

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Park Advisory Board

Meeting Agenda

Wednesday, March 9, 2022 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Jim Cassidy Proclamation	Chair	Approval
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Winsome Filing No.3 Final Plat	Greg Stachon	Endorsement
B. Citizen on Constitution Final Plat	Greg Stachon	Endorsement
C. The Ridge at Lorson Ranch Filing No. 1 Final Plat	Jason Meyer	Endorsement
D. The Ridge at Lorson Ranch Filing No. 2 Final Plat	Jason Meyer	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
E.	The Ridge at Lorson Ranch Filing No. 3 Final Plat	Jason Meyer	Endorsement
F.	Hillside at Lorson Ranch PUDSP	Jason Meyer	Endorsement
7.	Information / Action Items		
A.	Annual Joint City / County Park Advisory Board Meeting	Todd Marts	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the February 9, 2022
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Jim Cassidy, 3rd Vice Chair
Anne Schofield, 2nd Vice Chair (via TEAMS)
Terry Martinez (via TEAMS)
Kiersten Steel
Susan Jarvis-Weber (via TEAMS)

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Planning Supervisor
Greg Stachon, Landscape Architect
Ross Williams, Park Planner
Theresa Odello, Recreation & Cultural Services Manager
Kyle Melvin, Assistant Park Operations Division Manager
Adam Robertson, Central District Supervisor
Adam Baker, East District Supervisor
Nathan Robinson, North District Supervisor
Ben Dumakowski, South District Supervisor
Dayna Buffington, Special Event Coordinator
Mary Jo Lewis, Bear Creek Nature Center Supervisor
Jessica Miller, Fountain Creek Nature Center Supervisor

Absent: Ed Hartl, Alan Rainville, Lois Landgraf

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Jim Cassidy, 3rd Vice Chair.
2. Approval of Agenda: **Kiersten Steel made a motion to approve the meeting agenda. Susan Jarvis-Weber seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Kiersten Steel made a motion to approve the January 12, 2022 meeting minutes. Anne Schofield seconded the motion. The motion carried 5 - 0.**
4. Introductions and Presentations:

A. 2020 Partner in the Park Presentation

Todd Marts, Executive Director presented the 2021 Partner in the Park awards to the following recipients:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson for Bear Creek Regional Park
- Heuberger Subaru for Bear Creek Dog Park
- Heuberger Subaru for Fox Run Dog Park

- Gold Hill Mesa for Bear Creek Nature Center
- The Scott Lauther Foundation for Bear Creek Nature Center
- Olson Plumbing & Heating for Fountain Creek Nature Center
- Tender Care Veterinary Center for Falcon Dog Park
- InTouch Home Team for Bear Creek Regional Park EAST
- NES Inc. for the New Santa Fe Regional Trail
- Nextera Energy Resources for Paint Mines Interpretive Park
- Scheels Colorado Springs for Pineries Open Space
- Farmers State Bank for Fair & Events Center

The Park Advisory Board thanked the donors for their generous support of the park system.

5. Citizen Comments:

Commissioner Stan VanderWerf stated that he will attend the National Association of Counties Conference in Washington DC.

Judy von Ahlefeldt spoke about the Pineries Open Space and the impact a pine beetle infestation can have on the park. She presented a written report to Todd Marts.

Susan Davies, Trails and Open Space Coalition stated that she is delighted to see that the vandalism report is now a fixture in the monthly reports and hopes that it sparks a conversation and citizens report vandalism they notice. She also highlighted the many volunteers that give their time to parks every month. The number of volunteers is also listed in the monthly reports.

6. Development Applications:

A. **Peerless Farms Preliminary Plan**

Greg Stachon provided an overview of the Peerless Farms Preliminary Plan.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Peerless Farms Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$3,200. Kiersten Steel seconded the motion. The motion passed 5 – 0.

B. **Cornerstone Estates Final Plat**

Greg Stachon provided an overview of the Cornerstone Estates Final Plat.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Cornerstone Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,360. Terry Martinez seconded the motion. The motion passed 5 – 0.

C. Skyline at Lorson Ranch Filing No. 1. Final Plat

Jason Meyer presented the Skyline at Lorson Ranch Filing No. 1. Final Plat.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving the Skyline at Lorson Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$39,100 and urban park purposes in the amount of \$24,650 will be required upon recording of this Final Plat. 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 of this Final Plat. Kiersten Steel seconded the motion. The motion passed 5 – 0.

D. The Trails at Aspen Ridge Filing No. 5 Final Plat

Ross Williams presented The Trails at Aspen Ridge Filing No. 5 Final Plat.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Trails at Aspen Ridge Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$26,680 due at the recording of this Final Plat. Anne Schofield seconded the motion. The motion passed 5 – 0.

7. Information / Action Items:

A. 2022 Park Advisory Board Membership Update

Todd Marts stated that Jim Cassidy, Kiersten Steel, Terry Martinez and Susan Jarvis-Weber have completed their first term as members of the Park Advisory Board in May and are eligible for a second term. Alan Rainville will complete his second term as a Park Advisory Board member in May and is term limited. Jim Cassidy stated that he is retiring and moving out of state. His last month of service will be in March.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Theresa Odello highlighted the “Boots in the Barn” fundraiser which will take place on March 5th and will raise funds for a new barn at the El Paso County Fairgrounds to provide a place for a growing number of programs to include 4H and Future Farmers of America.

10. Adjournment: The meeting adjourned at 2: 31 p.m.

Susan Jarvis-Weber, Secretary

Resolution

WHEREAS, Mr. Jim Cassidy served as a Commissioner District #1 representative to the El Paso County Parks Advisory Board from May 2019 to March 2022; and

WHEREAS, Mr. Cassidy's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

WHEREAS, Mr. Cassidy served as third Vice Chairperson of the Park Advisory Board; and

WHEREAS, Mr. Cassidy exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks and encouraged citizens to participate in public processes and provide input on park projects; and

WHEREAS, Mr. Cassidy's support for the Parks and Natured Centers as tourist attractions; and

WHEREAS, Mr. Cassidy's insight and enthusiasm, and his positive attitude have been appreciated by both the Park Advisory Board and staff; and

NOW, THEREFORE, BE IT RESOLVED that the Parks Advisory Board hereby expresses its appreciation to Mr. Jim Cassidy for his years of volunteer service to the community and El Paso County.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Parks Advisory Board Meeting, and thereafter preserved as a tribute to Jim Cassidy's volunteer service, and an executed copy thereof be first read and then delivered to him.

DONE THIS 9th day of March 2022, at Colorado Springs, Colorado.

Parks Advisory Board of El Paso County, Colorado

By:

Alan Rainville, Vice Chair

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Winsome Filing No.3 Final Plat
Agenda Date: March 9, 2022
Agenda Item Number: #6 - A
Presenter: Greg Stachon, Landscape Architect
Information: **Endorsement:** X

Background Information:

This is a request by NES on behalf of Winsome LLC for approval of a final plat for Winsome Filing No. 3, comprising 38 residential lots and 3 tracts on approximately 350 acres. Winsome Filing No. 3 is part of the larger 766-acre Winsome subdivision (formerly McCune Ranch) located northwest of the intersection of Hodgen Road and Meridian Road in northeast El Paso County. The Winsome Preliminary Plan was approved by the Board of County Commissioners on July 9, 2019. Winsome Filing No. 3 is located immediately north of Filing No. 1. The 38 lots proposed in Filing No.3 are in the RR-5 zone and will be developed as 5-acre residential lots.

The overall Winsome subdivision proposes 151-acres as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhood. A network of looping trails is proposed through the open space, connecting with the internal rural local roads to provide multiple access points.

Within Filing 3, tracts A, B, and C provide 118 acres of open space containing trails, trail signage, and drainage facilities. All open space tracts in this filing will be owned and maintained by the Winsome Metropolitan District.

The 2013 El Paso County Parks Master Plan shows the proposed Hodgen Road and Meridian Road Bicycle Routes located immediately adjacent the southern and eastern boundaries of the property, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no trail easement requests are necessary in those locations.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing the southern half of the project site. Natural resource values include montane ponderosa pine forests intermixed with permanent and intermittent wetlands and woodland prairie communities, serving as habitats for native, relict, and various rare plant species. This project would not conflict with the plan since the open space corridors preserve the West Kiowa Creek corridor.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Winsome Filing No. 3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480.

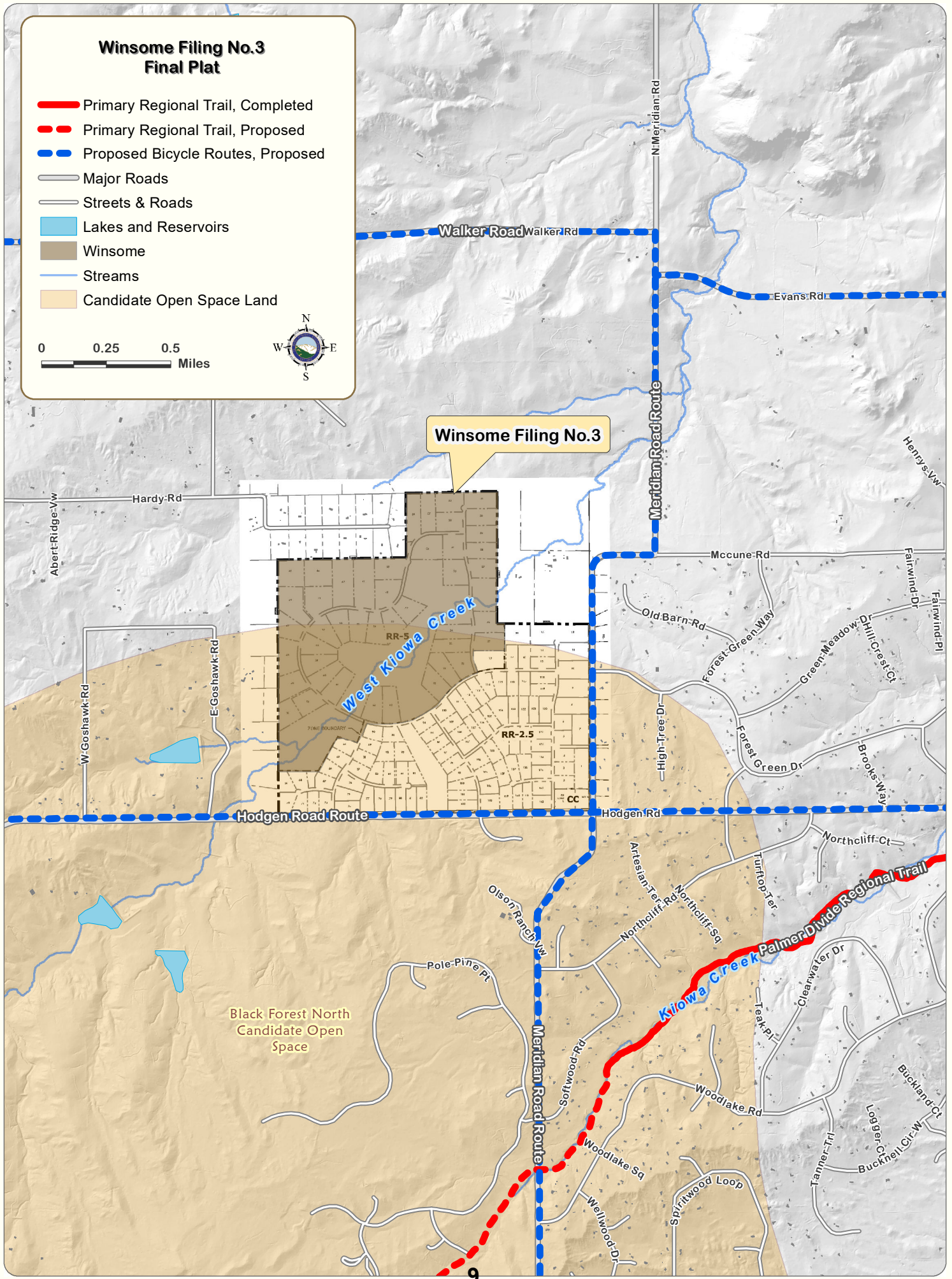
Winsome Filing No.3 Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Lakes and Reservoirs
- Winsome
- Streams
- Candidate Open Space Land

0 0.25 0.5
Miles



Winsome Filing No.3



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

March 9, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Winsome Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	VR222	Total Acreage:	350.00
		Total # of Dwelling Units:	38
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.27
	NES, Inc.	Regional Park Area:	2
Winsomome LLC	Andrea Barlow	Urban Park Area:	3
1864 Woodmoor Dr, Suite 100	619 North Cascade Ave, Suite 200	Existing Zoning Code:	RR-5
Monument, CO 80132	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 38 Dwelling Units = 0.737		Neighborhood:	0.00375 Acres x 38 Dwelling Units =	0.00
Total Regional Park Acres: 0.737		Community:	0.00625 Acres x 38 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 38 Dwelling Units =	\$0
\$460 / Dwelling Unit x 38 Dwelling Units = \$17,480		Community:	\$176 / Dwelling Unit x 38 Dwelling Units =	\$0
Total Regional Park Fees: \$17,480		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: 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 Winsome Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,480.

Park Advisory Board Recommendation:

WINSOME FILING NO.3 FINAL PLAT

LETTER OF INTENT

JANUARY 2022

PROPERTY OWNER

Winsome LLC
1864 Woodmoor Dr, Ste 100
Monument, Colorado 80132

APPLICANT:

Winsome LLC
1864 Woodmoor Dr, Ste 100
Monument, Colorado 80132

CONSULTANT:

N.E.S. Inc.
619 North Cascade Ave,
Colorado Springs, CO 80903

TSN: 5100000525, 5100000524, 5100000526

REQUEST

Winsome LLC requests approval of a Final Plat for Winsome Filing No. 3, comprising 38 residential lots and 3 tracts on approximately 350 acres. A concurrent request for pre-development grading and utilities is submitted separately.

SUPPORTING DOCUMENTS

The following reports are submitted in support of this Final Plat and are referenced in this Letter of Intent:

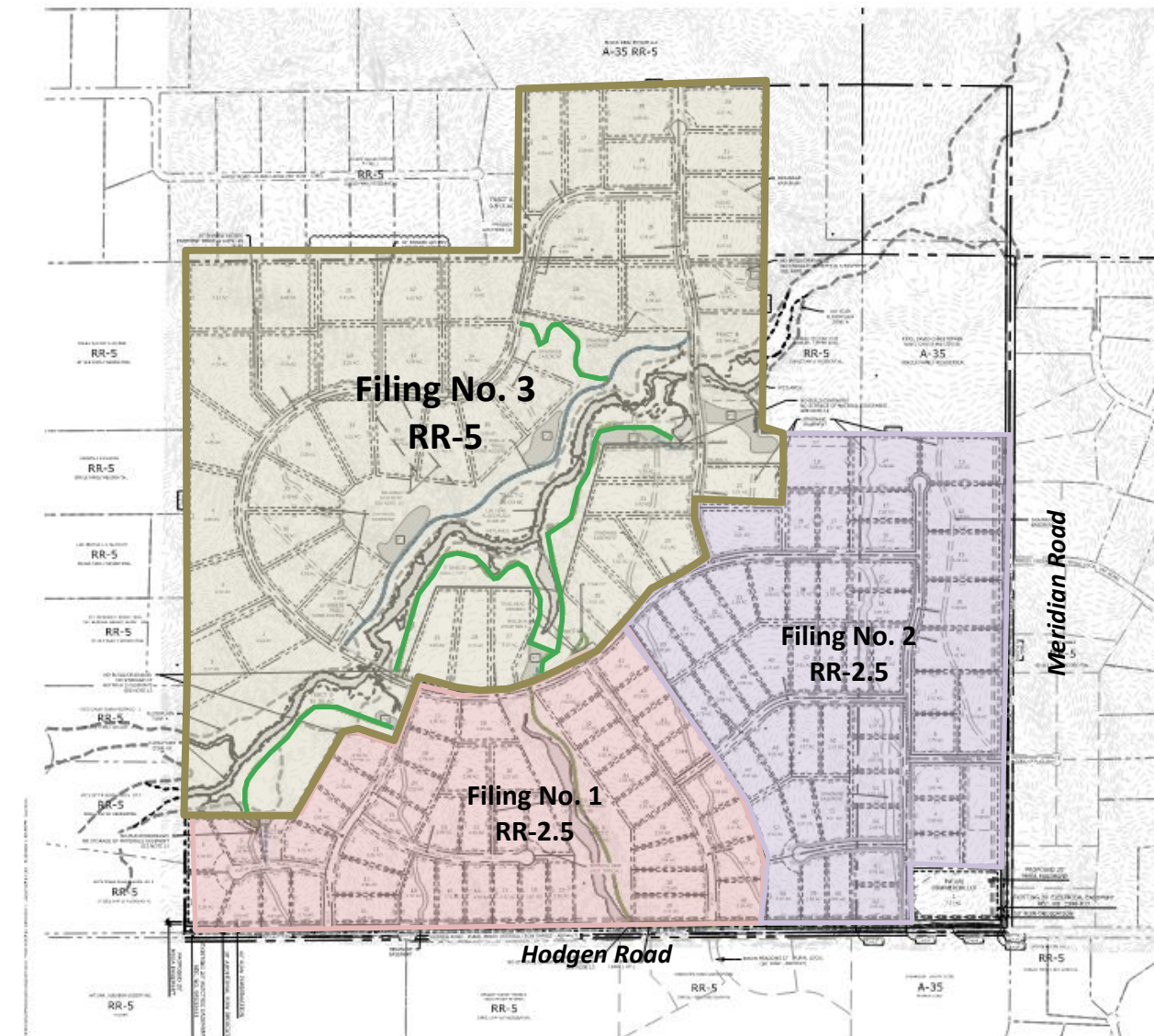
- Soils, Geology and OWTS Report prepared by Entech Engineering, Inc.
- Natural Features and Wetlands Report prepared by Ecosystem Services, LLC (ECOS)
- Wildland Fire & Hazard Mitigation Plan prepared by Ecosystem Services, LLC (ECOS)
- Water Resources and Wastewater Report prepared by Entech Engineering, Inc.
- Final Drainage Report prepared by Kimley Horn.
- Stormwater Management Plan prepared by Kimley Horn.
- FEMA CLOMR Report prepared by Kimley Horn.

PROJECT DESCRIPTION

Winsome Filing No. 3 is part of the 766-acre Winsome subdivision (formerly McCune Ranch) located northwest of the intersection of Hodgen Road and Meridian Road in northeast El Paso County. On July 9 2019, the Board of County Commissioners approved multiple applications to rezone and preliminary plan the Winsome property, as follows:

1. A rezone of 350 acres from RR-5 (Residential Rural, 5-Acre Lots) and A-35 (Agricultural, 35-acre lots) to RR-2.5 (Residential Rural, 2.5 acre lots);
2. A rezone of 7.9 acres from A-35 (Agricultural, 35-acre lots) to CC (Commercial Community); and
3. A Preliminary Plan for the Winsome subdivision, consisting of 143 single-family lots and one commercial lot on approximately 766.66 acres.

On December 21, 2021, the Board of County Commissioners approved an amendment to the Winsome Preliminary Plan, which increased the total number of single-family residential lots from 143 to 146.



The properties surrounding Winsome Filing No. 3 include:

North: Country Squire Estates Filing No. 1, subdivision of similar rural density development.

South: Winsome Filing 1 and 2 subdivisions.

East: Part of the original McCune Ranch, divided into three 40-acre parcels.

West: Rural residential, generally 20-acre lots.

Through the approval of the Preliminary Plan, it was concluded by County Staff, the Planning Commission, and the Board of County Commissioners that the density, lot sizes and transitions in lot sizes proposed for the Winsome subdivision are compatible with the neighboring properties.

Winsome Filing No. 3 is the third 350-acre phase of the Winsome subdivision and is located immediately north of Filing No. 1. The 38 lots proposed in Filing No.3 are in the area that remained under the existing RR-5 zoning after the rezoning of part of the property in 2019. The lots meet the minimum zoning standards set out in Table 5-4 of the Land Development Code for the RR-5 zone.

The original Preliminary Plan had 35 lots in Filing 3. A Preliminary Plan Amendment is currently under review, adding three additional lots to this area. This Filing 3 plat aligns with the Preliminary Plan Amendment.

ACCESS AND TRAFFIC

Access to the Winsome subdivision is from three full movement accesses off Hodgen Road and a full movement access off Meridian Road. Twinkling Star Lane and Alamar Way provide access to Filing 3 through the already approved Filings 1 and 2.

The Traffic Impact Study (TIS) prepared by Kellar Engineering assesses the trips generated by the proposed development in the context of 2020 short-term and 2045 long-term background traffic. All required road improvements were included in Filings 1 and 2.

This filing will not be entering into a PID, and road impact fees will be paid at time of recording.

Lots 8 and 11 do not have direct access to a public street and has a shared access through the adjacent Lots 7 and 12. A waiver to this requirement of Chapter 8.4.3(C)(2)(e) of the Land Development Code was approved with the Preliminary Plan Amendment.

OPEN SPACE AND TRAILS

The overall Winsome subdivision proposes 151-acres as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. All open space tracts will be owned and maintained by the Winsome Metropolitan District.

Within Filing 3, tracts A, B, and C provide 118 acres of open space containing trails, trail signage and drainage facilities. All open space tracts in this filing will be owned and maintained by the Winsome Metropolitan District.

DRAINAGE

The Final Drainage Report prepared by Kimley Horn examines the existing drainage characteristics of the site and any required improvements in accordance with the requirements of the LDC and ECM. The proposed Winsome Subdivision is part of the West Kiowa Creek Drainage Basin, with Kiowa Creek flowing from the southwest to the northeast across the property. Proposed drainage infrastructure includes roadside ditches, culverts to convey stormwater under roads, swales, and three full-spectrum detention ponds. Additionally, two box culvert crossings at Alamar Way and Twinkling Star Lane are proposed with this filing.

UTILITIES

Water: The Water Resources Report and Wastewater Disposal Report prepared by JDS Hydro indicate that water service will be provided by individual domestic wells for the 38 residential lots. The wells will be drilled into the Dawson Aquifer, which has an allocated 300-year supply for this development of 232.66 acre-feet annually per Water Decree No. 1692-BD. The 38 lots in Filing 3 will generate an annual demand of approximately 22.8 acre-feet per year. The combined total waster demand for Filings 1, 2 and 3 is 87.6 acre feet per year, for which there is more than sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. A replacement water plan has been reviewed and published by the State Water Engineer.

Wastewater: Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines.

Gas: Gas Service will be provided by Black Hills Energy and a Will Serve letter is provided.

Electric: Electric Service will be provided by Mountain View Electric Association and a Will Serve letter is provided.

NATURAL FEATURES

The ECOS Natural Features Report prepared for the Preliminary Plan assessed the topography, vegetation, wetlands and wildlife. The only constraint imposed on the Winsome development as a result of this assessment is the requirement for "no build"/preservation easements where the wetlands are within lots. In Filing 3, the two box culvert crossings on Twinkling Star Lane and Alamar Way require a Nationwide Permit. The application has been submitted (NWP 29 Application prepared by Bristlecone Ecology) and is under review.

The site is mainly native prairie grassland, with a concentration of Ponderosa Pine trees in the northwest portion of Filing No. 3. There is the potential to improve the vegetation with the proposed noxious weed management plan and native plant restoration outlined in the ECOS Natural Features Report.

NOXIOUS WEEDS

The noxious weeds on the site are mainly contained with the proposed open space areas. ECOS provided a noxious weed management plan within the Natural Features Report, which recommends weed control prior to and during construction to eliminate existing weeds and to prevent introducing new weeds. Following construction, the Metropolitan District and/or Homeowners Association will be responsible for weed control in the open space. With the individual lots, weed control will be the responsibility of the individual homeowner and will be enforced through covenants.

FLOODPLAIN

Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041CO350G, dated December 7, 2018. Zone A indicates that Base Flood Elevations have not

been determined. A floodplain boundary has been assessed by Vertex and the proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The proposed floodplain is contained mostly within the open space tracts within Filing 3. A Certificate of Occupancy will not be permitted for Lots 20-24 until a Letter of Map Revision (LOMR) is obtained from FEMA showing Base Flood Elevations (BFE).

WILDLIFE

The ECOS report indicates that the site currently provides good habitat for a variety of wildlife. Birds are the most common wildlife, with mammals in the treed areas and reptiles and amphibians in and around the creek. The extensive area of open space proposed for the subdivision and within Filing 3 will provide a wide upland buffer for wildlife along the creek and the large lot configuration will minimize impact on wildlife. There will be low to no impact on protected species. The noxious weed management plan and recommended native plant revegetation will improve the wildlife habitat. Post and rail fencing is proposed on the perimeter of the subdivision and similar fencing will be the standard for the individual lots, which will be enforced by the Metro District and/or Homeowners Association.

SOILS AND GEOLOGY

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains. A no build easement is included across parts of lots 31 and 32 to address unstable slope conditions in this area.

WILDFIRE HAZARD MITIGATION

The treed areas within Filing 3 lie within an area mapped as High Hazard for wildfire. The current owners of the property undertook fire mitigation in 2013 and 2015, which included thinning trees, removing ladder fuels and modifying stand structure. The covenants for the subdivision will set out standards for fire mitigation to ensure that this is a Firewise community and meets the County Development Standards for Fire Protection. Additional fire mitigation may be required on the individual lots to bring them into compliance with these standards. The location and type of new landscaping on individual lots will also be controlled to minimize wildfire risks. The Wildland Fire & Hazard Mitigation Plan prepared by ECOS provides more detail on the potential wildfire fuels on the property and suggested mitigation measures.

PROJECT JUSTIFICATION

The Final Plat is consistent with the approval criteria in Section 7.2.1.D.3.f of the LDC as follows:

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

At the time the Preliminary Plan was approved, the Master Plan comprised the County Policy Plan and Black Forest Preservation Plan. The overall Winsome subdivision was fully analyzed in the context of the then applicable Master Plan policies with the approved Preliminary Plan and was found to be in compliance. As Filing 3 is consistent with the Preliminary Plan, it should also be found to be in compliance with the Master Plan.

Your EPC Master Plan

The new County Master Plan denotes the site as a rural residential placetype, which consists of predominantly single-family homes occupying 2.5 acres or more. The Filing No. 3 plat proposes lots of 5-acres or more, aligning with the master plan. The site is located in an area of minimal change on the Areas of Change map, and this area is designated as an area in which the predominant rural character is to be maintained. The Filing No. 3 plat proposes 5-acre lot development which is consistent with the rural residential placetype and the rural character of the surrounding area as determined with the approved Preliminary Plan.

The plat is also consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.2 to “preserve the character of rural and environmentally sensitive areas”.

El Paso County Water Master Plan

The subject property lies within the El Paso County Water Master Planning area, Region #4a. Expected buildout of the subject property is 38 residential lots, ranging from 4.998 to 8.343 acres. Demands for the entire subdivision are listed in Section 3.0 of the Water Resources Report for Winsome Filing No. 3 prepared by JDS-Hydro Consultants, Inc.

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios. However, the proposed supply in the Dawson aquifer is based on non-renewable sources. If needed beyond the 300-year supply in the Dawson formation, the subdivision has water rights in the Denver aquifer. Remaining rights in the Denver, Arapahoe, and Laramie Fox-Hills are subject to sale to Sterling Ranch Metropolitan District. The closest source for a potential interconnect is the Park Forest Water District – approximately 3.5 miles to the southwest. It is not anticipated (and Park Forest Water District has not been contacted) that an interconnect is needed or warranted. The subject property has adequate water supply to meet the needs of the proposed subdivision on a 300-year basis.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Winsome Filing No. 3 is in conformance with the Preliminary Plan Amendment, which added three additional lots to the approved Preliminary Plan.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

Winsome Filing 3 is consistent with the subdivision design standards and regulations, other than the two waivers that were approved with the Preliminary Plan. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

4. 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;

Water service will be provided by individual domestic wells for the 38 residential lots. The wells will be drilled into the Dawson Aquifer. Water rights in the Dawson Aquifer of 232.50 acre-feet annually were allocated in Water Decree No. 1692-BD and will be transferred to the McCune Ranch development following the completion of a water contract between McCune Ranch and PT McCune, LLC. The 38 lots in Filing 3 will generate an annual demand of approximately 22.8 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. A replacement water plan has been reviewed and published by the State Water Engineer.

5. 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;

Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines.

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

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains.

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

The Final Drainage Report prepared by Kimley Horn analyses the existing drainage characteristics of the site and any required improvements in accordance with the requirements of the LDC and ECM. The proposed Winsome Subdivision is part of the West Kiowa Creek Drainage Basin with Kiowa Creek flowing from the southwest to the northeast across the property. Proposed drainage infrastructure includes road side ditches, culverts to convey stormwater under roads, swales, and three full-spectrum detention ponds.

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

All lots have direct access to public right-of-way, in some limited cases via a joint driveway access and maintenance agreement.

9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

All necessary services are available to the subdivision and will serve letters form all utility providers have been submitted. The site will be served by well and septic as described above. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The subdivision will be adequately served by public streets and substantial areas of open space and recreational trails are provided.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The Falcon Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter from the Fire Chief is included with this submittal.

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

No off-site improvement is identified for Filing 3.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

All public improvements are to be constructed or financially guaranteed through the SIA. Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat.

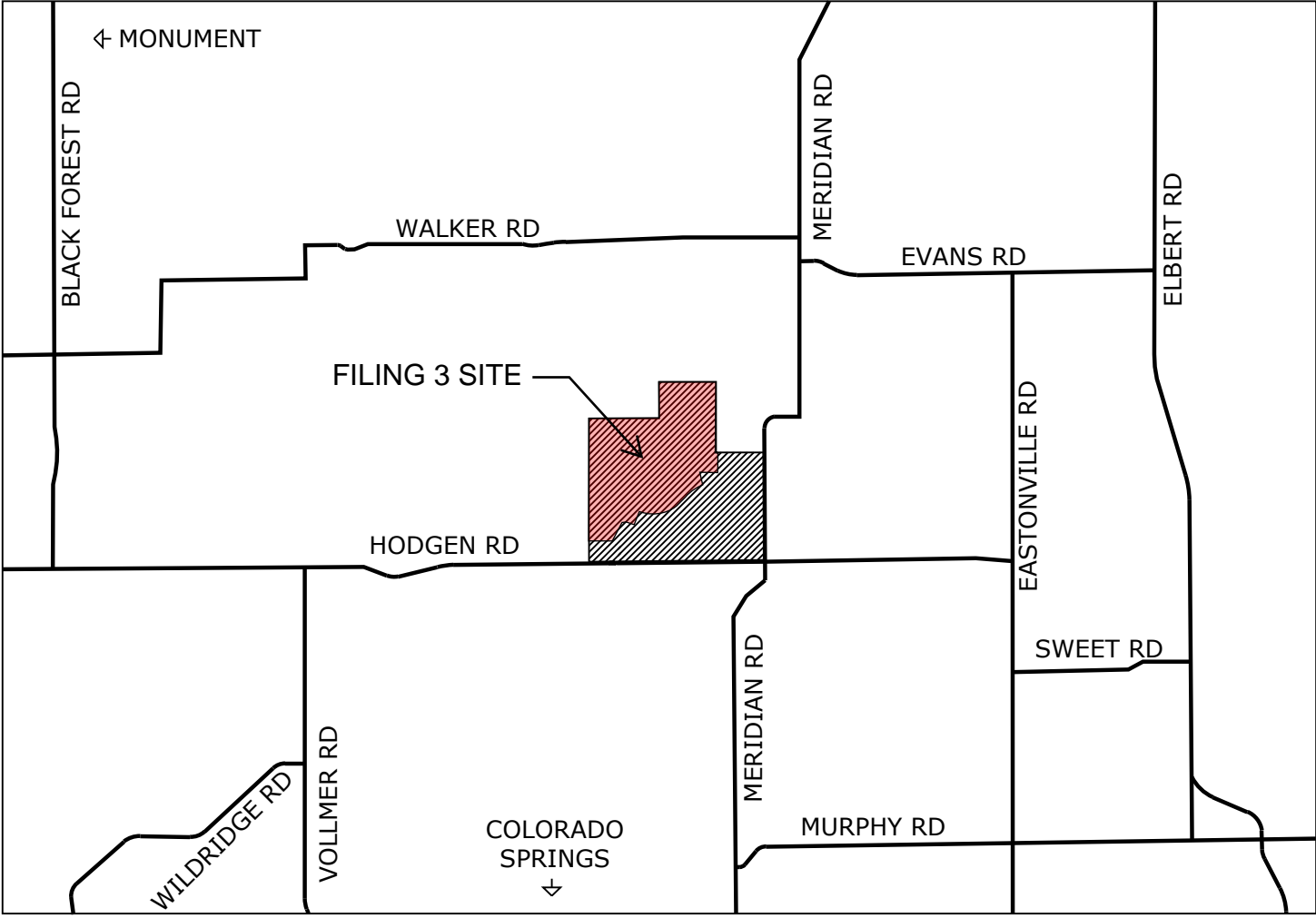
13. The subdivision meets other applicable sections of Chapter 6 and 8; and

The subdivision meets all applicable sections of Chapter 6 and 8, subject to the waivers approved with the Preliminary Plan, which were justified in the context of preserving the existing topography and natural features on the site.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

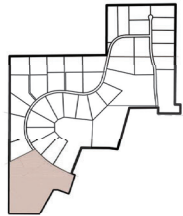
There are no known mineral estate interests associated with this property.

VICINITY MAP

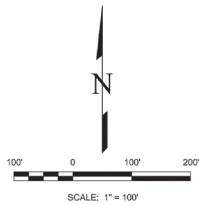


WINSOME FILING NO. 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
AND A PORTION SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP



SCALE: 1" = 100'

LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 26858"
- 3 FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
- 4 FOUND YELLOW PLASTIC CAP ILLEGIBLE
- 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
- 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196-GROUND LEVEL"
- * AREA NOT INCLUDED IN THIS SURVEY

— BOUNDARY LINE

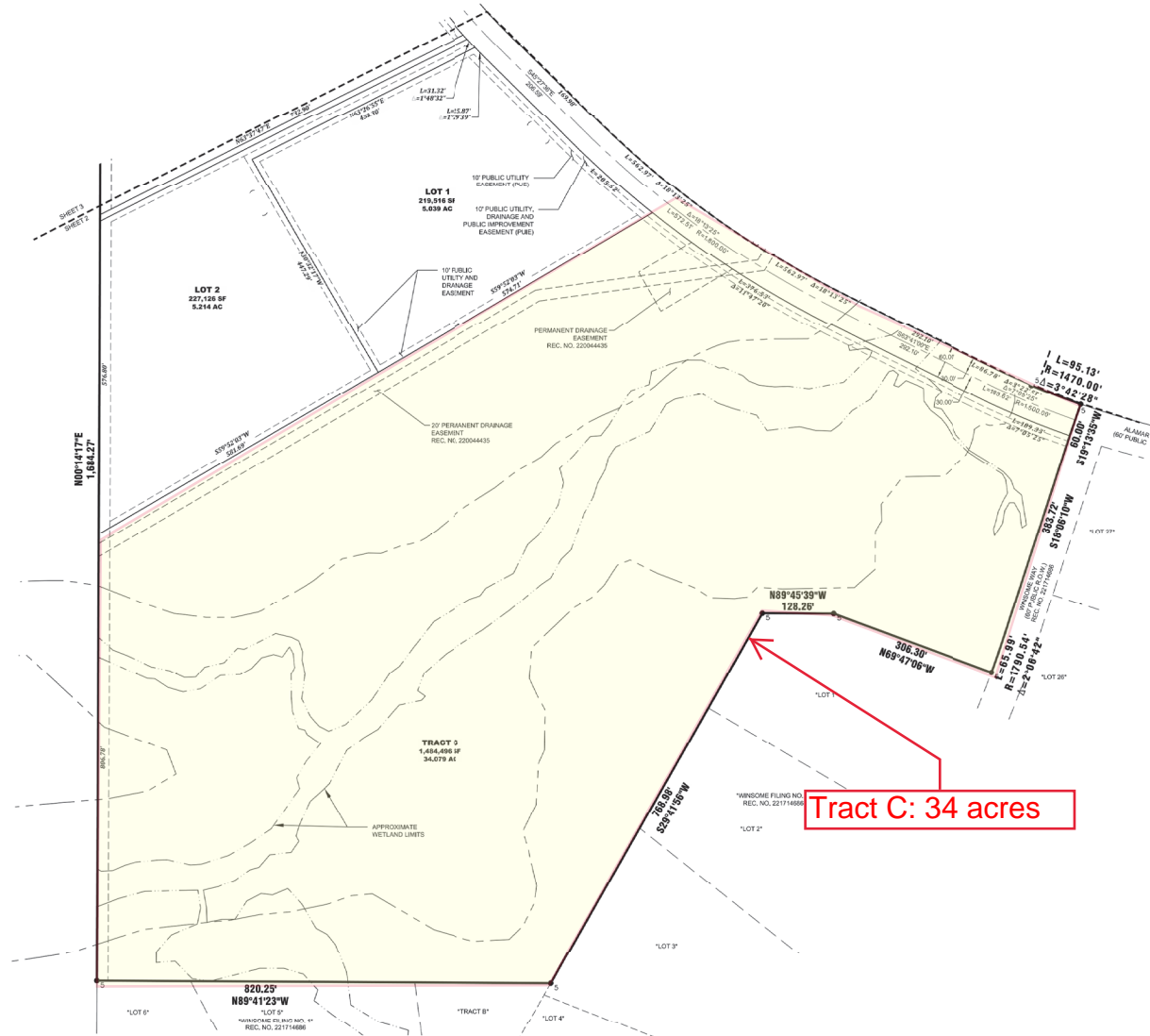
--- EASEMENT LINE

--- WETLAND DELINEATION

--- APPROXIMATE FEMA FLOODPLAIN

() ADDRESS

(R) RADIAL BEARING



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES
SURVEYING, INC.**
936 Elkton Drive
Pueblo, CO 81007
Office: (719) 545-5540
Fax: (719) 545-5247



WINSOME FILING NO. 3 FINAL PLAT

A PORTION OF THE SOUTH EAST QUARTER OF SECTION 13,
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: **JWT**
CHECKED BY: **TWS**

H-SCALE: 1"=100'

JOB NO. 1858-04

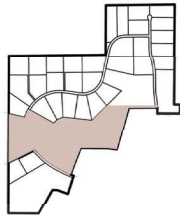
DATE CREATED 7/1/2021

DATE ISSUED 12/10/2021

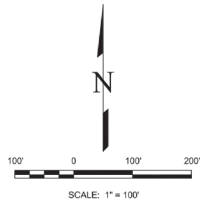
SHEET NO. 2 OF 7

WINSOME FILING NO. 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
AND A PORTION SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

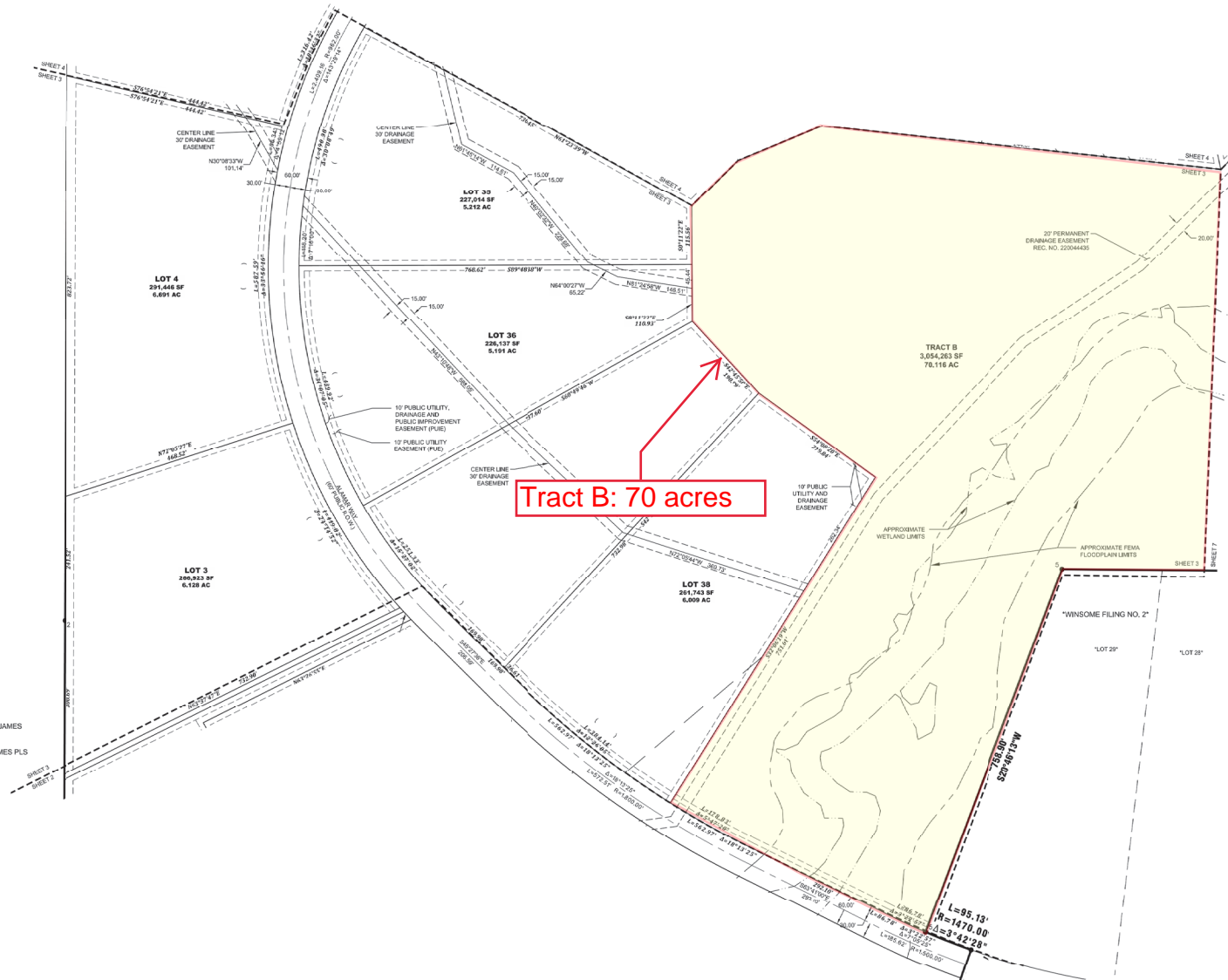


KEY MAP



LEGEND:

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- ₃ FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
- ₄ FOUND YELLOW PLASTIC CAP ILLICIBLE
- ₅ FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
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- () ADDRESS
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NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES
SURVEYING, INC.**
935 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 541-5240
Fax: (719) 571-1206



WINSOME FILING NO. 3 FINAL PLAT

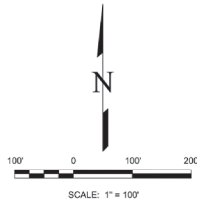
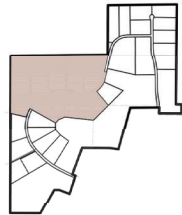
A PORTION OF THE SOUTH EAST QUARTER OF SECTION 13,
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: **JWT**
CHECKED BY: **TWS**

