

#4

# EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO:** El Paso County Planning Commission  
Jim Egbert, Chair

**FROM:** Kari Parsons, PM/Planner II  
Elizabeth Nijkamp, PE Engineering Supervisor  
Craig Dossey, Executive Director

**RE:** Project File #: SF-17-011  
Project Name: Carriage Meadows South at Lorson Ranch Filing No. 1  
Parcel Nos.: 55220-09-003, 55232-00-001, 55000-00-261, 55000-00-263,  
55000-00-264, and 55000-00-343

OWNER:	REPRESENTATIVE:
Lorson Ranch, LLC Lorson, LLC Nominee 212 N. Wasatch Avenue, Suite 301 Colorado Springs, CO 80903	Core Consulting Group Rich Schindler 15004 1 <sup>st</sup> Avenue South Colorado Springs, CO 80920

**Commissioner District: 4**

Planning Commission Hearing Date:	9/19/2017
Board of County Commissioners Hearing Date	9/26/2017

### EXECUTIVE SUMMARY

Lorson Ranch, LLC, and Lorson LLC Nominee on behalf of multiple property owners, request approval of a final plat for the Carriage Meadows South at Lorson Ranch Filing No. 1 subdivision to authorize the development of 235 single-family lots, rights-of-way, two (2) future development tracts, and 20 drainage and open space tracts located on a total of 106.61 acres. The proposed plat, if approved, will also vacate and replat Lot 1 of the Brownsville Subdivision Filing No. 2 which is included in the approved Carriage

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Meadows South PUD development plan and preliminary plan. The site is located on the south side of Fontaine Boulevard, directly east of Marksheffel Road and is within Sections 22 and 23, Township 15 South, Range 65 West of the 6th P.M. west of the Jimmy Camp Creek main channel and is within the boundaries of the Highway 94 Comprehensive Plan (2003).

The Carriage Meadows South at Lorson Ranch Filing No. 1 final plat is consistent with the approved Carriage Meadows South PUD development plan and preliminary plan. The final plat meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2016).

Water and wastewater services will be provided by Widefield Water and Sanitation Metropolitan District. A finding of water sufficiency was made at the time of the approval of the combined Carriage Meadows South PUD development plan and preliminary plan application.

#### **A. REQUEST/WAIVERS/AUTHORIZATION**

**Request:** Lorson Ranch, LLC, and Lorson LLC Nominee requests approval of a final plat for the Carriage Meadows South at Lorson Ranch Filing No. 1 subdivision to authorize the development of 235 single-family lots, rights-of-way, two (2) future development tracts, and 20 drainage and open space tracts located on a total of 106.61 acres.

**Waiver(s):** No waivers are requested with this application.

**Authorization to Sign:** Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement 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**

In approving a replat, the BOCC shall find that:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;
- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- Legal and physical access is 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 approval will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

In approving a final plat, the BoCC shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- 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 that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

**D. LOCATION**

North: PUD (Planned Unit Development)	Undeveloped
South: RR-0.5 (Residential)/City of Fountain	Single-family residential/ closed golf course
East: PUD (Planned Unit Development)	Developed residential
West: PUD (Planned Unit Development)	Developed residential

**E. BACKGROUND**

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

Approximately 1,660 single-family lots have been platted throughout the Lorson Ranch development. As development has occurred within the Lorson Ranch community, the anticipated open space and school locations have changed. Other changes include downgrading of some of the roadway classifications within the

development. A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-1) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated school site and open space as well as minor density changes and an allowance to downgrade the classification of certain roadways following review of traffic studies submitted with each of subsequent final plats.

The combined Carriage Meadows South PUD development plan and preliminary plan (PUDSP-16-002) was approved by the Board of County Commissioners on March 14, 2017, and has been recorded. Lot 1 Brownsville Subdivision No. 2 is included in the PUD development plan and preliminary plan, and this final plat request and, as such, is proposed to be vacated and replatted with approval of this request. The Carriage Meadows South Filing at Lorson Ranch No. 1 final plat is in conformance with the approved amended sketch plan and with the combined PUD development plan and preliminary plan.

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

This final plat application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016).

### **2. Zoning Compliance**

The Carriage Meadows South at Lorson Ranch Filing No. 1 final plat is consistent with the approved PUD development plan and PUD development guidelines. The Carriage Meadows South at Lorson Ranch PUD development plan provides: allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements.

### **3. Policy Plan Analysis**

A finding of consistency with the El Paso County Policy Plan (1998) was made with the previously approved Lorson Ranch Sketch Plan Amendment and the Carriage Meadows South at Lorson Ranch PUD development plan and preliminary plan. The proposed final plat is consistent with the approved sketch plan amendment and the PUD development plan.

