

EL PASO COUNTY



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LONGINOS GONZALEZ
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Darryl Glenn, President

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 st 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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BoCC 16932
9/26/17
(c)

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 EI 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: September 19, 2017, as a regular item

Recommendation: Approval, subject to the conditions and notations. A copy of the Planning Commission Resolution is included as an attachment.

Waiver Recommendation: N/A

Vote: 7 to 0

Vote Rationale: N/A

Summary of Hearing: Minutes will be provided at hearing

Legal Notice: N/A

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 No. 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: See attached

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 forty five (45) adjoining property owners on August 30, 2017, for the Planning Commission and Board of County Commissioners meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Plat Drawing

Adjacent Owner Notification Letter

Planning Commission Minutes 9-19-2017 (Provided at hearing)

Planning Commission Resolution

Board of County Commissioners Resolution

El Paso County Parcel Information

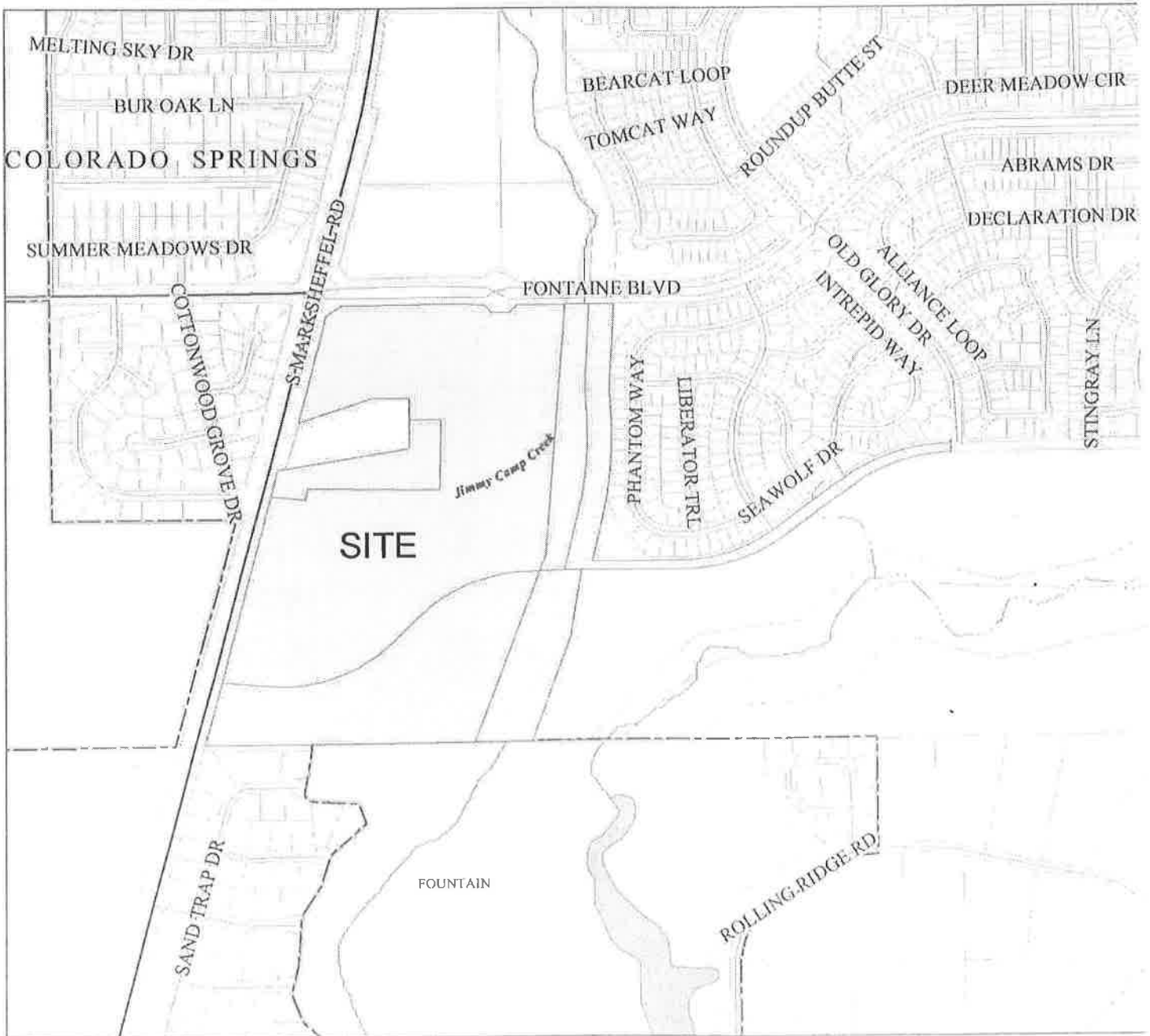
File Name: SF-17-011

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 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
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO



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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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 1st 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.

LORSON, LLC & LORSON RANCH METROPOLITAN DISTRICT
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

September 19, 2017

Kari Parsons
El Paso County
2880 International Circle
Colorado Springs, CO 80910

Kari:

Please accept this correspondence as confirmation that the Lorson Ranch Metropolitan District will continue to own and maintain the main tributary of Jimmy Camp Creek within Lorson Ranch. The plat note and any other reference to the County owning and maintaining the channel will be revised. Thanks.

