



**DEPARTMENT OF THE ARMY**  
ALBUQUERQUE DISTRICT, CORPS OF ENGINEERS  
SOUTHERN COLORADO REGULATORY OFFICE  
200 SOUTH SANTA FE AVENUE, SUITE 301  
PUEBLO, COLORADO 81003-4270

July 20, 2017

Regulatory Division

SUBJECT: Determination of Department of the Army Permit Requirements for - The Retreat at Timber Ridge Residential Development – Action Number SPA- SPA-2017-00219.

Ms. Tina Brazil  
CORE Consultants, Inc.  
1950 W. Littleton Boulevard, Suite 109  
Littleton, CO. 80120

Ms. Brazil:

This letter responds to your request for a determination of permit requirements for the proposed project - "The Retreat at Timber Ridge Residential Development" located at approximately latitude 38.980576° N and longitude -104.663569° W (WGS 84 datum) to center point of development in Colorado Springs, El Paso County, Colorado. The property consists of 293.13 acres of land. The Development is a planned upscale, amenitized residential community focused on the Sand Creek Open Space Greenway that bisects the property from north to south. The work as described in your submittal would involve development of a planned residential community to provide a medium-to large sized single-family residential development with associated support facilities near Vollmer Road between Poca Road and Arroya Lane in Colorado Springs, El Paso County, Colorado to meet local demand.

We have assigned Action No. SPA- SPA-2017-00219 to this project. Please reference this number in all future correspondence concerning the project.

Based on the information provided, we have determined that a Department of the Army permit may be required for the project since the proposed work would involve a discharge of dredged/fill material into potential jurisdictional areas. Please visit our website at [www.spa.usace.army.mil/reg/ip](http://www.spa.usace.army.mil/reg/ip) to download the ENG 4345 application form and instructions for submitting a complete application.

This determination of Department of the Army permit requirements is based on a preliminary JD, which is advisory in nature and may not be appealed. An approved JD is an official Corps determination that "waters of the U.S." and/or "navigable waters of the U.S." are either present or absent on a particular site. An approved JD precisely identifies the limits of those waters on the project site determined to be jurisdictional

under the Clean Water Act or Rivers and Harbors Act. If you wish, you may request a pre-application consultation meeting to reevaluate this case and/or issue an approved JD, which may require coordination with the Environmental Protection Agency. If you request an approved JD, you may not begin work until the approved JD is completed. Please contact me if you wish to request an approved JD for this case.

If you have any questions or need anything else from our office, please contact me at 719-543-8102 or by e-mail at [Joseph.A.Martinez@usace.army.mil](mailto:Joseph.A.Martinez@usace.army.mil).

At your convenience, please complete a Customer Service Survey on-line available at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=136:4:0](http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0).

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Martinez', written in a cursive style.

Tony Martinez, R.E.M.  
Regulatory Project Manager