

## LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Creekside at Lorson Ranch Filing No. 1 Final Plat is located to the east of Marksheffel Road, south of Lorson Boulevard, and east of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 83.088 acres. This final plat incorporates all of the Creekside at Lorson Ranch Filing No. 1 PUD/Preliminary Plan area and will include 235 lots and eight tracts for landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number SF 19-00x has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Creekside at Lorson Ranch Filing No. 1 Final Plat is based on the previously approved and recorded Creekside at Lorson Ranch Filing No. 1 PUD/ Preliminary Plan PUDSP-18-005. Approval of the PUD/Preliminary Plan included approval of a deviation of ECM Section I.7.1.B requires water quality be provided for the entire 83 acre site. Water quality will be provided by two permanent extended detention basins (Pond C1-R, CR2) as identified in the drainage/construction plans, and one Sand Filter Basin (Pond CR3) for 98.9% of the 83.085acre site. Approximately 0.91 acres (1.1% of the total 83.085-acre preliminary plan area) consists of backyards that drain directly to the East Tributary or Jimmy Camp Creek over grass buffers. The deviation included authorization to use a grass buffer BMP to treat runoff from these backyard drainage areas.

The entire Creekside development site is 83.088 acres located within the central portion of Lorson Ranch, east of Jimmy Camp Creek. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of Jimmy Camp Creek and the East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing FMIC (Fountain Mutual Irrigation Company) easement crosses the property on the west side which shall remain in place. The proposed Creekside at Lorson Ranch Filing No. 1 Plat includes 235 single family detached lots on approximately 83.088 acres for a density of 2.82 DU/ Acre. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for this plat includes a single lot type: 45' x 85' (3,825 SF); Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. The Fontaine Boulevard and Lorson Blvd. bridges constructed across the Jimmy Camp Creek provides two access points via Lorson Boulevard, Fontaine Boulevard and Old Glory Drive for this development.

### **El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan:**

The Creekside Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. 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 El Paso County Policy Plan have been provided with a summary analysis of each for reference:

1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***  
– Creekside at Lorson Ranch Fil. No. 1 is in compliance with the approved sketch plan amendment and the recently approved Creekside at Lorson Ranch Filing No. 1 PUD/ Preliminary Plan approved on February 21, 2019 (PUDSP-18-005). The Creekside at Lorson Ranch Fil. No. 1 plat is east of Jimmy Camp Creek, north of the East Tributary of Jimmy Camp Creek, and south of Lorson Boulevard. The proposed plat is compatible and

similar in nature to previously approved developments located north of Lorson Boulevard. There are no adjacent developments to the south as this land is vacant.

2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** The Creekside final plat is within the overall Lorson Ranch development and is a continuation of the planned community in the central portion of Lorson Ranch. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.
3. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space to the south. To the north of Lorson Boulevard is The Meadows at Lorson Ranch Filing No. 3 & 4 and Allegiant at Lorson Ranch which are similar urban developments. There are buffer tracts along Lorson Boulevard which will be landscaped along with areas within the ROW as shown on the landscape plan in this plat submittal. Lorson Boulevard is constructed at this time and the landscaping will be constructed.
4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Creekside is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Lorson Boulevard and Stingray Lane. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond C1-R) and two new detention/WQ ponds (Pond CR2 & CR3) will serve this site. The East Tributary of Jimmy Camp Creek is located on the south side of this plat and is required to be stabilized from the south property line north to the tie into the previously stabilized portions on the east side of the site. The East Tributary will be stabilized with this plat per construction drawings prepared by Kiowa Engineering for this section of creek. The creek improvements do not require a CLOMR and are covered in the existing ACOE permit for the East Tributary for work in the floodplain. 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
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Creekside at Lorson Ranch Filing No. 1 final plat comprises of 83.088 acres. The final plat has 14.759 acres of ROW, 43.514 acres of open space, and 24.815 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 235 Single Family Residential Dwelling Units on 83.088 acres (2.82 Du/ Acre).
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 3825 sq. ft. 45' x 85' (3,825 SF).
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 83.088 acres. The final plat has 14.759

acres of ROW/ROW reservation and 43.514 acres of open space. Open Space = 43.514 acres (52.3% of 83.088 acres). This includes several tracts for buffers as open space.

- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Creekside at Lorson Ranch Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** 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.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**

The proposed Creekside at Lorson Ranch Filing No. 1 includes the approved landscape plan for streetscape plantings adjacent to Lorson Blvd from Jimmy Camp Creek to the East Tributary of Jimmy Camp Creek. The required landscape improvements have been collateralized in the financial assurance.

All required landscape and streetscape planting associated with the approved landscape plan for the Creekside at Lorson Ranch Filing No. 1 PUD (PCD File No. PUDSP-18-005) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Lorson Blvd. includes 1 tree per 20 linear feet of frontage for a total of 29 trees as part of this filing along the south side of Lorson Blvd.. There are no proposed streetscape plantings within the proposed open spaces tracts. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing FMIC easement and the open space provided along the east tributary of Jimmy Camp Creek and no landscaping will be proposed in these open space areas. Landscaping will be constructed by the developer and maintained by the Lorson Ranch Metropolitan District 4. All open space tracts within this filing include planned trail networks which connect open spaces throughout the greater Lorson Ranch development area.
- ❑ **PROPOSED ACCESS LOCATIONS:** Access to Lorson Ranch is from the easterly extension of Fontaine Blvd at Marksheffel and from Lorson Blvd at Marksheffel. Proposed access into the filing will be from Lorson Boulevard at Tensas Drive, Kearsarge Drive, and Stingray Lane.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch 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.
- ❑ **MAILBOX LOCATION:** Creekside at Lorson Ranch Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.