

## LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 3 Final Plat is situated to the east of Marksheffel Road, north 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 19.497 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 81 lots, one tractor for future ROW on Lorson Boulevard, and two tracts for landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tract will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number SF 19-003 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)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800).
  
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 3 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 3 Plat includes 81 single family detached lots on approximately 19.497 acres for a density of 4.15 DU/ Acre. The school site and adjacent streets (Fontaine Blvd & Lamprey Dr) have been previously platted. 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 two lot types: 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 are constructed across the Jimmy Camp Creek East Tributary offering two access points for this development.
  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 3 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 3 is east of the Lorson Ranch East Filing No. 2 and located northeast of the Lorson Ranch East Filing 1 development across the street along Fontaine Blvd. The proposed Filing 3 is compatible and similar in nature to these previously approved developments. There are no adjacent developments to the north 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 LR East Filing 3 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 north. To the west is Lorson Ranch East Filing No. 2 which is a similar development. There is a buffer tract on the east side along Lorson Boulevard which will be landscaped along with areas within the ROW as shown on the landscape plan in this plat submittal. Since Lorson Boulevard is not going to be constructed at this time, the landscaping will be deferred to a later date as described in the Landscape section of this letter of intent.

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 and watermain in Lamprey Drive and Mumford Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The detention/WQ pond (Pond C5) to serve this site was constructed in Lorson Ranch East Filing No. 1. The East Tributary of Jimmy Camp Creek is located on the west side of this plat and is required to be stabilized from Fontaine Boulevard north to the northern plat limits. The East Tributary has been constructed and stabilized per the approved CLOMR and construction drawings prepared by Kiowa Engineering for this section of creek. The only remaining item is to prepare a LOMR of the creek which will modify the FEMA 100-year floodplain boundaries to match the as-constructed conditions. 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:** 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. 3 final plat comprises of 19.497 acres. The final plat has 5.58 acres of ROW and ROW reservation, 1.022 acres of open space, and 12.894 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 81 Single Family Residential Dwelling Units on 19.497 acres (4.15 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 5500 sq. ft. (50' x 110' min.), and 60' x 110' (6,600' 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 19.497 acres. The final plat has 5.580 acres of ROW/ROW reservation and 1.022 acres of open space. Open Space = 1.022 acres (4.93% of 19.497 acres). This includes two tracts for buffers 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 4.

- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 3
- ❑ **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 3 includes a landscape plan for streetscape plantings adjacent to approximately 311 linear feet of frontage along the west side of Lorson Blvd North of Lamprey Drive. The Lorson connection is being platted into Tract B Lorson Ranch Filing No. 3. The applicant intends to defer installation of the landscape improvements until such time as the associated segment of Lorson Boulevard is constructed. Construction of the roadway segment is dependent on final design and approval of future Lorson Ranch roadway plans. The required landscape improvements have been collateralized in the financial assurance. All required landscaping will be installed prior to request and/or approval of preliminary acceptance of the future Lorson Boulevard segment associated with Lorson Ranch East Filing No. 3. All required landscape and streetscape planting associated with the approved landscape plan for the Lorson East PUD (PCD File No. PUDSP-16-3) has been installed with the plats for Lorson East Filing Nos. 1 & 2. There are no landscape modifications being requested at this time. All landscaping will be installed in accordance the original landscape plan as submitted with the final plat.
- ❑ 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 second filing. There are no proposed streetscape plantings along Lamprey Drive or within the proposed open spaces. 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. Landscaping will be constructed by the developer and maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Mumford Drive and Lamprey 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.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 3 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 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. The modified school site size is over the 25-acre minimum size.