

Mon 7/17/2017 4:51 PM

Dear Friends,

I received a copy of the drawings for the resubmittal of the Retreat development. I scanned the basic drawing and have attached it to this email.

I cannot see any changes to the plan. The last submittal had 482 homes, this one has 482 homes.

Here is a bit of analysis. (Consult the drawing as I go through this.) The total proposal has 482 homes on 293 acres. This is a density of 1.64 du(dwelling units)/acre. If you remove the open space on the north side (tract B - 30 acres) and the 29 acre Tract A (reserved for future development) you have 234 acres remaining. Planning 482 homes on that 234 acres results in a density of 2.06 du/acre. This is what we call the gross density because it includes the roads, trails, and drainage for the creek floodplain. The plan has about 42 lots that range from 0.5 to 1 acre, 11 lots that range from 2.5 to 5 acres and 429 lots that range from 0.17 acre (6 lots per acre) to 0.20 acre (5 lots per acre - city density.)

This is still the same extreme density that we oppose so near the forest and the fact that the water will most likely come from Denver basin wells (Cherokee Metro or Sterling Ranch wells.)

I don't know what else to say. Maybe, why are they having another meeting?

Terry