

Letter of Intent
East Fork Jimmy Camp Creek at Creekside Filing No. 1 Project
July 2019

Owner: LORSON DEVELOPMENT
212 North Wahsatch Suite 301
Colorado Springs, CO 80903
(719) 635-2800

Applicant/Consultant: Kiowa Engineering
1604 S 21st Street
Colorado Springs, CO 80904
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Site Location: Lorson Ranch Development, East Fork Jimmy Camp Creek, from the south property line to 500 feet downstream of Lorson Boulevard Ranch development.

Request. This application is a request to construction of drainageway facilities for a segment of East Fork Jimmy Camp Creek that is adjacent to the proposed Creekside at Lorson Ranch Filing No. 1. The intent of the request is to receive County design approvals for the infrastructure described above so that construction can commence in 2019.

Description. As a condition for future development of Creekside at Lorson Ranch Filing No. 1 the County requires drainageway stabilization measures be designed and constructed for the segment of East Fork Jimmy Camp Creek adjacent to the proposed subdivision. Boulder low flow channel linings will be constructed along the present thread of the channel. The low flow area of the channel was identified by USFW as a potential fish habitat and as such desired that the low flow thread be left undisturbed to the greatest extent possible. Outside of the low flow channel, stabilized benches are proposed. At outside bends soil riprap bank lining is proposed that will extend to the height of the 100-year base flood elevations. The project will terminate at the downstream limit of the existing stabilized East Fork Jimmy Camp Creek drainageway.

Once the drainageway stabilization measures are completed the operation and maintenance of the drainageway facilities will become the responsibility of the Lorson Ranch Metropolitan District.

The Owner is presently in the process of obtaining the required regulatory permits. US Army Corps of Engineers 404 Permit has been authorized for projects within Lorson Ranch., but notification is required prior to commence with any work within waters of the United States. A floodplain development permit will be required from The Regional Floodplain Administrator's office. The limits of the regulatory floodplain will not be altered by the completion of the stabilization measures proposed for this project.