

How many lots? How many tracts- owned and maintained by whom? What is the purpose of the tracts?

17-023

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Carriage Meadows North Filing No. 1 Final Plat is situated to the east of Marksheffel Road, north 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 48.21 acres. This final plat incorporates the entire preliminary plan area and will include several tracts for future development purposes. El Paso County Project Number SF-17-xxxx has been assigned to this project.
- ❑ **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., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Carriage Meadows North Filing No. 1 Final Plat is based on the previously submitted and approved Carriage Meadows PUD-06-002 and Preliminary Plan SP-06-005

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 North is in compliance with the approved sketch plan and adjacent residential development
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.*** Development is within the sketch plan area and will be surrounded by future residential development in accordance with the Overall Development and Phasing Plan (PUD-05-003)
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
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 North is in response to the market demand for single family residential lots

Add the approval of the current PUD- note the allowance for the reduction along Marksheffel due to the ROW taking. A landscape plan is being reviewed with this plat- applicant will be conditioned to install the LS plan as it is approved.

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer on the north side of Fontaine Boulevard at Carriage Meadows Drive, watermain in Fontaine Boulevard and the west side of Marksheffel Road, two storm sewer extensions from Jimmy Camp Creek, and one storm sewer from Fontaine Boulevard. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and a detention/WQ pond to serve the site. All proposed facilities will be in accordance with El Paso County design standards.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested

- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows North Filing No. 1 comprises 48.21 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 155 Single Family Residential Dwelling Units on 34.05 acres (4.55 Du/ Acre). We did not include future development tracts or the FMIC area for calculating density.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.

I believe you are platting tracts that will be commercial or multi- family

Address trail location

- ❑ **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 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 48.136 acres. Open Space, detention = 3.458 acres (7.2% of 48.21 acres). This includes one detention pond tract and several tracts for buffers.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows North Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**

The proposed PUD Final Plat includes a landscape plan for streetscape plantings along Marksheffel Road. There are no landscape modifications being requested at this time. The proposed landscaping along Marksheffel Rd. includes 1 tree per 30 linear feet of frontage for a total of 67 trees. The proposed landscaping includes the minimum required landscape setback width of 25' along Marksheffel Rd.; however, due to changes that occurred to the Marksheffel Right-of-Way during construction of roadway improvements, the landscape setback does get reduced to less than 25' along several of the northern most lots. The planting design incorporates a mix of evergreen and deciduous tree in addition to a 6' concrete screen fence proposed along Marksheffel Rd. This concrete fence will match the existing fencing at the main entrance to the development at Fontaine Blvd. This concrete fence provides another level of buffering for the residents along Marksheffel Blvd. in addition to the proposed landscaping and 25' landscape setback.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard/Carriage Meadows Drive and Marksheffel Road/Peaceful Ridge Drive (RI/RO)
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID and will pay the associated fee. PID No. 2?
- ❑ **MAILBOX LOCATION:** Carriage Meadows North Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW and an agreement for maintenance of said cluster by Lorson Ranch Metropolitan District will be implemented. license (agreement)
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.
- ❑ **ROW VACATION:** In 2015 Marksheffel Road was reconstructed by El Paso County which included areas west of Carriage Meadows North Filing No. 1. As part of the county reconstruction project ROW was acquired by the county for road widening and for the installation of a concrete box culvert (4'x7') located 2,200 feet north of Fontaine. A 57'x57' rectangular area of ROW was extended east to encompass the box culvert and wingwall construction. Carriage Meadows North proposes to remove the wingwalls and construct a manhole and storm sewer flowing north to Peaceful Ridge Drive to convey runoff from the box culvert to Jimmy Camp Creek. This storm sewer realignment will eliminate the need for the rectangular ROW area and this plat vacates a portion of the rectangular area. This storm sewer realignment is in conformance with the previously approved preliminary plan for Carriage Meadows. The ROW vacation will be platted into a portion of Lot 40 and Lot 41, a buffer tract, and ROW.

Is the County being reimbursed for what was paid for the ROW?

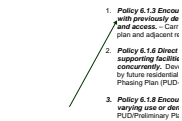
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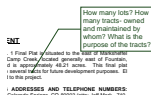


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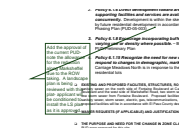


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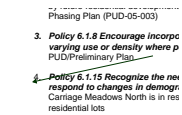
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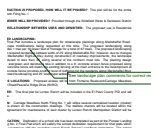


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See landscape plan comments for correct req.

tion requirement for final plate within a Land Bank Agreement. The school

Address trail location