

LORSON RANCH EAST FILING NO. 2
LETTER OF INTENT (Grading Plan & Wet Utilities)
PUD SP-16-003

- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 2 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 53.866 acres.
- ❑ **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, 719-570-1100).
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 2 is based on the submitted zoning and preliminary plan. Lorson, LLC intends to grade a small portion of this site and a small offsite area for an interim detention pond in advance of preparation of construction plans to meet the demand for additional housing in this area. In addition to early grading, Lorson Ranch also intends to construct wet utilities (water/sanitary sewer/storm sewer) within Lorson Ranch East Filing No. 2 at their own risk. Grading for this subdivision has mostly been completed with the School Site grading plan that is east of and adjacent to this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 2 comprises of 53.866 acres and we propose to grade 42 acres in the early grading process.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 196 Single Family Residential Dwelling Units on 35.78 acres (5.4 Du/ Acre).
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' typical)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat open space= 18.08 acres (33.5% of 53.866 acres).
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** The entire site for Lorson Ranch East Filing No. 2 will be graded and wet utilities will be constructed for all lots as well.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** There are two tracts that need to be landscaped along Fontaine Boulevard
- ❑ **PROPOSED ACCESS LOCATIONS:** Fontaine Boulevard at Edisto Drive and Lamprey at Clarion Drive