

LETTER OF INTENT

Retreat at TimberRidge

Filing No. 1

Owner: TimberRidge Development Group, LLC
 6385 Corporate Dr., Suite 200
 Colorado Springs, CO 80919
 (719) 592-9333

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

Tax Schedule No. 52280-00-019, 52270-00-003, 52270-00-004

Request:

The proposed development is the second Final Plat request within the approved Retreat at TimberRidge Preliminary Plan. This Final Plat encompasses 68.135 acres and 70 single family lots are proposed. Eleven lots (Lots 1-11) are proposed to be 2.5 Ac. minimum in size. The remaining 59 lots (Lots 12-70) are proposed to be 12,000 SF minimum in size. This remains consistent with both the approved PUD Development Plan and Preliminary Plan.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 1. This Plat represents the second and third phase of development as presented on the TimberRidge Preliminary Plan, approved October 2018. This proposed Final Plat consists of 70 single family homes and six tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 68.135 acres.

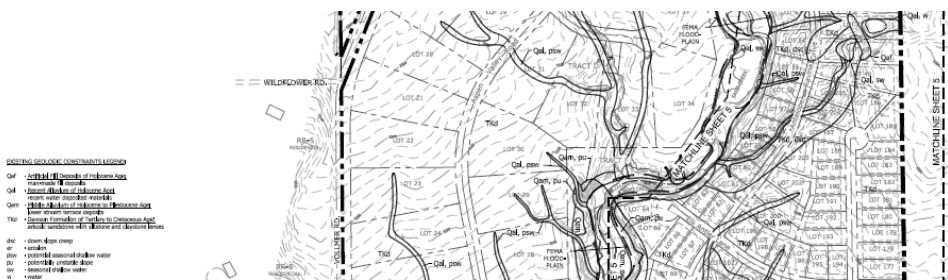
The site is located in a portion of sections 27 and 28, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, south of Arroya Lane and north and west of the Sterling Ranch Development. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (12,000 SF min. lots). The zoning of the property was approved with the Retreat at TimberRidge PUD Development Plan, April 2018.

If new deviations are to be proposed mention here.

water sufficiency is requested with this final plat.

Let's eliminate this sentence. TimberRidge west is anticipated to be approved by the BoCC May 28th. I have not scheduled the TimberRidge plat north of Arroya yet- there are a few engineering issues to address.

It may be the 3rd and 4th depending on subdivision timing and BoCC scheduling north of Arroya. Let's eliminate this sentence



PROJECT DESCRIPTION:

The prelim plan -sheet 4 did reflect areas to be placed in easements and to avoid for building and septic- these need to be noted in the standrd note on the face of the plat and depicted where appropriate

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report provided by Entech Engineering, Inc., outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual. Mitigation is identified and discussed in Section 6 of the Report. All constraints can be properly mitigated or avoided through standard construction practices. No significant hazards or constraints were identified and “no build areas” are not necessary in regards to geology and soils.

& Code

TRAFFIC

easterly?

Retreat at TimberRidge Filing No. 1 will be accessed by the extension of Poco Road westerly into the property including the crossing of Sand Creek. This direct access from Vollmer Road will service all of Filing No. 1 with a secondary emergency access to the north through future TimberRidge development up to Arroya Lane. The Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc. describes this condition.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 16-454, the applicant elects to include this Filing No. 1 in the ten mill Public Improvement District as noted on the final plat. The 2019 ten mil PID building permit fee equals \$1,221 per lot.

TRAILS & CONNECTIVITY

Per the approved PUD Development Plan and Preliminary Plan, an El Paso County regional multi-use trail (10’ wide gravel) will be provided along the west side of Sand Creek and the south side of Arroya Lane within a 25’ trail easement.

UTILITY SERVICES

Urban Lots (Lots 12-70)

Water and Wastewater services will be provided by the Sterling Ranch Metropolitan District through an agreement between the Developer and the District. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these urban lots are 0.353 AF/unit for a total annual demand of 20.83 Acre-feet for Filing No. 1. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 10,148 GPD for Filing No. 1.

