predominately includes a minimum lot size of 35' x 85' (3,825 SF) with several areas containing larger lot sizes particularly along open space, cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by vacant land in Lorson Ranch, to the east and south and Lorson Ranch East Filing No. 1, 3 & 4 to the west .

Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive have been constructed which will provide access to this site. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the electric easement . Within The Hills at Lorson Ranch development, open space and community connections are planned providing easy access to open space along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 38.173 acres of open space which is 31% of the total site acreage where only 12.317 acres (10%) of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

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

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan.:

The Hills at Lorson Ranch Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

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LOOK at the comments for the sub summary table for the plat or the PUDSP sub sum table and adjust this

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

The Hills at Lorson Ranch Filing 1 conforms to the approved sketch plan and The Hills at Lorson Ranch PUD / Preliminary Plan. The Hills at Lorson Ranch Final Plat is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the recently approved Lorson Ranch East project located to the east. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

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

The plat is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

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

Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the east within the electric transmission lines which create a natural amenity and buffer between Lorson Ranch neighborhoods.

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 Peaceful Valley located south of Lorson Ranch. The 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. See the Water section of the water resource report for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

School District:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Total Number of Residential Units, Density, and Lot Sizes: 514 Single-Family Detached Residential Units for a density of 4.17 DU/ Acre. The site layout includes minimum lot sizes of 35' x 85' (3,825 SF) up to 60'x110' lots. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Hills at Lorson Ranch Filing 1 project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the electric transmission easements that shall remain. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

38.173 acres of open space which is 31% of the total site acreage where only 12.317 acres (10%) of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 38.173 acres of open space which is 31% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Much of the proposed open space will be contiguous open space under the electric transmission line easement in the westerly areas of the development. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 12.317 acres. Of this, 20% or 2.46 acres must be contiguous and usable. This site contains 4 acres (30%) in useable form which includes three urban parks located in Tracts B, E, & H (0.75 acres) to be constructed. Construction of the park will apply as credits against the urban park fees of \$59,000. The open space will also include walking trails located in Tracts K & L. The Lorson Ranch Metropolitan District will own and maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

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The Hills at Lorson Ranch Filing 1

Traffic Engineering:

The Hills at Lorson Ranch Filing No. 1 will gain public access from Fontaine Boulevard, Lamprey Drive, and Lorson Blvd. constructed as part of the Lorson Ranch East developments. Both Fontaine and Lorson Boulevard connect to Marksheffel Road and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. and Lamprey Drive are residential collector streets and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of Lorson Ranch East Filing No. 1. There will be no direct lot access to any arterial or collector roadways. There are no traffic related deviations being requested at this time.

Proposed Services:

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: Black Hills Energy
3. Electric: Mountain View Electric
4. Fire: Security Fire Protection District
5. School: Widefield District #3
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

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Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0975G', effective date 'December 7, 2018'.

The Jimmy Camp Creek East Tributary has been reconstructed and is owned and maintained by the Lorson Ranch Metropolitan District No. 1.

- **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond C1) and five new detention/WQ pond will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
- **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.

extensions of Fontaine Blvd. and Lorson Blvd. and collector roads approved with CDR-20-007,

Verify 1 or 4 and ensure that other documents are consistent.

The Hills at Lorson Ranch Filing 1

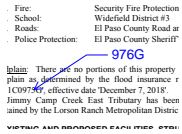
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire The Hills at Lorson Ranch Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **TRAFFIC IMPACT FEE:** This final plat will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** The Hills at Lorson Ranch Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located within the street ROW and easements.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school is constructed and is operational. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.

State that any existing utility easements with public road ROW being platted on top of them will be vacated or made subordinate to the ROW prior to County acceptance of the road(s).

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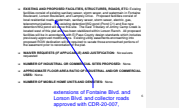
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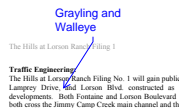
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extensions of Fontaine Blvd. and Lorson Blvd. and collector roads approved with CDR-20-007,



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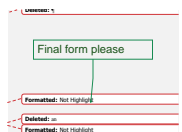
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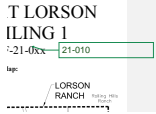
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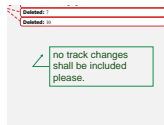
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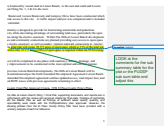
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