

Attn: Kari Parsons
Planning & Community Development
2880 Internation Circle, Ste. 110, Colorado Springs, CO 80910
O: (719) 520-6300



LETTER OF INTENT – MARKSHEFFEL ROAD SEGMENT M3 CDR

Dear Ms. Parsons,

Schmidt District Infrastructure is a proposed project in El Paso County, CO. The intention of the project is construction public and private infrastructure that will support future developments in the area. The project site is located west of Vollmer Road, east of Black Forest Road and north of the Trails at Forest Meadows Filing 3 subdivision.

The project will construct Marksheffel Road Vollmer Road to the proposed extension of Brush Top Road. The extension of Marksheffel Road will be constructed with a 68' paved width, City of Colorado Springs Type 2 curb and gutter, a 10' wide sidewalk on the south side and a 6' wide sidewalk on the north side. At the intersection with Vollmer Road, a dedicated right and left turn lane are provided. At the intersection with Brush Top Road, a dedicated left turn lane is provided. Brush Top Road will be constructed with a 36' paved width, EPC Type A curb and gutter and 5' detached walks. At the intersection with Marksheffel Road, a dedicated left turn lane is provided

At the time of construction, Marksheffel ROW will not be dedicated. All ROW for Marksheffel Road and Brush Top Road will be dedicated with the initial final plat for any development on the subject parcel, per the IGA (EPC Project No: DA251). The Marksheffel ROW will be 107' and dedicated to City of Colorado Springs. The Brush Top ROW will be 60' and dedicated to El Paso County.

The existing El Paso County Tahiti Drive ROW and a portion of El Paso County owned Tract D of Highland Park Filing 2 overlaps with future Marksheffel ROW, directly adjacent to Vollmer Road. It is the developer's understanding, based upon previous meetings with El Paso County, that the County will vacate the Tahiti ROW and convey the portion of vacated ROW overlapping with Marksheffel ROW to the City of Colorado Springs directly. Additionally, the County will dedicate the portion of Tract D that overlaps with Marksheffel ROW to City of Colorado Springs directly.

In addition to the roadway extensions, utility main extensions are proposed. A Falcon Area Water and Wastewater Authority (FAWWA) 12" PVC water line will be extended in Marksheffel Road and Brush Top Road for future connections. Additionally, an 8" PVC water line will be extended along the southern property boundary to form a continuous loop to the 12" PVC water in Brush Top Road. An 8" FAWWA sanitary sewer stub will be provided to the parcel north of Marksheffel Road that will be formed by the Marksheffel ROW dedication.

Storm sewer improvements are proposed to capture and treat the developed storm water associated with the project improvements and the future Stonebridge Development. Public Type R inlets are proposed

within Marksheffel Road and Brushtop Road to capture roadway stormwater. Captured flows will be piped and conveyed via temporary open channel to Pond A, located in a future tract along Cottonwood Creek. Pond A will be a full spectrum water quality and detention pond. All storm sewer located within future ROWs will be publicly owned and maintained while storm sewer outside the ROW will be owned and maintained by the Stonebridge Metropolitan District. Pond A will be owned and maintained by the Stonebridge Metropolitan District.

Lastly, the project will complete overlot grading of the Stonebridge Parcel to direct overland flows to Pond A. Pond A will discharge west to Cottonwood Creek. Pond A will be constructed to an interim condition until surrounding properties fully develop. Once surrounding developments proceed, it is anticipated that the outfall channel will be replaced with storm sewer and Pond A will be expanded to accommodate full spectrum detention of the future developments.

Respectfully submitted,

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