

LETTER OF INTENT

Retreat at TimberRidge Filing No. 4

(Formerly known as TimberRidge Estates – SF 1827)

Owners: TimberRidge Development Group, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(719) 592-9333

Classic SRJ Land, LLC
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**Applicant/
Consultant:**

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

Tax Schedule No. 52220-00-023 and portion of 52270-00-007

Request:

This Final Plat encompasses 34.471 acres and 10 single-family lots are proposed. Eight lots are proposed to be 2.5 Ac. minimum in size and two lots proposed at 5.0 Ac. minimum in size. This remains consistent with both the approved Retreat at TimberRidge PUD (PUD 17-003) and Preliminary Plan (SP 18-002). Water sufficiency is being requested with this Final Plat. This project was previously submitted as “TimberRidge Estates” under separate ownership.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 4. This proposed Final Plat consists of 10 rural single-family homes and two tracts for open space, drainage, utilities and public right-of-way. The total acreage for this Final Plat equals 34.471 acres. A 40' ROW dedication for Arroya Lane east of the proposed access for Nature Refuge Way will be granted with this final plat but construction for this stretch of roadway is requested to be constructed along with the future adjacent Sterling Ranch property to the south. The southerly 40' ROW dedication for this stretch of Arroya Lane will also be made along with the future adjacent Sterling Ranch development to the south. All of the proposed 10 lots will take direct access from Nature Refuge Way. All underlying Right-of-Way easements will be vacated or subordinated prior to preliminary Right-of-Way acceptance.

The site is located in a portion of section 22, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, north of Arroya Lane and north and west of the Sterling Ranch Development and TimberRidge Filings 1 and 2. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. min. lots) and (5.0 Ac. min. lots).

The zoning of the property was approved with the Retreat at TimberRidge PUD (SP-18-002) Development Plan, April 2018.

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report dated December 21, 2023 prepared 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 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.

TRAFFIC

Retreat at TimberRidge Filing No. 4 will be directly accessed from Arroya Lane as proposed and constructed with Retreat at TimberRidge Filing No. 3. Arroya Lane has direct access to Vollmer Road. Please also reference the Traffic Technical Memorandum dated February 2024 prepared by LSC Transportation Consultants, Inc.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 19-471, the applicant elects to include this Filing No. 4 in the five mill Public Improvement District No. 3 as noted on the final plat. The current five mill PID building permit fee for single family residential use 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) will be provided (on separate property) along the west side of Sand Creek (within a proposed 30' El Paso County Regional Trail Easement) and the south side of Arroya Lane (within a proposed 25' public tract for the Sand Creek channel that is to be owned and maintained by El Paso County). This development will have access to this trail system.

UTILITY SERVICES

Water services will be provided by FAWWA through an IGA between the Developer and the District. An 8" water main will be constructed by the developer within Nature Refuge Way with connection to the existing FAWWA system within Arroya Lane. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS-RESPEC, the projected water demands for these 10 rural lots are 0.353 AF/unit for a total annual demand of **3.53 Acre-feet** for Filing No. 4.

Wastewater service for all 10 lots will be provided through individual on-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 6, these lots are suitable for OWTS with additional testing required for each individual lot prior to construction.

All 10 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 the rural public road with license agreement required for facilities with County Right-of-Way.

DRAINAGE & PONDS

With the Filing No. 3 development, a private Rain Garden facility was constructed to provide stormwater quality treatment for the portion of Filings 3&4 development area within the Arroya Lane ROW. This facility will continue to handle stormwater quality for the small portion of this proposed development within and adjacent to Arroya Lane. A separate proposed Extended Detention Basin (EDB) Pond 4 will be constructed on-site to handle stormwater quality from the proposed 10 lots and the adjacent surrounding tributary area. (This facility is being constructed as a Temporary Sediment Basin (TSB) in the same location, with Retreat at TimberRidge Filing No. 3 and will be converted to the proposed EDB with the construction of Filing No. 4.)

No further Sand Creek channel improvements are required with this development.