Best Regards,

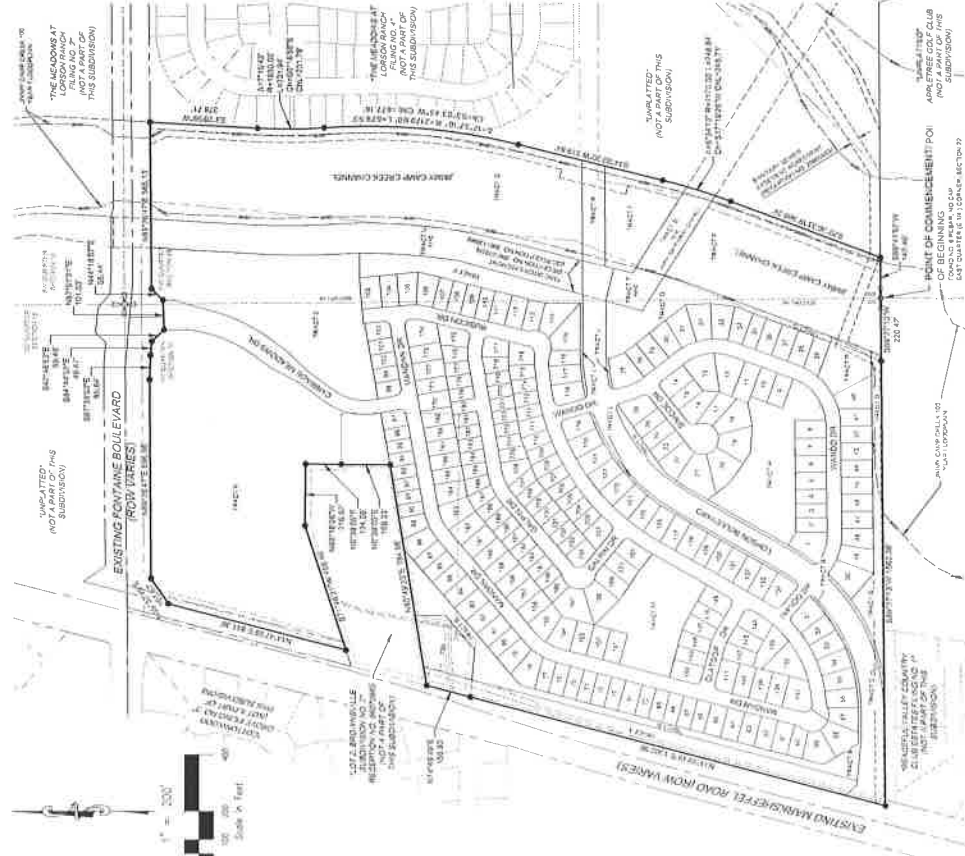


Jeff Mark

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 NORTH-EAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTH-WEST 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

CARRIAGE MEADOWS SOUTH
AT LORSON RANCH FILING NO. 1
TOTAL AREA = (106.64 AC +/-)



CURVE #	LENGTH (HORIZONTAL) DELTA	CHORD	BEARING
1	10.00	10.00	000°00'00"
2	10.00	10.00	000°00'00"
3	10.00	10.00	000°00'00"
4	10.00	10.00	000°00'00"
5	10.00	10.00	000°00'00"
6	10.00	10.00	000°00'00"
7	10.00	10.00	000°00'00"
8	10.00	10.00	000°00'00"
9	10.00	10.00	000°00'00"
10	10.00	10.00	000°00'00"

CURVE #	LENGTH (HORIZONTAL) DELTA	CHORD	BEARING
1	10.00	10.00	000°00'00"
2	10.00	10.00	000°00'00"
3	10.00	10.00	000°00'00"
4	10.00	10.00	000°00'00"
5	10.00	10.00	000°00'00"
6	10.00	10.00	000°00'00"
7	10.00	10.00	000°00'00"
8	10.00	10.00	000°00'00"
9	10.00	10.00	000°00'00"
10	10.00	10.00	000°00'00"

TRACT	SIZE (ACRES)	USE	OWNERSHIP
1	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
2	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
3	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
4	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
5	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
6	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
7	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
8	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
9	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
10	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED

LINE #	BEARING
1	N 00°00'00" E
2	N 00°00'00" E
3	N 00°00'00" E
4	N 00°00'00" E
5	N 00°00'00" E
6	N 00°00'00" E
7	N 00°00'00" E
8	N 00°00'00" E
9	N 00°00'00" E
10	N 00°00'00" E

CURVE #	LENGTH (HORIZONTAL) DELTA	CHORD	BEARING
1	10.00	10.00	000°00'00"
2	10.00	10.00	000°00'00"
3	10.00	10.00	000°00'00"
4	10.00	10.00	000°00'00"
5	10.00	10.00	000°00'00"
6	10.00	10.00	000°00'00"
7	10.00	10.00	000°00'00"
8	10.00	10.00	000°00'00"
9	10.00	10.00	000°00'00"
10	10.00	10.00	000°00'00"

LINE #	DISTANCE	BEARING
1	10.00	000°00'00"
2	10.00	000°00'00"
3	10.00	000°00'00"
4	10.00	000°00'00"
5	10.00	000°00'00"
6	10.00	000°00'00"
7	10.00	000°00'00"
8	10.00	000°00'00"
9	10.00	000°00'00"
10	10.00	000°00'00"

LINE #	DEFINITION	BEARING
1	10.00	000°00'00"
2	10.00	000°00'00"
3	10.00	000°00'00"
4	10.00	000°00'00"
5	10.00	000°00'00"
6	10.00	000°00'00"
7	10.00	000°00'00"
8	10.00	000°00'00"
9	10.00	000°00'00"
10	10.00	000°00'00"

CURVE #	LENGTH (HORIZONTAL) DELTA	CHORD	BEARING
1	10.00	10.00	000°00'00"
2	10.00	10.00	000°00'00"
3	10.00	10.00	000°00'00"
4	10.00	10.00	000°00'00"
5	10.00	10.00	000°00'00"
6	10.00	10.00	000°00'00"
7	10.00	10.00	000°00'00"
8	10.00	10.00	000°00'00"
9	10.00	10.00	000°00'00"
10	10.00	10.00	000°00'00"

TRACT	SIZE (ACRES)	USE	OWNERSHIP
1	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
2	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
3	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
4	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
5	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
6	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
7	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
8	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
9	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED
10	1.00	RESIDENTIAL SINGLE-FAMILY	UNDIVIDED

LINE #	BEARING
1	N 00°00'00" E
2	N 00°00'00" E
3	N 00°00'00" E
4	N 00°00'00" E
5	N 00°00'00" E
6	N 00°00'00" E
7	N 00°00'00" E
8	N 00°00'00" E
9	N 00°00'00" E
10	N 00°00'00" E

CURVE #	LENGTH (HORIZONTAL) DELTA	CHORD	BEARING
1	10.00	10.00	000°00'00"
2	10.00	10.00	000°00'00"
3	10.00	10.00	000°00'00"
4	10.00	10.00	000°00'00"
5	10.00	10.00	000°00'00"
6	10.00	10.00	000°00'00"
7	10.00	10.00	000°00'00"
8	10.00	10.00	000°00'00"
9	10.00	10.00	000°00'00"
10	10.00	10.00	000°00'00"

