


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Kari Parsons, Planner III
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: PUDSP-20-003
Project Name: Hills at Lorson Ranch
Parcel Nos.: 55000-00-403, 55000-00-371, 55000-00-274, 55000-00-0275, 55000-00-276, 55000-00-278, 55000-00-279, 55000-00-280, 55000-00-405

OWNER:	REPRESENTATIVE:
Love in Action Lorson LLC Nominee 212 N. Wasatch Ave. Colorado Springs, CO. 80903	Matrix Design Group, Inc. Jason Alwine 2435 Research Parkway Colorado Springs, CO 80920

Commissioner District: 4

Planning Commission Hearing Date:	11/19/2020
Board of County Commissioners Hearing Date	12/8/2020

EXECUTIVE SUMMARY

A request by Love in Action and Lorson LLC Nominee for approval of a map amendment (rezoning) of 123.17 acres from an overall zoning and conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) plan to allow for the development of 514 single-family detached residential lots, rights-of-way, drainage, open

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space, and utility tracts. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), A PUD Development Plan May be Approved as a Preliminary Plan, the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The applicants are also requesting approval to perform pre-development site grading to include construction of roadways. The parcels are located east of the East Tributary of Jimmy Camp Creek, and north of Lorson Boulevard and are within Sections 13 and 24, Township 15 South, Range 65 West of the 6th P.M. The subject property is located within the boundaries of the Highway 94 Comprehensive Plan (2003) area.

A. REQUEST/MODIFICATIONS/AUTHORIZATION

Request: Approval of a map amendment (rezoning) from an overall zoning and conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 514 single-family detached residential lots within a 123.17-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD development plan be approved as a preliminary plan. Additionally, the applicants are also requesting approval to perform pre-development site grading to include installation of wet utilities and construction of roadways.

Modification of Existing Land Development Code (LDC) or Engineering Criteria

Manual (ECM) Standard: The applicants are not requesting any modification(s) of the LDC or ECM with this application.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval. Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, Detention Pond Maintenance Agreements and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019) 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. The requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the Planning Commission and the BoCC find that the following additional criteria for approval of a preliminary plan have also been met:

- 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;

- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- 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 protection, recreation, utilities, open space and transportation system, 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)	Vacant
South: PUD (Planned Unit Development)	Vacant
East: PUD (Planned Unit Development)	Vacant
West: PUD (Planned Unit Development)	Single-family residential

E. BACKGROUND

The proposed Hills at Lorson Ranch development is within the Lorson Ranch at Jimmy Camp Creek Sketch Plan, which was approved by the Board of County Commissioners on March 25, 2004 (PCD File No. SKP-03-002). The subject site is included in the Lorson Ranch Overall Development and Phasing Plan, approved by

the Board of County Commissioners on December 15, 2005 (PCD File No. PUD-05-003). The Overall Development and Phasing Plan was subsequently amended in November of 2006 (PCD File NO.PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, transitions and buffers. It also designated major open space, drainage, and transportation corridors.

A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan was approved on April 21, 2016 (PCD File No. SKP-15-001). The amendment included a revision to the location of the anticipated school site and open space, minor changes to the allowed density within the planning area and downgrading the classification of certain roadways to be specifically determined following review of traffic studies submitted with subsequent final plats. Subsequent plats are required to submit a development specific traffic study to evaluate each development's impact to the nearby roadways and to determine if any off-site escrow or improvements are required. To date, no roadways within the Lorson Ranch development have been identified as requiring a further upgrade after the minor sketch plan amendment was approved.

The Hills at Lorson Ranch PUD is located within the eastern portion of the Lorson Ranch at Jimmy Camp Creek Sketch Plan (PCD File No. SKP-15-001), and the Overall Development and Phasing Plan (PCD File No. PUD-06-011), which established a density of 4-6 dwelling units per acre in the subject area. The adjacent properties within the Lorson Ranch development to the north, south and east are zoned PUD (Planned Unit Development) and have an established density of 4-6 dwelling units per acre. The Peaceful Valley Lake Estates subdivision lies one-fifth (1/5) of a mile to the south of the proposed development and is zoned RR-5 (Residential Rural). The abrupt change in density from the RR-5 zoning district to the proposed density of 4-6 dwelling units per acre within the Lorson Ranch Development was determined by the Board of County Commissioners to require a more significant transition from the rural residential properties to the proposed urban development. The Board required the PUD to depict a minimum of 2.5-acre lots adjacent to the rural residential boundary and a minimum of a 100-foot building setback from the southern boundary line between the Peaceful Valley Lake Estates subdivision and future lots within the Lorson Ranch development. This is anticipated to mitigate impacts to the rural residential properties to the south and provide a density transition from rural development to urban development located within Lorson Ranch.

The requested Hills at Lorson Ranch development does not include the land immediately adjacent to the Peaceful Valley Lakes Estates, therefore, no additional

setback or increased lot size is depicted on the plan. Subsequent land use applications immediately adjacent to Peaceful Valley Lake Estates subdivision will require the applicant(s) to depict 2.5-acre lots adjacent to the Peaceful Valley Lake Estates subdivision and incorporate a 100-foot building setback into the development guidelines of the PUD plan. The proposed PUD rezoning proposes an average density of 4.17 dwelling units per acre and includes the development of 514 detached single-family lots (54.09 acres), 30.9 acres of public right-of-way, and 12 tracts totaling 38.17 acres for drainage, utilities, associated easements, two pocket parks, landscaping, and open space. Lorson Ranch Metropolitan District No. 1 is anticipated to own and maintain the tracts exclusive of the future development tract (tract to be owned and developed by others). The minimum lot size proposed within the PUD development plan is 2,500 square feet, with the lot sizes increasing up to a maximum of 5,000 square feet.

Section 4.2.6.F.8 of the Land Development Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 123.17 acres in size, which would require a total of 12.3 acres of open space area. The applicant is providing 38.17 acres (31 percent) of designated open space tracts which include: drainage, utilities, associated easements, two (2) pocket parks (27,866 square feet), trails, and landscaping.

If the Hills at Lorson PUD Development Plan and Preliminary Plan are approved, and a finding of water sufficiency for water quality, quantity, and dependability is made by the Board of County Commissioners, then it is anticipated that the applicant will request administrative approval by the Planning and Community Development Department Executive Director of all subsequent final plats.

F. ANALYSIS

1. Land Development Code Analysis

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan and Preliminary Plan are consistent with the proposed PUD

development guidelines and with the submittal and processing requirements of the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.4 – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

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.

Policy 10.2.2- Carefully consider the availability of water and wastewater services prior to approving new development.

Policy 11.3.2- When possible, safely design and incorporate drainage facilities as an aesthetic element with developments.

Policy 12.1.3- Approve new urban and rural residential development only if structural fire protection is available.

Goal 13.1- Encourage an adequate supply of housing types to meet the needs of County residents

The Lorson Ranch at Jimmy Camp Creek Sketch Plan (PCD File No. SKP-15-001) and the Overall Development and Phasing Plan (PCD File No. PUD-06-011) depict RMH (Residential Medium High, 4-6 dwelling units per acre) for the subject property and the properties surrounding the subject development are also depicted by the same density, 4-6 dwelling units per acre. The PUD and preliminary plan depict a range in lot sizes from 2,500 square feet up to 5,000 square feet, which is anticipated to provide a variety of housing types to meet the needs of County residents. The development proposes an overall density of 4.17 dwelling units per acre and is compatible with the existing urban development to the west and the future planned development anticipated to be located to the north, south, and east within the overall Lorson Ranch development. The proposed density of 4.17 dwelling units/acre is within the 4-6 dwelling unit per

acre density range allowed for this area under the approved sketch plan and Overall Development and Phasing Plan (PCD File No. PUD-06-11). The single-family residential development depicted on the PUD development plan and preliminary plan is a compatible and practical extension of the planned and existing urban single-family residential development in the area.

According to the water and wastewater resources reports submitted in support of the development plan, Widefield Water and Sanitation District has available water supply and wastewater treatment capacity to provide adequate service to the development. Please see the Water Master Plan section below for additional analysis regarding master plan consistency pertaining to water. The applicant has consulted with Security Fire Protection District to ensure the District could adequately serve the development via the proposed public roadways. The District did not have concerns with the design of the development.

The proposed PUD and preliminary plan include drainage facilities, two pocket parks and multiple tracts that are anticipated to serve as open space areas. The plans depict trails within the proposed open space which are anticipated to connect to the existing pedestrian network within the overall Lorson development, which also connect to the Jimmy Camp Creek Regional Trail.

Staff recommends that the layout and design of the PUD development plan and preliminary plan is consistent with the policies pertaining specifically to the concept of integrating new compatible land uses in terms of density and access. The policies promote conservation of open space and promote the efficient development of the property by minimizing infrastructure costs.

4. Small Area Plan Analysis

The Hills at Lorson Ranch PUD/Preliminary Plan is within the Highway 94 Comprehensive Plan (2003) area. Specifically, a portion of the proposed PUD/preliminary plan is within Sub-Area 4, Colorado Centre, of the Highway 94 Plan. The subject property is located both north and south of Fontaine Boulevard. Fontaine Boulevard is depicted as the southern boundary line of the Plan area.

The Colorado Centre Sub-Area includes several development “recommendations”. The “recommendations” identified on page 140 within the Plan are as follows:

- “An overriding concern in the Sub-Area is compatibility with City industrial and residential areas.”

- “Urban uses are recommended for County enclaves surrounded by the City of Colorado Springs. Enclaves should be built to City standards and ultimately annexed in the City of Colorado Springs.”
- “Within unincorporated areas of the Sub-Area, five-acre densities are recommended. 35-acre densities are recommended east of Jimmy Camp Creek. Once City properties are developed, five-acre densities should be accommodated east of Jimmy Camp Creek.”

Approval of the original Lorson Ranch at Jimmy Camp Creek Sketch Plan, which was approved by the Board of County Commissioners on March 25, 2004 (PCD File No. SKP-03-002) and the Lorson Ranch Overall Development and Phasing Plan, approved by the Board of County Commissioners on December 15, 2005 (PCD File No. PUD-05-003) created an inconsistency with the third recommendation for the Sub-Area regarding densities east of Jimmy Camp Creek. Near the time of the sketch plan and overall PUD plan approval, central services for water and wastewater were made available with expansion of the service area of the Widefield Water and Sanitation District into the Sub-Area. Such physical expansion allowed for urban development within the County without requiring annexation into the City of Colorado Springs. The availability of central services inherently impacted the character of the Sub-Area by changing it from planned rural and low-density residential development to significantly more urban, higher density development.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 1.2 – Integrate water and land use planning.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

Policy 6.4.1.3 – Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.

Policy 6.4.1.4 – Promote long-term planning by water providers for sustainable water supplies serving new development.

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states:

“Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.”

The proposed development is located east of Marksheffel Road, which is a developing area as identified in the Water Master Plan (2018). The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently upgraded their water infrastructure by replacing water lines in the area to increase efficiency for deliverable water to the 374-acre Pikes Peak National Cemetery to the north, the overall Lorson Ranch Development, and to Peaceful Valley Lake Estates located south of Lorson Ranch. The applicants' water resource report indicates the District has an ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District's service area has not experienced groundwater contamination like other locations within the service area. Please see the Water section below for a summary of the water findings and recommendations for the proposed development in regard to water quality, quantity, and dependability.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Services Department, Environmental Division, and Colorado Parks and Wildlife (CPW) were sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies valley fill (sand and gravel) which is anticipated to have little resource value in the area of the subject

parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2016) does not identify a trail within the subject property. The applicant has depicted a gravel trail in the open space Tract K, which is anticipated to connect to the existing sidewalk along Fontaine Boulevard. The existing sidewalk adjacent to Fontaine Boulevard connects to the Jimmy Camp Creek Regional Trail. Additionally, sidewalk connections within the development will also provide pedestrian connectivity to Fontane Boulevard and Tract K.

The El Paso County Major Transportation Corridors Plan (2016) is discussed below in Section G.5 of this report.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the combined PUD and preliminary plan application that would impede development. As recommended by the Colorado Geological Survey (CGS), the following note has been added to Sheet No. 1 of the PUD and preliminary plan:

“ A Geology and Soils Report, The Hills at Lorson Ranch, El Paso County, Colorado” (RMG Rocky Mountain Group, May 20, 2020 [or the correct date of any revised report]) is held in the Hills at Lorson Ranch Combined PUD/Preliminary Plan File (PUDSP203) at the El Paso County Planning and Community Development Department. Geologic hazards that would preclude the proposed development were not found to be present at this site. Geologic constraints are present, and include: expansive soils and bedrock, hydrocompactive soils, faults, seismicity, radon, erosion, steep slopes and fill soils. These geologic and engineering conditions are relatively common to the area, and can be satisfactorily mitigated through proper engineering, design, and construction practices.”

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The applicants' Natural Features Report, dated May 26, 2020, states that Mule and White-tailed Deer, Pronghorn Antelope, fox, coyote, prairie dog, rabbits, raptors, and songbirds are present in the subject area. The report states that the development is not anticipated to

negatively impact the wildlife above. The report also indicates that Colorado Parks and Wildlife does not express concern regarding impacts to the wildlife.

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0976G, the property is located entirely outside of the 100-year regulatory floodplain.

4. Drainage and Erosion

The Lorson Ranch development is located within the Jimmy Camp Creek drainage basin, which is a fee basin with a surety component. The basin does not have a County-approved Drainage Basin Planning Study (DBPS).

The Hills at Lorson Ranch generally drains to the west to existing storm drain facilities that flow to the Jimmy Camp Creek East Fork tributary, that in turn eventually outfalls to the Jimmy Camp Creek main channel south of Lorson Ranch. Two existing and six proposed full-spectrum detention (FSD) and water quality capture volume (WQCV) facilities throughout the development will serve the project and some offsite areas. The Preliminary Drainage Report for The Hills at Lorson Ranch concludes that "The proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream."

The downstream storm drains have been constructed in conjunction with previous Lorson Ranch subdivisions. The final channel stabilization improvements to the Jimmy Camp Creek East Tributary downstream of The Hills at Lorson Ranch are proposed to be constructed in conjunction with the Creekside at Lorson Ranch Filing No. 1 final plat.

The applicant has submitted grading and erosion control plans for approval to perform pre-development site grading, as well as standalone construction drawings for advance road construction of the collector roads serving the proposed development. The plans shall be approved prior to grading occurring on the site. Collateral is required for the pre-development site grading at the time of the pre-construction meeting between the applicant and the PCD Inspections staff.

5. Transportation

The proposed The Hills at Lorson Ranch development is located north of the eastward extension of Lorson Boulevard, north and south of the extension of

Fontaine Boulevard, and east of Lamprey Drive in the eastern portion of the overall Lorson Ranch development. Access to the development will be from the eastward extensions of Fontaine Boulevard and Lorson Boulevard and a new collector road connection located between them, which is Walleye Drive.

The proposed roads within The Hills at Lorson Ranch will be public local and collector roads. As outlined in the traffic impact study submitted with this project, offsite road improvements may be required with this project, specifically, intersection improvements at Fontaine Boulevard and Old Glory Drive (west intersection). Escrow provisions and/or construction of improvements could include stop signs, signals, or other improvements as warranted. The developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard and will be required to construct that signal when warrants are met. The development of this subdivision does not warrant the traffic signal.

Traffic generated from the 514 dwelling units proposed in this development will result in approximately 4,852 average daily trips (ADT). The proposed The Hills at Lorson Ranch roadways and ADT depicted in the PUD and preliminary plan and traffic study submitted by the applicant are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) as are the existing roads serving the proposed development. This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended, at the time of final plat recording.

H. SERVICES

1. Water

Widfield Water and Sanitation District provides water service and has committed to serve the property.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater service is provided by Widefield Water and Sanitation District. The District has provided a wastewater commitment letter demonstrating the District has adequate capacity to serve the development.

