



September 22, 2021

Loren Moreland
Classic Homes
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921

RE: Filing 2- Retreat at Timber Ridge- Anticipated Wetland and Stream Mitigation

Dear Mr. Moreland:

At your request, CORE Consultants, Inc. (CORE) evaluated the proposed temporary and permanent impacts to Sand Creek and its' associated tributaries and wetland features for the Retreat at Timber Ridge- Filing 2 project. Based on the Filing 2 design files Classic Consulting (Classic) provided CORE on September 9, 2021 and follow up discussions with Marc Whorton (Classic) regarding the nature of the proposed impacts, CORE determined that 0.049 acres of permanent wetland impacts and 0.040 acres of temporary wetland impacts are proposed. Additionally, construction of Filing 2 will require 0.073 acres of permanent stream channel impacts and 0.009 acres of temporary stream channel impacts.

General Condition 23 of the 2021 Nationwide Permits issued by the United States Army Corps of Engineers (USACE) identifies the appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal. Per General Condition 23(c), compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre (0.1 acres). Because Filing 2 of this project proposes less than 0.1 acres of permanent wetland impacts (wetland losses), we do not anticipate that the USACE will require compensatory mitigation for wetlands. Per General Condition 23(d), compensatory mitigation at a minimum one-for-one ratio will be required for all losses of stream bed that exceed 3/100-acre (0.03 acres) and require pre-construction notification. Because Filing 2 of this project proposes 0.073 acres of permanent stream impacts, we anticipate that the USACE will require compensatory mitigation for streams.

For stream mitigation, the USACE now requires applicants complete a Stream Quantification Tool to determine the amount of mitigation required based on the pre-construction functionality of the stream (reach hydrology and hydraulics, geomorphology, physicochemical, and biology). CORE is working with the USACE as well as WaterVation, PLLC to determine the mitigation required and develop a mitigation approach that satisfies the USACE's requirements for stream rehabilitation, enhancement, and/or preservation as deemed appropriate for this project area.

Sincerely,
CORE Consultants, Inc.

Natalie Graves
Natural Resources Project Manager

Attachments- Filing 2- Proposed Impacts Map

3473 South Broadway
Englewood, Colorado 80113
303.703.4444

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Avoided.

Temporary Stream 0.009 ac
Permanent Stream 0.008 ac
Temporary Wetland 0.003 ac
Permanent Wetland 0.002 ac

Permanent Wetland 0.001 ac
Temporary Wetland 0.007 ac combined

Permanent Stream 0.007 ac
Permanent Wetland 0.027 ac

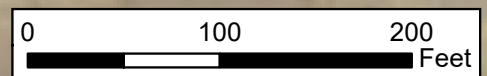
Permanent Wetland 0.013 ac

Permanent Stream 0.056 ac

Permanent Stream 0.005 ac

Permanent Stream <0.001 ac

Permanent Stream <0.001 ac



- NHD Watercourse
- NHD Waterbody
- Filing 2 Boundary
- JD Channel (OHWM)
- ▨ Stream Channel Containing Wetlands
- ▨ Wetland
- Pond
- ▨ Isolated Wetland

- Filing 2 Impacts**
- Permanent, Stream
 - ▨ Permanent, Wetland
 - Temporary, Stream
 - ▨ Temporary, Wetland