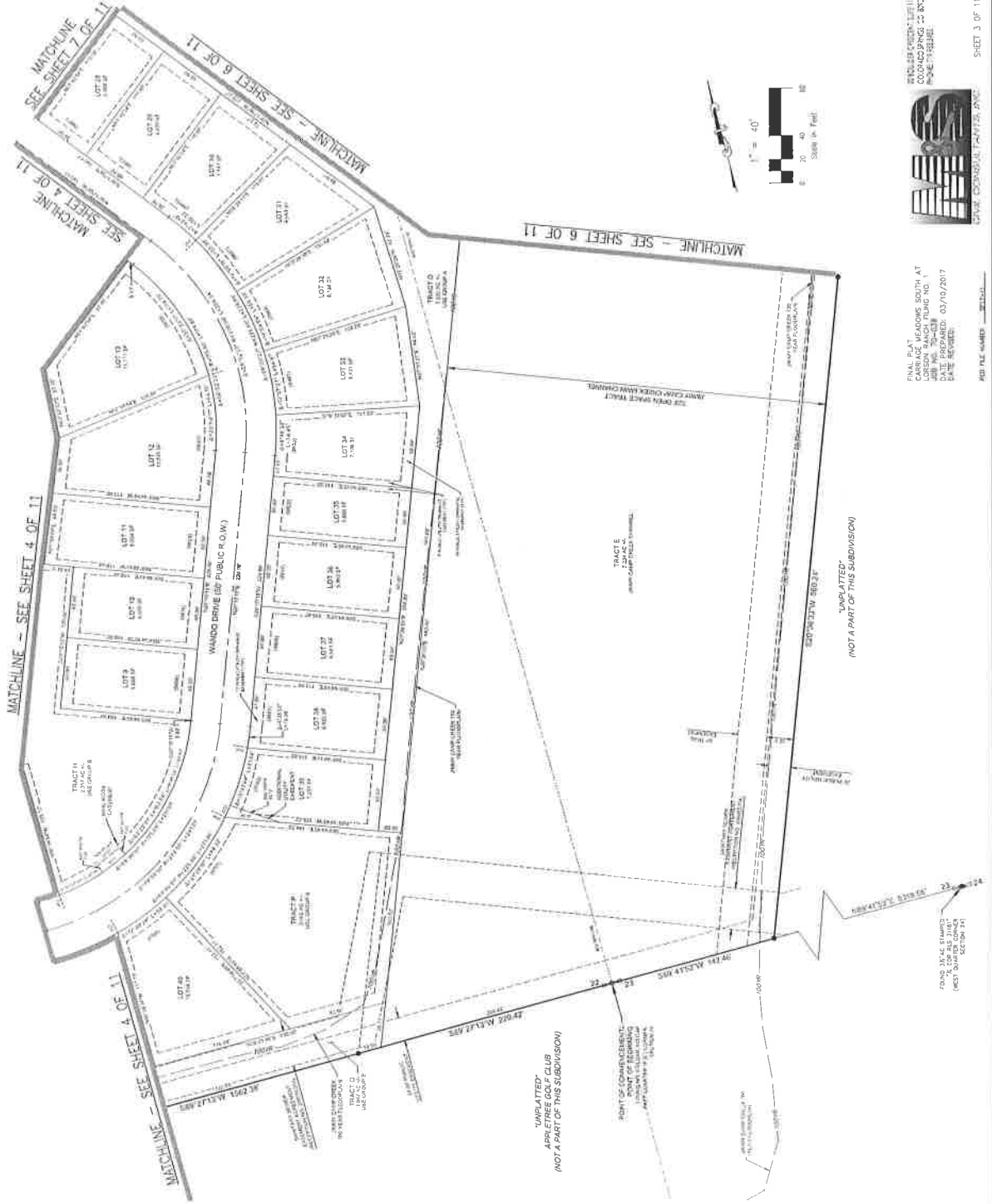
LINE #	DISTANCE	BEARING
1	10.00	000°00'00"
2	10.00	000°00'00"
3	10.00	000°00'00"
4	10.00	000°00'00"
5	10.00	000°00'00"
6	10.00	000°00'00"
7	10.00	000°00'00"
8	10.00	000°00'00"
9	10.00	000°00'00"
10	10.00	000°00'00"

LINE #	DEFINITION	BEARING
1	10.00	000°00'00"
2	10.00	000°00'00"
3	10.00	000°00'00"
4	10.00	000°00'00"
5	10.00	000°00'00"
6	10.00	000°00'00"
7	10.00	000°00'00"
8	10.00	000°00'00"
9	10.00	000°00'00"
10	10.00	000°00'00"



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 (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 86 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



LEGEND

- 1/2" WIDE EASEMENT
- 10' WIDE EASEMENT
- 20' WIDE EASEMENT
- 30' WIDE EASEMENT
- 40' WIDE EASEMENT
- 50' WIDE EASEMENT
- 60' WIDE EASEMENT
- 70' WIDE EASEMENT
- 80' WIDE EASEMENT
- 90' WIDE EASEMENT
- 100' WIDE EASEMENT
- 120' WIDE EASEMENT
- 150' WIDE EASEMENT
- 200' WIDE EASEMENT
- 300' WIDE EASEMENT
- 400' WIDE EASEMENT
- 500' WIDE EASEMENT
- 600' WIDE EASEMENT
- 700' WIDE EASEMENT
- 800' WIDE EASEMENT
- 900' WIDE EASEMENT
- 1000' WIDE EASEMENT

NOTES

1. ALL METERS AND FEET ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE LOT AS SHOWN ON THIS PLAN.
2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE BOUNDARY LINE AS SHOWN ON THIS PLAN.
3. ALL ANGLES ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE LOT AS SHOWN ON THIS PLAN.
4. ALL DISTANCES ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE LOT AS SHOWN ON THIS PLAN.
5. ALL ANGLES ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE LOT AS SHOWN ON THIS PLAN.

POINT OF COMMENCEMENT

BEING THE CORNER OF SECTION 22 AND SECTION 23, TOWNSHIP 15 SOUTH, RANGE 86 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

WANDO DRIVE (SP PUBLIC R.O.W.)

BEING THE CENTERLINE OF THE ROAD AS SHOWN ON THIS PLAN.

EASEMENT FOR POWER LINES

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR WATER LINES

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR GAS LINES

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR SEWER LINES

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR TRAIL AND DRIVE

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR FENCE

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR UTILITY LINES

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR WALKWAY

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR BIKEWAY

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR PLAY AREA

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR STORAGE

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR GARAGE

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR PORCH

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR DECK

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR PATIO

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR BALCONY

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR TERRACE

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR STAIRS

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR WALKWAY

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR BIKEWAY

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR PLAY AREA

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR STORAGE

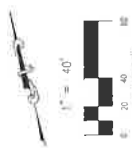
BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR GARAGE

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

EASEMENT FOR PORCH

BEING THE EASEMENT AS SHOWN ON THIS PLAN.