3. Emergency Services

The property is within the Security Fire Protection District. The District provided a commitment letter and approval of the PUD and preliminary plan design.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property.

5. Metropolitan Districts

The property is within Lorson Ranch Metropolitan District No. 6 and is also anticipated to be included into Lorson Ranch Metropolitan District No. 1, which have a combined mill levy of 66.67 mills. The applicant has stated that District No. 1 will be responsible for maintaining the detention pond and tracts throughout the development. The property is anticipated to be within Public Improvement District No. 2. Traffic impact fees associated with the District shall be paid in accordance with Resolution 19-471.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

The EPC Community Services Department, Parks Division, has provided the following comment which will be incorporated into the anticipated final plat(s) recommended conditions of approval:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Hills at Lorson Ranch Planned Unit Development / Preliminary Plan: (1) required fees for regional park purposes total \$240,038 and urban park purposes total \$151,630. However, these fees will be calculated upon review of forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.”

7. Schools

The subject property is located within the boundaries of Widefield School District No. 3. The applicant is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3 and El Paso County as originally approved by the Board of County Commissioners on April 12, 2012, and as amended by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank (land set aside in lieu of fees to be paid) located in the southeast corner of the overall Lorson development and required an alternate 25 acre school site tract be identified, which occurred with recordation of the Pioneer Landing Filing No. 2 at Lorson Ranch final plat. The Lorson Ranch East Filing No. 1 final plat adjusted the boundary of the school tract to accommodate the Fontaine Boulevard and Lamprey Road roundabout which is in preliminary acceptance. The construction of the Grand Mountain Elementary (K-8) School located northeast of the roundabout is complete.

I. APPLICABLE RESOLUTIONS

Approval 29 and 25
Denial 30 and 26

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

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 (2019), staff recommends the following conditions and notations:

CONDITIONS

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. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado 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, drainage, bridge, and traffic fees shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.

NOTATIONS

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
2. 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.
3. 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.

4. 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.
5. 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.
6. The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision.
7. The developer has already met obligations to provide escrow for the anticipated traffic signal improvements at Marksheffel Road and Lorson Boulevard and will be required to construct that signal when warrants are met.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 20 adjoining property owners on October 30, 2020, 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

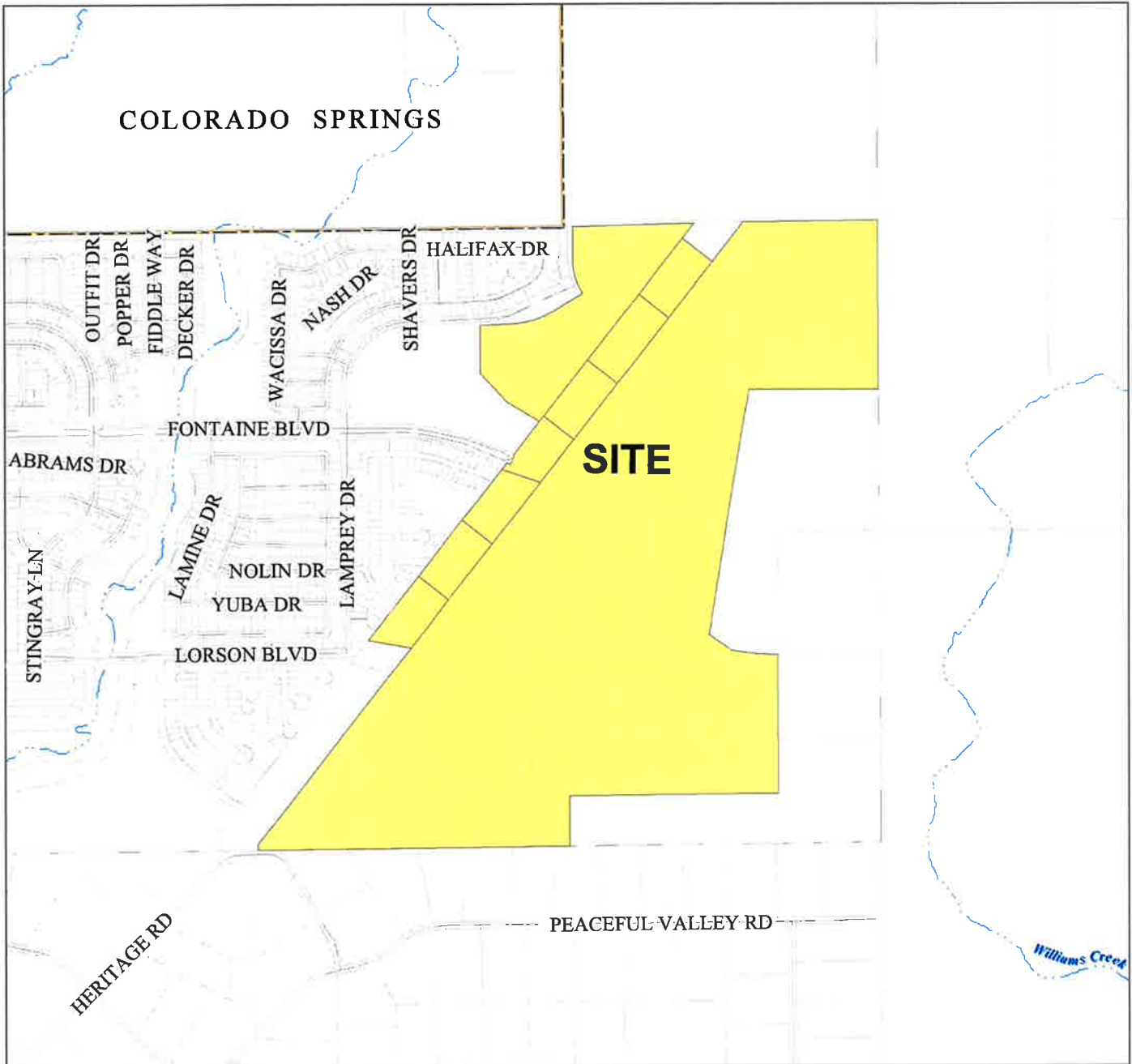
El Paso County Parcel Information

File Name: PUDSP-20-003

Zone Map No. --

Date: October 29, 2020

PARCEL	NAME
5500000275	LORSON LLC NOMINEE FOR
5500000274	LORSON LLC NOMINEE FOR
5500000276	LORSON LLC NOMINEE FOR
5500000405	LORSON LLC NOMINEE FOR
5500000278	LORSON LLC NOMINEE FOR
5500000279	LORSON LLC NOMINEE FOR
5500000280	LORSON LLC NOMINEE FOR
5500000371	LOVE IN ACTION
5500000403	LORSON LLC NOMINEE FOR



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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**THE HILLS AT LORSON RANCH
LETTER OF INTENT
Planned Unit Development, Preliminary Plan, Early Grading, Roadways
& Wet Utilities**

August 23, 2020



PREPARED FOR:

Lorson LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Lorson LLC et/ al
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5500000403; 5500000371; 5500000274; 5500000276; 5500000278;
5500000279; 5500000280; 5500000405; 5500000405 (two parcels same
number)

Site Location, Size, Zoning:

Lorson LLC is respectfully submitting development applications for The Hills at Lorson Ranch to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for early construction of utility mains. The site is 123 acres with 514 single family detached residential lots located within the eastern portion of the Lorson Ranch. The Hills at Lorson Ranch is a continuation of the Lorson Ranch development and will open the eastern portions of Lorson Ranch to development as new roadways and utility main extensions will be designed and constructed as part of this proposed development. The site is currently zoned RLM (Residential Low/ Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment (SKP-15-001) approved April 21, 2016. The proposed PUDSP application submittal includes 514 new single family lots on 123.167 acres for a density of 4.17 DU/ Acre.

The site is bordered by an existing 325' wide powerline easement to the west for a majority of the site, although this easement does bisect the northern most area of the proposed PUDSP. The site proposed development is also bordered by vacant Lorson Ranch property to the north, east, and south. The parcels that make up this submittal are vacant with no existing buildings, structures or facilities. There are existing drainage and channel improvement features that were installed in previous filings. The existing 325' wide overhead electric power line easement runs through the site in a northeasterly direction shall remain. The site layout has been designed to accommodate this easement and will cause little to no impact. The site contains no natural drainage ways or significant natural features.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a Pre-Development Early Grading Request; installation of wet utility

and construction of collector roadways for the Hills at Lorson Ranch as part of PCD submittal File No. CDR207; request for administrative review of future final plats; and request for findings of water sufficiency as part of this PUDSP submittal. The collector roadways and utilities are being reviewed under a separate submittal though concurrently with this PUDSP application. The necessary public rights-of-way for the any public roadways will be provided for review and approved for use with the initial final plat for the Hills at Lorson Ranch. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community and open spaces, as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat. Early installation of wet utilities is also being requested for the main trunk lines within arterial and collector roadways since these roadways are essential to the sequencing of future lot construction.

The proposed PUDSP illustrates 514 new detached single family residential units on 123.167 acres for a density of 4.17 DU/ Acre. The PUDSP also indicates 14.279 acres of park space and landscape area; 23.894 acres of open space to be left natural as part of the existing utility easements; and 30.9 acres of new public streets right-of -way including extension of arterial and collector roadways. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF); 45' x 95' (4,275 SF); and front loaded 35' x 84' (2,940 SF). The smallest lot size of 35' wide introduces a new single car garage product to Lorson Ranch further increasing affordable housing options within the development. All streets shall be public, permitting on-street parking, with corner lots for all unit types designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There is no proposed access to the south into Peaceful Valley Estates. There shall be no direct lot access to any arterial or collector streets. Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Lorson Ranch development, open space and community connections are planned providing easy access to open space corridors such as Jimmy Camp Creek, pocket parks and the adjoining neighborhoods. This is achieved through planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement. While the PUDSP drawings illustrate a single phase due to major utility infrastructure needs, the platting of individual lots and construction of housing may occur in phases based on market trends. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

As with previous Lorson Ranch developments, Lorson Ranch East 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.

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:

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 PUDSP sets forth the stated purpose of the PUD Zoning and Preliminary Plan Criteria through illustrated detailed use design, dimensional and development standards, utility connections, landscaping and other important site improvements.

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a 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 Water Master Plan, Master Plan for Mineral Extraction, 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 water use, density, buffers, transitions, and infrastructure where no small area plan exists. The Hills at Lorson Ranch PUDSP meets the requirements of these planning tools as outlined in more detail within the sections below.

The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The PUDSP submitted with this application remains consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 514 new single family lots on 123.167 acres for a density of 4.17 DU/ Acre.

The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and southeast consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural or recreational features found on site.

The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.

The proposed PUDSP 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 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 single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance

and are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired and can provide the water necessary for the proposed 514 units. 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 space areas and extending existing utility services already approved and in place, the Hills at Lorson Ranch supports *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.*

A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 110 exploratory test borings were completed. There are no significant geological hazards found to be present on the site including the lack of ground water which was not encountered on site. Geologic constraints found to be present include expansive soils and bedrock; hydrocompactive soils; faults; seismicity; radon; erosion; steep slopes; and fill soils. These geologic and engineering conditions are relatively common to the area, and, can be satisfactorily mitigated through proper engineering design, and construction practices. Bedrock was also encountered in the majority of test borings performed and is anticipated to be encountered in the building excavations or utility trenches for this development. It may be necessary to design and implement mitigation alternatives on a lot by lot basis. Refer to the soils report for more detailed information.

2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, it appears the northern most portion of the Hills at Lorson Ranch is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. This area of the project is located north of Fontaine Blvd. The portions of the PUDSP south of Fontaine Blvd. are not included within the Highway 94 Comp Plan.

Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. This proposal meets several of the Highway 94 plan's goals, including:

-Goal 1. Guide growth in a manner that respects the emerging needs of the community....:
Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also provides housing along existing major transportation corridors such as Marksheffel Rd.

-Goal 2. Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations:
This site was previously approved for residential uses and this PUDSP continues the existing pattern of residential development.

-Objective 2.2: Ensure that the nature and intensity of proposed development are consistent with the Land Use Map and Sub-Area scenarios:

-Goal 3. Ensure that residential development is appropriate for the Planning Area:

The Hills at Lorson Ranch continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch.

EL PASO COUNTY WATER MASTER PLAN:

The Hills at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within the Hills at Lorson Ranch. The WWSD has provided letters of intent to serve commitment letters for the Hills at Lorson Ranch. The district has also provided the water quality report as required by El Paso County. The Hills at Lorson Ranch will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of this PUDSP permitting administrative review of future final plats.

The Hills at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development. The WWSD has a regional lift station south of Lorson Ranch at Marksheffel Road and Mesa Ridge Parkway that will be used to provide wastewater gravity service to Lorson Ranch. Existing sanitary sewer has been stubbed out to this site from Lorson Ranch East and will provide gravity sewer service to the site.

The current Legal Water Supply Holding of the District are estimated at 7,900 annual acre-feet. The WWSD has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2615 ac-ft per year which is 49.6% of the existing physical supply. In 2019, the District placed the Fontaine Water Treatment Facility online. This plant uses ion exchange to remove PFOS and PFOA from the District's water supply. This plant added an additional 500 gpm of treated water to the system.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year per Single Family Equivalent for an overall demand of 179.9 ac-ft/year for the 514 proposed lots. This subdivision also includes irrigation for landscaping of streetscapes and parks which has been estimated at 32 single family equivalents for a landscaping water demand total of 11.2 ac-ft/ year. The total new water commitment for the Hills at Lorson Ranch is 191.1 ac-ft per year for the 514 lots and the landscaping. The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision

In addition, the Hills at Lorson Ranch meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

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. The proposed project does not contain any mineral deposits of commercial value.

Total Number of Residential Units, Density, and Lot Sizes: 514 Single-Family Detached Residential Units for a density of 4.17 DU/ Acre. The site layout includes a mix of residential lot sizes: 50’ x 110’ (5,500 SF); and 60’ x 110’ (6,600’ SF); 45’ x 95’ (4,275 SF); and front loaded 35’ x 84’ (2,940 SF).

Total Number of Industrial or Commercial Sites:

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

Phasing Plan and Schedule of Development:

The Hills at Lorson Ranch will be developed as a single phase due to necessary utility commitments and infrastructure connections. The plat filings may be submitted in phases pending market demand; however major roadway and utilities will be installed with the first phase.

Areas of Required Landscaping:

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along Fontaine Blvd, Lorson Blvd. and Walleye Dr. as well as for the proposed park areas. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments. There are no landscape waivers being requested at this time.

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

The PUDSP proposes 38.17 acres of open space, landscape area, and pocket parks totaling 31% of the overall site acreage. The 38.17 acres of open space tracts include 23.89 acres of powerline easement, 11.37 acres for open space and landscape area, and 2.91 acres for pocket parks as illustrated on the landscape plans. The open space tracts include elements such as landscaping, existing natural open space to remain, trails, pocket parks and detention facilities. Per the EPCLDC, 12.3 acres or 10% of the total site area of open space is required within the PUD zoning district. Of the 38.17 acres being provided with the Hills at Lorson Ranch, 23.89 acres consist of the powerline easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. In addition, trail corridors have been illustrated on the plans along the powerline easement providing numerous connections to adjoining neighborhoods. The total open space provided with this application

is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large playfields proposed within the Hills at Lorson Ranch, the PUDSP identifies three locations in each of the neighborhood areas that are centrally located and ideal for pocket park type amenities. These pocket park areas will be developed within each individual filing to be owned and maintained by the Lorson Ranch Metropolitan District No. 1. The exact nature of these pocket park sites are unknown at this time as the final park site amenities will be coordinated with El Paso County Parks based on construction sequencing. The installation timing will also be coordinated with County Park staff depending on final plat sequencing and construction phasing. Where possible the park sites are located near or adjacent to the existing and proposed trail corridors providing pedestrian connectivity throughout Lorson Ranch. This includes connectivity to internal sidewalks and the proposed trail corridor within the powerline easement.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The applicant requests that platted lots within the Hills at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

The Hills at Lorson Ranch includes the continuation of two major roadways, the eastward extension of both Fontaine Blvd. and Lorson Blvd. The extension of these roadways will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods. A new collector shown as Walleye Dr. is being installed running north/ south connecting Fontaine Blvd. to Lorson Blvd. This proposed collector will run northward connecting with yet another proposed collector roadway, Grayling Dr. Grayling Dr. is being shown as extending to northern property line of Lorson Ranch for a future connection with adjacent parcels.