H-SCALE: **1"=100'**

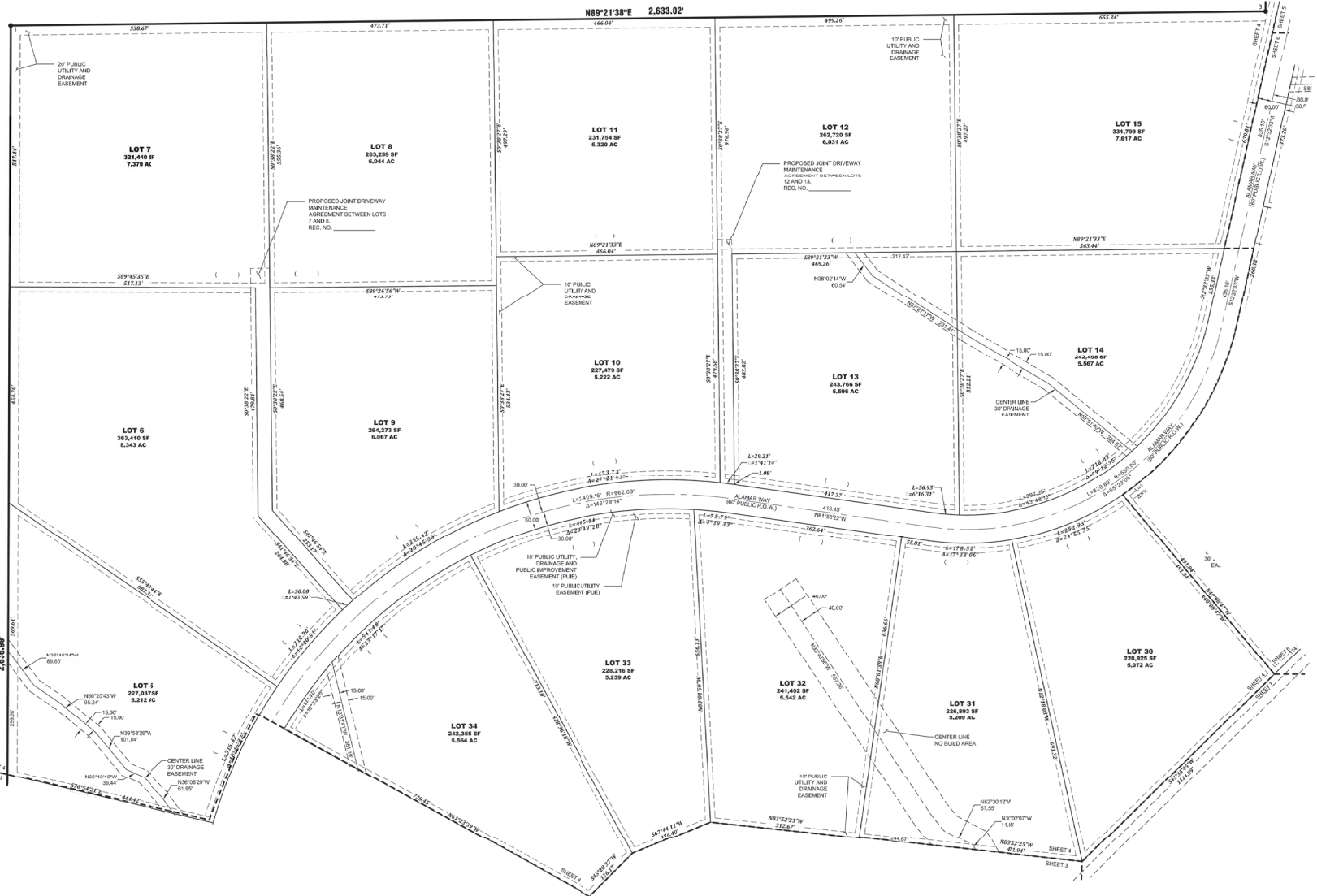
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DATE CREATED **7/1/2021**
DATE ISSUED **12/10/2021**
SHEET NO. **3** OF **7**

WINSOME FILING NO. 3
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
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OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND:

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- 3 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
- 4 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196-GROUND LEVEL"
- * AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
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NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
936 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 541-5640
Fax: (719) 571-1206

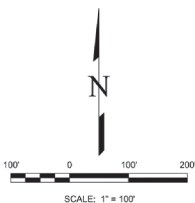
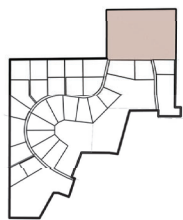
WINSOME FILING NO. 3
FINAL PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
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DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1"=100'
JOB NO.	1858-04
DATE CREATED	7/1/2021
DATE ISSUED	12/10/2021
SHEET NO	4 OF 7

WINSOME FILING NO. 3

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LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 26658"
- 3 FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
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- 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
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- * AREA NOT INCLUDED IN THIS SURVEY

— BOUNDARY LINE

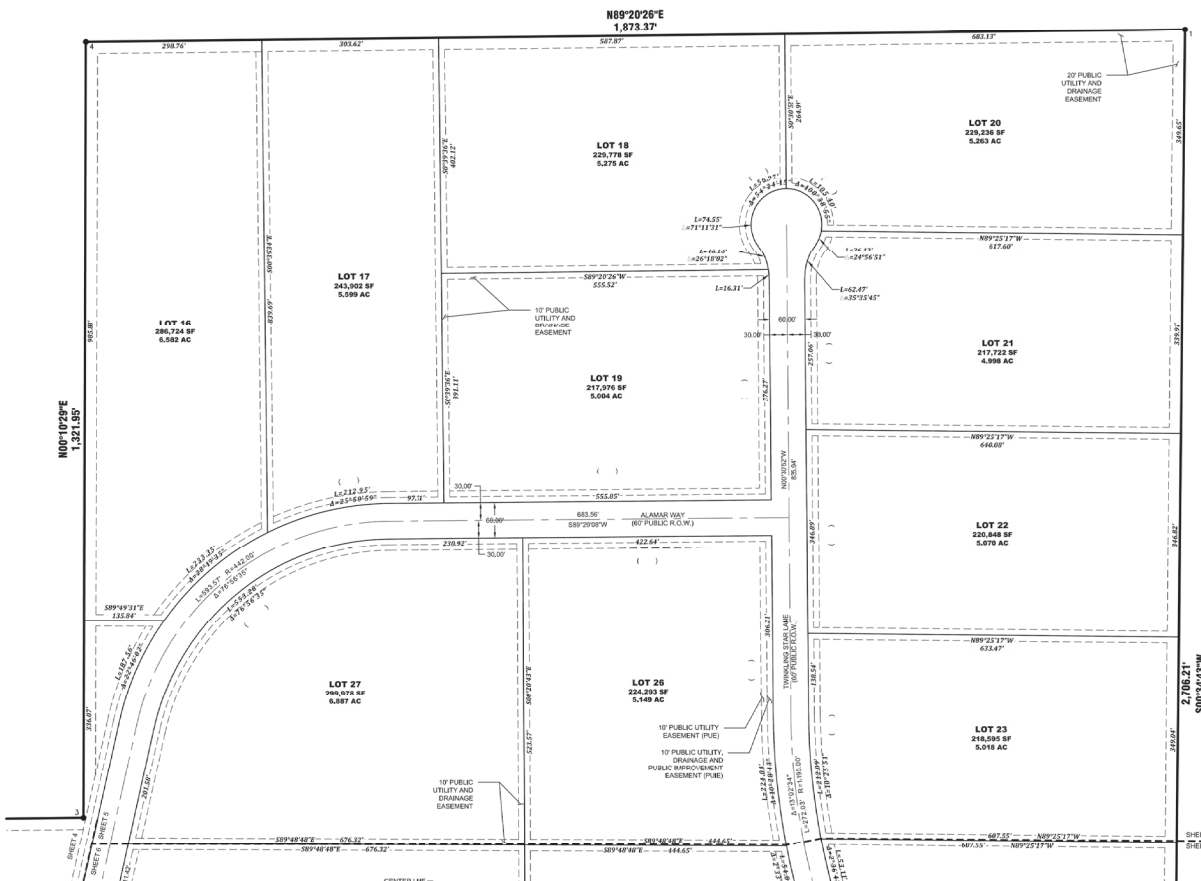
- - - EASEMENT LINE

— WETLAND DELINEATION

- - - APPROXIMATE FEMA FLOODPLAIN

() ADJACENT

(R) RADIAL BEARING



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 Colorado Springs, CO 80907
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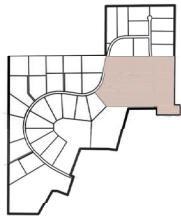
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DRAWN BY: JWT
 CHECKED BY: TWS

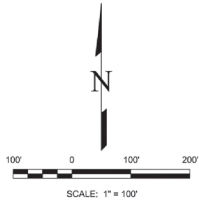
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JOB NO. 1858-04
 DATE CREATED 7/1/2021
 DATE ISSUED 12/10/2021
 SHEET NO. 5 OF 7

WINSOME FILING NO. 3 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP

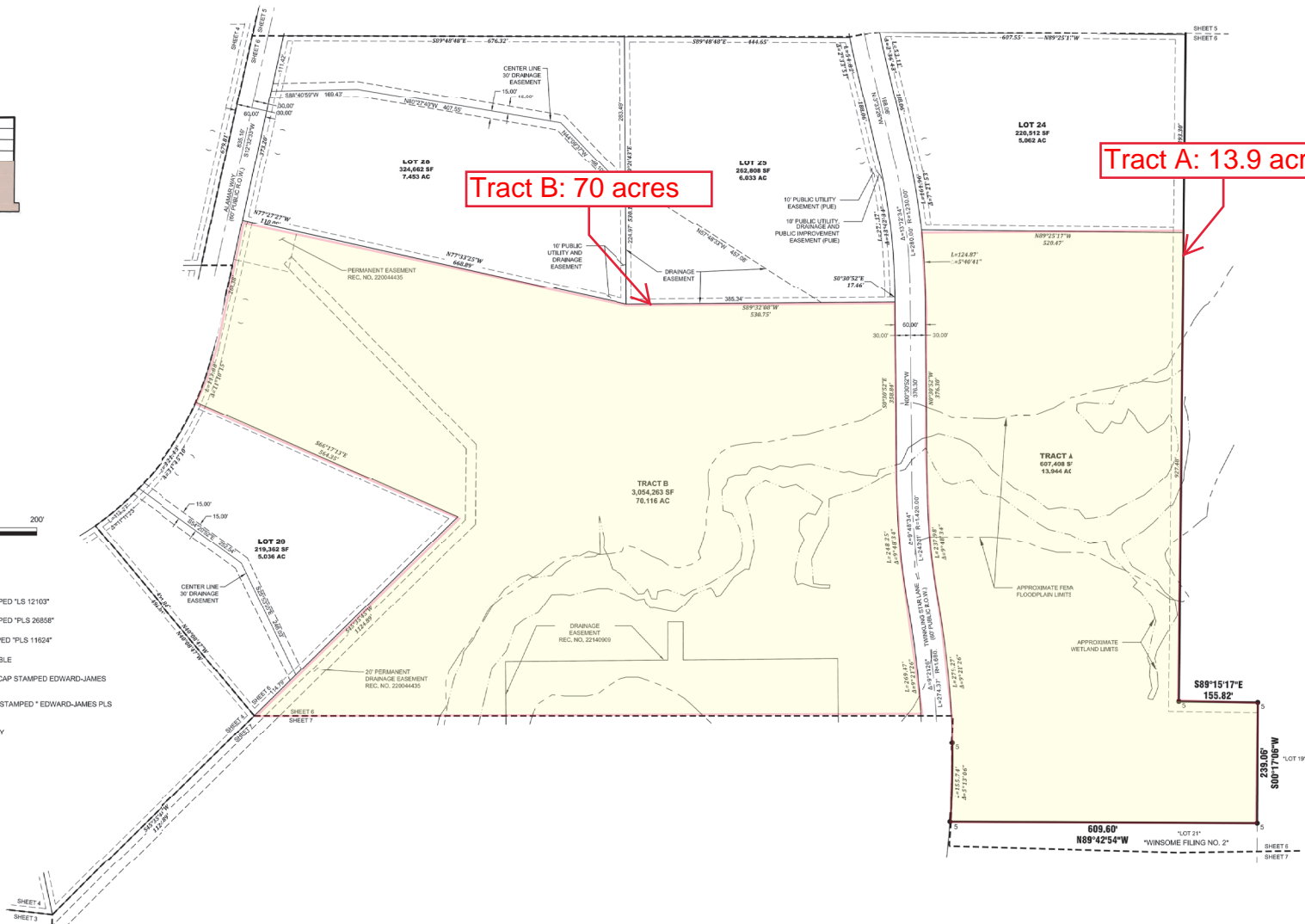


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- (P) RADIAL BEARING



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
4732 Eagle Ridge Circle
Pueblo, CO 81008
Office: (719) 545-5240
Fax: (719) 545-5247



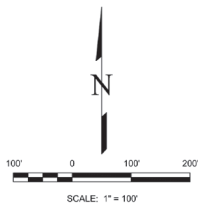
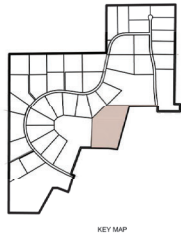
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JOB NO. **1858-04**
DATE CREATED **7/1/2021**
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SHEET NO. **6** OF **7**

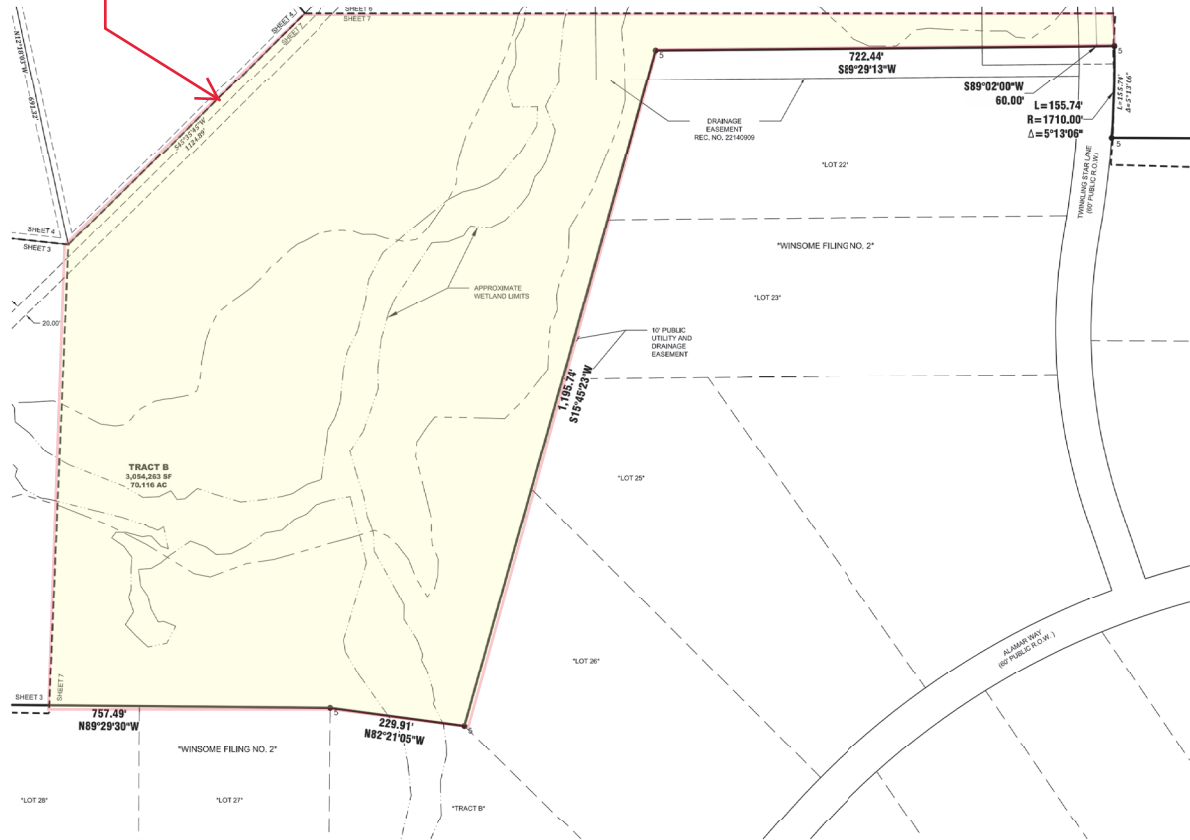
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LEGEND:

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Tract B: 70 acres



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
4732 Eagle Ridge Circle
Pueblo, CO 81008
Office: (719) 545-5640
Fax: (719) 545-5247
935 Elton Drive
Colorado Springs, CO 80907
Office: (719) 573-1206
Fax: (719) 573-1206



WINSOME FILING NO. 3
FINAL PLAT
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
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OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: **JWT**
CHECKED BY: **TWS**

H-SCALE: **1"=100'**

JOB NO. **1858-04**
DATE CREATED **7/1/2021**
DATE ISSUED **12/10/2021**
SHEET NO. **7** OF **7**

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Citizen on Constitution Final Plat

Agenda Date: March 9, 2022

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

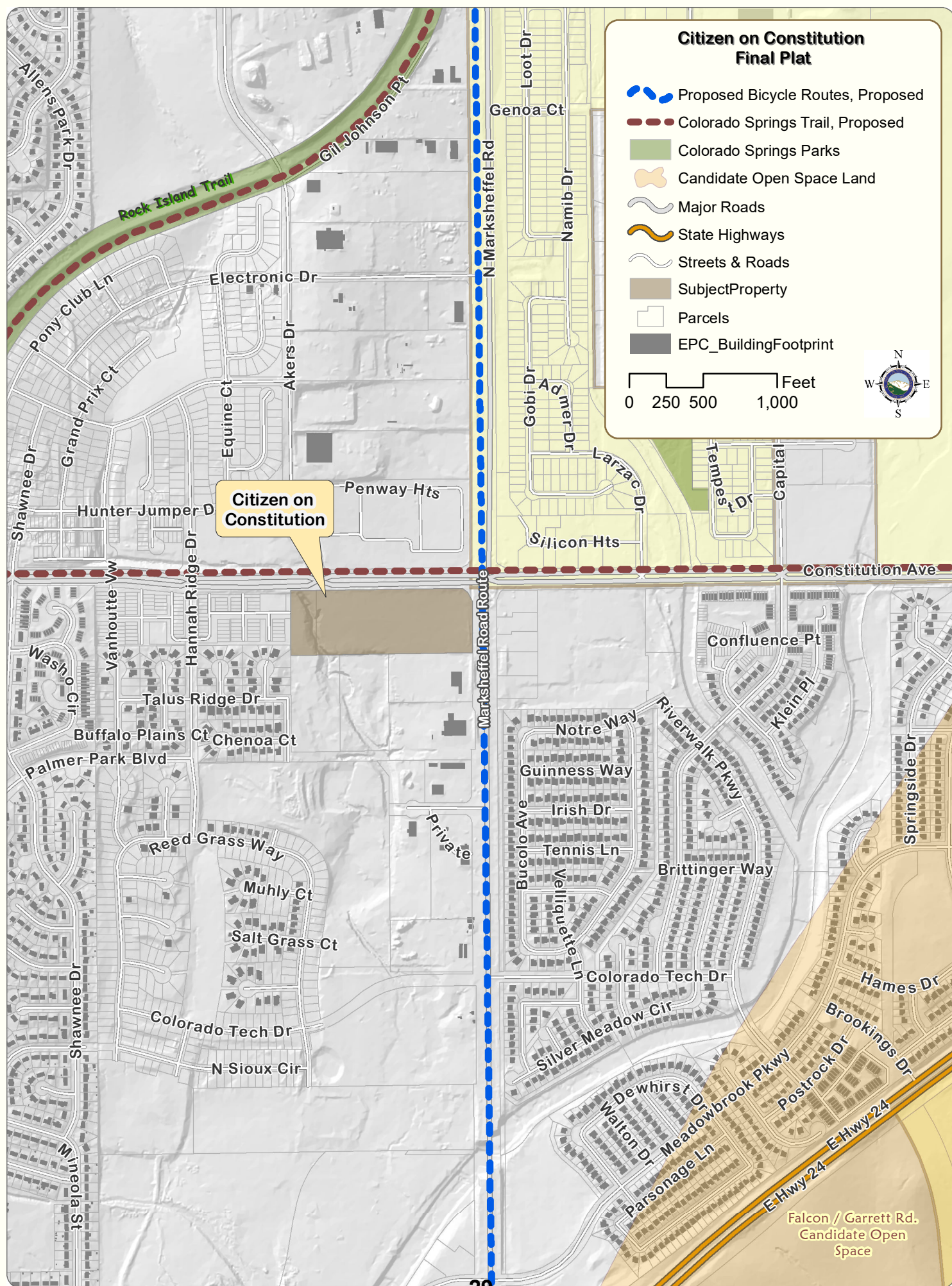
This is a request by The Garrett Companies on behalf of Feathergrass Investments for approval of a final plat for Citizen on Constitution. The project is located at the southwest corner of Constitution and Marksheffel and is a replat of Tract M and N of Urban Collection at Palmer Village. This project includes a single lot and tract for a 226-unit multifamily development in the RM-30 district. The plan will include two 3-story buildings with detached garages, surface parking, indoor / outdoor recreation amenities, and open spaces.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route borders the east side of the project. The City of Colorado Springs' Rock Island Trail is located approximately 0.5 miles west of the site, at a location where the trail crosses Constitution Avenue, while another proposed City of Colorado Springs trail is located immediately north of the project site. The project is not located within any Candidate Open Space.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional and urban park purposes. It is recommended that the applicant contact the City of Colorado Springs to determine if the proposed City of Colorado Springs east-west trail along Constitution Avenue would be impacted the project.

Recommended Motion (Final Plat):

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 Citizen on Constitution Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$103,960, and urban park fees in the amount of \$65,540.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

March 9, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Citizen on Constitution Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-226	Total Acreage:	12.26
		Total # of Dwelling Units:	226
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	46.08
Feathergrass Investments LLC	Kimley-Horn & Associates	Regional Park Area:	2
Kenneth Driscoll	Ramire Fitzpatrick	Urban Park Area:	3
4715 N. Chestnut Street	2 North Nevada Avenue, Suite 300	Existing Zoning Code:	CS CADO
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Proposed Zoning Code:	RM30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 226 Dwelling Units = 4.384		Neighborhood:	0.00375 Acres x 226 Dwelling Units =	0.85
Total Regional Park Acres: 4.384		Community:	0.00625 Acres x 226 Dwelling Units =	1.41
		Total Urban Park Acres:		2.26
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 226 Dwelling Units =	\$25,764
\$460 / Dwelling Unit x 226 Dwelling Units = \$103,960		Community:	\$176 / Dwelling Unit x 226 Dwelling Units =	\$39,776
Total Regional Park Fees: \$103,960		Total Urban Park Fees:		\$65,540

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	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 Citizen on Constitution Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$103,960, and urban park fees in the amount of \$65,540.
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Park Advisory Board Recommendation:



CITIZEN ON CONSTITUTION FINAL PLAT

LETTER OF INTENT



JANUARY 25, 2022
KIMLEY-HORN AND ASSOCIATES

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1)The subdivision is in substantial conformance with the approved preliminary plan;.....	5
2)The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;.....	6
3)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;.....	6
4)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;	6
5)All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];.....	6
6)Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;	6
7)Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;	7
8)Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;	8
a. Infrastructure Capacity (Utilities and Urban Services)	8
9) The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;.....	8

10) Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;	9
a. NOISE IMPACTS & COMPLIANCE	9
11) Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;	9
12) The subdivision meets other applicable sections of Chapter 6 and 8; and	9
13) The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].....	9
14) No extraction of any known commercial mining deposits will be impeded.....	9
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APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER:

FEATHERGRASS INVESTMENTS, LLC
ATTN: KENNETH DRISCOLL
719-651-9133
kdiscoll719@gmail.com
4715 N. CHESTNUT ST
COLORADO SPRINGS, CO 80907

APPLICANT

THE GARRETT COMPANIES, INC.
ATTN: RACHEL HARMON
317-775-1853
RHarm@TheGarrettCo.com
1051 GREENWOOD SPRINGS BLVD, SUITE 101
GREENWOOD, IN 46143

PLANNING

KIMLEY-HORN & ASSOCIATES
ATTN: RAIMERE FITZPATRICK
719-453-0180
raimere.fitzpatrick@kimley-horn.com
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

TRANSPORTATION ENGINEERING

KIMLEY-HORN & ASSOCIATES
ATTN: JEFF PLANCK
720-943-9962
Jeff.planck@kimley-horn.com
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237

SOUND ENGINEERING (NOISE ANALYSIS)

KIMLEY-HORN, & ASSOCIATES
ATTN: AARON HUESTESS
(303) 228-2318
Aaron.huestess@kimley-horn.com
1700 Willow Lawn Drive, Suite 200
Richmond, VA 23230

SURVEYING

Barron Land Surveying
ATTN: SPENCER BARRON
719-360-6827
spencer@barronland.com
2790 N. Academy Blvd., Suite 311
Colorado Springs, CO 80917

REQUEST

Approval of 12.26-acre the 'Citizen on Constitution – Final Plat' (hereafter, "Plat"), a one (1) lot replat of Tract M and Tract N, Urban Collection Filing No. X Final Plat (Plat No. 14832) in the RM-30 Zone (Pending approval by the PC and BOCC – PCD File No. RM30-20-4)

The applicant also requests findings of:

- water sufficiency with respect to water quantity, quality, and dependability
- adequate method of wastewater disposal
- general conformance with the Your El Paso Master Plan
- general conformance with the County Water Master Plan

PROJECT DESCRIPTION

Creation of create a single lot and tract for a 226-unit multifamily unit multifamily development in the RM-30 District. Final development plans will include 2 – three (3) story buildings with tuck under, detached garage, and uncovered surface parking, indoor/outdoor recreation amenities, and open spaces.

PROPERTY LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The properties included in the final plat are located at the southwest corner of the Marksheffel Road and Constitution Avenue intersections. The Plat includes Parcel No. 5405000051 (±10.54 AC) and Parcel No. 5405000035 (±1.72 AC), which are legally described as Tracts M and N, Urban Collection at Palmer Ridge, respectively. The 12.26-acre parcels are currently zoned CR with Commercial Aviation Development Overlay (CAD-O), subject to approval of a map amendment (rezoning) to the RM-30 CAD-O zone (PCD File No. P-21-8). (See vicinity map for location/site details).

RM-30 ZONING COMPLIANCE:

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Principal Arterial: 25-foot buffer/landscape setback (1 tree/25 feet of Constitution Ave/Marksheffel Rd frontages)

- Non-Arterial: 10 feet (1 tree/30 feet of future Akers Drive frontage)
- **Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:**
 - 15-feet along frontages adjacent to single-family residential uses
 - 15-feet along residential boundary where compatibility is a concern
 - **1 tree/25-feet of common property line**
 - A minimum 1/3 trees shall be evergreen
- **Internal Landscaping Requirements:**
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

FINAL PLAT DESCRIPTION

The final plat includes platted boundary descriptions, ROW dedications for:

- 60' ROW an Akers Drive extension from Constitution to the southern property line of the site
- 20' ROW from northern boundary for future widening of Constitution
- 20' ROW from the eastern boundary for future widening of Marksheffel
- Pedestrian sidewalk improvements along public frontages pedestrian access and circulation easements, utilities, landscape buffers and setbacks, and a tract(s) for stormwater and water quality facilities,.
- vacate unneeded or otherwise obsolete easements to be identified on the plat graphics and cover sheet notes section.

The site development plan application for the proposed platted site will include: two (2) mid-rise, three (3) story multifamily unit buildings, tuck under parking, detached garages, uncovered surface parking, office, club house, swimming pool, landscaping, open spaces, and active and passive recreational amenities. The development plan will also depict required on and off-site public and private transportation and circulation, stormwater, and/or utility improvements, buffering and screening, final grading and erosion control, and construction plans for on- and off-site improvements.

The developer intends to pay the traffic impact fee in full at or prior to the time of building permit issuance.

REVIEW/APPROVAL CRITERIA

1. **The subdivision is in substantial conformance with the approved preliminary plan;**
The subdivision boundaries are consistent with existing for the Tracts M and N of the approved Urban Collection at Palmer Village (PUDSP-19-11) Preliminary Plan. The property is being platted at a different density from the current CR zone. The property is

currently a platted tract and not eligible for development under existing zoning conditions.

2. **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

The required reports and plans have been submitted for review against County Subdivision requirements including compliance with applicable LDC, ECM, DCM, and other applicable County, State, and/or federal regulatory requirements.

3. **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;**

Cherokee Metropolitan District has committed to provide a sufficient water supply (50.6 AF) in terms of quantify, quality, and dependability needed to meet the domestic and irrigation demand of the proposed development. 45.2-AF has been committed for domestic use and 5.4-AF for irrigation.

4. **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;**

Cherokee Metropolitan District has committed to provide wastewater disposal service (est. 45,000 GPD = 50.4-AF) that is adequate to meet the wastewater disposal and treatment demands of the proposed development.

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

No areas have been identified as a hazardous soils or topographical concern. The site conditions do support the intended Multi-family use. Geotechnical evaluation of the site was performed by CTL Thompson, Inc, November 16, 2021. The most significant constraint to development from a geotechnical standpoint is the presence of undocumented fill. The report recommends the retention of CTL Thompson to provide observation and testing services during construction to allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation.

6. **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

Proposed drainage improvements follow state statute and the requirements of County Land Use Code and ECM.

The Site will disturb more than 1 acre and will require a Colorado Discharge Permit System (CDPS) General Permit for Stormwater Discharge Associated with Construction Activities from the Colorado Department of Public Health and Environment (CDPHE).

The required fees for the Sand Creek Drainage Basin based upon the 2021 fee schedule, are listed below. Fees will be paid prior to plat recordation.

- Drainage Fee/Impervious Acre =	\$20,387 x 7.21 acres =	\$146,990.27
- Bridge Fee/Impervious Acre =	\$8,339 x 7.21 acres =	\$60,124.19
Total =		\$207,114.46

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

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The following intersections were incorporated into this traffic study in accordance with the El Paso County standards and requirements:

- Constitution Avenue and Akers Drive
- Constitution Avenue and Marksheffel Road

In addition, the proposed full movement access along the future extension of Akers Drive and a right-out access along Marksheffel Road were evaluated.

Regional access to the Caliber at Constitution project will be provided by US Highway 24 (US-24), Powers Boulevard (SH-21), and State Highway 94 (SH-94). Primary access will be provided by Constitution Avenue and Marksheffel Road. Direct access will be provided by a full movement access along Akers Drive located approximately 300 feet south of Constitution Avenue (measured edge line to centerline) and a right-out access along Marksheffel Road approximately 400 feet south of Constitution Avenue (measured edge line to center).

Caliber at Constitution is expected to generate approximately 1,230 weekday daily trips, with 76 of these trips occurring during the morning peak hour and 97 of these trips occurring during the afternoon peak hour.

Based on the analysis presented in this report, Kimley-Horn believes the development will be successfully incorporated into the existing and future roadway network. The proposed access points have been designed per EPC standards and documented in the included traffic report.

8. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

Police protection is provided by the EL Paso County Sheriff. Fire protection and EMS emergency services are provided by Falcon Fire Protection District. Electric services are provided by Mountain View Electric and gas services are provided by CSU.

Infrastructure Capacity (Utilities and Urban Services)

Necessary urban services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure. Akers Drive will be extended southerly from Constitution Avenue to provide public access to the planned development as well as a secondary emergency access for the Urban Collection at Hannah Ridge residential development.

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Cherokee Metropolitan District (CMD)
- Natural Gas: Colorado Springs Utilities
- Electric Service: Mountain View Electric Association
- Fire Protection: Falcon Fire Protection District
- Public Schools: Colorado Springs District #11
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department
- Special District Services: Constitution Heights Metro District
- Parks, Trails, Open Spaces: El Paso County, City of Colorado Springs, CMD

Utility and fire protection commitments and use specific service demands and delivery requirements will be provided at future subdivision phases for the multifamily project. The subsequent subdivision and site development plan submittal and review will include detailed reports and analysis of system or service deficiencies. Impacted service providers will outline respective infrastructure and/or operational needs in order to meet projected demands.

9. The final plans provide evidence to show that the proposed methods for fire

protection comply with Chapter 6 of this Code;

The plans comply with applicable provisions of Chapter 6 for fire protection and access. Water supply demands for fire suppression will be coordinated with the Falcon Fire Protection District.

10. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

Offsite impacts and required mitigation have been evaluated and found to be roughly proportionate to impacts generated by the proposed development.

NOISE IMPACTS & COMPLIANCE

A noise analysis was provided to evaluate noise levels surrounding the development. Per the findings of the analysis, the predicted future noise levels (year 2040) generated from Constitution Avenue and Marksheffel Road are expected to be reduced by the proposed site layout and the developer's standard construction techniques. Although future exterior noise levels are anticipated to impact nearby residences, interior noise levels are within HUD requirements. As a result, noise abatement measures are not recommended.

Per the Analysis findings in the report:

"Traffic noise levels from the surrounding roadway network are expected to be the dominant noise source for the proposed development. The predicted future noise levels (year 2045) generated from Constitution Avenue and Marksheffel Road are expected to be reduced by the proposed site layout and the developer's standard construction techniques. Although future exterior noise levels are anticipated to impact nearby residences, interior noise levels are within HUD requirements. As a result, noise abatement measures are not recommended."

See Noise Impact Analysis for additional details.

11. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

All required subdivision improvements are financially guaranteed through the SIA to adequately mitigate the subdivision impacts.

12. The subdivision meets other applicable sections of Chapter 6 and 8; and

The subdivision meets all other applicable Code sections of Chapter 6 and 8.

13. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

No extraction of any known commercial mining deposits will be impeded.

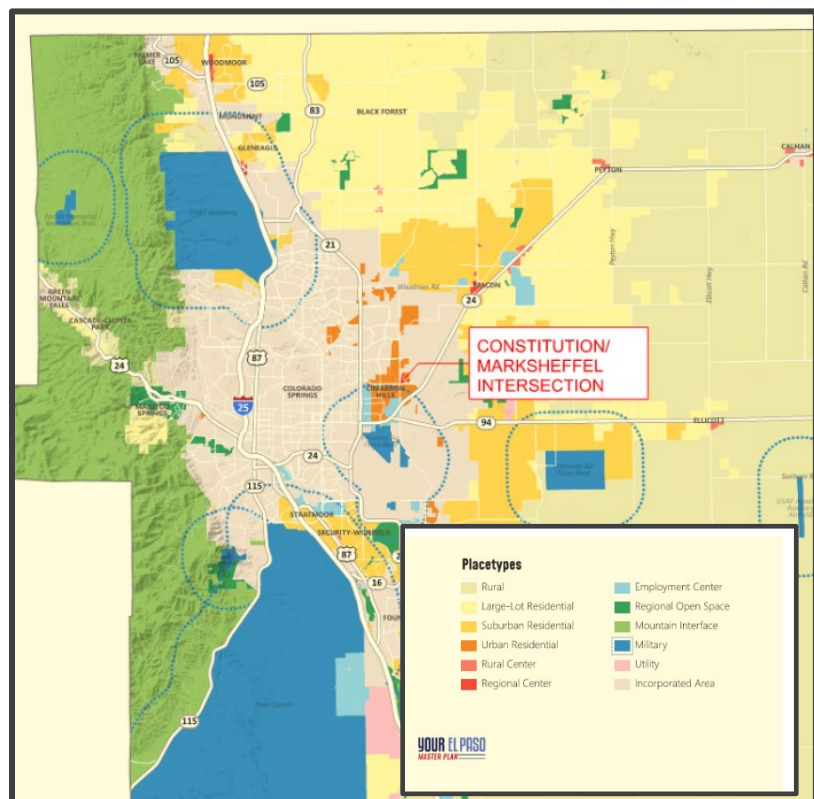
YOUR EL PASO MASTER PLAN CONFORMANCE

The proposed final plat is in general conformance with the EL Paso County Master Plan as discussed in detail below. The Plat implements the proposed RM-30 zone (**PCD File No. P-21-8**) to create a legal zoning lot for proposed multifamily development. Findings of Master Plan conformance are pending with the rezone application. The Plat is also consistent with Master Plan to implement the multifamily land use. Increased market demand for housing (market) demand for housing is reflected in the recent residential infill developments on property previously zoned or planned for commercial, light industrial, and manufacturing uses.

There has also been a substantial ongoing change in the character of the area's development and land use patterns creating a mixed land use character that incorporates commercial, industrial, single & multifamily densities centered at Marksheffel/Constitution intersection and adjacent corridor segments. This development pattern is consistent with the location and primary and supporting land uses of the Urban Residential Placetype shown on the Placetypes Map in the Master Plan.

Since the properties were rezoned to the current CS (Commercial Service) zone from M (Industrial) in 2004, the surrounding area has undergone a substantial change in character from primarily industrial/commercial land uses to a mixed use of commercial retail uses supporting a growing single-family residential market base.

The proposed RM-30 zoning and planned multifamily land uses and densities are consistent with the existing adjacent commercial, industrial, public, and residential land uses which are in various stages of development and redevelopment.



MASTER PLAN CONFORMITY (LAND USE & HOUSING)

Core Principle 1: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Land Use

The Your El Paso Master Plan locates this property within an urban residential placetype where higher density and multifamily residential uses are identified as a primary land use in this area designation.

PLACETYPES	LAND USES																
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space
Rural	●	●	○													●	○
Large-Lot	○			●				○	○							○	
Suburban				●	○	○		○	○							○	○
Urban Residential	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Rural Center				●	○	○		●	●	●							●
Regional Center				○	●	○	●	●	●	●	●	○					○
Employment Center							○	○	○			●	●	●			
Regional Open Space																●	●
Mountain Interface			○					○	○	○	○					●	○
Military			○	○	●		○	○	○	○	○	○	○	○	○	○	○
Utility																○	●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

Many of the Regional and Employment Center Placetype land uses are located adjacent to or in proximity to the Project which include commercial retail, restaurant, commercial service, and light industrial in the surrounding CR (Commercial Retail), CS (Commercial Service), M (Industrial), I-3 (Heavy Industrial), and City of Colorado Springs PBC (Planned Business Center) zone districts.

The proposed multifamily uses and densities are compatible with the existing and approved residential, commercial, and industrial land use patterns and densities along the Constitution Avenue corridor in both easterly and westerly directions as well as the Marksheffel Rd Corridor in

both northerly and southerly directions. Plat and Site Development Plan approval will implement development consistent with the intent and goals of the Master Plant.

Infrastructure Capacity (Utilities and Urban Services)

Necessary urban services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure. Akers Drive will be extended southerly from Constitution Avenue to provide public access to the planned development as well as a secondary emergency access for the Urban Collection at Hannah Ridge residential development.

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Cherokee Metropolitan District (CMD)
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- Police Protection: El Paso County Sheriff's Department
- Special District Services: Constitution Heights Metro District
- Parks, Trails, Open Spaces: El Paso County, City of Colorado Springs, CMD

Utility and fire protection commitments and use specific service demands and delivery requirements will be provided at future subdivision phases for the multifamily project. The subsequent subdivision and site development plan submittal and review will include detailed reports and analysis of system or service deficiencies. Impacted service providers will outline respective infrastructure and/or operational needs in order to meet projected demands.

Infrastructure Capacity (Transportation and Access – Summarized from TIS)

The project is expected to generate approximately 1,230 weekday daily trips, with 76 of these trips occurring during the morning peak hour and 97 of these trips occurring during the afternoon peak hour.

Regional access to the project will be provided by US Highway 24 (US-24), Powers Boulevard (SH-21), and State Highway 94 (SH-94). Primary access will be provided by Constitution Avenue and Marksheffel Road. Direct access will be provided by a full movement access from the extension of Akers Drive southerly from Constitution Avenue. Constitution Avenue extends eastbound and westbound with two through lanes in each direction with a posted speed limit of 50 miles per hour. Marksheffel Road extends in the north-south direction with two through lanes in each direction and has a posted speed limit of 50 miles per hour.

The access along the new south leg of Akers Drive will be approximately 155 feet south of Constitution Avenue (measured edge line to center). Per the ECM, spacing of intersections along urban local roadways (Akers) from an arterial roadway should be 330 feet from the right-of-way line of the arterial to the centerline of the access roadway. Therefore, the proposed access along the new south leg of Akers Drive does not meet ECM standards. The access along Akers Drive is expected to meet operational, vehicle queue, and sight distance standards. However, the required northbound left turn lane at the Constitution Avenue and Akers Drive intersection will extend beyond the access to the proposed development. A deviation will need to be provided to request for this proposed access to remain at the proposed location.

A deviation will be provided with the final plat submittal to request full movement access from a future south leg of Akers Drive at Constitution Avenue. The future south leg of Akers Drive along Constitution Avenue will be located approximately 1,050 feet west of Marksheffel Road (measured edge line to center), and approximately 825 feet east of Hannah Ridge Drive. According to the El Paso Engineering Criteria Manual (ECM), spacing of roads accessing an urban principal arterial that will result in a full movement intersection shall be planned at one-half mile. However, as stated in the ECM, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The intersection of Constitution Avenue and Akers Drive is expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed that a south leg of Akers Drive at Constitution Avenue should be granted to allow for one full movement access to the existing lot.

A deviation will be provided in support of allowing a right-out only access along Marksheffel Road. The proposed right-out access along Marksheffel Road will be located approximately 400 feet south of Constitution Avenue (measured edge line to center). The proposed right-out only access along Marksheffel Road is expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed that this access should be granted to only allow right-turn exiting movements.

A traffic signal is warranted with 2045 traffic volume projections at the intersection of Constitution Avenue and Akers Drive. It is recommended that El Paso County monitor traffic volumes at this intersection in the future to determine if signalization is the appropriate control. It should be noted the north leg of this intersection is the controlling approach that triggers the need for signal control and project traffic is only expected to utilize the south leg of this intersection.

The project access intersections are anticipated to have all movements operating with acceptable LOS C or better during the peak hours in both the buildout year 2023 and the 2045 long term horizons. It should be noted that the access along Akers Drive will not have any conflicting movements in the short-term; therefore, vehicle delays are not reported at this access intersection.

Goal 1.3 - Encourage a range of development types to support a variety of land uses. (Addressed together with core principle and goals below)

Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

The housing type in the area is characterized by higher urban residential densities including but not limited to single family detached & attached, townhome, and apartment densities and supporting commercial retail uses surrounding the Marksheffel/Constitution intersection. (e.g., Claremont Ranch 9, The Sands, Midtown Collection at Hannah Ridge, Urban Collection at Hannah Ridge, various Hannah Ridge Filings, Upland Flats by Watermark).

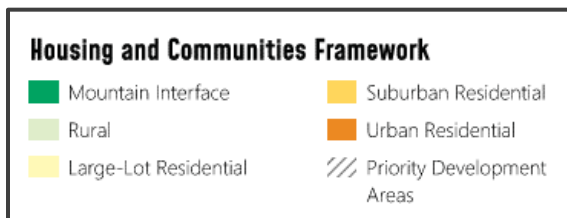
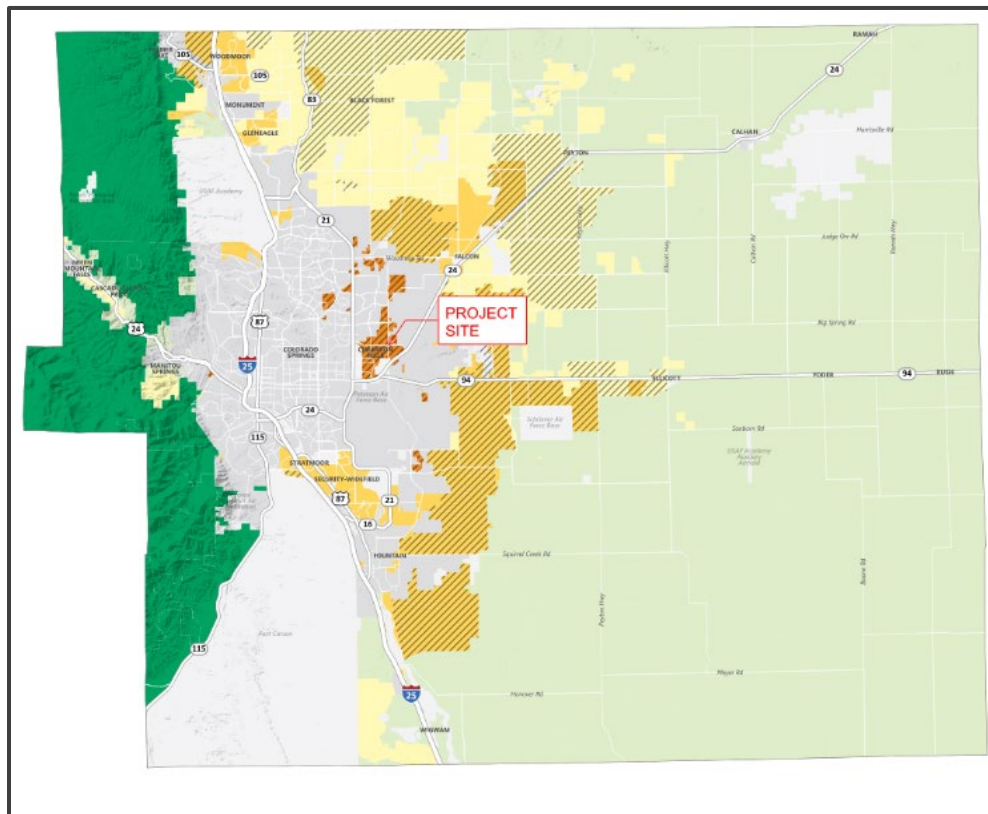
The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution Avenue to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel Road and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

The proposed multifamily housing development will provide an additional 226 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near conveniently located to major transportation thoroughfares (Marksheffel Rd, Constitution Ave, Powers Blvd, SH 24, & SH 94) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region. The increased residential densities provide additional customer base in support of existing and planned commercial at the Constitution/Marksheffel intersection, Powers Blvd corridor, and at the SH 24/SH 94 commercial node (pending Crossroads North and Crossroads at Meadowbrook developments, See PCD File Nos SP-20-7 & SP-21-29, respectively).

