

## LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Ponderosa at Lorson Ranch Filing No. 3 Final Plat is located to the east of Old Glory Drive and Bearcat Loop on Tract L, Ponderosa at Lorson Ranch Filing No. 1 located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 10.38 acres. This final plat incorporates all of the Ponderosa at Lorson Ranch Filing No. 3 PUD/Preliminary Plan area and will include 90 lots and seventeen tracts for street/landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tracts will be owned/maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA. Private streets will be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA. El Paso County Project Number **SF 20-016** has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Love In Action; 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, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Ponderosa at Lorson Ranch Filing No. 3 Final Plat is based on the previously approved and recorded Ponderosa at Lorson Ranch Filing No. 3 PUD/ Preliminary Plan PUDSP-19-010.

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 10.38 acres located within the west portion of Lorson Ranch, east of Jimmy Camp Creek on an old school site. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. The proposed Ponderosa at Lorson Ranch Filing No. 3 Plat includes 90 single family attached lots on approximately 10.38 acres for a density of 8.67 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); Old Glory Drive provides two public access points for this development.

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

The Ponderosa at Lorson Ranch Filing No. 3 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.***  
Ponderosa at Lorson Ranch Filing No. 3 is in compliance with the approved sketch plan amendment and the recently approved Ponderosa at Lorson Ranch Filing No. 3 PUD/ Preliminary Plan approved (PUDSP-19-010). The Ponderosa at Lorson Ranch Filing No. 3 plat is east of Jimmy Camp Creek, north of Fontaine Boulevard, and east of Old Glory 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 middle 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. There are buffer tracts along Old Glory Drive which will be landscaped along with areas outside the ROW as shown on the landscape plan and are not part of the plat submittal. Old Glory Drive is constructed at this time and the landscaping will be constructed. Roadway and buffer landscaping will be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA.
  4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Ponderosa at Lorson Ranch Filing No. 3 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 Ponderosa at Lorson Ranch Filing No. 3 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 Ponderosa at Lorson Ranch Filing No. 3 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 Old Glory Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, and telecommunications. Existing detention/WQ pond (Pond A3) partially constructed in 2008 will be increased in size and will serve this site. Jimmy Camp Creek is located west 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:** Ponderosa at Lorson Ranch Filing No. 3 final plat comprises of 10.38 acres. The final plat has 2.25 acres of streets/parking, 4.67 acres of open space/landscaping, and 3.46 acres of residential lots.

- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 90 Single Family Residential Dwelling Units on 10.38 acres (8.67 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 10.38 acres. Open Space/Landscaping = 4.67 acres (44.9% of 10.38 acres). This includes twelve 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 as shown on the PUD. All open space tracts will be maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Ponderosa at Lorson Ranch Filing No. 3
- ❑ **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 Ponderosa at Lorson Ranch Filing No. 3 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 Ponderosa at Lorson Ranch Filing No. 3 2 PUD (PCD File No. PUDSP-19-010) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Old Glory drive 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. Landscaping has been provided within the open space tract areas consistent with planned pedestrian and outdoor amenities as approved on the PUD. All proposed streetscape plantings will be planted within 50' of the R.O.W. to maintain character and protect sightlines. The planting design incorporates a mix of evergreen and deciduous trees. Landscaping will be constructed by the developer and maintained by the Ponderosa at Lorson Ranch Filing No. 3 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 Old Glory Drive.
- ❑ **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.
- ❑ **MAILBOX LOCATION:** Ponderosa at Lorson Ranch Filing No. 3 will utilize several 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.