Fontaine Blvd. is being designed as a two-lane minor arterial with a 100' public right-of-way. The traffic report discusses the merits and justification for this roadway designation and configuration. However, as part of future consideration for possible expansion, the tracts on either side of Fontaine Blvd. are being reserved as landscape setbacks and public improvement corridors should the additional right of way be needed for expanding Fontaine Blvd. There will be no direct lot access to Fontaine Blvd.

Lorson Blvd. is a planned continuous roadway that will extend from Marksheffel Rd in the far southwestern corner of Lorson Ranch. Lorson Blvd. is being shown as an Urban Non Residential Collector roadway with a proposed 64' right-of-way. This is a continuation of Lorson Blvd. as approved with the Lorson Ranch East project.

Proposed Services:

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

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0976G' effective date December 7, 2018.

Site Geology: RMG has provided a Geology Soils Report with this submittal. This report has identified any potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help 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.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of the Hills at Lorson Ranch community with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

Matrix
PLANNING AND ARCHITECTURE
322 N. MANHATTAN DR., SUITE 300
DENVER, CO 80202
TEL: 303.733.5200
WWW.MATRIXARCHITECT.COM

OWNER:
THE HILLS AT LORSON RANCH
1111 1111 1111 1111
1111 1111 1111 1111
1111 1111 1111 1111

PROJECT NO.:
1111 1111 1111 1111
DATE:
11/11/11

CITY:
EL PASO, CO
COUNTY:
EL PASO, CO
DISTRICT:
1111 1111 1111

PROJECT TITLE:
THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
EL PASO COUNTY, CO
THIRD SUBMITTAL, OCTOBER 22, 2020

NO.	DESCRIPTION	BY	DATE
1	PREPARED BY ARCHITECT	JAA	11/11/11
2	REVISIONS PER COUNTY RECORD	JAA	11/11/11
3	REVISIONS PER COUNTY RECORD	JAA	11/11/11

APPROVED BY:
NAME:
TITLE:
DATE:

APPROVED BY:
NAME:
TITLE:
DATE:

APPROVED BY:
NAME:
TITLE:
DATE:

APPROVED BY:
NAME:
TITLE:
DATE:

LAND OWNER CERTIFICATION

THE ABOVE DESCRIBED LAND IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS:

1. THE PROPERTY IS DESCRIBED AS FOLLOWS: [SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO]

2. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

3. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

4. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

5. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

COUNTY CERTIFICATION

THE ABOVE DESCRIBED LAND IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS:

1. THE PROPERTY IS DESCRIBED AS FOLLOWS: [SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO]

2. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

3. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

4. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

5. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

CLERK AND RECORDER CERTIFICATION

I, THE CLERK OF THE COUNTY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS:

1. THE PROPERTY IS DESCRIBED AS FOLLOWS: [SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO]

2. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

3. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

4. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

5. THE PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AS FOLLOWS: [STATE OF COLORADO]

SITE DATA TABLE

NO.	DESCRIPTION	BY	DATE
1	PREPARED BY ARCHITECT	JAA	11/11/11
2	REVISIONS PER COUNTY RECORD	JAA	11/11/11
3	REVISIONS PER COUNTY RECORD	JAA	11/11/11

SITE DATA TABLE

NO.	DESCRIPTION	BY	DATE
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3	REVISIONS PER COUNTY RECORD	JAA	11/11/11

SHEET INDEX:

NO.	DESCRIPTION	BY	DATE
01	PUR TITLE SHEET	JAA	11/11/11
02-04	PHD DETALS	JAA	11/11/11
05-11	PHD SITE PLAN	JAA	11/11/11
12-17	LANDSCAPE PLANS	JAA	11/11/11

GENERAL PROVISIONS:

1. THE PURPOSE OF THIS PLAN (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 14 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OFFICE SPACE, UTILITIES AND DRAMA...

2. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

3. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

4. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

5. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

GENERAL NOTES:

1. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

2. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

3. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

4. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

5. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

STREETS:

1. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

2. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

3. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

4. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

5. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

LANDSCAPE:

1. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

2. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

3. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

4. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

5. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

FLOODPLAIN NOTES:

1. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

2. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

3. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

4. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

5. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

SOILS:

1. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

2. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

3. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

4. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

5. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

ARCHITECTURAL CONTROL COMMITTEE:

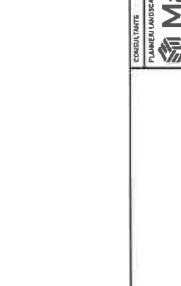
1. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

2. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

3. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

4. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.

5. THE DEVELOPER SHALL PROVIDE FOR THE PROVISION OF PUBLIC UTILITIES AND SERVICES AS REQUIRED BY THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.



COVER SHEET

SHEET 01 OF 17

CS01

DESIGNED LANDSCAPE ARCHITECT
Matrix
 1000 SOUTH GARDEN AVENUE, SUITE 300
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1100

OWNER/DEVELOPER
LORSON LLC
 SUITE 301
 1000 SOUTH GARDEN AVENUE
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100

THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF IN 70 SECTION 24 AND IN THE
 SOUTH HALF IN 70 SECTION 24 AND IN THE
 SOUTHWEST QUARTER IN 70 SECTION 24, T1N 70S
 R1E 10W, EL PASO COUNTY, STATE OF COLORADO

PROJECT NO. 201120 (D1)
 DRAWN BY: JAF
 CHECKED BY: JAF
 APPROVED BY: JAF
 DATE: 10/22/09

REVISIONS
 1. REVISED PER EL PASO COUNTY
 2. REVISED PER EL PASO COUNTY

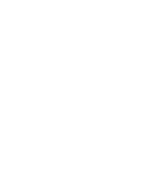
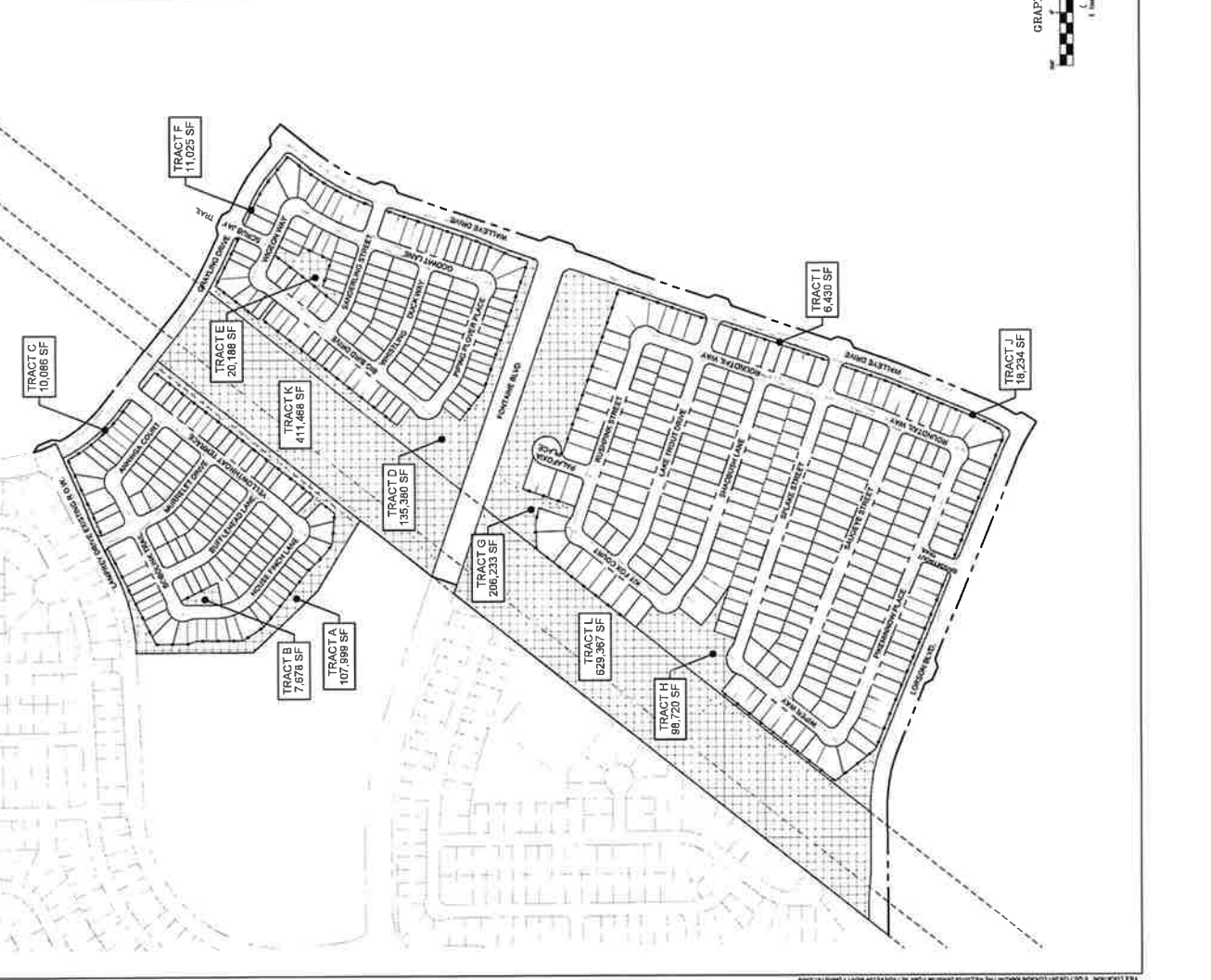
THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 THIRD SUBMITTAL, OCTOBER 22, 2009

PROJECT NO. 201120 (D1)
 DRAWN BY: JAF
 CHECKED BY: JAF
 APPROVED BY: JAF
 DATE: 10/22/09

REVISIONS
 1. REVISED PER EL PASO COUNTY
 2. REVISED PER EL PASO COUNTY

TRACT	SIZE (SF)	LANDSCAPE/PARK OPEN SPACES TEST	POCKET PARK	IMPROVEMENTS	DRAINAGE/UTILITIES	PUBLIC UTILITIES	ELECTRIC UTILITY	OWNED BY	MAINTAINED BY
A	107,898	X	X	X	X	X	X	LAND	LAND
B	7,078	X	X	X	X	X	X	LAND	LAND
C	10,086	X	X	X	X	X	X	LAND	LAND
D	135,380	X	X	X	X	X	X	LAND	LAND
E	20,188	X	X	X	X	X	X	LAND	LAND
F	11,025	X	X	X	X	X	X	LAND	LAND
G	206,233	X	X	X	X	X	X	LAND	LAND
H	88,720	X	X	X	X	X	X	LAND	LAND
I	8,490	X	X	X	X	X	X	LAND	LAND
J	18,234	X	X	X	X	X	X	LAND	LAND
K	411,468	X	X	X	X	X	X	LAND	LAND
L	107,898	X	X	X	X	X	X	LAND	LAND

LAND - LORSON RANCH METROPOLITAN DISTRICT



5' COMPACTED BREEZE TRAIL
 NOT TO SCALE

DT01
 SHEET 02 OF 17

500 PLS PLD - 10/22/09

THE HILLS AT LORSON RANCH

EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF IN 708 SECTION 24 AND IN THE
 SOUTHWEST QUARTER IN 709 SECTION 24 AND IN THE
 SOUTHWEST QUARTER IN 710 SECTION 24, COUNTY & RANGE 108 E 11 N, T. 18 N, R. 108 W,
 EL PASO COUNTY, STATE OF COLORADO



DESIGNED UNDER ARCHITECT
Matrix
 4100 FORTRESS BOULEVARD, SUITE 301
 COLORADO SPRINGS, CO 80906
 PHONE: 719.519.1618
 WWW.MATRIXARCHITECT.COM

DESIGNED BY
Matrix
 4100 FORTRESS BOULEVARD, SUITE 301
 COLORADO SPRINGS, CO 80906
 PHONE: 719.519.1618
 WWW.MATRIXARCHITECT.COM



PROPERTY MAP

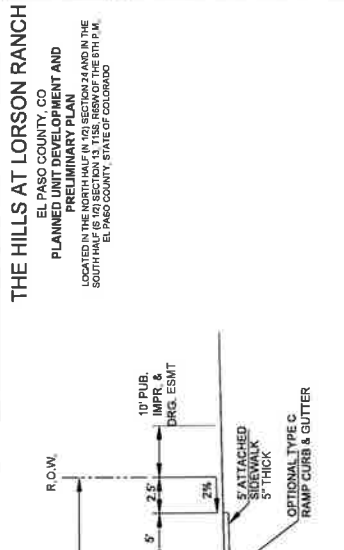
APPROVED BY
 THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 THIRD SUBMITTAL, OCTOBER 22, 2009

NO.	DATE	DESCRIPTION
1	10/22/09	REVISED FOR COUNTY REVIEW
2	10/22/09	REVISED FOR COUNTY REVIEW
3	10/22/09	REVISED FOR COUNTY REVIEW
4	10/22/09	REVISED FOR COUNTY REVIEW

DESIGNED BY (DRAWN)
 PROJECT NO.: 201120101
 DRAWN BY: JAF
 CHECKED BY: JAK
 DATE: 10/22/09

PUD DETAILS

DT03
 SHEET 04 OF 17

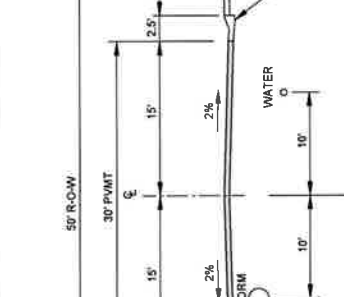


NOTE:
 ADDITIONAL PUBLIC IMPROVEMENT ENGINEERING ARE REQUIRED
 AND MAY BE REQUIRED IN THE FUTURE IN THE FINAL PLAN.
 1. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAN.
 2. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAN FOR SIGHT TRIANGLE.
 3. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAN FOR SIGHT TRIANGLE.
LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
 NOT TO SCALE

DESIGN SPEED: 35 MPH
 POSTED SPEED: 35 MPH

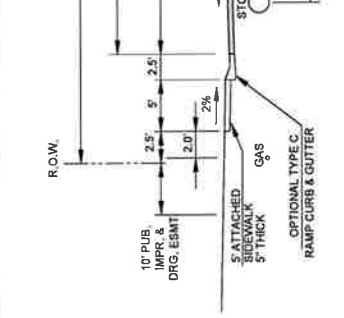
DESIGN SPEED: 35 MPH
 POSTED SPEED: 35 MPH

DESIGN SPEED: 35 MPH
 POSTED SPEED: 35 MPH



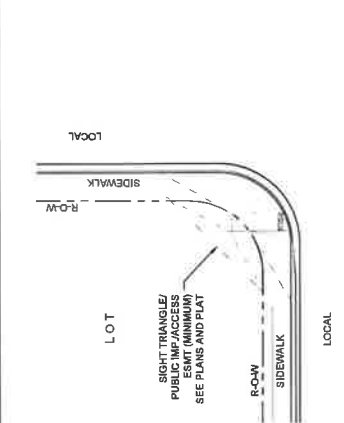
NOTE:
 PAVEMENT SECTION TO BE DETERMINED
 BY IN-HOUSE ANALYSIS AND DESIGN DESIGN
 ENGINEERING.
 TO BE APPROVED BY EL PASO COUNTY PCD
 ENGINEERING.

