

LETTER OF INTENT

Retreat at TimberRidge

Filing No. 2

Owner: TimberRidge Development Group, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(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, 52000-00-398 and
52270-00-001

Request:

This Final Plat encompasses 75.829 acres and 90 single family lots are proposed. Twelve lots (Lots 1-12) are proposed to be 2.5 Ac. minimum in size. The remaining 78 lots (Lots 13-90) are proposed to be 12,000 SF minimum in size. 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. 2. This proposed Final Plat consists of 90 single family homes and three tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 75.829 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.

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.

TRAFFIC

Retreat at TimberRidge Filing No. 2 will be accessed by the extension of Poco Road easterly into the property as constructed with Filing No. 1. This direct access from Vollmer Road will service all of Filing No. 1 and 2 with a secondary emergency access to the north through future TimberRidge development up to Arroya Lane, as constructed with Filing No. 1. 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. 2 in the five mill Public Improvement District No. 3 as noted on the final plat. The 2021 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) will be provided along the west side of Sand Creek and the south side of Arroya Lane within a proposed public tract for the Sand Creek channel that is to be owned and maintained by El Paso County.

UTILITY SERVICES

Urban Lots (Lots 13-90)

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 27.53 Acre-feet for Filing No. 2. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 13,416 GPD for Filing No. 2.

Off-site utility infrastructure to be designed and constructed with Filing 2 includes a water booster station located adjacent to existing Sterling Ranch water tank. All other off-site utility infrastructure was constructed with Filing No. 1.

UTILITY SERVICES

Rural Lots (Lots 1-12)

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 0.32 AF/unit for a total annual demand of 3.84 Acre-feet for Filing No. 2. An augmentation plan (18CW3002) relinquishes 2,796 acre-feet of Laramie Fox Hills NT water to augment these 12 single family wells in Filing No. 2 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) 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. 2 area that will remain in place until future development. (See Grading and Erosion Control Plan) Along with the Filing No. 2 development, one other Extended Detention Basin (EDB) is also proposed to provide detention and water quality treatment for the portion of Filing No. 2 development area west of Sand Creek. Other detention and stormwater quality facilities were constructed with Filing No. 1 and the remaining portion of Filing No. 2 east of Sand Creek will be handled by these facilities. The proposed EDB will be owned and maintained 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 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.

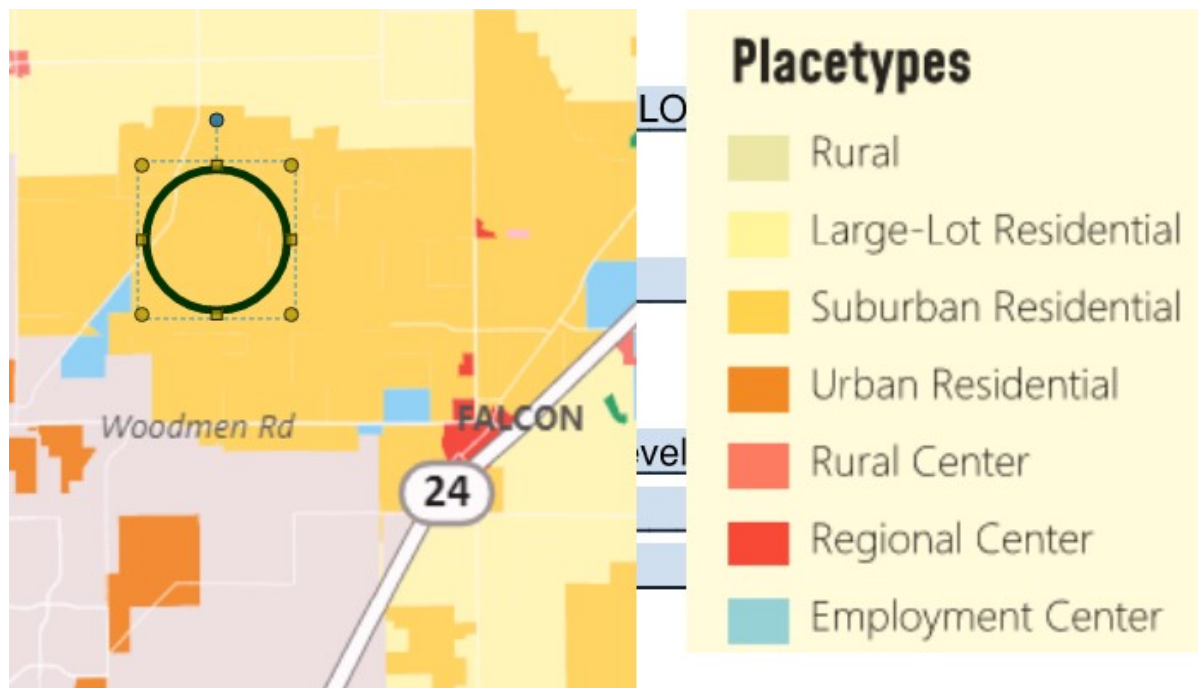
JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The Retreat at TimberRidge Filing No. 2 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.