Off-site utility infrastructure to be designed and constructed with Filing 1 includes: water booster station located adjacent to existing tank, 12” mainline within Arroya Lane from the existing tank site to the property, sewer outfall creek crossing and mainline extension southerly to Sterling Ranch Filing No. 1.

UTILITY SERVICES

Rural Lots (Lots 1-11)

Water will be provided by individual wells on each lot and Wastewater will be provided through individual On-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 8, these lots are suitable for OWTS with additional testing required for each individual lot prior to construction. As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these rural lots are 0.53 AF/unit for a total annual demand of 5.83 Acre-feet for Filing No. 1. An augmentation plan (18CWxxxx) relinquishes 3,100 acre-feet of Laramie Fox Hills NT water to augment these 11 single family wells in Filing No. 1 along with the future rural lots within the property.

All residential lots (both urban and rural) will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service. (See provided utility commitment letters)

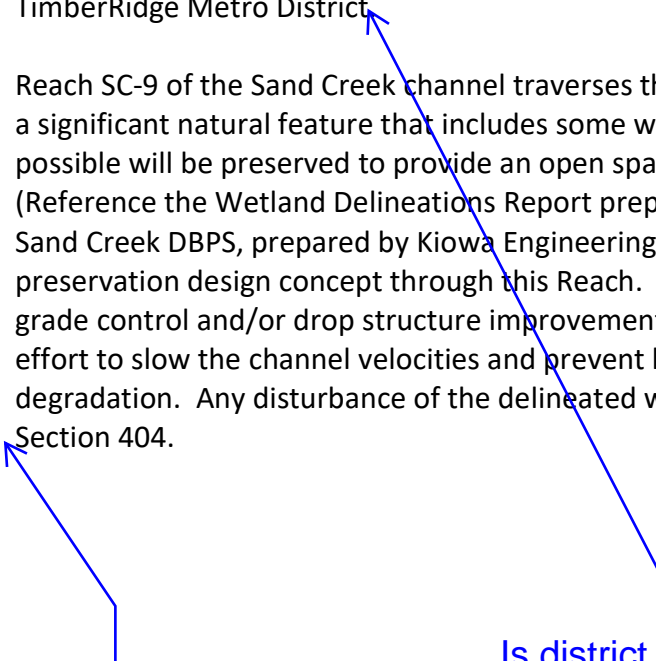
DRAINAGE & PONDS

The overall site contains an existing stock pond outside of the proposed Filing No. 1 area that will remain in place until future development. (See Grading and Erosion Control Plan) Along with the Filing No. 1 development, two other Extended Detention Basins (EDB) are also proposed to provide detention and water quality treatment for the Filing No. 1 development area. These facilities will be owned and maintain by the Retreat at TimberRidge Metro District

Reach SC-9 of the Sand Creek channel traverses the site north-south. This drainageway is a significant natural feature that includes some wetlands and to the greatest extent possible will be preserved to provide an open space corridor through the development. (Reference the Wetland Delineations Report prepared by CORE Consultants, Inc.) The Sand Creek DBPS, prepared by Kiowa Engineering Corporation, recommends a floodplain preservation design concept through this Reach. This concept includes specifically located grade control and/or drop structure improvements and rip-rap bank protection in an effort to slow the channel velocities and prevent localized and long-term stream degradation. Any disturbance of the delineated wetlands will be permitted under the Section 404.

USACE... Permit?

Is district in place?



Markup Summary

dspdparsons (7)



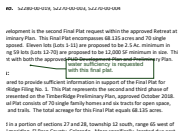
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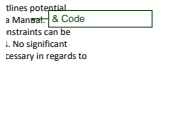
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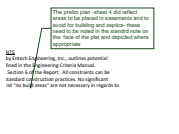


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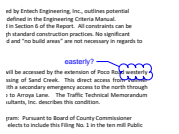
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dsdrice (3)



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degradation. Any disturbance
Section 404.
USACE... Permit?

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Is district in place?

degradation. Any disturbance
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