

**The Hills at Lorson Ranch Collector Streets
Street/Storm/Watermain/Sanitary Construction**

Lorson Boulevard, Fontaine Boulevard, Walleye Drive, Grayling Drive, Lamprey Drive

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** The Hills at Lorson Ranch is a PUD/Preliminary Plan submittal in Lorson Ranch. As part of the PUD/Prelim submittal, Lorson Ranch intends to construct Lorson Boulevard east to Walleye Drive, Fontaine Boulevard east to Walleye Drive, Walleye Drive north to Grayling Drive, Grayling Drive west to Lamprey Drive, and Lamprey Drive east to Grayling Drive. This construction plan will also include construction of six detention ponds/outlet structures. Major construction items include street/storm, watermain, and sanitary sewer to serve The Hills at Lorson Ranch and the remaining areas to the east.
- ❑ **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:** The proposed street construction is based on the Sketch Plan for Lorson Ranch and will serve the entire The Hills at Lorson Ranch development located east of Jimmy Camp Creek. In addition, this construction will provide utilities and access to the remaining areas in Lorson Ranch to be developed. Grading will occur as part of the Early Grading Plans for The Hills at Lorson Ranch.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** This street construction is included in the Early Overlot Grading Plan and SWMP area for The Hills at Lorson Ranch. 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 the construction
- ❑ **AREAS OF REQUIRED LANDSCAPING:** There are no tracts that need to be landscaped.
- ❑ **PROPOSED ACCESS LOCATIONS:** Fontaine Boulevard (east end), Lorson Boulevard (east end), and Lamprey Drive (east end)
- ❑ **ROW/EASEMENTS:** ROW necessary for these improvements will be dedicated in the first final plat for The Hills at Lorson Ranch which should be submitted in September, 2020 to the county for review. Tracts of land for future ROW expansion on Fontaine Boulevard will include utility uses. Utilities located within the tract may have to be relocated in the future at their expense. Construction of all the improvements is on land owned or controlled by Lorson Ranch..