



Drexel, Barrell & Co.

July 9, 2020

City of Colorado Springs – Land Use Review
Attn: Gaby Serrano, Planner II
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Engineers/Surveyors

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**RE: Letter of Intent
Creekside at Rockrimmon Single Family Filing No. 1**

Ms. Serrano,

On behalf of Premier Homes, Inc., please accept this letter of intent and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for your review and approval of a proposed PUD Development Plan of Lot 9, Creekside at Rockrimmon Filing No. 1. The 17.47 acre site will consist of 45 single-family residential lots, public roadways and private tracts.

Location / Site

The site is located west of the intersection of South Rockrimmon Boulevard and Delmonico Drive in the northwest area of Colorado Springs. The site subject area consists of Lot 9, Creekside at Rockrimmon Filing No. 1. The site is located within the Hillside Overlay and a portion of the site is located within the Streamside Overlay.

Land Use

Lot 9 is planned to be utilized for single-family residential housing and open space. The attached PUD DP outlines the proposed layout for the development of the property.

Zoning

The current and proposed property zoning is PUD/CR HS SS.

Access / Roadways

The site will be accessed from South Rockrimmon Boulevard. The existing private road Heavy Stone View will continue west, becoming a public road with this development and a proposed turn-around at the transistion. Internal roadways will be classified and constructed as local public residential roadways.

Utility Services

Wastewater, Water, Electric and Gas services will be provided by Colorado Springs Utilities for the proposed development. The communications provider will be as contracted by the developer.

Schools

The project is located within Academy School District #20.

Grading/Drainage

The site generally slopes from south to north towards the Rockrimmon North Channel at slopes of 2 to 30 percent.

Land Suitability Analysis

1. The Rockrimmon Channel is located to the east of the project site and constrains the development to the east. The development of the site will occur to the west of the Rockrimmon Channel and will not disturb it.
2. The geologic hazard report prepared by Entech Engineering addresses physical constraints and hazards on the site.
3. Entech Engineering Geologic Hazard Study preparer information is identified in the Study.
4. No at-risk ecological communities were identified for the site.
5. According to the Soil Survey of El Paso County Area, Colorado, prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NCRS), the site is underlain by Chaseville-Midway complex, which is classified as a hydrological soil group A and by Razor clay loam, which is classified as a hydrological soil group D. The soil within the streamside overlay boundaries on the project site is the group A soil.

Streamside Review Criteria Analysis

1. The natural landform has been maintained as much as possible in the overlay area and conforms to the City grading regulations.
2. The development does not negatively impact the stream ecosystem or the natural streamside setting.
3. The project will not have a negative impact upon wildlife habitat and the riparian ecosystem in the area. There are no threatened or endangered species in the area.
4. Sidewalk is to be added along Rockrimmon Blvd. adjacent to the project site. There is an existing trail on the opposite side of the channel from our project.
5. The project site is not within the 100-yr floodplain.
6. There are no significant natural features within the project streamside area.

7. There are no recommendations by any subarea plans, City projects or habitat conservation plans for the project site.
8. The developed portions of the site are well set back from the channel. There are no impervious surfaces within the streamside overlay. BMP's required by the City will be implemented throughout the entire project site. All existing trees in the channel will remain and will provide a visual buffer between the project site and the properties on the opposite side of the stream.
9. All disturbed areas on the project site will be revegetated to provide stabilization and to minimize erosion. The plants selected within the stream overlay area meet the requirements from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual and also meets all other requirements of the City's Landscape Code.
10. The detention basin is to discharge into the channel. The areas of disturbance to the channel slope will be stabilized with riprap. No other area of the channel slope will be disturbed.
11. The channel itself will remain untouched and in its current natural state.

A drainage report for the property has been submitted for review with this submittal package. The grading of this site will be in a stair-stepped condition to make-up grade due to the vertical relief on the site while maintaining an overall earthwork balance for the site.

We trust you find our application and request for the PUD Development Plan for Lot 9, Creekside at Rockrimmon filing No. 1 acceptable. We look forward to working with the City in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.
Principal, Regional Manager

Enclosures: Development Plan