EL PASO COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: **El Paso County Planning Commission**
Tim Trowbridge, Chair

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

RE: **Project File #: PUDSP-16-002**
Project Name: Carriage Meadows South at Lorson Ranch
Parcel Nos.: 55220-09-003 and 55000-00-343

OWNER:	**REPRESENTATIVE:**
Lorson Ranch, LLC. Lorson, LLC. Nominee 212 N. Wasatch Ave., Suite 301 Colorado Springs, CO. 80903	Thomas and Thomas Jason Alwine 702 N. Tejon Street Colorado Springs, CO. 80903

Commissioner District: 4

Planning Commission Hearing Date:	2/21/2017
Board of County Commissioners Hearing Date	3/14/2017

EXECUTIVE SUMMARY

Lorson Ranch, LLC and Lorson, LLC Nominee, requests approval of a map amendment (rezoning) for the Carriage Meadows South at Lorson Ranch PUD (Planned Unit Development) Development Plan to authorize the development of 235 single-family lots, rights-of-way, two (2) future development tracts, and multiple drainage and open space tracts located on a total of 106.61 acres. The applicant also requests the PUD be approved as a 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 PUD development plan meets the submittal and review criteria for a map amendment (rezoning) to a PUD (Planned Unit Development) zoning district. The proposed PUD development plan also meets the submittal and review requirements for a preliminary plan as well as the general development standards of Chapter 6, the preliminary plan review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2016). The Board of County Commissioners has authorized the approval of a PUD development plan that also meets the requirements and standards of a preliminary plan to constitute approval of the preliminary plan.

Water and wastewater services will be provided by Widefield Water and Sanitation Metropolitan District. A finding of water sufficiency is requested with this application. The parcels are included within the Highway 94 Comprehensive Plan (2003) area.

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: Lorson Ranch, LLC, and Lorson LLC Nominee requests approval of a map amendment (rezoning) for the Carriage Meadows South at Lorson Ranch PUD (Planned Unit Development) Development Plan to authorize the development of 235 single-family lots, rights-of-way, two (2) future development tracts, and multiple drainage and open space tracts located on a total of 106.61 acres. The applicant also requests the PUD be approved as a preliminary plan. A request for pre-site development site-grading and installation of wet utilities within the preliminary plan area is also requested.

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

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

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

The applicant requests the following modification of PUD standards of the LDC:

> A modification of the landscape requirements along Marksheffel Road and Lorson Ranch Boulevard as required in Section 6.2.2.B.1 of the Code. The applicant proposes to reduce the requirement to planting one tree for every 20 linear feet instead of one tree for every 30 linear feet of frontage along Marksheffel Road, which is classified as an expressway. In addition, the applicant is requesting a reduction of the planting requirements along the frontage with Lorson Ranch Boulevard, which is classified as a collector, from one tree for every 30 linear feet to one tree for every 50 linear feet.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval.

B. PLANNING COMMISSION SUMMARY

Request Heard:
Recommendation:
Waiver Recommendation:
Vote:
Vote Rationale:
Summary of Hearing:
Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

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

- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2016) for a preliminary plan requires the Planning Commission and the BoCC to make the necessary findings for preliminary plan approval. Therefore, by approving the PUD

development plan as both the PUD zoning district as well as a preliminary plan for the development, the Planning Commission and the BoCC also finds that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

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

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

- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.

- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

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

facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North	PUD (Planned Unit Development)	Undeveloped
South	PUD (Planned Unit Development)	Undeveloped
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 1,502 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 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 within the planning area and downgrading the classification of certain roadways to be determined following review of traffic studies submitted with subsequent final plats.

This request for approval of a PUD development plan and preliminary plan is in conformance with the approved amended sketch plan.

F. ANALYSIS

1. Land Development Code Analysis

The PUD development plan and development guidelines comply with Section 4.2.6 of the El Paso County Land Development Code (2015), except as otherwise altered by the requested PUD modification. This application meets the Planned Unit Development submittal requirements, the standards for Planned Unit Development in Chapter 4 of the Code.

This application also meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code.

2. Zoning Compliance

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 coverage, and maximum building height as well as landscaping requirements. The Carriage Meadows South at Lorson Ranch PUD Development Plan is consistent with the proposed PUD development guidelines.

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. The Carriage Meadows South at Lorson Ranch PUD Development Plan is consistent with the approved sketch plan amendment.

4. Small Area Plan Analysis

The Carriage Meadows South at Lorson Ranch is located within the boundaries of the Highway 94 Plan (2003). Approval of the amended Lorson Ranch Sketch Plan included a finding of consistency with the Plan. The Carriage Meadows South at Lorson Ranch PUD Development Plan is consistent with the approved sketch plan amendment.

5. Other Master Plan Elements

The proposed Carriage Meadows South at Lorson Ranch PUD Development Plan 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 (2011), which is further addressed below.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology, soils, and hazards report was submitted with this request. The applicant proposes to mitigate the identified hazards in the report by utilizing underdrains on the affected lots. There are no lots or portions thereof that are proposed to be located within the floodplain.

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 LOMR effective August 29, 2007. This map shows that the main stem of Jimmy Camp Creek flows along the eastern property line. This area will need to be placed in 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 currently a fee basin. The site is comprised of 106.61 acres of vacant land which drains generally to the south and is bordered by the main stem of Jimmy Camp Creek on the east. Private full spectrum detention and water quality will be provided on site for the southerly two-(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.

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 Lorson Ranch Boulevard onto Marksheffel Road and Carriage Meadows Drive via Fontaine Boulevard. 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. 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.

H. SERVICES

1. Water

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office has made a favorable recommendation regarding water quantity, and dependability.

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 water quality and 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 shall be provided with any subsequent final plat(s).

5. Metropolitan Districts

The property is within Lorson Ranch Metropolitan District Nos. 3, 4, and 5. It is anticipated by staff and the applicant that the Districts will be responsible for maintaining the open space and landscaped areas along the platted public right-of-way throughout the development.

6. Parks/Trails

The developer may be required to pay fees in lieu of park land dedication. Payment of such fees will be determined at the time of final platting.

7. Schools

This combined PUD development plan and preliminary plan 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 amendment 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 require an alternate 25 acre school site tract be identified, which occurred as a result of platted the Pioneer Landing Filing 2 final plat.

I. APPLICABLE RESOLUTIONS

Approval Page 29 and 25
Disapproval Page 30 and 26

J. STATUS OF MAJOR ISSUES

There are no outstanding issues with this request.

K. RECOMMENDED CONDITIONS OF APPROVAL

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2016), staff recommends the following conditions and notations:

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.

3. All owners of record must sign the PUD development plan.

4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

7. Applicant shall submit a PUD development plan for the future development tracts labeled Tracts O and N. The PUD development plan shall include a landscape plan meeting the standards identified in Chapter 6 of the Land Development Code. A minimum of a 15 foot buffer shall be required between the varying land uses.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

3. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

4. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified thirty-two (32) adjoining property owners on February 6, 2017, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
State Engineers Letter
County Attorney's Letter