The proposed rezone and development of multi-family housing will provide additional housing choice meet the current regional demand for workforce, affordable, and attainable housing. The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. Rental/leasing prices will be market rate which are comparable to rent rates for similarly aged communities in El Paso County that provide comparable unit and community

amenities. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.

According to the Priority Development Areas Map in the Master Plan, the site is located within an Urban Residential Priority Development Area where “new residential development should be prioritized first for new residential development to accommodate growth” in the County.

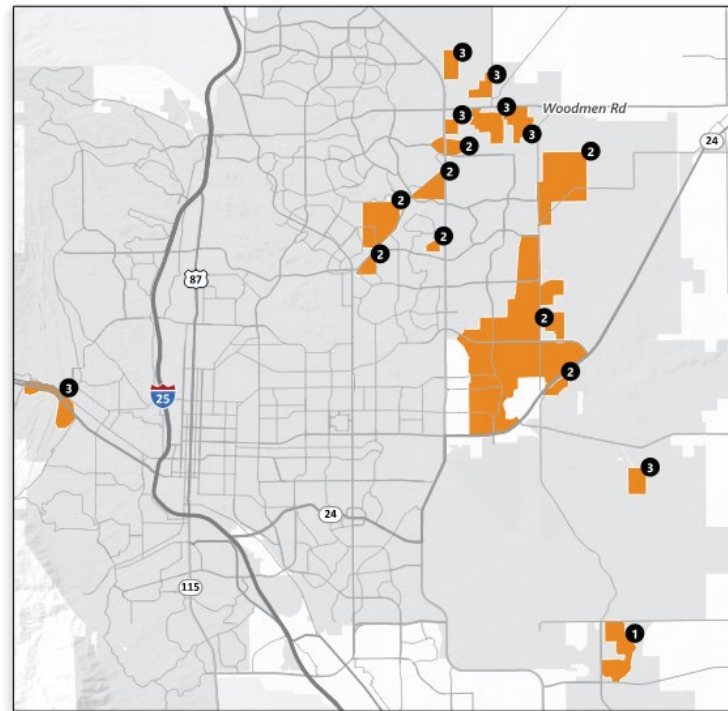


Urban Residential Priority Development (Areas Larger Enclaves) According to the Your El Paso Master Plan, “Larger enclaves, including Cimarron Hills, currently exhibit the Urban Residential place-types characteristics. They have denser housing clustered together with a wide variety of commercial and employment businesses to create a complete community. However, some have only one or two uses due to their size. All of them have been designated as transition areas within the Areas of Change because all or part of them could be redeveloped to better support the establishment of complete communities.”

“Overall, the County should prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype as opportunities arise.”

The proposed multifamily densities are an appropriate transition at the Constitution Ave/Marksheffel Rd intersection which has an existing/approved land use mix of retail and service oriented commercial, light to heavy industrial, light manufacturing, single-family detached, medium to high density multifamily uses.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.



Urban Residential Priority Development Areas

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and Cherokee is in compliance with all regulatory limits.

CMD currently serves approximately 7,500 residential and 500 commercial taps. CMD also provides services outside District boundaries to Schriever AFB and the Woodmen Hills Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Service MD, and Woodmen Hills MD. CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer flows. By the end of 2021, these new wells will contribute 458 AFY of capacity to the CMD system (Table 2) for a total of 4,443.0 AFY. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some committed developments being incomplete but largely due to water saving measures undertaken by CMD customers.

CMD water supplies are drawn entirely from groundwater supplies from 21 wells (Well Nos. 1-21) in the eastern portion of the County and from two (2) wells in the “Sundance Ranch” property located in the northern portion of the County. According to the District, water from Well Nos. 1-8 provide a maximum of 653 AFY to a fixed customer base. This water is unavailable to other users and is tracked separately from CMD’s general exportable supply portfolio. Water supplies from the remaining wells (Well Nos 9-21) in the amount of 3,985 AFY is available for export outside the Basin. See Water Providers Report for Proposed Watermark at Constitution Apartments, dated January 29, 2021 for specific details provided by the District in support of this application and to address Water Master Plan Criteria.

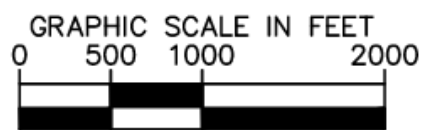
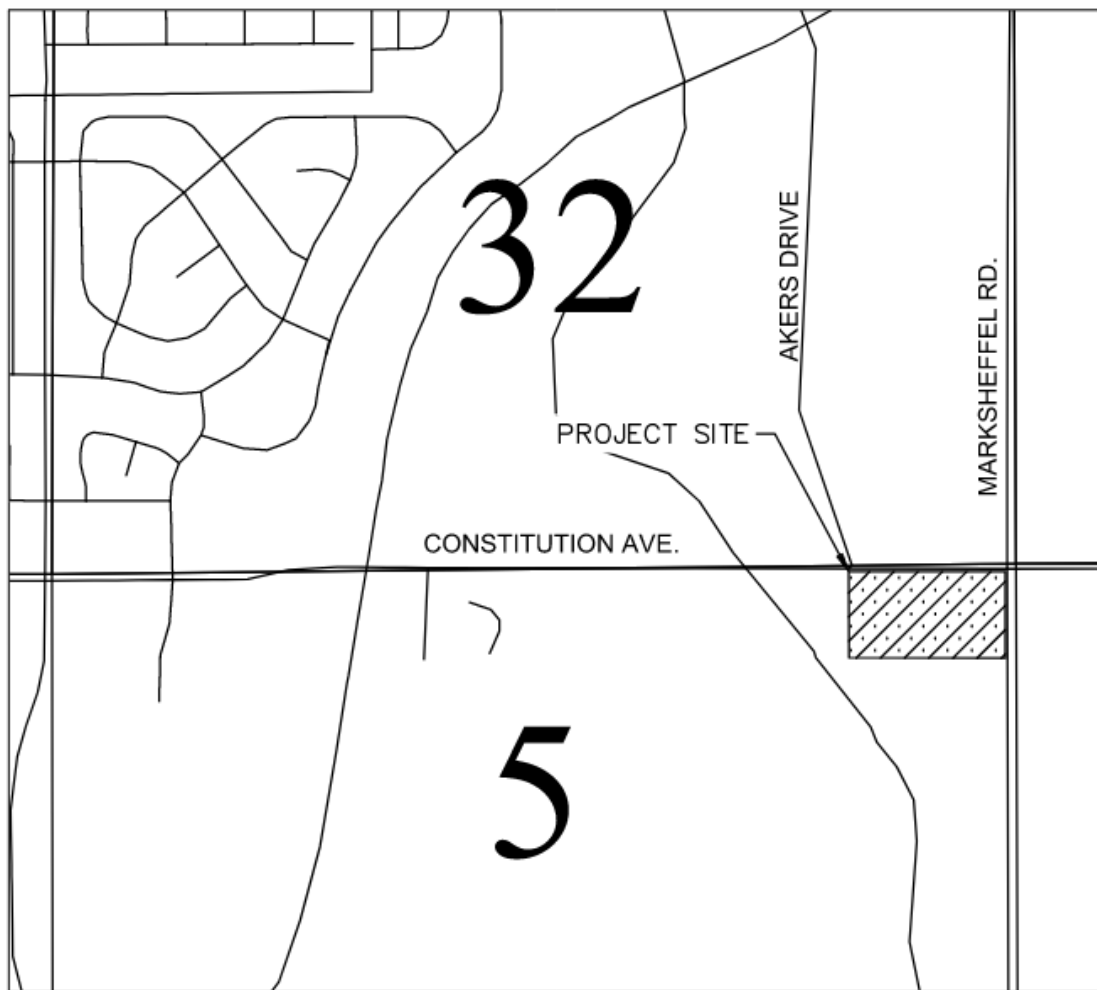
According to the Water Resources Report, the CMD has 4,443.0 AFY of exportable supply and 4,130.4 AFY of commitments, CMD has a water balance of 312.6 AFY remaining for additional commitments.

CMD has provided a water and sewer service commitment Letter whereby the District has committed to allocate **50.6 AF/YR** for the proposed development out of its current supplies. Anticipated Residential demand includes 45.2 AF/YR for Residential Domestic use and 5.4 AF/YR for irrigation within the multifamily use.

NOISE IMPACTS & COMPLIANCE

A noise analysis was provided to evaluate noise levels surrounding the development. Per the findings of the analysis, the predicted future noise levels (year 2040) generated from Constitution Avenue and Marksheffel Road are expected to be reduced by the proposed site layout and the developer's standard construction techniques. Although future exterior noise levels are anticipated to impact nearby residences, interior noise levels are within HUD requirements. As a result, noise abatement measures are not recommended.

[Edit with specific report details and findings]



FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

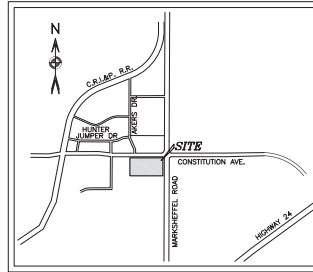
That Citizen on Constitution, LLC, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

Tracts M and N, Urban Collection at Palmer Village, County of El Paso, State of Colorado.

DEDICATION

The above owner has caused said parcel of land to be platted into lots, a street, and easements as shown hereon. The tract of land herein platted shall be known as CITIZEN ON CONSTITUTION FILING No. 1 in the County of El Paso, State of Colorado.



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

SHEET 1 – COVER, LEGAL DESCRIPTION, VICINITY MAP
SHEET 2 – GENERAL NOTES
SHEET 3 – AS PLATTED BOUNDARY
SHEET 4 – AS RE-PLATTED BOUNDARY

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:110,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

OWNERS CERTIFICATE

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, a street, and easements as shown hereon under the name and subdivision of CITIZEN ON CONSTITUTION FILING No. 1. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

OWNER:

Citizen on Constitution, LLC

By: Eric Garrett

Title: Manager

EASEMENT STATEMENT:

1. Easements are as shown hereon with the sole responsibility for maintenance of these easements being vested with the current property owner(s).

COUNTY APPROVAL

This plat for CITIZEN ON CONSTITUTION FILING No. 1 was approved for filing by the El Paso County, Colorado Planning and Community

Development Department this ____ day of _____, 20____.

Planning and Community Development Director _____ Date _____

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at _____ o'clock ____M., this day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____ Deputy

FEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Drainage Fee: _____

DATE: 01/28/2022		REVISIONS	
No.	Remarks	Date	By

PCD File No. _____

BARRON LAND

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2780 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6327
www.BARRONLAND.com

PROJECT No.: 21-048

SHEET 1 OF 4

FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.
2. The approval of this Replat vacates all prior plats for the area described by this plat.
3. The linear units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. NCS-1074278-INDT, with an effective date of January 19, 2022 as provided by First American Title Insurance Company.
5. This survey was performed in the field on October 6, 2021.
6. The overall subject parcel contains a calculated area of 534,215 square feet (12.264 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon the South Right-of-Way line of Constitution Avenue, as described in "Parcel B" within the Warranty Deed recorded under Reception No. 210055556, monumented on the West with a #4 rebar with yellow plastic cap stamped "PLS 4842" and on the East with a #6 rebar with yellow plastic cap stamped "Atte PLS 36567" and is assumed to bear N 89°33'50" E, a distance of 1691.84 feet.
8. The subject property shown herein lies within Zone X, areas determined to be outside the 500-year floodplain, as shown on Federal Emergency Management Agency flood insurance rate map number 08041C07560, effective December 7, 2018.
9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C07560, effective December 7, 2018.
10. There shall be no direct Lot access to Constitution Avenue or Marksheffel Road.
11. Geologic hazard note:
The following Lots have been found to be impacted by geologic hazards, mitigation measures and a map of the hazard area can be found in the geotechnical investigation and geologic hazard evaluation prepared by CTL Thompson Inc., dated April 24, 2020 and is held in the Urban Collection at Palmer Village PUD preliminary plan file (PUDSP-19-011) at the El Paso County planning and community development departments. -Artificial/undocumented fill (the majority of lots)
These conditions can be mitigated by regarding, properly engineered foundations, and recognized construction techniques.
The proposed units within the subdivision will not include basements, which will mitigate the potential shallow groundwater constraint.
12. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.
13. Snow storage shall be accommodated on site at the ends of the Private drive aisles, not in the Public Right-of-Way.
14. Emergency access gates are to be designed by the Developer and must include the Diablo Control Proximity Auto Opening System (www.diablocontrols.com) and override to provide emergency and Fire Department ingress and egress.
15. Any person who knowingly removes or knowingly causes to be removed any Public land survey monument, as defined by Section 38-53-103 (1b), C.R.S., or control corner, as defined in Section 38-53-103 (6), C.R.S., or a restoration of any such monument or who knowingly removes or knowingly causes to be removed any bearing tree knowing such is a bearing tree or other accessory, as defined by Section 38-53-103(1), C.R.S., even if said person has Title to the land on which said monument or accessory is located, commits a class 2 misdemeanor unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument or accessory removed and has filed or caused to be filed a monument record pursuant to Article 43 of Title 38, C.R.S.
16. A standard Avigation Easement conveyed to the City of Colorado Springs, appurtenant to the Colorado Springs Airport recorded March 14, 1989 in Book 5612 at Page 726 covers the subject Property but is not shown herein.
17. A standard Avigation Easement recorded March 20, 2014 at Reception No. 214022685 covers the subject Property but is not shown herein.
18. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. 221188154 and the approved construction plans and preliminary acceptance of said improvements has been received from El Paso county. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred and have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee construction of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. This Plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements agreement, by the planning and community development department director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso board of county commissioners of all improvements required to be constructed and completed in accordance with said subdivision improvements agreement. The partial release of Lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of Lots authorized by the Subdivision Improvements agreement.

SURVEYOR'S NOTES (CONTINUED)

19. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at Plat Plat recording, shall be documented on all sales documents and on Plat notes to ensure that a title search would find the fee obligation before sale of the Property.
20. All property within this subdivision, except Right of Way Dedications as shown hereon, is subject to a declaration of covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
21. Notice of potential aircraft overflight and noise impact associated with airport: this serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.
22. All property owners are responsible for maintaining proper storm water drainage in and through their Property. Public drainage easements as specifically noted on the Plat shall be maintained by the individual Lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage Easements.
23. No driveway shall be established unless an access permit has been granted by El Paso County.
24. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
25. The following reports have been submitted in association with the preliminary plan or Final Plat for this Subdivision and are on file at the County Planning and Community Development Department: transportation impact study; drainage report; water resources report; wastewater disposal report; geology and soils report; fire protection report; noise report.
26. 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 listed species (e.g., Preble's Meadow jumping mouse).
27. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.
28. The land within the Plat is zoned PUD as identified within PCD file number PUDSP-19-011. The PUD development plan, guidelines and landscape plan are recorded at Reception No. 221174755
29. Utility Providers:
Sanitary Sewer: Cherokee Metropolitan District
Water: Cherokee Metropolitan District
Electric: Colorado Springs Utilities
Gas: Colorado Springs Utilities

PCD File No. _____

DATE: 01/28/2022				REVISIONS			
No.	Remarks	Date	By	No.	Remarks	Date	By

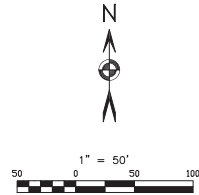
BARRON  **LAND**

BOUNDARY • MAPPING • SURVEYING • CONSTRUCTION

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Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

PROJECT No.: 21-048 SHEET 2 OF 4

FINAL PLAT
CITIZEN ON CONSTITUTION FILING No. 1
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



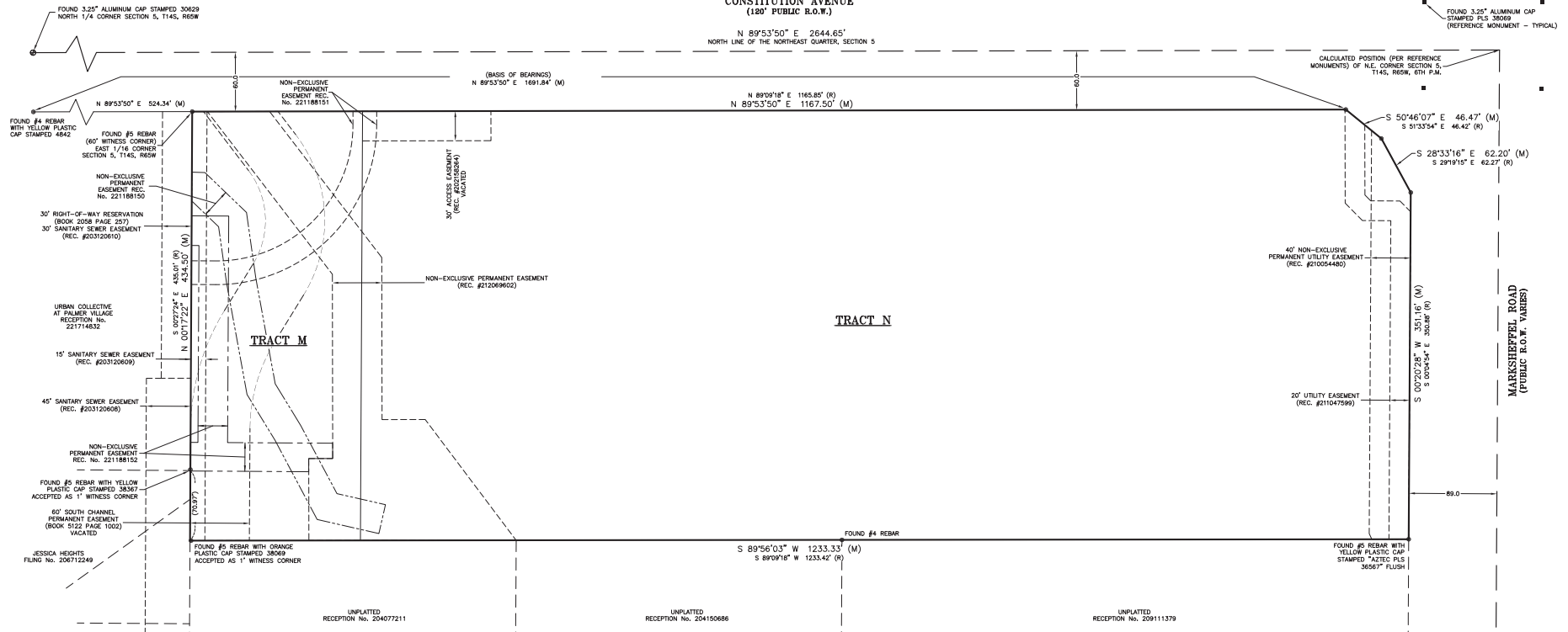
LEGEND:

- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "ACTED PLS 36567" UNLESS NOTED OTHERWISE
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- R.O.W. RIGHT-OF-WAY
- (XXXX) LOT ADDRESS
- SUBJECT PARCEL LINES
- - - ADJACENT PARCEL LINES
- SECTION LINES
- - - EASEMENT LINES
- - - EASEMENT LINES
- - - EASEMENT LINES

AS PLATTED

CONSTITUTION AVENUE
(120' PUBLIC R.O.W.)

N 89°53'50" E 2644.65'
NORTH LINE OF THE NORTHEAST QUARTER, SECTION 5

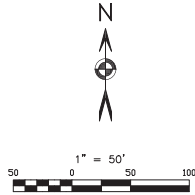


PCD File No. _____

DATE: 01/28/2022		REVISIONS			
No.	Remarks	Date	By		

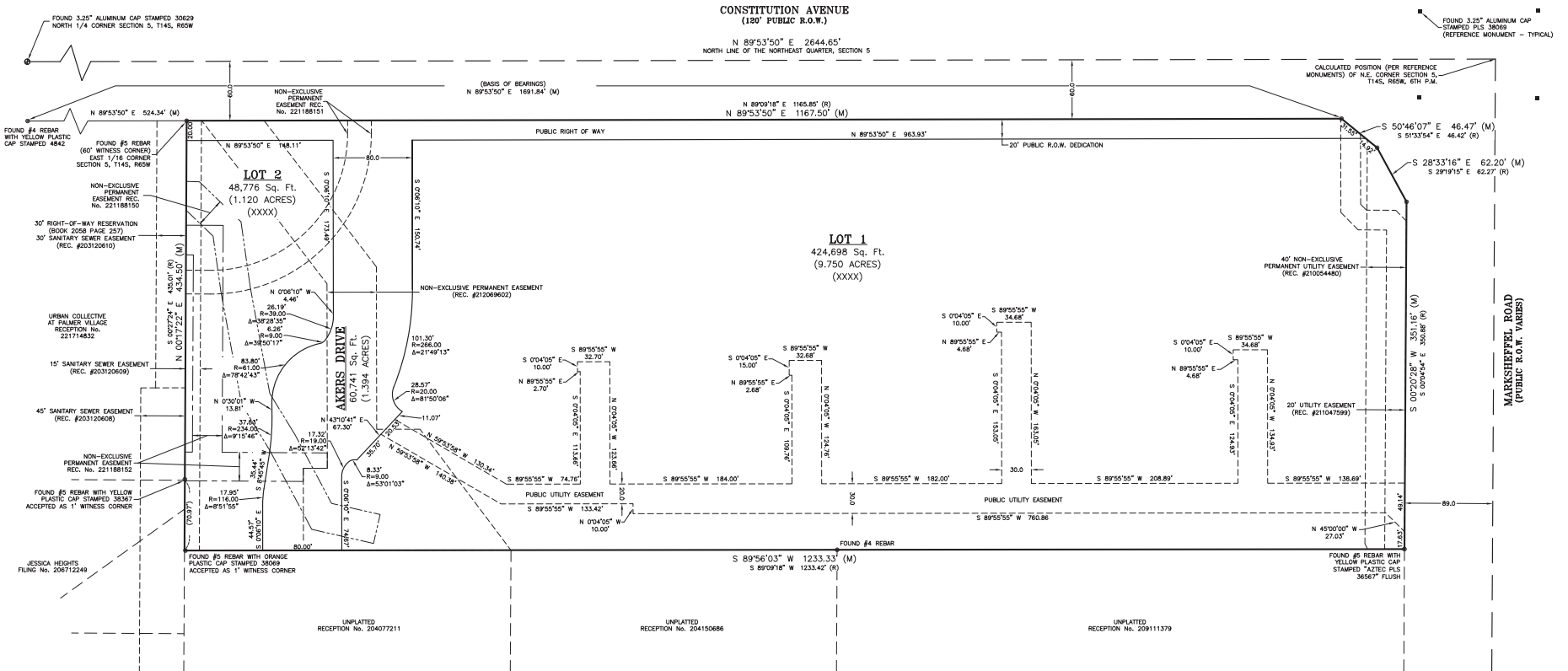
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PROJECT No.: 21-048 SHEET 3 OF 4

FINAL PLAT
CITIZEN ON CONSTITUTION FILING No. 1
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND:

- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567" UNLESS NOTED OTHERWISE
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- R.O.W. RIGHT-OF-WAY
- (XXXX) LOT ADDRESS
- SUBJECT PARCEL LINES
- ADJACENT PARCEL LINES
- SECTION LINES
- EASEMENT LINES
- EASEMENT LINES
- EASEMENT LINES



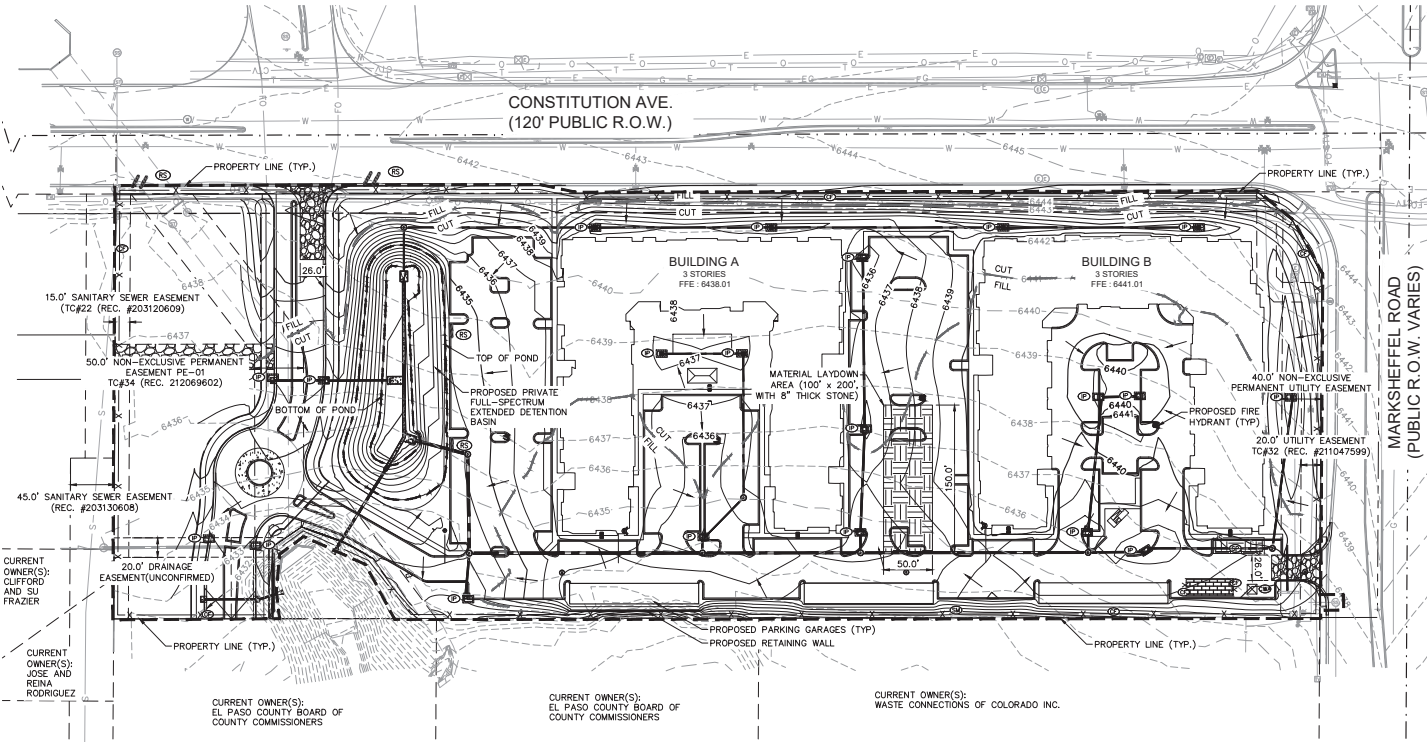
PCD File No. _____

DATE: 01/28/2022		REVISIONS	
No.	Remarks	Date	By

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PROJECT No.: 21-048 SHEET 4 OF 4



NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
7. ALL WORK IN THE AKERS ROAD AND CONSTITUTION AVENUE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
8. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ON-SITE GRADING AND CONSTRUCTION ACTIVITIES.
9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
10. SEE DETAILS ON SHEET C 306 FOR RISER PIPE AND SEDIMENT BASIN DETAILS.

LEGEND

- PROPERTY LINE
- 100 YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- S'F
- X
- CONSTRUCTION FENCE
- TEMPORARY OUTLET PROTECTION
- CULVERT INLET/OUTLET PROTECTION
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
- SOIL STOCKPILE
- TEMPORARY SEDIMENT BASIN
- SEEDING AND MULCHING
- CHECK DAM
- DIVERSION SWALE
- EXISTING FLOW ARROW
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- 6400
- 6400
- 6400
- PROPOSED MAJOR CONTOUR
- 6400
- PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE SWALE

LIMITS OF CONSTRUCTION

TOTAL DISTURBANCE	= ±12.26 ACRES
OFFSITE DISTURBANCE	= ±0.01 ACRES
TOTAL	= ±12.27 ACRES

Base Surface	Comparison Surface	Cut	Fill	Net
EG	FG	18276 Cu. Yd.	17846 Cu. Yd.	432 Cu. Yd. (-Fill)



GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2500

DESIGNED BY: DNP
DRAWN BY: DNP
CHECKED BY: DUS
DATE: 01/27/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
GEC INTERIM PLAN

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
(Korvetson and Associates, Inc.)

PROJECT NO.
096481004

SHEET

C2.3

REVISION
NO.
BY
DATE
APPROVED

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Ridge at Lorson Ranch Filing No. 1 Final Plat

Agenda Date: March 9, 2022

Agenda Item Number: #6 - C

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of The Ridge at Lorson Ranch Filing No. 1 Final Plat. The project site is located along the eastern edge of the larger Lorson Ranch development between Fontaine Blvd and Lorson Blvd. The site consists of 107.82 acres and includes 535 single-family residential lots on 63.41 acres, 12 tracts totaling 16.32 acres, and public rights-of-way totaling 28.10 acres. This site is zoned PUD and is consistent with the previously approved PUDSP for The Ridge at Lorson Ranch.

Open Space dedications total 16.32 acres, or 15% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several tracts within the residential area, tracts along the eastern edge of the filing, and tracts along Fontaine Blvd.

The El Paso County Parks Master Plan identifies the Fontaine Blvd Bicycle Route north of the project site which will be accommodated within public right-of-way. No County regional trails are within the project site.

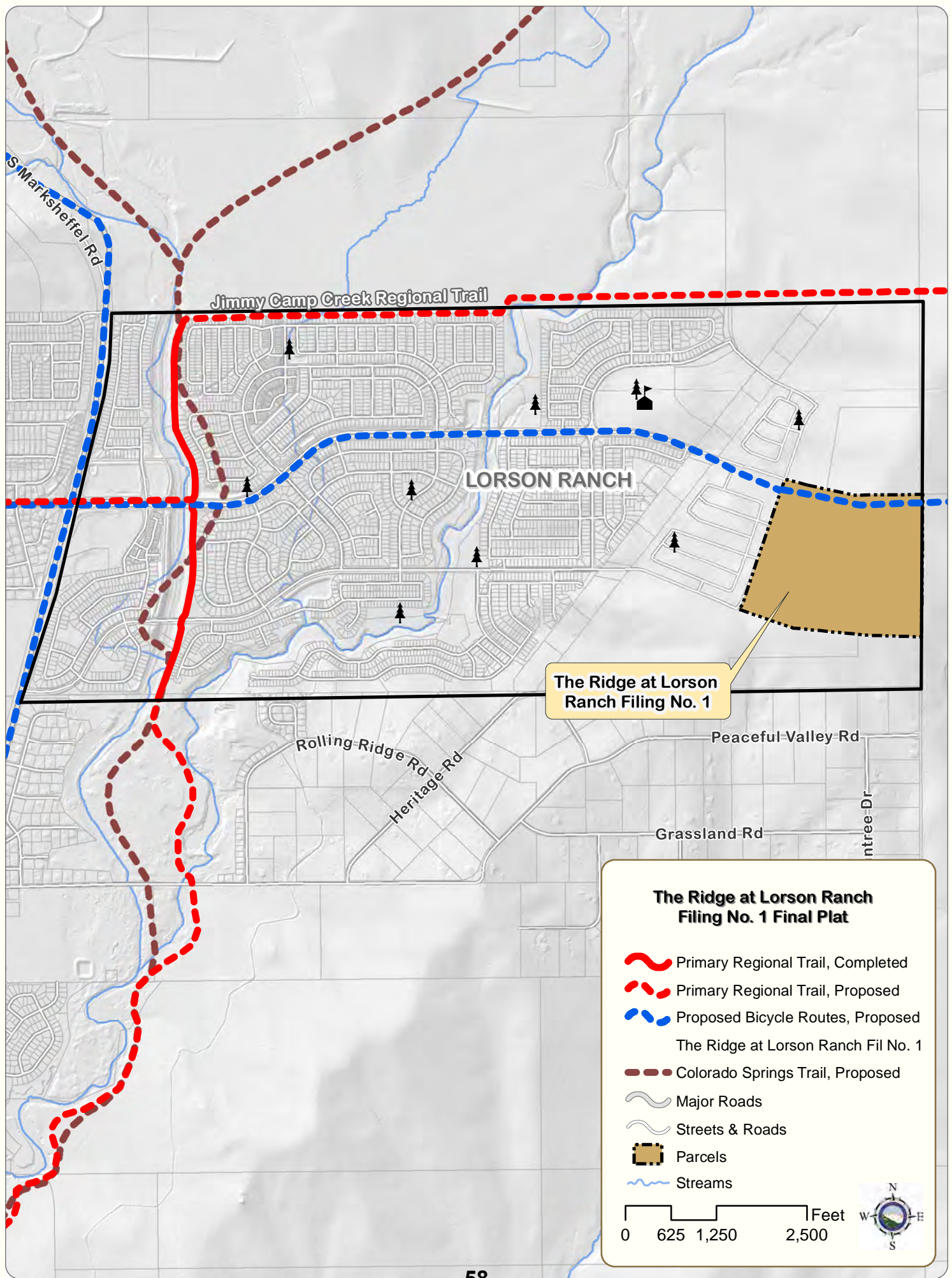
The letter of intent includes language stating that two pocket parks will be installed against required El Paso County urban park fees within Tract H and I. Park staff appreciates the applicant's willingness to provide these park sites, but the credits against urban park fees must be memorialized in a Park Lands Agreement.

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$246,100 and urban park purposes in the amount of \$155,150. 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 of this final plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$246,100 and urban park

purposes in the amount of \$155,150. 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 Filing No. 1 Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Recreation / Cultural Services

February 16, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Ridge at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-224	Total Acreage:	107.82
		Total # of Dwelling Units:	535
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	12.40
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 535 Dwelling Units = 10.379		Neighborhood:	0.00375 Acres x 535 Dwelling Units =	2.01
Total Regional Park Acres: 10.379		Community:	0.00625 Acres x 535 Dwelling Units =	3.34
		Total Urban Park Acres:		5.35
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 535 Dwelling Units =	\$60,990
\$460 / Dwelling Unit x 535 Dwelling Units = \$246,100		Community:	\$176 / Dwelling Unit x 535 Dwelling Units =	\$94,160
Total Regional Park Fees: \$246,100		Total Urban Park Fees:		\$155,150

ADDITIONAL RECOMMENDATIONS

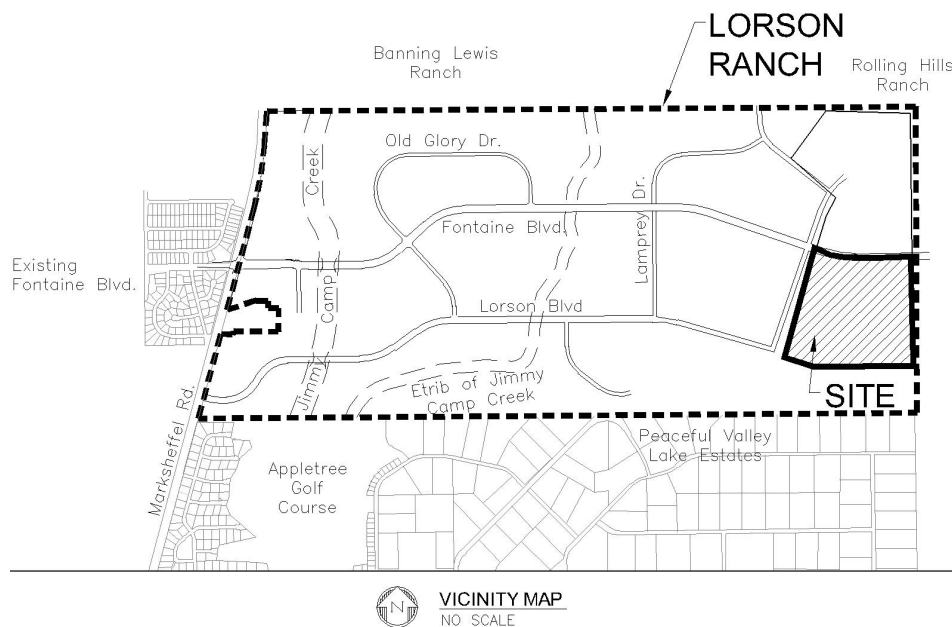
Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving The Ridge at Lorson Ranch Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$246,100 and urban park purposes in the amount of \$155,150. 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 Filing No. 1 Final Plat.

Park Advisory Board Recommendation:

THE RIDGE AT LORSON RANCH RANCH FILING 1

Final Plat SF-22-0x

Vicinity Map:



Developer/ Owner:

Love In Action, Tralon Homes, LLC, and Melody Homes, Inc
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

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

Civil Engineers:

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

Tax Schedule No: 5500000371, 5500000367, 5500000368, 5500000369, 5500000370, 5500000274, 5500000275

Site Location, Size, Zoning:

The applicant, on behalf of the Developer/Owner, is respectfully submitting a final plat application for The Ridge at Lorson Ranch Filing 1 to implement the approved recorded The Ridge PUD and preliminary plan. The 107.82 acre final plat area is located within the east-central portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. The Ridge at Lorson Ranch Filing No. 1 Final Plat implements an approved component of the phased Lorson Ranch Development. The Ridge at Lorson Ranch Filing No. 1 is currently zoned PUD per (PCD File No. PUDSP-21-006) which has been approved by the Planning Commission and BOCC and recorded 12/21/2021 Reception No. 221231432.

The parcels included in the final plat are currently vacant with no structures. However, as part of previous developments within Lorson Ranch underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. Existing detention facilities are located downstream to the west and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities.

Request & Justification:

The purpose of this application is to request approval of a final plat for The Ridge at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 535 new single-family lots and 12 tracts on 107.82 acres at a density of 4.96 DU/ Acre. The site layout predominately includes a minimum lot size of 45' x 85' and 50'x110' with several areas containing larger lot sizes particularly along open space, cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by vacant land in Lorson Ranch to the north and south, vacant land to the east, and The Hills at Lorson Ranch Filing No. 1 to the west.

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

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses. Within The Ridge at Lorson Ranch development, open space and community connections are planned providing easy access to open space offsite to the west along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 16.323 acres of open space which is 15% of the total site acreage where only 10% of open space is required within the PUD zoning district.

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

As with previous Lorson Ranch developments, The Ridge at Lorson Ranch Filing No. 1 will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, Your El Paso County Master Plan, Water Master Plan:

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

YOUR EL PASO COUNTY MASTER PLAN:

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Ridge at Lorson Ranch would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Ridge at Lorson Ranch will incorporate more single family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Ridge at Lorson Ranch development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity centers which provides numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Ridge at Lorson Ranch development will be served by existing infrastructure to include water and wastewater services, electricity and roadways. The proposed Ridge at Lorson Ranch development will be required to complete the construction of Lorson Blvd. providing multiple access points in to and out of the subdivision meeting *Goal LU4: Continue to encourage policies that ensure "development pays for itself"*.
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting *Goal LU4: Continue to encourage policies that ensure "development pays for itself"*.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed Ridge at Lorson Ranch will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be provided as necessary to connect to existing trail systems within the development. This supports *Goal TM2 Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

EL PASO COUNTY WATER MASTER PLAN:

Ridge 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 Ridge at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for the proposed 994 units and landscaping. The Ridge 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.

Ridge at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive, Walleye 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 WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2755 ac-ft per year which is 52% of the existing physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family lot. This subdivision also includes irrigation for 6.27 acres of fully irrigated landscaping (park) and 6.58 acres of partially irrigated landscaping which has been estimated at 82 single family equivalents.

The new water commitments are 376.58 ac-ft per year for the 994 lots and the landscaping (82sfe). Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected. Based on the wastewater loading, the total wastewater load projected for this site is 0.020377 MGD for the 994 lots.

The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision. The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.42 MGD of wastewater effluent. The proposed development will only contribute an additional 0.020377 MGD of flow to the existing plant.

In addition, Ridge 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.

School District:

Plats within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$110,745 for 535 lots.

Total Number of Residential Units, Density, and Lot Sizes: 535 Single-Family Detached Residential Units for a density of 4.96 DU/ Acre. The site layout includes minimum lot sizes of 45' x 85' up to 60'x110' lots. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Phasing Plan and Schedule of Development:

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

There are no existing easements within this project. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

The PUD and Preliminary Plan were approved with 26.08 acres of open space which is 12.6% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 10.78 acres. Of this, 20% or 2.156 acres must be contiguous and usable. This site contains 9.26 acres (85%) in useable form which includes two urban parks located in Tracts I, & H (1.224 acres) to be constructed. Construction of the park will apply as credits against the urban park fees. The open space will also include walking trails located in Tract F. The Lorson Ranch Metropolitan District will own and maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Constraints, Hazards, and Potentially Sensitive Natural or Physical Features:

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

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

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.

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.

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 |

Traffic Engineering:

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

Traffic Impact Fee:

This final plat will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.

Existing and Proposed Facilities, Structures, roads, etc:

Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, and Walleye Drive. Proposed facilities consist of local residential roads, extensions of Fontaine Boulevard, Lorson Boulevard, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ ponds (Pond C1, C2.1) and one new WQ pond (WQ Pond F) will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

Waiver Requests (If Applicable) and Justification:

No waivers requested.

Deviation Requests (Requested with PUDSP-21-006)

- 1) Intersection Spacing (Fontaine from Meridian West)
- 2) Sight Distance per TIS

Final Plat Review Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; Per the Highway 94 Comprehensive Plan Map 8.1, the northern most portion of the Ridge 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. The approved PUDSP highlighted in more detail consistency with existing Master Plan and Comp Plan policies.*
2. *The subdivision is in substantial conformance with the approved preliminary plan; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements.*
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements. 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 approved PUDSP remained consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 535 new single family lots on 107.82 acres for a density of 4.96DU/ Acre.*
4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval; The Ridge 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 Ridge at Lorson Ranch. The WWSD has provided letters of intent to serve commitment letters for the Ridge at Lorson Ranch. The district has also provided the water quality report as required by El Paso County. Sufficiency of water finding was provided with approval of the PUDSP permitting administrative review of this final plat.*
5. *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; A public wastewater system will be provided for by the Widefield Water and Sanitation District. District provided commitment letters have been provided as part of the approved PUDSP indicating capacity to provide wastewater disposal services for this development.*
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]; A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 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.
7. Adequate drainage improvements are proposed that comply *with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM*; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.
 8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM*; Legal and physical access will be provided to all parcels by public rights-of-way.
 9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision*; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.
 10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code*; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the approved PUDSP submittal. In addition, a fire protection district commitment to serve this development has also been provided.
 11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8*; Primary access to The Ridge at Lorson Ranch will be via existing Fontaine Blvd, Walleye Drive, and Lorson Blvd.. All roadways are to be public owned and maintained by El Paso County. Internal streets will provide for a looped circulation pattern through the development.
 12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated*; Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.
 13. *The subdivision meets other applicable sections of Chapter 6 and 8*; The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.
 14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]* There are no known commercial mining deposits found on site.