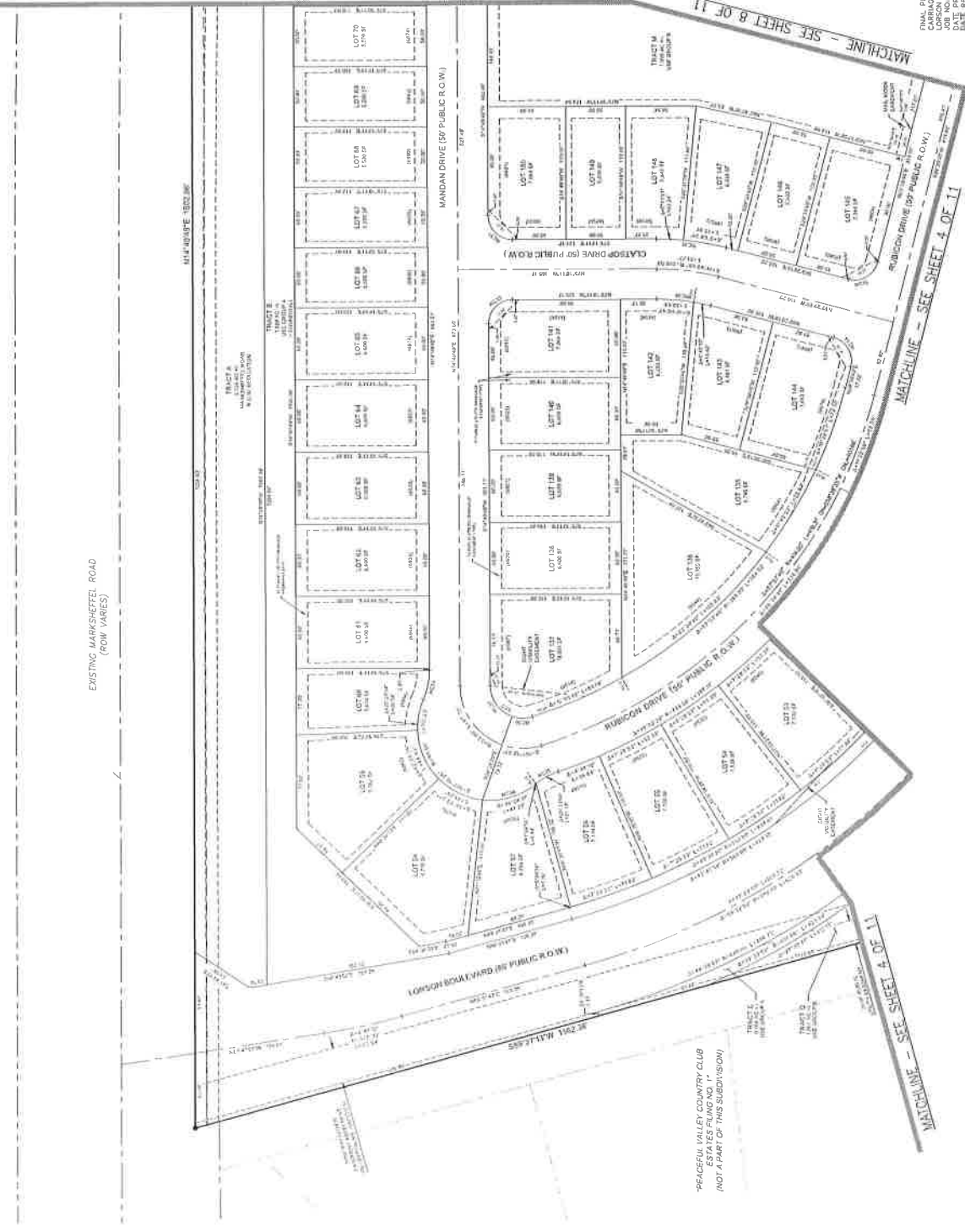


THE ENGINEERS
 10000 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80231
 PHONE: 724-1111
 FAX: 724-1112
 WWW.THEENGINEERS.COM

PLAT BY:
 CARROLL WOODS SOUTH AT
 LORSON RANCH PLING NO. 1
 DATE PREPARED: 03/19/2017
 DATE REVISION:

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 (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



EXISTING MARKSHEFFEL ROAD
(ROW VARIES)

"PRADEUX VALLEY COUNTRY CLUB
ESTATES FILING NO. 1"
(NOT A PART OF THIS SUBDIVISION)

PLAN, PLAT, CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1
DATE PREPARED: 02/10/2017
DATE REVISED:

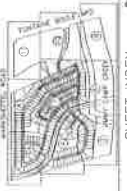


CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A VACATION AND REPLAT OF LOT 1 "BROWNSVILLE SUBDIVISION NO. 2" TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

MATCHLINE - SEE SHEET 8 OF 11

NOTES:
 1. SEE PLAT FOR ALL NOTES AND CONDITIONS.
 2. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 3. THIS PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.
 4. THIS PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
 5. THIS PLAT IS SUBJECT TO ALL APPLICABLE DEED RECORDS AND RECORDS OF TITLE.



MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 4 OF 11



FINAL PLAT
 CARRIAGE MEADOWS SOUTH AT
 LORSON RANCH FILING NO. 1
 JOB NO. 70-024
 DATE PREPARED: 07/07/2017
 ERS
 PLS FILE NUMBER: 882411

