

LETTER OF INTENT

- **SUBDIVISION NAME:** Lorson Ranch East Filing No. 1 Final Plat is situated to the east of Marksheffel Road, north/South of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 126.255 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 303 lots, one school site previously dedicated to Widefield School District 3, two detention pond tracts, and seventeen tracts for landscape/utility/buffer/open space purposes. The two detention pond tracts and seventeen landscape/utility/buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District. The previously platted school site parcel will be owned/maintained by Widefield School District 3. This school site is included in this plat because it will be modified slightly to fit the site requirements of the school and for ROW requirements at the proposed roundabout. El Paso County Project Number SF 18-08 has been assigned to this project.

- **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Owner = Widefield School District No. 3; 1820 Main Street; Colorado Springs, CO 80911 (attn: Dennis Neal, 719-391-3530)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).

- **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 1 Final Plat is based on the previously submitted and approved Lorson Ranch East PUD/ Preliminary Plan PUDSP-16-003. The entire Lorson Ranch East development site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. 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 the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. The proposed LR East Filing 1 Plat includes 303 single family detached lots on approximately 72.5 acres for a density of 4.18 DU/ Acre. The school site and adjacent streets (Fontaine Blvd, Lorson Blvd, Lamprey Dr) were not included in the density calculations. 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 Lorson Ranch East includes three lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. bridges will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1. There is no proposed access to the neighborhoods to the south into the Peaceful Valley Estates.
 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.***
– Lorson Ranch East Filing 1 is in compliance with the approved sketch plan amendment and the recently approved Lorson Ranch East PUD/ Preliminary Plan approved on January 23, 2018 (PUDSP-16-003). The Lorson Ranch East Filing 1 boundary is located approximately 1,700 from the southern border; however, as part of this submittal the adjacent residents within the Peaceful Valley Estates were notified of the Lorson Ranch East Filing Plat submittal and development project.

 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 LR East Filing 1 is within the overall Lorson Ranch development and is a continuation of the

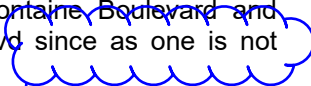
community eastward. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density. In addition, the continuation of the utilities eastward could also serve the communities to the south shall a need arise to extend public facilities southward.

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 and transitions to the south and north. To the west the Jimmy Camp Creek East Tributary creates a natural amenity and buffer between Lorson Ranch neighborhoods.

4. **Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.** – Lorson Ranch East 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 south of Fontaine Boulevard and watermain in Fontaine Boulevard at Old Glory Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and a detention/WQ ponds to serve the site. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. The only deviation requested with this plat submittal is the grass buffer water quality deviation for runoff draining directly to the Etrib from backyards. Existing utility easements (other than the SDS Watermain Easement) encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement to recordation of the plat.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 1 comprises 126.25 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 303 Single Family Residential Dwelling Units on 73.425 acres (4.12 Du/ Acre). We did not include the school site, and Pond C5 for calculating density.
- ❑ **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 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat has a total area of 126.255 acres. The final plat has 31.925 acres of ROW, 25.26 acres of School Site, and 27.56 acres of open space/detention ponds. Open Space, detention = 27.56 acres (21.83% of 126.255 acres). This includes two detention pond tracts, several tracts for buffers, and East Tributary of Jimmy Camp Creek as open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.

- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** 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.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
The proposed Lorson Ranch East Final Plat Filing 1 includes a landscape plan for streetscape plantings along both Fontaine Blvd. and Lorson Blvd. In addition, this development proposes to landscape the center portion of the traffic roundabout at Fontaine/Lamprey. The Lorson Ranch Metro District will maintain the roundabout landscaping. There are no landscape modifications being requested at this time. The proposed landscaping along Fontaine Blvd. includes 1 tree per 20 linear feet of frontage for a total of 63 trees as part of this first filing. The proposed landscaping along Lorson Blvd. includes 1 tree per 30 linear feet of frontage for a total of 48 trees as part of this first filing. 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 SDS easement and the open space provided along the east tributary of Jimmy Camp Creek.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard and Lorson Boulevard. A noise wall is not being provided along Fontaine Blvd since as one is not required.
- ❑ **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.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. 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 will 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 wants to modify the school site boundary slightly to fit the new site plan. This plat adjusts 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. The modified school site size is over the 25-acre minimum size.



This is required per ECM 2.5.3. If it is requested that this be deferred, state that and when it would be done. See comment letter.

You have to do a study to show that you do not need one (or you do) with this plat. You have already deferred it with the PUD and Prelim. Now is the time. Add a detail to the Noise study of the wall if required.