DESIGN SPEED: 40 MPH
 POSTED SPEED: 35 MPH



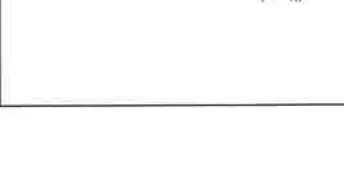
NOTE:
 PAVEMENT SECTION TO BE DETERMINED
 BY IN-HOUSE ANALYSIS AND DESIGN DESIGN
 ENGINEERING.
 TO BE APPROVED BY EL PASO COUNTY PCD
 ENGINEERING.

DESIGN SPEED: 40 MPH
 POSTED SPEED: 35 MPH



NOTE:
 PAVEMENT SECTION TO BE DETERMINED
 BY IN-HOUSE ANALYSIS AND DESIGN DESIGN
 ENGINEERING.
 TO BE APPROVED BY EL PASO COUNTY PCD
 ENGINEERING.

DESIGN SPEED: 40 MPH
 POSTED SPEED: 35 MPH



NOTE:
 ADDITIONAL PUBLIC IMPROVEMENT ENGINEERING ARE REQUIRED
 AND MAY BE REQUIRED IN THE FUTURE IN THE FINAL PLAN.
 1. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAN.
 2. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAN FOR SIGHT TRIANGLE.
 3. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAN FOR SIGHT TRIANGLE.
LOCAL ROADWAY SIGHT TRIANGLE
PUBLIC IMPROVEMENT ESMT.
 NOT TO SCALE

DESIGN SPEED: 35 MPH
 POSTED SPEED: 35 MPH

DESIGN SPEED: 35 MPH
 POSTED SPEED: 35 MPH

DESIGN SPEED: 35 MPH
 POSTED SPEED: 35 MPH

DESIGNED BY (DRAWN)
 PROJECT NO.: 201120101
 DRAWN BY: JAF
 CHECKED BY: JAK
 DATE: 10/22/09

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 THIRD SUBMITTAL, OCTOBER 22, 2009

NO.	DATE	DESCRIPTION
1	10/22/09	REVISED FOR COUNTY REVIEW
2	10/22/09	REVISED FOR COUNTY REVIEW
3	10/22/09	REVISED FOR COUNTY REVIEW
4	10/22/09	REVISED FOR COUNTY REVIEW

DESIGNED BY (DRAWN)
 PROJECT NO.: 201120101
 DRAWN BY: JAF
 CHECKED BY: JAK
 DATE: 10/22/09

PUD DETAILS

DT03
 SHEET 04 OF 17



PROPERTY MAP

APPROVED BY
 THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 THIRD SUBMITTAL, OCTOBER 22, 2009

NO.	DATE	DESCRIPTION
1	10/22/09	REVISED FOR COUNTY REVIEW
2	10/22/09	REVISED FOR COUNTY REVIEW
3	10/22/09	REVISED FOR COUNTY REVIEW
4	10/22/09	REVISED FOR COUNTY REVIEW

DESIGNED BY (DRAWN)
 PROJECT NO.: 201120101
 DRAWN BY: JAF
 CHECKED BY: JAK
 DATE: 10/22/09

THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24 AND IN THE

Matrix
 ARCHITECTS
 3200 DOWLING DRIVE
 SUITE 100
 BIRMGHAM, AL 35209
 PHONE: (205) 971-5100
 FAX: (205) 971-5101

OWNER
 MATRIX INVESTMENTS LLC
 3231 W. MANitouLOk, SUITE 301
 COLORADO SPRINGS, CO 80904
 (719) 533-5280

LEGEND
 ASPHALT SURFACE (TYPICAL)
 CONCRETE SIDEWALK
 6" WOOD SCREEN FENCE
 CONCRETE CROSSWALK (TYPICAL)
 CURB AND GUTTER (TYPE A)
 CURB AND GUTTER (OPTIONAL TYPE C)
 PEDESTRIAN INTERSECTION RAMP (SD, J&B & 341)
 PROPOSED FIRE HYDRANT LOCATION
 COMPACTED BREEZE TRAILS (TYPICAL)
 8" WOODEN SCREEN FENCE
 PROPOSED UTILITY STRUCTURES
 PROPOSED CONTOURS
 EXISTING CONTOURS

- PROPOSED EASEMENT
 PROPERTY BOUNDARY
 SHEET MATCHLINE
 8" WOODEN SCREEN FENCE
 SIGHT TRIANGLE
 PROPOSED UTILITY STRUCTURES
 PROPOSED CONTOURS
 EXISTING CONTOURS

PROJECT INFORMATION

NO.	DATE	DESCRIPTION
1	8/20/2019	EL PASO COUNTY RESUB
2	10/22/2019	EL PASO COUNTY RESUB
3	10/22/2019	EL PASO COUNTY RESUB

EL PASO COUNTY, CO
 THIRD SUBMITTAL OCTOBER 22, 2020
THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN

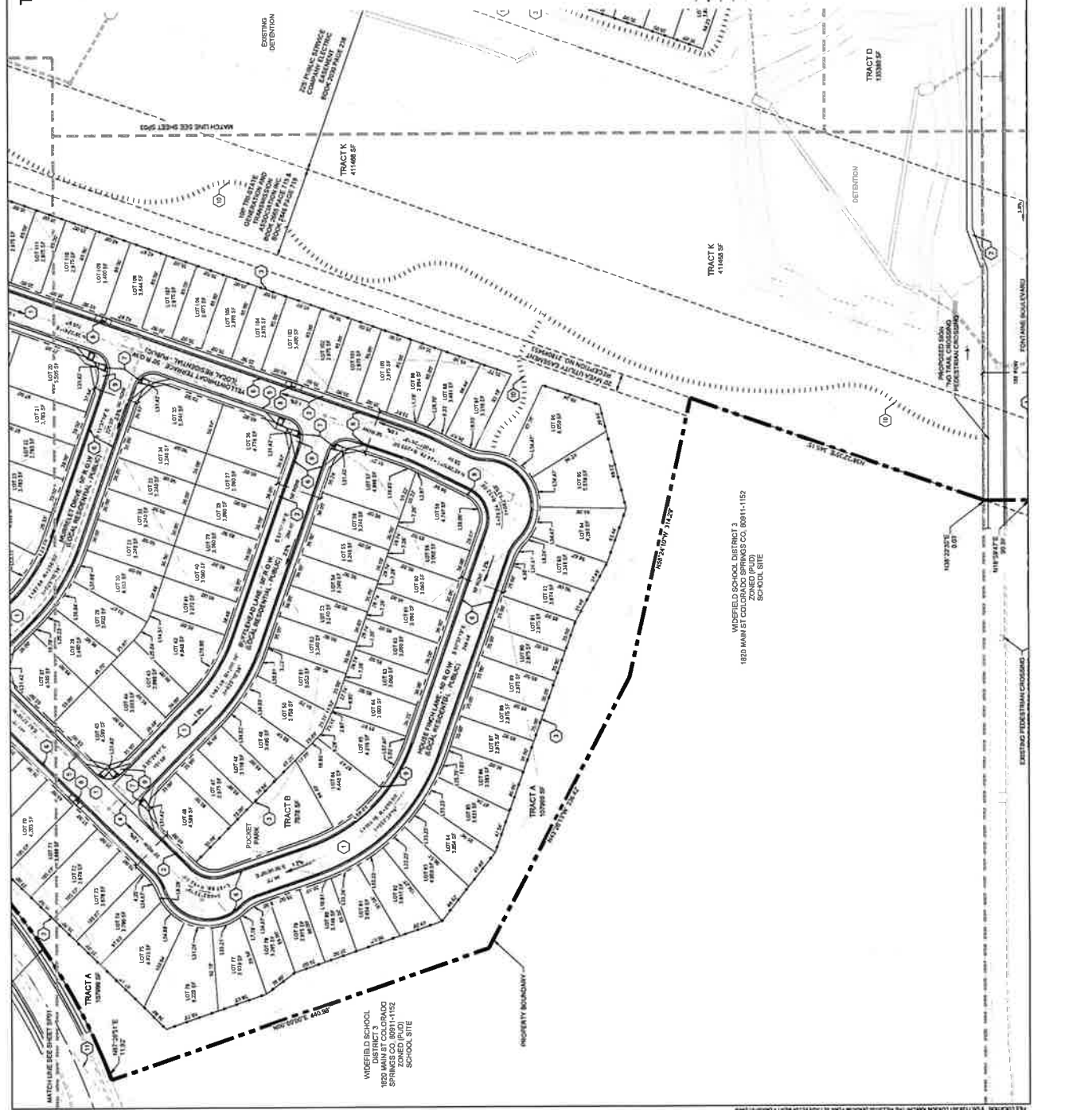
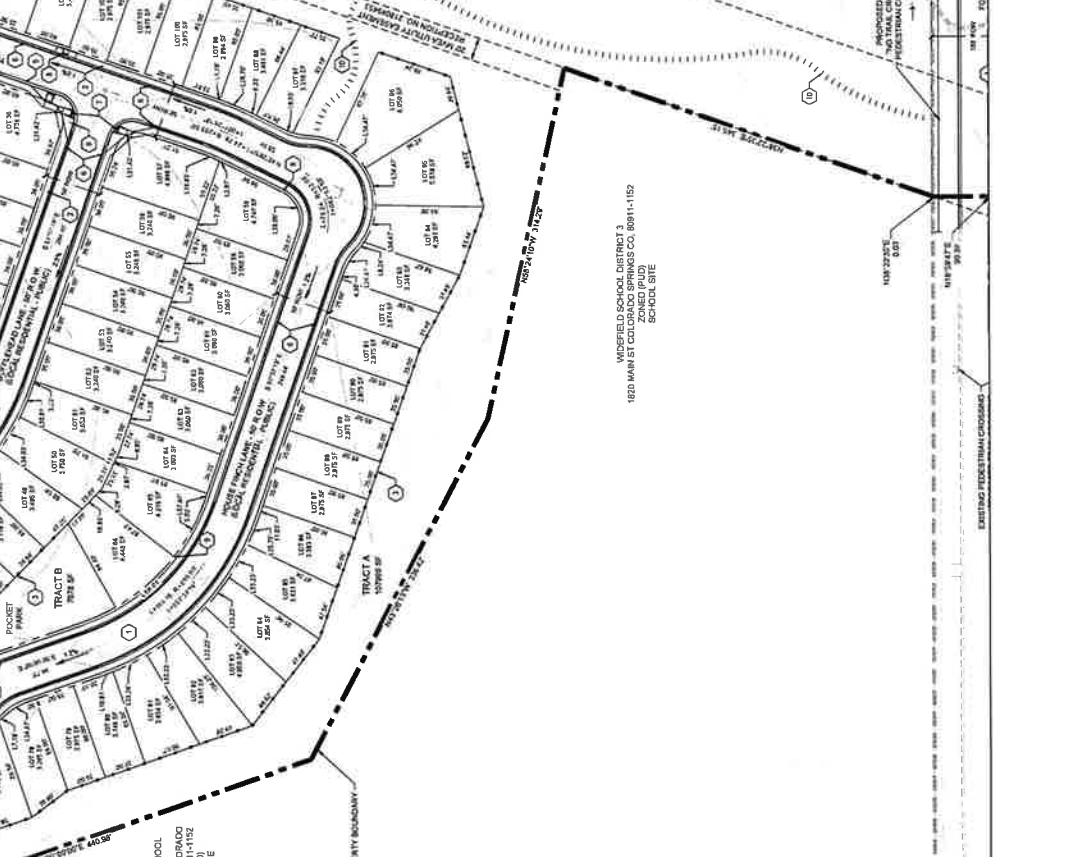
DRAWING INFORMATION

PROJECT NO.	20170101
DATE	JAN
DESIGNED BY	JAA
DRAWN BY	JAA
APPROVED BY	JAA
SHEET TITLE	SITE PLAN

SITE PLAN

SP02

SHEET 06 OF 17



GRAPHIC SCALE
 1 inch = 60 feet
 1" OF SPACE

PROPERTY BOUNDARY

EXISTING PAVED TRAIL CROSSING

EXISTING PAVED TRAIL CROSSING

EXISTING PAVED TRAIL CROSSING

EXISTING PAVED TRAIL CROSSING

EXISTING PAVED TRAIL CROSSING

EXISTING PAVED TRAIL CROSSING

THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF IN 103 SECTION 24 AND IN THE
 SOUTH HALF IN 103 SECTION 25, T11N, R14E,
 S4E, EL PASO COUNTY, STATE OF COLORADO

Matrix
 PLANNING & DESIGN
 10000 W. HIGHLAND AVENUE
 SUITE 100
 DENVER, CO 80231
 (303) 755-1200

LORSON LLC
 10000 W. HIGHLAND AVENUE
 SUITE 100
 DENVER, CO 80231
 (303) 755-1200

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 THIRD SUBMITTAL: OCTOBER 22, 2020

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/22/20
2	REVISIONS PER COUNTY REVIEW	11/11/20
3	REVISIONS PER COUNTY REVIEW	11/11/20

DRIVING INFORMATION
 PROJECT NO.: 201726/01
 DRAWN BY: JAA
 CHECKED BY: JAA
 APPROVED BY: JAA
 SHEET TITLE: SITE PLAN

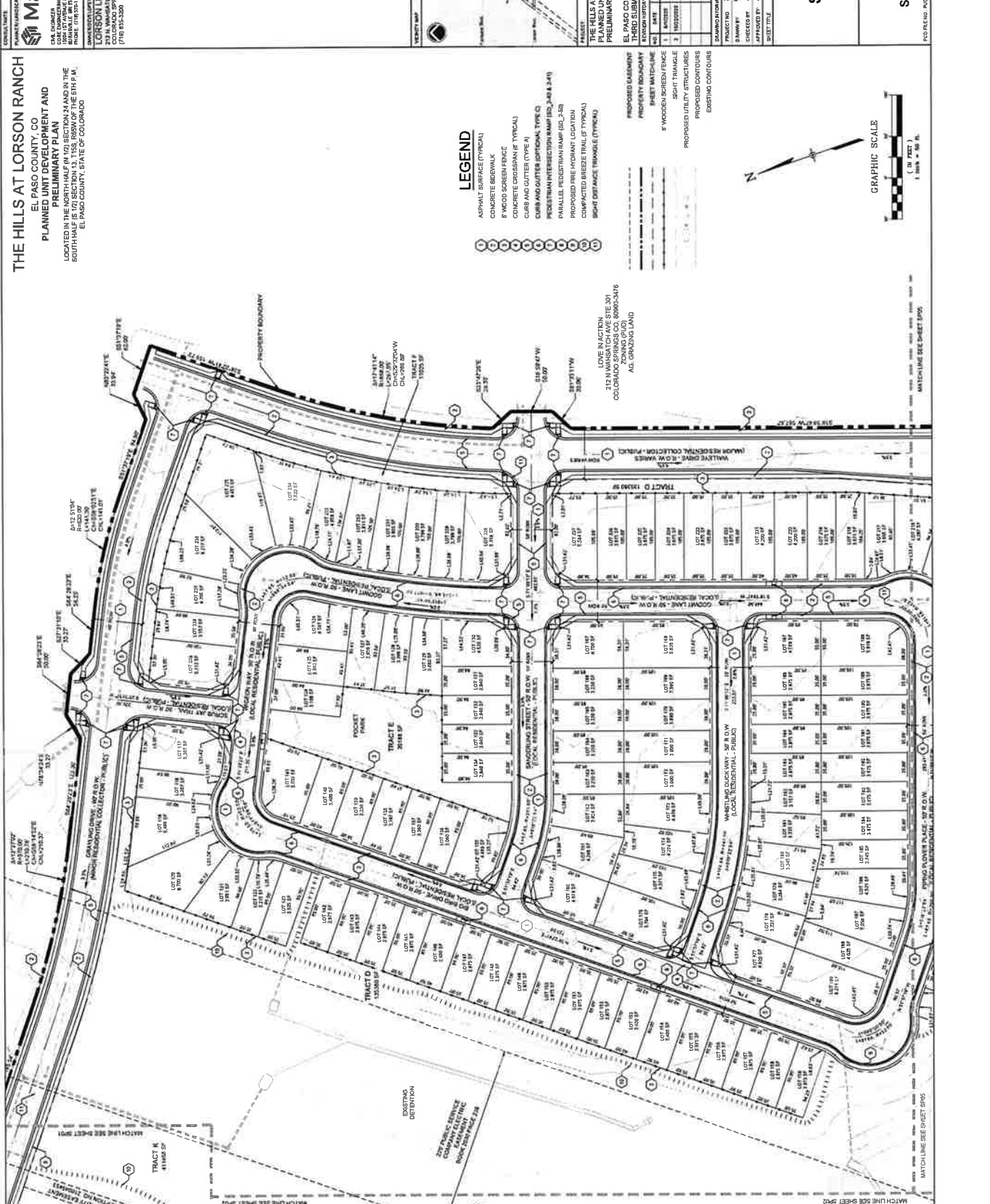
LEGEND
 ASPHALT SURFACE (TYPICAL)
 CONCRETE SIDEWALK
 6" WOODEN SCREEN FENCE (TYPICAL)
 6" WOODEN SCREEN FENCE (TYPICAL)
 CURB AND GUTTER (TYPICAL)
 CURB AND GUTTER (TYPICAL)
 PARALLEL INTERSECTION RAMP (SEE JAA & JAA)
 PARALLEL INTERSECTION RAMP (SEE JAA & JAA)
 PROPOSED PRE-INSTANT LOCATION
 PROPOSED BEEZEE TRAIL (S TYPICAL)
 SIGHT DISTANCE TRIANGLE (TYPICAL)