El Paso County Parcel Information

File Name: PUDSP-16-002

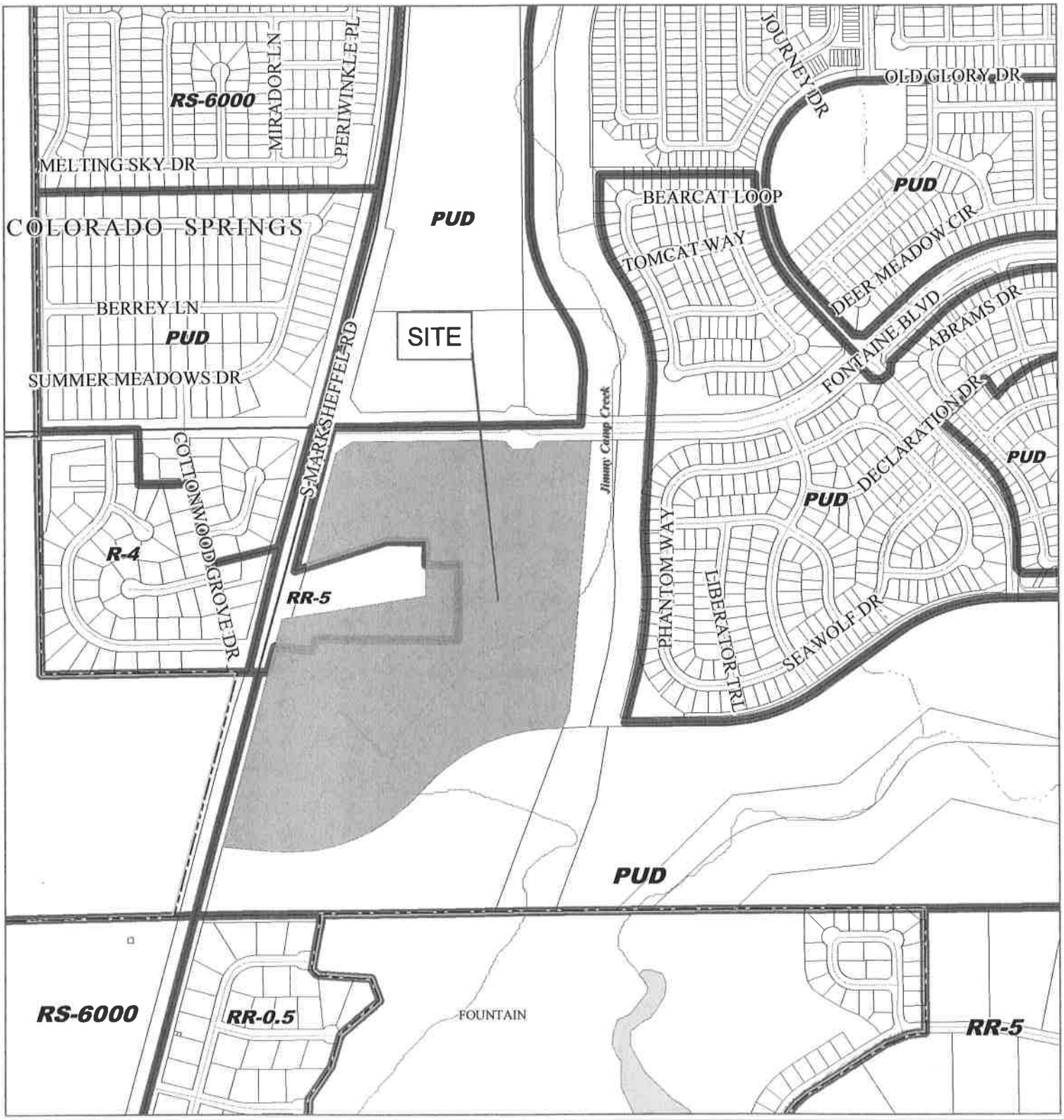
Zone Map No.: --

PARCEL	NAME
5500000343	LORSON LLC NOMINEE FOR
5522009003	LORSON RANCH LLC

ADDRESS	CITY
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS

ZIP	ZIPLUS
80903	3476
80903	3476

Date: 2/6/2017



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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LORSON RANCH
CARRIAGE MEADOWS SOUTH

PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities

Vicinity Map:

Prepared By:

THOMAS THOMAS
702 N. Tejon Street
Colorado Springs, CO
P: (719) 578.8777
W: www.ttplan.net

Developer:
Lorson LLC Nominee for Heidi LLC
Lorson Ranch LLC.
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:
Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, Co 80903
(719) 578-8777

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

LSC Transportation Consultants
101 North Tejon St. STE. 200
Colorado Springs, CO. 80903
(719) 633-2868

Site Location, Size, Zoning:

The site is 106.64 acres located within the southwestern corner of Lorson Ranch generally found between Marksheffel Rd. and the Jimmy Camp Creek main tributary and between Fontaine Blvd. and the southern boundary of Lorson Ranch, to include Lorson Blvd. Carriage Meadows South will be a continuation of the Lorson Ranch development and begin to develop the only residentially zoned portions of Lorson Ranch west of the main tributary of Jimmy Camp Creek. Thomas & Thomas, on behalf of The Landuis Company, is respectfully submitting development applications for Carriage Meadows South to include a combined PUD Development Plan/ Preliminary Plan, Early Grading request and a request to permit construction of wet utilities. The site is currently zoned COMM and RM as part of the Lorson Ranch ZCP (Zoning & Conceptual Plan) approved by the Board of County Commissions on November 16, 2006. However, these land use designations were revised with the amended Lorson Ranch Sketch Plan illustrating these areas to be RM with a gross density of (7-10 DU/ AC) allowing for single family residential lots. To maintain consistency with the recently approved Sketch Plan Amendment, the PUD Development Plan/ Preliminary Plan submitted with this application will formally rezone these parcels to RM, Residential Medium.

There is an existing and occupied residence located within a current 5-Acre parcel located at 6715 Marksheffel Rd (Tax Schedule No. 5522009003) and currently zoned RR-5. The 5-Acre lot this residence occupies will be decreased in size to 32,218 SF as

part of this process and will be replatted with the Final Plat. The proposed rezoning will be RM to remaining consistent with Lorson Ranch and to allow the residence on a lot smaller than 5 acres as is currently required with the RR-5 zoning. The existing lot (Lot 235) is currently supplied by Widefield Water and a permitted septic system that shall remain. The current access driveway off of Marksheffel Rd. shall remain as is until a future change of use or development for this residence. There is also an existing FMIC drainage ditch and easement that shall remain running alongside the western banks of the Jimmy Camp Creek main tributary.

Request & Justification:
The purpose of this application is to request approval of a PUD Development Plan, Preliminary Plan and Early Grading Request for the Carriage Meadows South project within Lorson Ranch. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community as well as identify the development standards for the proposed development. The Preliminary Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. The early grading request will allow initial site construction and development preparation to occur concurrent with the Final Plat review process. The request to review and approve the installation of wet utilities would allow installation and scheduling to occur within the prime construction months in conjunction with grading operations. The early construction also allows these lots to respond to market demand and possibly be available for conveyance in 2017. The proposed application includes 234 new single family lots and 1 existing lot for a total of 235 lots and a density of 2.20 DU/ Acre. The existing residence will be reconfigured to account for the proposed lot layout with this development and shall remain as existing today. The site layout for Carriage Meadows South includes three lot types including 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types. The site is bordered by Jimmy Camp Creek on the east, Marksheffel Road to the west, Fontaine Blvd. to the north and the Lorson Ranch property line to the south. Lorson Blvd. will be constructed as the main roadway from Marksheffel Road and will eventually cross the Jimmy Camp Creek main tributary to the east connecting with the existing Meadows subdivisions. Lorson Blvd. will be designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community, see below for more information.

As part of the PUD/ Preliminary Plan there are two PUD Modification requests regarding modifying the landscape requirements along Marksheffel Rd. and Lorson Blvd. These PUD Modifications are discussed below in the *Areas of Required Landscaping* section. In addition to the PUD Modification request, a traffic related deviation was requested and approved revising the cross-section of a 80' ROW non-residential collector (Lorson Blvd). The deviation was approved in order to reduce the mat to 40' with two 14' drive lanes and a 12' stripped median. More detailed information regarding the traffic deviation request can be found in the *Traffic Engineering* section below.

The community is designed to provide for functioning automobile and pedestrian circulation and also to take advantage of surrounding land uses. Within the Lorson Ranch development open space and community connections are planned providing easy access to both Jimmy Camp Creek as well as the adjoining neighborhoods. The PUD/ Preliminary Plan proposes 34.48 (32%) acres of open space of which only 10.67 (10%) is required.

The phasing of the project will be completed in one phase with construction occurring over a period of one to three years. Roadways, utilities, drainage, etc. will be constructed as necessary to facilitate development construction and sequencing.

The Carriage Meadows South project will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect. For the purposes of the Carriage Meadows South application, one item of note should be illustrated. The agreement stipulates requirements for right-of-way dedication for Marksheffel Road in connection with future subdivision filings within Lorson Ranch. The dedication of future ROW shall be no greater than that necessary to conform to the Major Transportation Corridors Plan in effect at the time. As proposed the Marksheffel Rd. ROW will be a total of 180' in width with the appropriate dedication being provided from Lorson Ranch with this application.

<u>El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:</u>

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as framework for land use applications and development in the County. The County Wide Policy plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy plan provides general direction in terms of density, buffers, transitions, infrastructure, where no small area plan exists.