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

The Carriage Meadows South at Lorson Ranch Filing No. 1 final plat is located within the boundaries of the Highway 94 Plan (2003). Approval of the amended Lorson Ranch Sketch Plan and the Carriage Meadows South at Lorson Ranch PUD development plan and preliminary plan request included a finding of consistency with the Plan. The proposed final plat is consistent with the approved sketch plan amendment and PUD development plan and preliminary plan request.

#### **5. Other Master Plan Elements**

The proposed Carriage Meadows South at Lorson Ranch Filing No. 1 final plat is consistent with or does not create negative impacts to elements depicted on the El Paso County Wildlife Habitat Descriptors Map (1996), the El Paso County Community Services Parks Master Plan (2014), the Master Plan for Mineral Extraction (1996), and the Major Transportation Corridors Plan (2016).

### **G. PHYSICAL SITE CHARACTERISTICS**

#### **1. Hazards**

A geology, soils, and hazards report was submitted and reviewed with the previous PUD development plan and preliminary plan request. The report did not identify hazards that will preclude development. There are no lots or portions thereof that are proposed to be located within the present 100 year floodplain as depicted on the approved Letter of Map Revision (LOMR).

#### **2. Wildlife**

Potential impacts to wildlife are generally low as depicted in the El Paso County Wildlife Descriptors Map (1996).

#### **3. Floodplain**

A portion of the property contained within the proposed development is located within a designated floodplain as shown on Flood Insurance rate Map (FIRM) Panel No. 08041C0957F dated March 17, 1997, revised to reflect the Letter of Map Revision (LOMR) effective August 29, 2007. This map shows that the main stem of Jimmy Camp Creek flows along the eastern property line. This area is depicted as a tract and designated as a no build area.

#### **4. Drainage and Erosion**

The proposed development is located within the Jimmy Camp Creek Drainage Basin which is a fee basin. The site is comprised of 101.61 acres of vacant land and a five (5) acre parcel with a single family home for a total of 106.61 acres.

The site generally drains to the south and is bordered by the main stem of Jimmy Camp Creek on the east. Private full spectrum detention and water quality facilities will be provided on site for the southerly two-thirds (2/3) of this site at this time. It is anticipated that the balance of the site, located to the north, will need to provide its own water quality and detain to the prescribed rates set forth in the drainage report, at the time that it is proposed for development. Public improvements in the form of storm drain pipes are anticipated with this development.

The drainage and bridge fees and surety amount due upon plat recordation are as follows: drainage fee \$844,538; bridge fee \$39,486; surety amount \$376,066. The developer is anticipated to utilize drainage credits towards the surety and drainage fees due at plat recordation. Bridge fees must be paid with a check or cash at plat recordation.

## **5. Transportation**

The property included within this development is located at the southeast corner of the Marksheffel Road and Fontaine Boulevard intersection. Access to the development will be gained by way of the newly constructed Lorson Ranch Boulevard and Carriage Meadows Drive via Fontaine Boulevard and Marksheffel Road. The development of Carriage Meadows South at Lorson Ranch is anticipated to add 5.00 lane miles of developer dedicated roadway infrastructure to the County road system. This is consistent with the increase in population projections estimated in the Major Transportation Corridors Plan (MTCP), adopted on December 6, 2016. The addition of this road network supports the purpose of the MTCP by aiding in the mobility needs associated with the anticipated growth in population and economic activity within the County. The County Road Impact Fee applies to this development which is requesting to enter Public Improvement District number 2. Per conditions of approval, and as outlined in the traffic impact study the developer shall provide a fair share of the cost of the signal at Marksheffel Road and Lorson Boulevard in the amount of \$115,302.

## **H. SERVICES**

### **1. Water**

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office previously recommended a finding of sufficiency with regard to water quantity and dependability. The Board of County Commissioners made a finding for water sufficiency, including quality, quantity, and dependability, with approval of the preliminary plan.

The Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. El Paso County Public Health has made a favorable recommendation regarding water quality previously.

**2. Sanitation**

The Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. El Paso County Public Health has made a favorable recommendation regarding wastewater disposal.

**3. Emergency Services**

The subject property is within the boundaries of the Security Fire Protection District. The Fire Protection District was provided a referral by the Planning and Community Development Department, and the District did not provide comment.

**4. Utilities**

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the development. Public utility easements have been depicted on the final plat.