REGISTERED PROFESSIONAL ENGINEER
 STATE OF COLORADO, LICENSE NO. 61523
 PROFESSIONAL SEAL

MATCHLINE - SEE SHEET 6 OF 11

MATCHLINE - SEE SHEET 6 OF 11

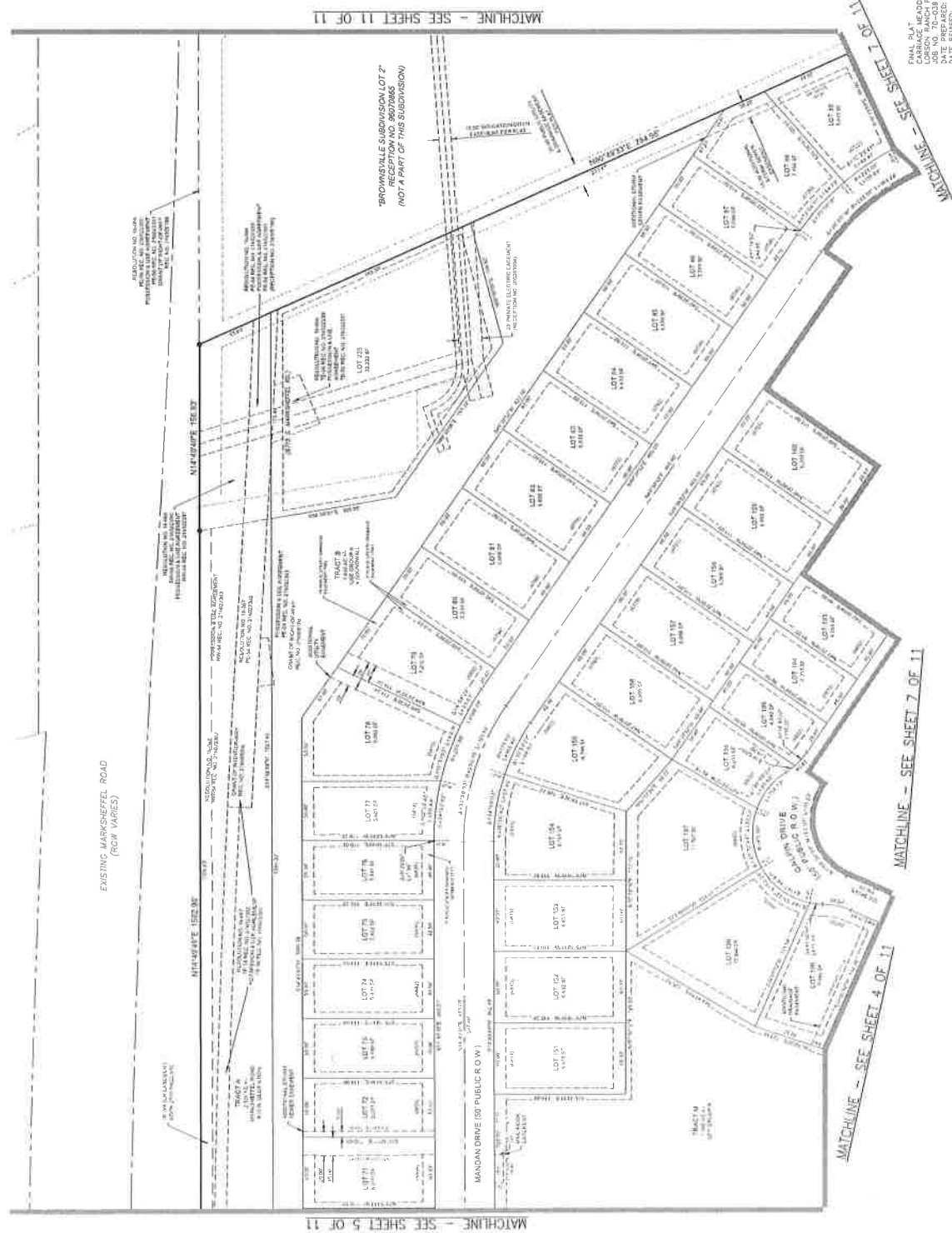
MATCHLINE - SEE SHEET 6 OF 11

MATCHLINE - SEE SHEET 6 OF 11

MATCHLINE - SEE SHEET 6 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 (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



SHEET INDEX
NOT TO SCALE

LEGEND:

(Symbol)	DESCRIPTION
(Square)	SQUARE FEET
(Circle)	ROCKERS
(Triangle)	(HEAVY) FINISH
(Symbol)	BE DIVIDED INTO SUBDIVISIONS AND PLATS AS SHOWN BY THIS PLAT. THE TOTAL AREA OF THIS PLAT IS 1,000,000 SQUARE FEET.
(Symbol)	NOT A PART OF THE SUBDIVISION
(Symbol)	PROPOSED LINE
(Symbol)	PROPOSED LINE
(Symbol)	RIGHT OF WAY LINE
(Symbol)	EXISTING LINE
(Symbol)	PROPOSED SUBDIVISION
(Symbol)	EXISTING SUBDIVISION
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT
(Symbol)	PROPOSED IMPROVEMENT
(Symbol)	EXISTING IMPROVEMENT



Scale: 1" = 40'
Scale in Feet

FINAL PLAN
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1
DATE PREPARED: 03/10/2017
DATE REVISED:

PROJECT NUMBER: 017251
SHEET 6 OF 11



DRAWN BY: DAVID R. ERICKSON
CHECKED BY: DAVID R. ERICKSON
DATE: 03/10/2017

PROF. ENG. DAVE ERICKSON
STATE OF COLORADO
NO. 39849

PROF. ENG. DAVE ERICKSON
STATE OF COLORADO
NO. 39849

PROF. ENG. DAVE ERICKSON
STATE OF COLORADO
NO. 39849

PROF. ENG. DAVE ERICKSON
STATE OF COLORADO
NO. 39849

PROF. ENG. DAVE ERICKSON
STATE OF COLORADO
NO. 39849

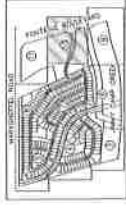
PROF. ENG. DAVE ERICKSON
STATE OF COLORADO
NO. 39849

PROF. ENG. DAVE ERICKSON
STATE OF COLORADO
NO. 39849

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

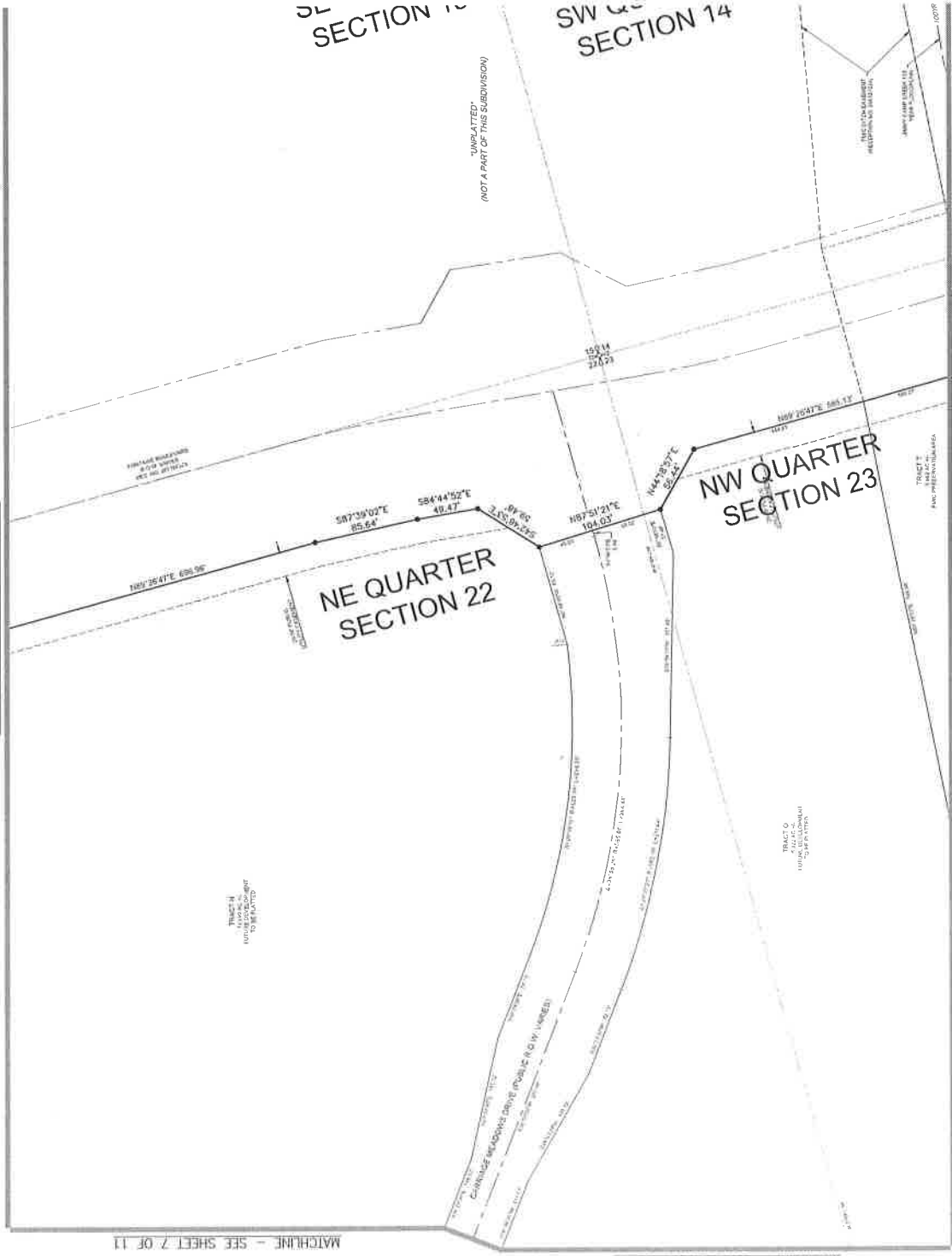
A VACATION AND REPLAT OF LOT 1 BROWNSVILLE SUBDIVISION NO. 2¹ TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