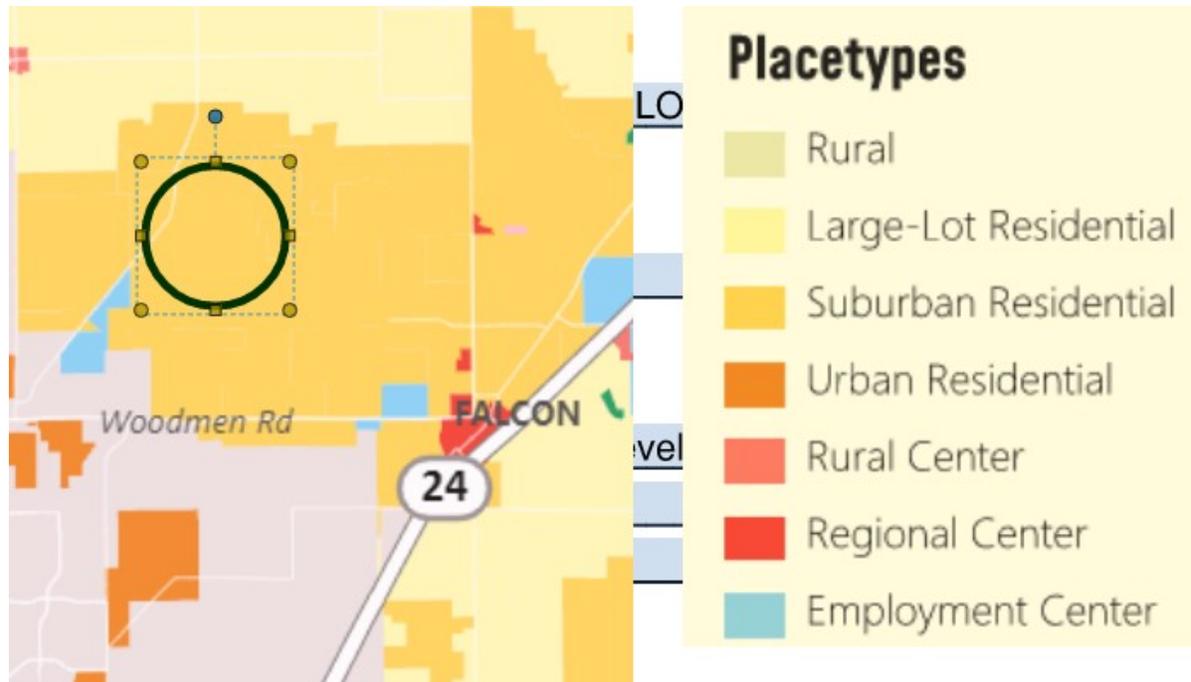
JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The Retreat at TimberRidge Filing No. 4 is in conformance with the goals, objectives and Policies of the El Paso County Master Plan in the following manner:

® This residential land use falls within the primary land use Suburban Residential “Placetype” as identified in the Master Plan excerpt below.



® There is existing infrastructure to which the proposed development can connect to. This subdivision is the final filing within the overall TimberRidge Development. Filings No. 1-3 provided installation of roadway, utility and drainage infrastructure that this filing will connect to and utilize.

® This land use is located within the Suburban Residential Housing Priority Development Area as identified on the Master Plan excerpt below.

Conformance with the approved Preliminary Plan

The Retreat at TimberRidge Filing No. 4 is in conformance with the Retreat at TimberRidge Preliminary Plan (SP-182) and contained within Phase 1.

Final Plat Criteria for Approval

This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County.

A sufficient water supply finding for quantity, quality and dependability is being requested with this Final Plat for all 10 lots.

Individual OWTS are proposed for all 10 lots in compliance with State and local laws and regulations and the requirements of Chapter 8 or the LDC.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards such as high ground water or requiring special precautions have been identified, addressed in the on-site soils report and shown on the Final Plat. No structures shall be built in these areas as shown.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Retreat at TimberRidge Filing No. 4 Final Drainage Report. (These include utilization of an existing Rain Garden constructed with Filing 3 and a proposed on-site extended detention basin (EDB) for the rest of the property – constructed by the developer)

Legal and physical access is provided to all parcels by public rights-of-way from Nature Refuge Way and Arroya Lane.

Necessary services including police and fire protection, utilities and transportation systems are or will be made available to serve the proposed subdivision. The developer will pay the required school fees associated with this development.

The final plans provide evidence to show that multiple points of access are provided and the proposed methods of fire protection comply with Chapter 6, LDC as fire hydrants from the central water system will be constructed. This development lies within the Black Forest Fire Protection District and we will coordinate with them for any approvals required.

In accordance with Chapter 8 of the LDC, off-site impacts have been evaluated with the PUD and Preliminary Plan. All related off-site roadway/traffic impacts, as documented in the TimberRidge TIS will be constructed based on the phasing/timing as presented in the TIS and approved by the County. This subdivision has also elected to be included in the PID No. 3 under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Retreat at TimberRidge Filing No. 4 Final Drainage Report. No off-site grading or drainage easements are required.

All public facilities/infrastructure is documented in the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation.

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8.

The extraction of any known commercial mining deposit will not be impeded by this subdivision.