**5. Metropolitan and Other Special Districts**

The property is within the boundaries of the Lorson Ranch Metropolitan District Nos. 3 and 7. The boundaries of the Districts are being adjusted to conform to the proposed final plat boundaries so as to ensure that split taxation of a lot or parcel does not occur. District No. 3 will be responsible for maintaining the drainage, open space, and landscaped areas along the platted public right-of-way throughout the residential development.

The applicant has petitioned to enter this development into the Public Improvement District No. 2.

**6. Parks/Trails**

Regional park fees (Region 4) of \$53,088.00 and urban park fees (Urban Area 4) of \$33,496.00 in lieu of land dedication shall be paid at the time of final plat recordation.

**7. Schools**

The final plat is located within the boundaries of Widefield School District No. 3. The developer 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 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 2 final plat.

**I. APPLICABLE RESOLUTIONS**

Approval                      Page 19  
Disapproval                      Page 20

**J. STATUS OF MAJOR ISSUES**

There are no outstanding issues with this request.

**K. CONDITIONS AND NOTATIONS**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2016) staff recommends the following conditions and notations:

**CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer’s Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer’s Office that all prior years’ taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.

4. The applicant shall submit the Mylar to Enumerations for addressing.
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 Division of 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 species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of land dedication for regional parks ( Area 4) and urban park ( Area 4) fees shall be paid at time of plat recordation.
11. The developer shall participate in a fair and equitable manner in the design and future construction of traffic signalization improvements at Marksheffel Road and Lorson Boulevard, which shall be constructed by the developer at the time signal warrants are met. The fair share attributed to Carriage Meadows South is escrow to be deposited in the amount of \$115,302, corresponding to a roughly 38.4 percent proportionate impact of the remaining Lorson Ranch subdivision filings that are anticipated to add traffic to this intersection to a level warranting signalization. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community

Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.

**NOTATIONS**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a 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.

**L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 45 adjoining property owners on August 30, 2017, for the Planning Commission meeting. Responses will be provided at the hearing.