The proposed Carriage Meadows South project advances the stated purposes set forth in this section and is in general conformation with the El Paso County Master Plan, the approved Lorson Ranch Sketch Plan as amended and the approved Lorson Ranch Conceptual and Zoning Plan. The project site lies just outside the boundaries of the Highway 94 Comprehensive Plan. The application is in compliance with the requirements of this code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrating in the zoning code, application packet and procedurals

manual. There has been substantial change in character of the area since the land was last rezoned as several communities of single family residential have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project, including the Cottonwood Grove development to the immediate west of Lorson Ranch.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the Pioneer Landing Filing 1-3, Ponderosa, and the Meadows. The new development will be in and continue the harmony of the existing surrounding character of the area and natural environment. Carriage Meadows South will be buffered from the existing 5 acres lots of Peaceful Valley by the existing though vacant Appletree Golf Course. In addition, the Peaceful Valley Country Club Estates directly to the south of this proposed application, is comprised of 0.5 acre size lots. These existing lots will be buffered by an existing easement to remain and Lorson Blvd which shall be constructed as part of this project. The Carriage Meadows South project will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach also supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed application provides adequate consideration for any potentially detrimental use and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes a 30' wide utility and drainage easement along the southern boundary in addition to Lorson Blvd. to help buffer the 0.5 acre lots to the south. The proposed plan also utilizes the main tributary of Jimmy Camp Creek as a natural buffer to the east and southeast. There are no requirements for buffering to the north across Fontaine Blvd. or to the west across Marksheffel Rd. as the proposed use mirrors that of the existing, adjacent uses or similar zoning. The plan proposes a 25' landscape setback along Marksheffel Rd. and 10' along Lorson Blvd which also includes streetscape plantings as illustrated on the drawings. A 15' buffer is being proposed between the future commercial and multi-family tracts and the proposed detached single family lots with a request to defer the detailed landscape plan until future submittals. There are three landscape related PUD Modifications described in more detail below.

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek main tributary and FMIC Ditch easement is being taken into consideration with the lot lines set back some distance away from these drainage features. There is an existing regional trail corridor along eastern banks of Jimmy Camp Creek that Carriage Meadows South will eventually

connect to once the creek crossing has been completed. This will also tie into the growing trail network within Lorson Ranch.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and adequately sized to meet the demands of this phase and other phases to come in the future. A sufficient water supply has been acquired and can be provide the water necessary for the proposed 234 new units and the one existing rural lot. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open spaces areas and extending existing utility services already approved and in place, the Carriage Meadows South project continues to supports both *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

There are no geological hazards or potential soil or grading hazards that will require special precautions. Finally, there are no proposed exceptions or deviations from the requirements of the zoning resolution or the subdivision regulations. However, there is a deviation request being sought for the Lorson Blvd. right-of-way. See the Traffic Engineering section below.

Master Plan for Mineral Extraction:
The *1996 Master Plan for Mineral* Extraction updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Valley Fill' containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Schools:
Lorson Ranch lies within the Widefield School District No. 3. Per an agreement with the school district, a 25 acre parcel along Fontaine Blvd. east of the Jimmy Camp Creek East Tributary will be dedicated to the school district. This dedication will occur via a recorded plat in conjunction with other projects within Lorson Ranch which are not affected by this application. The final shape and layout will be determined with future school site planning.

Total Number of Residential Units, Density, and Lot Sizes: 235 Single-Family Detached Residential Units with a Gross Density of 2.20 DU/ Acre and a Net Density of 6.88 DU/ Acre. There is a 5.33 acre parcel of RMH (10-13 DU/ Acre) being reserved adjacent to Fontaine Blvd. for future high density residential or commercial use pending future market demands, see Tract O on the drawings.

Total Number of Industrial or Commercial Sites:
There are no industrial or commercial sites proposed with this project at this time. The proposed application includes a 13.69 acre parcel (Tract N) currently zoned Commercial in the northwest corner of the project that shall remain. This commercial area will be designed with future submittals as demand and tenants justify this commercial development.

Types of Proposed Recreational Facilities:
There are no proposed recreational facilities within Carriage Meadows South at this time. A future trail may be utilized as part of the existing 30' Utility/ Drainage/ Recreation Easement illustrated along the southern boundary of the property.

A 10' regional trail along the east bank of the Jimmy Camp Creek is existing and has been constructed. This regional trail shall remain and has been called out on the drawings. A connection to this regional trail along the eastern bank of the creek is being provided via a sidewalk along Lorson Blvd. This sidewalk connection has also been shown on the drawings. A 10' secondary trail also exists along the west banks of Jimmy Camp. Pedestrian access is being provided to this trail via Wando Drive due to the grades and existing FMIC ditch at the planned Lorson Blvd. bridge.

Phasing Plan and Schedule of Development:
The Carriage Meadows South units and lots will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are several existing easements including the FMIC Ditch and 30' utility and drainage easement along the southern boundary that shall remain. Any existing temporary construction easements will be vacated and new easements will be dedicated during the final plat phase. Any removal or relocation of existing easements will be coordinated in detail with the Widefield Water & Sanitation District as required.

Areas of Required Landscaping:
The proposed PUD/ Preliminary Plan includes a conceptual design for streetscape plantings along both Marksheffel Rd. and Lorson Blvd. As mentioned above, there are three landscape related PUD Modifications as part of this application:

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 justification for these requests in reducing the required number of street trees along both an arterial and a collector roadway is due to the long lengths of linear footage and large number of required trees under the current landscape code. In addition the proposed PUD is providing additional open space beyond the requirement. The proposed modifications should be considered in exchange for the additional open space and/or amenity designs provided in the PUD development plan. The proposed landscaping does include the minimum required landscape setback widths of 25' along Marksheffel Rd. and 10' along Lorson Blvd. as defined in the EPCLDC as shown on the drawings. The planting design as shown accommodates more adequately spaced trees leaving room for healthy growth as opposed to overcrowding which can lead to stunted maturation. In addition to the landscape as shown on the drawings, 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. This concrete fence provides another level of buffering for the residents along Marksheffel Blvd. in addition to the proposed landscaping and 25' landscape setback.

Approximate Acres and Percent of Land Set Aside for Open Space:
There are 34.48 acres of proposed open space which includes the 18.82 acres of the existing Jimmy Camp Creek main tributary. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 10.67 acres. Of this, 25% or 2.67 acres must be contiguous and usable. The proposed PUD and Preliminary Plan are providing 34.48 acres of open space of which nearly all is contiguous. The total is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Traffic Engineering:
Carriage Meadows South can be accessed from two main locations, Fontaine Blvd. and the proposed Lorson Blvd. Fontaine Blvd. will provide a single access from the north, while Lorson Blvd. will provide two separate locations. The roadway network was designed to discourage cut-through traffic and be implemented in an efficient construction sequence. There will be no direct access to Marksheffel Rd., Fontaine Blvd., or Lorson Blvd. from the proposed new single-family residential units, Lots 1-234. The existing residence on Lot 235 will continue to utilize the existing driveway access via Marksheffel Rd until such time as the use/ zoning of this lot changes. In addition there is no proposed access across Jimmy Camp Creek at this time from new development as shown on the PUD/ Preliminary Plan.

A deviation request was approved (Dev16027 dated October 11, 2016) for Lorson Blvd. with this PUD/ Preliminary Plan. Lorson Blvd. is being proposed as a Non-Residential Collector with an 80' ROW; however, the pavement mat is requesting a deviation to reduce the mat to 40' with two 14' drive lanes and a 12' stripped median. The 80' ROW as proposed conforms to the recently approved amended Sketch Plan and could accommodate a non-residential collector roadway shall that become necessary as a non-residential collector carries up to 20,000 ADT. The justification for the deviation was that currently the projected build out volumes on this section of Lorson Blvd are 11,775 vehicles per day which is well below the 20,000 ADT, yet more than the 10,000 ADT permitted for a 60' ROW Residential Collector. Given that this roadway will serve residential development, we have proposed a reduced cross section that is more appropriate for the projected volume of 11,775 vehicles per day. In addition, as this is a residential area the reduced pavement mat creates shorter pedestrian crossing distance and lowers drive speeds. Also, there is no need to accommodate a higher volume of larger trucks as with some non-residential developments. The proposed street cross-section will provide turn lanes as needed and a continuous TWLTL will be provided.

