

Lorson Boulevard Street/Watermain Construction
from Jimmy Camp Creek 2,400' to the East to Stingray Lane

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Lorson Boulevard construction starts at Jimmy Camp Creek and extends approximately 2,400 feet to the East to Stingray Lane. Major construction items include street/storm, grading, and watermain.
- ❑ **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 1st Avenue S, Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800)
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Boulevard construction is based on the Sketch Plan for Lorson Ranch and will serve as the second access point for the portions of Lorson Ranch development located east of Jimmy Camp Creek. Lorson Boulevard is currently built from Marksheffel Road east to Jimmy Camp Creek. Construction plans for the bridge crossing over Jimmy Camp Creek are currently under review as part of CDR177. Lorson Boulevard construction plans east of Stingray Lane are currently under review as part of the Lorson Ranch East Filing No. 1 final plat. Lorson Boulevard construction limits for this submittal extend from Jimmy Camp Creek eastward 2,400' to Stingray Lane. Lorson, LLC intends to construct the street, storm, grading, and watermain on Lorson Boulevard. Grading for street construction will occur as part of this plan as well. The elevations of the existing tracts are close to final grades and will only require minor grading.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Boulevard Street construction includes a Grading Plan and SWMP for grading approximately 10.5 acres for street construction. There are no land use changes after construction is complete.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** There are no land use changes.
- ❑ **TYPICAL LOT SIZES (Length and width):** n/a
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** n/a there are no land use changes with this construction
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** Construction will be in one phase for 2400 feet of Lorson Boulevard.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** There are no tracts that need to be landscaped at this time. Landscaping will be performed when areas south of street are platted in Creekside. Irrigation taps will be provided by Creekside and will be included in the water acquisition for Creekside.
- ❑ **PROPOSED ACCESS LOCATIONS:** Old Glory Drive, Kearsarge Drive, Stingray Lane, and Lorson Boulevard.
- ❑ **ROW/EASEMENTS:** ROW necessary for these improvements will be dedicated when adjacent land to the south (Creekside) will be platted or it will be deeded to the County. Deeding of the right-of-way to the County shall include an as-built survey (showing property lines, easements and improvements) and needs to occur prior to County acceptance of the roads if requested prior to platting of the right-of-way. Upon preliminary acceptance, defect warranty collateral will be required. Any easements located within the ROW of Lorson Boulevard will need to be vacated prior to platting or acceptance by the county. Construction of all the improvements is on land owned or controlled by Lorson Ranch.