**M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Plat Drawing

# El Paso County Parcel Information

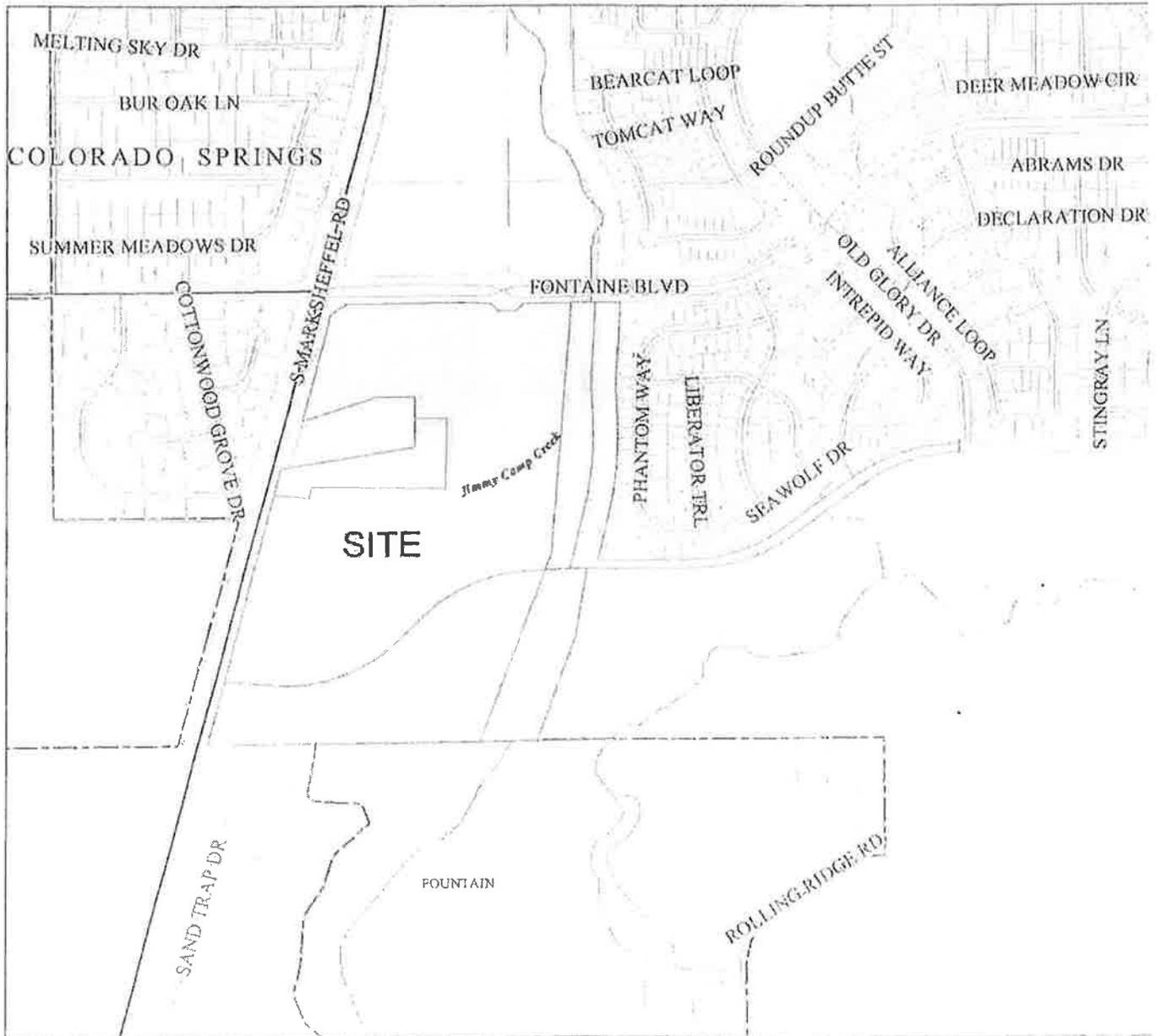
File Name: SF-17-011

Zone Map No.: -

Date: August 30, 2017

PARCEL	NAME
550000264	LORSON LLC NOMINEE FOR
550000263	LORSON LLC NOMINEE FOR
550000343	LORSON LLC NOMINEE FOR
550000261	LORSON LLC NOMINEE FOR
552320001	LORSON LLC NOMINEE FOR
552200903	LORSON RANCH LLC

ADDRESS	CITY	STATE
212 N WAISATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAISATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAISATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAISATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAISATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAISATCH AVE STE 301	COLORADO SPRINGS	CO



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## LETTER OF INTENT

- **SUBDIVISION NAME:** Carriage Meadows South at Lorson Ranch Final Plat is situated to the east of Marksheffel Road, south of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 106.64 acres. This final plat incorporates the entire preliminary plan area.
- **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**  
*Owner* = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- **REQUEST AND JUSTIFICATION:** Carriage Meadows South at Lorson Ranch Final Plat is based on the previously submitted and approved Carriage Meadows South at Lorson Ranch PUD/Preliminary Plan (PUDSP-16-002)
  1. ***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.*** – Carriage Meadows South is in compliance with the approved sketch plan and adjacent residential development
  2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** Development is within the sketch plan area and will be surrounded by future residential development in accordance with the Overall Development and Phasing Plan (PUD-05-003)
  3. ***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
  4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Carriage Meadows South is in response to the market demand for single family residential lots
- **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer on the south side of Lorson Ranch, watermain in Fontaine Boulevard, and watermain in Marksheffel Road. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and two detention/WQ ponds to serve the site. All proposed facilities will be in accordance with El Paso County design standards.
- **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** Deviation DEV-16-013 for Lorson Boulevard road classification has been approved.
- **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows South at Lorson Ranch comprises of 106.64 acres.
- **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 235 Single Family Residential Dwelling Units on 69.34 acres (3.4 Du/ Acre). We did not include future development tracts for calculating density.
- **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.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 106.64 acres. Open Space, detention = 34.02 acres (32% of 106.64 acres). This includes two detention pond tracts and Jimmy Camp Creek
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads and on Lorson Boulevard. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows South at Lorson Ranch
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** The approved PUD/ Preliminary Plan included a preliminary design for streetscape plantings along both Marksheffel Rd. and Lorson Blvd. There are three landscape related PUD Modifications that were approved as part of the PUD/ Preliminary Plan.
  1. A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the requirement of one street tree for every 20' of linear frontage for arterial roadways to one street for every 30' of linear frontage along Marksheffel Blvd.
  2. A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the requirement of one street tree for every 30' of linear frontage for collector roadways to one street for every 50' of linear frontage along Lorson Ranch Blvd.

The proposed landscaping includes the minimum required landscape setback widths of 25' along Marksheffel Rd. and 10' along Lorson Blvd. as defined in the EPCLDC. In addition to the landscape plantings, a 6' concrete screen fence is being proposed along Marksheffel Rd. and a 6' wood fence is being proposed along Lorson Blvd. The concrete fence along Marksheffel Rd. will match the existing fencing at the main entrance to the development at Fontaine Blvd.

- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard/Carriage Meadows Drive and Marksheffel Road/Lorson Boulevard. The existing lot (Lot 235) access is currently from Marksheffel Road and will remain until the land use changes on the lot. Widefield Water & Sanitation District (WWSD) owns a parcel with several wells on it located south of Carriage Meadows South at Lorson Ranch. The WWSD's existing access from Marksheffel Road will remain for the well site.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Carriage Meadows South at Lorson Ranch will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW and an agreement for maintenance of said cluster by Lorson Ranch Metropolitan District will be also be included with this final plat application.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.