MATCHLINE - SEE SHEET 11 OF 11



SHEET INDEX
NOT TO SCALE

MATCHLINE - SEE SHEET 7 OF 11



LEGEND:

	FORM FILE
	MARK
	EASEMENT
	RIGHT OF WAY
	UTILITY
	SURVEY LINE
	SECTION LINE
	TOWNSHIP/RANGE LINE
	SECTION CORNER
	SECTION BOUNDARY
	SECTION CORNER MARK
	SECTION BOUNDARY MARK
	SECTION BOUNDARY MARK
	SECTION BOUNDARY MARK
	SECTION BOUNDARY MARK
	SECTION BOUNDARY MARK
	SECTION BOUNDARY MARK
	SECTION BOUNDARY MARK

NOTES:

1. THIS PLAT IS BASED UPON SURVEY DATA COLLECTED BY THE SURVEYOR ON THE DATE INDICATED IN THE NOTES. THE SURVEYOR HAS REVIEWED THE DATA AND HAS FOUND IT TO BE ACCURATE. THE SURVEYOR HAS REVIEWED THE DATA AND HAS FOUND IT TO BE ACCURATE. THE SURVEYOR HAS REVIEWED THE DATA AND HAS FOUND IT TO BE ACCURATE.



FINAL PLAT CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1
 TOWNSHIP 15 SOUTH, RANGE 65 WEST
 DATE PREPARED: 03/10/2017
 DATE REVISED:

MATCHLINE - SEE SHEET 9 OF 11

SHEET 10 OF 11

EL PASO



COUNTY

COMMISSIONERS: DARRYL GLENN (PRESIDENT) MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF LONGINOS GONZALEZ PEGGY LITTLE

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 30, 2017

RECEIVED SEP 21 2017 BY: 9:35 Jg

This letter is to inform you of the following petition which has been submitted to El Paso County:

SF-17-011

PARSONS

FINAL PLAT CARRIAGE MEADOWS SOUTH FILING NO. 1

A request by Lorson Ranch, LLC, and Lorson, LLC Nominee on behalf of multiple owners for approval of a final plat to create 235 single-family residential lots. The 106.61 acre property is zoned PUD (Planned Unit Development) and is located south of Fontaine Boulevard, east of Marksheffel Road and west of the Jimmy Camp Creek main channel. (Parcel Nos. 55220-09-003, 55232-00-001, 55000-00-261, 55000-00-263, 55000-00-264, and 55000-00-343) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For Against No Opinion

Comments: This area being considered is extremely low lying and a flood plain, therefore the water table is likely high. Building homes in this area will require significant back-filling. Back-filled areas sink and flood, and therefore are a poor solution. Additionally Fontaine Blvd. and Marksheffel Rd. are excessively busy and additional traffic poses a huge safety hazard for public. (FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.) Please see attached sheet!

This item is scheduled to be heard by the El Paso County Planning Commission on September 19, 2017. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.

- The item will also be heard by the El Paso County Board of County Commissioners on September 26, 2017. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs. The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting. The Staff Report for this Agenda item can be found at: http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.aspx

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely, [Signature]

Kari Parsons, Project Manager/Planner II

Your Name: Melissa Lema (printed) Melissa Lema (signature)

Address: 9645 Ruth Elm Dr.

Property Location: Cottonwood Grove Phone: 719-391-9733



The addition of these planned unit homes poses many environmental and community concerns for the overall community of El Paso county. Due to these concerns, I am **not** in favor of the planned unit development for the proposed area. Concerns include the following:

1. The proposal would put additional homes in a flood plain, a direct risk to the homeowners of those homes, and potentially (due potential structural damage and moving projectiles during a flood) to surrounding homes, as well as environmental damage as a result of the location of these homes. Drainage and erosion measures will not suffice should a flood occur.
2. The current road system of Fontaine Blvd. cannot safely handle any additional traffic. The amount of traffic that regularly uses Fontaine Blvd. is already excessive. This a direct safety hazard to community members.
3. Some of the area, specifically the area of land directly adjacent to Marksheffel Blvd. (south of and adjacent to Fontaine) is extremely low lying, already somewhat of a natural drainage, water collection area. Even if this area is backfilled in order to build homes on it, the land will not be stable long term. Back-filling such a large, low area is inherently unsafe, as the soil will settle and sink over time. Additionally, back-filling can potentially alter surrounding areas with respect to water collection, drainage, erosion, and stream run-off (as the Jimmy Camp Creek does run through this area), and underground water supplies.
4. Water is already a very limited resource in the El Paso county/ Colorado Springs vicinity. Additional homes, especially in the manner proposed by the Lorson Ranch developer (planned unit development) will result in a very high number of households (and therefore people) per unit area. This will place a high demand on water resources, sewage treatment resources, and other community services. This will potentially cause increased prices for these resources for all community members and potential water usage restrictions. An excessive number of homes will burden these community resources. Currently, a portion of the proposed land area is zoned as residential rural which reduces the number of households per unit area and therefore reduces the burden on resources while still allowing for positive community development. Please keep in mind that the Widefield area already has a contaminated water source which has decreased the amount of usable water for the already existing homes. This problem will not be remedied any time soon as environmental contamination lasts potentially for decades, even after attempted clean-up efforts.
5. *Concern has already been expressed (as covered on local News) with respect to proper drainage and erosion prevention measures in the current Lorson Ranch development. These issues put all community members at risk, not just the homeowners of the homes directly affected. When drainage and erosion prevention measures are not correct, the overall water table can be affected, and sediment and pollutants can enter the drinking water aquifers or reservoirs. Ecological issues cause ripple effects to the overall community.*
6. "Built in" open spaces do not effectively replicate the original space that was there. This is an important environmental issue overall. Currently the land zoned as residential rural appears to have "open space" already built in with respect to how the lots for homes are designated. Additionally, homes on larger lots can potentially increase property values. This benefits the entire community.