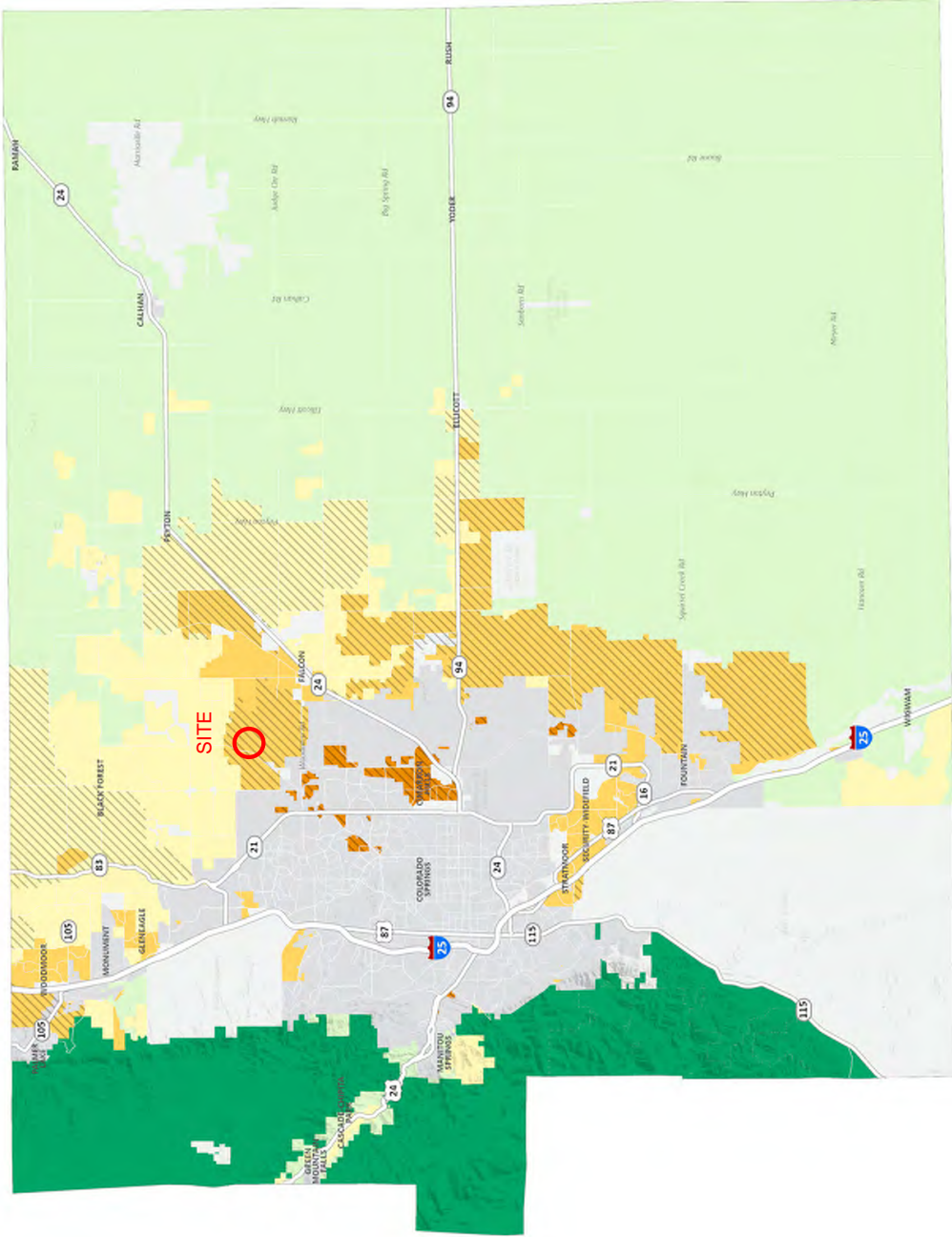


® There is existing infrastructure to which the proposed development can connect to. This subdivision is the second filing within the overall TimberRidge Development. Filing No. 1 installed roadway, utility and drainage infrastructure that this filing will connect to and utilize.

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

Priority Development Areas

El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area. The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.



Housing and Communities Framework

- Mountain Interface
- Rural
- Large-Lot Residential
- Suburban Residential
- Urban Residential
- /// Priority Development Areas

Conformance with the approved Preliminary Plan

The Retreat at TimberRidge Filing No. 2 is in conformance with the Retreat at TimberRidge Preliminary Plan (SP-182) and contained within portions of Phases 3, 4, 5 and 6.

Other 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 was determined and made by BoCC at the time of Retreat at TimberRidge Filing No. 1 Final Plat approval.

A public sewage disposal system has been established for the proposed Lots 13-90 (78 lots) into the Sterling Ranch Metro District public sewer system and OWTS for rural Lots 1-12 (12 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 or requiring special precautions have been identified, addressed in the on-site soils report and shown on the Final Plat.

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. 2 Final Drainage Report.

Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County for compliance with the LDC and ECM. Retreat at TimberRidge Filing No. 1 has recently constructed the extension of Poco Road into the site and across Sand Creek. This public access provides the primary access to Vollmer Road. A secondary "emergency only" access was also constructed north to Arroya Lane along with Filing 1 and will remain in place with this subdivision.

Necessary services including police and fire protection, recreation, utilities and transportation systems are or will be made available to serve the proposed subdivision.

The final plans provide evidence to show that the proposed methods of fire protection comply with Chapter 6, LDC. Also, the Black Forest Fire Protection District will review and approve the utility plans for this development.

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. 2 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

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.