PROPOSED EASEMENT
PROPERTY BOUNDARY
SHEET MATCHLINE
6" WOODEN SCREEN FENCE
SOFT TRIANGLE
PROPOSED UTILITY STRUCTURES
PROPOSED CONTOURS
EXISTING CONTOURS

LOWE IN ACTION
 30 N. MAIN
 COLORADO SPRINGS, CO 80902-0476
 AG GROUNDING LANE

GRAPHIC SCALE
 1" = 50' (SEE SCALE)

SITE PLAN
SP03
SHEET 07 OF 47



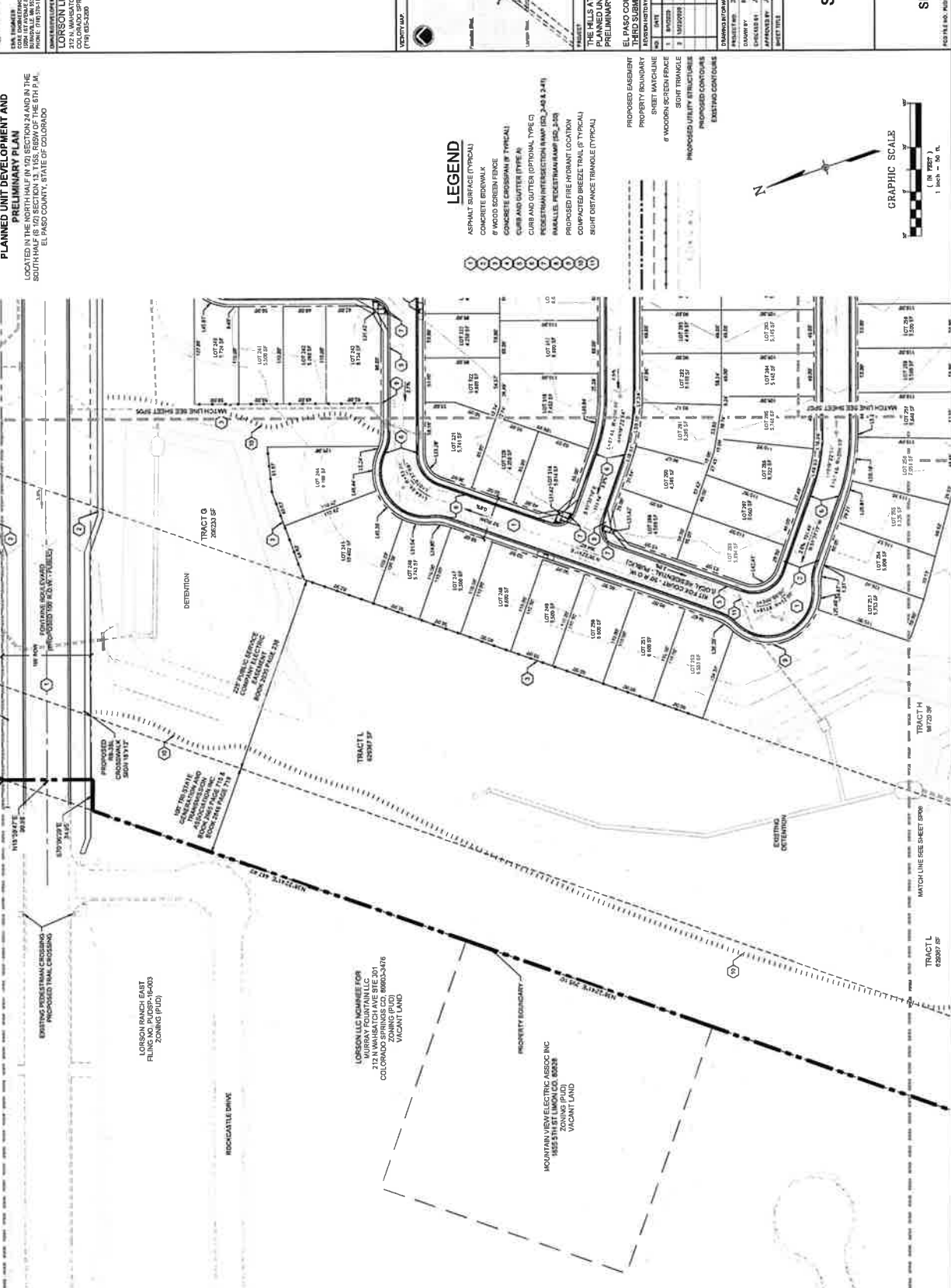
MATCHLINE SEE SHEET SP02

MATCHLINE SEE SHEET SP06

THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF IN 70 SECTION 24 AND IN THE
 SOUTHWEST QUARTER OF SECTION 25, T10N, R10E, E1/4, S1/4,
 EL PASO COUNTY, STATE OF COLORADO

Matrix
 ARCHITECT
 400 W. 10TH AVE., SUITE 301
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1100

LORSON LLC
 8175 E. 301
 COLOMADO SPRINGS, CO 80903
 (719) 453-3200



LEGEND
 ASPHALT SURFACE (TYPICAL)
 CONCRETE SIDEWALK
 WOOD SCREEN FENCE
 CONCRETE CURB (TYPICAL)
 CURB AND GUTTER (TYPICAL TYPE C)
 CURB AND GUTTER (TYPICAL TYPE O)
 SMALLER RETENTION BASIN (S.D. 3.0-3.4)
 PROPOSED PRE-HYDRANT LOCATION
 CHANGED PRE-DETAIL (TYPICAL)
 SOFT SURFACE TRIANGLE (TYPICAL)

PROPOSED RESIDENT PROPERTY BOUNDARY
 SHEET BOUNDARY
 6' WOODEN SCOTED FENCE
 SOFT TRIANGLE
 PROPOSED UTILITY STRUCTURES
 PROPOSED CONTOURS
 EXISTING CONTOURS

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 THIRD SUBMITTAL, OCTOBER 22, 2020
 EL PASO COUNTY, CO

PROJECT NO. 2011102.001
 DRAWN BY: JAP
 CHECKED BY: JAA
 DATE: 10/22/20

SITE PLAN

SP04

SHEET 08 OF 17

FIG. 118.100.1001.F01

THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN**
 LOCATED IN THE NORTH HALF IN 1/2 SECTION 24 AND IN THE
 SOUTHWEST 1/4 SECTION 25, T12N, R10E, S12E, 6TH P.M.,
 EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS
Matrix
 1000 PASEO DEL NOROESTE, SUITE 300
 DENVER, COLORADO 80202
 PHONE: (719) 553-3300
 FAX: (719) 553-3300

OWNER/DEVELOPER
LORSON LLC SUITE 300
 1000 PASEO DEL NOROESTE, SUITE 300
 DENVER, COLORADO 80202
 PHONE: (719) 553-3300

PROJECT NUMBER: 2011128.001
 SHEET NO.: 001
 DATE: 10/22/2010
 DRAWN BY: JAK
 CHECKED BY: JAK
 DATE: 10/22/2010

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 THIRD SUBMITAL: OCTOBER 22, 2010

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ASPHALT SURFACE (TYPICAL)
 CONCRETE SIDEWALK
 6" WOOD SCREEN FENCE
 CONCRETE CURBSPIN (TYPICAL)
 CURB AND GUTTER (TYPE A, TYPE C)
 18" SAND UNDER OPTION BAND (SD 2-60 1, 2, 4)
 18" SAND UNDER OPTION BAND (SD 2-60 1, 2, 4)
 PROPOSED FIRE HYDRANT LOCATION
 PROPOSED SCHEDULED UTILITY
 SIGHT SURFACE TRIANGLE (TYPICAL)

PROPOSED EASEMENT
 PROPERTY BOUNDARY
 SHEET MATCHLINE
 6" WOOD SCREEN FENCE
 SIGHT TRIANGLE
 PROPOSED UTILITY STRUCTURES
 PROPOSED CONTOURS
 EXISTING CONTOURS

212 N WAISATCH AVE SITE 301 COLORADO
 SPRINGS CO. 80903-3418
 AG. GRAZING LAND

GRAPHIC SCALE
 1" = 40' (HORIZONTAL)
 1" = 20' (VERTICAL)

SP05
 SHEET 09 OF 17
 PDS FILE NO. W037038



THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF IN 101 SECTION 24 AND IN THE
 SOUTH HALF IN 102 SECTION 24 AND IN THE
 SOUTHWEST 1/4 SECTION 24, T12N, R10E, E1/4, P1A,
 EL PASO COUNTY, STATE OF COLORADO

LORSON ILLC
 217 N WAUSATCH AVE, SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 685-5200

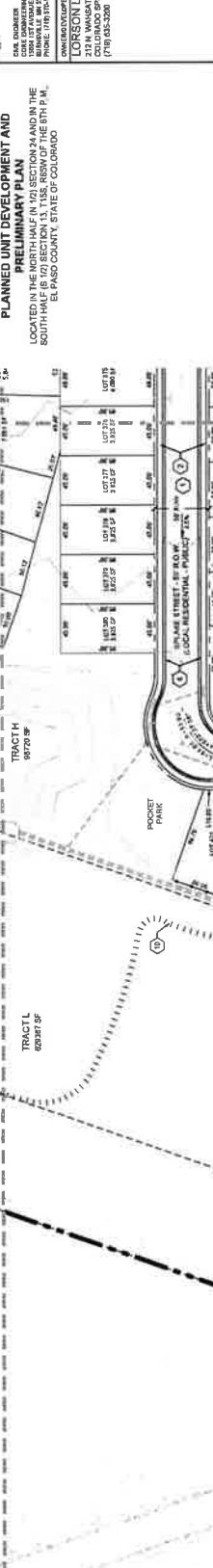
MATRIX ARCHITECTS
 217 N WAUSATCH AVE, SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 685-5200

PROJECT NO. 201720 DOT
 DRAWN BY: JAF
 CHECKED BY: JAF
 PROJECT DATE: 10/22/2020

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 THIRD SUBMITTAL, OCTOBER 22, 2020

SHEET NO. 10 OF 17
 PROJECT NO. 201720 DOT

LORSON ILLC W/ ANGE FOR
 MARAT FOUNTAIN LLC
 217 N WAUSATCH AVE, SUITE 301
 COLORADO SPRINGS, CO 80903-3176
 ZONING (PUD)
 VACANT LAND



LEGEND
 ASPHALT SURFACE (TYPICAL)
 CONCRETE SIDEWALK
 8" WOOD SCREEN FENCE
 CONCRETE CROSSWALK (TYPICAL)
 CURB AND GUTTER (TYPE A)
 CURB AND GUTTER (OPTIONAL TYPE C)
 4" WOODEN UTILITY STRUCTURES
 PROPOSED FIRE HYDRANT LOCATION
 COMPACTED BRIDGE TRAILS (TYPICAL)
 RIGHT DISTANCE TRIANGLE (TYPICAL)



MATCH LINE SEE SHEET 1007
 MATCH LINE SEE SHEET 1008
 MATCH LINE SEE SHEET 1009
 MATCH LINE SEE SHEET 1010
 MATCH LINE SEE SHEET 1011
 MATCH LINE SEE SHEET 1012
 MATCH LINE SEE SHEET 1013
 MATCH LINE SEE SHEET 1014
 MATCH LINE SEE SHEET 1015
 MATCH LINE SEE SHEET 1016
 MATCH LINE SEE SHEET 1017
 MATCH LINE SEE SHEET 1018
 MATCH LINE SEE SHEET 1019
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LORSON ILLC W/ ANGE FOR
 MARAT FOUNTAIN LLC
 217 N WAUSATCH AVE, SUITE 301
 COLORADO SPRINGS, CO 80903-3176
 ZONING (PUD)
 VACANT LAND

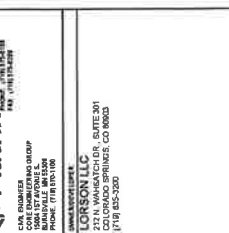
Matrix
 PLANNING & ARCHITECTURE
 271 N. WASHINGTON, SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 520-3200

LOVENS INC.
 271 N. WASHINGTON, SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 520-3200

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 COLORADO SPRINGS, CO 80903
 (719) 520-3200



LEGEND

- ASPHALT SURFACE (TYPICAL)
- CONCRETE SIDEWALK
- WOOD SCREEN FENCE
- CONCRETE CURB (TYPICAL)
- CURB AND GUTTER (TYPE A)
- PARALLEL INTERSECTION RAMP (RD. 240 & 241)
- PROPOSED PEDESTRIAN RAMP, 240
- PROPOSED FIRE HYDRANT LOCATION
- COMPACTED BREZEZ TRAIL (TYPICAL)
- SHORT DISTANCE TRIANGLE (TYPICAL)

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/22/2020
2	REVISIONS PER COUNTY REVIEW	10/22/2020
3	REVISIONS PER COUNTY REVIEW	10/22/2020

PROPOSED LASHMONT PROPERTY BOUNDARY
 SHEET WATCHLINE
 WOODEN SCREEN FENCE
 SHORT TRIANGLE
 PROPOSED UTILITY STRUCTURES
 PROPOSED CONTOURS
 EXISTING CONTOURS

