

# *LETTER OF INTENT*

## *Waterbury Filing No. 2*

### *Final Plat*

**Owner**                      **4-Way Ranch Joint Venture, LLC**  
P.O. Box 50223  
Colorado Springs, CO 80949  
(719) 447-8773

**Schedule No.**      4200000366, 4200000367

**Applicant/  
Consultant:**              **Classic Consulting Engineers & Surveyors, LLC**  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-2802

#### **SITE LOCATION, SIZE, ZONING:**

This letter is prepared to provide sufficient information in support of the second Final Plat within the Waterbury development. This project is a part of the 4-Way Ranch Zoning and Conceptual Plan (approved 9/8/11) and also the Waterbury PUD Development Plan (approved 6/3/13). The Waterbury Phase 1 Preliminary Plan was also approved on 8/27/13. The proposed Waterbury Filing No. 2 Final Plat contains 72 single family lots, 5 tracts. It remains consistent with the Phase 1 Preliminary Plan, PUD Development Plan and Zoning and Conceptual Plan. Utilities will be provided by 4-Way Ranch Metropolitan District (Sewer and water), Mountain View Elec. and Black Hills Energy (Gas). Detention/stormwater quality will be provided for on-site development. A private BMP maintenance agreement will be filed with the County as required by Planning and Community Development, Engineering Division.

The site is located in a portion of sections 28, 29 and 33, all in township 12 south, range 64 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located just northwest of the intersection of Stapleton Drive and State Highway 24. The overall property is currently zoned PUD (Planned Unit Development). This filing of development will gain access from both Stapleton Drive and Gilbert Drive. However, as presented on the Waterbury Phase 1 – Preliminary Plan and based on the planned phasing of development, a public access easement is shown across Tract E to allow for a

secondary access point for the south half of Filing 2 and limit the number of lots on a single access to within County criteria. This 24' wide temporary gravel access will be constructed to meet H-20 loading and will be removed upon future development outside of Waterbury Phase 1. All on-site public facilities will be constructed by this development. During the review and approval of the PUD Development Plan, several deviations related to access and road sections allowing landscaped medians on a collector road were approved. Please reference that County file (PUD-12-003) for reference. No additional deviations are proposed with this plat.

### **Requests:**

General: The proposed development is the second filing of the Waterbury – Phase 1 Preliminary Plan and proposes 72 single family lots and 5 tracts for open space, drainage and landscaping totaling 20.335 acres. More specifically, there are 47 conventional single family lots ranging in size from 7,500 SF to 11,000 + SF and 25 traditional neighborhood design (TND) lots with access off of a private alley ranging in size from 4,500 SF to 6,500 SF. All landscaping within the various tracts will be maintained by the 4-Way Ranch Metro. District or homeowners association. As stated in the provided traffic letter, this development requests to be included in the 10 mil PID to meet the requirements of the County Road Impact Fee Program.