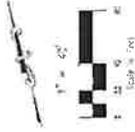




# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A VACATION AND REPLAT OF LOT 1 BROWNSVILLE SUBDIVISION NO. 2 TOGETHER WITH 4 PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 86 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

PLANNING MARKSHEET NCAC  
(NEW USES)



### LEGEND

1	Proposed 15' Right-of-Way
2	Proposed 20' Right-of-Way
3	Proposed 30' Right-of-Way
4	Proposed 40' Right-of-Way
5	Proposed 50' Right-of-Way
6	Proposed 60' Right-of-Way
7	Proposed 75' Right-of-Way
8	Proposed 100' Right-of-Way
9	Proposed 125' Right-of-Way
10	Proposed 150' Right-of-Way
11	Proposed 200' Right-of-Way
12	Proposed 250' Right-of-Way
13	Proposed 300' Right-of-Way
14	Proposed 400' Right-of-Way
15	Proposed 500' Right-of-Way
16	Proposed 600' Right-of-Way
17	Proposed 750' Right-of-Way
18	Proposed 1000' Right-of-Way
19	Proposed 1250' Right-of-Way
20	Proposed 1500' Right-of-Way
21	Proposed 2000' Right-of-Way
22	Proposed 2500' Right-of-Way
23	Proposed 3000' Right-of-Way
24	Proposed 4000' Right-of-Way
25	Proposed 5000' Right-of-Way
26	Proposed 6000' Right-of-Way
27	Proposed 7500' Right-of-Way
28	Proposed 10000' Right-of-Way
29	Proposed 12500' Right-of-Way
30	Proposed 15000' Right-of-Way
31	Proposed 20000' Right-of-Way
32	Proposed 25000' Right-of-Way
33	Proposed 30000' Right-of-Way
34	Proposed 40000' Right-of-Way
35	Proposed 50000' Right-of-Way
36	Proposed 60000' Right-of-Way
37	Proposed 75000' Right-of-Way
38	Proposed 100000' Right-of-Way
39	Proposed 125000' Right-of-Way
40	Proposed 150000' Right-of-Way
41	Proposed 200000' Right-of-Way
42	Proposed 250000' Right-of-Way
43	Proposed 300000' Right-of-Way
44	Proposed 400000' Right-of-Way
45	Proposed 500000' Right-of-Way
46	Proposed 600000' Right-of-Way
47	Proposed 750000' Right-of-Way
48	Proposed 1000000' Right-of-Way
49	Proposed 1250000' Right-of-Way
50	Proposed 1500000' Right-of-Way
51	Proposed 2000000' Right-of-Way
52	Proposed 2500000' Right-of-Way
53	Proposed 3000000' Right-of-Way
54	Proposed 4000000' Right-of-Way
55	Proposed 5000000' Right-of-Way
56	Proposed 6000000' Right-of-Way
57	Proposed 7500000' Right-of-Way
58	Proposed 10000000' Right-of-Way
59	Proposed 12500000' Right-of-Way
60	Proposed 15000000' Right-of-Way
61	Proposed 20000000' Right-of-Way
62	Proposed 25000000' Right-of-Way
63	Proposed 30000000' Right-of-Way
64	Proposed 40000000' Right-of-Way
65	Proposed 50000000' Right-of-Way
66	Proposed 60000000' Right-of-Way
67	Proposed 75000000' Right-of-Way
68	Proposed 100000000' Right-of-Way
69	Proposed 125000000' Right-of-Way
70	Proposed 150000000' Right-of-Way
71	Proposed 200000000' Right-of-Way
72	Proposed 250000000' Right-of-Way
73	Proposed 300000000' Right-of-Way
74	Proposed 400000000' Right-of-Way
75	Proposed 500000000' Right-of-Way
76	Proposed 600000000' Right-of-Way
77	Proposed 750000000' Right-of-Way
78	Proposed 1000000000' Right-of-Way
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83	Proposed 3000000000' Right-of-Way
84	Proposed 4000000000' Right-of-Way
85	Proposed 5000000000' Right-of-Way
86	Proposed 6000000000' Right-of-Way
87	Proposed 7500000000' Right-of-Way
88	Proposed 10000000000' Right-of-Way
89	Proposed 12500000000' Right-of-Way
90	Proposed 15000000000' Right-of-Way
91	Proposed 20000000000' Right-of-Way
92	Proposed 25000000000' Right-of-Way
93	Proposed 30000000000' Right-of-Way
94	Proposed 40000000000' Right-of-Way
95	Proposed 50000000000' Right-of-Way
96	Proposed 60000000000' Right-of-Way
97	Proposed 75000000000' Right-of-Way
98	Proposed 100000000000' Right-of-Way
99	Proposed 125000000000' Right-of-Way
100	Proposed 150000000000' Right-of-Way



