

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:

This Final Plat encompasses 72.424 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. (See Table Below) This remains consistent with both the approved PUD Development Plan and Preliminary Plan. Water sufficiency is being requested with this Final Plat.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 1. 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 72.424 acres. This subdivision is within the Retreat at TimberRidge Metro District area. The Metro District will be responsible for all the major public improvements.

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.

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	295,907	9.38%	EL PASO COUNTY	EL PASO COUNTY (AESTHETIC MAINTENANCE BY HOA)
TRACT B (PUBLIC UTILITIES, DETENTION AND WATER QUALITY)	33,571	1.06%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT C (EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	193,051	6.12%	EL PASO COUNTY	EL PASO COUNTY (AESTHETIC MAINTENANCE BY HOA)
TRACT D (DETENTION AND WATER QUALITY, PUBLIC UTILITIES AND LOCAL TRAILS)	101,427	3.22%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT E (PUBLIC PARK, PUBLIC TRAIL, PUBLIC UTILITIES AND OPEN SPACE)	24,590	0.78%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT F (SIGNAGE/ENTRY MONUMENTATION AND PUBLIC UTILITIES)	4,247	0.13%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
LOTS (70 TOTAL)	2,072,238	65.69%	INDIVIDUAL LOT OWNERS	
R.O.W.	429,743	13.62%	COUNTY	COUNTY
TOTAL	3,154,774	100%		

PROJECT DESCRIPTION:

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 and Code. Mitigation is identified and discussed in Section 6 of the Report. All constraints can be properly mitigated or avoided through standard construction practices. Any hazards or constraints are depicted and noted on the Final Plat with the individual septic systems on lots 1-11 required to be designed and located by a Geotechnical Engineer.

TRAFFIC

Retreat at TimberRidge Filing No. 1 will be accessed by the extension of Poco Road easterly 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. (Parcel Nos. 52270-00-001 and 52270-00-003 See attached Access Exhibit) Arroya Lane then has direct access back to Vollmer Road. Reference the updated Fire Commitment letter from Black Forest Fire. The Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc. also 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 five mill Public Improvement District No. 3 as noted on the final plat. The 2020 five mill PID building permit fee equals \$2,527 per lot.

TRAILS & CONNECTIVITY

Per the approved PUD Development Plan and Preliminary Plan, an El Paso County regional multi-use trail (10' wide gravel) is planned along the west side of Sand Creek and the south side of Arroya Lane within a 25' trail easement. Within the TimberRidge Filing No. 1 property, a 25' trail esmt. will be platted within Tract A and constructed by the developer. The trail system will be completed with the future TimberRidge filings adjacent to Sand Creek and Arroya Lane.

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.

All residential lots will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service. (See provided utility commitment letters) Standard MVEA street lighting is proposed for all urban public roads with license agreement required for facilities with County Right-of-Way.

UTILITY SERVICES

Rural Lots (Lots 1-11)

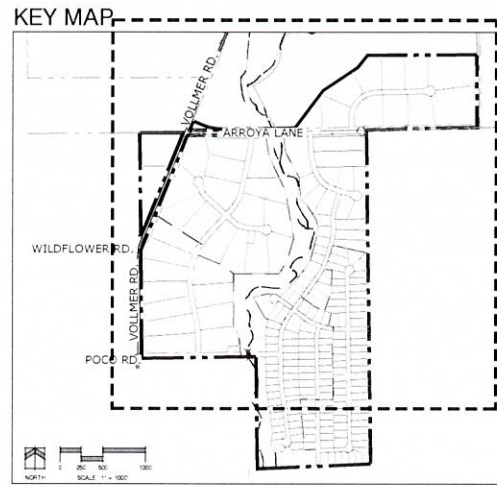
Water will be provided by individual wells on each lot and Wastewater will be provided through individual On-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 8, these lots are suitable for OWTS with additional testing required for each individual lot prior to construction. 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 (18CW3005 and 18CW3002) relinquishes 3,162 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 will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service. (See provided utility commitment letters) Standard MVEA street lighting is proposed for all urban public roads with license agreement required for facilities with County Right-of-Way.

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) and one Rain Garden (RG) are also proposed to provide detention and water quality treatment for the Filing No. 1 development area. These facilities will be owned and maintained by the Retreat at TimberRidge Metro District. This District is planned to be formed and in place by April 2020. Any such maintenance responsibilities will be by HOA until the formation of the District is final. Appropriate note indicating these responsibilities will be added to Final Plat if required.

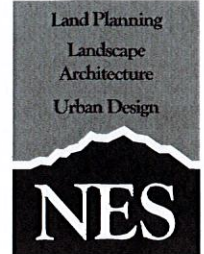
Reach SC-9 of the Sand Creek channel traverses the site north-south. This drainageway is a significant natural feature that includes some wetlands and to the greatest extent possible will be preserved to provide an open space corridor through the development. (Reference the Wetland Delineations Report 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 appropriately permitted with the U.S Army Corps of Engineers. Prior to any disturbance within the waters of the U.S., a floodplain development permit will be approved by Regional Floodplain.