EL PASO COUNTY, CO
 THIRD SUBMITTAL: OCTOBER 22, 2020

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

PROJECT INFORMATION
 PROJECT NO.: 2020-001
 SHEET NO.: 11 OF 17
 DATE: 10/22/2020

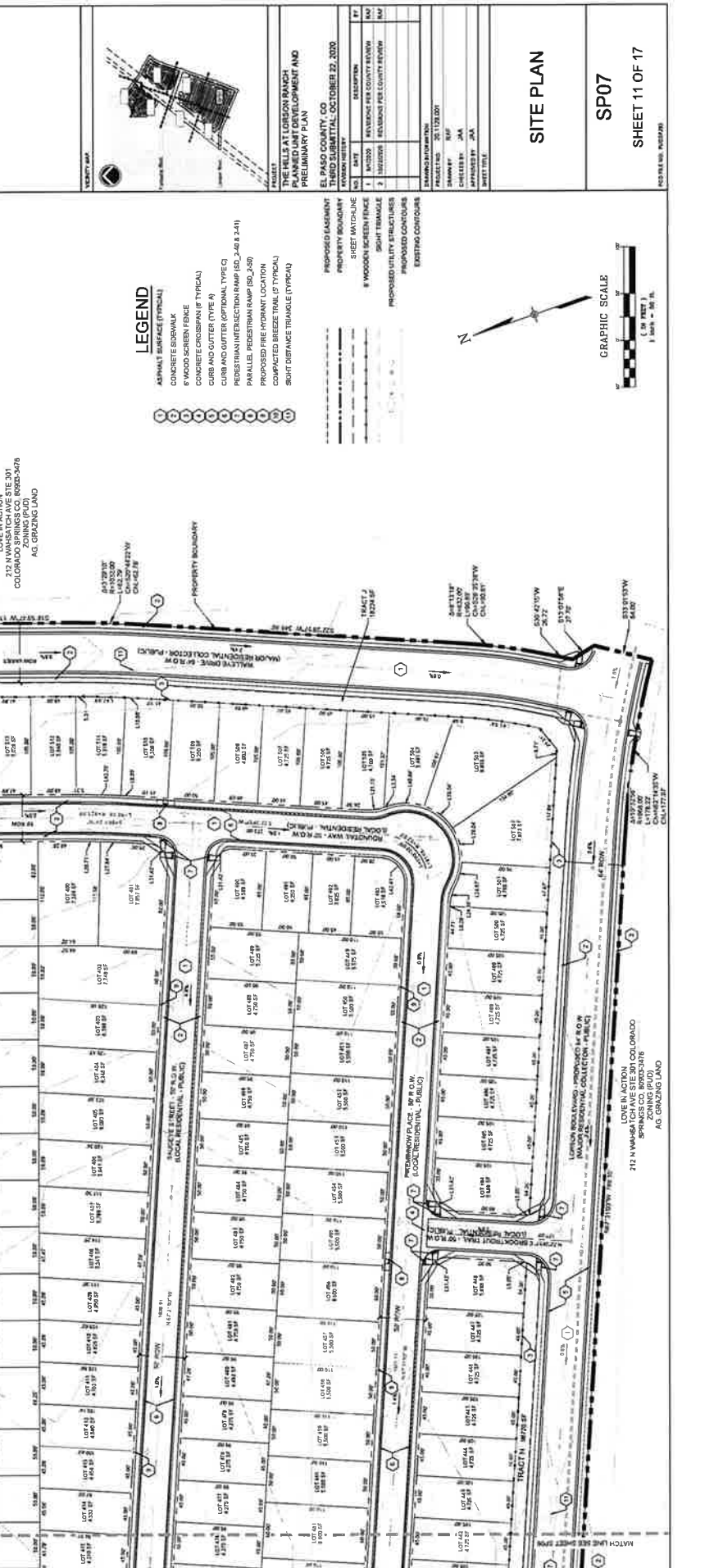
GRAPHIC SCALE
 1" = 100' (1" = 30.48m)
 1" = 200' (1" = 60.96m)

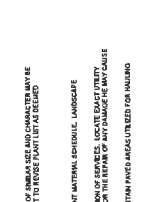
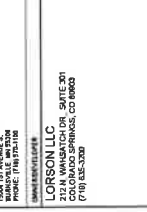
PROPOSED LASHMONT PROPERTY BOUNDARY
 SHEET WATCHLINE
 WOODEN SCREEN FENCE
 SHORT TRIANGLE
 PROPOSED UTILITY STRUCTURES
 PROPOSED CONTOURS
 EXISTING CONTOURS

EL PASO COUNTY, CO
 THIRD SUBMITTAL: OCTOBER 22, 2020

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOVENS INC.
 271 N. WASHINGTON, SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 520-3200



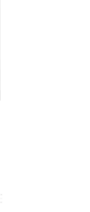
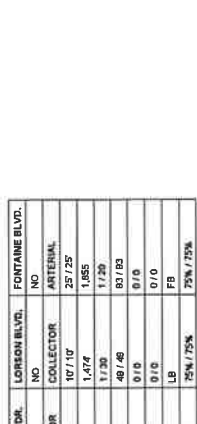
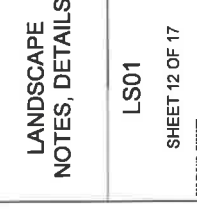
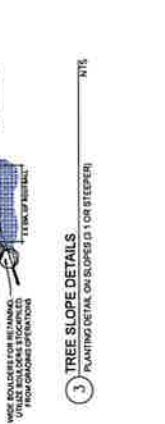
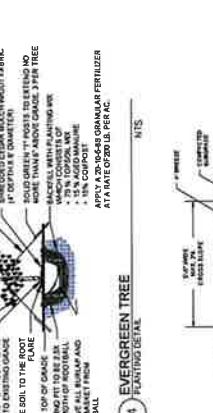
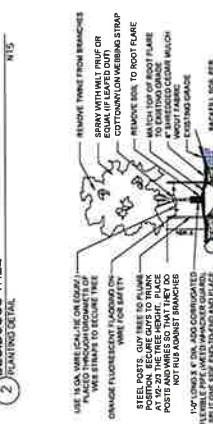
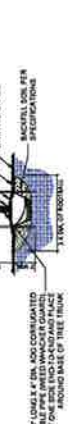
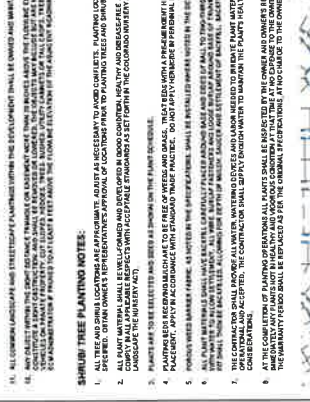
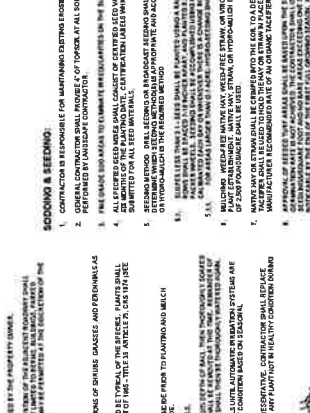
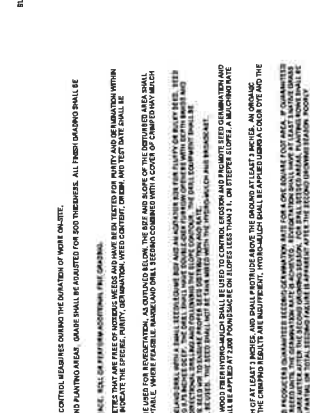
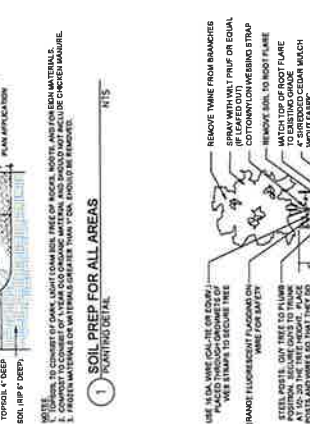


LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY	LAMPREY DR.	WALLEYE DR.	GRAYLING DR.	FAUNTAINE BLVD.
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO
STREET CLASSIFICATION	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
STREET WIDTH	60' / 10'	60' / 10'	60' / 10'	25' / 25'
STREET DEPTH	2,000'	2,000'	2,000'	1,855'
TRAIL WIDTH	11' 30"	11' 30"	11' 30"	11' 30"
NUMBER OF TREES REQUIRED	40 / 40	87 / 87	25 / 25	80 / 80
NUMBER OF TREES REQUIRED (PROVIDED)	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABREVIATION	LM	LD	LM	LB
% GROUND PLANE VEG. REQUIRED	75% / 75%	75% / 75%	75% / 75%	75% / 75%

DEVELOPMENT PLAN DATA:

STREET NAME OR ZONE BOUNDARY	LAMPREY DR.	WALLEYE DR.	GRAYLING DR.	FAUNTAINE BLVD.
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO
STREET CLASSIFICATION	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
STREET WIDTH	60' / 10'	60' / 10'	60' / 10'	25' / 25'
STREET DEPTH	2,000'	2,000'	2,000'	1,855'
TRAIL WIDTH	11' 30"	11' 30"	11' 30"	11' 30"
NUMBER OF TREES REQUIRED	40 / 40	87 / 87	25 / 25	80 / 80
NUMBER OF TREES REQUIRED (PROVIDED)	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABREVIATION	LM	LD	LM	LB
% GROUND PLANE VEG. REQUIRED	75% / 75%	75% / 75%	75% / 75%	75% / 75%



PROJECT: THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
EL PASO COUNTY, CO
DATE: 10/20/2020
REVISIONS PER COUNTY REVIEW
NO. 1
NO. 2

DATE: 10/20/2020
REVISIONS PER COUNTY REVIEW
NO. 1
NO. 2

DESIGNED BY: JA
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE: LANDSCAPE NOTES, DETAILS

LANDSCAPE SETBACKS:
STREET NAME OR ZONE BOUNDARY
LAMPREY DR.
WALLEYE DR.
GRAYLING DR.
FAUNTAINE BLVD.

DEVELOPMENT PLAN DATA:
LANDSCAPE SETBACKS:
STREET NAME OR ZONE BOUNDARY
LAMPREY DR.
WALLEYE DR.
GRAYLING DR.
FAUNTAINE BLVD.

LANDSCAPE SETBACKS:
STREET NAME OR ZONE BOUNDARY
LAMPREY DR.
WALLEYE DR.
GRAYLING DR.
FAUNTAINE BLVD.

LANDSCAPE SETBACKS:
STREET NAME OR ZONE BOUNDARY
LAMPREY DR.
WALLEYE DR.
GRAYLING DR.
FAUNTAINE BLVD.

LANDSCAPE SETBACKS:
STREET NAME OR ZONE BOUNDARY
LAMPREY DR.
WALLEYE DR.
GRAYLING DR.
FAUNTAINE BLVD.

LANDSCAPE SETBACKS:
STREET NAME OR ZONE BOUNDARY
LAMPREY DR.
WALLEYE DR.
GRAYLING DR.
FAUNTAINE BLVD.

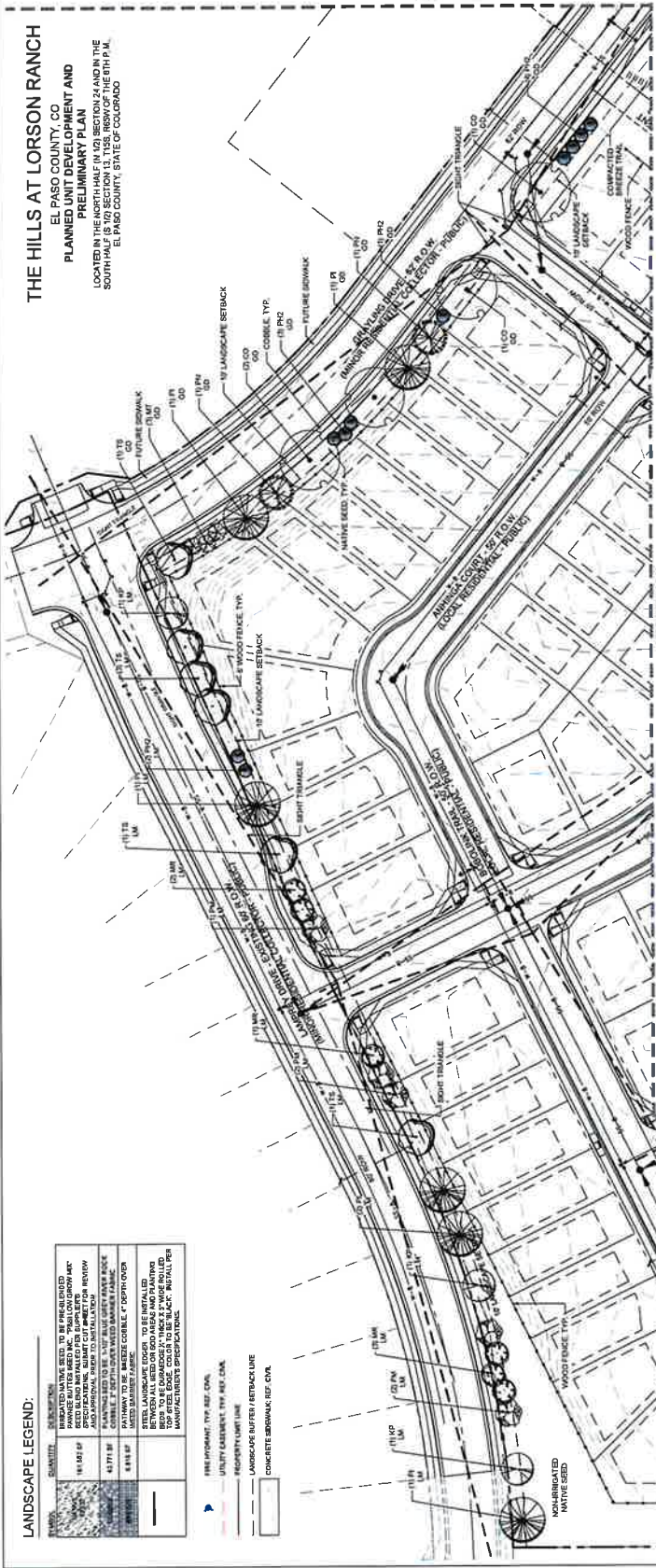
LANDSCAPE SETBACKS:
STREET NAME OR ZONE BOUNDARY
LAMPREY DR.
WALLEYE DR.
GRAYLING DR.
FAUNTAINE BLVD.

