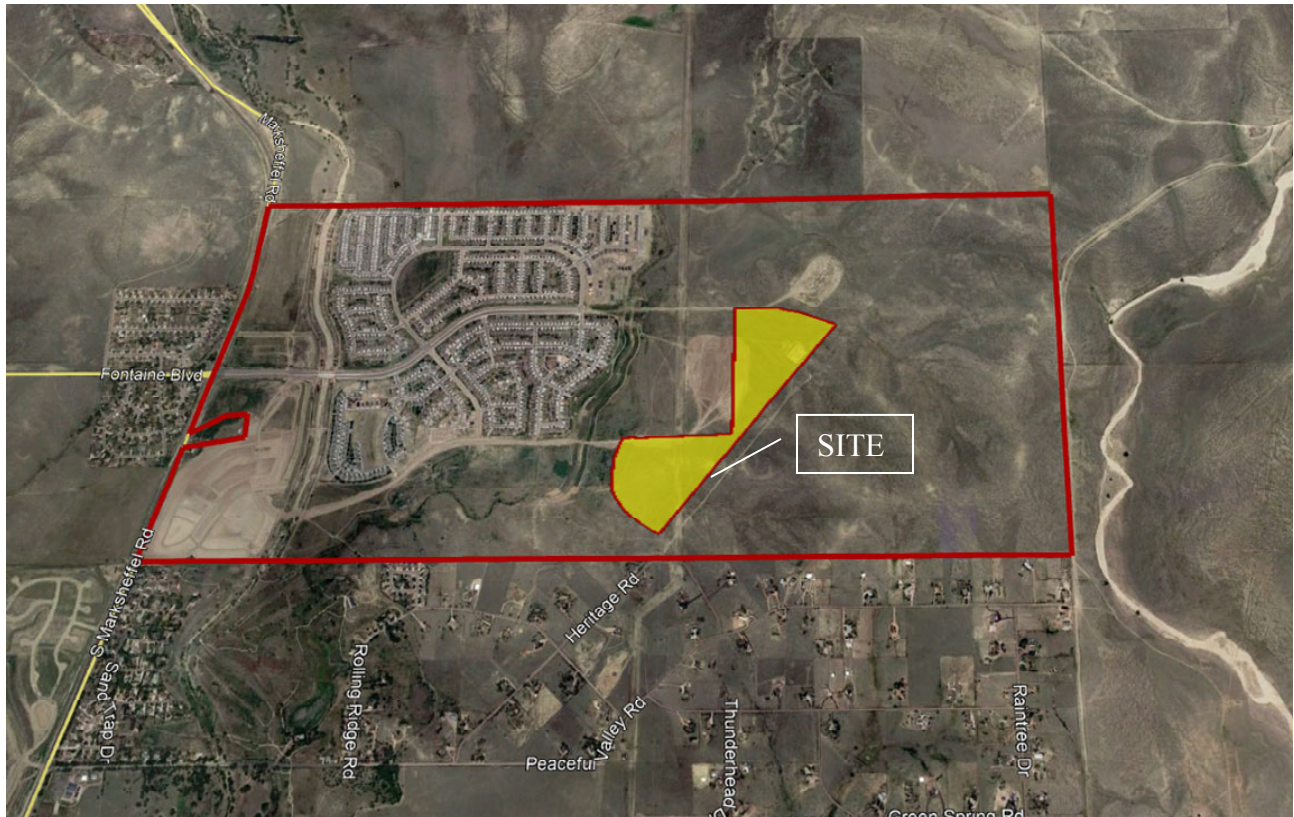


LORSON RANCH EAST

Filing 4 Letter of Intent

Vicinity Map:



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LETTER OF INTENT: Lorson Ranch East, Filing No. 4

- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 4 Final Plat is situated to the east of Marksheffel Road, south 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 58.471 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 246 lots and nine tracts for landscape/utility/buffer/open space purposes. The nine landscape/utility/buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC (nominee for Murray Fountain, LLC) & Eagle Development Corp; 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:** Lorson Ranch East Filing No. 4 Final Plat conforms to the approved 274.59-acre Lorson Ranch East PUD/ Preliminary Plan (PCD File No. PUDSP-16-003). 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 the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place.