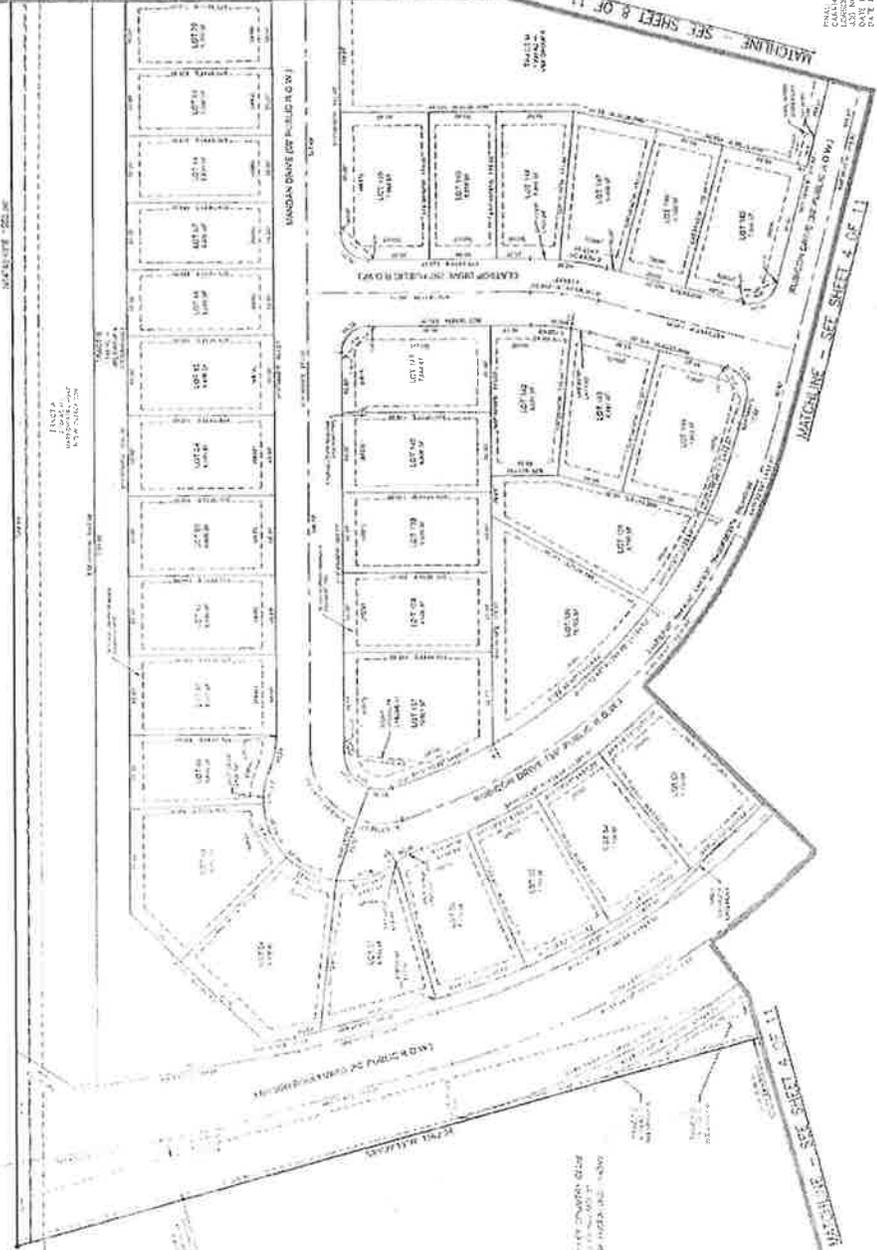
PAUL J. ANDERSON, CIVIL, LE  
LICENSED PROFESSIONAL ENGINEER  
STATE OF COLORADO  
DATE PREPARED: 02/18/2017  
DATE REVISED:

SHEET 5 OF 11

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 4 OF 11





# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A VACATION AND REPLAT OF LOT 1 "BROWNSVILLE SUBDIVISION NO. 2" TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