THE RIDGE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND MELODY HOMES, INC., A DELAWARE CORPORATION, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EASTERLY RIGHT OF WAY LINE OF VALLEY DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY (20) COURSES:

- 1) THENCE N33°01'33"E A DISTANCE OF 64.00 FEET;
- 2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
- 3) THENCE N80°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;
- 4) THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS N08°50'50"E TO A POINT OF TANGENT;
- 5) THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE;
- 6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- 7) THENCE N18°58'47"E A DISTANCE OF 134.57 FEET;
- 8) THENCE N81°45'15"E A DISTANCE OF 29.46 FEET;
- 9) THENCE N18°58'47"E A DISTANCE OF 50.00 FEET;
- 10) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 11) THENCE N18°58'47"E A DISTANCE OF 396.74 FEET;
- 12) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 13) THENCE N18°58'47"E A DISTANCE OF 50.00 FEET;
- 14) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 15) THENCE N18°58'47"E A DISTANCE OF 307.87 FEET;
- 16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
- 17) THENCE N18°58'47"E A DISTANCE OF 119.41 FEET;
- 18) THENCE N83°58'47"E A DISTANCE OF 25.46 FEET;
- 19) THENCE N18°58'47"E A DISTANCE OF 93.91 FEET;
- 20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;

THENCE S71°00'13"E A DISTANCE OF 278.84 FEET TO A POINT OF CURVE;
THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87 FEET BEARS S81°00'56"E TO A POINT OF TANGENT;
THENCE N88°58'20"E A DISTANCE OF 269.16 FEET;
THENCE N43°58'20"E A DISTANCE OF 7.07 FEET;
THENCE N88°58'20"E A DISTANCE OF 50.00 FEET;
THENCE S48°01'40"E A DISTANCE OF 7.07 FEET;
THENCE N88°58'20"E A DISTANCE OF 457.00 FEET;
THENCE S01°01'40"E A DISTANCE OF 20.00 FEET;
THENCE N88°58'20"E A DISTANCE OF 289.60 FEET TO THE EAST LINE THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13;

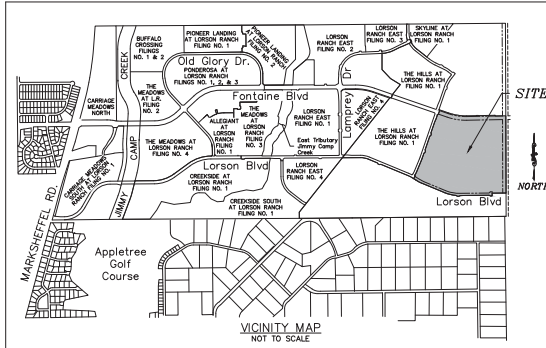
THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 91.50 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R65W OF THE 6th P.M.;
THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET
THENCE S89°25'43"W A DISTANCE OF 380.00 FEET;
THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;
THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;
THENCE N80°34'17"W A DISTANCE OF 40.00 FEET;
THENCE S89°25'43"W A DISTANCE OF 787.32 FEET;
THENCE S81°29'50"W A DISTANCE OF 40.94 FEET;
THENCE N88°30'10"W A DISTANCE OF 44.27 FEET;
THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N82°14'35"W;
THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,696.623 SQUARE FEET (107.620 ACRES, MORE OR LESS).

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT; ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE RIDGE AT LORSON RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

LOVE IN ACTION

TRALON HOMES, LLC

OWNER ADDRESS:

213 N. WASHINGTON AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-5200

213 N. WASHINGTON AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-581

BY: JEFF MARK, AUTHORIZED SIGNER, FOR:
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

BY: JEFF MARK, PRESIDENT, FOR:
TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

ATTEST: _____

SECRETARY/TREASURER

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY
JEFF MARK, AUTHORIZED SIGNER, FOR:
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY
JEFF MARK, PRESIDENT, FOR:
TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NOTARY PUBLIC: _____

MELODY HOMES, INC.

OWNER ADDRESS:

MELODY HOMES, INC.
9555 S. KINGSTON COURT #200
ENGLEWOOD, CO 80113
PHONE: (303) 488-0081

BY: BILL CARLSBIE, VICE PRESIDENT, FOR:
MELODY HOMES, INC., A DELAWARE CORPORATION

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF _____ } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY

BILL CARLSBIE, VICE PRESIDENT, FOR:
MELODY HOMES, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 23, 2021 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000. AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2022.

VERNON P. TAYLOR

COLORADO PLS NO. 25986, FOR AND
ON BEHALF OF MAS CIVIL CONSULTANTS, INC.
212 N. WASHINGTON AVE., STE. 305
COLORADO SPRINGS, COLORADO 80903

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR THE RIDGE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2022. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION, THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PKIES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____

EL PASO COUNTY ASSESSOR

DATE

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO

COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEMER, RECORDER

FEE: _____

BY: _____

SURCHARGE: _____

DEPUTY

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO

COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

TRACT TABLE				
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE	
A	0.470	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
B	0.205	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
C	0.607	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
D	0.361	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
E	0.296	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
F	8.041	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY// LANDSCAPING/OPEN SPACE	
G	4.136	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/FUTURE RIGHT-OF-WAY	
H	0.857	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/POCKET PARK	
I	0.367	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/POCKET PARK	
J	0.093	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
K	0.615	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
L	0.275	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE	
TOTAL	16.323		LRMD = LORSON RANCH METROPOLITAN DISTRICT	

SUMMARY:

535 LOTS	63.407 ACRES	58.81%
12 TRACTS	16.323 ACRES	15.14%
RIGHTS-OF-WAY	28.090 ACRES	26.05%
TOTAL	107.820 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE: _____ \$ 928,144.00

JIMMY CAMP CREEK SURETY FEE: _____ \$ 342,321.00

JIMMY CAMP CREEK BASIN BRIDGE FEE: _____ CREDITS \$ 43,418.00

SCHOOL FEE: _____ FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170

REGIONAL PARK FEE: _____ CREDITS \$ 93,400.00

URBAN PARK FEE: _____ CREDITS \$ 59,000.00

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED:



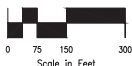
212 N. WASHINGTON AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
⊙	FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

_____ BOUNDARY LINE
 _____ PROPERTY LINE
 _____ RIGHT OF WAY LINE
 _____ CENTERLINE
 - - - - - EASEMENT LINE
 _____ ADJACENT SUBDIVISION LINE
 _____ ADJACENT PROPERTY LINE
 _____ EXISTING RIGHT OF WAY LINE
 _____ EXISTING CENTERLINE
 - - - - - EXISTING EASEMENT
 _____ SECTION/QUARTER SECTION LINE
 _____ MATCHLINE

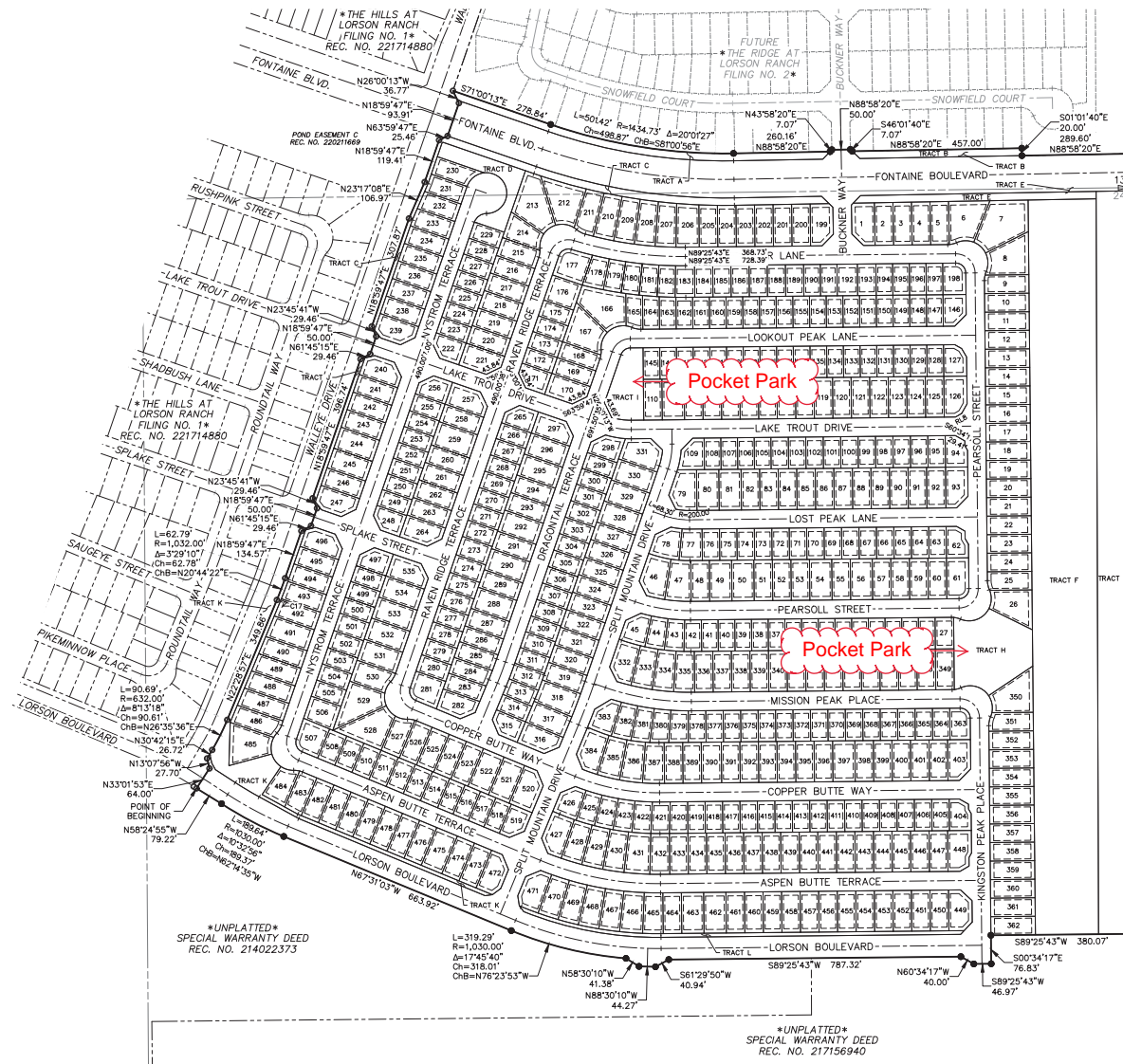
NOT A PART PARCELS INDICATED WITH ASTERISK *
 ARE NOT PART OF THIS SUBDIVISION

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION


$$1'' = 150'$$


A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

THE RIDGE AT
LORSON RANCH FILING NO. 1
TOTAL AREA = 4,696,623 S.F.
107.820 AC +/-



UNPLATTED



FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN

UNPLATTED

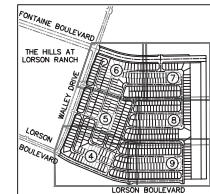


FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN

*UNPLATTED

SPECIAL WARRANTY DEED
REC. NO. 209144818

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED:



SHEET INDEX
NOT TO SCALE



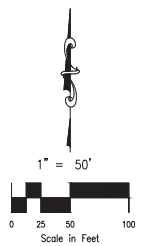
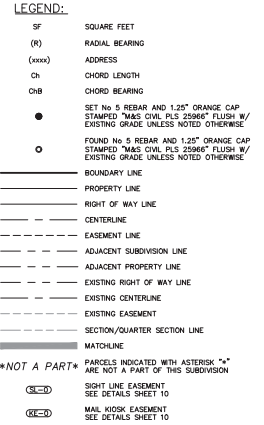
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-21-xxx CIVIL CONSULTANTS, INC. SHEET 3 OF 10



A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 10



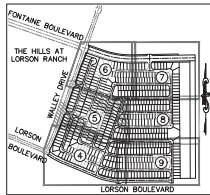
FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED:



L. WAHSATCH AVE., STE 305
 PRADO SPRINGS, CO 80903
 TE: 719.955.5485

SHEET 4 OF 10

THE RIDGE AT LORSON RANCH FILING NO. 1 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

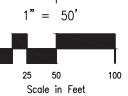


SHEET INDEX
NOT TO SCALE

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C6	26.03	975.00	1°31'47"
C7	22.48	1025.00	1°52'23"
C8	24.34	1110.00	1°52'23"
C9	13.59	1110.00	0°42'06"
C17	7.58	1042.00	0°25'00"
C18	5.80	1042.00	0°19'08"
C19	18.67	555.00	1°50'40"
C20	15.81	470.00	1°50'40"
C21	29.61	310.00	3°28'24"
C22	30.56	225.00	7°47'00"
C23	20.18	225.00	9°08'17"

LEGEND:

- SR SQUARE FEET
- (R) RADIAL BEARING
- (xxx) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLUS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLUS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- - - ADJACENT PROPERTY LINE
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- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- SIGHT LINE EASEMENT SEE DETAILS SHEET 10
- MAK WIDEN EASEMENT SEE DETAILS SHEET 10

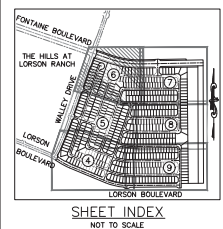


FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED:



212 N. WAHATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

THE RIDGE AT LORSON RANCH FILING NO. 1 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

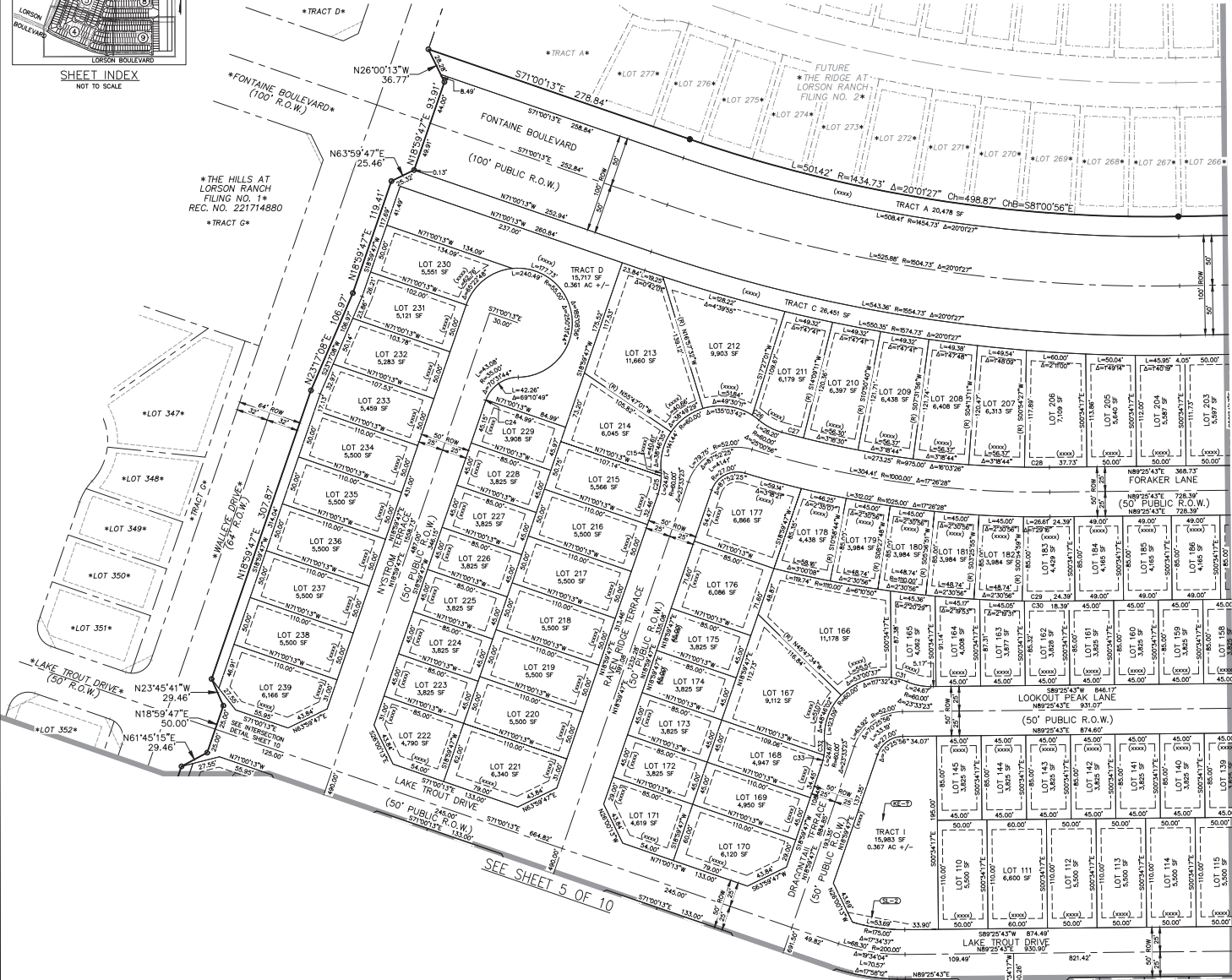
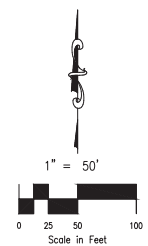


SHEET INDEX
NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxx) ADDRESS
 - Ch CHORD LENGTH
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 - MATCHLINE

- *NOT A PART**
- RIGHT LINE EASEMENT
SEE DETAILS SHEET 10
 - MAIL WALK EASEMENT
SEE DETAILS SHEET 10

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C25	18.59	60.00	174°13'5"
C26	8.33	60.00	75°7'26"
C27	22.68	975.00	119°59"
C28	25.16	975.00	128°43"
C29	28.82	1110.00	129°16"
C30	28.61	1110.00	122°26"
C31	16.51	60.00	150°04"
C32	14.06	60.00	132°35"
C33	10.61	60.00	100°7'48"



SEE SHEET 7 OF 10

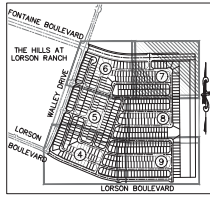
SEE SHEET 5 OF 10

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED:

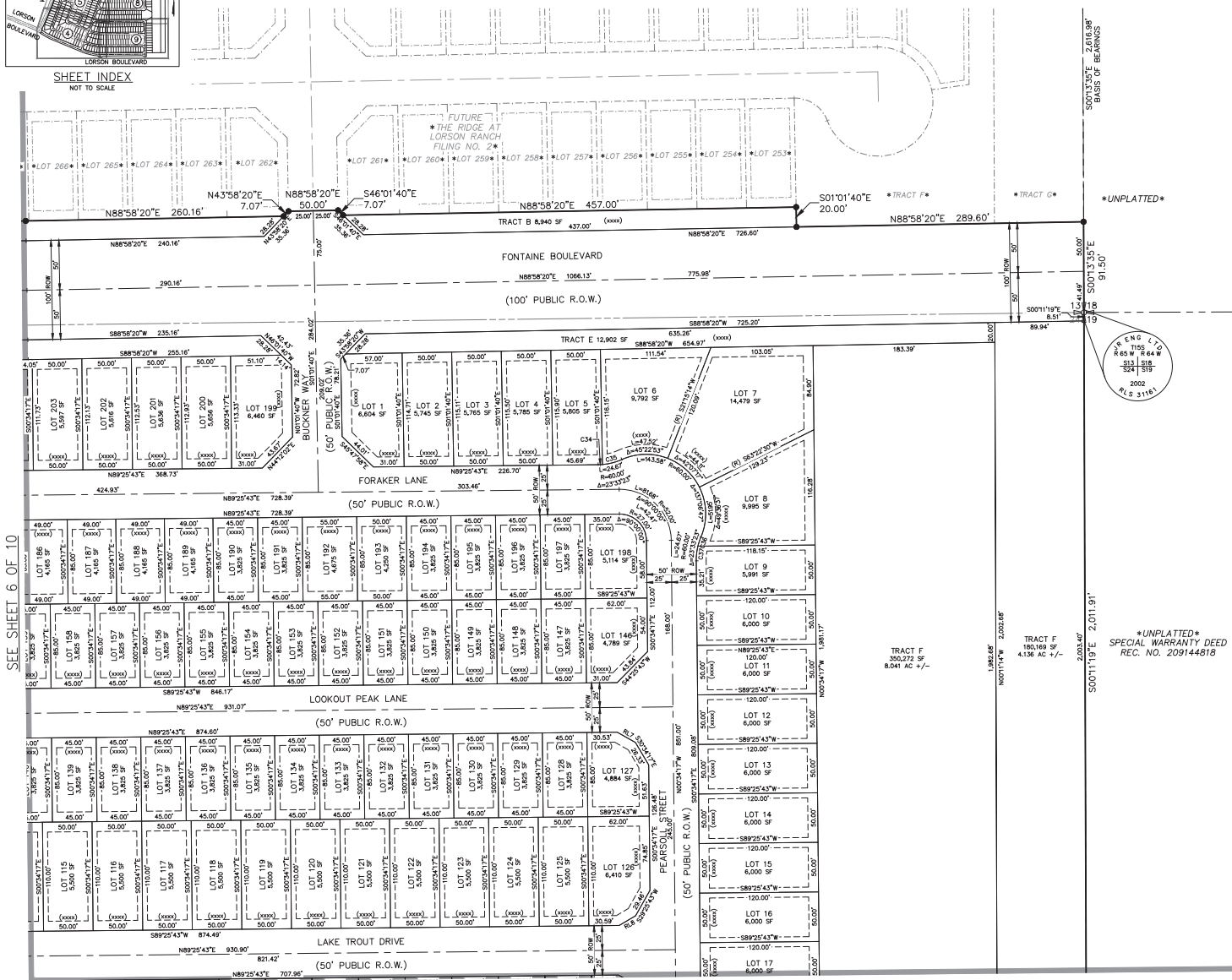


212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

THE RIDGE AT LORSON RANCH FILING NO. 1
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
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EL PASO COUNTY, COLORADO



SHEET INDEX
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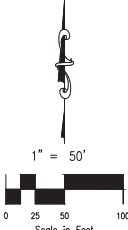


LEGEND:

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- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- RIGHT LINE EASEMENT SEE DETAILS SHEET 10
- MAIL WALK EASEMENT SEE DETAILS SHEET 10

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL7	S60°34'17"E	21.14
RL8	S59°25'43"W	19.26

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C34	4.31	60.00	436°59"
C35	20.36	60.00	192°26"
C36	9.72	60.00	91°70"
C37	14.95	60.00	141°62"

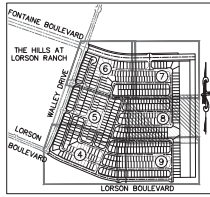


FINAL PLAT
THE RIDGE AT LORSON RANCH
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JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED:



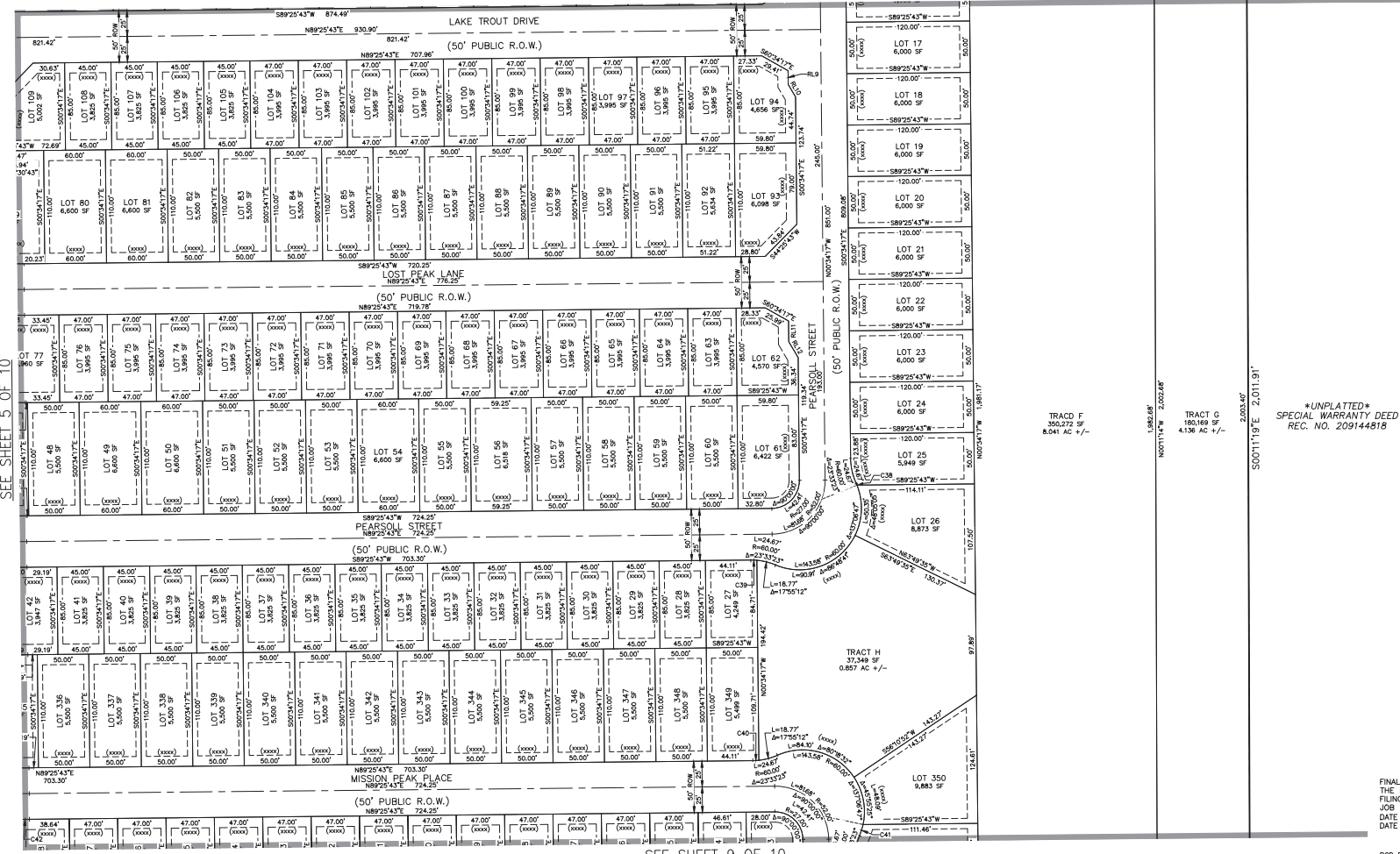
212 N. WAHATCH AVE., STE 305
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THE RIDGE AT LORSON RANCH FILING NO. 1
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EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

SEE SHEET 7 OF 10

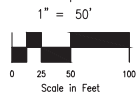


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 - RIGHT LINE EASEMENT
SEE DETAILS SHEET 10
 - MAK WORK EASEMENT
SEE DETAILS SHEET 10

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL9	S00°34'17"E	13.43
RL10	S00°34'17"E	14.00
RL11	S00°34'17"E	20.13
RL12	S00°34'17"E	17.93

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C38	2.32	60.00	2°13'01"
C39	5.90	60.00	5°38'12"
C40	5.90	60.00	5°38'12"
C41	11.39	60.00	10°52'50"



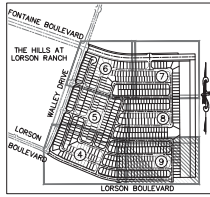
UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144818

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
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212 N. WAHATCH AVE., STE 305
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EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

SEE SHEET 8 OF 10

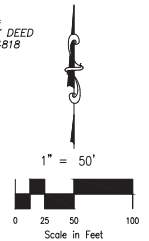
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- RIGHT-OF-WAY LINE TABLE
- LOT & TRACT CURVE TABLE

LINE #	BEARING	DISTANCE
RL13	S00°34'17"E	13.26
RL14	S30°34'17"E	14.00
RL15	S29°25'43"W	14.00
RL16	S00°34'17"E	23.12

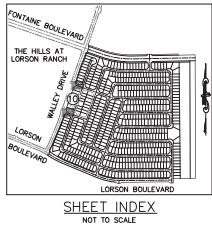
CURVE #	LENGTH	RADIUS	DELTA
C12	25.07	445.00	37°34'1"
C13	19.59	605.00	1°51'20"
C14	24.56	690.00	2°02'22"
C15	24.56	690.00	2°02'22"
C16	28.48	800.00	2°02'22"
C41	11.39	60.00	10°32'50"
C42	8.36	715.00	0°40'12"

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 203144818

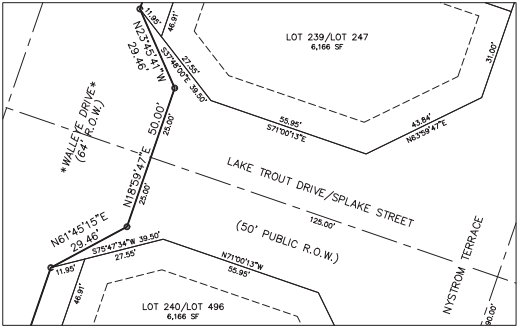


FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
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212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

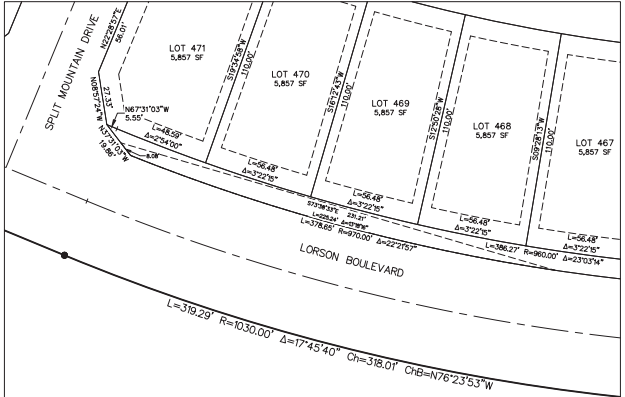
PCD FILE NUMBER SF-21-xxxx CIVIL CONSULTANTS, INC. SHEET 9 OF 10



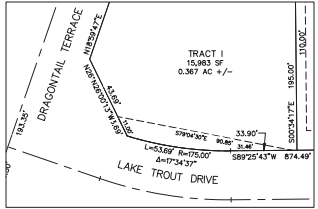
THE RIDGE AT LORSON RANCH FILING NO. 1 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



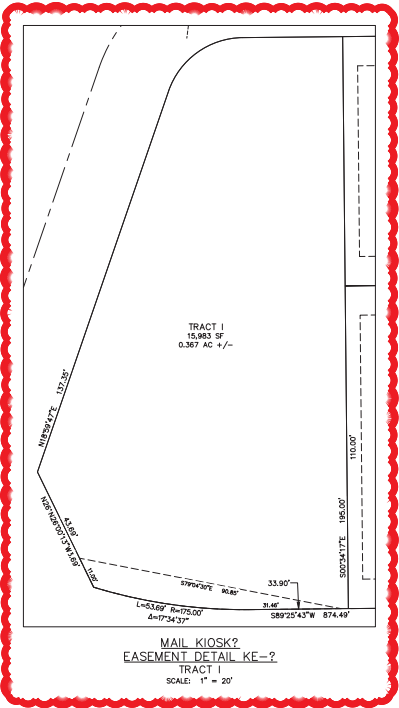
RIGHT-OF-WAY INTERSECTION DETAIL
 EXISTING WALLEYE DRIVE - PROPOSED LAKE TROUT DRIVE
 (ADJOINING LOTS 239 & 240)
 EXISTING WALLEYE DRIVE - PROPOSED SPLAKE STREET
 (ADJOINING LOTS 247 & 496)
 SEE SHEETS 5 & 6
 SCALE: 1" = 20'



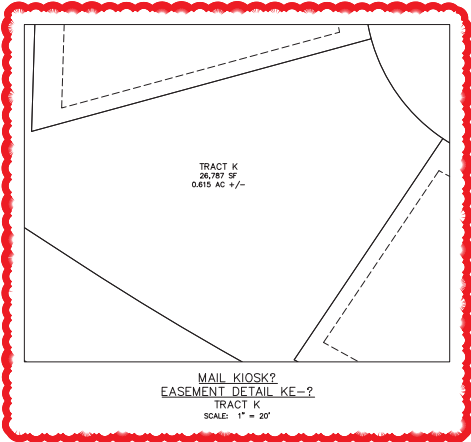
SIGHT LINE EASEMENT DETAIL SL-1
 TRACT L
 SEE SHEET 4
 SCALE: 1" = 30'



SIGHT LINE EASEMENT DETAIL SL-2
 TRACT I
 SEE SHEET 4
 SCALE: 1" = 30'



MAIL KIOSK?
 EASEMENT DETAIL KE-?
 TRACT I
 SCALE: 1" = 20'



MAIL KIOSK?
 EASEMENT DETAIL KE-?
 TRACT K
 SCALE: 1" = 20'

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
---	BOUNDARY LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE

NOT A PART

---	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
---	SIGHT LINE EASEMENT SEE DETAILS SHEET 10
---	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Ridge at Lorson Ranch Filing No. 2 Final Plat

Agenda Date: March 9, 2022

Agenda Item Number: #6 - D

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of The Ridge at Lorson Ranch Filing No. 2 Final Plat. The project site is located along the eastern edge of the larger Lorson Ranch development north of Fontaine Blvd. The site consists of 57.90 acres and includes 277 single-family residential lots on 37.95 acres, 7 tracts totaling 7.15 acres, and public rights-of-way totaling 12.80 acres. This site is zoned PUD and is consistent with the previously approved PUDSP for The Ridge at Lorson Ranch.

Open Space dedications total 3.80 acres, or 7% of the project which does not meet the minimum 10% dedication for PUD zoning. However, the open space tract layout is consistent with the previously approved PUDSP. Open space tracts include three within the residential area, and tracts along the eastern edge of the filing.

The El Paso County Parks Master Plan identifies the Fontaine Blvd Bicycle Route south of the project site which will be accommodated within public right-of-way. No County regional trails are within the project site.

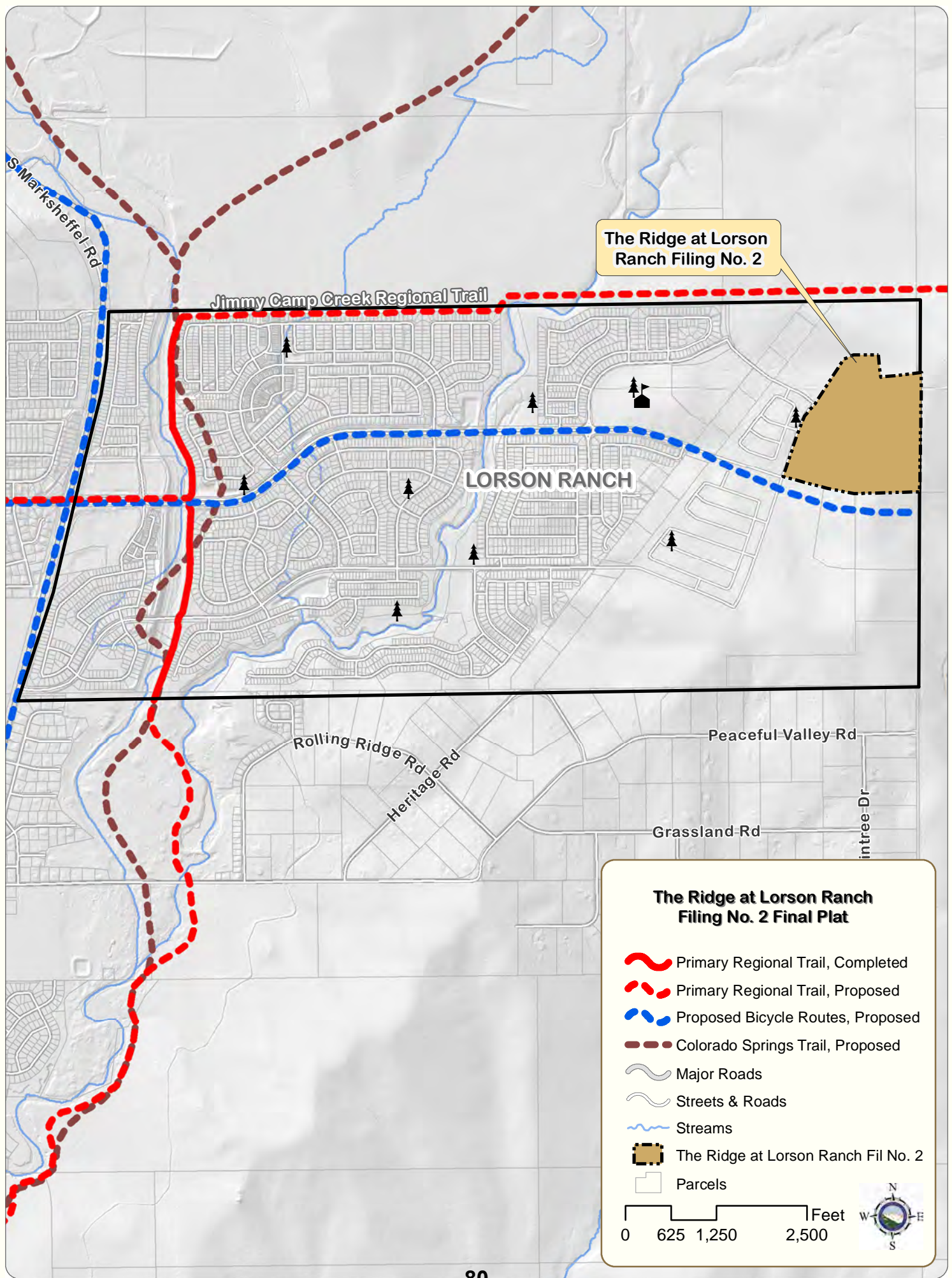
The letter of intent includes language stating that one pocket park will be installed against required El Paso County urban park fees within Tract E. Park staff appreciates the applicant's willingness to provide this park site, but the credits against urban park fees must be memorialized in a Park Lands Agreement.

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$127,400 and urban park purposes in the amount of \$80,330. 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 of this final plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land

dedication for regional park purposes in the amount of \$127,420 and urban park purposes in the amount of \$80,330. 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 Filing No. 2 Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Recreation / Cultural Services

February 16, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Ridge at Lorson Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-225	Total Acreage:	57.90
		Total # of Dwelling Units:	277
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.96
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 277 Dwelling Units = 5.374		Neighborhood:	0.00375 Acres x 277 Dwelling Units =	1.04
Total Regional Park Acres: 5.374		Community:	0.00625 Acres x 277 Dwelling Units =	1.73
		Total Urban Park Acres:		2.77
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 277 Dwelling Units =	\$31,578
\$460 / Dwelling Unit x 277 Dwelling Units = \$127,420		Community:	\$176 / Dwelling Unit x 277 Dwelling Units =	\$48,752
Total Regional Park Fees: \$127,420		Total Urban Park Fees:		\$80,330

ADDITIONAL RECOMMENDATIONS

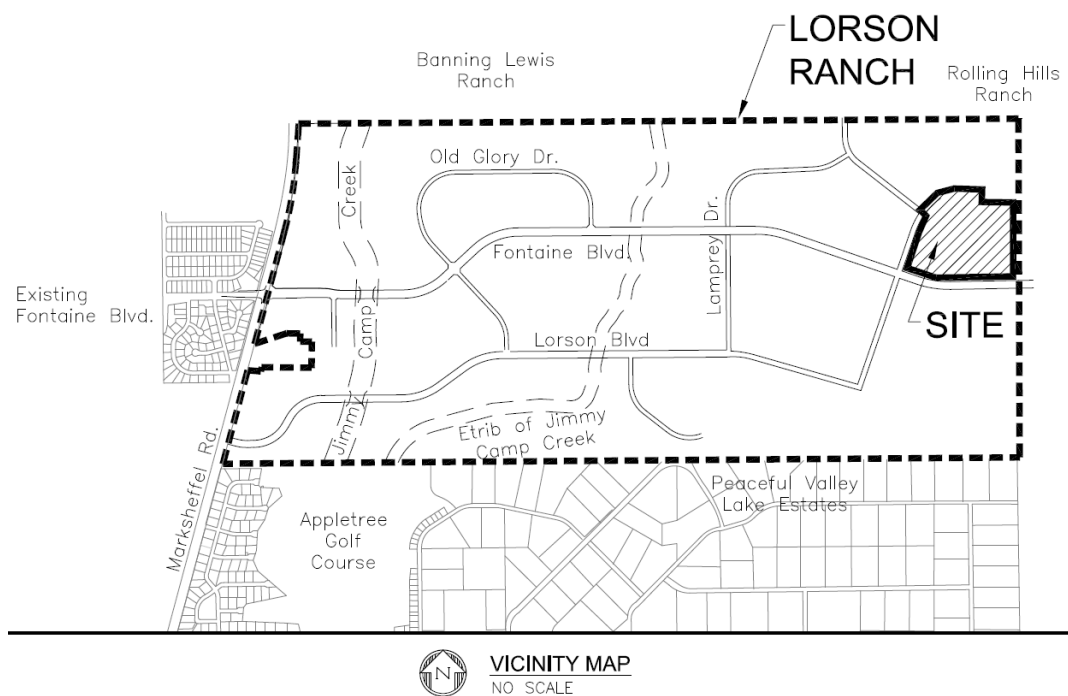
Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving The Ridge at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$127,420 and urban park purposes in the amount of \$80,330. 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 Filing No. 2 Final Plat.

Park Advisory Board Recommendation:

THE RIDGE AT LORSON RANCH FILING 2

Final Plat SF-22-0x

Vicinity Map:



Developer/ Owner:

Love In Action
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

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

Civil Engineers:

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

Tax Schedule No: 5500000371, 5500000367, 5500000368, 5500000369, 5500000370, 5500000274, 5500000275

Site Location, Size, Zoning:

The applicant, behalf of the Developer/Owner, is respectfully submitting a final plat application for The Ridge at Lorson Ranch Filing 2 to implement the approved recorded The Ridge PUD and preliminary plan. The 57.898 acre final plat area is located within the east-central portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. The Ridge at Lorson Ranch Filing No. 2 Final Plat implements an approved component of the phased Lorson Ranch Development. The Ridge at Lorson Ranch Filing No. 2 is currently zoned PUD per (PCD File No. PUDSP-21-006) which has been approved by the Planning Commission and BOCC and recorded 12/21/2021 Reception No. 221231432.

The parcels included in the final plat are currently vacant with no structures. However, as part of previous developments within Lorson Ranch underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. Existing detention facilities are located downstream to the west and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities.

Request & Justification:

The purpose of this application is to request approval of a final plat for The Ridge at Lorson Ranch Filing 2 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 277 new single-family lots and 7 tracts on 57.898 acres at a density of 4.78 DU/ Acre. The site layout predominately includes a minimum lot size of 45' x 85' and 50'x110' with several areas containing larger lot sizes particularly along open space, cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by vacant land in Lorson Ranch to the north and south, vacant land to the east, and The Hills at Lorson Ranch Filing No. 1 to the west.

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

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses. Within The Ridge at Lorson Ranch development, open space and community connections are planned providing easy access to open space offsite to the west along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 3.796 acres of open space which is 7% of the total site acreage.

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

As with previous Lorson Ranch developments, The Ridge at Lorson Ranch Filing No. 2 will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, Your El Paso County Master Plan, Water Master Plan:

The Ridge at Lorson Ranch Filing 2 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats as well as subdivision design standards. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the Your El Paso County Master Plan and the El Paso County Water Master Plan have been provided with a summary analysis of each for reference:

YOUR EL PASO COUNTY MASTER PLAN:

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Ridge at Lorson Ranch would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Ridge at Lorson Ranch will incorporate more single family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Ridge at Lorson Ranch development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Ridge at Lorson Ranch development will be served by existing infrastructure to include water and wastewater services, electricity and roadways. The proposed Ridge at Lorson Ranch development will be required to complete the construction of Lorson Blvd. providing multiple access points in to and out of the subdivision meeting Goal LU4: Continue to encourage policies that ensure "development pays for itself".
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting Goal LU4: Continue to encourage policies that ensure "development pays for itself".
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
The proposed Ridge at Lorson Ranch will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be provided as necessary to connect to existing trail systems within the development. This supports Goal

TM2 Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

EL PASO COUNTY WATER MASTER PLAN:

Ridge 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 Ridge at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for the proposed 994 units and landscaping. The Ridge 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.

Ridge at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive, Walleye 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 WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2755 ac-ft per year which is 52% of the existing physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family lot. This subdivision also includes irrigation for 6.27 acres of fully irrigated landscaping (park) and 6.58 acres of partially irrigated landscaping which has been estimated at 82 single family equivalents.

The new water commitments are 376.58 ac-ft per year for the 994 lots and the landscaping (82sfe). Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected. Based on the wastewater loading, the total wastewater load projected for this site is 0.020377 MGD for the 994 lots.

The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision. The WWSD has excess capacity at their existing wastewater treatment

School District:

Plats within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of **\$57,339 for 277 lots.**

Total Number of Residential Units, Density, and Lot Sizes: 277 Single-Family Detached Residential Units for a density of 4.78 DU/ Acre. The site layout includes minimum lot sizes of 45' x 85' up to 60'x110' lots. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Phasing Plan and Schedule of Development:

The Ridge at Lorson Ranch Filing 2 project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are no existing easements within this project. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

The PUD and Preliminary Plan were approved with 26.08 acres of open space which is 12.6% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 5.78 acres. Of this, 20% or 1.16 acres must be contiguous and usable. This site contains 1.294 acres (22%) in useable form which includes one urban park located in Tract E to be constructed. Construction of the park will apply as credits against the urban park fees. The Lorson Ranch Metropolitan District will own and maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Constraints, Hazards, and Potentially Sensitive Natural or Physical Features:

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

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

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.

