

**LORSON RANCH EAST**  
**LETTER OF INTENT (Early Grading Plan Including Phase 1 Wet Utilities)**

- ❑ **SUBDIVISION NAME:** Lorson Ranch East preliminary plan is situated to the east of Old Glory Drive and Fontaine Boulevard and is 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 274.585 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 1<sup>st</sup> avenue s., Burnsville, MN 55306 (attn: Richard Schindler, 719-570-1100).
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East is based on the submitted zoning and preliminary plan. Lorson, LLC intends to grade this site in advance of preparation of construction plans to meet the demand for additional housing in this area. We also request that the storm sewer outlet pipes for the two permanent ponds in Phase 1 (Pond C5 and Pond D2) be constructed with the early grading plan. If fill is needed in the overall Lorson Ranch development we request that the offsite ponds in Phase 2 be graded to generate the fill needed. The offsite grading in the offsite ponds will be constructed so they will not retain stormwater runoff. Lorson Ranch also intends to construct wet utilities (water/sewer) within Phase 1 at their own risk. Phase 1 is bounded by Fontaine Boulevard, Lorson Boulevard, Lamprey Drive, and the East Tributary.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East comprises of 274.585 acres and 226 acres will be disturbed. We propose to grade 115 acres in Phase 1 in the early grading process. The remaining areas will be graded as Phase 2 but the timeframe is unknown and will be dictated by demand in the housing market.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 826 Single Family Residential Dwelling Units on 274.585 acres (3.0 Du/ Acre).
- ❑ **TYPICAL LOT SIZES (Length and width):** The majority of the lots are Single Family Residential with an average lot size of 5500 sq. ft. (50' x 110' typical) and a small percentage are 3825 sq. ft. (45' x 85' typical)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Preliminary Plan open space= 48.95 acres (18% of 274.585 acres).
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** The site will be graded in two phases. Phase 1 will include two permanent detention ponds (C5 and D2) and the storm sewer outlet pipes and wet utilities. Phase 2 is the remainder of the site including five offsite detention ponds and one interim pond. The offsite detention ponds on the east side are necessary to limit existing runoff entering the site from the east to rates that can be handled by the storm/street infrastructure constructed as part of this site. Phase 2 will require a separate ESCCP and EGF.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** There are no tracts that need to be landscaped.
- ❑ **PROPOSED ACCESS LOCATIONS:** Fontaine Boulevard and Lorson Boulevard