Retreat at TimberRidge

PRELIMINARY PLAN

SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

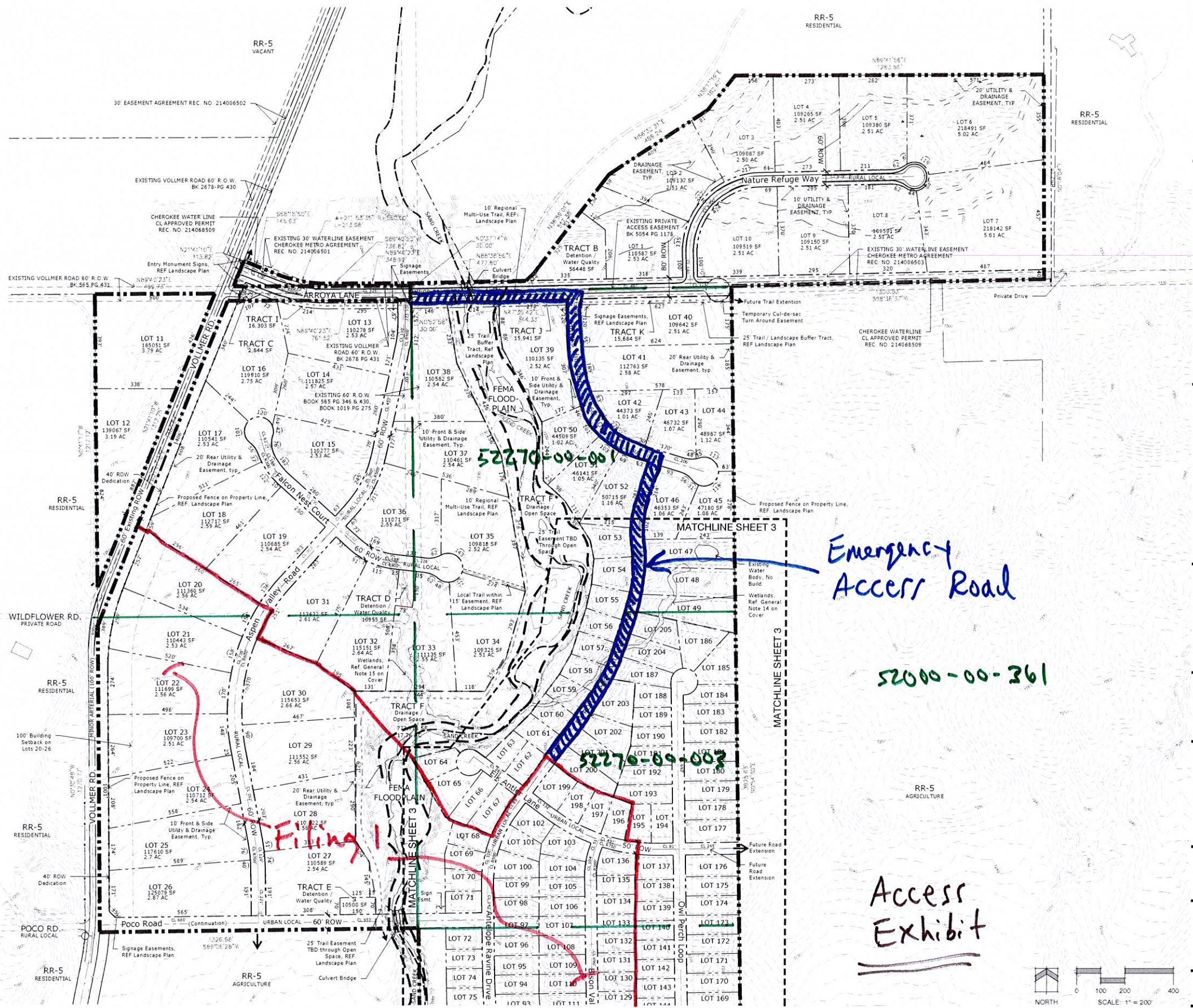


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.



Retreat at TimberRidge

Preliminary Plan

EL PASO COUNTY, CO

DATE: 04/11/16
PROJECT MGR: J. HAYWARD
PREPARED BY: K. MARSHALL

DATE	BY	DESCRIPTION
06-26-16	KMM	Per County Review Comments
08-28-16	KMM	Per County Review Comments
09-24-16	KMM	Per County Review Comments

PRELIMINARY PLAN

2
OF 8

SP 182

P:\User (browns)\Projects\TimberRidge\Drawings\Drawings\TimberRidge_PrelimPlan.dwg [P:\User (browns)\Projects\TimberRidge_PrelimPlan.dwg] 10/2/2016 8:17:04 AM W:\msh