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.

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 |

Traffic Engineering:

The Ridge at Lorson Ranch Filing No. 2 will gain public access from Fontaine Boulevard, Walleye Drive, and Lorson Blvd. constructed as part of the The Hills at Lorson Ranch development. Both Fontaine and Lorson Boulevard connect to Marksheffel Road, and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. and Walleye Drive are residential collector streets and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of The Hills at Lorson Ranch Filing No. 1. There will be no direct lot access to any arterial or collector roadways. There are no traffic related deviations being requested at this time.

Traffic Impact Fee:

This final plat will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.

Existing and Proposed Facilities, Structures, roads, etc:

Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, and Walleye Drive. Proposed facilities consist of local residential roads, extensions of Fontaine Boulevard, Lorson Boulevard, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ ponds (Pond C1, C2.1, C4) will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

Water and sanitation will be provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District. Any existing water/sewer easements with public road ROW being platted on top of them will be vacated or made subordinate to the ROW prior to county acceptance of the roads.

Waiver Requests (If Applicable) and Justification:

No waivers requested.

Deviation Requests (Requested with PUDSP-21-006)

- 1) Intersection Spacing (Fontaine from Meridian West)
- 2) Sight Distance per TIS

Final Plat Review Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;* Per the Highway 94 Comprehensive Plan Map 8.1, the northern most portion of the Ridge 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. The approved PUDSP highlighted in more detail consistency with existing Master Plan and Comp Plan policies.

2. *The subdivision is in substantial conformance with the approved preliminary plan; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements.*
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements. 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 approved PUDSP remained consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 277 new single family lots on 57.898 acres for a density of 4.78 DU/ Acre.*
4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval; The Ridge 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 Ridge at Lorson Ranch. The WWSD has provided letters of intent to serve commitment letters for the Ridge at Lorson Ranch. The district has also provided the water quality report as required by El Paso County. Sufficiency of water finding was provided with approval of the PUDSP permitting administrative review of this final plat.*
5. *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; A public wastewater system will be provided for by the Widefield Water and Sanitation District. District provided commitment letters have been provided as part of the approved PUDSP indicating capacity to provide wastewater disposal services for this development.*
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]; A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 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.*

7. Adequate drainage improvements are proposed that comply *with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM*; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM*; Legal and physical access will be provided to all parcels by public rights-of-way.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision*; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code*; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the approved PUDSP submittal. In addition, a fire protection district commitment to serve this development has also been provided.
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8*; Primary access to The Ridge at Lorson Ranch will be via existing Fontaine Blvd, Walleye Drive, and Lorson Blvd.. All roadways are to be public owned and maintained by El Paso County. Internal streets will provide for a looped circulation pattern through the development.
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated*; Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.
13. *The subdivision meets other applicable sections of Chapter 6 and 8*; The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.
14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]* There are no known commercial mining deposits found on site.

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

1. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER CORNER OF SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 14, S13 S18, 2022, RLS 31161" AND AT THE SECTION CORNER CORNER TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, S13 S18 - S24 S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET. THE UNIT OF MEASUREMENTS IS THE U. S. SURVEY FOOT.

i. (TC#9) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PL IN A RECORDED APRIL 06, 2004 AT RECEPTION NO. 204055084

CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02,
2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND
DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6,
ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED

RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND
RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH
METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH
METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION

THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT

RECEPTION NO. 205056120. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON

iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND JORSON LLC RECORDED MAY 31, 2005 AT REC#2001 NO. 205078708

DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND APRIL

AUGUST 06, 2012 AT RECEPTION NO. 212090407. FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO.

2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.

vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION

NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT RECEPTION NO. 208120452.

ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION

X. (TC18) THE PROPERTY MAY BE SUBJECT TO MINERAL, QUILTCLAND DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16 2012 AT RECEPTION NO. 212137058, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.

xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013. RESOLUTION NO. 16-307 APPROVING SAID

PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH

7. ALL DEVELOPMENT WITHIN "THE RIDGE AT LORSON RANCH FILING NO. 1" SHALL

8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE

GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED

DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE
REGULATIONS.

13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:
NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED

RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND

REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE RIDGE AT LORSON RANCH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. _____.

18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY

B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.

E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.

21. A "SOILS AND GEOLOGY STUDY, THE RIDGE AT LORSON RANCH, EL PASO COUNTY,

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

23. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).

27. PPRBD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS
RECORDED AT RECEPTION NO. _____

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SF SQUARE FEET
 R/R RADIAL BEARING
 (xxx) ADDRESS
 CH ORD CHORD LENGTH
 CHB CHORD BEARING
 ● SET NO 5 REBAR AND 1.25" ORANGE CAP
 STAMPED "N5 CIVIL PLS 2506H" FLUSH W/
 EXISTING GRADE UNLESS NOTED OTHERWISE
 ○ FOUND NO 5 REBAR AND 1.25" ORANGE CAP
 STAMPED "N5 CIVIL PLS 2506H" FLUSH W/
 EXISTING GRADE UNLESS NOTED OTHERWISE
 _____ BOUNDARY LINE
 _____ PROPERTY LINE
 _____ RIGHT OF WAY LINE
 _____ CENTERLINE
 _____ EASEMENT LINE
 _____ ADJACENT SUBDIVISION LINE
 _____ ADJACENT PROPERTY LINE
 _____ EXISTING RIGHT OF WAY LINE
 _____ EXISTING CENTERLINE
 _____ EXISTING EASEMENT
 _____ SECTION/QUARTER SECTION LINE
 _____ MATCHLINE
 NOT A PART
 PARCELS INDICATED WITH ASTERISK "*"

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

THE RIDGE AT
LORSON RANCH FILING NO. 2
TOTAL AREA = 2,522,047 S.F.
57.898 AC +/-

UNPLATTED

BARGAIN AND SALE DEEDS

REC. NO. 215088324	REC. NO. 215091604
REC. NO. 215091605	REC. NO. 215091606
REC. NO. 215091607	REC. NO. 215091608

UNPLATTED

FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN

UNPLATTED

FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN

UNPLATTED

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144818

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 01/11/2022
DATE REVISED:

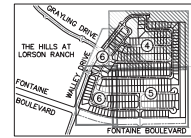
PCD FILE NUMBER SF-21-xxx CIVIL CONSULTANTS, INC. SHEET 3 OF 7

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

92

See C:\Y0001A - The Ridge at Lonsdale Ranch\The Ridge No. 1\Survey\Plot\Y0-007 The Ridge @ L.R. No 2 FP.dwg Plotdate: 1/11/2022 4:11 PM

THE RIDGE AT LORSON RANCH FILING NO. 2 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

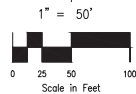
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxx) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET No 9 REAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 259647 FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 9 REAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 259647 FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART
- RIGHT LINE EASEMENT SEE DETAILS SHEET 7
- MAIL WALK EASEMENT SEE DETAILS SHEET 7

RIGHT-OF-WAY CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
RC1	24.67	60.00	23°33'23"	
RC2	42.41	27.00	90°00'00"	
RC3	24.20	60.00	23°06'21"	
RC4	42.79	27.00	90°47'52"	

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N21°37'19"W	15.50
RL2	N88°22'41"E	21.47
RL3	S81°01'40"E	14.35

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	24.67	60.00	23°33'23"
C2	24.67	60.00	23°33'23"
C3	15.37	60.00	14°07'31"
C4	8.83	60.00	8°25'49"
C5	7.89	60.00	7°32'08"
C6	16.31	60.00	15°34'13"
C7	1.59	175.00	0°31'10"
C8	30.25	225.00	7°42'13"
C9	18.68	175.00	6°36'59"
C10	20.34	225.00	5°10'43"



FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 01/11/2022
DATE REVISED:

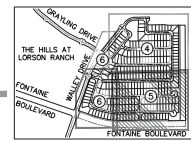


212 N. WAHATCH AVE. STE. 305
COLORADO SPRINGS, CO. 80903
PHONE: 719.555.5485

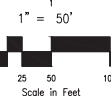
SEE SHEET 5 OF 7

THE RIDGE AT LORSON RANCH FILING NO. 2 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 4 OF 7



NOT TO SCALE



LEGEND:

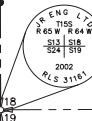
- SQUARE FEET
- (R) RADIAL BEARING
- (xxx) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART*
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- RIGHT LINE EASEMENT SEE DETAILS SHEET 7
- MAIL WORK EASEMENT SEE DETAILS SHEET 7

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC5	16.20	35.00	28°31'31"
RC6	42.04	27.00	89°12'08"
RC7	43.08	35.00	70°31'44"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	14.10	35.00	23°04'33"
C12	58.68	60.00	56°02'23"
C13	15.03	35.00	24°35'48"
C14	28.06	35.00	45°55'56"
C15	9.64	55.00	10°02'45"
C16	26.12	55.00	27°12'29"
C17	6.84	1274.73	01°18'21"

UNPLATTED

FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN



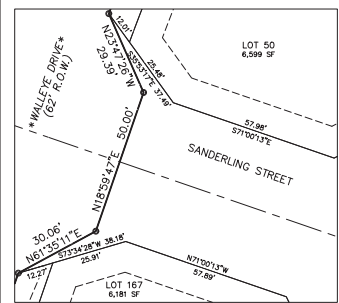
UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144816

PCD FILE NUMBER SF-21-xxx

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 01/11/2022
DATE REVISED:
M&S
212 N. WAHATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485
CIVIL CONSULTANTS, INC. SHEET 4 OF 7

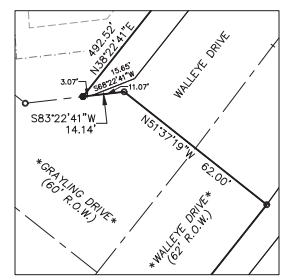
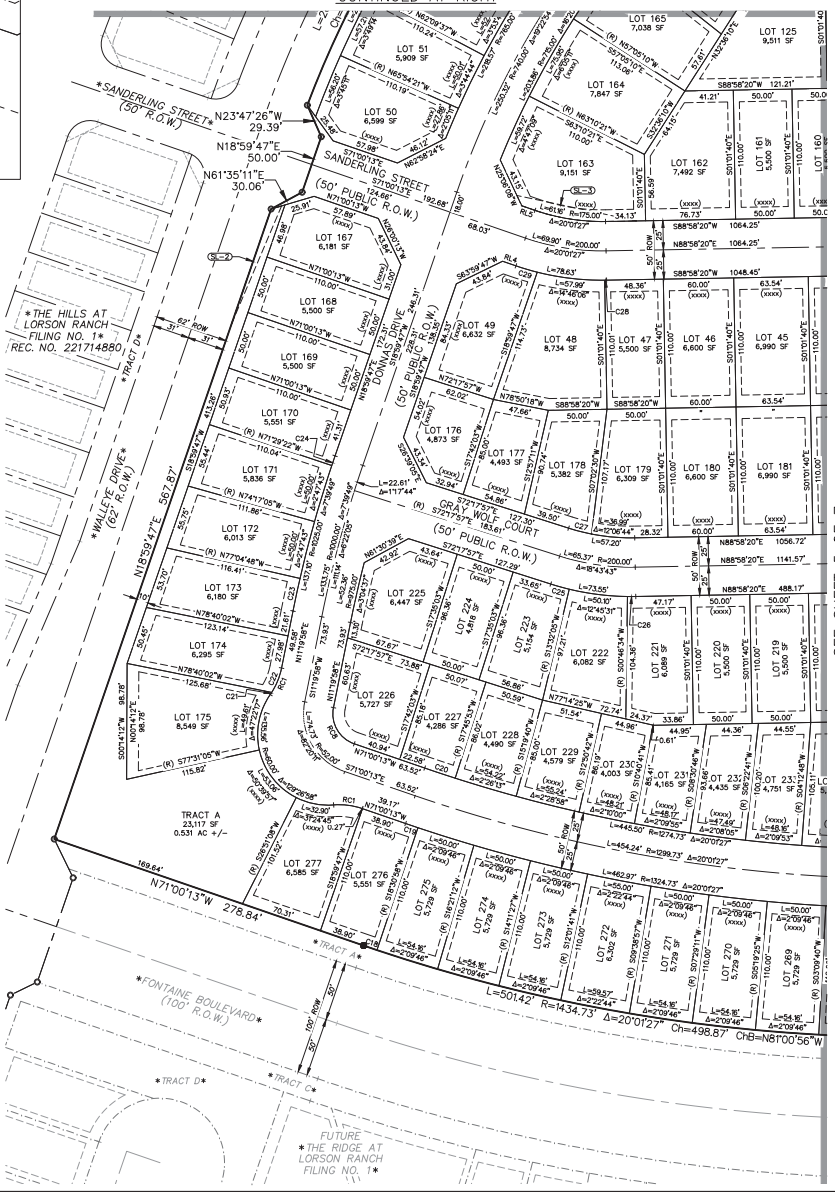
SEE SHEET 4 OF 7

THE RIDGE AT LORSON RANCH FILING NO. 2
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



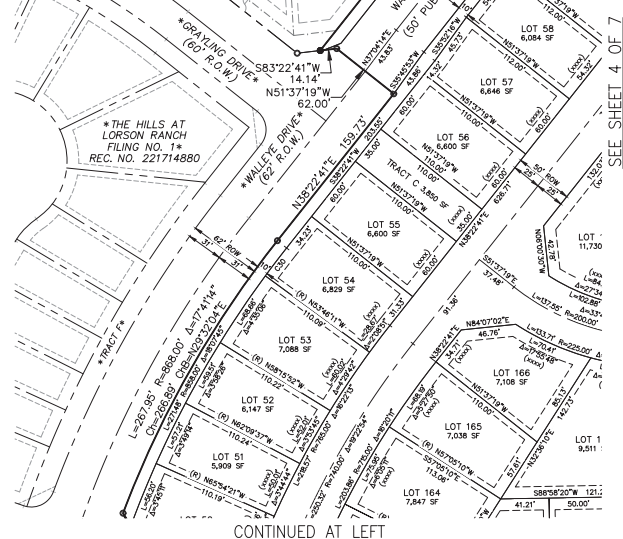
R.O.W. INTERSECTION DETAIL
WALLEYE DRIVE/SANDLERLING STREET
THIS SHEET
SCALE: 1" = 20'

CONTINUED AT RIGHT



R.O.W. INTERSECTION DETAIL
WALLEYE DRIVE/GRAYLING DRIVE
THIS SHEET
SCALE: 1" = 20'

SEE SHEET 5 OF 7



CONTINUED AT LEFT

- LEGEND:
- 5F SQUARE FEET
 - (R) RADIAL BEARING
 - (xxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "MCS CIVIL PLS 25666" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "MCS CIVIL PLS 25666" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
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PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
SIGHT LINE EASEMENT SEE DETAILS SHEET 7
MAIL KIOSK EASEMENT SEE DETAILS SHEET 7

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RCB	38.80	27.00	82°20'11"

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL4	N71°00'13"W	12.03
RL5	N71°00'13"W	11.99

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C18	12.03	1434.73	0°28'40"
C19	11.10	1324.73	0°28'49"
C20	27.40	1274.73	1°13'54"
C21	2.12	60.00	2°01'51"
C22	22.55	60.00	21°32'02"
C23	28.40	1025.00	1°35'14"
C24	8.69	1025.00	0°29'09"
C25	16.36	225.00	4°09'58"
C26	7.08	225.00	1°48'13"
C27	20.21	175.00	6°36'59"
C28	1.64	225.00	0°25'05"
C29	19.00	225.00	4°50'16"
C30	29.90	858.00	1°59'47"

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 2
JOB NO. 70-091
DATE PREPARED: 01/11/2022
DATE REVISED:

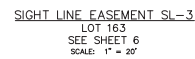
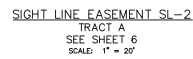
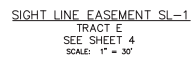


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A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SF SQUARE FEET
 (R) RADIAL BEARING
 (xxxx) ADDRESS
 CH CHORD LENGTH
 CHB CHORD BEARING
 ● SET NO 5 REBAR AND 1.25" ORANGE CAP
 STAMPED "M&S CO. PLS. 25886" FLUSH W/
 EXISTING GRADE UNLESS NOTED OTHERWISE
 ○ FOUND NO 5 REBAR AND 1.25" ORANGE CAP
 STAMPED "M&S CO. PLS. 25886" FLUSH W/
 EXISTING GRADE UNLESS NOTED OTHERWISE
 _____ BOUNDARY LINE
 _____ PROPERTY LINE
 _____ RIGHT OF WAY LINE
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 _____ EASEMENT LINE
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 PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 SIGHT LINE EASEMENT
 SEE DETAILS SHEET 7
 MAIL KIOSK EASEMENT
 SEE DETAILS SHEET 7



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 7 OF 7

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Ridge at Lorson Ranch Filing No. 3 Final Plat

Agenda Date: March 9, 2022

Agenda Item Number: #6 - E

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of The Ridge at Lorson Ranch Filing No. 3 Final Plat. The project site is in the northeast corner of the larger Lorson Ranch development and borders the overhead powerline corridor. The site consists of 40.76 acres and includes 182 single-family residential lots on 20.54 acres, 9 tracts totaling 13.19 acres, and public rights-of-way totaling 7.03 acres. This site is zoned PUD and is consistent with the previously approved PUDSP for The Ridge at Lorson Ranch.

Open Space dedications total 10.10 acres, or 24% of the project which meets the minimum 10% dedication for PUD zoning. This includes several three tracts within the residential area, and tracts along the eastern edge of the filing.

The El Paso County Parks Master Plan identifies the Jimmy Camp Creek Primary Regional Trail north of the project site and the Fontaine Blvd Bicycle Route south of the project site. No County regional trails are within the project site however there are several non-County trails within Tracts A and C.

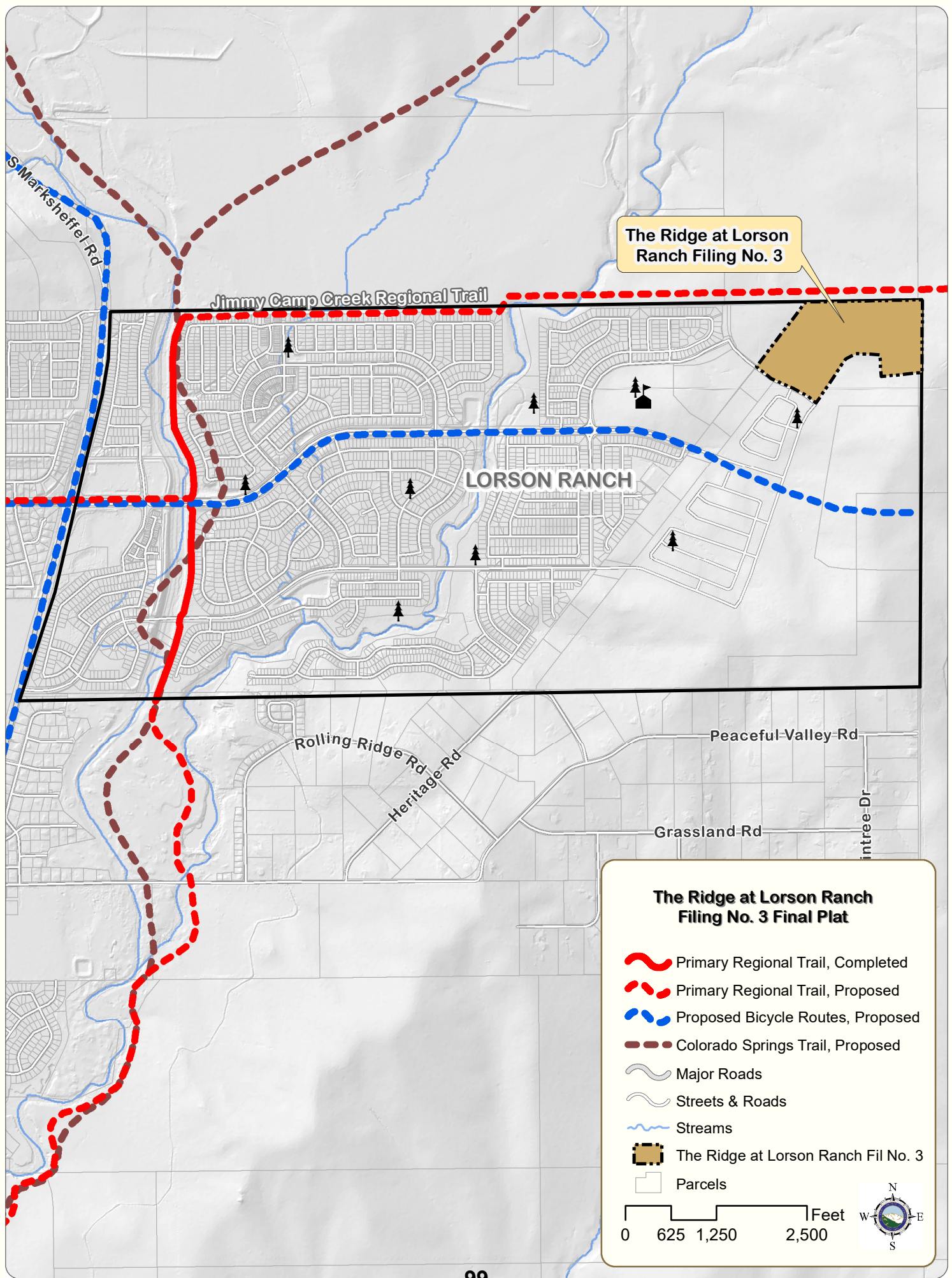
The letter of intent includes language stating that one pocket park will be installed against required El Paso County urban park fees within Tract D. Park staff appreciates the applicant's willingness to provide this park site, but the credits against urban park fees must be memorialized in a Park Lands Agreement

Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$83,720 and urban park purposes in the amount of \$52,780. 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 of this final plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Ridge at Lorson Ranch Filing No. 3 Final Plat: Require fees in lieu of land

dedication for regional park purposes in the amount of \$83,720 and urban park purposes in the amount of \$52,780. 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 Filing No. 3 Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Recreation / Cultural Services

February 16, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Ridge at Lorson Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-227	Total Acreage:	40.76
		Total # of Dwelling Units:	182
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.16
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 182 Dwelling Units = 3.531		Neighborhood:	0.00375 Acres x 182 Dwelling Units =	0.68
Total Regional Park Acres: 3.531		Community:	0.00625 Acres x 182 Dwelling Units =	1.14
		Total Urban Park Acres:		1.82
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 182 Dwelling Units =	\$20,748
\$460 / Dwelling Unit x 182 Dwelling Units = \$83,720		Community:	\$176 / Dwelling Unit x 182 Dwelling Units =	\$32,032
Total Regional Park Fees: \$83,720		Total Urban Park Fees:		\$52,780

ADDITIONAL RECOMMENDATIONS

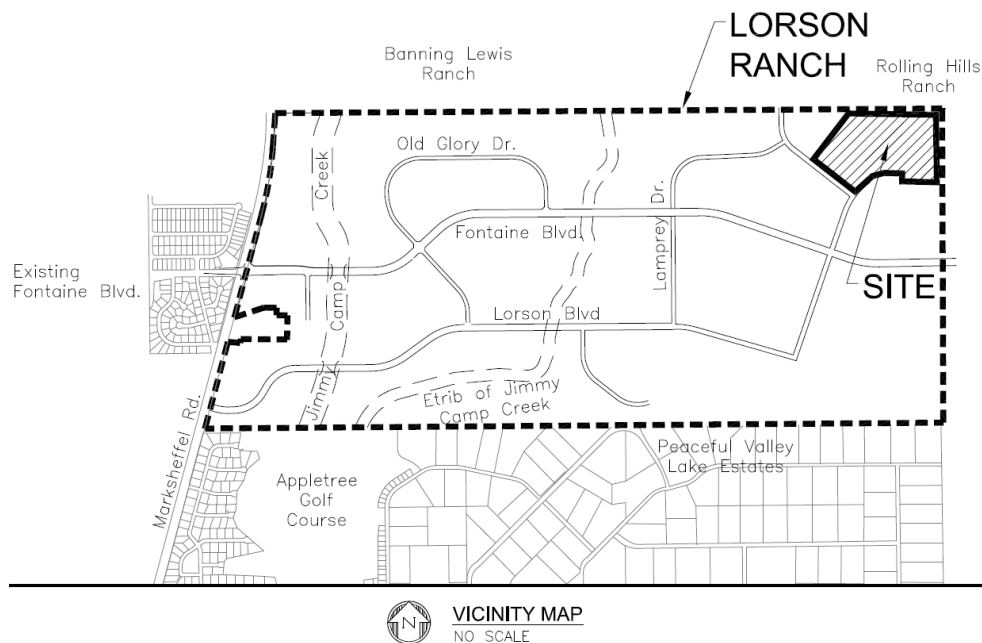
Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving The Ridge at Lorson Ranch Filing No. 3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$83,720 and urban park purposes in the amount of \$52,780. 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 Filing No. 3 Final Plat.

Park Advisory Board Recommendation:

THE RIDGE AT LORSON RANCH FILING 3

Final Plat SF-22-0x

Vicinity Map:



Developer/ Owner:

Lorson, LLC, Love In Action, Tralon Homes, LLC, Melody Homes, Inc
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

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

Civil Engineers:

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

Tax Schedule No: 5500000371, 5500000367, 5500000368, 5500000369, 5500000370, 5500000274, 5500000275

Site Location, Size, Zoning:

The applicant, behalf of the Developer/Owner, is respectfully submitting a final plat application for The Ridge at Lorson Ranch Filing 3 to implement the approved recorded The Ridge PUD and preliminary plan. The 40.755 acre final plat area is located within the northeast portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. The Ridge at Lorson Ranch Filing No. 3 Final Plat implements an approved component of the phased Lorson Ranch Development. The Ridge at Lorson Ranch Filing No. 3 is currently zoned PUD per (PCD File No. PUDSP-21-006) which has been approved by the Planning Commission and BOCC and recorded 12/21/2021 Reception No. 221231432.

The parcels included in the final plat are currently vacant with no structures. However, as part of previous developments within Lorson Ranch underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. Existing detention facilities are located downstream to the west and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities.

Request & Justification:

The purpose of this application is to request approval of a final plat for The Ridge at Lorson Ranch Filing 3 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 182 new single-family lots and 8 tracts on 40.755 acres at a density of 4.46 DU/ Acre. The site layout predominately includes a minimum lot size of 45' x 85' and 50'x110' with several areas containing larger lot sizes particularly along open space, cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by vacant land to the north and south, vacant land to the east, and Skyline at Lorson Ranch Filing No. 1 to the west.

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

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses. Within The Ridge at Lorson Ranch development, open space and community connections are planned providing easy access to open space offsite to the west along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 10.102 acres of open space which is 24% of the total site acreage where only 10% of open space is required within the PUD zoning district.

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

As with previous Lorson Ranch developments, The Ridge at Lorson Ranch Filing No. 3 will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, Your El Paso County Master Plan, Water Master Plan:

The Ridge at Lorson Ranch Filing 3 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats as well as subdivision design standards. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the Your El Paso County Master Plan and the El Paso County Water Master Plan have been provided with a summary analysis of each for reference:

YOUR EL PASO COUNTY MASTER PLAN:

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Ridge at Lorson Ranch would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
3. *Would the use be providing necessary housing or essential goods and/or services?*
The proposed Ridge at Lorson Ranch will incorporate more single family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Ridge at Lorson Ranch development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Ridge at Lorson Ranch development will be served by existing infrastructure to include water and wastewater services, electricity and roadways. The proposed Ridge at Lorson Ranch development will be required to complete the construction of Lorson Blvd. providing multiple access points in to and out of the subdivision meeting *Goal LU4: Continue to encourage policies that ensure "development pays for itself"*.
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting *Goal LU4: Continue to encourage policies that ensure "development pays for itself"*.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed Ridge at Lorson Ranch will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be provided as necessary to connect to existing trail systems within the development. This supports *Goal TM2 Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

EL PASO COUNTY WATER MASTER PLAN:

Ridge 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 Ridge at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for the proposed 994 units and landscaping. The Ridge 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.

Ridge at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive, Walleye 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 WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2755 ac-ft per year which is 52% of the existing physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family lot. This subdivision also includes irrigation for 6.27 acres of fully irrigated landscaping (park) and 6.58 acres of partially irrigated landscaping which has been estimated at 82 single family equivalents.

The new water commitments are 376.58 ac-ft per year for the 994 lots and the landscaping (82sfe). Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected. Based on the wastewater loading, the total wastewater load projected for this site is 0.020377 MGD for the 994 lots.

The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision. The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.42 MGD of wastewater effluent. The proposed development will only contribute an additional 0.020377 MGD of flow to the existing plant.

In addition, Ridge 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.

School District:

Plats within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of **\$37,674 for 182 lots.**

Total Number of Residential Units, Density, and Lot Sizes: 182 Single-Family Detached Residential Units for a density of 4.46 DU/ Acre. The site layout includes minimum lot sizes of 45' x 85' up to 60'x110' lots. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Phasing Plan and Schedule of Development:

The Ridge at Lorson Ranch Filing 3 project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are no existing easements within this project. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

The PUD and Preliminary Plan were approved with 26.08 acres of open space which is 12.6% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 4.0755 acres. Of this, 20% or 0.81 acres must be contiguous and usable. **This site contains 1.8 acres (40%) in useable form which includes an urban park located in Tract D, (0.198 acres) to be constructed. Construction of the park will apply as credits against the urban park fee.** The open space will also include walking trails located in Tracts A & C under the electric powerline. The Lorson Ranch Metropolitan District will own and maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Constraints, Hazards, and Potentially Sensitive Natural or Physical Features:

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

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

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.

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.

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 |

Traffic Engineering:

The Ridge at Lorson Ranch Filing No. 3 will gain public access from Fontaine Boulevard, Grayling Drive, Walleye Drive, and Lorson Blvd. constructed as part of the The Hills at Lorson Ranch development. Both Fontaine and Lorson Boulevard connect to Marksheffel Road, and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. and Walleye Drive are residential collector streets and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of The Hills at Lorson Ranch Filing No. 1. There will be no direct lot access to any arterial or collector roadways. There are no traffic related deviations being requested at this time.

Traffic Impact Fee:

This final plat will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.

Existing and Proposed Facilities, Structures, roads, etc:

Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, Grayling Drive, and Walleye Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ ponds (Pond C2.2, C3, C4) will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

Waiver Requests (If Applicable) and Justification:

No waivers requested.

Deviation Requests (Requested with PUDSP-21-006)

- 1) Intersection Spacing (Fontaine from Meridian West)
- 2) Sight Distance per TIS

Final Plat Review Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; Per the Highway 94 Comprehensive Plan Map 8.1, the northern most portion of the Ridge 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. The approved PUDSP highlighted in more detail consistency with existing Master Plan and Comp Plan policies.*
2. *The subdivision is in substantial conformance with the approved preliminary plan; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements.*
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements. 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 approved PUDSP remained consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 182 new single family lots on 40.755 acres for a density of 4.46 DU/ Acre.*
4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval; The Ridge 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 Ridge at Lorson Ranch. The WWSD has provided letters of intent to serve commitment letters for the Ridge at Lorson Ranch. The district has also provided the water quality report as required by El Paso County. Sufficiency of water finding was provided with approval of the PUDSP permitting administrative review of this final plat.*
5. *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; A public wastewater system will be provided for by the Widefield Water and Sanitation District. District provided commitment letters have been provided as part of the approved PUDSP indicating capacity to provide wastewater disposal services for this development.*
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]; A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 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.

7. Adequate drainage improvements are proposed that comply *with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM*; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM*; Legal and physical access will be provided to all parcels by public rights-of-way.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision*; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code*; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the approved PUDSP submittal. In addition, a fire protection district commitment to serve this development has also been provided.
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8*; Primary access to The Ridge at Lorson Ranch will be via existing Fontaine Blvd, Grayling Drive, Walleye Drive, and Lorson Blvd.. All roadways are to be public owned and maintained by El Paso County. Internal streets will provide for a looped circulation pattern through the development.
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated*; Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.
13. *The subdivision meets other applicable sections of Chapter 6 and 8*; The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.
14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]* There are no known commercial mining deposits found on site.

THE RIDGE AT LORSON RANCH FILING NO. 3

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT AMERICAN HOMES FOR RENT, **LLC, INC.**, A **STATE COMPANY TYPE**, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND MELODY HOMES, INC., A DELAWARE CORPORATION, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2885 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS AND THE NORTHERLY RIGHT OF WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 2," AS RECORDED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"W ALONG SAID EASTERLY LINE, 1,158.91 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13;

THENCE N89°13'47"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 13;

THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 900.29 FEET;

THENCE S89°48'13"W A DISTANCE OF 294.37 FEET

THENCE N78°46'08"W A DISTANCE OF 51.17 FEET;

THENCE S88°58'20"W A DISTANCE OF 280.80 FEET;

THENCE N01°01'40"W A DISTANCE OF 54.00 FEET;

THENCE N43°58'20"E A DISTANCE OF 43.84 FEET

THENCE N01°01'40"W A DISTANCE OF 50.00 FEET;

THENCE S88°58'20"W A DISTANCE OF 250.65 FEET TO A POINT OF CURVE;

THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.65 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS S03°40'29"W TO A POINT OF TANGENT;

THENCE S38°22'41"W A DISTANCE OF 39.84 FEET;

THENCE S78°40'32"W A DISTANCE OF 45.09 FEET;

THENCE S38°22'41"W A DISTANCE OF 50.00 FEET;

THENCE S06°13'26"E A DISTANCE OF 20.17 FEET;

THENCE S38°22'41"W A DISTANCE OF 492.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TEN (10) CURVES:

1) THENCE S83°22'41"W A DISTANCE OF 19.80 FEET;

2) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;

3) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N68°22'51"W TO A POINT OF TANGENT;

4) THENCE N84°28'23"W A DISTANCE OF 56.25 FEET;

5) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;

6) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;

7) THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;

8) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;

9) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;

10) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,775,306 SQUARE FEET (40.755 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

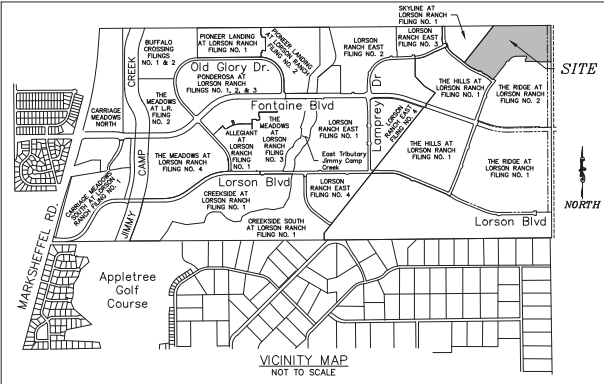
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6TH P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTO, T15S, R65W R64W, 1/4, S1/4 S18, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6TH P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6TH P.M. WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTO, T15S, R65W R64W, S1/4 S18 - S24 S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5) PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT. A TWENTY FOOT (20) PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RIDGE AT LORSON RANCH FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED AND COMMINGLED WITH THE PUBLIC UTILITIES AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR

LORSON CONSERVATION INVEST 2, LLLP

OWNER ADDRESS:

2121 N. WAHATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 655-5200

LOVE IN ACTION

OWNER ADDRESS:

2121 N. WAHATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 655-5200

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY

JEFF MARK, AUTHORIZED SIGNING AGENT, FOR
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

AMERICAN HOMES 4 RENT, INC.

OWNER ADDRESS:

AMERICAN HOMES 4 RENT
STREET ADDRESS
CITY
PHONE: (XXX) XXX-XXXX

BY: BRENT JOHNSON, VICE PRESIDENT OF LAND DEVELOPMENT, FOR:

AMERICAN HOMES 4 RENT, **LLC, INC.**, A **STATE & COMPANY TYPE**

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF _____ }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY

BRENT JOHNSON, VICE PRESIDENT OF LAND DEVELOPMENT, FOR
AMERICAN HOMES 4 RENT, **LLC, INC.**, A **STATE & COMPANY TYPE**

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

BY: JEFF MARK, AUTHORIZED SIGNER, FOR:

LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY

JEFF MARK, AUTHORIZED SIGNER, FOR
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

MELODY HOMES, INC.

OWNER ADDRESS:

MELODY HOMES, INC.
8655 S. KINGSTON COURT #200
ENGLEWOOD, CO 80112
PHONE: (303) 488-0281

BY: BILL CARLISLE, VICE PRESIDENT, FOR:

MELODY HOMES, INC., A DELAWARE CORPORATION

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF _____ }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY

BILL CARLISLE, VICE PRESIDENT, FOR
MELODY HOMES, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 23, 2021 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000. AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2022.

VERNON P. TAYLOR

COLORADO PLS NO. 25986, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
2121 N. WAHATCH AVE., STE. 305
COLORADO SPRINGS, COLORADO 80903

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR THE RIDGE AT LORSON RANCH FILING NO. 1 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION, THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PKIES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____

EL PASO COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO

COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2022, A.D.,

AND IS DULY RECORDED UNDER RECEPTION NUMBER _____

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROTHMAN, RECORDER _____ FEE: _____

BY: _____ SURCHARGE: _____

DEPUTY _____

TRALON HOMES, LLC

OWNER ADDRESS:

2121 N. WAHATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 655-5485

BY: JEFF MARK, PRESIDENT, FOR:

TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss

COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY

JEFF MARK, PRESIDENT, FOR
TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	6.439	LO2/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY// LANDSCAPING/OPEN SPACE/ELECTRIC TRANSMISSION LINE EASEMENT
B	1.262	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY// LANDSCAPING/OPEN SPACE
C	1.610	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.198	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/ POCKET PARK
E	0.077	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
F	1.200	LIA/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/ FUTURE DEVELOPMENT
G	0.516	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
H	1.861	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE// FUTURE RIGHT-OF-WAY
I	0.023	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	13.186		
LIA = LOVE IN ACTION LO2 = LORSON CONSERVATION INVEST 2, LLP LRMD = LORSON RANCH METROPOLITAN DISTRICT			

SEE ACCEPTANCE CERTIFICATES FOR TRACTS ON SHEET 2 FOR ACCEPTANCE AND APPROVAL OF TRACTS BY THE ENTITIES LISTED IN THE TRACT TABLE ABOVE.

SUMMARY:

192 LOTS 20.535 ACRES 50.36%

9 TRACTS 13.186 ACRES 32.36%

RIGHTS-OF-WAY 7.034 ACRES 17.26%

TOTAL 40.755 ACRES 100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE: \$ 283,147.00

JIMMY CAMP CREEK SURETY FEE: \$ 104,430.00

JIMMY CAMP CREEK BASIN BRIDGE FEE: CREDITS \$ 13,245.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT

AS RECORDED AT RECEPTION NO. 212942170

REGIONAL PARK FEE: \$ 83,400.00

URBAN PARK FEE: CREDITS \$ 69,000.00

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 3
JOB NO. 70-097
DATE PREPARED: 01/28/2022
DATE REVISED:



2121 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.655.5485

POD FILE NUMBER SF-21-xxx

CIVIL CONSULTANTS, INC.

SHEET 1 OF 6

THE RIDGE AT LORSON RANCH FILING NO. 3

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 66 P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 14, T15S, R64W WITH A N. 6 REMAR AND 3.25' ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4 S13) 518, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 66 P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 66 P.M. WITH A N. 6 REMAR AND 3.25' ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 3/4 S13) 518 - S24) 519, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0976G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 4, 2022 AT 6:00AM, FILE NO. 210291, REVISION NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- I. (TC09) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED AUGUST 28, 1964 IN BOOK 2020 AT PAGE 238.
- II. (TC10) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 08, 2004 AT RECEPTION NO. 204055084.
- III. (TC11) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197523, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204208677, APRIL 15, 2005 AT RECEPTION NO. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056119, RESOLUTION NO. 04-368 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207059523, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080690.
- IV. (TC12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197517, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197524, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204208678, APRIL 15, 2005 AT RECEPTION NO. 205053574 AND APRIL 21, 2005 AT RECEPTION NO. 205056120, RESOLUTION NO. 04-368 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207059523, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080690.
- V. (TC13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
- VI. (TC14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1, LORSON RANCH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925, RESOLUTION NO. 05-336 APPROVING SAID DEVELOPMENT AGREEMENT NO. 1, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132695, DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH RECORDED MARCH 22, 2021 AT RECEPTION NO. 210293393 AND APRIL 20, 2016 AT RECEPTION NO. 210306301, RESOLUTION NO. 10-84 APPROVING SAID DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176, FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 08, 2012 AT RECEPTION NO. 210289408, RESOLUTION NO. 12-196 APPROVING SAID FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 08, 2012 AT RECEPTION NO. 210294007, FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624, SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531.
- VII. (TC15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 09, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
- VIII. (TC16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-428 REGARDING REZONING RECORDED MARCH 03, 2007 AT RECEPTION NO. 207028942.

GENERAL PLAT NOTES: (CONT.)

- IX. (TC17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT RECEPTION NO. 208120452.
- X. (TC18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 13-362 REGARDING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136375.
- XI. (TC19) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137051, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- XII. (TC20) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137058, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- XIII. (TC21) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS EVIDENCED BY ORDER, COURT ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213085678.
- XIV. (TC22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL, SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216150318, RESOLUTION NO. 16-307 APPROVING SAID AMENDED AND RESTATED SCHOOL, SITE DEDICATION AGREEMENT RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216056987 AND SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- XV. (TC23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
- XVI. (TC24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211686.
- XVII. (TC25) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-493 REGARDING APPROVAL OF THE RIDGE AT LORSON RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDS-21-006) RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 212131432.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDS-_____, _____ SOILS AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN THE RIDGE AT LORSON RANCH FILING NO. 3 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATION. NO OBSTRUCTION GREATER THAN 16" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT LOWER THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE EASEMENTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT CAUSE RUNOFF TO BE PLACED IN DRAINAGE EASEMENTS MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES FEDERAL SERVICE REGULATIONS.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.

GENERAL PLAT NOTES: (CONT.)

13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON THEIR APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGE AT LORSON RANCH FILING NO. 3 HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. _____.
17. 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 DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
- A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132695.
- B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210295931, RE-CORRECTED RECEPTION NO. 210306301.
- C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
- D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212094007.
- E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
- F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/9/2015
- G. SCHOOL, SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "THE RIDGE AT LORSON RANCH FILING NO. 3" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. A "SOILS AND GEOLOGY STUDY, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG - ROCKY MOUNTAIN GROUP DATED MARCH 22, 2021, REVISED JULY 2, 2021, JOB NO. 175706) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/ PRELIMINARY PLAN FILE (PUDS-_____, _____) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS LOCATIONS, WHERE 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.
22. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LANDSCAPING AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. _____.
23. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
24. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
25. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
26. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY.

GENERAL PLAT NOTES: (CONT.)

