

Lorson Blvd Bridge over Jimmy Camp Creek Main Channel
LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Lorson Boulevard Bridge over Jimmy Camp Creek Main Channel construction is situated at Lorson Boulevard and the main channel of Jimmy Camp Creek and is approximately 1,600 feet south of Fontaine Boulevard. This construction plan will also include approximately 990 feet of street and watermain construction for Lorson Boulevard.

- ❑ **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 = Loris & Associates, 100 Superior Plaza Way, Suite 220, Superior, CO, 80027 (attn: Dan Beltzer, 303-444-2073) for the bridge plans and Core Engineering Group, 15004 1st Avenue S, Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800) for Lorson Boulevard construction

- ❑ **REQUEST AND JUSTIFICATION:** Lorson Boulevard Bridge over Jimmy Camp Creek Main Channel is based on the Sketch Plan for Lorson Ranch and will serve the entire Lorson Ranch development located east of Jimmy Camp Creek. Final grading will occur for Lorson Boulevard on both sides of the bridge and it will include a trail access point in the SE corner for a future trail connection to the creek trail as discussed in the Carriage Meadows South at Lorson Ranch PUD plan. Lorson, LLC intends to construct this bridge and street to meet the demand for additional housing in this area. Construction will also construct 990 feet of Lorson Boulevard watermain and streets.

- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** East Jimmy Camp Creek Interceptor Sanitary Sewer disturbs 4.8 acres of land. There are no land use changes after the sewer 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?** The entire bridge and approximately 9900 feet of Lorson Boulevard will be constructed at one time including the final grading and watermain.

- ❑ **AREAS OF REQUIRED LANDSCAPING:** There are no tracts that need to be landscaped.

- ❑ **PROPOSED ACCESS LOCATIONS:** Lorson Boulevard in Carriage Meadows South at Lorson Ranch Filing No. 1 from the west and Old Glory Drive from the east

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