Proposed Services:
The Carriage Meadows South development will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain common areas such as setbacks, trails, common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

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

Impacts associated with the PUD Development Plan & Preliminary Plan:
Floodplain: A small portion of this site is located within a designated FEMA floodplain along the southern boundary as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997. However, the portion of the site within the floodplain does not contain any platted lots and requires no further action. The floodplain was revised per LOMR Case No. 06-08-B643p effective date of revision August 29, 2007. See attached LOMR for this project.

Wetlands: Per the US Fish & Wildlife Service National Wetlands Inventory site (http://www.fws.gov/wetlands/) this proposed site does not contain any wetland areas. Therefore, no mitigation or wetland protection measures are required.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes:
Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the areas most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds

- Numerous Small Mammals
- And Many Others

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek may create an environment that will enhance and create a natural wildlife habitat corridor. No rare species were found to be present on the site as determined by Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS reviewed the proposed development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared.

Visual Assessment: Currently, detached single-family detached houses are approved for use on this site with a density of 7-10 DU/ Acre. The proposed single family density as illustrated on the plans is quite a bit less at 2.19 DU/ Acre and will therefore visually reduce the density. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units to the west and northwest. All PUD and Preliminary Plan review criteria has been met.

LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN 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, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES

LANDSCAPE

PUD MODIFICATIONS

STREETS

4. All roadways will be addressed with final plat submittals and will meet county design criteria.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

GENERAL NOTES

FLOODPLAIN NOTES:

GEOLOGIC CONDITIONS:

SITE DATA TABLE:

[illegible]	106.64 AC
[illegible]	235 DU
[illegible]	2.20 DU/AC
PROPOSED NET DENSITY (LESS DEDICATED R.O.W.)	6.80 DU/AC

LAND USE TABLE:

[illegible]	# ACRES PROVIDED	% OF PROPERTY
[illegible]	[illegible]	[illegible]
TOTAL	106.64 AC	100%

GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 235 single family detached residential units per the approved 2006 Zoning and Conceptual Plan and the Lorson Ranch Sketch Plan (as amended).

AUTHORITY: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

APPLICABILITY: The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan as amended and approved by the Planning and Community Development Director or Board of County Commissioners.

ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for LORSON RANCH CARRIAGE MEADOWS SOUTH is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provisions of the El Paso County Land Development Code, as amended; and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan shall prevail and govern the development of LORSON RANCH CARRIAGE MEADOWS SOUTH provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledges the PUD changes with the County), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

ENFORCEMENT: To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

CONFLICT: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

PHASING PLAN:

PHASE 1 (Filing 1): 235 Units on 106.64 Acres (2.20 DU/Acre)

LAND USE:

CURRENT ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING:	[illegible]
CURRENT LAND USE:	VACANT (UNDEVELOPED)
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL, LANDSCAPE/ UTILITY EASEMENTS/ TRAILS/ OPEN SPACE, TRAIL CORRIDORS, UTILITY EASEMENTS/ DRAINAGE & DETENTION FACILITIES/ SIGNAGE

TRACT NOTES:

1. [illegible]
2. [illegible] by El Paso County, Tracts E and F will be dedicated to El Paso County.
3. [illegible] and Tract R shall be conveyed to El Paso County.
4. Tracts B-D and G-Q to be owned and maintained by the Lorson Ranch Metropolitan District.

CARRIAGE MEADOWS SOUTH TRACT TABLE:

TRACT A: 2.15 ACRES	MARKSHEFFEL ROAD RIGHT-OF-WAY DEDICATION
TRACT B: [illegible] ACRES	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT C: 0.11 AC (4,619 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT D: 1.79 AC (78,164 SF)	OPEN SPACE/ UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ FMIC DITCH
TRACT E: 7.48 ACRES	DRAINAGE/ OPEN SPACE/ TRAIL CORRIDOR
TRACT F: 11.01 ACRES	DRAINAGE/ OPEN SPACE/ TRAIL CORRIDOR
TRACT G: 3.70 ACRES	OPEN SPACE/ UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ FMIC DITCH
TRACT H: 2.36 ACRES	OPEN SPACE/ UTILITY/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT I: 0.08 AC (3,271 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT J: 0.02 AC (1,040 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT K: 0.21 AC (9,005 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT L: 0.22 AC (9,587 SF)	LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE
TRACT M: [illegible] ACRES	OPEN SPACE/ UTILITY/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT N: [illegible] ACRES	VACANT - FUTURE COMMERCIAL DEVELOPMENT
TRACT O: 5.33 ACRES	VACANT - FUTURE [illegible] DEVELOPMENT
TRACT P: 0.56 AC (24,535 SF)	UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT Q: 1.07 AC (46,594 SF)	UTILITIES/ DRAINAGE/ DETENTION FACILITIES/ RECREATIONAL USES/ LANDSCAPE
TRACT R: [illegible]	FUTURE ROAD RIGHTS-OF-WAY [illegible]

LEGAL DESCRIPTION - CARRIAGE MEADOWS SOUTH:

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 "14 COR RLS 31161" AND IS ASSUMED TO BEAR N89°41'52"E, A DISTANCE OF 5319.36 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 [illegible] FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. [illegible] 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 1562.18 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°46'46"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1502.96 FEET (1501.03 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 106 AT PAGE 61 OF SAID COUNTY RECORDS;

THENCE [illegible]

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

1. THENCE N00°49'33"E, A DISTANCE OF 764.96 FEET (N01°15'00"E, 765.07 FEET OF RECORD);
2. THENCE N00°09'01"E, A DISTANCE OF 169.33 FEET (N01°05'00"E, 169.36 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 1 THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°30'05"E, A DISTANCE OF 124.06 FEET (N00°30'17"E, 124.03 FEET OF RECORD PER DEED) (N01°05'00"E, 124.00 FEET OF RECORD PER PLAT);
2. THENCE N89°10'08"W, A DISTANCE OF 216.62 FEET (216.57 FEET OF RECORD PER DEED) (N88°55'00"E, 216.51 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 661.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107121 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 N89°26'47"E, A DISTANCE OF 696.96 FEET;
3. THENCE S82°09'01"E, A DISTANCE OF 85.84 FEET;
4. THENCE S64°44'32"E, A DISTANCE OF 49.47 FEET;
5. THENCE N42°46'53"E, A DISTANCE OF 59.48 FEET;
6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;
7. THENCE N44°11'37"E, A DISTANCE OF 56.44 FEET;
8. THENCE N89°26'47"E, A DISTANCE OF 545.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE S03°20'59"W, A DISTANCE OF 376.71 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°16'51"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°07'45"W, A LONG CHORD DISTANCE OF 677.16 FEET;
THENCE S14°02'20"W, A DISTANCE OF 519.94 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 360.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 23;
THENCE N89°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.

OPEN SPACE AREA:

TOTAL OPEN SPACE REQUIRED: 10.67 ACRES (10%)
TOTAL OPEN SPACE PROVIDED: [illegible] ACRES (22%)

Land Owner Certification

Authorized Agent, Manager

STATE OF COLORADO)
) SS
EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this ______ day of ______ 20___ A.D. by ______

Witness my Hand and Seal ______

Notary Public

My Commission Expires ______

Ownership Certification

STATE OF COLORADO)
) SS
EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this ______ day of ______ 20___ A.D. by ______

Witness my Hand and Seal ______

Notary Public

My Commission Expires ______

County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (Board resolution or motion # ______) (date ______) approving the PUD and all applicable El Paso County regulations.