The proposed LR East Filing 4 Plat includes 246 single family detached lots on approximately 58.471 acres for a density of 4.2 DU/ Acre. The school site and adjacent streets (Fontaine Blvd, Lorson Blvd, Lamprey Dr) have been previously platted and were not included in the density calculations. 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 Lorson Ranch East includes three lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. bridges have been constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Lorson Ranch East.

The Filing 4 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:

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.

Lorson Ranch East Filing 4 conforms to the approved sketch plan and Lorson Ranch East PUD/ Preliminary Plan. The Lorson Ranch East Filing 4 is east of the Pioneer Landing/The Meadows Filings and located east and south of the Lorson Ranch East Filing 1 development. The proposed Filing 4 is compatible and similar in nature to these previously approved developments. There are no vacant parcels to the north as this land is platted.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

The Filing 4 is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

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 and transitions to the south and north. To the west the Jimmy Camp Creek East Tributary creates a natural amenity and buffer between Lorson Ranch neighborhoods.

Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

Lorson Ranch East is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer in Fontaine Boulevard, Lorson Boulevard, and watermain in Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The detention/WQ ponds (Pond D2 and Pond C5) to serve this site was constructed in Lorson Ranch East Filing No. 1. Proposed Detention Pond E2 will serve the south side of the site. The East Tributary of Jimmy Camp Creek is located on the west side of this plat and was stabilized in 2013. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements (other than the SDS Watermain Easement) encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers or deviations 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:** Lorson Ranch East Filing No. 4 final plat comprises of 58.471 acres. The final plat has 13.070 acres of ROW, 6.935 acres of open space, and 38.466 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** This plat contains 246 Single Family Residential Dwelling Units on 58.471 acres (4.22 Du/ Acre) and is the last plat to complete the buildout of the Lorson Ranch East Preliminary Plan. The approved Preliminary Plan for Lorson Ranch East includes 826 single family dwelling units. The final plats for Lorson Ranch East Filings 1-3 has final platted 580 lots of the 826 approved dwelling units.
- ❑ **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 5500 sq. ft. (50' x 110' min.), 45' x 85' (3,825 SF); and 60' x 110' (6,600' SF), or as otherwise depicted on the plat and in conformance with the approved and recorded Lorson Ranch East PUD/preliminary plan.
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 58.471 acres. The final plat has 13.070 acres of ROW and 6.935 acres of open space. Open Space = 6.935 acres (11.86% of 58.471 acres). This includes several tracts for buffers and open space.
- ❑ **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 4.

- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 4. Construction of required improvements will be initiated and completed in a single construction phase. There are three park sites in the Lorson Ranch East Preliminary Plan Area including one in this final filing. All three parks are shown in the landscape plan.
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
The proposed Lorson Ranch East Final Plat Filing 4 includes a landscape plan for streetscape plantings along the south side of Lorson Blvd. There are no landscape modifications being requested at this time. The proposed landscaping along Lorson Blvd. includes 1 tree per 20 linear feet of frontage for a total of 29 trees as part of this second filing. There are no proposed streetscape plantings along Lamprey Drive or within the proposed open spaces. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing SDS easement and the open space provided along the east tributary of Jimmy Camp Creek. Landscaping will be constructed by the developer and maintained by the Lorson Ranch Metropolitan District 4. There is one park location in this subdivision and one park in Tract C, Lorson Ranch East Filing No. 1 which will be constructed with this final plat.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive. A noise wall is not required along Fontaine Blvd based on a noise study for Lorson Ranch East for Fontaine Boulevard.
- ❑ **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.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 4 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.
- ❑ **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, Filing 1) located East of the East Tributary of Jimmy Camp Creek.