

LETTER OF INTENT

September 19, 2018

RE: WALDEN PRESERVE 2, FILING NO. 4 – FINAL PLAT APPLICATION

PARCEL NUMBERS: 61230 01 023

OWNER:

Walden Holdings I, LLC a Colorado Limited Liability Company
Matthew W. Dunston, Managing Partner
17145 Colonial Park Dr.
Monument, CO 80132-8437

DEVELOPER

Custom Castles Building Company, Inc.
17145 Colonial Park Dr.
Monument, CO 80132-8487
719. 339.2410
mattdunston@hotmail.com

CONSULTANT

Land Resource Associates, c/o David Jones
9735 Mountain Road
Chipita Park, CO 80809
719.684.2298
chipita1@comcast.net

SITE INFORMATION

The Walden Preserve 2, Filing No. 4 is located within portions Sections 14, 15, 22 and 23, T11S, R66W of the 6th PM. More specifically, the property is located north of Walden Preserve 2 Filing 2 and 3 and east of Walden Way. Vehicular access to the site is provided from the west by Walden Way, a 70' ROW asphalt County rural residential collector. The 45.27 acre site is currently zoned PUD.

DEVELOPMENT REQUEST

The applicant is requesting a final plat approval for the Walden Preserve 2, Filing No. 4 subdivision. The 45.27 acre parcel will facilitate the development of 23 single family residential lots at a minimum lot size of 1.0 acres each and the development of 18.16 acres of open space. The proposed average lot size is 1.06 acres and the proposed gross density is 1 lot per 1.97 acres.

JUSTIFICATION FOR REQUEST

This application is consistent with the goals and objectives of the Black Forest Preservation Plan, approved PUD zoning and pending administrative approval of the Walden Preserve 2 amended PUD Development Plan and Preliminary Plan.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to existing recreational opportunities including fishing ponds, structured play areas and trails. The area contains some drainage facilities related to earlier Walden Preserve filings. Storm water facilities are estimated to be less than 10% of the subdivision's total open space areas and have been designed such that they play an integral part in the subdivision's recreational activities.

Proposed improvements within this parcel include; 23 single family residential lots, County owned and maintained asphalt roadways, expanded recreational facilities, expanded trail facilities, drainage channels, drainage detention ponds, electric service, natural gas service and telephone service.

Water service, including fire hydrants, will be provided by a central water system. Waste water collection and treatment will be provided by a central waste water system. Both systems currently exist and are owned and operated by the development company. Work is currently underway to develop a Metropolitan District which would take over ownership, maintenance and operation of the water and waste water facilities. Should the applicant be unsuccessful in obtaining the various required governmental approvals and permits necessary to implement the proposed Metropolitan District, the current central water and waste water facilities owner, the Walden Corporation, will own and maintain the central water and waste water facilities proposed within this application.

Except as otherwise noted, all open space parcels and facilities, including storm water facilities located within the open space parcels, will be owned and maintained by the proposed Metropolitan District. Should the applicant be unsuccessful in obtaining the various required governmental approvals and permits necessary to implement the proposed Metropolitan District, the Walden Corporation, will own and maintain all proposed open space parcels and open space facilities.

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Tri-lakes Monument Fire Protection District and the Lewis-Palmer School District.

SUPPLEMENTAL INFORMATION

The developer proposes to pay fees in lieu of land dedication for school dedication requirements.

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

There are no slopes exceeding 30% within the proposed lot areas or road ROW. A few areas of slopes exceeding 30% exist within the open space and storm water facilities areas and are limited to existing pond embankments and drainage swale side slopes. No construction is proposed within these areas.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended, at the time of building permit application. The Road Impact Fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application.