THE HILLS AT LORSON RANCH

EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE 15TH AND 16TH SECTIONS AND IN THE
 SOUTH HALF (S20) SECTION 13, T15S, R07W OF THE 6TH P.M.
 EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
[Pattern]	INDICATED NATIVE SEED, TO BE PROVIDED BY HOMEOWNER
[Pattern]	NON-IRRIGATED NATIVE SEED, TO BE PROVIDED BY HOMEOWNER
[Pattern]	PLANTING TO BE PROVIDED BY HOMEOWNER
[Pattern]	PLANTING TO BE PROVIDED BY DEVELOPER
[Pattern]	CONCRETE BUFFER / SETBACK LINE
[Pattern]	LANDSCAPE BUFFER / SETBACK LINE
[Pattern]	CONCRETE SETBACK, REF. CIVIL
[Pattern]	FIRE PUMPANT, TYP. REF. CIVIL
[Pattern]	UTILITY EASEMENT, TYP. REF. CIVIL
[Pattern]	PROPERTY LIMIT LINE
[Pattern]	LANDSCAPE BUFFER / SETBACK LINE
[Pattern]	CONCRETE SETBACK, REF. CIVIL



DEVELOPMENT PLAN DATA:

STREET NAME OR ZONE BOUNDARY:	GRAYLING DR.	WALLEVE DR.	LAMPREY DR.	LORSON BLVD.	FONTAINE BLVD.
ZONE DISTRICT BOUNDARY:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
STREET CLASSIFICATION:	1200'	2,855'	735'	7,474'	257'±
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	10' / 10'	10' / 10'
NEAR FOOTCURE:	11.33%	11.33%	11.33%	11.33%	11.33%
NUMBER OF TREES REQUIRED/PROVIDED:	40 / 40	87 / 87	257 / 25	48 / 48	93 / 93
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATIONS IDENTIFIED ON PLAN:	GD	WD	LM	LB	FB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

1 TREES FOR POCKET PARKS LABELLED

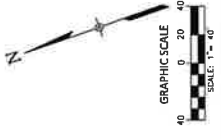
SYMBOL	DESCRIPTION	PLANTING SIZE	PLANTING RATE	PLANTING DATE	PLANTING METHOD
[Symbol]	NON-IRRIGATED NATIVE SEED	18" CAL.	18.00	18.00	18.00
[Symbol]	IRRIGATED NATIVE SEED	18" CAL.	18.00	18.00	18.00
[Symbol]	PLANTING TO BE PROVIDED BY HOMEOWNER	18" CAL.	18.00	18.00	18.00
[Symbol]	PLANTING TO BE PROVIDED BY DEVELOPER	18" CAL.	18.00	18.00	18.00
[Symbol]	CONCRETE BUFFER / SETBACK LINE	18" CAL.	18.00	18.00	18.00
[Symbol]	LANDSCAPE BUFFER / SETBACK LINE	18" CAL.	18.00	18.00	18.00
[Symbol]	CONCRETE SETBACK, REF. CIVIL	18" CAL.	18.00	18.00	18.00
[Symbol]	FIRE PUMPANT, TYP. REF. CIVIL	18" CAL.	18.00	18.00	18.00
[Symbol]	UTILITY EASEMENT, TYP. REF. CIVIL	18" CAL.	18.00	18.00	18.00
[Symbol]	PROPERTY LIMIT LINE	18" CAL.	18.00	18.00	18.00
[Symbol]	LANDSCAPE BUFFER / SETBACK LINE	18" CAL.	18.00	18.00	18.00
[Symbol]	CONCRETE SETBACK, REF. CIVIL	18" CAL.	18.00	18.00	18.00

PLANTING PLAN

LS02

SHEET 13 OF 17

FOR FILE NO. 2009020



PREPARED BY: MATRIX ARCHITECTS
 1500 15TH AVENUE, SUITE 200
 DENVER, CO 80202
 PHONE: (303) 733-1500
 FAX: (303) 733-1501

CLIENT: LORSON LLC
 200 N. WASHINGTON, SUITE 301
 COLORADO SPRINGS, CO 80902
 PHONE: (719) 520-2000

DATE: 08/11/2009

PROJECT: THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN

DESIGNED BY: J.A.
 CHECKED BY: J.A.
 APPROVED BY: J.A.
 SHEET TITLE: PLANTING PLAN



PROJECT: THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 APPROVED: OCTOBER 22, 2009
 BY: SUPERVISOR
 1 1510229 EL PASO COUNTY REVIEW
 2 1510229 EL PASO COUNTY REVIEW

DATE: 08/11/2009
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 APPROVED BY: J.A.
 SHEET TITLE: PLANTING PLAN

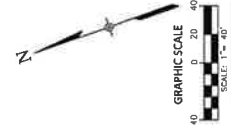
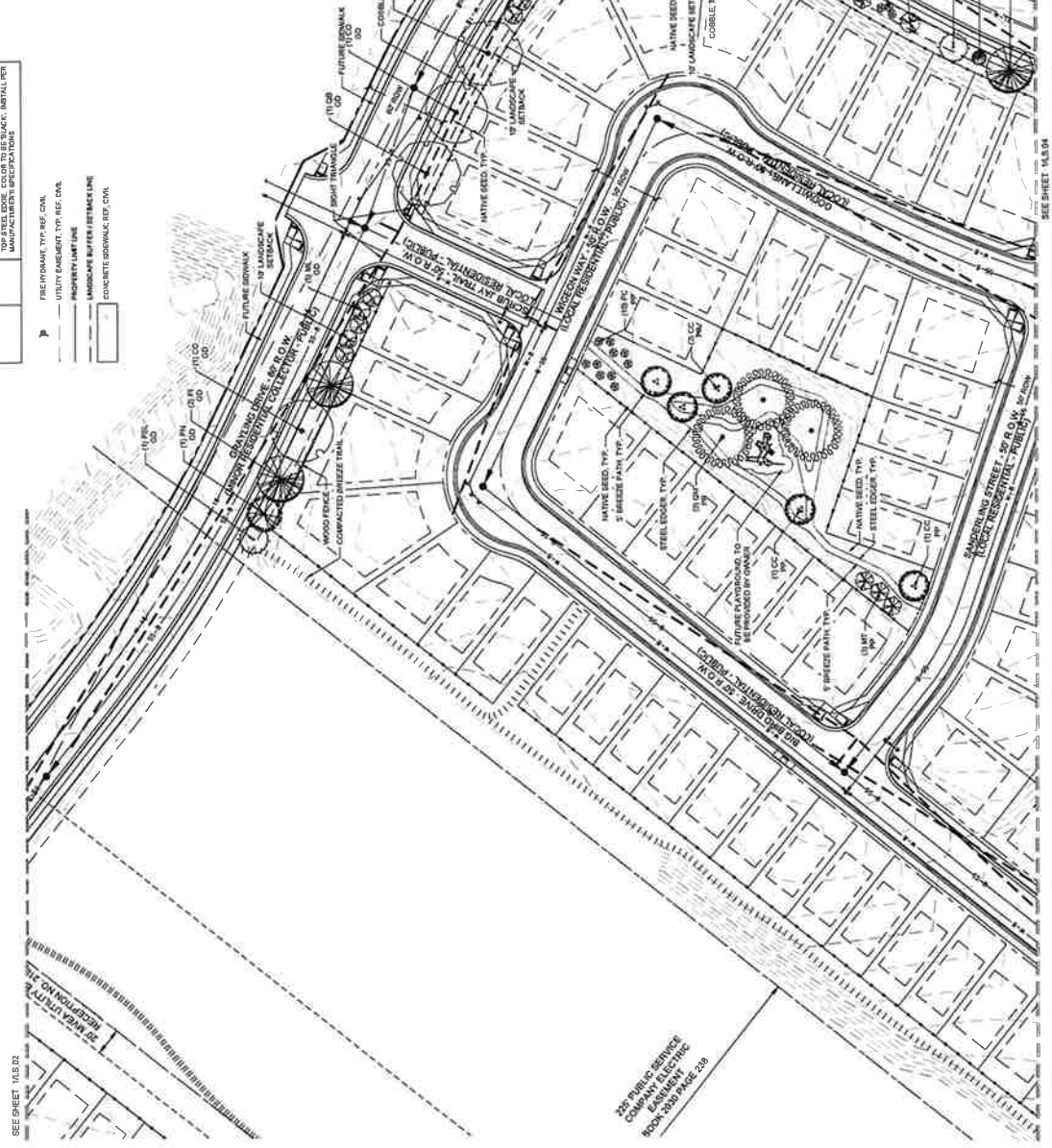
THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 21 AND IN THE
 SOUTHWEST 1/4 OF SECTION 22, T20N, R11E, E10E
 EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	18" PIP	18" PIP
	42" PIP	42" PIP
	8" PIP	8" PIP
	12" PIP	12" PIP
	18" PIP	18" PIP

- PRETYPED, TYP. REF. CIV.
- UTILITY EMBANK, TYP. REF. CIV.
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK (8 FT. C&V)

SYMBOL	QUANTITY	DESCRIPTION
	18" PIP	18" PIP
	42" PIP	42" PIP
	8" PIP	8" PIP
	12" PIP	12" PIP
	18" PIP	18" PIP
	24" PIP	24" PIP
	30" PIP	30" PIP
	36" PIP	36" PIP
	42" PIP	42" PIP
	48" PIP	48" PIP
	54" PIP	54" PIP
	60" PIP	60" PIP
	66" PIP	66" PIP
	72" PIP	72" PIP
	78" PIP	78" PIP
	84" PIP	84" PIP
	90" PIP	90" PIP



Matrix
 PLANNING ARCHITECTURAL & FIELD SERVICES
 212 N. WASHINGTON, SUITE 301
 CO SPRINGSprings, CO 80903
 (719) 495-2529

LORSON LLC
 212 N. WASHINGTON, SUITE 301
 CO SPRINGSprings, CO 80903
 (719) 495-2529

THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 APPROVED DATE: OCTOBER 22, 2020
 APPROVED BY: [Signature]

NO.	DATE	DESCRIPTION
1	10/22/20	PRELIMINARY REVIEW
2	10/22/20	REVISIONS INCORPORATED
3	10/22/20	FINAL REVIEW

PLANTING PLAN
LS03
 SHEET 14 OF 17

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
(Symbol)	STEREILANDSCAPE ORDER TO BE INSTALLED PER SPECIFICATIONS. PLANTING SHALL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
(Symbol)	FIRE RESISTANT TYPE REF. CIVIL
(Symbol)	UTILITY EASEMENT TYPE REF. CIVIL
(Symbol)	PROPERTY LIMIT LINE
(Symbol)	LANDSCAPE BUFFER/ RETRACTION LINE
(Symbol)	CONCRETE SIDEWALK REF. CIVIL



PLANTING PLAN / SITE PLAN
 SCALE 1" = 40'

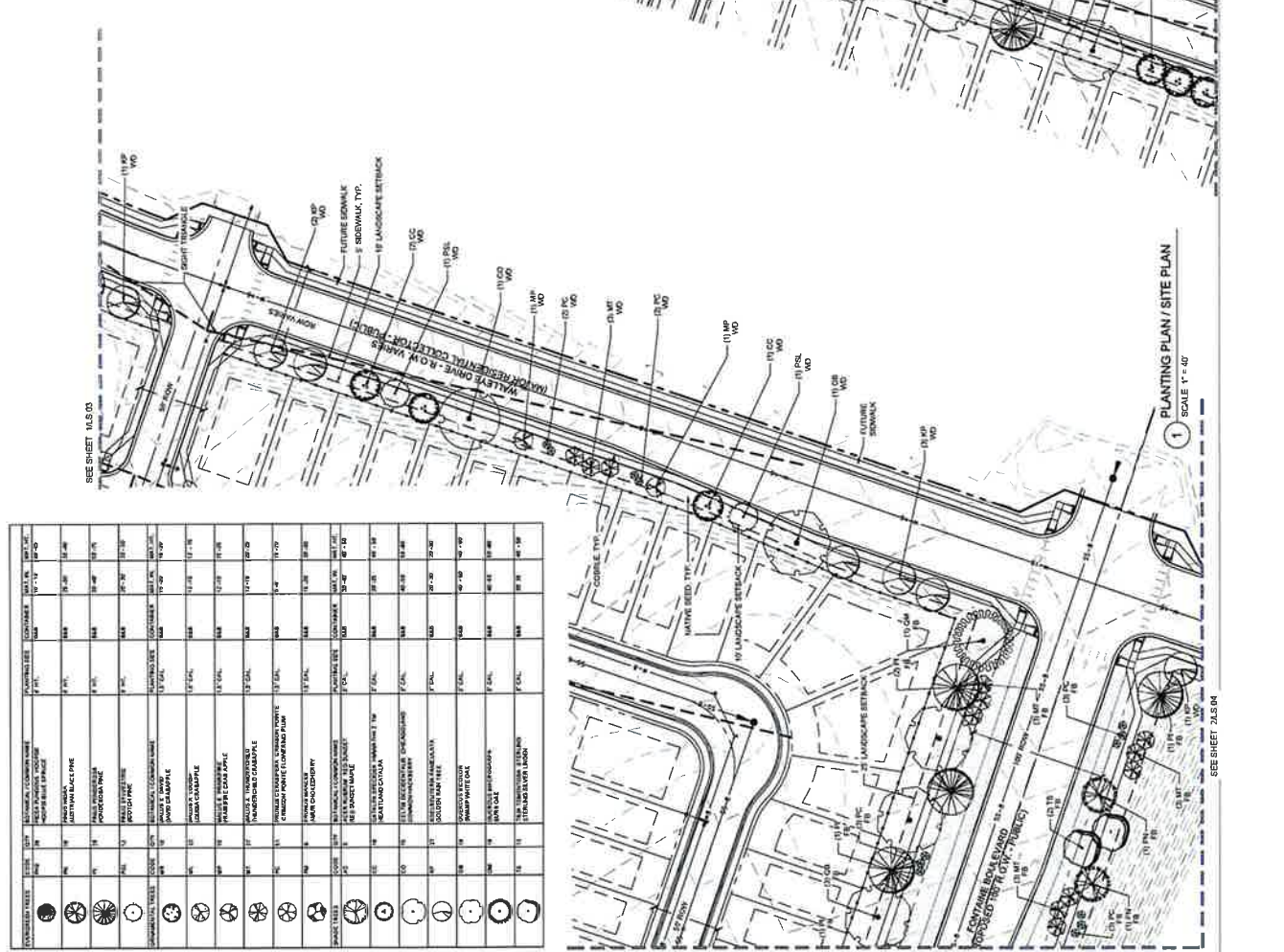
PLANTING PLAN / SITE PLAN
 SCALE 1" = 40'

PLANTING PLAN / SITE PLAN
 SCALE 1" = 40'

PLANTING PLAN / SITE PLAN
 SCALE 1" = 40'

SYMBOL	DESCRIPTION
(Symbol)	STEREILANDSCAPE ORDER TO BE INSTALLED PER SPECIFICATIONS. PLANTING SHALL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
(Symbol)	FIRE RESISTANT TYPE REF. CIVIL
(Symbol)	UTILITY EASEMENT TYPE REF. CIVIL
(Symbol)	PROPERTY LIMIT LINE
(Symbol)	LANDSCAPE BUFFER/ RETRACTION LINE
(Symbol)	CONCRETE SIDEWALK REF. CIVIL

SYMBOL	DESCRIPTION
(Symbol)	STEREILANDSCAPE ORDER TO BE INSTALLED PER SPECIFICATIONS. PLANTING SHALL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
(Symbol)	FIRE RESISTANT TYPE REF. CIVIL
(Symbol)	UTILITY EASEMENT TYPE REF. CIVIL
(Symbol)	PROPERTY LIMIT LINE
(Symbol)	LANDSCAPE BUFFER/ RETRACTION LINE
(Symbol)	CONCRETE SIDEWALK REF. CIVIL



SEE SHEET 14.5.04
 SEE SHEET 14.5.03
 SEE SHEET 14.5.04

SEE SHEET 14.5.04
 SEE SHEET 14.5.04
 SEE SHEET 14.5.04

THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED IN THE NORTH HALF IN 100, SECTION 24 AND IN THE
 SOUTH HALF IN 100, SECTION 25, T11N, R10E,
 EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

