

# **LETTER OF INTENT**

## **Retreat at TimberRidge**

### **Filing No. 3**

**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.** 52214-00-001, 52280-00-039, 52272-00-006, 52272-00-007,  
52272-00-008, 52220-00-026 and portion of 52220-00-023

#### **Request:**

This Final Plat encompasses 44.351 acres and 33 single-family lots are proposed. Six lots (Lots 1-6) are proposed to be 2.5 Ac. minimum in size. The remaining 27 lots (Lots 7-33) are proposed to be 15,000 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. 3. This proposed Final Plat consists of 33 single-family homes and six tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 44.351 acres. A realignment of Arroya Road to intersect Vollmer Road at a 90-degree angle will be provided with this subdivision. However, no right-of-way vacation is being proposed at this time.

The site is located in a portion of sections 21, 22, 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 and TimberRidge Filings 1 and 2. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (15,000 SF min. lots).

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

## **PROJECT DESCRIPTION:**

### SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report dated June 2022 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 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. 3 will be accessed by the extension of both Aspen Valley Road and Antelope Ravine Drive north into the property as constructed with Filing No. 1 and 2. Direct access from Arroya Lane will also service Filing No. 3. Arroya Lane then has direct access to Vollmer Road. Please also reference the Traffic Technical Memorandum dated July 2022 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. 3 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 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).

### UTILITY SERVICES

#### **Urban Lots (Lots 7-33)**

#### **Rural Lots (Lots 4-6)**

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 **10.59 Acre-feet** for Filing No. 3. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of **5,160 GPD** for Filing No. 3.

All off-site utility infrastructure was constructed with Filing No. 1 and Filing No. 2.

### UTILITY SERVICES

#### **Rural Lots (Lots 1-3)**

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 0.353 AF/unit for a total annual demand of **1.059 Acre-feet** for Filing No. 3. The augmentation plans (18CW3002 and 16CW3035) relinquish 2,796 acre-feet of Laramie Fox Hills NT water to augment these 3 single-family wells in Filing No. 3.

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

With the Filing No. 2 development, an Extended Detention Basin (EDB) was constructed to provide detention and water quality treatment for the portion of Filing No. 3 development area west of Sand Creek. Another detention and stormwater quality facility was constructed with Filing No. 1 and the remaining portion of Filing No. 3 east of Sand Creek will be handled by this facility. The existing EDB's are owned and maintained by the Retreat at TimberRidge Metro District. Two proposed Rain Garden facilities are planned to handle the treatment of Arroya Lane.

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 Bristlecone Ecology, LLC provided with submittal package) 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. (Upon permit approval, copy will be provided to County) Prior to any disturbance within the waters of the U.S., a floodplain development permit will be approved by Regional Floodplain.

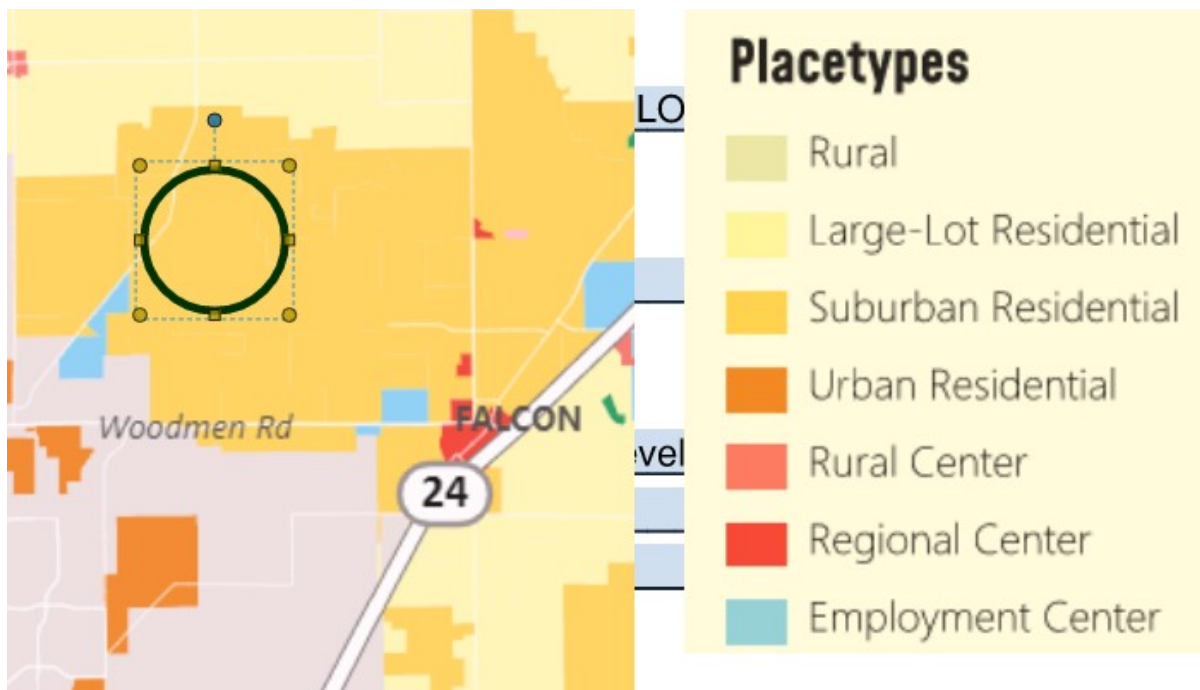
#### **JUSTIFICATION:**

##### **Criteria for Approval**

##### **Conformance with the El Paso County Master Plan**

The Retreat at TimberRidge Filing No. 3 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 third filing within the overall TimberRidge Development. Filing No. 1 and 2 installed 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. 3 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 Preliminary Plan approval.

A public sewage disposal system has been established for the proposed Rural Lots 4-6 and Urban lots 7-33 (30 lots total) into the Sterling Ranch Metro District public sewer system and OWTS for rural Lots 1-3 (3 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. 3 Final Drainage Report. (These include channel improvements and culvert crossing of Arroya Lane constructed by the developer)

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. TimberRidge Filing No. 3 access will be from existing public streets constructed with Filings No. 1 and 2 and Arroya Lane.

Necessary services including police and fire protection, recreation, 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. 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. 3 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction. The existing access easement provided with Filing 1 up to Arroya Lane will be removed upon platting on public right-of-way in the same location (extension of Antelope Ravine Dr. and construction of Hawks Hill Ct.)

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.