

**Creekside South at Lorson Ranch**  
**LETTER OF INTENT (Grading Plan & Wet Utilities)**  
**PUD SP-20-00X**  
**001**

- ❑ **SUBDIVISION NAME:** Creekside South at Lorson Ranch is situated to the south of Lorson Blvd, and west of Trappe Drive on an empty tract of land. The site is located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 64.257 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:** Creekside South at Lorson Ranch 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. In addition to early grading, Lorson Ranch also intends to construct wet utilities (water/sanitary sewer/storm sewer) within Creekside South at Lorson Ranch at their own risk.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Creekside South at Lorson Ranch comprises of 64.257 acres and we propose to grade 42.9 acres in the early grading process.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 200 Single Family Residential Dwelling Units on 43 acres (4.6Du/ Acre).
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 3825 sq. ft. (45' x 85' typical) and Residential average lot size 5500 sq. ft. (50' x 110' typical). Units are single family detached.
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Total Site=64.257 acres. Future Development=6.0 acres. Open space/Pond= 11.46 acres (17.8% of 64.257 acres).
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** The entire site for Creekside South at Lorson Ranch (except future development areas) will be graded and wet utilities will be constructed for all lots as well. Wet utility construction drawings will be submitted with the PUD/SP submittal.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** There are tracts that need to be landscaped within the site
- ❑ **PROPOSED ACCESS LOCATIONS:** Luna Drive at Trappe Drive Horton Drive at Trappe Drive.