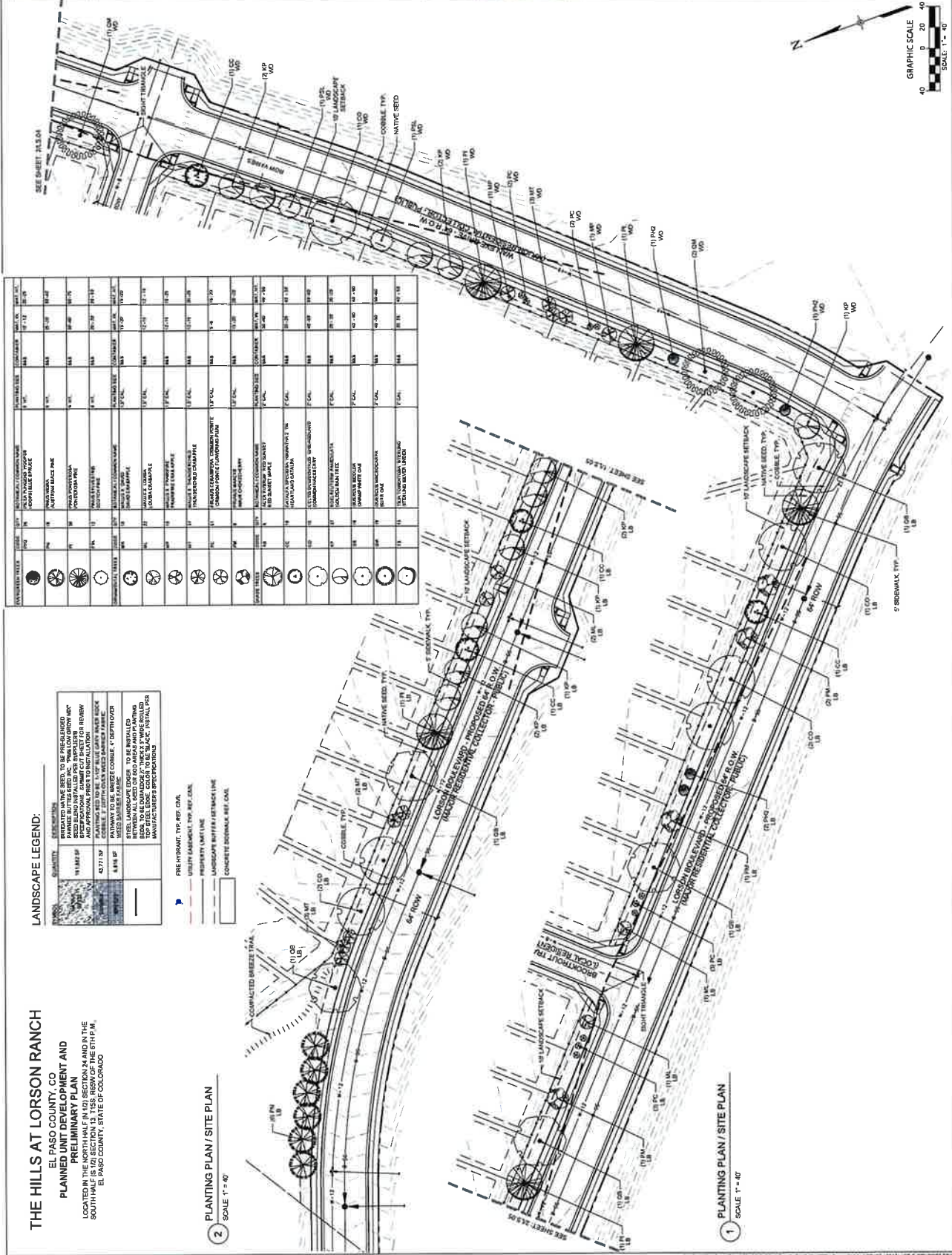
QUANTITY	DESCRIPTION
11,182 SF	PREPARED NATIVE SEED, TO BE PRESEEDBED SEED BEDS INSTALLED FOR SUPPLEMENTARY SEEDING AND APPROVAL PRIOR TO INSTALLATION AND APPROVAL PRIOR TO INSTALLATION
42,771 SF	PAVING TO BE 4" CONC. ON 4" GRANULAR BASE
6,816 SF	PAVING TO BE BRICK CORNER, 4" DEPTH OVER 4" CONC. ON 4" GRANULAR BASE

- PRE-IRRIGANT, TYP. 80% DWA
- UTILITY SIDEWALK, TYP. 8" CONC.
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, 8" CONC.

2 PLANTING PLAN / SITE PLAN
 SCALE 1" = 40'

1 PLANTING PLAN / SITE PLAN
 SCALE 1" = 40'

PLANT	SYMBOL	QUANTITY	LOCATION
11.00	(Symbol)	10	TO LANDSCAPE SETBACK
11.01	(Symbol)	10	TO LANDSCAPE SETBACK
11.02	(Symbol)	10	TO LANDSCAPE SETBACK
11.03	(Symbol)	10	TO LANDSCAPE SETBACK
11.04	(Symbol)	10	TO LANDSCAPE SETBACK
11.05	(Symbol)	10	TO LANDSCAPE SETBACK
11.06	(Symbol)	10	TO LANDSCAPE SETBACK
11.07	(Symbol)	10	TO LANDSCAPE SETBACK
11.08	(Symbol)	10	TO LANDSCAPE SETBACK
11.09	(Symbol)	10	TO LANDSCAPE SETBACK
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11.11	(Symbol)	10	TO LANDSCAPE SETBACK
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11.27	(Symbol)	10	TO LANDSCAPE SETBACK
11.28	(Symbol)	10	TO LANDSCAPE SETBACK
11.29	(Symbol)	10	TO LANDSCAPE SETBACK
11.30	(Symbol)	10	TO LANDSCAPE SETBACK



Matrix
 PLANNING ARCHITECTS
 1000 EAST WASHINGTON AVENUE
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112

LORSON LLC
 242 N WASHINGTON, SUITE 801
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112



THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 PROJECT DATE: OCTOBER 23, 2020

NO.	DATE	DESCRIPTION
1	10/23/20	REVISIONS PER COUNTY REVIEW
2	10/23/20	REVISIONS PER COUNTY REVIEW

DESIGNED BY: SC
 CHECKED BY: JA
 APPROVED BY: JA
 SHEET TITLE: PLANTING PLAN

GRAPHIC SCALE: 1" = 40'
 SHEET 16 OF 17
 PROJECT NO: 2019-005

THE HILLS AT LORSON RANCH
 EL PASO COUNTY, CO
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 LOCATED AT THE INTERSECTION AND ALONG THE
 SOUTHWEST CORNER OF SECTION 11, T15S, R50W OF THE 6TH P.M.
 EL PASO COUNTY, STATE OF COLORADO

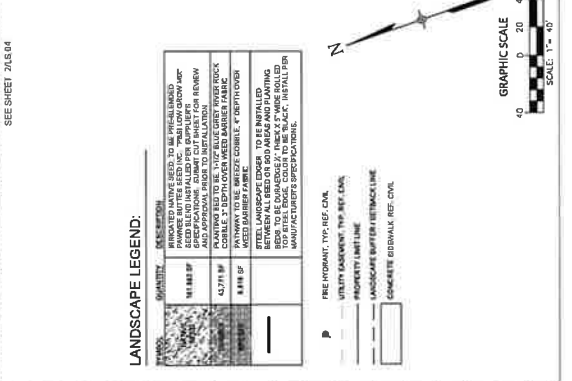
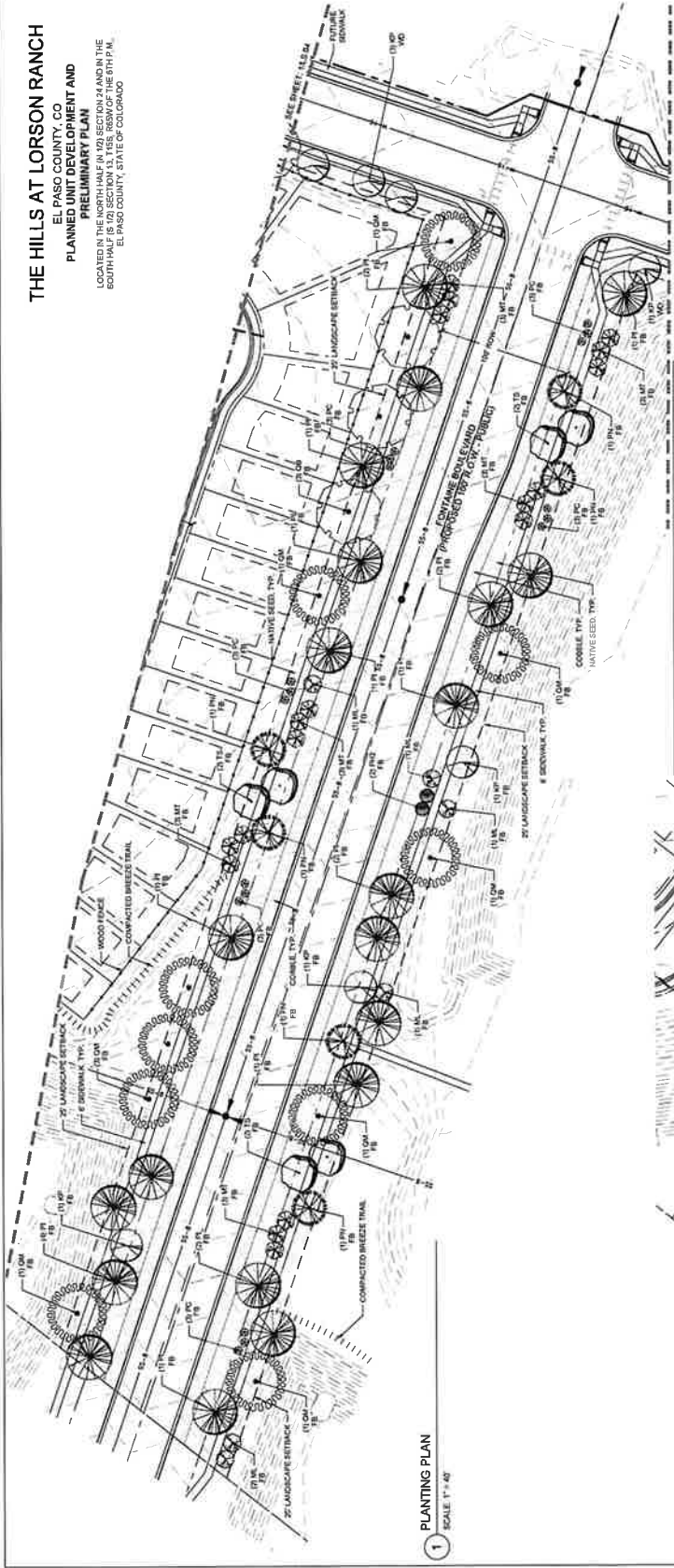
PROJECT
 THE HILLS AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN
 EL PASO COUNTY, CO
 PROJECT NO. 2020-0001
 DATE SUBMITTED: OCTOBER 26, 2020

NO.	DATE	DESCRIPTION	BY
1	10/26/2020	PRELIMINARY PER COUNTY REVIEW	NC
2	10/26/2020	REVISIONS PER COUNTY REVIEW	NC

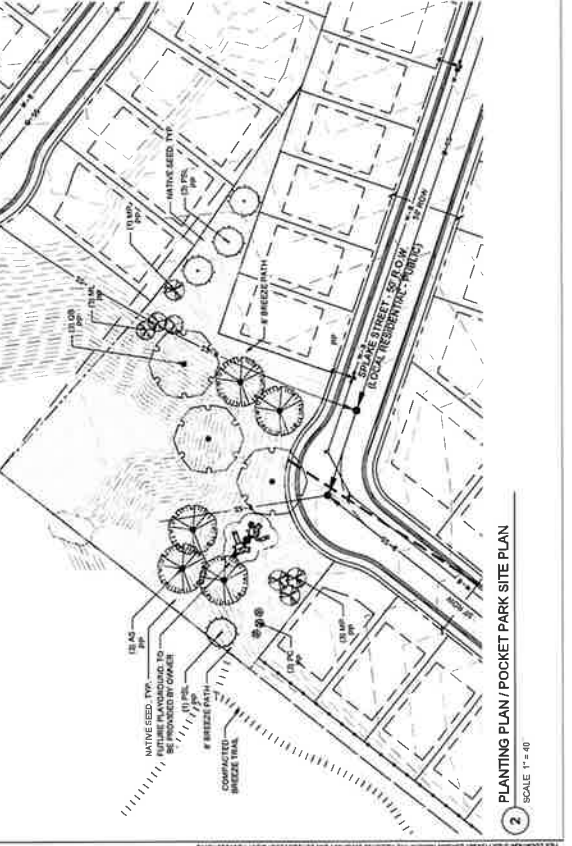
DESIGNED BY: MATRIX
 CHECKED BY: COLLEEN FLORES
 APPROVED BY: JACOB HUBBARD
 SHEET TITLE: PLANTING PLAN

PLANTING PLAN

LS06
 SHEET 17 OF 17
 PROJECT NO. PUD2020



PLANTING SYMBOL	CODE	COMMON NAME	PLANTING HEIGHT	SPACING	MAX. DBH AT 5'	SPACING	MAX. DBH AT 5'
[Symbol 1]	10	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 2]	11	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 3]	12	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 4]	13	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 5]	14	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 6]	15	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 7]	16	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 8]	17	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 9]	18	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 10]	19	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"
[Symbol 11]	20	SMALL FRUIT BERRY TREE	10'-15'	8'-10'	4"	10'-15'	4"





June 24, 2020

Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Hills at Lorson Ranch Subdivision
N1/2, Sec. 24 and S1/2, Sec.13, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 27184

To Whom It May Concern:

We have received the above-referenced proposal to subdivide an existing 123.167 acre tract of land into 514 single family lots and irrigated green space. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("Widefield").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 191.1 acre-feet for all intended uses in the subdivision. This includes 179.9 acre-feet/year for 514 household units, which equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes irrigated green space which is anticipated to require 11.2 acre-feet/year. The application does not contain information about the size of the irrigated area.

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. A letter of commitment dated May 26, 2020 from Widefield was provided with the materials and indicated that 191.10 acre-feet are committed to the proposed subdivision. The letter also notes Widefield's commitment to provide wastewater disposal.

According to the records of this office, Widefield has sufficient water resources to supply this development as described above.



Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available online at: https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer’s Office Opinion

Pursuant to Section 30-28-136(1)(h)(II) C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resources Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner

EL PASO COUNTY

OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

Diana K. May, County Attorney

Assistant County Attorneys

M. Cole Emmons
Lori L. Seago
Lisa A. Kirkman
Steven A. Klaffky
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney
Michael J. Desmond
Christopher M. Strider

September 18, 2020

PUDSP-20-3 The Hills at Lorson Ranch

Reviewed by: Lori Seago, Senior Assistant County Attorney
Edi Anderson, Paralegal, ACP

LS
/

FINDINGS AND CONCLUSIONS:

1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by Lorson LLC ("Applicant"), to subdivide an approximately 123.167 +/- acre parcel into 514 single family lots, plus green space. The property is currently zoned RLM (Residential Low/Medium 4-6 DU/Acre) with a concurrent zoning application to rezone the parcel to PUD (Planned Unit Development).

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, the Applicant estimates its annual water needs to serve household use for this subdivision at 191.1 acre-feet. This calculation was based on the District's annual single-family equivalent of 0.35 acre-feet which results in an annual water demand of 179.9 acre-feet/year, plus irrigation of community landscaping at 11.2 acre-feet/year, for a total water demand of 191.1 acre-feet/year for The Hills at Lorson Ranch subdivision. Based on these figures, the Applicant must provide a supply of 57,330 acre-feet of water (191.1 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement for the subdivision. Since the District's water is considered annually renewable, 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. of the El Paso County Land Development Code (LDC), "[w]ater provided from renewable groundwater sources is considered to be annually renewable and, therefore, is considered to have a minimum life of 300 years." The Applicant provided a *Water Demand and Wastewater Disposal Report for The Hills at Lorson Ranch Preliminary Plan*, dated May 2020, prepared by Core Engineering Group (the "Report"). The Report included an update from the District detailing their water supply and noting that the District's system "does not rely on any non-renewable water sources." Further, the District's "current Developed Physical Supply is 5271 annual acre-feet. The three-year running average actual use is 2615

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

acre-feet which is roughly 48% of the existing available physical supply.” The *Report* further detailed the District’s renewable and surface water supplies. Pursuant to the documentation provided by the District, their annually renewable sources fall within the provisions of LDC Section 8.4.7.C.1, and are therefore considered to have a minimum life of 300 years.

4. The District provided a letter of commitment for The Hills at Lorson Ranch dated May 26, 2020, stating the “Widefield Water and Sanitation District commits to providing water and sewer service to the above-mentioned subdivision per this letter.” The District further detailed that the commitment is for “514 Residential Lots plus Median Landscaping (32 sfe) for 191.10 acre-feet” and notes the District has “more than adequate water supply.”

5. In a letter dated June 24, 2020, the State Engineer reviewed the application to subdivide the 123.167 +/- acres into 514 single family lots. The Engineer stated that according to their records, “Widefield has sufficient water resources to supply this development as described above.” Further, the State Engineer stated that “Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.”

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 at the time 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. Analysis: With a proposed annual demand of 191.1 acre-feet/year, based on the current commitment of the District to supply that amount to the subdivision based on the annually renewable water supply, it appears the proposed water supply will be sufficient.

8. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

9. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District’s commitment, 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 El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

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 III

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

