

LETTER OF INTENT

- **SUBDIVISION NAME:** Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat is located to the east of Carriage Meadows Drive, south of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 5.43 acres. This final plat incorporates all of the Carriage Meadows South at Lorson Ranch Filing No. 2 PUD/Preliminary Plan area and will include 49 lots and eighteen tracts for street/landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tracts will be owned/maintained by the Carriage Meadows South Filing 2 HOA. Private streets will be owned and maintained by the Lorson Ranch Metropolitan District. El Paso County Project Number SF 20-011 has been assigned to this project.

- **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC as Nominee for Heidi, 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:** Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat is based on the previously approved and recorded Carriage Meadows South at Lorson Ranch Filing No. 2 PUD/ Preliminary Plan PUDSP-19-005.

A finding of water sufficiency was made by the Board at the time of the preliminary plan approval. Applicant requests this final plat be approved administratively.

The entire development site is 5.43 acres located within the west portion of Lorson Ranch, west of Jimmy Camp Creek. 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 Jimmy Camp Creek that the Lorson Ranch Metropolitan District currently owns and maintains located east of this site. The existing FMIC (Fountain Mutual Irrigation Company) easement is located east of this site which shall remain in place. The proposed Carriage Meadows South at Lorson Ranch Filing No. 2 Plat includes 49 single family attached lots on approximately 5.43 acres for a density of 9.02 DU/ Acre. 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 this plat includes single family attached lot types with typical sizes of: 24' x 60' (1,440 SF); Carriage Meadows Drive and Rubicon Drive provide two public access points for this development.

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan:

The Carriage Meadows South at Lorson Ranch Filing No. 2 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

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.***
Carriage Meadows South at Lorson Ranch Filing No. 2 is in compliance with the approved sketch plan amendment and the recently approved Carriage Meadows South at Lorson Ranch Filing No. 2 PUD/ Preliminary Plan approved (PUDSP-19-005). The Carriage Meadows South at Lorson Ranch Filing No. 2 plat is west of Jimmy Camp Creek, south of Fontaine Boulevard, and west of Carriage Meadows Drive. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed plat is compatible with previously approved developments located to the south.

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.** This final plat is within the overall Lorson Ranch development and is a continuation of the planned community in the west portion of 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.
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 to the east. There are buffer tracts along Lorson Boulevard which will be landscaped along with areas outside the ROW as shown on the landscape plan and are not part of the plat submittal. Lorson Boulevard is constructed at this time and the landscaping will be constructed. Landscaping will be owned and maintained by the Carriage Meadows South Filing 2 HOA.
4. **Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.** – Carriage Meadows South Filing No. 2 is in response to the market demand for a higher density of single family residential lots located within walking distance of parks, trails, and open space.

- **The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;**

The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. Findings of consistency and/or general conformance with the Master Plan were made with the review and approval of the Carriage Meadows South at Lorson Ranch Filing No. 2 PUD which included preliminary plan approval. The final plat is consistent with the approved PUD and preliminary plan.

- **The subdivision is in substantial conformance with the approved preliminary plan;**

The final plat is in substantial conformance with the approved Carriage Meadows South at Lorson Ranch Filing No. 2 preliminary plan which was part of the PUD submittal and approval.

- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

The subdivision is consistent with the design criteria and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

Widefield Water and Sanitation District will provide water service to the subdivision. Findings of sufficiency were made with the PUD/preliminary plan approval. The final plat remains consistent with the conditions and/or terms of those findings.

- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;**

Widefield Water and Sanitation District will provide wastewater/public sewage disposal service to the subdivision. El Paso County Public Health made a finding that the proposed methods of disposal through District service provision is adequate to support the proposed subdivision.