In conclusion, I do not feel that development of the proposed area is beneficial to the existing community, for all of the reasons stated above. The deleterious repercussions to both the community and environment that will result from the proposed development will far outweigh any hypothesized and statistically unproven benefits. However, if the unfortunate development is unavoidable by the community decision makers, then zoning the proposed area as rural residential would definitely be an educated and community conscious decision. The rural residential zoning classification would also more closely match existing developments in the area.

Thank you for your time and serious consideration in this crucial community matter.

EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 30, 2017

SEP 07 2017

BY: *dg* 10:30

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SF-17-011

PARSONS

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Type of Hearing: Quasi-Judicial

_____	<input checked="" type="radio"/>	_____
For	Against	No Opinion

Comments: *235 single-family lots could be built somewhere/anywhere else. We will never agree to your site! Will the site above it be built also? The people on phantom way paid extra for the premium lot. We could understand if the proposed lot was going to have a gas station. Why are you guys discriminating/picking on us when there are more established areas for homes. Yet you guys are so diligent on preparing this plot, while leaving other older plots unfinished.*

- This item is scheduled to be heard by the El Paso County Planning Commission on September 19, 2017. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on September 26, 2017. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,
[Signature]

Kari Parsons, Project Manager/Planner II

Your Name: James Lee *[Signature]*
(printed) (signature)

Address: 6694 Phantom Way

Property Location: _____ Phone 703 300 7049

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

El Paso County Parcel Information

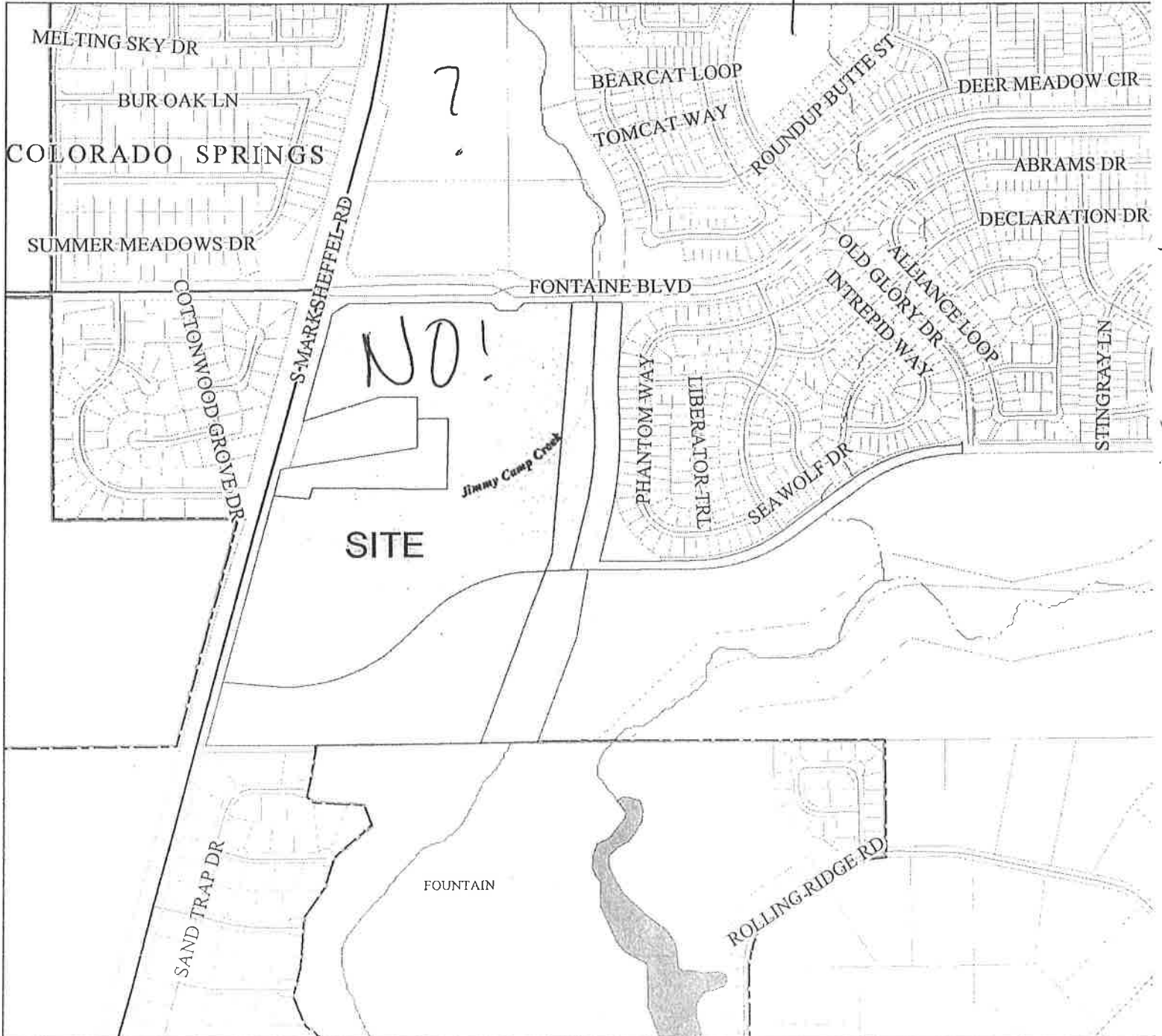
File Name: SF-17-011

Zone Map No.: --

Date: August 30, 2017

PARCEL	NAME
5500000264	LORSON LLC NOMINEE FOR
5500000263	LORSON LLC NOMINEE FOR
5500000343	LORSON LLC NOMINEE FOR
5500000261	LORSON LLC NOMINEE FOR
5523200001	LORSON LLC NOMINEE FOR
5522009003	LORSON RANCH LLC

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
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO



EL PASO COUNTY



COMMISSIONERS
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

SEP 11 2017

August 30, 2017

This letter is to inform you of the following petition which has been submitted to El Paso County:

Jg 10:50

SF-17-011

PARSONS

FINAL PLAT CARRIAGE MEADOWS SOUTH FILING NO. 1

A request by Lorson Ranch, LLC, and Lorson, LLC Nominee on behalf of multiple owners for approval of a final plat to create 235 single-family residential lots. The 106.61 acre property is zoned PUD (Planned Unit Development) and is located south of Fontaine Boulevard, east of Marksheffel Road and west of the Jimmy Camp Creek main channel. (Parcel Nos. 55220-09-003, 55232-00-001, 55000-00-261, 55000-00-263, 55000-00-264, and 55000-00-343) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For Against No Opinion

Comments: AS STATED IN THE SAME MEETING IN SPRING 2017 MY VOTE IS AGAINST! WE WOULD NOT BE BUILDING HOUSES ON THE WEST OF THIS PROPERTY BY THE SIDE OF ST. ANTHONY HOMES. GIVEN THAT DEVELOPMENT + ROAD CONSTRUCTION HAS ALREADY BEGUN IN THE AREA IN QUESTION IT IS OBVIOUS OUR VOTE WILL NOT BE COUNTED.
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on September 19, 2017.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on September 26, 2017.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: JOHN MOVAHAN

Address: 6706 PHANTOM WAY COLORADO SPRINGS CO 80925

Property Location: 6706 PHANTOM WAY Phone: 719-650-1608

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

FINAL PLAT (RECOMMEND APPROVAL)

Commissioner Gioia moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. SF- 17-011**

WHEREAS, Lorson Ranch, LLC and Lorson, LLC Nominee did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Carriage Meadows South at Lorson Ranch Filing No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference
; and

WHEREAS, a public hearing was held by this Commission on September 19, 2017; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons and the general public were heard at that hearing.
4. All exhibits were received into evidence.
5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with any applicable approved preliminary plan.