Chair, Board of County Commissioners ______ date

Director, Planning and Community Development Dept. ______ date

Clerk and Recorder Certification

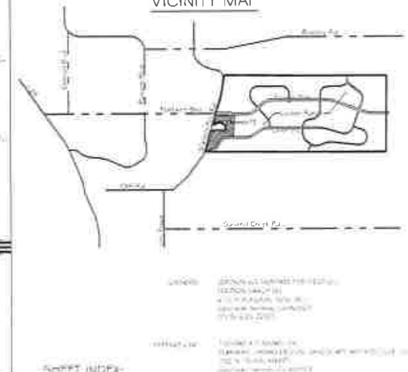
STATE OF COLORADO)
) SS
EL PASO COUNTY)

I hereby certify that this Plan was filed in my office on this ______ of ______ 20___ at ______ o'clock ___m, and was recorded per ______

Reception No. ______

El Paso County Clerk and Recorder

VICINITY MAP



SHEET INDEX:

NORTH SCALE: 1" = 100'

DSD FILE NO.: PUDSP-16-002

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REV. 1	[illegible]			
2	RESPONSE TO COMMENTS REV. 2	[illegible]			
3	RESPONSE TO COMMENTS REV. 3	[illegible]			
4					
5					
6					

DESIGNED	JBA	[illegible]	
DRAWN	JBA	[illegible]	
CHECKED	JB	[illegible]	
PROJECT NUMBER	[illegible]		
SCALE	AS NOTED		

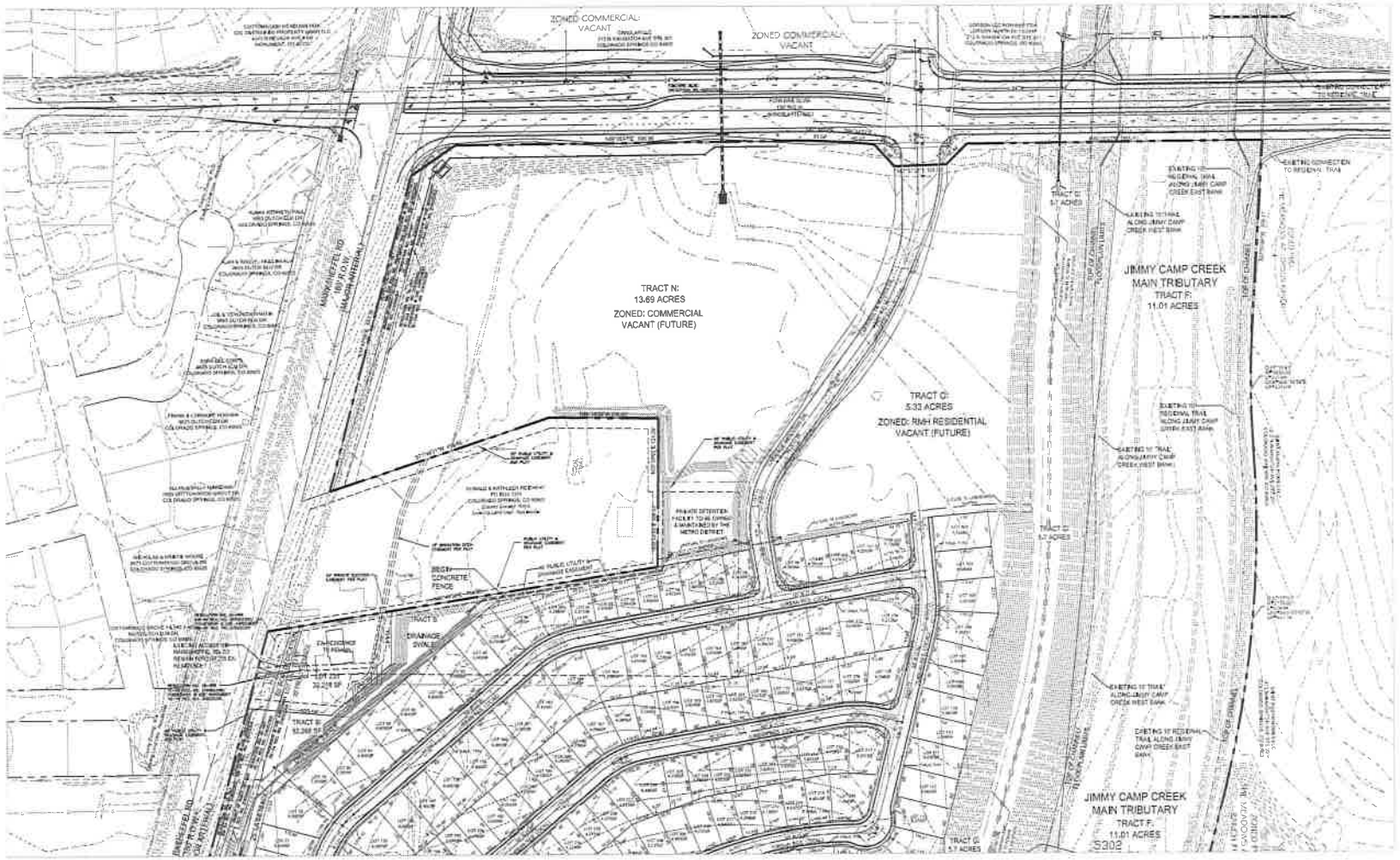
THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

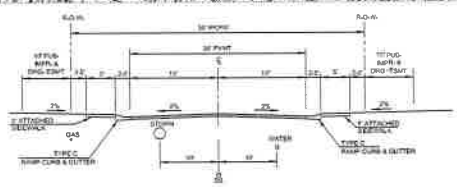
Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
PUD & PRELIMINARY PLAN

LORSON RANCH

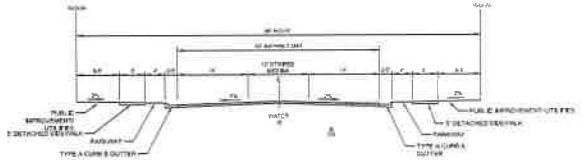
Carriage Meadows South PUD Development & Preliminary Plan

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





TYPICAL SECTION:
50' R.O.W. RESIDENTIAL URBAN LOCAL
NOT TO SCALE



TYPICAL SECTION LORSON BOULEVARD:
80' R.O.W. NON-RESIDENTIAL COLLECTOR
NOT TO SCALE

NORTH

SCALE: 1" = 100'

DSD FILE NO.: PUDSP-16-002

THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 538-8777

REV. #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REV. 1	09.17.16			
2	RESPONSE TO COMMENTS REV. 2	12.13.16			
3	RESPONSE TO COMMENTS REV. 3	03.28.17			
4					
5					
6					

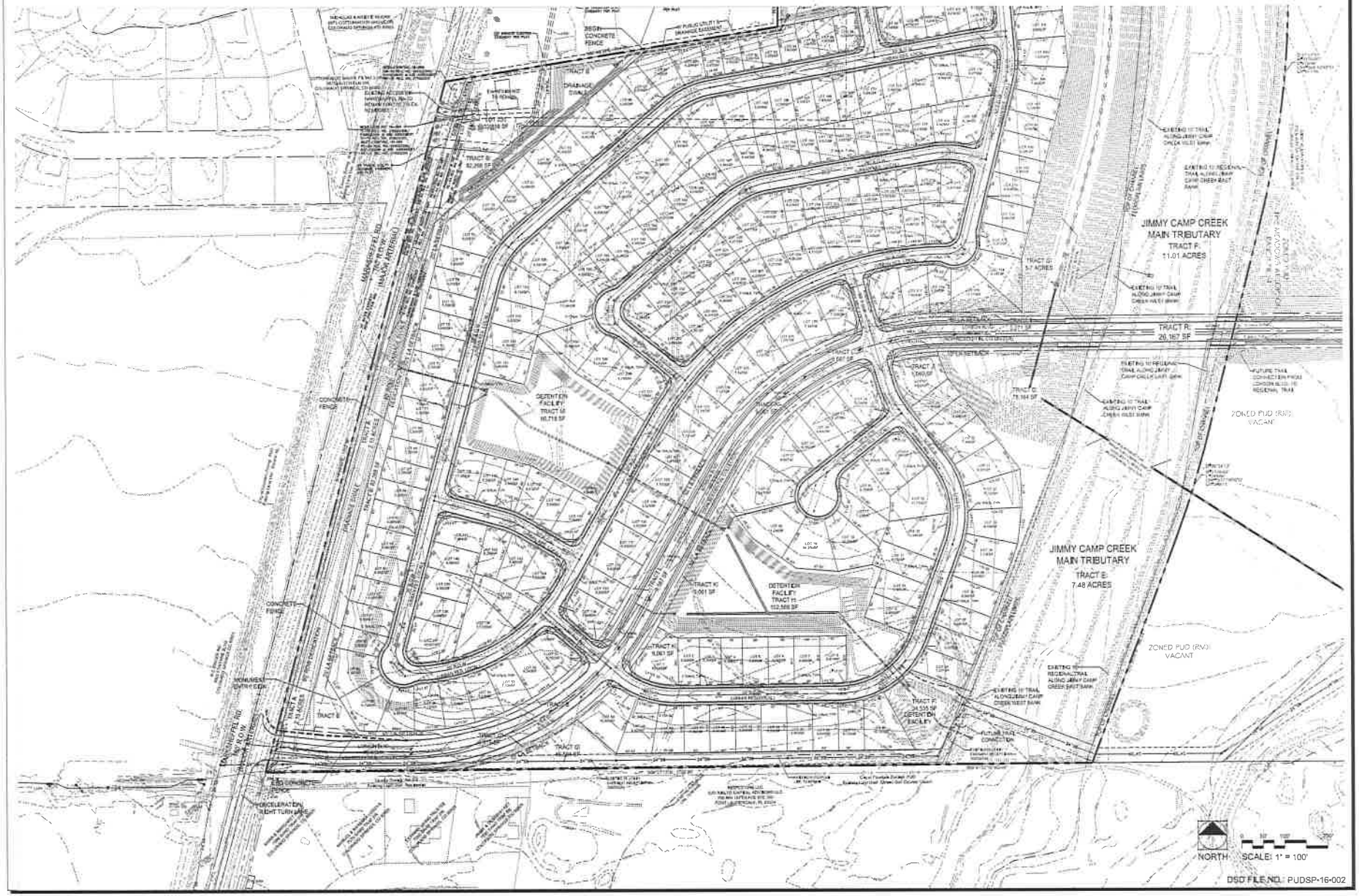
DESIGNED	RB	06.27.16
DRAWN	RB	06.27.16
CHECKED	SAFT	06.27.16
PROJECT NUMBER		24.06.11
SCALE		AS NOTED

Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
PUD & PRELIMINARY PLAN

LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan

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



DSD FILE NO.: PUDSP-16-002

THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
707 North Tejon
Colorado Springs, Colorado 80903
(719) 538-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REV. 1	10 17 16			
2	RESPONSE TO COMMENTS REV. 2	12 17 16			
3	RESPONSE TO COMMENTS REV. 3	01 26 17			
4					
5					
6					

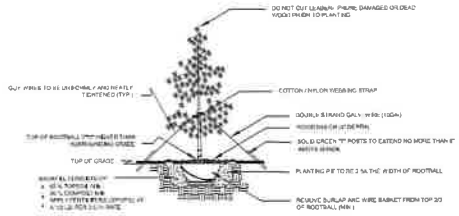
DESIGNED	JRA	06.27.16
DRAWN	JRA	06.27.16
CHECKED	LMT	06.27.16
PROJECT NUMBER		2416.1
SCALE		AS SHOWN

Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
PUD & PRELIMINARY PLAN

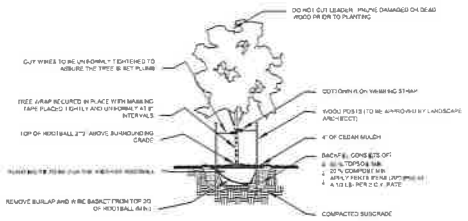
LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan

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



EVERGREEN TREE PLANTING DETAIL NTS



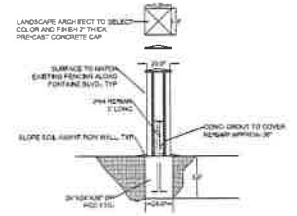
DECIDUOUS TREE PLANTING DETAIL NTS

PUD LANDSCAPE STREETSCAPE:

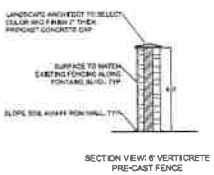
STREET NAME OR ZONE BOUNDARY	MARKSHEFFEL RD	LORSON RANCH INTERNAL STREETS	CARRIAGE MEADOWS SOUTH PERIMETER
ROADWAY CLASSIFICATION	PRINCIPAL ARTERIAL	COLLECTOR	COLLECTOR
AVERAGE TRIPS PER WEEKDAY(ADT)	20,740	1,800	1,800
LINEAR FEET (LF)	1,294	2,700	1,294
TOTAL AREA (SF)	51,760	43,200	51,760
NUMBER OF TREES REQUIRED (1/30 LF)	44	45	44
NUMBER OF EVERGREEN TREES PROVIDED	NA	NA	NA
% OF EVERGREEN TREES PROVIDED	NA	NA	NA
NUMBER OF DECIDUOUS TREES REQUIRED (1/30 LF)	44	45	44
% OF DECIDUOUS TREES PROVIDED	100%	100%	100%
EVERGREEN TREE SYMBOL			
DECIDUOUS TREE SYMBOL			

GENERAL PLANTING NOTES:

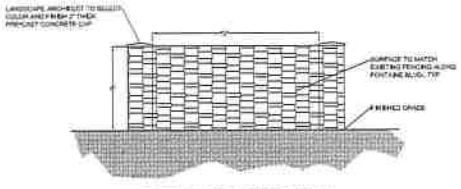
1. COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NATIVE SEED MIX. THE LANDSCAPE CONTRACTOR SHALL ANY URBAN PARK IMPROVEMENTS WILL BE CONSTRUCTED AT A LATER DATE PER THE EL PASO COUNTY PARKS M PARK LAND AGREEMENTS.
2. THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
3. ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
4. ALL AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE INITIAL DEVELOPMENT OTHERWISE SHOWN.
5. ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL TREES SHALL BE PLACED AND PRIOR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER CONTROL PRACTICES AS REQUIRED.
7. TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
8. SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
9. FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.
10. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
11. TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH.
12. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.



SECTION VIEW 6' VERTICRETE PRE-CAST COLUMN



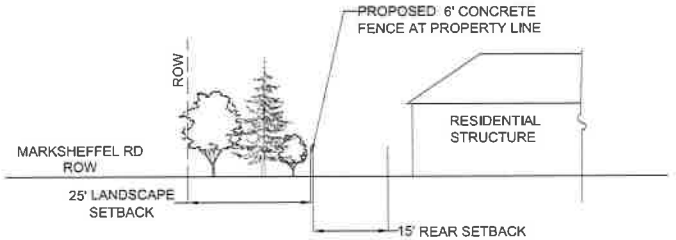
SECTION VIEW 6' VERTICRETE PRE-CAST FENCE



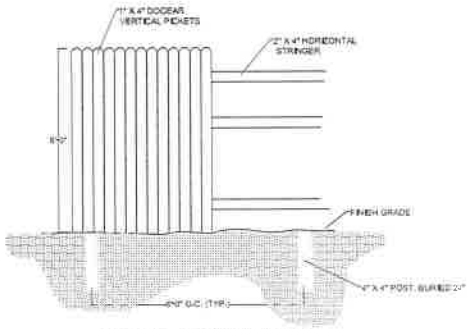
FRONT VIEW 6' VERTICRETE PRE-CAST FENCE

NOTE:
1. FENCING, COLUMNS, CAP, ETC. TO MATCH EXISTING FOUND WITHIN LORSON RANCH, TYP.
2. FENCE AND COLUMN COLOR, TEXTURE, PATTERN, ETC. TO MATCH EXISTING FOUND WITHIN LORSON RANCH, TYP.
3. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.
4. SUBMIT CUT SHEETS AND SAMPLE PRIOR TO INSTALLATION.