MATCHLINE - SEE SHEET 5 OF 11



CONTRACT NO. 00000000000000000000  
 PROJECT NO. 00000000000000000000  
 DATE: 03/27/2017  
 DRAWN BY: J. LINDSEY

MATCHLINE - SEE SHEET 6 OF 11

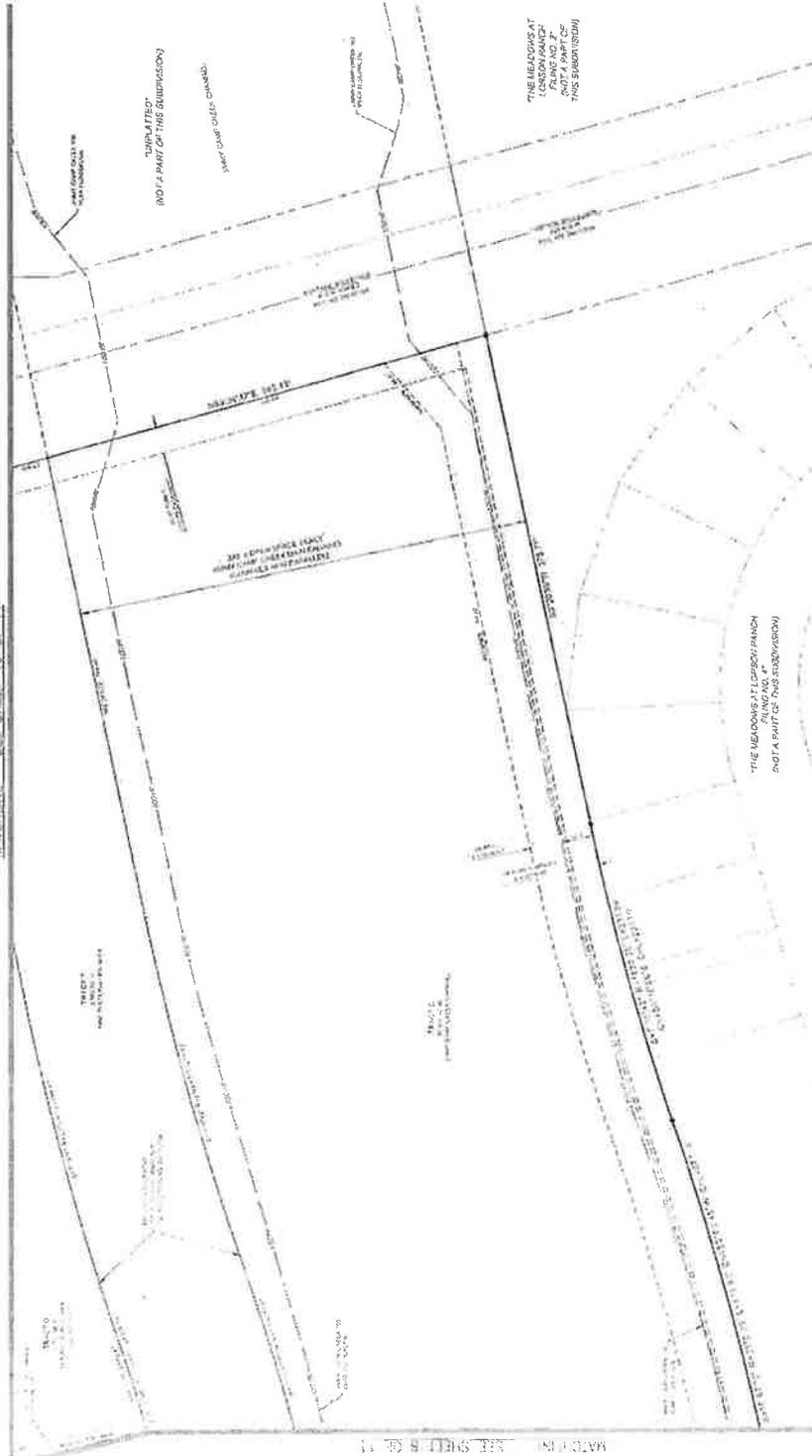


# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



MATCHLINE - SEE SHEET 10 OF 11



## LEGEND

### SYMBOLS

BY

DATE

DESCRIPTION



SHEET INDEX

SEE SHEET 10 OF 11

THE MEADOWS AT LORSON RANCH FILING NO. 1 IS A PART OF THIS SUBDIVISION

THE MEADOWS AT LORSON RANCH FILING NO. 1 IS A PART OF THIS SUBDIVISION



SHEET 8 OF 11

# CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A VACATION AND REPLAT OF LOT 1 BROWNSVILLE SUBDIVISION NO. 2, TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