7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 the Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. 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 of the Land Development Code.
15. 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.
16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.]
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application for the final plat of the Carriage Meadows South at Lorson Ranch Filing No. 1 Subdivision with 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.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Egbert	aye
Commissioner Gioia	aye
Commissioner Curry	aye
Commissioner Risley	aye
Commissioner Smith	aye
Commissioner Wood	aye
Commissioner Lucia-Treese	aye

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: September 19, 2017

EXHIBIT A

A VACATION AND REPLAT OF LOT 1 "BROWNSVILLE SUBDIVISION NO. 2" TOGETHER WITH A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AS MONUMENTED BY A NO. 6 REBAR, NO CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4 COR RLS 31161" AND IS ASSUMED TO BEAR N89°41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°27'13"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEIPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BARGAIN AND SALE DEED THE FOLLOWING TWO (2) COURSES:

1. THENCE S89°27'13"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 1562.38 FEET (S89°27'04"W, 1562.40 FEET OF RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
2. THENCE N14°49'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1502.96 FEET (1503.03 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF SAID COUNTY RECORDS;

THENCE N14°49'49"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 156.93 FEET (N15°15'00"E, 157.00 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNSVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1. THENCE N80°49'33"E, A DISTANCE OF 784.98 FEET (N81°15'00"E, 785.07 FEET OF RECORD);
2. THENCE N00°39'05"E, A DISTANCE OF 169.33 FEET (N01°05'00"E, 169.38 FEET OF RECORD) TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°39'05"E, A DISTANCE OF 124.06 FEET (N00°38'37"E, 124.03 FEET OF RECORD PER DEED) (N01°05'00"E, 124.00 FEET OF RECORD PER PLAT);
2. THENCE N89°18'08"W, A DISTANCE OF 216.62 FEET (216.53 FEET OF RECORD PER DEED), (N88°55'00"E, 216.53 FEET OF RECORD PER PLAT);

3. THENCE S71°48'21"W, A DISTANCE OF 459.46 FEET (S72°15'00"W OF RECORD PER PLAT);
THENCE N14°47'59"E, A DISTANCE OF 641.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;
THENCE ALONG THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING EIGHT (8) COURSES:
1. THENCE N55°32'45"E, A DISTANCE OF 107.62 FEET;
2. THENCE N8°9'26'47"E, A DISTANCE OF 696.96 FEET;
3. THENCE S87°39'02"E, A DISTANCE OF 85.64 FEET;
4. THENCE S84°44'52"E, A DISTANCE OF 49.47 FEET;
5. THENCE S42°46'53"E, A DISTANCE OF 59.48 FEET;
6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;
7. THENCE N44°18'57"E, A DISTANCE OF 56.44 FEET;
8. THENCE N89°26'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;
THENCE S03°20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°15'43", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S00°16'58"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05°03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET);
THENCE S14°02'20"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17°19'26"W, A LONG CHORD DISTANCE OF 248.71 FEET);
THENCE S20°36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 23;
THENCE S89°41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, MORE OR LESS.

RESOLUTION NO. 17-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE FINAL PLAT FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILIN NO 1 (SF-17-011)

WHEREAS, Lorson Ranch, LLC and Lorson, LLC Nominee did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Carriage Meadows South at Lorson Ranch Filing No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on September 19, 2017, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on September 26, 2017; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.

5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved preliminary plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 the Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. 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 of the Land Development Code.
15. 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for the Carriage Meadows South at Lorson Ranch Filing No. 1 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

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.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 26th day of October, 2017, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
President

By: _____
County Clerk & Recorder

EXHIBIT A

A VACATION AND REPLAT OF LOT 1 "BROWNSVILLE SUBDIVISION NO. 2" TOGETHER WITH A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AS MONUMENTED BY A NO. 6 REBAR, NO CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4 COR RLS 31161" AND IS ASSUMED TO BEAR N89°41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°27'13"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BARGAIN AND SALE DEED THE FOLLOWING TWO (2) COURSES:

1. THENCE S89°27'13"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 1562.38 FEET (S89°27'04"W, 1562.40 FEET OF RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
2. THENCE N14°49'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1502.96 FEET (1503.03 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF SAID COUNTY RECORDS;

THENCE N14°49'49"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 156.93 FEET (N15°15'00"E, 157.00 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNSVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1. THENCE N80°49'33"E, A DISTANCE OF 784.98 FEET (N81°15'00"E, 785.07 FEET OF RECORD);
2. THENCE N00°39'05"E, A DISTANCE OF 169.33 FEET (N01°05'00"E, 169.38 FEET OF RECORD) TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°39'05"E, A DISTANCE OF 124.06 FEET (N00°38'37"E, 124.03 FEET OF RECORD PER DEED) (N01°05'00"E, 124.00 FEET OF RECORD PER PLAT);
2. THENCE N89°18'08"W, A DISTANCE OF 216.62 FEET (216.53 FEET OF RECORD PER DEED), (N88°55'00"E, 216.53 FEET OF RECORD PER PLAT);
3. THENCE S71°48'21"W, A DISTANCE OF 459.46 FEET (S72°15'00"W OF RECORD PER PLAT);

THENCE N14°47'59"E, A DISTANCE OF 641.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING EIGHT (8) COURSES:

1. THENCE N55°32'45"E, A DISTANCE OF 107.62 FEET;
 2. THENCE N8°9'26'47"E, A DISTANCE OF 696.96 FEET;
 3. THENCE S87°39'02"E, A DISTANCE OF 85.64 FEET;
 4. THENCE S84°44'52"E, A DISTANCE OF 49.47 FEET;
 5. THENCE S42°46'53"E, A DISTANCE OF 59.48 FEET;
 6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;
 7. THENCE N44°18'57"E, A DISTANCE OF 56.44 FEET;
 8. THENCE N89°26'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;
- THENCE S03°20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°15'43", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S00°16'58"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05°03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET);

THENCE S14°02'20"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17°19'26"W, A LONG CHORD DISTANCE OF 248.71 FEET);

THENCE S20°36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 23;

THENCE S89°41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

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SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, MORE OR
LESS.