CONCRETE FENCE DETAIL NTS



CONCRETE FENCE SECTION ALONG MARKSHEFFEL RD. NTS



NOTE: WOOD SCREEN FENCE TO BE USED ALONG COLLECTOR ROADWAYS AND INTERIOR LOT LINES

6' CEDAR WOOD FENCE NOT TO SCALE

DSD FILE NO.: PUDSP-16-002

THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
Colorado Springs, Colorado 80903
(719) 634-8777

REVISIONS		DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REV. 1	10.12.16			
2	RESPONSE TO COMMENTS REV. 2	12.13.16			
3	RESPONSE TO COMMENTS REV. 3	01.26.17			
4					
5					
6					

DESIGNED	MK	06.17.16
DRAWN	MK	06.17.16
CHECKED	LMD	06.17.16
PROJECT NUMBER:		2016.41
SCALE:		AS NOTED

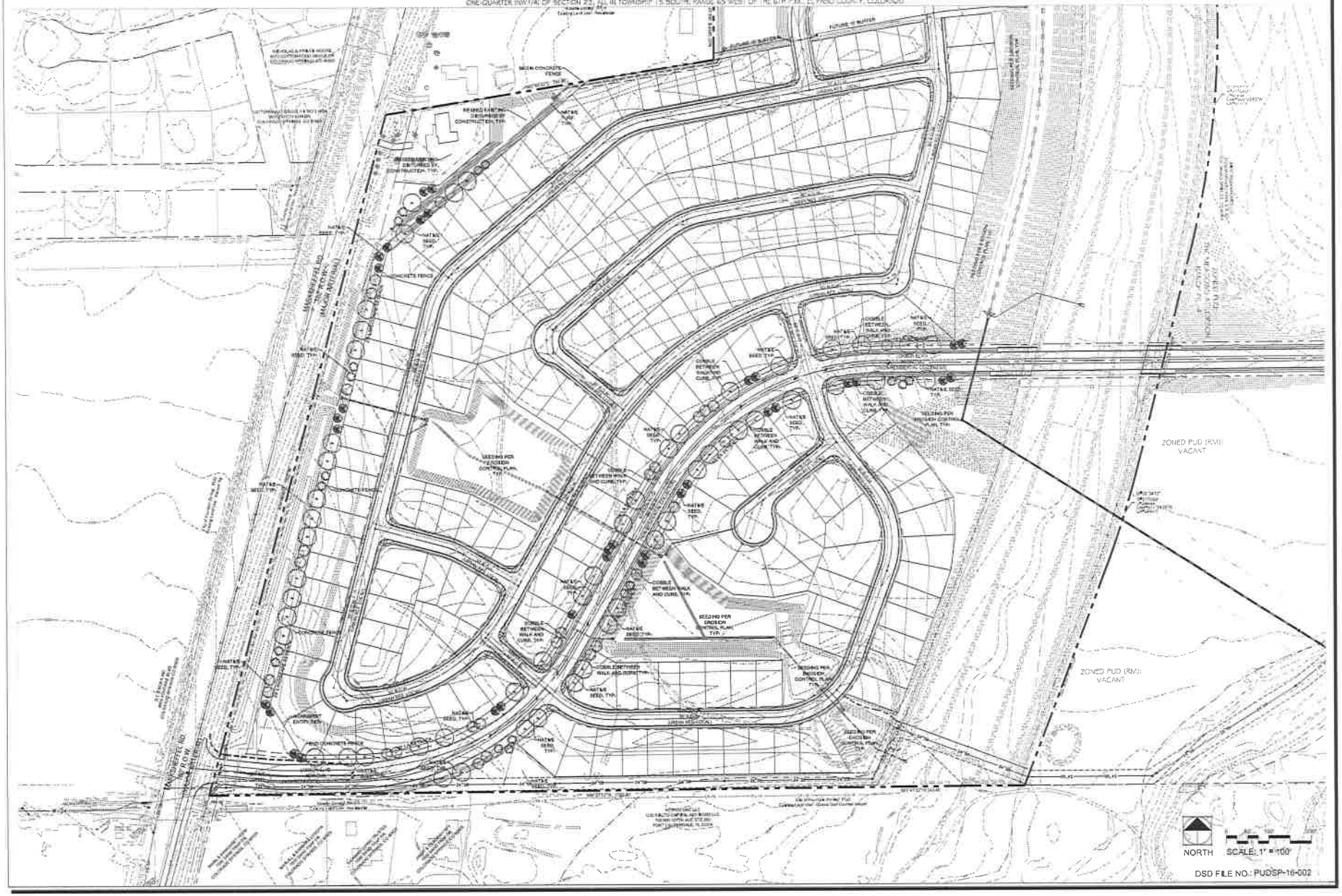
Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
PRELIMINARY LANDSCAPE PLAN

L1 of 2

LORSON RANCH

Carriage Meadows South PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN 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, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
790 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REV. 1	09 13 16			
2	RESPONSE TO COMMENTS REV. 2	02 13 17			
3	RESPONSE TO COMMENTS REV. 3	03 24 17			
4					
5					
6					

DESIGNED	MA	04.27.16
DRAWN	RVA	04.27.16
CHECKED	LVH	04.27.16
PROJECT NUMBER		2016.01
SCALE:		AS NOTED

Lorson Ranch
Carriage Meadows South
Colorado Springs, CO
PRELIMINARY LANDSCAPE PLAN

L2 of 2

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

January 12, 2017

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Sent via email to: DSDcomments@elpasoco.com

RE: Carriage Meadows South at Lorson Ranch
Preliminary Plan
NE1/4 Sec. 22 & NW1/4 Sec. 23, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23937

To Whom It May Concern:

We have received the updated materials on January 12, 2017 regarding the above-referenced proposal to subdivide a 106.64 acre tract of land into 234 single family detached units, plus one existing unit, and approximately 34 acres of open space. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("District").

Water Supply Demand

The Water Demand and Wastewater Disposal Report, revision date 12-12-2016, provided with the submittal estimates a demand of 91.26 acre-feet/year for 234 household units. This equates to an anticipated water demand of approximately 0.39 acre-feet/year per household. An additional 1.95 acre-ft/yr is anticipated for median landscaping. The total annual water use is anticipated to be 93.21 acre-feet. The existing unit is already being served by the District and was not included in the calculations of water demand. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District ("Widefield"). An updated letter of commitment dated December 8, 2016 from

Widefield was provided with the supplemental materials and indicates 93.21 acre-feet are committed to the subdivision.

State Engineer's Office Opinion

According to this office's records, it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,

Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)

EL PASO COUNTY

OFFICE OF THE COUNTY ATTORNEY
CIVIL DIVISION

Amy R. Folsom, County Attorney

Assistant County Attorneys
M. Cole Emmons
Lori L. Seago
Diana K. May
Kenneth R. Hodges
Lisa A. Kirkman
Steven A. Klaffky

February 9, 2017

PUDSP-16-002 Carriage Meadows South at Lorson Ranch
Planned Unit Development/Preliminary Plan

Reviewed by: Cole Emmons, Senior Assistant County Attorney M. C. E.
Edi Anderson, Paralegal

NOTE: The following analysis supersedes a previous review provided by the County Attorney's Office dated August 10, 2016, proposing 234 lots in the Carriage Meadows South at Lorson Ranch subdivision. The following review reflects the updated proposal of 234 lots, plus 1 existing lot, for a total of 235 lots.

FINDINGS AND CONCLUSIONS:

1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by Lorson LLC Nominee for Heidi LLC and Lorson Ranch, LLC ("Applicant"), to subdivide an approximately 106.64 acre parcel into 234 single-family lots, plus 1 existing lot, and including 34 acres of open space and public right-of-way. This proposal is submitted concurrently with a proposal to rezone the parcel to a PUD.

2. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). Pursuant to the Water Supply Information Summary for the Carriage Meadows South at Lorson Ranch Subdivision, the applicant estimates its annual water needs to serve household use for the entire subdivision at 93.21 acre-feet. This total amount is based on the District's 0.39 annual acre-feet per single-family equivalent totaling 91.26 acre-feet (0.39 acre-feet x 234 single family lots = 91.26 acre-feet), plus a total of 1.95 acre-feet for irrigation of landscaping. As further noted, the District is already committed to providing water service to the existing lot in the subdivision. Based on these figures, the Applicant must be able to provide a supply of 27,963 acre-feet of water (93.21 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement. Since the District's water is considered annually renewable (see below), it is considered to already have a minimum life of 300 years, and therefore, does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1., LDC, "[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years." Given the general well locations which place most of the wells approximately within one to two miles of either Fountain Creek or Jimmy Camp Creek, given the augmentation supply of transmountain Frying Pan/Arkansas Project water which is a tributary renewable source, and given the representations of JDS Hydro, the District's Engineer, that "the system does not rely on any non-renewable water sources," it appears the proposed water supply is an annual renewable source and falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years.