MATCHLINE - SEE SHEET 11 OF 11

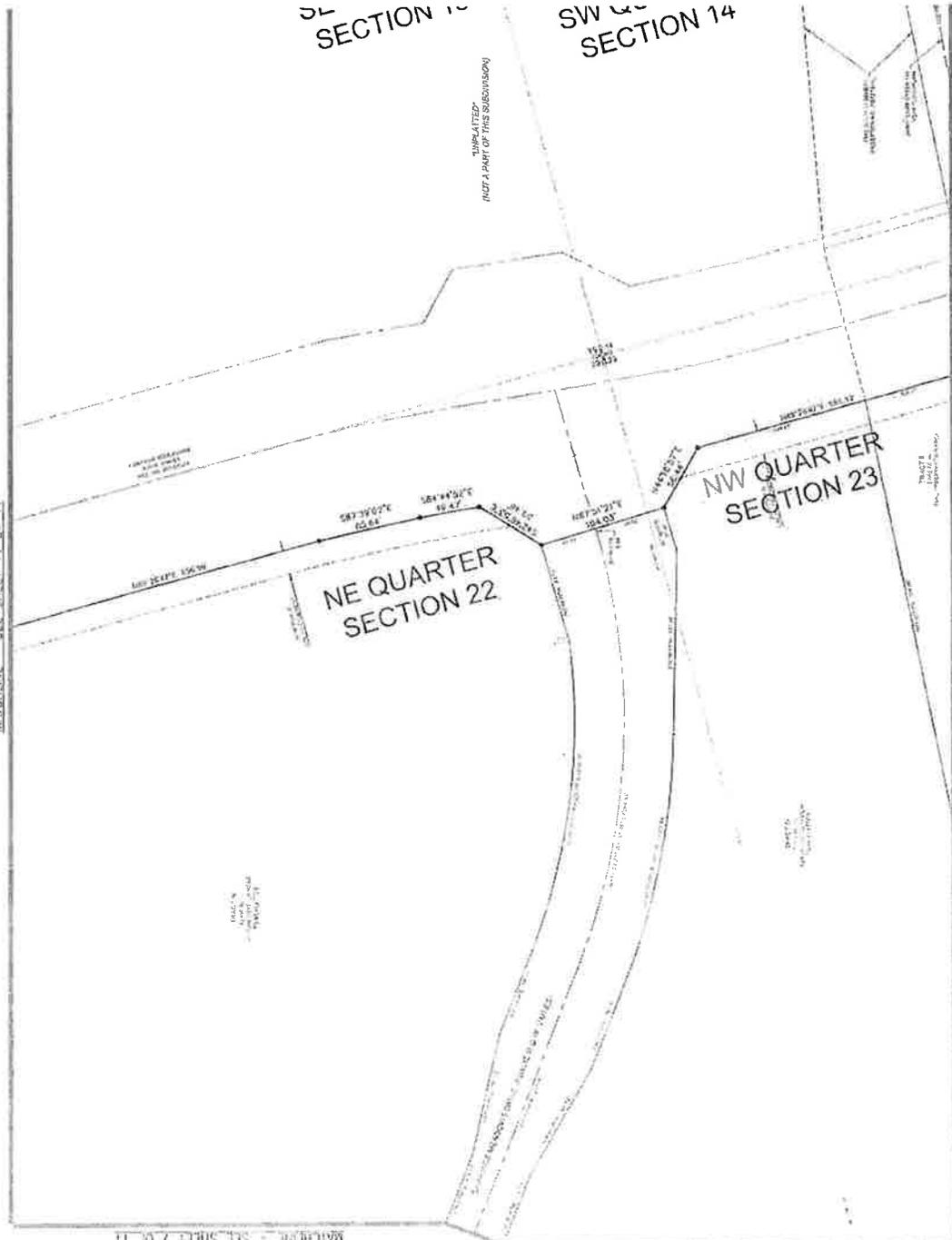


**LEGEND:**

1/4	SECTION 14
2/4	SECTION 23
3/4	SECTION 22
4/4	SECTION 15
5/4	SECTION 16
6/4	SECTION 17
7/4	SECTION 18
8/4	SECTION 19
9/4	SECTION 20
10/4	SECTION 21
11/4	SECTION 22
12/4	SECTION 23
13/4	SECTION 24
14/4	SECTION 25
15/4	SECTION 26
16/4	SECTION 27
17/4	SECTION 28
18/4	SECTION 29
19/4	SECTION 30
20/4	SECTION 31
21/4	SECTION 32



DATE: 01/15/2017  
DRAWN BY: J. L. BROWN  
CHECKED BY: J. L. BROWN  
SCALE: AS SHOWN  
PROJECT: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1



MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 9 OF 11

