

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

ATE: Addressed. See revised LOI text.

on of
construction at the tie in point at the
intersection of Vollmer Rd and
Marksheffel Rd. Has the ROW of
existing Tahiti Dr been addressed
and ROW from the County owned
property north of the intersection
been dedicated?

LETTER OF INTENT - SCHMIDT DISTRICT INFRASTRUCTURE

Dear Ms. Parsons,

Schmidt District Infrastructure is a proposed project in El Paso County, CO. The intention of the project is construction district infrastructure that will support future development of 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 an extension of Marksheffel Road to the west from its current terminus at Vollmer Road. The extension of Marksheffel Road will be constructed with 107' ROW and 68' paved width to the proposed intersection with Brushtop Road. At the intersection with Vollmer Road, a dedicated right and left turn lane are provided. At the intersection with Brushtop Road, a dedicated left turn lane is provided. Brushtop Road will be constructed with a 60' ROW and 36' paved width. At the intersection with Marksheffel Road, a dedicated left turn lane is provided. It is the intention to construct Brushtop Road to meet both El Paso County **Minor Urban Collector** and City of Colorado Springs Collector street sections so that it can be constructed within the County today but may be annexed into the City as part of future projects, if necessary.

Urban Residential Collector

ATE: Addressed.

In addition to the roadway extensions, utility main extensions are provided. El Paso County Water and Wastewater Authority (FAWWA) 12" PVC water line will be extended in Marksheffel Road to its proposed terminus at Brushtop Road. An 8" FAWWA sanitary sewer stub will be provided to the parcel north of Marksheffel Road that will be formed by the ROW extension.

Storm sewer improvements are proposed to capture and treat the developed storm water associated with the project improvements. Public Type R inlets are proposed within Marksheffel Road and Brushtop Road to capture roadway stormwater. Captured flows will be piped to Pond A, located in Tract C along the site's southern border with Trails at Forest Meadows Filing 3. Pond A will be a full spectrum water quality and detention pond. Additionally, Pond A provides capacity for the development of the Stonebridge Parcel and the parcel located north of Marksheffel Road extension. All storm sewer located within the proposed ROW 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 overlot grade the Stonebridge Parcel and construct a storm sewer outfall channel that will convey Pond A discharge west to Cottonwood Creek. This will be an interim condition until surrounding properties fully develop. It is anticipated that the outfall channel will be replaced with storm sewer in the future.

Respectfully submitted,

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