27. PP802 ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. _____.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS B, C, D, E, G, H, AND I FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. THE DEDICATION OF TRACTS A AND F FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
COUNTY OF EL PASO } 85

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,

A.D. BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

LOVE IN ACTION

THE DEDICATION OF TRACT F FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP BY LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION. APPROVAL IS GRANTED FOR THIS PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:

LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

STATE OF COLORADO }
COUNTY OF EL PASO } 85

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

A.D. BY: JEFF MARK, AUTHORIZED SIGNER, FOR:

LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

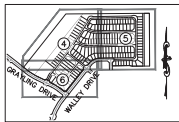
WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

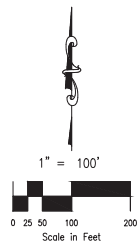
NOTARY PUBLIC: _____

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25066" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25066" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669
- 5' WIDE TRAIL

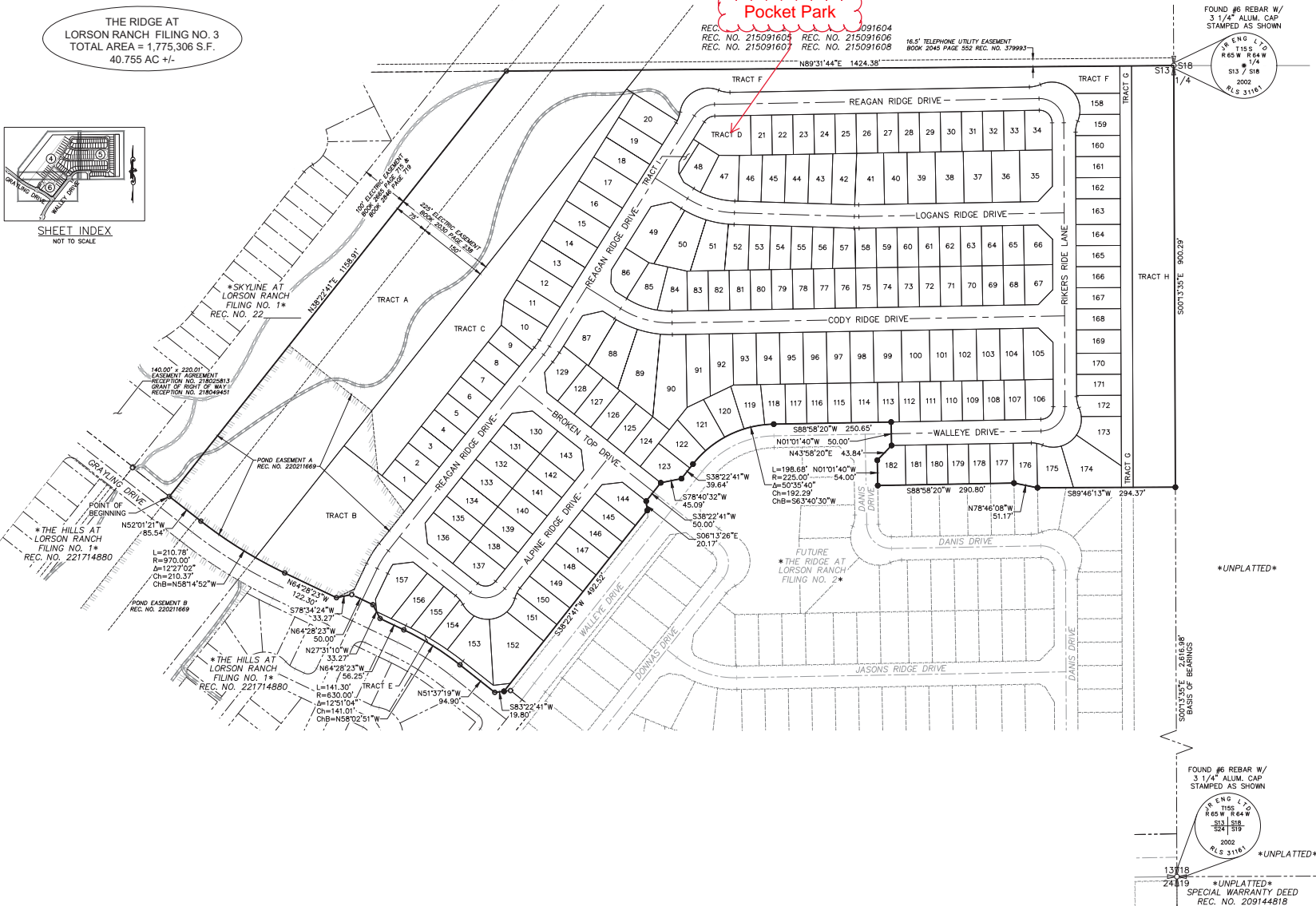


SHEET INDEX
NOT TO SCALE



THE RIDGE AT LORSON RANCH FILING NO. 3 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

Pocket Park



FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN



UNPLATTED

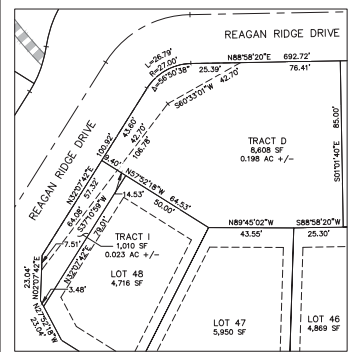
FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN



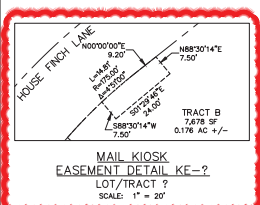
UNPLATTED

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144818

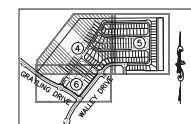
THE RIDGE AT LORSON RANCH FILING NO. 3 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SIGHT LINE EASEMENT DETAIL SL-1
TRACT D - TRACT I
THIS SHEET
SCALE: 1" = 30'



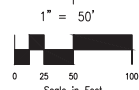
UNPLATTED
BARGAIN AND SALE DEEDS
REC. NO. 215088324 REC. NO. 215091604
REC. NO. 215091605 REC. NO. 215091606
REC. NO. 215091607 REC. NO. 215091608



SHEET INDEX
NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- (N) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART*
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICES MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669
- 5' WIDE TRAIL
- RIGHT LINE EASEMENT SEE DETAIL
- MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



SEE SHEET 5 OF 6

SEE SHEET 6 OF 6

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	21.82	200.00	67°45'58"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	19.09	175.00	67°45'58"
RC2	24.54	225.00	67°45'58"
RC3	24.67	60.00	237°32'23"
RC4	26.79	27.00	56°50'38"

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N27°52'18"W	19.79
RL2	N02°07'42"E	28.66
RL3	N27°52'18"W	23.04
RL4	N02°07'42"E	23.04

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.68	60.00	4°28'06"
C2	19.99	60.00	19°05'17"
C3	16.10	175.00	51°16'14"
C4	12.10	225.00	37°04'56"
C5	31.74	175.00	107°23'29"
C6	25.72	225.00	67°32'56"
C7	19.31	225.00	4°50'03"

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 3
JOB NO. 70-097
DATE PREPARED: 01/28/2022
DATE REVISED:



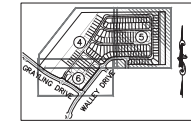
212 N. WAHBAWAY AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

THE RIDGE AT LORSON RANCH FILING NO. 3 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

UNPLATTED
BARGAIN AND SALE DEEDS
REC. NO. 215088324 REC. NO. 215091604
REC. NO. 215091605 REC. NO. 215091606
REC. NO. 215091607 REC. NO. 215091608

FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN

16.5" TELEPHONE UTILITY EASEMENT
BOOK 2049 PAGE 552 REC. NO. 379993



SHEET INDEX

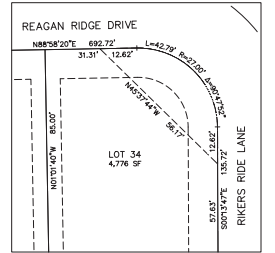
NOT TO SCALE

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C22	9.76	200.00	247°47"

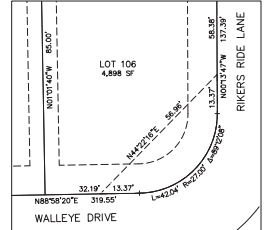
RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
R05	24.20	60.00	233°02'1"
R06	42.79	27.00	90°47'52"
R07	8.54	175.00	247°47"
R08	10.98	225.00	247°47"
R09	24.67	60.00	233°32'3"
R10	42.04	27.00	89°12'08"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C7	19.31	225.00	47°03'3"
C8	14.75	60.00	147°00'04"
C9	1.86	225.00	0°28'22"
C10	9.12	225.00	21°0'25"
C11	19.38	60.00	183°00'40"
C12	13.02	60.00	122°54'4"
C13	11.65	60.00	110°7'40"

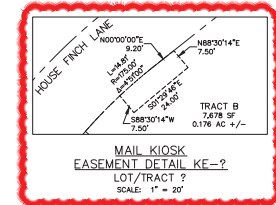
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - BOUNDARY LINE
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 - MATCHLINE
 - *NOT A PART*
 - PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669
 - 5' WIDE TRAIL
 - RIGHT LINE EASEMENT SEE DETAIL
 - MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



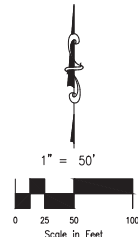
SIGHT LINE EASEMENT DETAIL SL-2
LOT 34
THIS SHEET
SCALE: 1" = 20'



SIGHT LINE EASEMENT DETAIL SL-3
LOT 106
THIS SHEET
SCALE: 1" = 20'



MAIL KIOSK
EASEMENT DETAIL KE-2
LOT/TRACT ?
SCALE: 1" = 20'

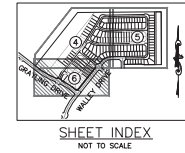


UNPLATTED

9 OF 4
SEE SHEET 113

FILE NO. 215091603 - THE RIDGE AT LORSON RANCH FILING NO. 3 (SE 1/4) OF SECTION 13, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO. PREPARED: 01/28/2022. DATE REVISION: 01/28/2022. 113

THE RIDGE AT LORSON RANCH FILING NO. 3 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



LEGEND:

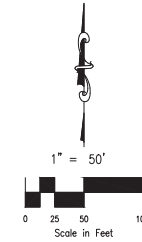
- SF SQUARE FEET
- (N) RADIAL BEARING
- (xxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 259647 FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- 5' WIDE TRAIL
- RIGHT LINE EASEMENT SEE DETAIL
- MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

RIGHT-OF-WAY CURVE TABLE

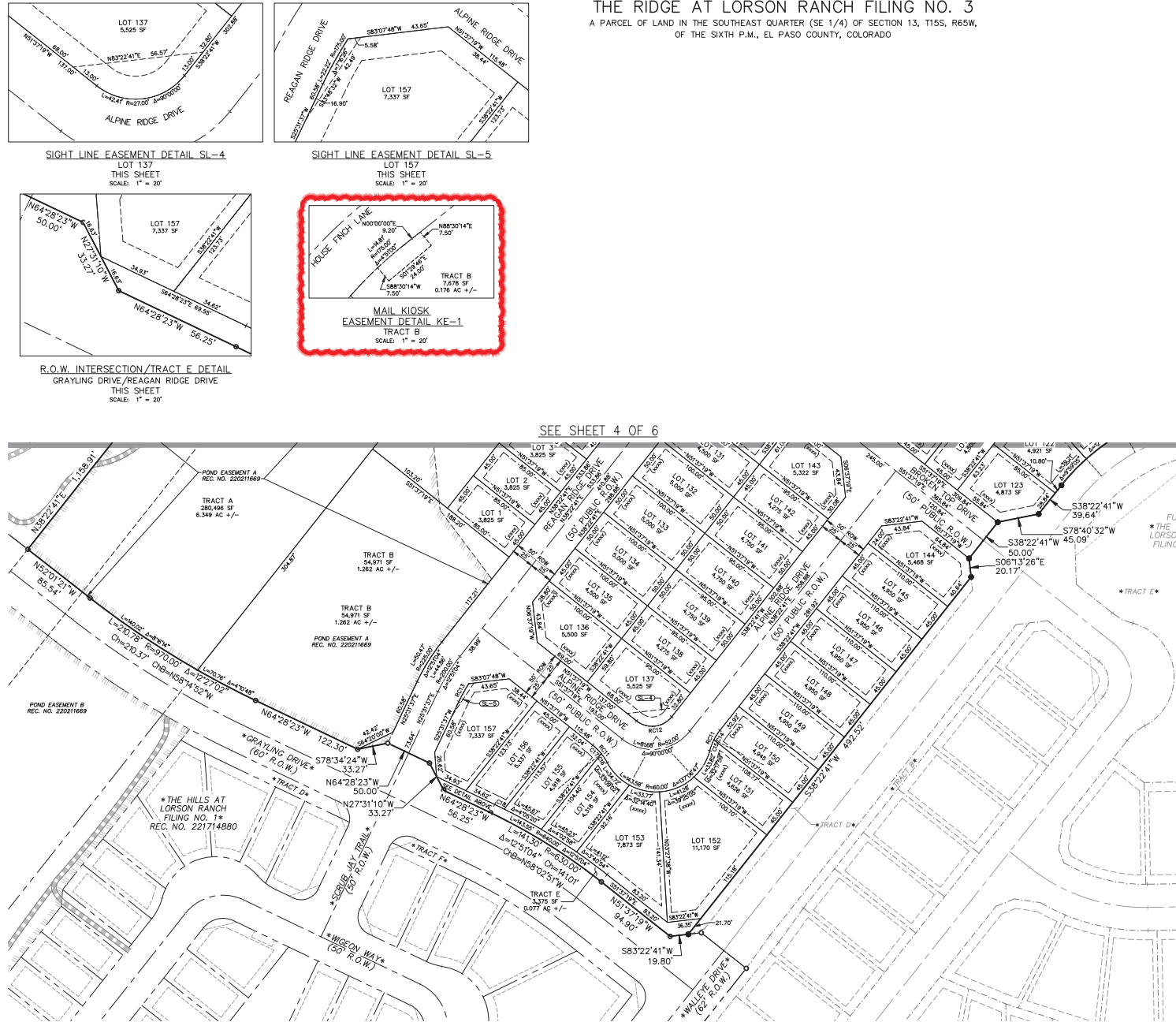
CURVE #	LENGTH	RADIUS	DELTA
RC11	24.67	60.00	33°33'23"
RC12	42.41	27.00	90°00'00"
RC13	22.22	175.00	7°16'26"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C14	12.16	60.00	11°36'40"
C15	12.51	60.00	11°56'34"
C16	11.61	60.00	11°05'02"
C17	13.06	60.00	12°28'21"
C18	11.52	640.00	1°01'51"



SEE SHEET 4 OF 6



File: C:\Users\j\OneDrive\Documents\The Ridge at Lorson Ranch\Drawings\12022022\015.DWG Plot Date: 1/28/2022 10:53 AM

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Hillside at Lorson Ranch PUDSP

Agenda Date: June 9, 2021

Agenda Item Number: #6 - F

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Hillside at Lorson Ranch Planned Unit Development Plan and Preliminary Plan. The project site is located in the southeastern corner of the larger Lorson Ranch development and is one of the final undeveloped areas within Lorson Ranch.

The site consists of 128.33 acres and includes 489 single-family residential lots on 79.06 acres, open space tracts totaling 25.07 acres, and public rights-of-way totaling 24.20 acres. This site is currently zoned PUD (Planned Unit Development) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016.

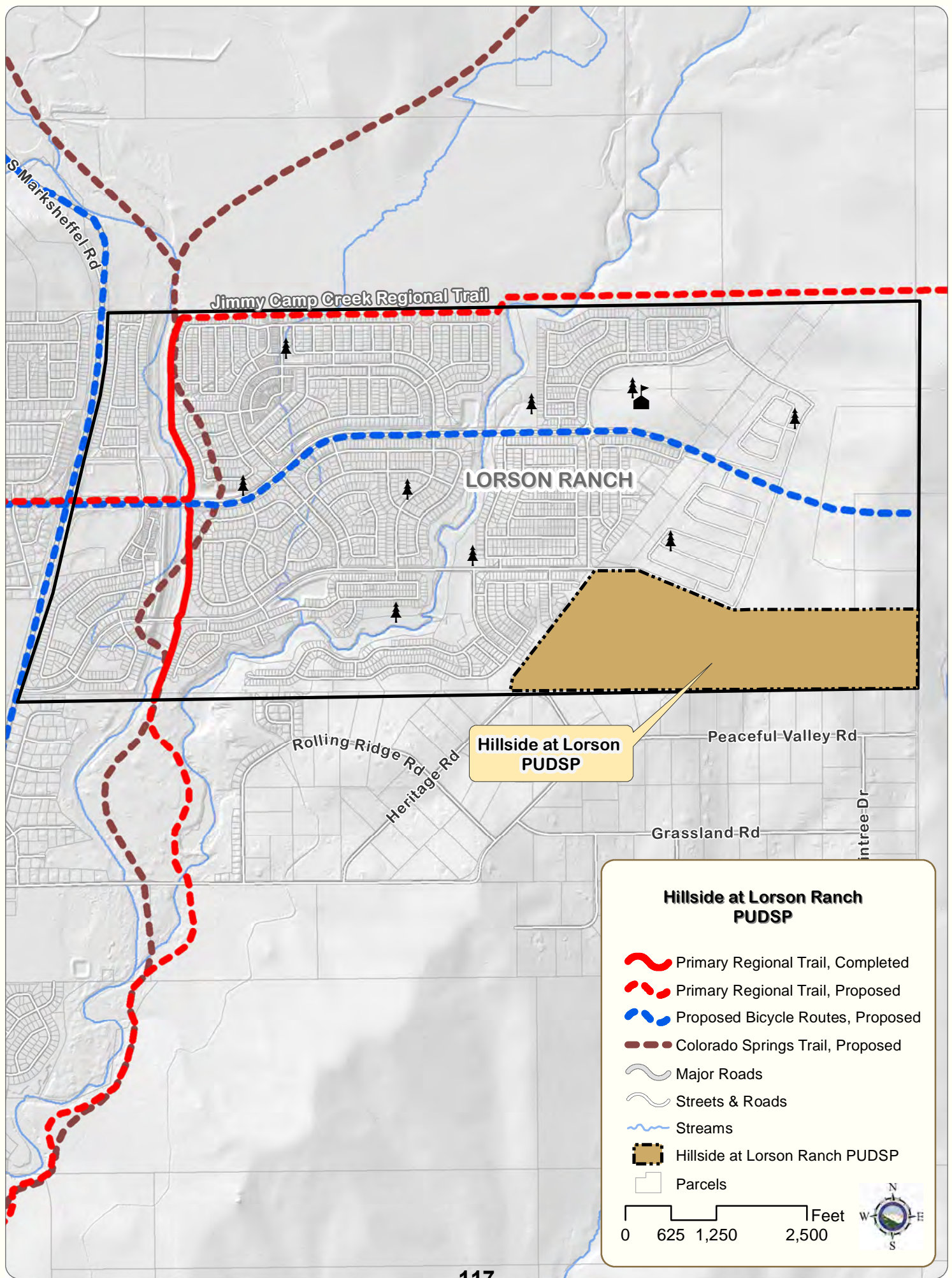
Open Space dedications total 25.07 acres, or 19.53% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several tracts along the powerline easement, eastern and southern edges of the site, and several internal tracts within the site. Staff notes the applicant is also showing two proposed pocket parks within Tracts J and O. Park staff appreciates the inclusion of the park sites but notes that any credits against urban park fees must be memorialized through a Park Lands Agreement.

The El Paso County Parks Master Plan shows no County regional trails within Hillside at Lorson Ranch project site. The Jimmy Camp Creek Regional Trail is over one mile west of the project area. The Fontaine Blvd Bicycle Route is north of the site and will be accommodated with the right-of-way for Fontaine Boulevard. Staff notes that a non-county trail is proposed along the overhead power line corridor which connects to the larger trail network within Lorson Ranch.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$224,940 and urban park fees in the amount of \$141,810 will be required upon recording of the forthcoming final plat(s). 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 of the forthcoming final plat(s).

Recommended Motion (PUD Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Hillside at Lorson Ranch PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the forthcoming final plat(s). 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 of the forthcoming final plat(s).



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

February 23, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Hillside at Lorson Ranch - PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP 221	Total Acreage:	128.33
		Total # of Dwelling Units:	489
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.53
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 489 Dwelling Units = 9.487		Neighborhood:	0.00375 Acres x 489 Dwelling Units =	1.83
Total Regional Park Acres: 9.487		Community:	0.00625 Acres x 489 Dwelling Units =	3.06
		Total Urban Park Acres:		4.89
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 489 Dwelling Units =	\$55,746
\$460 / Dwelling Unit x 489 Dwelling Units = \$224,940		Community:	\$176 / Dwelling Unit x 489 Dwelling Units =	\$86,064
Total Regional Park Fees: \$224,940		Total Urban Park Fees:		\$141,810

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Hillside at Lorson Ranch PUD Development Plan and Preliminary Plan: 1) Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the forthcoming final plat(s). 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 of the forthcoming final plat(s).

Park Advisory Board Recommendation:

HILLSIDE AT LORSON RANCH
LETTER OF INTENT
Planned Unit Development, Preliminary Plan & Early Grading

February 7, 2022



PREPARED FOR:

Lorson LLC et/ al
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, Love In Action,
Lorson LLC Nominee for Lorson Conservation Invest 2 LLP
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: 5500000370, 5500000371, 5500000405, 5500000281, 5500000282, &
5500000283

Site Location, Size, Zoning:

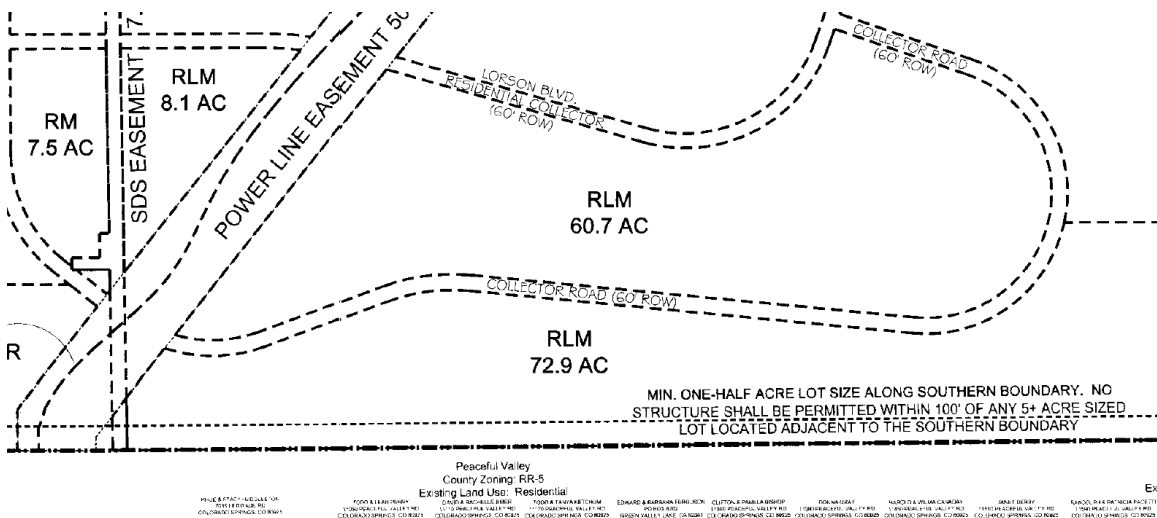
Matrix Design Group, on behalf of Lorson LLC, is respectfully submitting development applications for the proposed Hillside at Lorson Ranch project to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for sufficiency of water findings to permit future administrative review of final plats. The site is 128.33 acres with 489 single family detached residential lots and 15 tracts located in the southeastern most portion of Lorson Ranch. The Hillside at Lorson Ranch is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 4-6 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RLM (Residential Low/ Medium 4-6 DU/ Acre). The proposed PUDSP application submittal includes 489 new single family lots on 128.33 acres for a density of 3.81 DU/ Acre and is in compliance with the approved Sketch Plan.

The site is bordered by the recently approved Hills at Lorson Ranch (Residential Low/ Medium 4-6 DU/ Acre) and Ridge at Lorson Ranch (Residential Low/ Medium 4-6 DU/ Acre) developments to the north; existing Peaceful Valley Lake Estates (RR-5) to the south; developed Lorson Ranch PUD zoned single-family property to the west (Residential Low/ Medium 4-6 DU/ Acre and Residential Medium 7-10 DU/ Acre); as well as A-35 zoned land (Ag grazing) to the east. Additionally, a 90' R.O.W. reservation for future Meridian Road is proposed along the eastern property line. The parcels that make up this submittal are vacant with no existing buildings, structures, or facilities. 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; Early installation of Wet Utilities; and request for administrative review of future final plats with the findings of water sufficiency as part of this PUDSP submittal. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential community and open spaces; the necessary width and classification of public rights-of-way and public roadways; roadway centerline data; street grades; 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, infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 489 new detached single-family residential units on 128.33 acres for a density of 3.81 DU/ Acre. The PUDSP includes 25.07 acres of total open space and landscape area; 22.52 acres of new public streets right-of -way; and 1.68 acres of R.O.W. reservation for future Meridian Road. The 25.07 acres of open space tracts is comprised of 14.93 acres of powerline easement and 10.14 acres for open space and landscape area. Within the total open space tracts, there is 3.42 acres of detention area and 0.48 acres of pocket parks as illustrated on the landscape plans. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 45' x 85' (3,825 SF). The site layout additionally includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment.



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 shall be no direct access to any arterial or collector streets. Existing Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic

expected 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 access to open space corridors such as Jimmy Camp Creek to the west, the pocket parks and the adjoining neighborhoods. This is achieved via planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement. The PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

There are two proposed deviation requests at this time.

- 1) Intersection Spacing
- 2) Pedestrian Ramp Locations

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 489 new single family lots on 128.33 acres for a density of 3.81 DU/ Acre.

A "Soils and Geology Study", Hillside at Lorson Ranch, El Paso County, Colorado" (RMG-Rocky Mountain Group, January 3, 2022) is included with the submittal package. As part of this study, 78 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, faults and seismicity and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

El Paso County PUD Section 4.2.6(D) Approval Criteria

1. *The proposed PUD District zoning advances the stated purposes set forth in this Section; The proposed project is currently zoned PUD and is a continuation of the existing overall Lorson Ranch development.*
2. *The application is in general conformity with the Master Plan; The proposed application is in general conformity with the Master Plan.*
3. *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 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.

4. *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 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, north and south 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.
5. *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 proposed development is single family lots, open space, parks and R.O.W. Appropriate transitioning and buffering is provided.
6. *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;* The proposed development provides required landscaping and buffering that is appropriate and compatible with the type of development and the surrounding community.
7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;* The overall development of Lorson Ranch preserves numerous recreational open space corridors as well as Jimmy Camp Creek and the Jimmy Camp Creek East Tributary.
8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* The project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within Lorson Ranch East.
9. *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 location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information

regarding the necessary services provided for this development has been further illustrated in this LOI.

10. *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;* While there are no major recreational facilities such as large playfields proposed within Hillside at Lorson Ranch, the project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within Lorson Ranch East.
11. *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;* There are no mineral estate owners on the real property known as The Hillside at Lorson Ranch.
12. *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;* Two deviations are requested at this time. See below for more information.
13. *The owner has authorized the application.* The Owner has authorized the application.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Hillside at Lorson Ranch would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
3. *Would the use be providing necessary housing or essential goods and/or services?*
The proposed Hillside at Lorson Ranch will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports **Goal HC1:** Promote development of a mix of housing types in identified areas and **Goal HC3:** Locate attainable housing that provides convenient access to good, services and employment. The Hillside at Lorson Ranch development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Hillside at Lorson Ranch development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.

2. *Does the development trigger the need for such infrastructure?*

The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting **Goal LU4**: *Continue to encourage policies that ensure "development pays for itself"*.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed Hillside at Lorson Ranch will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be provided as necessary to connect to existing trail systems within the development. This supports **Goal TM2** *Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below.* The site meets the My El Paso County Master Plan's goals as listed above.
2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with previously approved 2016 minor sketch plan amendment for Lorson Ranch. The proposed project maintains a density of 4-6 DU/ acre as illustrated on the approved sketch plan. This includes the 100' building setback along the southern property line.
4. *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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.

5. *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; A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.*
6. *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)]; A "Soils and Geology Study", Hillside at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, January 3, 2022) is included with the submittal package. As part of this study, 78 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, faults and seismicity and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.*
7. *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; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso County.*
8. *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; The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.*
9. *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; Legal and physical access will be provided to all parcels by public rights-of-way.*
10. *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; While there are no major recreational facilities such as large playfields proposed within Hillside at Lorson Ranch, the project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within Lorson Ranch East.

- 11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
- 12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.*
- 13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code. The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. There are two proposed deviation requests at this time.*

El Paso County Water Master Plan:

Hillside 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 Hillside at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for the proposed 489 units and landscaping. The Hillside 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.

Hillside at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 12" diameter potable water main in Lorson Boulevard and Walleye 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's has a current developed physical water supply of 5271 ac-ft of water per year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single-family lot. This subdivision also includes irrigation for 0.41 acres of fully irrigated landscaping (park) and 1.35 acres of partially irrigated landscaping. The new water commitments are 172.2 ac-ft per year for the 389 lots and the landscaping (3sfe).

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.0100245 MGD of flow to the existing plant.

In addition, Hillside 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: 489 Single-Family Detached Residential Units for a density of 4.81 DU/ Acre. The site layout includes a mix of residential lot size: 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); 45' x 85' (3,825 SF); and 2.5-acre lots.

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 PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

Areas of Required Landscaping:

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Lorson Boulevard as well as for the proposed pocket park areas. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. There are no landscape waivers being requested at this time.

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

Per the EPCLDC, 12.83 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 25.07 acres of open space, landscape area, and pocket parks totaling 19.54% of the overall site acreage. The 25.07 acres of open space tracts include 14.93 acres of powerline easement, 10.14 acres for open space and landscape area including 0.48 acres for pocket parks as illustrated on the landscape plans. Within the total open space tracts, there is also 3.42 acres of detention area leaving a majority of the open space as useable either with pocket parks or trail corridors. The open space tracts include elements such as landscaping, existing natural open space to remain, trails, pocket parks and detention facilities. Of the 25.07 acres being provided with the Hillside at Lorson Ranch, 14.93 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.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed pocket parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large playfields proposed within Hillside at Lorson Ranch, the project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within previous filings of Lorson Ranch.

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 Hillside at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

Hillside at Lorson Ranch includes a +90' R.O.W. reservation for future Meridian Road and is shown as Tract N totaling 1.68 acres.

School District:

Projects (Plats) within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$101,223 for 489 lots.

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 Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints 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 Hillside 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.

Deviation Requests (see Deviation Request and Decision Forms):

1) INTERSECTION SPACING

Requested Deviation: To permit urban local roadways and a collector roadway to intersect centerline to centerline closer than 200'.

Justification: The 200' intersection spacing requirement was created when single-family residential lots were larger in nature based on market demand at that time. In recent years market demand has shifted towards smaller lots with more common open space. The 200' spacing requirement did not consider these smaller lots. Applying this standard would prevent the use of the small lots illustrated with this PUDSP.

The proposed waiver to the standard is not a result of an undue hardship but rather a desire by the owner/ developer to provide smaller lot sizes to meet current housing market demands. This recent shift in market demand towards smaller lots with more common open space results in intersections spaced less than the required 200'. The 200' spacing

requirement did not consider these smaller lots. Applying this standard would prevent the use of the small lots illustrated with this PUDSP and would require much deeper lots or additional tracts behind the lots to accommodate the ECM standard.

2) PEDESTRIAN RAMPS AT T-INTERSECTIONS

Requested Deviation: Allow only two pedestrian ramps to be constructed at the T-intersection of Hackberry Hill Street and Salt Spring Way.

Justification: The intersection is in close proximity of other intersections with all the required ramps constructed. Installation of an additional two ramps at this intersection is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. The additional ramps may also be a safety concern as the removed crossing is in the middle of a large curve. The crossing at Salt Spring Way and Whiskey Hill Lane is approximately 225' feet away and provides a much safer intersection for pedestrian movements. The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety.

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST
QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO
COUNTY, STATE OF COLORADO

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 489 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND, THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR HILLSIDE AT LORSON RANCH IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLANS; IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HILLSIDE AT LORSON RANCH PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL, OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

GENERAL NOTES:

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING LORSON BOULEVARD. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM DRAINAGE AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEREAD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRICAL, SANITARY, AND GAS SERVICE SHALL BE PROVIDED BY THE EL PASO COUNTY UTILITY DEPARTMENT. ALL UTILITIES WILL BE LOCATED WITHIN THE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN FEET (10)
SIDE: FIVE FEET (5)
REAR: TEN FEET (10)
- STREET LIGHTS SHALL BE APPROVED BY EPC DCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS. STREET LIGHTING PLAN TO BE SUBMITTED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL, AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. FENCING DESIGN, MATERIALS AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPED DRAINAGE IN ANY WAY.
- NEW SIDEWALKS, EXCEPT WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET, ARE TO BE 5'-6" WIDE BY 8" THICK AND SUBJECT TO THE DEVELOPER COLLATERAL TO THE SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE AFTER THE INITIAL INSTALLATION.
- THE MALIBU KIOSK WILL BE DETACHED WITH EACH FINAL PLAT AND IN ACCORDANCE WITH THE U.S. POSTAL SERVICE, MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MALIBU KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION LARGELY TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN DRAINAGE EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.
- ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- WATER & WASTEWATER SERVICE PROVIDED BY WIDEREAD WATER AND SANITATION DISTRICT.

STREETS:

- ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- TRACTS ADJACENT TO AND INCLUDING FUTURE MERIDIAN ROAD SHALL BE RESERVED FOR FUTURE CONSTRUCTION OF MERIDIAN ROAD, UPON DEDICATION OR CONVEYANCE TO LORSON RANCH METROPOLITAN DISTRICT NO. 1 (TOSTRICT). THE DISTRICT WILL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS AND EASEMENTS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY AND CONSTRUCTION PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY THE DISTRICT UNDER A LANDSCAPING LICENSE AGREEMENT.
- THE SUBDIVIDER/DEVELOPER AGREES ON BEHALF OF HIMSELF/SELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER/DEVELOPER AND SUCCESSORS AND ASSIGNEES SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROGRAM RESOLUTION (RESOLUTION NO. 15-47), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMISSIONS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD PAID THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

LANDSCAPE:

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITHIN RESERVATION OF APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- PARK SITE LOCATIONS HAVE BEEN LOCATED IN THIS PLAN AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN, PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DESIGN TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO TREES, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT BLOWS, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING DESIGN MANUAL, AS AMENDED.
- TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 102, "CREKESIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 220714746 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY LINE THEREOF THE FOLLOWING TWO (2) COURSE:

- THENCE N00°19'53"W A DISTANCE OF 168.15 FEET;
- THENCE N08°22'41"E A DISTANCE OF 250.38 FEET TO THE SOUTHEAST CORNER OF LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714589 IN THE EL PASO COUNTY, COLORADO RECORDS;
- THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF, 1.642.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221

IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES:

- THENCE N89°35'58"E A DISTANCE OF 490.91 FEET TO A POINT OF CURVE;
- THENCE 226.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS S76°57'37"E TO A POINT OF TANGENT;
- THENCE S87°31'03"E A DISTANCE OF 263.79 FEET;
- THENCE S28°50'34"E A DISTANCE OF 52.01 FEET;
- THENCE S87°31'03"E A DISTANCE OF 50.00 FEET;
- THENCE S87°31'03"E A DISTANCE OF 32.67 FEET;
- THENCE S87°31'03"E A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
- THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 668.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.87 FEET BEARS S62°14'30"E TO A POINT OF TANGENT;
- THENCE S65°50'07"E A DISTANCE OF 8.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAT OF LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22

IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:

- THENCE S68°24'59"E A DISTANCE OF 79.24 FEET;
- THENCE 189.64 FEET ALONG A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS S62°14'30"E TO A POINT OF TANGENT;
- THENCE S87°31'03"E A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
- THENCE 319.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 318.01 FEET BEARS S76°23'59"E;
- THENCE S65°30'10"E, NON TANGENT TO THE PREVIOUS COURSE, 41.38 FEET;
- THENCE S88°30'10"E A DISTANCE OF 44.27 FEET;
- THENCE N61°29'59"E A DISTANCE OF 40.94 FEET;
- THENCE N89°25'43"E A DISTANCE OF 787.32 FEET;
- THENCE S88°34'17"E A DISTANCE OF 40.00 FEET;
- THENCE N89°25'43"E A DISTANCE OF 46.97 FEET;
- THENCE N00°34'17"W A DISTANCE OF 76.83 FEET;
- THENCE N89°25'43"E A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 209144819 IN THE EL PASO COUNTY, COLORADO RECORDS;
- THENCE S01°11'19"E ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M.;
- THENCE S89°25'52"W ALONG SAID NORTH LINE, 2.651.15 FEET;
- THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 THE FOLLOWING THREE (3) COURSES:

- THENCE S89°27'59"W A DISTANCE OF 852.91 FEET;
- THENCE S89°26'11"W A DISTANCE OF 1,024.80 FEET;
- THENCE S89°30'33"W A DISTANCE OF 178.42 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M.;
- THENCE S89°30'33"W A DISTANCE OF 368.06 FEET;
- THENCE S89°30'10"W A DISTANCE OF 87.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 5,589,948 S.F. (128.32 ACRES, MORE OR LESS).

BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "CREKESIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714746 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 0.5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "MMS CIVIL PLS 20566". SAID LINE IS ASSUMED TO BEAR N00°19'53"W A DISTANCE OF 168.15 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

DEED AS RECORDED UNDER RECEPTION NO. 209144819 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE S01°11'19"E ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M.;

THENCE S89°25'52"W ALONG SAID NORTH LINE, 2.651.15 FEET;

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LAND OWNER CERTIFICATION

I, NATASHA WERBERG, OF THE AFORESAIDED LORSON LLC, LOVE IN ACTION, AND LORSON LLC, NOMINEE FOR LORSON CONSERVATION INVEST L.L.P. HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____, A.D., A COLORADO LIMITED LIABILITY COMPANY.

AUTHORIZED AGENT: MANAGER

STATE OF COLORADO)
EL PASO COUNTY) SS.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____

_____, WITNESS MY HAND AND SEAL: _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COUNTY CERTIFICATION

THIS RESOLUTION REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # _____ AND DATE _____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
EL PASO COUNTY) SS.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20____, AT _____ O'CLOCK A.M.P.M. AND WAS RECORDED PER _____

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER _____

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: AG (SPRINGLAND)

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL, PUBLIC & PRIVATE STREETS, LANDSCAPE SETBACKS, PARKS, OPEN SPACE, TRAIL CORRIDORS, UTILITY EASEMENTS, DRAINAGE & DETENTION FACILITIES, SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	128.33 AC.
PROPOSED SINGLE-FAMILY DWELLING UNITS	489 D.U.
PROPOSED GROSS DENSITY	3.81 D.U./AC.

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (489 LOTS)	79.06 AC.	61.61%
OPEN SPACE/ LANDSCAPE/ PARKS	19.14 AC.	7.96%
POWERLINE EASEMENT (OPEN SPACE)	14.99 AC.	11.63%
PUBLIC STREETS RIGHTS-OF-WAY	22.52 AC.	17.56%
RIGHTS-OF-WAY RESERVATION (FUTURE MERIDIAN ROAD)	1.68 AC.	1.31%
TOTAL	128.33 AC.	100.0%

SHEET INDEX:

01	CS01	PUD TITLE SHEET
02	DT02	PUD TRACT MAP & DETAILS
03-04	DT03-04	PUD DETAILS
05-12	SP01-08	PUD SITE PLAN
13-25	LS01-13	LANDSCAPE PLANS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80902
Matrix PHONE: (719) 575-0100 FAX: (719) 575-0208

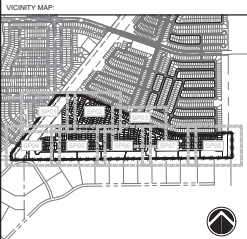
CIVIL ENGINEER: CORE ENGINEERING GROUP
10304 1ST AVENUE S.E. BURNINGWATER, WA 98008
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET AL

212 N. WAHSAATCH RD., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 636-3300

APPROVAL:



PROJECT:

HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

PROJECT NO.: 211129.011
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CHECKED BY: JRA
APPROVED BY: JRA
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PUD TITLE SHEET

CS01

SHEET 01 OF 25

PCD FILE NO.:

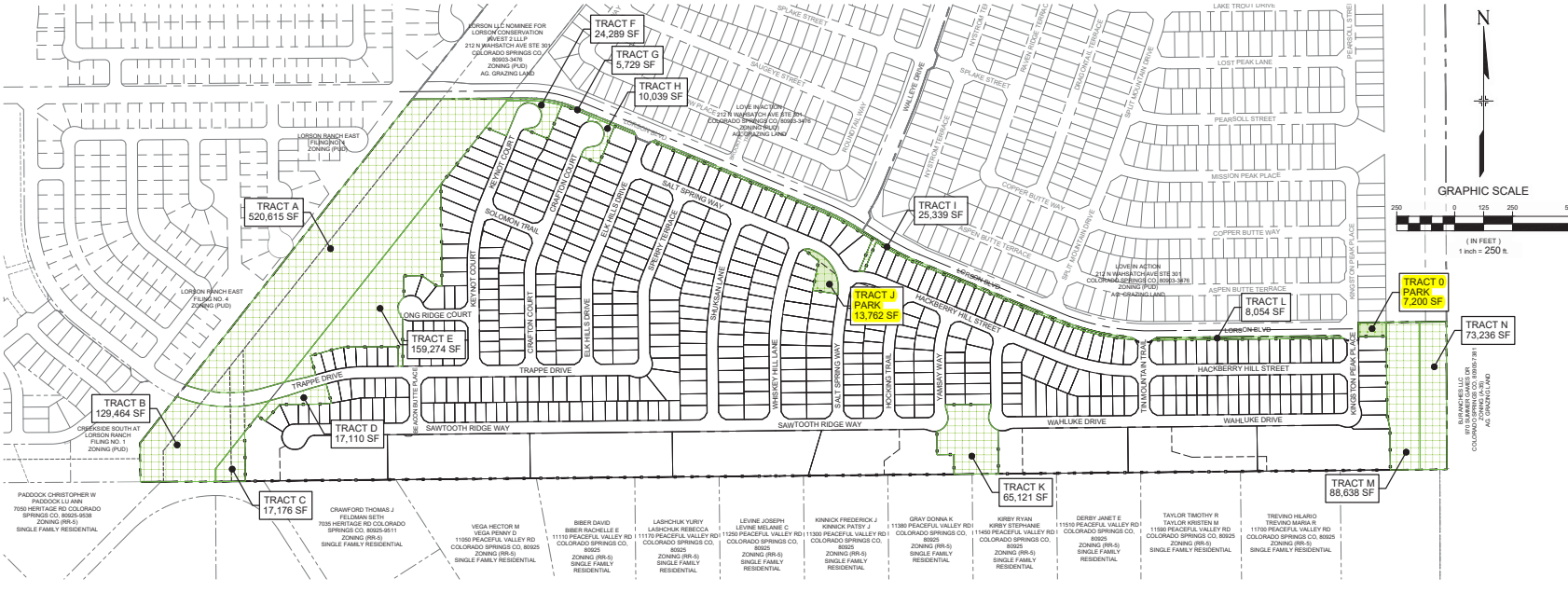
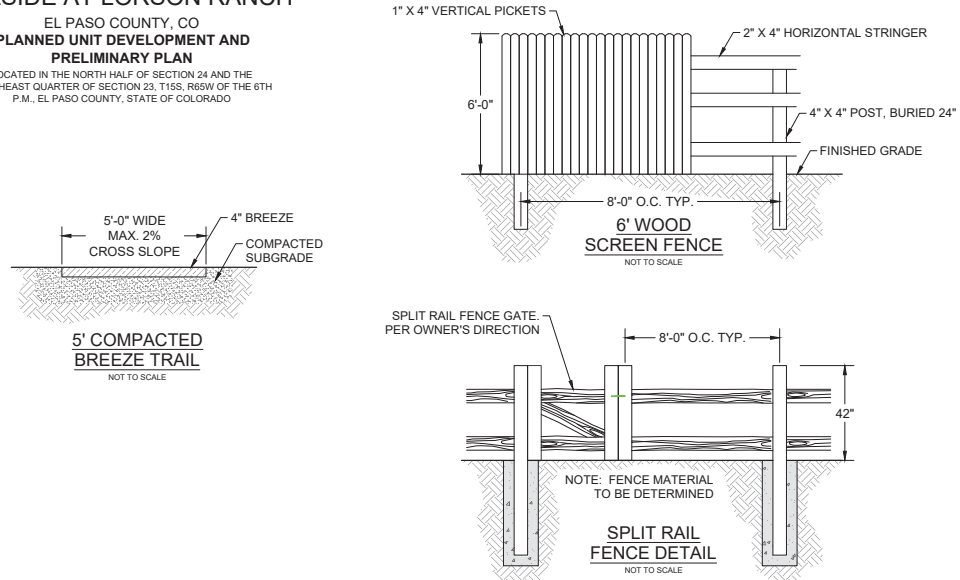
HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	520,815	X			X		X	LRMD	LRMD
B	129,464	X			X		X	LRMD	LRMD
C	17,176	X		X	X	X		LRMD	LRMD
D	17,110	X		X	X	X		LRMD	LRMD
E	159,274	X		X	X	X		LRMD	LRMD
F	24,289	X		X	X	X		LRMD	LRMD
G	5,729	X		X	X	X		LRMD	LRMD
H	10,039	X		X	X	X		LRMD	LRMD
I	25,339	X		X	X	X		LRMD	LRMD
J	13,762	X	X	X	X	X		LRMD	LRMD
K	65,121	X		X	X	X		LRMD	LRMD
L	8,054	X		X	X	X		LRMD	LRMD
M	88,638	X		X	X	X		LRMD	LRMD
N	73,236	X		X	X	X		LRMD	LRMD
O	7,200	X		X	X	X		LRMD	LRMD
1,165,046									

LRMD = LORSON RANCH METROPOLITAN DISTRICT



CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT:

Matrix

CIVIL ENGINEER:
CORE ENGINEERING GROUP
1504 1ST AVENUE S.
BURNINGWATER, MN 55305
PHONE: (719) 575-0100
FAX: (719) 575-0208

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LORSON LLC ET/AL
212 N. WAHATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP

PROJECT:

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

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CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

**PUD TRACT MAP
AND DETAILS**

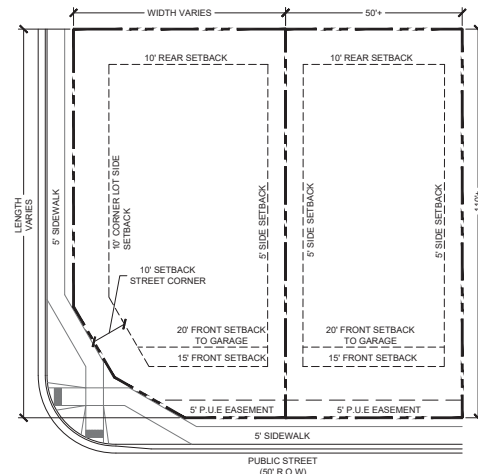
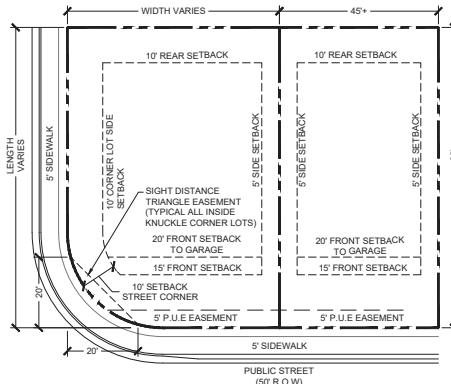
DT01

SHEET 02 OF 25

PCD FILE NO.:

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

2. MINIMUM LOT AREA: 1.0 ACRE
3. AVERAGE FAMILY: 3.025 SF
4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
5. MAXIMUM STRUCTURE HEIGHT: FORTY FIVE FEET (45')
6. MINIMUM SETBACK AT FRONT: 25 FEET SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN
7. FRONT YARD SETBACKS ARE COVERED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
8. ALL EASEMENTS AND EASEMENTS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED.
9. HOMEOWNERS SHALL BE RESPONSIBLE FOR ENSURING PROPER GRADING OF AREAS, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN ORDER TO MAINTAIN PROPER DRAINAGE. HOMEOWNERS SHALL BE RESPONSIBLE TO CHANGE THE GRADE OF THE LOT OR DRAINAGE SLEWS, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE EXCESS DRAINAGE TO ADJACENT PROPERTY OR NEIGHBORHOODS. HOMEOWNERS SHALL BE RESPONSIBLE TO MAINTAIN THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF GARAGE
B. SIDE YARD: FIVE FEET (5')
11. C. REAR YARD: TEN FEET (10')
12. D. CORNARD AND NON-CORNARD SIDE: TEN FEET (10')
13. ACCESSORY STRUCTURE STANDARDS:
 - A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - B. SETBACK REQUIREMENTS:
 - 1. SIDE YARD: FIVE FEET (5')
 - 2. REAR YARD: FIVE FEET (5')
 - C. A COVERED SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON TWO SIDES
 - D. OPEN AND UNENCLOSED PATIOS, FREESTANDING PORCHES, DECKS, TERRACES, LANDINGS, AND STAIRS SHALL PROJECT INTO THE REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR STAIRS DO NOT EXCEED IN HEIGHT THE FINISHED GRADE OF THE FINISHED FLOOR TO ANY ADJACENT PORT OF THE FINISHED GARAGE.
 - E. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR TERRACES MAY PROJECT INTO THE REQUIRED FRONT, SIDE OR REAR YARD SETBACK TO ANY ADJACENT PORT OF THE FINISHED GARAGE MAY EXTEND A MAXIMUM OF 10 FEET INTO THE REQUIRED FRONT, SIDE OR REAR YARD SETBACKS. ANY DECK, PLATFORM, LANDING OR TERRACE SHALL NOT EXCEED 36 INCHES INTO SIDE YARD SETBACKS.
 - F. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND GUTTERS PROJECTING FROM THE STRUCTURES MAY PROJECT NOT MORE THAN 1 FEET INTO REAR YARD, SIDE OR REAR YARD SETBACKS.
 - G. ELEVATED WALKWAYS, STAIRS, DECKS, PLATFORMS, TERRACES, OR PATIOS MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW OR DOOR OF ANY STRUCTURE THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.