- **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];**
All areas which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].
 - **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**
Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM
 - **Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**
Legal and physical access is provided to all parcels by public rights of way acceptable to the County in compliance with this Code and the ECM.
 - **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**
Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
 - **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**
The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
 - **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**
Off-site impacts have been evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
 - **Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;**
Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
 - **The subdivision meets other applicable sections of Chapter 6 and 8; and**
The subdivision meets other applicable sections of Chapter 6 and 8;
 - **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]**
The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
- **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Carriage Meadows Drive and Rubicon Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, and telecommunications. Existing detention/WQ pond (Pond G1/G2) constructed in 2017 will serve this site. Jimmy Camp Creek is located east of this plat was relocated and stabilized in 2006. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications.

- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows South at Lorson Ranch Filing No. 2 final plat comprises of 5.44 acres. The final plat has 1.36 acres of streets/ROW, 2.38 acres of open space/landscaping, and 1.68 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 49 Single Family Residential Dwelling Units on 5.43 acres (9.02 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 1440 sq. ft. 24' x 60' (1,440 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 5.43 acres. Open Space/Landscaping = 2.38 acres (43.8% of 5.43 acres). This includes fifteen tracts for buffers/landscaping/open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public and private sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. An additional 5' concrete sidewalk will be constructed from Fontaine Boulevard to the gravel trail on the west side of Jimmy Camp Creek. All open space tracts and sidewalks will be maintained by the Carriage Meadows South Filing 2 HOA.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows South at Lorson Ranch Filing No. 2
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
 The proposed Carriage Meadows South at Lorson Ranch Filing No. 2 includes the approved landscape plan for roadway buffer and open space tracts owned and maintained by the HOA. There are no landscaping improvements within public ROW.
 All required landscape and streetscape planting associated with the approved landscape plan for the Carriage Meadows at Lorson Ranch Filing No. 2 PUD (PCD File No. PUDSP-19-005) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Fontaine Blvd. includes 1 tree per 20 linear feet of frontage (172') within a 25-foot setback for a total of 9 trees as part of this filing along the south side of Fontaine Blvd. 52 trees with 70 substitution shrubs are located within the 25' roadway setback (minor arterial) of Carriage Meadows Drive within a 15' roadway landscape setback. Landscaping has been provided within the open space tract areas consistent with planned pedestrian and outdoor amenities as approved on the PUD. Open space landscaping shown on the PUD includes areas of enhanced landscaping consisting of outdoor seating/gathering spaces, bicycle parking, benches, and picnic tables. There are no proposed streetscape plantings within the proposed open spaces tracts. The planting design incorporates a mix of evergreen and deciduous trees. Additional areas of open space include the existing FMIC easement and the open space provided along the east tributary of Jimmy Camp Creek which not be landscaped. Landscaping will be constructed by the developer and maintained by the Carriage Meadows South Filing 2 HOA. All open space tracts within this filing

include planned trail networks which connect open spaces throughout the greater Lorson Ranch development area.

- ❑ **PROPOSED ACCESS LOCATIONS:** Access to Lorson Ranch is from the easterly extension of Fontaine Blvd at Marksheffel and from Lorson Blvd at Marksheffel. Proposed access into the filing will be from Carriage Meadows Drive from the west and Rubicon Drive from the south.
- ❑ **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 at the time of building permits for each residential lot in the final plat. A PID inclusion application has been submitted to El Paso County and will be recorded prior to plat recordation.
- ❑ **MAILBOX LOCATION:** Carriage Meadows South at Lorson Ranch Filing No. 2 will utilize one centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located outside 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 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.
- ❑ **TRAFFIC SIGNAL ESCROW:** There are two intersections that will be impacted by traffic from this development and will meet warrants to construct a traffic signal in the future. The two intersections are Fontaine Boulevard/Carriage Meadows Drive and Marksheffel Road/Lorson Boulevard. Escrow will be deposited into the appropriate account as follows: Fontaine Boulevard/Carriage Meadows Drive in the amount of \$10,909 and Marksheffel Road/Lorson Boulevard in the amount of \$10,453
- ❑ **PRIVATE STREET MAINTENANCE:** Private streets in Tracts P, Q, and R will be maintained by the Carriage Meadows South Filing No. 2 Homeowners Association. Monthly association dues will fund maintaining the private streets.