

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Ponderosa at Lorson Ranch Filing No. 3A Final Plat is located to the east of Old Glory Drive and Bearcat Loop on Tract L, Ponderosa at Lorson Ranch Filing No. 1 located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 1.417 acres. This final plat incorporates all of the Ponderosa at Lorson Ranch Filing No. 3 PUD/Preliminary Plan area and will include three (3) lots and two (2) tracts for street/landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tracts will be owned/maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA. Private streets will be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner/Applicant* = Challenger Communities, LLC, 8605 Explorer Drive, Suite 250, Colorado Springs, CO, 80920 (attn: Mike Mason, 719-963-4095); *Engineering Consultant* = Core Engineering Group, 15004 1st Avenue S., Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Ponderosa at Lorson Ranch Filing No. 3A Final Plat is based on the previously approved and recorded Ponderosa at Lorson Ranch Filing No. 3 PUD/Preliminary Plan PUDSP-19-010. A concurrent PUDSP amendment has been submitted that corresponds to the plat amendment. You need to specify which lots (ts) proposed with this request. you are replatting/vacating.

A finding of water sufficiency was made by the Board at the time of the preliminary plan approval. Applicant requests this final plat be approved administratively.

The entire development site is 10.38 acres located within the west portion of Lorson Ranch, east of Jimmy Camp Creek on an old school site. The specific area incorporated in the Ponderosa at Lorson Ranch Filing 3A Amended Plat includes 1.417 acres. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. The approved/recorded Ponderosa at Lorson Ranch Filing No. 3 Plat includes 90 single family attached lots on approximately 10.38 acres for a density of 8.67 DU/ Acre. The amended plat includes three (3) lots and two (2) tracts. The approved overall 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 single family attached lot types with typical sizes of: 24' x 60' (1,440 SF); Old Glory Drive provides two public access points for this development.

Criteria for Approval - Boundary Line Adjustment between Unplatted Parcels

- ***The parcels subject to the boundary line adjustment were legally created;***
Affected parcels were created by the Ponderosa at Lorson Ranch Filing No. 3 Plat approved by the BOCC.
- ***No additional parcels will result from the action;***
No new parcels will be created as a result of this action.
- ***The boundary line adjustment will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area;***
the proposed action will not affect access and promotes drainage/utility easements by provided for an additional ten (10) foot public utility and improvements easement which provides a necessary easement component that complements and otherwise supports the provision of public utilities, drainage, and other public improvements throughout the subdivision.
- ***The boundary line adjustment will not result in creating a nonconformity;***
No nonconformities are created as a result of the proposed action. All affected lots are increased in size to accommodate the additional easement.

- ***The boundary line adjustment will not result in a change in the water supply for either lot;***
The proposed action does not negatively impact water supply or the delivery of associated services.
 - ***The resultant parcels will meet the required minimum lot size and lot width standards of the applicable zoning district or where 1 or both lots are nonconforming with respect to minimum lot size or lot width, the boundary line adjustment does not increase the nonconformity; and***
All impacted lots are increased in size by a range of 96 – 114 square feet in overall lot area.
 - ***The deeds to be recorded will serve the purpose of both transfer of title and recombination of land to result in a legal parcel.***
In accordance with this criterion, the resulting deeds to be recorded will facilitate the transfer of title and recombination of the affected land to result in a legal parcel.
- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Old Glory Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, and telecommunications. Existing detention/WQ pond (Pond A3) partially constructed in 2008 will be increased in size and will serve this site. Jimmy Camp Creek is located west of this plat was relocated and stabilized in 2006. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications.
 - ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
 - ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Ponderosa at Lorson Ranch Filing No. 3 amended plat comprises of 1.417 acres of the approved 10.38 acre final plat. The approved final plat has 2.25 acres of streets/parking, 4.67 acres of open space/landscaping, and 3.46 acres of residential lots.
 - ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 90 Single Family Residential Dwelling Units on 10.38 acres (8.67 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 1440 sq. ft. 24' x 60' (1,440 SF).
 - ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This amended plat has a total area of 10.38 acres. Open Space/Landscaping = 4.67 acres (44.9% of 10.38 acres). This includes twelve tracts for buffers/landscaping/open space.
 - ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public and private sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed as shown on the PUD. All open space tracts will be maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA.
 - ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat (and proposed amendments thereto) will be for the entire Ponderosa at Lorson Ranch Filing No. 3
 - ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation 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 Ponderosa at Lorson Ranch Filing No. 3 (and proposed amendments thereto) includes the approved landscape plan for roadway buffer and open space tracts owned and maintained by the HOA. There are no landscaping improvements within public ROW.
 All required landscape and streetscape planting associated with the approved landscape plan for the Ponderosa at Lorson Ranch Filing No. 3 PUD (PCD File No. PUDSP-19-010 and proposed amendments thereto) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Old Glory drive includes 1 tree per 20 linear feet of frontage (172') within a 25-foot setback for a total of 9 trees as part of this filing along the south side of Fontaine Blvd. Landscaping has been provided within the open space tract areas consistent with planned pedestrian and outdoor amenities as approved on the PUD. All proposed streetscape plantings will be planted within 50' of the R.O.W. to maintain character and protect sightlines. The planting design incorporates a mix of evergreen and deciduous trees. Landscaping will be constructed by the developer and maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA. 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 Old Glory Drive.
- ❑ **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:** Ponderosa at Lorson Ranch Filing No. 3 (and proposed amendments thereto) will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located outside 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.