1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 2.5 ACRES
2. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
4. MINIMUM INCLUDING SETBACK LINE: TWO HUNDRED FEET (200') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS AMENDED, ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS OR EASEMENTS NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR CHANGE THE ELEVATIONS OF FOUNDATIONS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF FROM THE LOT.
6. SHALL NOT BE EXCEEDED: DRAINAGE EASEMENTS.
 - A. SETBACK REQUIREMENTS (SEE DETAILS):
 - a. FRONT YARD: TWENTY FIVE FEET (25') TO FACE OF GARAGE
 - b. FRONT YARD: TWENTY FIVE FEET (25') TO FACE OF HOUSE
 - c. SIDE YARD: FIFTY FEET (50')
 - d. REAR YARD: ONE HUNDRED FEET (100')
 - e. CORNER YARD (NON-CORNER) SIDE: TWENTY FIVE FEET (25')
7. ACCESSORY STRUCTURE STANDARDS:
 - A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
8. SETBACK REQUIREMENTS:
 - a. SIDE YARD: FIFTY FEET (50')
 - b. REAR YARD: TWENTY FIVE FEET (25')

2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENT, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT. AND OTHER USES ALLOWED PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE

1. MODEL HOME SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. LEASING OF PREMISES FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE FOR THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREENHOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE: STORAGE SHEDS, DECKS (ATTACHED OR DETACHED), PORCHES, PATIOS, GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MILKBOKS
4. PERSONAL USE ANTENNALA, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED QUIET HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

1. LOCATION OF PRIVATE 4'-5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.

2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.

3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.

4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

VICINITY MAP

A detailed street map showing the project location (highlighted with a thick black border) within a larger urban grid. The map includes major roads like Highway 101 and Highway 1, and various local streets. A north arrow is located in the bottom right corner.

FILE LOCATION: S:\21.1129.011 LORSON RANCH AREA\100.DWG\104 PLAN SET\9 DEVELOPMENT PLAN\DT01.DWG

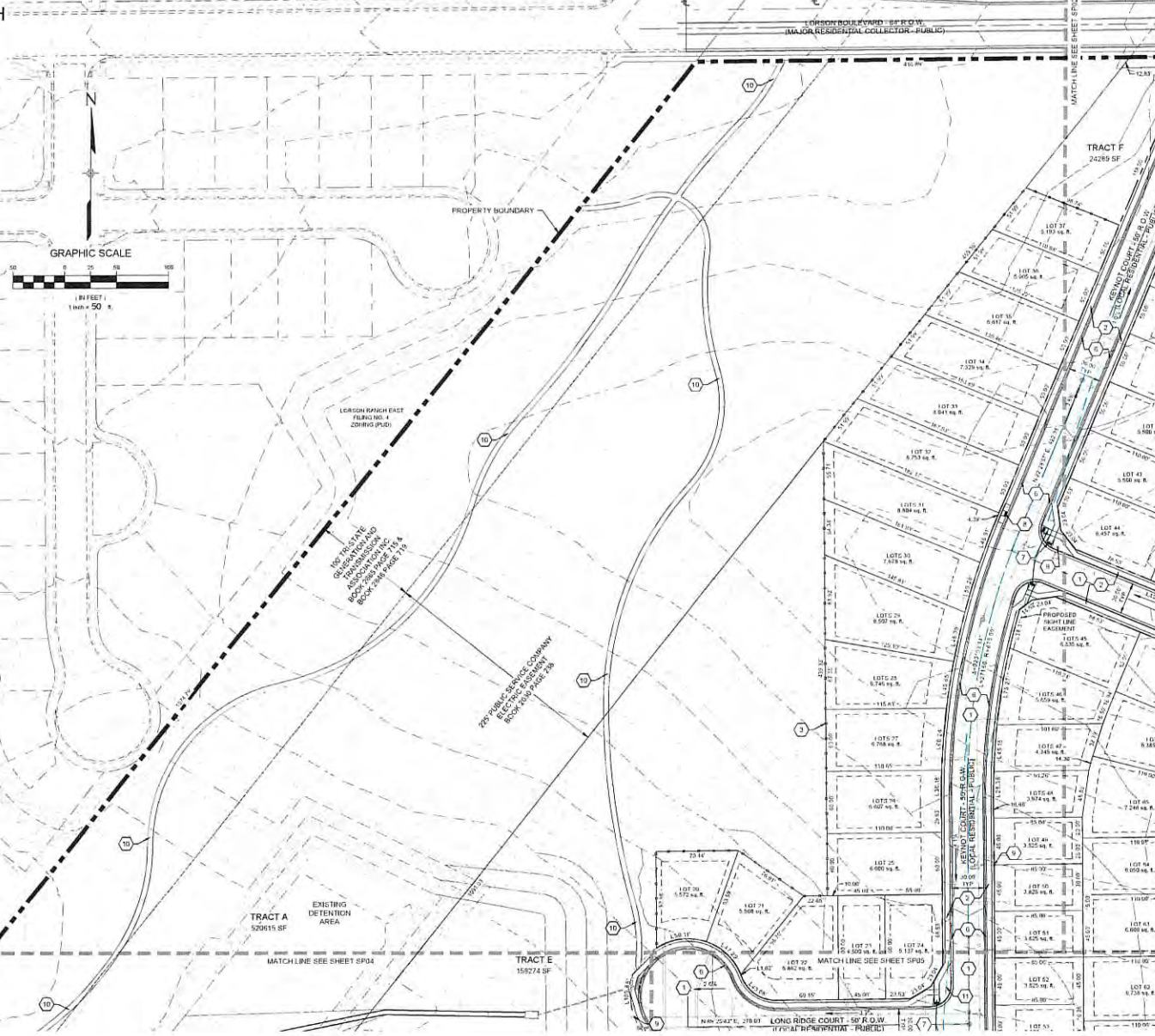
HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 34 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R69W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

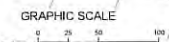
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL) (S: TYPICAL)
- 3 6" WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (S: TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (RD 340 & 241)
- 8 PARALLEL PEDESTRIAN RAMP (RD 340)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (S: TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

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



CONSULTANTS			
PLANNED LANDSCAPE ARCHITECT Matrix CIVIL ENGINEER CONE ENGINEERING GROUP 1084 1ST AVENUE S. BIRMINGHAM, AL 35205 PHONE: (205) 375-1300 FAX: (205) 375-1300	245 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 80902 PHONE: (719) 574-0100 FAX: (719) 574-0100		
OWNER/DEVELOPER			
LORSON LLC ET/AL 212 N. WINGATCH DR., SUITE 301 COLORADO SPRINGS, CO 80901 P.O. BOX 500			
APPROVAL			
PROPERTY MAP			
PROJECT			
HILLSIDE AT LORSON RANCH DEVELOPMENT PLAN			
EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022			
REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY
1	02/07/2022	FIRST SUBMITTAL	BAF
DRAWING INFORMATION			
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DRAWN BY: BAF			
CHECKED BY: JRA			
APPROVED BY: JRA			
SHEET TITLE			
SITE PLAN			
SP01			
SHEET 05 OF 25			
PROD FILE NO.			



HILLSIDE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK (5' TYPICAL)
 - 3 6" WOOD SCREEN FENCE
 - 4 CONCRETE CROSSSPAN (5' TYPICAL)
 - 5 CURB AND GUTTER (TYPE A)
 - 6 CURB AND GUTTER (OPTIONAL TYPE C)
 - 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
 - 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
 - 9 PROPOSED FIRE HYDRANT LOCATION
 - 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
 - 11 SIGHT DISTANCE TRIANGLE (TYPICAL)
- PROPOSED EASEMENT
 - PROPERTY BOUNDARY
 - SHEET MATCHLINE
 - 6" WOODEN SCREEN FENCE
 - SIGHT TRIANGLE
 - PROPOSED UTILITY STRUCTURES
 - PROPOSED CONTOURS
 - EXISTING CONTOURS

CONSULTANTS
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CIVIL ENGINEERING GROUP
10504 1ST AVENUE S.
DENVER, CO 80231
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OWNER/DEVELOPER
LORSON LLC ET AL
2724 N. WASHINGTON DR., SUITE 301
COLORADO SPRINGS, CO 80901
PHONE: (719) 535-3000

APPROVAL

VEHICLE MAP

PROJECT
HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN
EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REV.	DATE	DESCRIPTION	BY
0	02/07/2022	FIRST SUBMITTAL	JRA

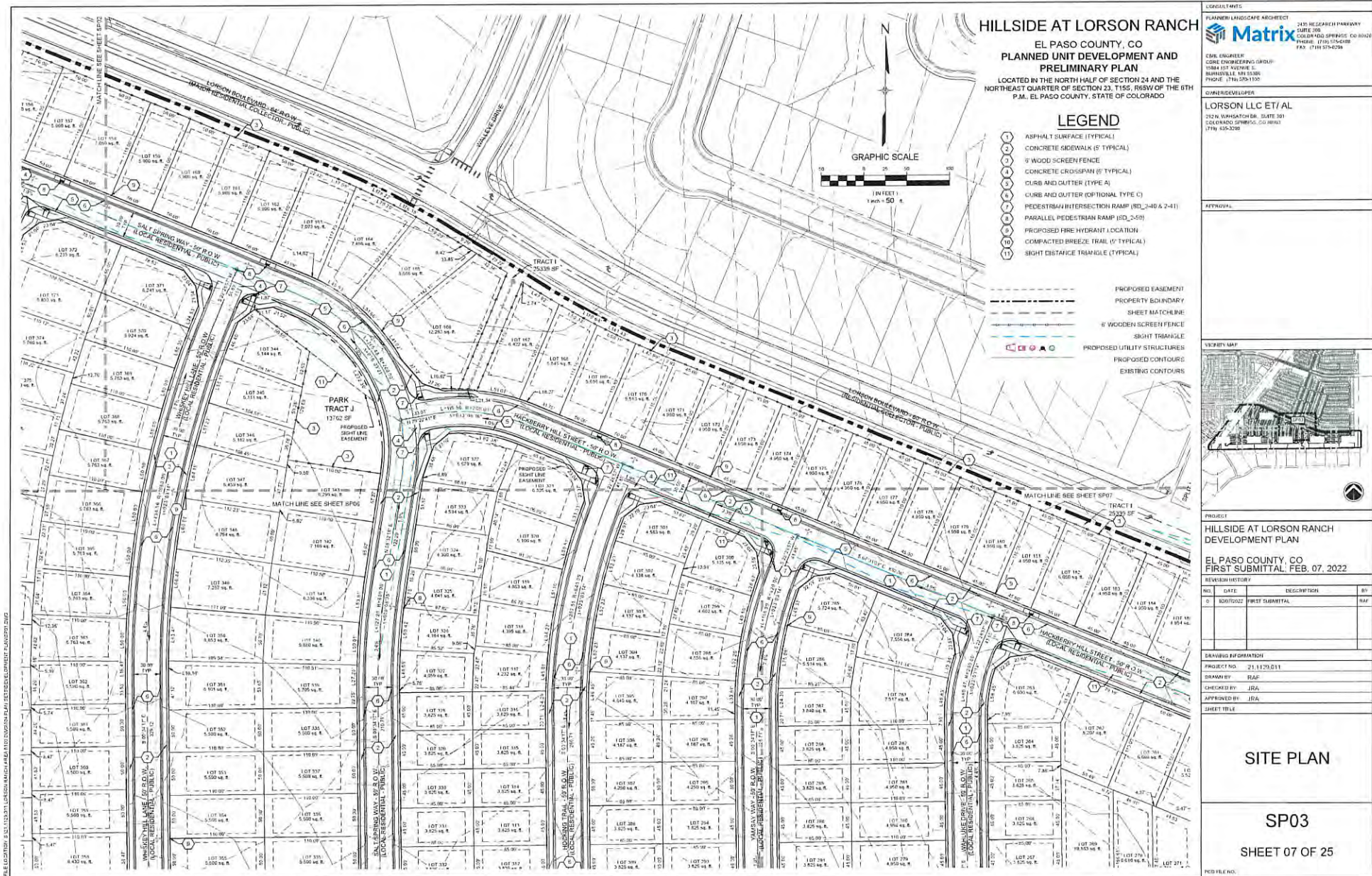
DRAWING INFORMATION
PROJECT NO.: 21.1129.011
DRAWN BY: JRA
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN

SP02

SHEET 06 OF 25

PDF FILE NO.:



HILLSIDE AT LORSON RANCH

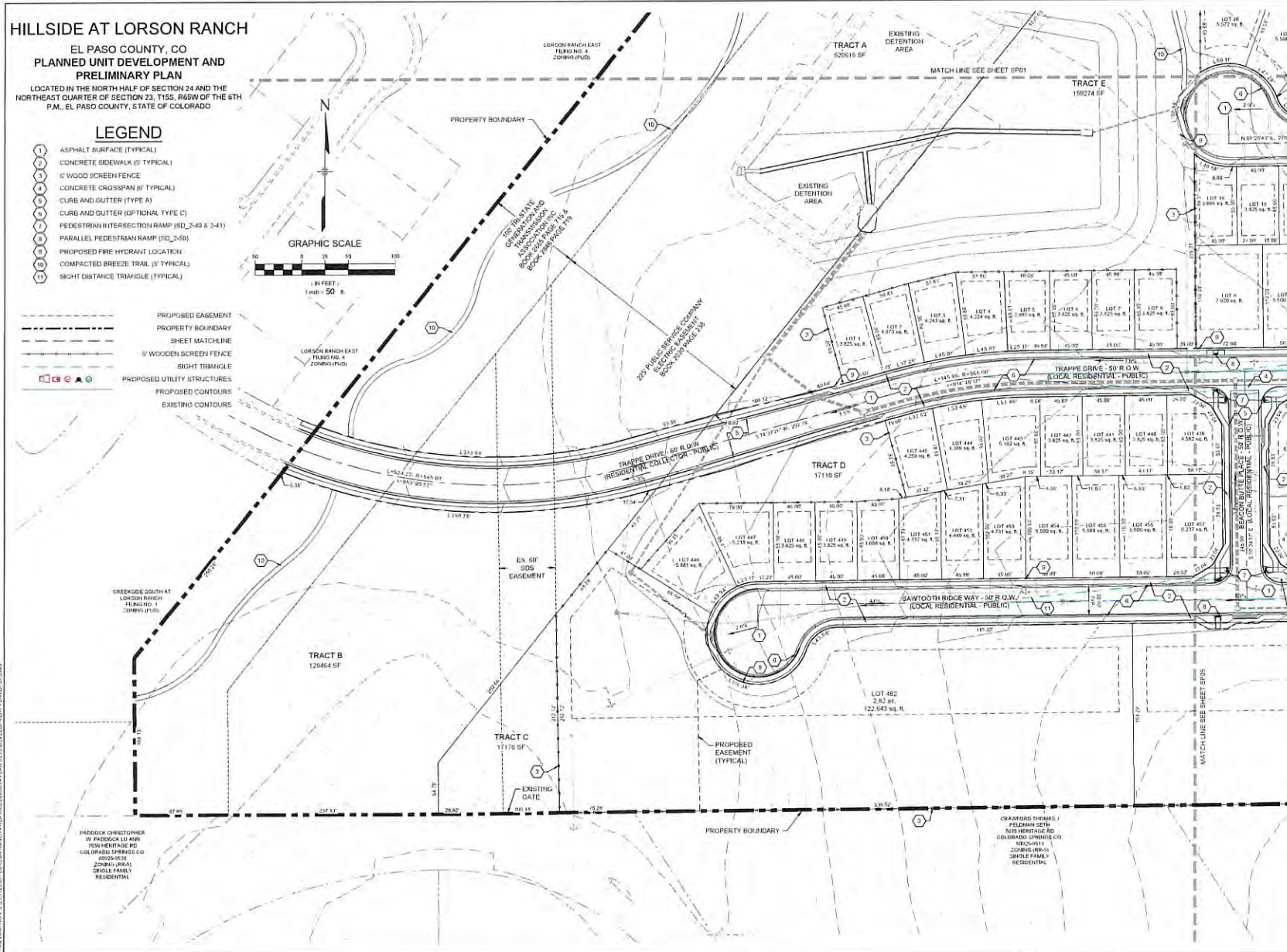
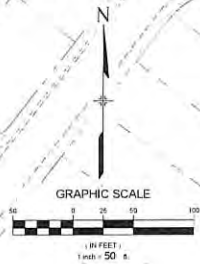
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R66W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 6" WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (5' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (RD 3-40 & 3-41)
- 8 PARALLEL PEDESTRIAN RAMP (RD 2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

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



CONSULTANTS

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BIRMINGHAM, AL 35203
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OWNER/DEVELOPER
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COLORADO SPRINGS, CO 80901
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APPENDIX

VERIFY MAP

PROJECT

**HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN**

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY
1	02/07/2022	FIRST SUBMITTAL	BAF

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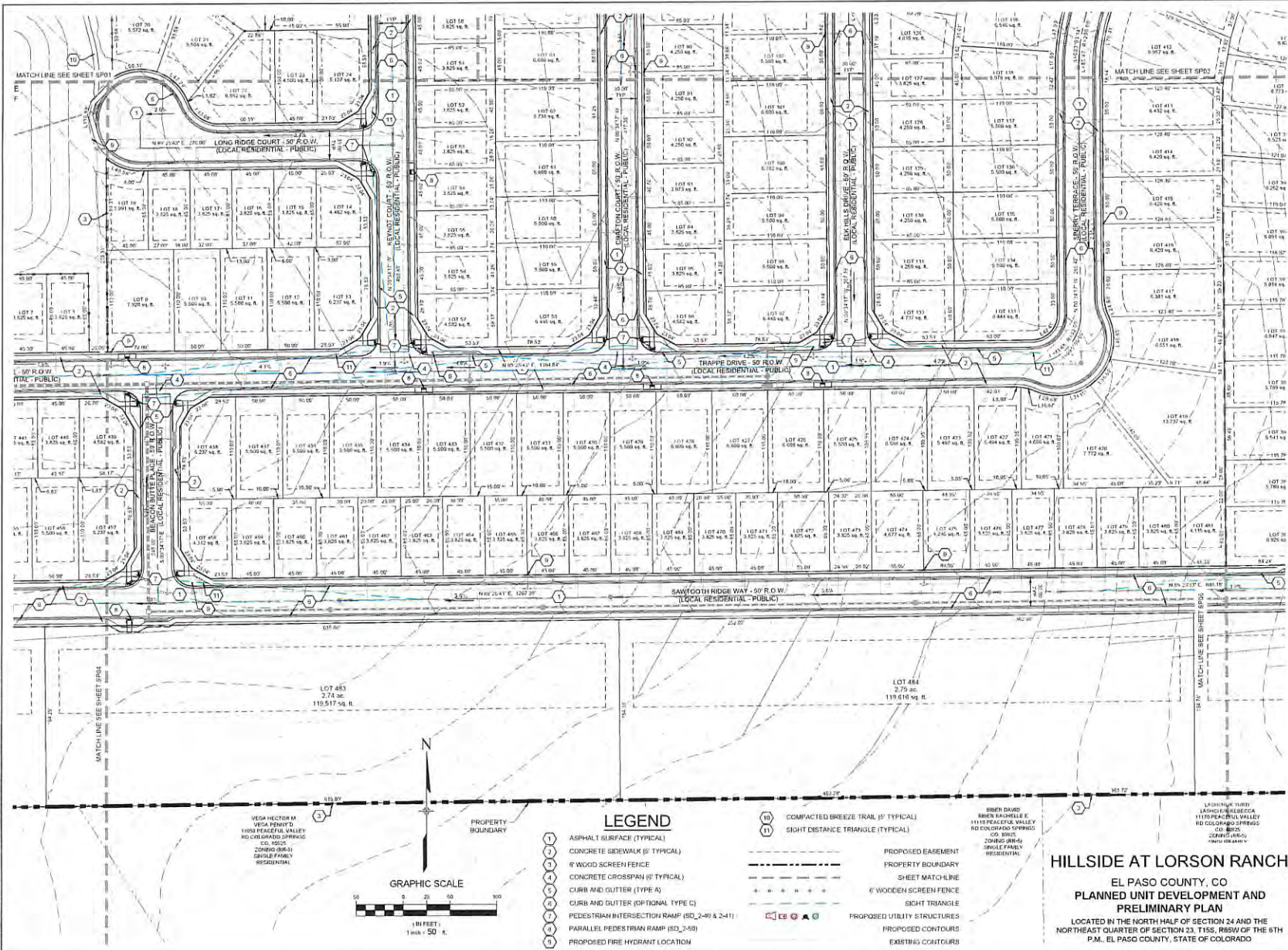
SHEET TITLE


SITE PLAN

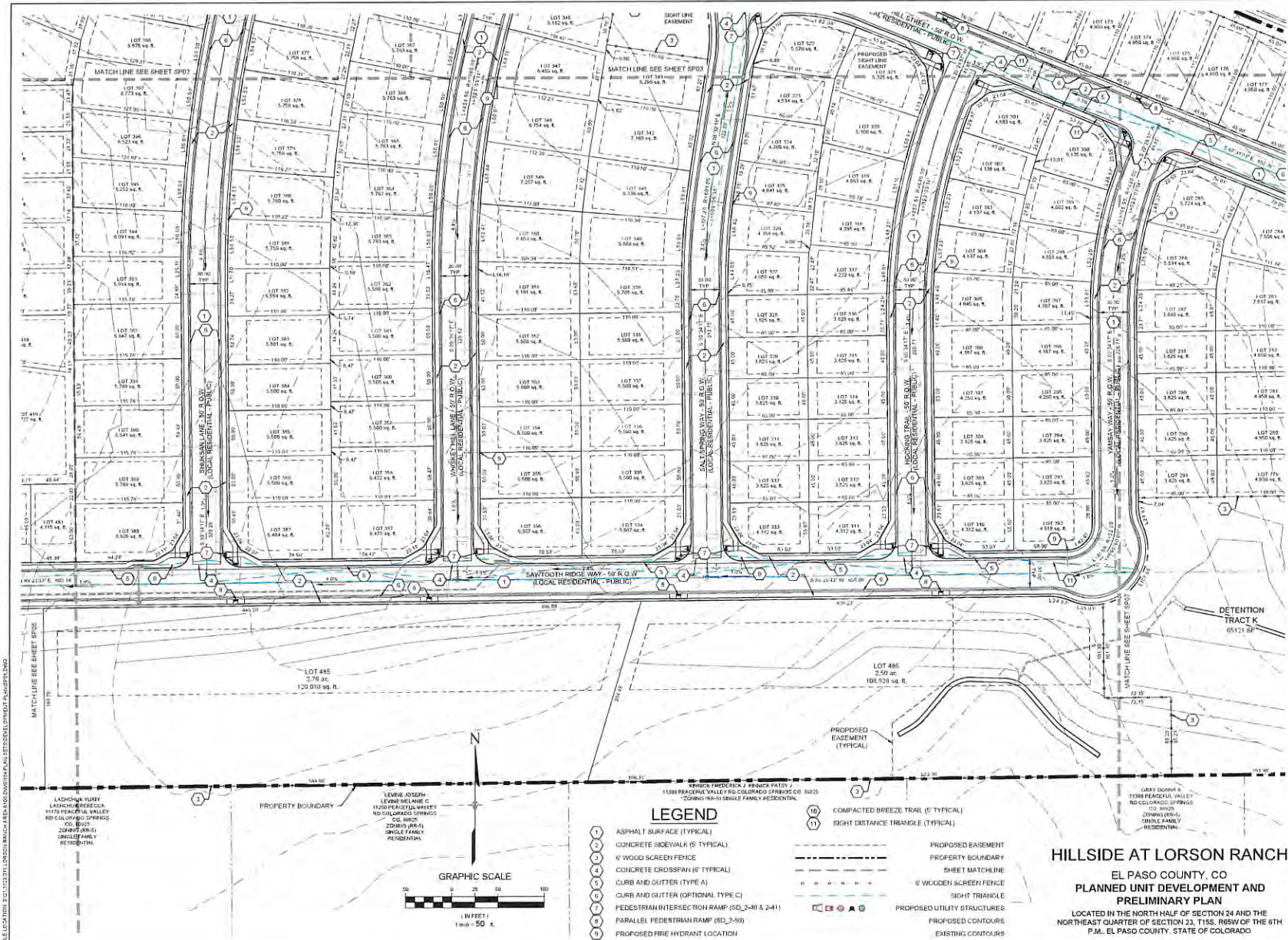
SP04

SHEET 08 OF 25

POD FILE NO.



PLANNED LANDSCAPE ARCHITECT  Matrix		2415 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 80909 PHONE: (719) 575-0100 FAX: (719) 575-0200	
CIVIL ENGINEERS CORE ENGINEERING GROUP 10304 1ST AVENUE E. BURNESVILLE, MN 55305 PHONE: (763) 259-1900			
CORRESPONDENCE			
LORSON LLC ET/AL 212 N WASHINGTON DR., SUITE 301 COLORADO SPRINGS, CO 80901 177N-323W			
APPROVAL:			
VICTORY MAP			
			
PROJECT HILLSIDE AT LORSON RANCH DEVELOPMENT PLAN EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07 2022			
REVIEW HISTORY			
NO.	DATE	DESCRIPTION	BY
7	8/20/2025	FIRST SUBMITTAL	RAF
GENERAL INFORMATION			
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DESIGNED BY: JAE			
CHECKED BY: JRA			
APPROVED BY: JRA			
SHEET TITLE			
SITE PLAN			
SP05			
SHEET 09 OF 25			
PCD FILE NO.			



CONTRACT NO.:

PLANNED LANDSCAPE ARCHITECT
Matrix
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 SUITE 100
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 FAX: (719) 575-6100

COR. ENGINEER
 CORP. ENGINEERING GROUP
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 BIRMINGHAM, AL 35206
 PHONE: (205) 975-1100

OWNER/DEVELOPER
LORSON LLC ET/AL
 252 N. VANDERBILT DR., SUITE 101
 COLORADO SPRINGS, CO 80905
 1776 WYANDOTT

APPENDIX

UTILITY MAP

PROJECT
HILLSIDE AT LORSON RANCH
DEVELOPMENT PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	12/01/2022	FIRST SUBMITTAL	RAJ

DRAWING INFORMATION

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 DRAWN BY: RAJ
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 APPROVED BY: JRA
 SHEET TITLE: SITE PLAN

SITE PLAN

SP06
SHEET 10 OF 25

PCD FILE NO.:

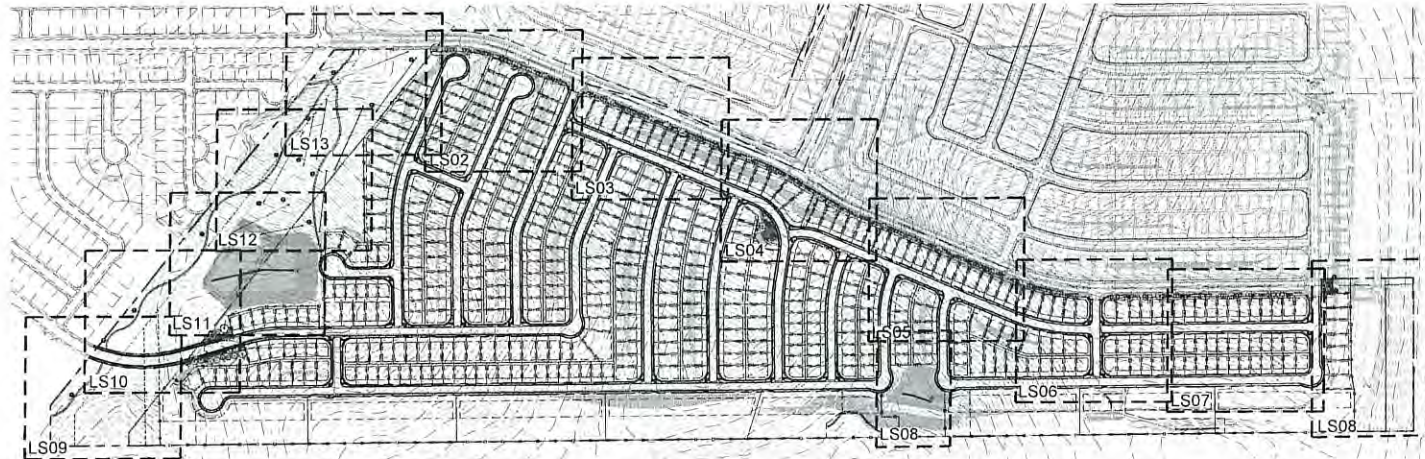




HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 34 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO



GROUND COVER LEGEND

1 1/2" ROCK
TYPE: BLUE GREY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL

NATIVE SEED-Low
MIX NAME: PBS NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR
APPROVED EQUAL

NATIVE SEED-TALL
MIX NAME: PBS NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR
APPROVED EQUAL

BRECKE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL

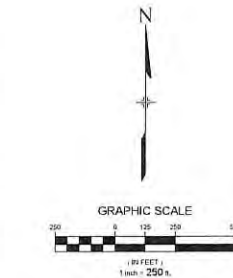
NATIVE SEED-DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT-ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL

SOO
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL

PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL

BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2" ALL DIMENSIONS
-MAXIMUM 5" ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL

EDGING
4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



PLANT SCHEDULE						
DECEADUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	WHT. H. MAT. W.
	AJ	14	ACER RUBRUM RED SUNSET RED SUNSET MAPLE	2" CAL	B48	45 35
	CT	2	CATALPA GREGGII HAWAIIAN 2" HAWAIIAN CATALPA	2" CAL	B48	45 28
	GR	8	GYMNOCLADUS DICKENS KENTUCKY COFFEE TREE	2" CAL	B48	70 40
	QB	1	QUERCUS MICROCARPA BURR OAK	2" CAL	B48	30 36
	TR	15	TRINIA TOMENTOSA COTONWOOD COTONWOOD	2" CAL	B48	40 25
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	WHT. H. MAT. W.
	PH	55	PIXA PARVIFLORA HEDGE HEDGE BLUE SPRUCE	6 HT.	B48	25 12
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	WHT. H. MAT. W.
	NP	25	NOELA PUNICATA GOLDEN RAIN TREE	1.5" CAL	B48	25 25
	MP	25	MALUS PYRAMIDALIS PYRAMIDAL CRABAPPLE	1.5" CAL	B48	45 45
	MD	5	MALUS 'DWARF' DWARF CRABAPPLE	1.5" CAL	B48	15 15
	ML	10	MALUS 'SOLIDA' SOLIDA CRABAPPLE	1.5" CAL	B48	12 12
	PC	14	PRUNUS CERASIFERA CRIMSON PRINCE CRIMSON PRINCE FLOWERING PLUM	1.5" CAL	B48	1 12

LANDSCAPE SITE REQUIREMENTS

LANDSCAPE SETBACKS

PLAN ABBREV	STREET NAME/ ZONE BOUNDARY	STREET CLASSIFICATION	SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED	
			REQ.	PROV.			
LB	LORSON BLVD.	COLLECTOR	10'	10'	3799.46	1/30	
TR	TRAPPE DR. - NORTH	COLLECTOR	10'	10'	600.88	1/30	
TS	TRAPPE DR. - SOUTH	COLLECTOR	10'	10'	687.87	1/30	
NO. OF TREES		SHRUB SUBSTITUTES		GRN GRASSES SUBS.		% LIVE GROUND PLANE	
REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
LB	127	127	-	0	-	0	0
TR	21	21	-	0	-	0	0
TS	22	22	-	0	-	0	0

CONSULTANTS			
PLANNED LANDSCAPE ARCHITECT Matrix	2455 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 80909 PHONE: (719) 525-0900 FAX: (719) 525-0200		
CIVIL ENGINEER C&C ENGINEERING GROUP 10804 1ST AVENUE S. BRIGHTON, CO 80601 PHONE: (719) 525-1100			
OWNER/DEVELOPER			
LORSON LLC ET/AL 212 N. WINDMILL DR., SUITE 101 COLORADO SPRINGS, CO 80902 (719) 525-0200			
APPROVAL			
NEIGHBOR MAP			
PROJECT HILLSIDE AT LORSON RANCH LANDSCAPE PLAN EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022			
REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY
01	02/08/2022	BEST SUBMITTAL	RAF
DRAWING INFORMATION			
PROJECT NO.: 21-1122-0011			
DRAWN BY: RAF			
CHECKED BY: JGA			
APPROVED BY: JGA			
SHEET TITLE			
LANDSCAPE COVER SHEET			
LS01			
SHEET 13 OF 25			
PLOT FILE NO.			

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

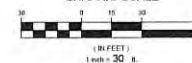
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

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GRAPHIC SCALE



CONSULTANTS PLANNER/LANDSCAPE ARCHITECT Matrix 2401 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-6000 FAX: (719) 575-6000 CIVIL ENGINEER CORE ENGINEERING GROUP 10504 1ST AVENUE, S. BURNETVILLE, OH 43084 PHONE: (719) 575-1100									
OWNER/DEVELOPER LORSON LLC ET/AL 252N. HUNTERCREEK DR., SUITE 101 COLORADO SPRINGS, CO 80905 (719) 535-5200									
APPROVAL 									
VELOCITY MAP 									
PROJECT HILLSIDE AT LORSON RANCH LANDSCAPE PLAN									
EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022									
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DRAWING INFORMATION PROJECT NO.: 21-112-D-011 DRAWN BY: JWA CHECKED BY: JWA APPROVED BY: JWA SHEET TITLE:									
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<h2>LS02</h2>									
SHEET 14 OF 25									
PLOT FILE NO.									

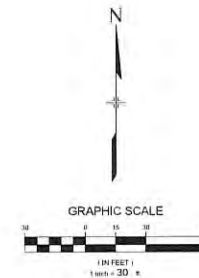
HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

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-
-



CONSULTANTS
PLANNING & LANDSCAPE ARCHITECT
Matrix
2435 RESEARCH PARKWAY
SUITE 300
COLORADO SPRINGS, CO 80909
PHONE: (719) 574-1100
FAX: (719) 574-0208

Civil Engineer
CORE ENGINEERING GROUP
10804 1ST AVENUE S.
BURNINGWATER, MN 55305
PHONE: (763) 574-1100

OWNER/DEVELOPER
LORSON LLC ET/AL

212 N. KANSAS ST. SUITE 301
COLORADO SPRINGS, CO 80903
(719) 575-2200

APPROVAL:

VEGETATION MAP



PROJECT

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL FEB. 07, 2022

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	02/07/2022	FIRST SUBMITTAL	BAF

DRAWING INFORMATION:

PROJECT NO. 21-1125-B11
DRAWN BY: BAF
CHECKED BY: JBA
APPROVED BY: JBA

SHEET TITLE

LANDSCAPE PLAN

LS03

SHEET 15 OF 25

PDF FILE NO.

CONSULTANTS

PLANNER/ LANDSCAPE ARCHITECT

 **Matrix**

2435 RESEARCH PARKWAY
SUITE 300
COLORADO SPRINGS, CO 80926
PHONE (719) 575-0100
FAX (719) 575-0288

CIVIL ENGINEER
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BLAINVILLE, MN 55306
PHONE: (763) 579-1100

OWNER/DEVELOPER

LORSON LLC ET/ AL

212 N. WINDATCH DR., SUITE 101
COLORADO SPRINGS CO 80903
(719) 635-3200

APPROVAL

VICTIM MAP



PROJECT	
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HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
6	9/27/2022	FIRST SUBMITTAL	BAF

DRAWING INFORMATION

PROJECT NO.	21-1129.011
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DRAWN BY RAF

CHECKED BY JRA

APPROVED BY JRA

SHEET TITLE

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LANDSCAPE PLAN










LS04

SHEET 16 OF 25

PCD FILE NO.

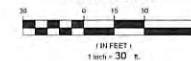
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

- | | |
|--|---|
|  | 1 1/2\"
ROCK
TYPE: BLUE GRAY RIVER ROCK
SUPPLIER: C&C SAND & STONE
DEPTH: 3\" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
+ |
|  | NATIVE SEED MIX
MIX NAME: PEGASUS NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR
APPROVED EQUAL
+ |
|  | NATIVE SEED-TALL
MIX NAME: PEGASUS NATIVE PRAIRIE MIX
SUPPLIER: PAWNEE BUTTES SEED OR
APPROVED EQUAL
+ |
|  | BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 3\" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL
+ |
|  | NATIVE SEED-DETENTION
MIX NAME: EL PASO COUNTRY
CONSERVATION DISTRICT-ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL
+ |
|  | SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL
+ |
|  | FLAVORAID MULCH
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&C SAND & STONE
OR APPROVED EQUAL
+ |
|  | BOULDERS
DETTER GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2\" ALL DIMENSIONS
-MINIMUM 5\" ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL
+ |
|  | EDGING
4\" ROLLED TOP STEEL, EDGING
(OR APPROVED EQUAL)
+ |



GRAPHIC SCALE



CONSULTANTS

PLANNER/LANDSCAPE ARCHITECT

 **Matrix**

2435 RESEARCH PARKWAY
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 525-0188
FAX: (719) 525-0208

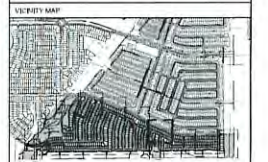
CIVIL ENGINEER
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNINGWELL, MN 55305
PHONE 612/953-5700-1100

OWNER/DEVELOPER

LORSON LLC ET/ AL

212 N. WAHSATCH DR., SUITE 101
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL



PROJECT

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	01/25/2022	BEST SUBMITTAL	BAF

DRAWING INFORMATION	
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PROJECT NO	21.1129.011
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DRAWN BY	RAF
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CHECKED BY	JRA
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APPROVED BY	JRA
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APPROVED BY	JRA
SHEET TITLE	

Sheet Price	

LANDSCAPE PLAN

LS05

SHEET 17 OF 25

PCD FILE NO.

