

# ***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)**

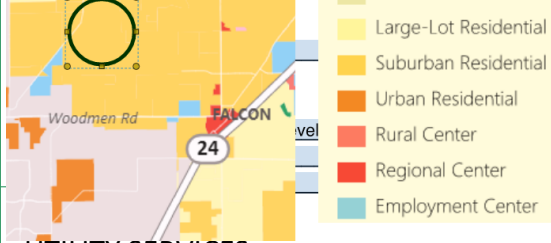
Water and Wastewater services will be provided by the Sterling Ranch Metropolitan District through an agreement between the Developer and the District. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for 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.

Several objectives from chapter 14 can be added to help make case- pick just a few (3)



NEW MASTER PLAN provide in LOI <https://elpaso.hiplanning.com/pages/draft-plan-outreach>



- Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?
- Does the proposed use promote the level of change identified in the Areas of Change map?
- Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?
- Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality's plan(s)?
- Is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?
- Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?
- Does the proposed use/development incorporate appropriate conservation design principles as identified in the *Master Plan*?
- Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the *Master Plan*?
- Does the proposed use/development support the Implementation Objectives and Specific Strategies of the *Master Plan*?

**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 maintain 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.

Tips to address Water Master Plan

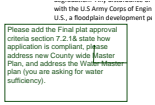
Please add the Final plat approval criteria section 7.2.1& state how application is compliant, please address new County wide Master Plan, and address the Water Master plan (you are asking for water sufficiency).

**Review of Projects (Many Goals and Policies are applicable to a project)**

1. Where is the project (refer to region)
2. What is their water supply (central, wells, by whom)
3. If they are a central supplier, how have they addressed Section 3 (efficiencies, cooperation, reuse, storage, interconnection)
4. What standards of Section 4 are applicable, especially for groundwater (quality, economic life, sustainability)
5. How has the applicant addressed water supply needs at full buildout. Chapter 5
6. Have they planned for the project or the area to ensure adequate water in the future (efficiency, drought planning, conservation, flexibility in design, reuse, participating in regional water supply planning, renewable water partnerships and development. etc)

# LOI V\_1 planning only.pdf Markup Summary 6-24-2021

dsdparsons (7)



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Please add the Final plat approval criteria section 7.2.1 & state how application is compliant, please address new County wide Master Plan, and address the Water Master plan (you are asking for water sufficiency).



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Tips to address Water Master Plan



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NEW MASTER PLAN provide in LOI <https://elpaso.hiplanning.com/pages/draft-plan-out-each>

IPD for Filing No. 2  
2014 utility infrastructure to be designed and constructed with  
water facilities located adjacent to existing Shering Ranch  
utility infrastructure was constructed with Filing No. 1.  
Several objectives from chapter 14 can  
be added to help make case- pick just a few (3)

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Several objectives from chapter 14 can be added to help make case- pick just a few (3)