4. The District's General Manager provided a letter of commitment for the subdivision dated December 8, 2016 in which the District committed to providing water service to the subdivision of 235 residential lots. The District's General Manager stated "The water commitment is for 235 Residential Lots plus Median Landscaping- (5 SFE) and 93.21 acre-feet." The District further states that the "existing residence is within the platting area. This water service has been on the Widefield system for nearly 50 years. Water is already committed for the existing lot and therefore this commitment covers an additional lot, the water computation includes only 234 lots."

5. In a letter dated January 12, 2017, the State Engineer reviewed the application to subdivide the 106.64 acres into 234 single-family residential lots, plus 1 existing lot. The Engineer reviewed this matter based on information provided in the Water Demand and Wastewater Report, revision date 12-12-2016, and the District's letter dated December 8, 2016, which estimated water requirements at a total of 93.21 acre-feet per year for the 234 residential lots and further noted that the "existing unit is already being served by the District and was not included in the calculations of water demand." The State Engineer noted that the "proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot." Notwithstanding, the State Engineer stated that according to their records, "it appears the District has sufficient water resources to serve the proposed development" and further, "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

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

Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers."

7. The State Engineer did not provide any figures for the District's water supply and demand, but referenced the Water Demand and Wastewater Disposal Report dated December 12, 2016. The Report indicates that the District has "current Legal Water Supply Holdings" estimated at 9,495 annual acre-feet, "current Developed Physical Supply is 5246 annual acre-feet", and a "three year running average actual use" of 2,248 acre-feet which is roughly "43% of the existing available physical supply". This would yield an estimated surplus of approximately 2,998 acre-feet based on these figures.

8. Analysis: As indicated, the Water and Wastewater Disposal Report dated December 12, 2016 delineates the sources of the District's water supply, which is based on surface water rights, renewable groundwater, and a mix of various sources. The Report notes that the District does not rely on any non-renewable water sources and the current legal water supply holdings of the District are estimated at 9,495 annual acre-feet. The current developed physical supply is 5,246 acre-feet and the three year average actual use is 2,248 acre-feet, which would leave a surplus of approximately 2,998 acre-feet based on these figures. With a proposed annual demand of 93.21 acre-feet for the 234 single-family lots, plus the additional existing lot already being served by the District, and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient for the Carriage Meadows South at Lorson Ranch subdivision.

9. The water quality requirements of Section 8.4.7.B.10 of the Land Development Code must be satisfied.

10. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, the District's explanation that PFCs will not affect the quantity of the District's water supply, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The Health Department will need to make a recommendation as to water quality sufficiency.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner II

RECEIVED
AUG 01 2016
El Paso County
Attorney's Office

Widefield
Water and Sanitation District

37 Widefield Boulevard, Colorado Springs, Colorado 80911

July 29, 2016

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

Re: Perfluorinated Compounds

Dear Mr. Emmons:

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

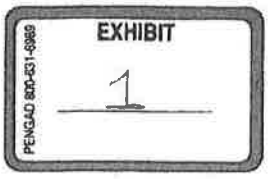
On May 19, 2016, the Environmental Protection Agency (EPA) announced it lowered the health advisory levels (HAL's) for both PFOS and PFOA to 70 parts per trillion. In addition, the Colorado Department of Public Health and Environment (CDPHE) decided to include PFHpA into the 70 parts per trillion combined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

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

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

Sincerely,

Steve Wilson, District Manager



EL PASO COUNTY

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February 9, 2017

PUDSP-16-002 Carriage Meadows South at Lorson Ranch
Planned Unit Development/Preliminary Plan

Reviewed by: Cole Emmons, Senior Assistant County Attorney
Edi Anderson, Paralegal

M. C. E.

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1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by Lorson LLC Nominee for Heidi LLC and Lorson Ranch, LLC ("Applicant"), to subdivide an approximately 106.64 acre parcel into 234 single-family lots, plus 1 existing lot, and including 34 acres of open space and public right-of-way. This proposal is submitted concurrently with a proposal to rezone the parcel to a PUD.

2. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). Pursuant to the Water Supply Information Summary for the Carriage Meadows South at Lorson Ranch Subdivision, the applicant estimates its annual water needs to serve household use for the entire subdivision at 93.21 acre-feet. This total amount is based on the District's 0.39 annual acre-feet per single-family equivalent totaling 91.26 acre-feet (0.39 acre-feet x 234 single family lots = 91.26 acre-feet), plus a total of 1.95 acre-feet for irrigation of landscaping. As further noted, the District is already committed to providing water service to the existing lot in the subdivision. Based on these figures, the Applicant must be able to provide a supply of 27,963 acre-feet of water (93.21 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement. Since the District's water is considered annually renewable (see below), it is considered to already have a minimum life of 300 years, and therefore, does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1., LDC, "[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years." Given the general well locations which place most of the wells approximately within one to two miles of either Fountain Creek or Jimmy Camp Creek, given the augmentation supply of transmountain Frying Pan/Arkansas Project water which is a tributary renewable source, and given the representations of JDS Hydro, the District's Engineer, that "the system does not rely on any non-renewable water sources," it appears the proposed water supply is an annual renewable source and falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years.

4. The District's General Manager provided a letter of commitment for the subdivision dated December 8, 2016 in which the District committed to providing water service to the subdivision of 235 residential lots. The District's General Manager stated "The water commitment is for 235 Residential Lots plus Median Landscaping- (5 SFE) and 93.21 acre-feet." The District further states that the "existing residence is within the platting area. This water service has been on the Widefield system for nearly 50 years. Water is already committed for the existing lot and therefore this commitment covers an additional lot, the water computation includes only 234 lots."

5. In a letter dated January 12, 2017, the State Engineer reviewed the application to subdivide the 106.64 acres into 234 single-family residential lots, plus 1 existing lot. The Engineer reviewed this matter based on information provided in the Water Demand and Wastewater Report, revision date 12-12-2016, and the District's letter dated December 8, 2016, which estimated water requirements at a total of 93.21 acre-feet per year for the 234 residential lots and further noted that the "existing unit is already being served by the District and was not included in the calculations of water demand." The State Engineer noted that the "proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot." Notwithstanding, the State Engineer stated that according to their records, "it appears the District has sufficient water resources to serve the proposed development" and further, "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

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

Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers."

7. The State Engineer did not provide any figures for the District's water supply and demand, but referenced the Water Demand and Wastewater Disposal Report dated December 12, 2016. The Report indicates that the District has "current Legal Water Supply Holdings" estimated at 9,495 annual acre-feet, "current Developed Physical Supply is 5246 annual acre-feet", and a "three year running average actual use" of 2,248 acre-feet which is roughly "43% of the existing available physical supply". This would yield an estimated surplus of approximately 2,998 acre-feet based on these figures.

8. Analysis: As indicated, the Water and Wastewater Disposal Report dated December 12, 2016 delineates the sources of the District's water supply, which is based on surface water rights, renewable groundwater, and a mix of various sources. The Report notes that the District does not rely on any non-renewable water sources and the current legal water supply holdings of the District are estimated at 9,495 annual acre-feet. The current developed physical supply is 5,246 acre-feet and the three year average actual use is 2,248 acre-feet, which would leave a surplus of approximately 2,998 acre-feet based on these figures. With a proposed annual demand of 93.21 acre-feet for the 234 single-family lots, plus the additional existing lot already being served by the District, and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient for the Carriage Meadows South at Lorson Ranch subdivision.

9. The water quality requirements of Section 8.4.7.B.10 of the Land Development Code must be satisfied.

10. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, the District's explanation that PFCs will not affect the quantity of the District's water supply, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The Health Department will need to make a recommendation as to water quality sufficiency.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner II

RECEIVED
AUG 01 2016
El Paso County
Attorney's Office

Widefield
Water and Sanitation District

37 Widefield Boulevard, Colorado Springs, Colorado 80911

July 29, 2016

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

Re: Perfluorinated Compounds

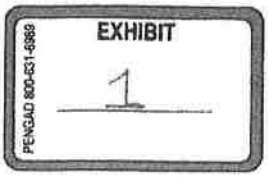
Dear Mr. Emmons:

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

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

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

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

Sincerely,

Steve Wilson, District Manager