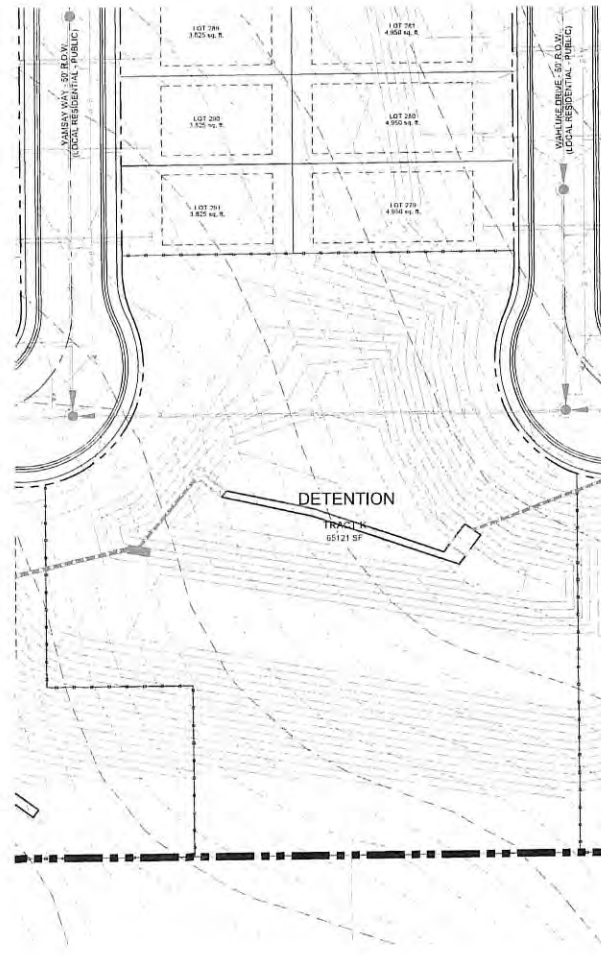
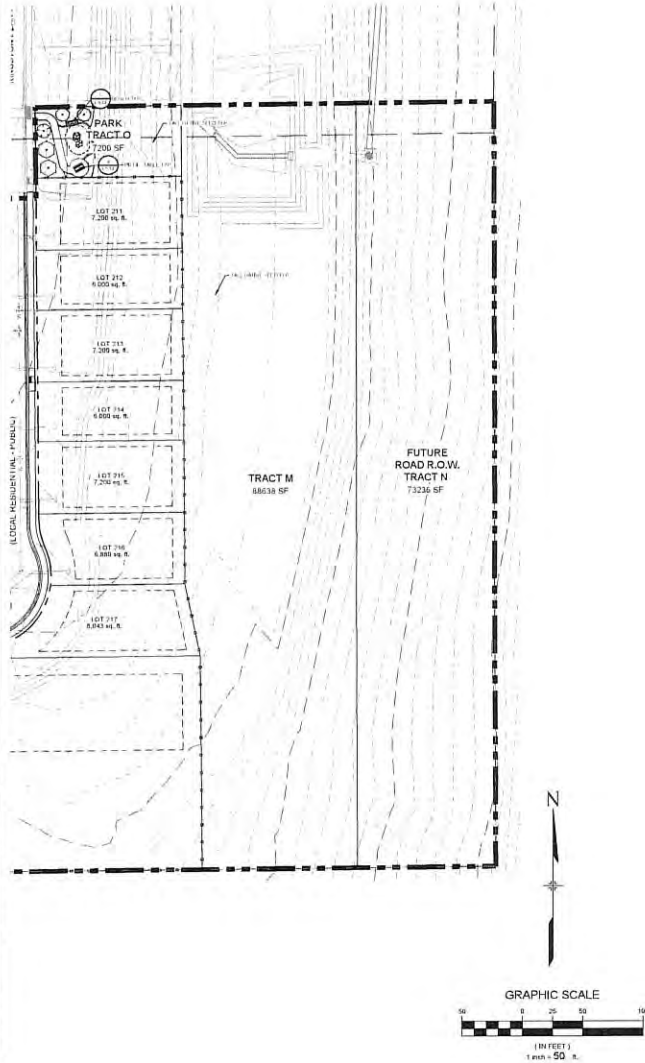
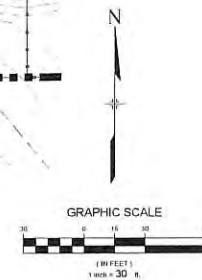
HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

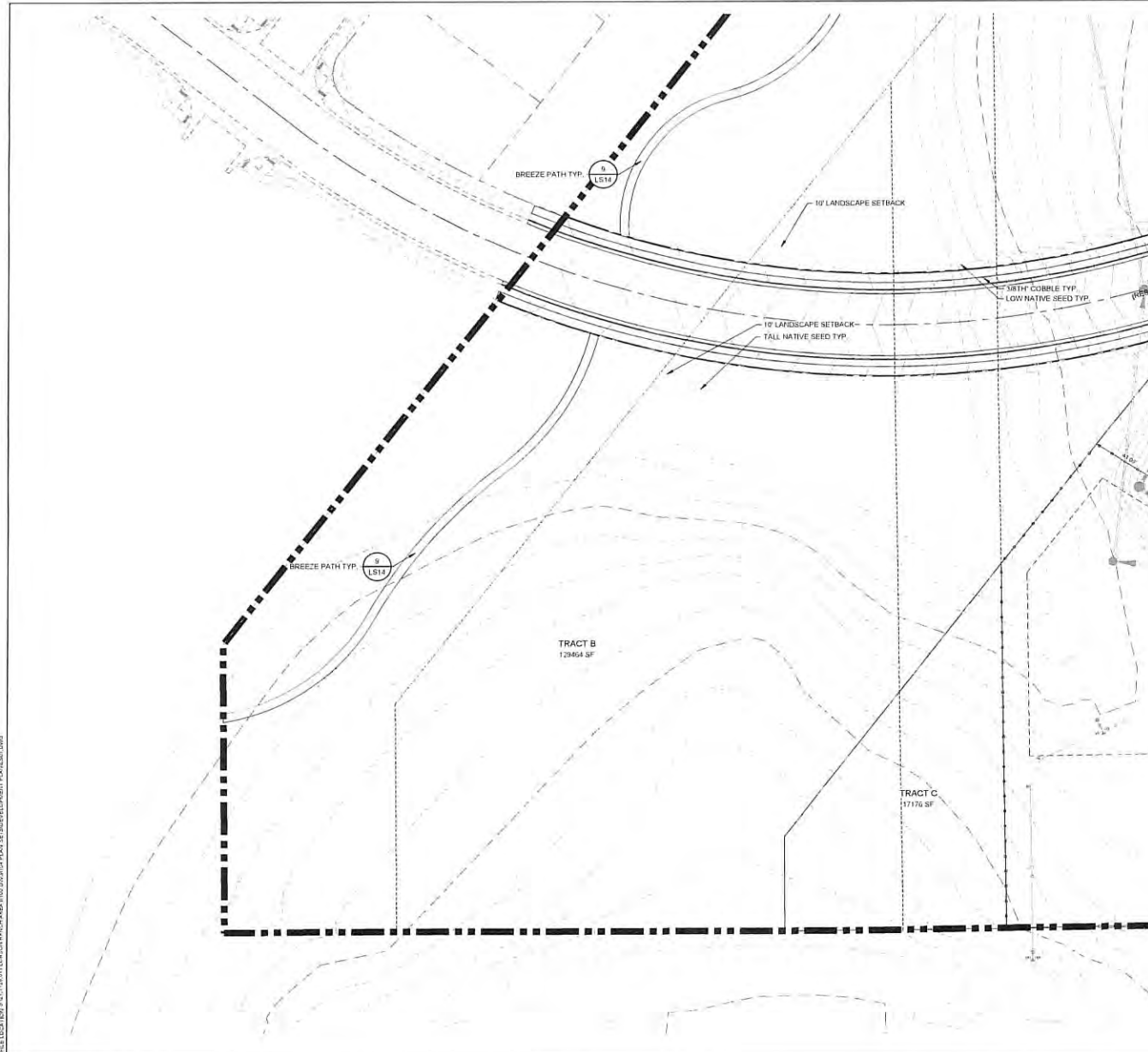
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

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CONSULTANTS PLANNING LANDSCAPE ARCHITECT Matrix CIVIL ENGINEER CORE ENGINEERING GROUP 1004 1ST AVENUE S.E. DENVER, CO 80202 PHONE: (303) 733-1100 FAX: (303) 733-1100									
OWNER/DEVELOPER LORSON LLC ET AL 212 N. HANCOCK DR., SUITE 101 COLORADO SPRINGS, CO 80901 (719) 439-3200									
APPROVAL 									
VIEWPORT MAP 									
PROJECT HILLSIDE AT LORSON RANCH LANDSCAPE PLAN EL PASO COUNTY, CO FIRST SUBMITTAL: FEB. 07, 2022									
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SHEET 20 OF 25									
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HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

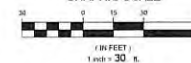
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

- 1 1/2" ROCK
TYPE: BLUE GRAY RIVER ROCK
SUPPLIER: C&B SAND & STONE
DEPTH: 3" OVER WEED BARRIER
FABRIC:
OR APPROVED EQUAL
- NATIVE SEED/LOW
MIX NAME: FISH TAIL PRAIRIE MIX
SUPPLIER: PRAIRIE BUTTE SEED OR
APPROVED EQUAL
- NATIVE SEED-TALL
MIX NAME: FISH TAIL PRAIRIE MIX
SUPPLIER: PRAIRIE BUTTE SEED OR
APPROVED EQUAL
- BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&B SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC: OR APPROVED EQUAL
- NATIVE SEED- DETENTION
MIX NAME: EL PASO COUNTY
CONSERVATION DISTRICT- ALL
PURPOSE SEED MIX
SUPPLIER: N/A
OR APPROVED EQUAL
- SOD
SPECIES: KENTUCKY BLUEGRASS
OR APPROVED EQUAL
- PLAYGROUND MIX/CI
CERTIFIED PLAYGROUND CHIPS
SUPPLIER: C&B SAND & STONE
OR APPROVED EQUAL
- BOULDERS
DETENTOR: GRANITE (OR
APPROVED EQUAL)
-MINIMUM 2' ALL DIMENSIONS
-MAXIMUM 9' ALL DIMENSIONS
-SUBMIT FOR APPROVAL PRIOR
TO INSTALL
- EDGING
-ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



GRAPHIC SCALE



CONSULTANTS

PLANNER/LANDSCAPE ARCHITECT

 **Matrix**

2435 RESEARCH PARKWAY
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-2100
FAX: (719) 575-0268

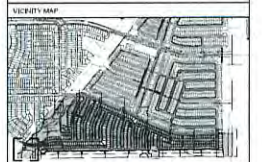
CIVIL ENGINEER
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55304
PHONE: (719) 579-1103

OWNER/DEVELOPER

LORSON LLC ET/AL

212 N. WINDYBATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 625-3200

APPROVAL



PROJECT:

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY
1	02/07/2022	BEST SUBMITAL	BAF

DRAWING BY CIMA TECH

PROJECT NO	21.1129.011
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DRAWN BY	RAF
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CHECKED BY JRA

APPROVED BY JRA

SHEET TITLE

LANDSCAPE PLAN

LS09

SHEET 21 OF 25

PCD FILE NO.

PCD FILE NO.

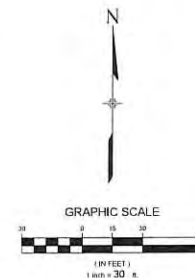
HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

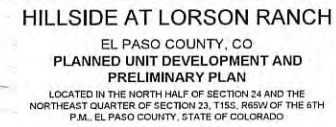
LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND

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CONSULTANTS PLANNING LANDSCAPE ARCHITECT Matrix CIVIL ENGINEER CORP. ENGINEERING GROUP 10804 1ST AVENUE S. BURNING WOOD, MN 55305 PHONE: (763) 575-0100 FAX: (763) 575-0200									
OWNER/DEVELOPER LORSON LLC ET/AL 212 N. HANCOCK DR., SUITE 301 COLORADO SPRINGS, CO 80901 (719) 455-3200									
APPROVAL 									
VELOCITY MAP 									
PROJECT HILLSIDE AT LORSON RANCH LANDSCAPE PLAN EL PASO COUNTY, CO FIRST SUBMITTAL, FEB. 07, 2022									
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LANDSCAPE PLAN									
LS11 SHEET 23 OF 25									
PLOT FILE NO.									



1 1/2" ROCK
TYPE BLUE GREY RIVER ROCK
SUPPLIER C&C SAND & STONE
DEPTH 3" OVER WEED BARRIER
FABRIC
OR APPROVED EQUAL

	NATIVE SEED-LOW MIX NAME PBS NATIVE PRAIRIE MIX SUPPLIER PAWNEE BUTTES SEED CO APPROVED EQUAL
--	---

NATIVE SEED-TALL
MIX NAME PBSI NATIVE PRAIRIE MIX
SUPPLIER PAWNEE BUTTES SEED
OR APPROVED EQUAL


BREEZE
COLOR: GOLDEN SUNSET
SUPPLIER: C&C SAND & STONE
DEPTH: 4" OVER WEED BARRIER
FABRIC OR APPROVED EQUAL

NATIVE SEED- DETENTION
MIX NAME EL PASO COUNTY
CONSERVATION DISTRICT-ALL
PURPOSE SEED MIX
SUPPLIER N/A
OR APPROVED EQUAL

SOD
SPECIES KENTUCKY BLUEGRASS
OR APPROVED EQUAL

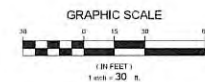
PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS

SUPPLIER C&C SAND & STONE
OR APPROVED EQUAL



BOULDERS
DENVER GRANITE (OR
APPROVED EQUAL)
 -MINIMUM 2' ALL DIMENSIONS
 -MAXIMUM 5' ALL DIMENSIONS
 -SUBMIT FOR APPROVAL PRIOR
 TO INSTALL

4" ROLLED TOP STEEL EDGING
(OR APPROVED EQUAL)



CIVIL ENGINEER
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNVILLE, MN 55306
PHONE: (719) 570-1100

LORSON LLC ET/ AL

212 N. WAHSATCH DR., SUITE 101
COLORADO SPRINGS, CO 80903
(719) 635-3200

VELOCITY MAP

HILLSIDE AT LORSON RANCH
LANDSCAPE PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: FEB. 07, 2022

DRAWING INFORMATION

PROJECT NO	21.1129.011
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DRAWN BY: RAF

CHECKED BY JRA

APPROVED BY JRA

SHEET TITLE

[illegible]

LS12

SHEET 24 OF 25

PCD FILE NO.

HILLSIDE AT LORSON RANCH

EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN**

LOCATED IN THE NORTH HALF OF SECTION 24 AND THE
 NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH
 P.M., EL PASO COUNTY, STATE OF COLORADO

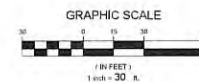
GROUND COVER LEGEND

- 1 1/2" ROCK
 TYPE: BLUE GREY RIVER ROCK
 SUPPLIER: CAC SAND & STONE
 DEPTH: 3" OVER WEED BARRIER
 FABRIC OR APPROVED EQUAL
- NATIVE SEED-LOW
 MIX NAME: PDS NATIVE PRAIRIE MIX
 SUPPLIER: PAVNEE BUTTES SEED OR
 APPROVED EQUAL
- NATIVE SEED-TALL
 MIX NAME: PDS NATIVE PRAIRIE MIX
 SUPPLIER: PAVNEE BUTTES SEED OR
 APPROVED EQUAL
- BREEZE
 COLOR: GOLDEN SUNSET
 SUPPLIER: CAC SAND & STONE
 DEPTH: 4" OVER WEED BARRIER
 FABRIC OR APPROVED EQUAL
- NATIVE SEED-DETENTION
 MIX NAME: EL PASO COUNTY
 CONSERVATION DISTRICT-ALL
 PURPOSE SEED MIX
 SUPPLIER: N/A
 OR APPROVED EQUAL
- SOD
 SPECIES: KENTUCKY BLUEGRASS
 OR APPROVED EQUAL
- PLAYGROUND MULCH
 CERTIFIED PLAYGROUND CHIPS
 SUPPLIER: CAC SAND & STONE
 OR APPROVED EQUAL



BOULDERS
 DELIVER GRANITE (OR
 APPROVED EQUAL)
 -MINIMUM 2" ALL DIMENSIONS
 -MAXIMUM 5" ALL DIMENSIONS
 -SUBMIT FOR APPROVAL PRIOR
 TO INSTALL

EDGING
 4" ROLLED TOP STEEL EDGING
 (OR APPROVED EQUAL)



CONSULTANTS

PLANNED LANDSCAPE ARCHITECT
Matrix 2400 RESEARCH PARKWAY
 SUITE 300
 COLORADO SPRINGS, CO 80909
 PHONE: (719) 575-4556
 FAX: (719) 575-4298

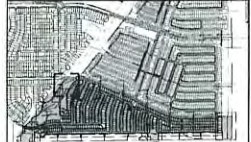
CIVIL ENGINEER
 CIVIL ENGINEERING GROUP
 10804 1ST AVENUE S.
 BURNING WOOD, CO 80401
 PHONE: (719) 575-1800

OWNER/DEVELOPER

LORSON LLC ET/AL
 212 N. HANCOCK DR., SUITE 101
 COLORADO SPRINGS, CO 80903
 (719) 435-3200

APPROVAL

VELOCITY MAP



PROJECT

**HILLSIDE AT LORSON RANCH
 LANDSCAPE PLAN**

EL PASO COUNTY, CO
 FIRST SUBMITTAL: FEB. 07, 2022

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	02/07/2022	FIRST SUBMITTAL	RAF

DRAWING INFORMATION

PROJECT NO.	21-1129-0111
DRAWN BY	RAF
CHECKED BY	JRA
APPROVED BY	JRA
SHEET TITLE	

LANDSCAPE PLAN

LS13

SHEET 25 OF 25

PCD FILE NO.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Annual Joint City / County Park Advisory Board Meeting

Agenda Date: March 9, 2022

Agenda Item Number: # 7 - A

Presenter: Todd Marts, Executive Director

Information: X

Endorsement:

Background Information:

The City of Colorado Springs and El Paso County Park Advisory Boards annually conduct a joint meeting to provide updates and to discuss collaborative projects. (Lunch will be provided).

The 2022 meeting will be conducted on **Wednesday, March 16, 2022, at 11:30 a.m.**

Location: ENT Center for the Arts,
5225 N Nevada Ave,
Colorado Springs, CO 80918.

Recommended motion:

Information item

**El Paso County Parks
2022 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
County Fairgrounds Park Improvements	Dayna Buffington	High	
County Fair Vendor Handbook	Dayna Buffington	High	
County Fair Program Schedule	Dayna Buffington	High	
County Fair - "Fair Zone"	Dayna Buffington	High	
Trail Mobility Program	Theresa Odello	High	
Pollinator Garden Upgrades and Education	Mary Jo Lewis	Medium	
Geology Field Trip	Mary Jo Lewis	Low	
Visually Impaired Opportunities	Mary Jo Lewis	Low	
Box Turtle Exhibit at Fountain Creek Nature Center	Jessica Miller	Low	
Interpretive Signs FC Nature Center Trail	Jessica Miller	Low	
Prehistoric Seasonal Exhibit	Jessica Miller	Medium	
Transition to Electronic Forms	Jessica Miller	High	
Park Operations Division	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck	Medium	
County Park Master Plan Update	Brian Bobeck	High	Plan Development Phase
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	Research Phase
County Park Signage and Site Furnishing Standards	Kyle Melvin	Low	
Capital Improvement Projects	Project Manager	Priority	Status
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Construction
Kane Ranch Open Space	Greg Stachon	High	Construction
Santa Fe Open Space	Ross Williams	High	Construction
Fox Run Nature Center Design	Jason Meyer	Medium	
Fox Run Regional Park Playground (Pine Meadows)	Greg Stachon	High	Pre-Construction
Fox Run Regional Park Restroom (Oak Meadows)	Greg Stachon	High	Bid Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design
Black Forest Regional Park Improvements	Brian Bobeck	High	Design
Homestead Ranch Regional Park Improvements	Greg Stachon	Medium	
Fountain Creek Regional Park Parking & ADA Improvements	Jason Meyer	Medium	
County Fairgrounds Barn Replacement	Brian Bobeck	Medium	Bid Phase
Widefield Park / Crews Gulch Trail Improvements	Ross Williams	Medium	Grant Request Process
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Theresa Odello	High	
Trail Ambassador Program	Dana Nordstrom	Medium	

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
February 2022 Monthly Report							
<u>Facility Revenue Totals To Date</u>		<u>2022</u>				<u>2021</u>	<u>2020</u>
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 32,851	\$ 147,149		\$ 26,988	\$ 58,693
County Fair / Fairgrounds		\$ 301,000	\$ 49,876	\$ 251,124		\$ 36,206	\$ 64,230
Total		\$ 481,000	\$ 82,727	\$ 398,273		\$ 63,194	\$ 122,923
<u>Fundraising Revenue</u>		<u>2022</u>	<u>2022</u>			<u>2021</u>	<u>2020</u>
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 20,000	\$ 55,000		\$ 20,000	\$ 15,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 5,000	\$ 40,000		\$ 5,000	\$ 10,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 8,013	\$ 1,987		\$ 9,958	\$ 4,427
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 1,932	\$ 23,068		\$ 2,270	\$ 6,557
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 15,000	\$ 40,000
Total		\$ 195,000	\$ 74,945	\$ 120,055		\$ 52,228	\$ 75,984
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>					
<u>Parks Division Reservations</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>
January	3	510	N/A	3	22	4	41
February	5	446	N/A	5	233	12	879
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Total	8	956	N/A	8	255	16	920

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields								
Pavilions								
Trails		1	400			1	600	
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room				1	10	5	54	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails						1	100	
Disc Golf Course								
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo		1	20			1	50	
Warming Hut		1	20			1	50	
Pavilions								
Vendor								
Trails						1	16	
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		2	6	2	23	2	9	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>				2	200			
Total Park Facility Reservations		5	446	5	233	12	879	

<u>Fairgrounds Facility Reservations</u>		2022	2022	2022	2021	2021	2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		7	150	N/A	0	0	9	478
February		19	726	N/A	6	178	12	271
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		26	876		6	178	21	749
<u>Fairgrounds Facility Reservations</u>		2022	2022	2021	2021			
<u>February</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	0	0			
Calhan Posse		1	20	0	0			
4H Meeting		1	20	0	0			
Fair Queen Contest		1	110	1	26			
Livestock Sale Committee		1	15	1	13			
Baby Shower		1	75	0	0			
Fair Advisory Board		1	20	0	0			
Fair Corp		1	6	0	0			
Calhan Posse Dance		1	400	1	10			
<u>Grand Stands Building</u>								
<u>Track</u>								
<u>Barns</u>								
<u>Livestock Arena</u>								
Fair Queen Contest		1	110					
Steer Market Practice		1	25					
Livestock Beef Tag-in		1						
<u>Grounds -</u>								
<u>Whittemore - Fairgrounds</u>								
MH Bar Auction		6	225					
FFA Dance		1	300					
LifeSmarts Cornhole Tournament		1	150					
<u>Arena</u>								
Month Total Fair Facility Reservations		20	1,506	3	49			

<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Vehicle damaged turf of Pine Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Vehicle damaged turf of Oak Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Discharged fire extinguisher, broken curtain rod	1/4/2022	Warming Hut - Fox Run	North District	\$300				
Vehicle drove through fence	1/24/2022	Baptist Trailhead	North District	\$100				
Vehicle damaged turf of Pine Meadows field	1/24/2022	Fox Run Regional Parks	North District	\$100				
Restroom broken into, toilet filled with trash / debris	1/24/2022	Baptist Trailhead	North District	\$50				
Illegal dumping (construction materials, car parts)	2/22/2022	Black Forest Regional Park	North District	\$50				
Graffiti damaged new tunnel mural, playground walls	2/14/2022	Widefield Community Park	South District	\$250				
			Total	\$1,050				
<u>Volunteerism</u>								
			2022	2021		2020		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		180	609	106	372	193	824	
February		60	327	100	468	234	114	
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		240	936	206	840	427	938	
			2022					
February		<u>Volunteers</u>	<u>Total Hours</u>					
Park Advisory Board								
Fair Advisory Board		18	36					
Fairgrounds Corporation		5	10					
Fair and Events Center		5	30					
Friends of the Nature Centers		32	251					
Adopt-A-Park / Trail / Volunteer Projects								
Total		60	327					

Programming		2022	2022	2022	2021	2021	2020	2020
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		29	452	5.00	25	218	45	755
February		37	952	4.99	27	230	35	550
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	66	1404	5.00	52	448	80	1305
		2022	2022	2022				
February	Facility	Programs	Attendance	Evaluation				
Colorado Wildlife Detectives	BCNC	1	13	5.00				
Winter Adaptations	BCNC	1	20	5.00				
Foothills Field Experience	BCNC							
Kids' Night Out: For the Love of Nature	BCNC	1	21					
Forest Bathing Walk	BCNC	2	17					
Birthday Party: All About Animals	BCNC	1	29					
Special Kids, Special Families	BCNC	1	4					
Sheva Enterprises	BCNC	1	6					
Outreach: ALLIES Family Science Night	BCNC	1	160					
Nature Explorers: SCAT! Who Dung It?	BCNC	3	51	5.00				
Active Adults: Full Moon Hike	BCNC	1	15					
Outreach: Bighorn Sheep Day	BCNC	1	300					
Little Wonder: Feed the Birds	BCNC	2	40	4.95				
Walk the Wetlands	FCNC	3	43	4.89				
Discover the Wetlands	FCNC							
Nature Adventures: Winter Water Wonders	FCNC	2	23	5.00				
2's & 3's Outdoors: I Spy a Nest	FCNC	2	26	5.00				
Children's Mindfulness Series	FCNC	3	35	5.00				
Long Distance Relationships: Exploring Bird Migration	FCNC	1	12	5.00				
Adult Bird Club: Classroom	FCNC	1	9	5.00				
Adult Bird Club: Field Trip	FCNC	1	7	5.00				
Program Room Rental	FCNC	3	77	5.00				
Birthday Party: Walk the Wetlands	FCNC	1	17	5.00				
Group Visit: Aiken Audubon Bird Walk	FCNC	1	8					
Group Visit: Mom's Group	FCNC	1	11					
FA/CPR/AED Blended Learning Class	FG	2	8					
TOTALS		37	952	4.99				

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	555	560	0	0				
February	626	529	0	0				
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	1181	1089	0	0				

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

February 2022

General Updates:

1. Facility rentals have generated \$32,851 which is 18% of our \$180,000 annual revenue goal.

Special Events:

1. Bear Creek Regional Park was host to one of the Pikes Peak Road Runners Winter Series running events. The event started and finished at America the Beautiful Park. Approximately 400 runners took part in this run.
2. Staff is busy coordinating special event permits which are being received almost daily. Sabine is currently working with many organizations and several sports leagues. The first sporting events are scheduled to begin as early as the the first weekend in April. So far, 17 running events, 2 cycling events, 2 disc golf tournaments, 17 photography permits, 2 orienteering events are on the books for this year.
3. Our Email marketing campaign for the wedding gazebo has also brought in great results: Currently 27 wedding are scheduled at the wedding gazebo at Fox Run Regional Park.

The community is excited to get out and play again!

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ RECREATION/CULTURAL SERVICES
ENVIRONMENTAL SERVICES

COMMUNITY OUTREACH

Monthly Report – February 2022

Amy Jo Fields, Communication & Marketing Specialist

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

- **2022 Marketing Plan:**
 - One of the initiatives for 2022 is the implementation of a new tagline: **#MyCountyAdventure**. We collectively came up with a strategy to incorporate “adventure” county-wide, as we were successfully able to do with the “LOVE” campaign in 2021.
 - Universal email signature within the El Paso County Parks department. Amy Jo Fields can help employees/staff implement this if desired.
 - Tiffany Johnson will implement the social media plan – as she did for the 50th Parks Anniversary.

Partners in the Park Program

Please join us in welcoming a **NEW** Partner, Martin Marietta for Santa Fe Open Space! We are currently seeking partners for Homestead Regional Park, Black Forest Regional Park, Rainbow Falls, Fountain Creek Regional Park, and Widefield Community Park. Please forward any suggestions to DanaNordstrom@elpasoco.com

El Paso County Fair

We have surpassed our financial goal and sponsors have committed \$88,500 towards the County Fair this year. Please contact DaynaBuffington@elpasoco.com for any sponsorship and program questions. Mark your calendars, “**Adventure Begins Here**”, **July 16-23**.



COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)



HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Recreation & Cultural Services Division Monthly Report – February 2022

Submitted by Theresa Odello, Recreation & Cultural Services Manager

Grants & Planning:

1. Bear Creek Nature Center's **Partners in the Park** were recognized at the El Paso County Park Advisory Board meeting on February 9th. Bear Creek Nature Center benefits from two wonderful Partners, Gold Hill Mesa, in their eighth year of partnership and the Scott Lauther Foundation, in their second year of partnership. These financial partnerships enable the nature center to stretch their dollars for improvements that benefit visitors and program participants. These funds have been used to match grant funds for pollinator garden improvements, make upgrades to exhibits, and purchase programming equipment and supplies. Bear Creek Nature Center is very grateful for the support of these generous community Partners!

Programs & Special Events:

1. Fountain Creek Nature Center offered a **Children's Mindfulness Series** led by Jamie Nicholas of Mighty Mindful Kids. Over three classes, children and their parents learned what it means to be mindful, how to use the five senses to be present, and how to use meditation to handle big emotions. Through stories, crafts, journaling, and activities, kids learned tools to relax and enjoy life as they grow up. Many families signed up for all three classes and had glowing reviews, so we're looking forward to offering this again with Jamie!
2. Fountain Creek Nature Center offered nature lovers the chance to learn the science of bird migration and the conservation issues behind it with **Long Distance Relationships: Exploring Bird Migration**. Andy introduced participants to many front range birds, some of which breed in the summer here, some spend only the winter with us, and some simply migrate up and down the mountains! After their lesson and a craft Andy guided them along a hike where they imagined themselves as migrating birds and were met with various fates.
3. Fountain Creek Nature Center's year-long **Adult Birding Club** ended this month. Over the past year, eleven fledgling birders have met twice a month with Jessica for classes and social field trips that slowly taught them about El Paso County's birds and how to enjoy nature more through birding. In a survey, participants reported that after the club year they are much more confident identifying birds, spend more time in nature, and have traveled specifically to see birds. Many are eager to take the class again in the future, continue birding together, and lend their new talents to future nature center programming.



4. On Friday evening, February 11th, Bear Creek took **our hands-on show “on the road” to Allies Elementary**. Allies is a school in District 49 that serves a diverse student body of students with dyslexia and other special needs. We supported the Science program by allowing families to touch, look at, and match skulls with the pictures of the animals they belonged to. Our new easy-to-use microscopes were a hit as well, as children and parents observed pelts, acorns, and wood circles under them. A great time was had by around 80 families!
5. How do you get Bear Creek Nature Centers’ name out to the public at **Bighorn Sheep Day**? You put a nature center sticker on all 200 bighorn sheep headbands made at the nature center’s outreach table! With the help of our intrepid nature center volunteers, children and adults made sheep horn headbands proudly bearing our nature center logo stickers. Along with that, we handed out program guides and “blew our own horn” to around 300 people about both El Paso County Nature Centers and all we have to offer. Bighorn Sheep Day is a highlight of the nature center’s annual outreach opportunities and drew over 4,000 people total this year. It was a “beary” good day!
6. On February 26th the 2022 **El Paso County Fair Queen** was crowned. Makena Norton is currently a senior at Lewis Palmer High School and has participated in many school activities including student council, Poms Dance Team, Interscholastic Equestrian Association, and a volunteer for the Holistic Therapeutic Equine Center. In the future, Makena plans to further her education in communications. Three young ladies competed for the crown, and scores were based on appearance, horsemanship, personal interview, and speech.
7. Mike Heitman Auctioneer services hosted the first annual **Antique Sale** on February 19th in the Whittemore Building at the El Paso County Fair and Events Center. Over 200 community members participated in the antique auction and there were over 2,000 items to bid on throughout the day. These types of events bring residents to the fairgrounds and helps establish this location as a community hub in Calhan.
8. On February 23, eight volunteers and staff completed a certification course in **First Aid, CPR, and AED** at the El Paso County Fair and Events Center. This course will assist in preparing our staff and active volunteers how to react in an emergency. The certification was provided through the American Red Cross, and we look forward to offering more trainings to the community in the future.



Special Events and Program Calendar

March 10 - April 13, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
Mar. 10 & 11	Thursday and Friday	2s & 3s Outdoors: Playful Prairie Dogs	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am / \$3 per person
Mar. 12	Saturday	Sustainability Series: Organic Vegetable Gardening for Success	Bear Creek Nature Center	All ages/ Adult focus	10:00am-noon
Mar. 15	Tuesday	Nature's Classroom: Foothills Habitats	Bear Creek Nature Center	Children in grades 1-2 with an adult	1-3 pm / \$4 per person
Mar. 16 & 17	Wednesday or Thursday	Nature Explorers: Green is Great	Bear Creek Nature Center	Children ages 4-5 with adult	10-11:30 am or 1-2:30 pm / \$3 per person
Mar. 18	Friday	Kids' Night Out: Full Moon Celebration	Bear Creek Nature Center	Children ages 6-11 (Drop-off program)	5:30-9:00 p.m./ \$20 per child
Mar. 18	Friday	Active Adults: Full Worm Moon Lecture & Hike	Fountain Creek Nature Center	Adults 18+	7-9pm / \$5 per person
Mar. 19	Saturday	Women's Voices Downtown History Walk	Downtown CO Springs	Adults	10:00-11:30am/ Partnership with COS Pioneers Museum
Mar. 19	Saturday	Forest Bathing Walk with Summer Lajoie of Listening Pines	Bear Creek Nature Center	Adults	1:00-3:30 p.m./ \$30 per person
Mar. 21-25	Mon-Fri	Spring Break Camp	Bear Creek Nature Center	Children in grades 1-5	9am-3pm daily
Mar. 25	Friday	Homeschool Fridays: Walk the Wetlands	Fountain Creek Nature Center	Children in grades PreK-2 with an adult	2-4pm / \$4 per person
Mar. 26	Saturday	That's Gross!!	Fountain Creek Nature Center	All Ages	10am-12pm / \$5 per person
Mar. 30&31	Wednesday or Thursday	Little Wonders: Snouts & Sniffers	Bear Creek Nature Center	Children ages 2-3 with adult	10-11:15/ \$3 per person
April 2 and 9	Saturday	BST Test and Tune	EPC Fair and Event Center	All Ages	Free to watch
Apr. 2	Saturday	Beef Blow and Go Steer Show	EPC Fair and Event Center	All Ages	Free to watch
Apr. 2 & 3	Saturday & Sunday	Pikes Peak Beekeeper's Association Beekeeping School	Bear Creek Nature Center	Adults	8:30-3:45pm daily
Apr. 7	Thursday	Dark Sky Workshop & Hike	Bear Creek Nature Center	All ages	6:30-8:30pm/ \$5 per person
Apr. 7 & 8	Thursday and Friday	Nature Adventures: Eggsploring Eggs	Fountain Creek Nature Center	Children age 3-6 with an adult	10-11:30am / \$3 per person
Apr. 8	Friday	Clean Sweep Household Hazardous Waste Event	Household Hazardous Waste Facility	Adults	9am-2pm
Apr. 9	Saturday	Sustainability Series: Egg Dyeing with Natural Dyes	Bear Creek Nature Center	Older children & adults	10am-12pm/ \$10 per person
Apr. 12	Tuesday	Nature's Classroom: Colorado Wildlife Detectives	Bear Creek Nature Center	Children in grades 3-5	1-3 pm / \$4 per person

* Nature Center Members may receive an additional discount

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**PARK OPERATIONS DIVISION
MONTHLY REPORT
FEBRUARY 2022**

Parks Planning

Capital Project Management / Planning:

Fountain Creek Regional Trail Repairs at Spring Run – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from rain events and the existing concrete low water crossing needs replacement. Staff obtained quotes and awarded the contract to Tezak Heavy Equipment in January. Public Works helped secure an Army Corps of Engineer maintenance permit which is good through March 2022. Construction on a new box culvert and trail repairs will begin in February and is expected to be complete by mid-March.

Fox Run Regional Park Oak Meadows Restroom – Project consists of renovating the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. Due to no bids being received last fall, the project was re-advertised Feb 2, 2022 with bids due March 9, 2022.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. The contract was awarded to Ridgeline Construction in January 2022. Ridgeline has ordered the play structure and work will begin once the play structure arrives. The estimated start of construction is late April.

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction started in October and progressed quickly with trail network and interpretive site completed in November. Trail signage is in process with a late-March 2022 opening, date TBD.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. Stantec



Consulting Services was selected to complete engineering design of the Ute Pass Regional Trail. Review and coordination with several agencies are ongoing. The final design package is scheduled to be completed in spring 2022.

Bear Creek Regional Park Restroom – Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. Tremmel Design Group (TDG) completed final design in December 2020. Raine Building was contracted for complete demolition and construction in April 2021. Demolition and pre-construction tasks were completed in 2021. Construction has been delayed several times due to material and contractor delays but will be completed in spring 2022.

Kane Ranch Open Space Master Plan / Phase I Improvements – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete. Seeding and erosion blanket has been completed. The site is currently being monitored for vegetation growth. Top Notch Fencing has completed the removal and replacement of the existing property line fencing. Additional post and cable fencing, as well as signage and an information kiosk has been added to the new trailhead parking area. To help reduce and discourage after hours activities and vandalism, Taylor Fence has been contracted to construct and install an automated security gate at the Squirrel Creek Road main park entrance with the goal of having it installed by end of February 2022, with a late-March 2022 opening, date TBD.

County Parks Master Plan Update – The 2013 County Parks Master Plan is currently being updated. The plan is a guiding document that works alongside other County plans to help maximize outdoor recreation opportunities such as parks, trails, long-term protection of open space and recreational programming. In addition, an infrastructure analysis will be completed to help identify and prioritize future needs regarding existing facility and park infrastructure. GreenPlay LLC. was selected as the consultant and the goal is to complete the updates early 2022. The online survey and forum to gather community input was launched in September with over 600 responses received. Staff is currently reviewing various chapters and updating maps in preparation for additional stakeholder review.

Other:

Interdepartmental Coordination- Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, and the Jackson Creek Parkway Corridor Plan.

Development Permit Application Reviews - Staff reviewed six development permit applications to be presented for endorsement at the February 2022 PAB meeting and provided internal administrative comments for an additional eleven applications during February 2022.

Fountain Creek Watershed, Flood Control and Greenway District - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – It appears that winter has finally revealed itself to the region in February. Multiple snow events and cooler temperatures has decreased park usage. However, the fluctuating Colorado weather still provides the community with ample opportunity to enjoy Bear Creek Park on warmer weather days. Our team's primary focus has been snow removal, cleaning facilities and parking areas, parking lot and trail maintenance, completing routine illegal camp checks, landscape bed maintenance, playground inspections, cleaning and organizing the Bear Creek Maintenance yard, and installing a new cover for our salt / sand bin.

With the assistance of EPSO Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern. Although the winter months have seen a slight decline in usage of the area, constant attention from staff is still required.

All documents for the Bear Creek Archery Range improvement grant have been submitted to Colorado Parks and Wildlife and we are awaiting their approval before we can proceed with the project. A roofing contractor has been secured to install a new metal roof and our team will be responsible for the installation of a small storage shed, an ADA accessible picnic table, as well as new signage for the range area. A majority of the funding for these projects was secured from a grant dedicated to shooting ranges through Colorado Parks and Wildlife.

Our team continues to meet and assist Raine Construction with the construction of the new restrooms at Bear Creek West. With the addition of a new project superintendent, real progress is visible and barring any other unforeseen circumstances or additional weather delays, completion date is set for March 2022.

The large gravel parking lot at Bear Creek West is receiving an upgrade. Through coordination with El Paso County Facilities, Wells and West Construction is adding five ADA parking stalls to the lot, allowing easier accessibility for park guests. A portion of this parking area will be closed while construction takes place.

Bear Creek Dog Park – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning, while performing routine perimeter fence inspections.

Rainbow Falls Historic Site – The site is currently closed for the season and will reopen in early April 2022. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

Downtown Facilities – The Downtown team remains busy with general maintenance tasks including bed maintenance, trash collection, and snow removal. Recent snow events have hindered progress with annual pruning operations and bed maintenance at multiple downtown properties, but once complete, staff will move on to other projects.

Park Operations, EPC Facilities, and TDG Architecture have met multiple times regarding new / improved parking at the Criminal Justice Center. This multiple stage project will increase parking availability at the facility and our staff will maintain oversight and provide input on changes made to landscape and irrigation portions of the project.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads and continues to monitor parking areas for illegal overnight use. Our team is working with CDOT to address a culvert issue on Hwy 24 causing erosion problems to the trail.

East District:

County Fairgrounds – Rentals and events are starting to pick up at the County Fairgrounds. Staff assisted with cleaning and setup for several events including an Antique Sale, Beef Weigh In, Baby Shower and the Queen's Contest. The Queen's Contest was successful, and we have selected our 2022 El Paso County Fair Queen.

The team completed our Whittemore tasks list by finishing the door refurbishing and bench repairs. The small shower benches in the Whittemore building had some minor damage that needed repair and staff sanded and finished them to prolong their useful life.

The final project tackled this month was a corner in one of the storage closets at the fairgrounds that had been damaged by water. The team found that an area of roofing had come loose on the exterior of the building and was allowing snow to blow in under the roof. The snow was melting, and water was running down inside of the wall. We were able to cut out the damaged drywall and replace, cleaning the area while we had access. The team resecured the roof, and we will monitor to see if the issue is completely resolved.

Homestead Ranch Regional Park – The team has completed the remaining touch up items and is ready to reopen restrooms for the upcoming reservation season. Staff had a few necessary repairs on the swings at the playground as well. A replacement bracket was installed with a few new bushings. Several replacement parts are on order for the playground, and we expect to receive them soon. Lastly, staff added some additional safety material to a few of the fall zones in the playground. Once the new replacement parts are in, we will be ready for the increased usage the warmer months bring.

Staff met onsite this month and marked the work area for the upcoming forestry maintenance project. The southwest portion of the park was mapped and flagged in preparation of our onsite meeting with contractors. The park will benefit from much needed fuel reduction and thinning which will increase overall forest health and fire resistance.

Falcon Regional Park – All has been quiet this month at Falcon Regional Park. Staff continues to monitor trash at the ball fields and the dog park.

Paint Mines Interpretive Park – Construction has wrapped up at Paint Mines and all has been quiet. No new maintenance to report.

North District:

General – Staff removed snow at district assigned County facilities and all northern parks.

Fox Run Regional Park – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements. Improvements include tree thinning and reduction of low-level fuels (fire mitigation).

North District staff continues to remove pine needles from the active use areas in between snow events, replacing old signs, installing new pavilion signs, rebuilding damaged kiosk, cleaning fox run shop, and adding water to the ponds. Efforts continue with painting interiors of closed restrooms during cold days in preparation of the upcoming reservation season.

Black Forest Regional Park – The public water system has required multiple system flushes to help regulate chlorine residuals for public use. Staff painted the interior of the restrooms in preparation for the upcoming reservation season.

Routine patrols were conducted to remove trash and check property conditions. Staff removed multiple construction waste piles and automotive car parts from parking lots.

Pineries Open Space – Efforts continue to focus on assessment of Mountain Pine Beetle within the park property. Infected trees, and dead trees within the contracted work areas were visually identified and marked for mitigation in hopes of controlling population growth this spring. Additionally, all wetland areas and areas containing rare plants were marked so these areas will be protected during mastication efforts. The contractor has mobilized on site and is making significant progress.

Efforts are made to remind guests of dog off leash policies and to remove trash from native areas.

Staff removed five fallen trees from the park's boundary fence and repaired the fence where needed.

Santa Fe Regional Trail - Staff periodically patrols the trail corridor to remind individuals of County policies regarding dogs off leash, to remove trash, and to post / remove illegal camp sites.

All picnic tables were painted and repaired at Baptist trailhead.

The North Gate Trailhead head has been officially closed for the construction of the Air Force Academy visitors center.

Black Forest Section 16 – Patrols of the perimeter trail are performed daily and individuals with dogs off leash are informed of County policies.

Palmer Lake Recreation Area – Routine patrols were conducted to remove trash and check property conditions.

Santa Fe Open Space – Routine patrols were conducted to remove trash. Staff checked all trail closed signs and barriers to prevent individuals from accessing the property.

South District:

General Information – The primary focus in February was snow removal efforts for assigned facilities and South District parks. Parking lots and sidewalks were well maintained throughout the month.

Our team completed landscape and fence improvement projects at the Fountain Creek Nature Center and Fountain Creek Regional Park.

The Park Maintenance II job was filled this month, and we are looking to fill one vacant Park Maintenance I position within the next few weeks. South District parks, trails, and facilities continue to be inspected and cleaned daily.

Fountain Creek Nature Center – The Nature center entry beds and fence were installed this month. The new beds improved the aesthetics of the entrance to the facility. In addition, we assisted Eagle Scouts in completing their fence project along the trail border. Several sections of split rail fence and an access gate were installed.

Fountain Creek Regional Park – The South District team replaced and repaired several failed sections of split rail fence near the entrance to the trailhead. We are currently trouble shooting the A1 well line. It appears to have a failed section of pipe that requires replacement.

Widefield Community Park – The baseball backstop has been replaced at the sports field. Pine needle removal has been completed throughout property.

Maxwell Street Trailhead – The Spring Run drainage project is underway, and several sections of the damaged concrete path have been removed. A temporary pedestrian bridge has been installed

and the trail will remain open during the project. The project is anticipated to be complete by the end of March. The drainage culvert and sidewalk will be replaced, providing a long-term solution for existing drainage issues.