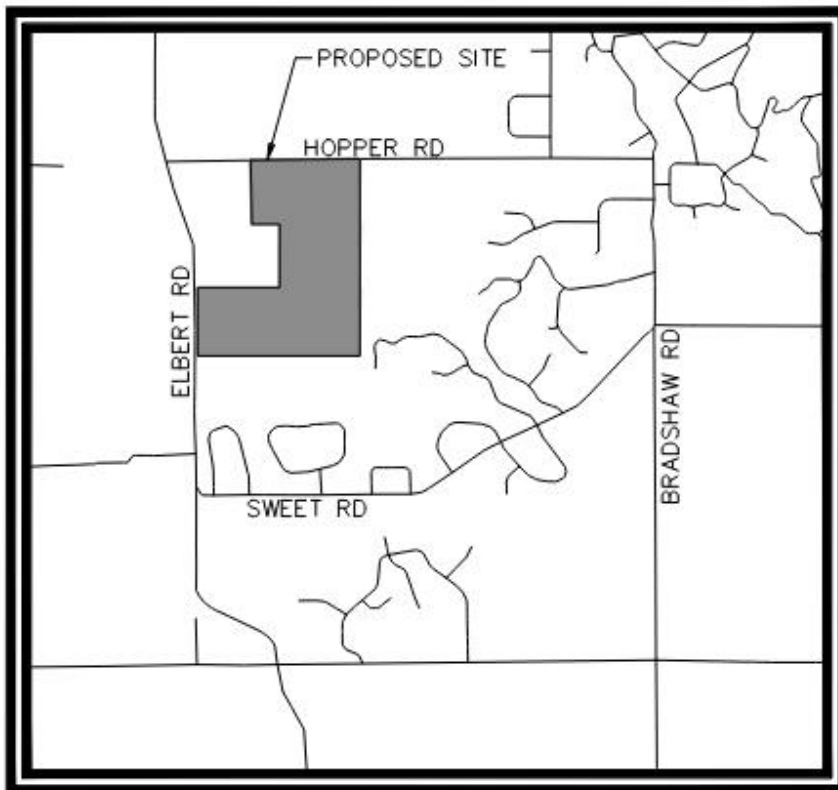


January 23, 2024

El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: ***Overlook at Homestead Filing No. 1 - Letter of Intent – Pre-Development Grading & Utilities***

Prepared By:
Kimley-Horn and Associates



VICINITY MAP

SCALE: 1":5000'



Developer/ Owner:

PT Overlook LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

Applicant/ Consultant

Kimley-Horn and Associates
2 N Nevada Avenue, Suite 900
Colorado Springs, CO 80903

Site Location, Size, Zoning

The Project Site located east of Elbert Road within El Paso County, Colorado including parcels 4122000005, 4100000255, 4100000256. More specifically, the site is a Portion of Section 22 and a Portion of Section 27, Township 11 South, Range 64 West of the 6th PM, County of El Paso, State of Colorado. North of the project site is agricultural and rural residential land, to the east is Homestead Ranch Park owned and maintained by El Paso County, and to the south and west is Homestead Ranch subdivisions. The full project is approximately 350.8 acres and is currently zoned A35. Filing 1 is 202.7 acres, consisting of 36, five-acre residential lots.

Request

PT Overlook requests approval to grade this site and install utilities in advance of approval of construction plans and recording of the Final Plat for Overlook at Homestead Filing No. 1. Grading within Overlook at Homestead will be limited to those areas shown on the grading and erosion control plan, as required for detention/water quality facilities, streets, and utilities for this subdivision. Three separate detention ponds will be required and constructed in Filing No. 1.

Total Number of Acres in The Requested Area

Overlook at Homestead Filing No. 1 is the first 202.7-acre phase of the 350.8-acre Overlook subdivision, consisting of 36, five-acre residential lots.

Total Number of Residential Units and Density

36 residential lots on 202.7 acres (0.18 Du/Acre)

Typical Lot Sizes

All lots exceed 5 acres in size and meet the minimum zoning requirements.

Phased Construction and Anticipated Development Schedule

Overlook at Homestead Filing No. 1 is the first of two phases for the Overlook subdivision. Grading within Overlook at Homestead Filing No. 1 will be limited to those areas shown on the grading and erosion control plan, as required for detention/water quality facilities, streets and utilities for this subdivision.

Deviations Requests

No deviation requests for the design are being requested.

Proposed Access Locations

Access to the project is proposed in two locations. The first is at Elbert Road at the proposed Hatband Drive and the other access point is the proposed continuation of Apex Ranch Road from the north.

Per the requirements of section 6.62.6 of the Land Development Code, the following documents are submitted for approval in conjunction with this requested pre-development site grading:

- Grading and Erosion and Sediment Control Plan
- Erosion and Stormwater Quality Control Permit (ESQCP)
- Detailed Engineering information for drainage structures and facilities, as included within Final Drainage Report
- Construction documents for all drainage facilities/structures
- Pre-Development Site Grading Acknowledgment Form
- Final Assurance Estimate