

CCES RESPONSES

RETREAT AT TIMBERRIDGE

Review Comments (43)

Link	Agency	Comment	Date
	PCD Project Manager	<p>If a waiver is requested to allow one access for a subdivision with more than 25 lots, please update fire commitment. Modify the LOI. The waiver request is not recommended. See updated Fire Commitment</p>	11/5/2019 4:18:52 PM
		<p>The temporary turn around easement document as a separate line item is provided as depicted by the applicant on page 2 of the plat. Please note the row /turn around will be vacated and revegetated by (state who) _____(not County) by the adjacent plat filing in lieu of a separate document. Noted</p>	
	PCD Project Manager	<p>How does this development reach Arroya Lane? It is unclear from the plat map/key map. Does Arroya need to be platted with this filing now that the northern plat is withdrawn? Based on our meeting with County Staff it was decided that Arroya Lane will not be platted or improved at this time but will still serve as secondary emergency only access per updated Fire Commitment. Upon future platting adjacent to Arroya Lane will trigger the need for platting and public improvements to Arroya Lane.</p>	11/5/2019 4:18:13 PM
		<p>Plat Review 2- Planning Only- Please upload a revised plat that does not include any markups. Please upload responses on a separate line item if necessary. Noted The landscape plan that was approved identifies landscape along POCO. Is an additional easement need to accommodate the landscape along POCO? Any landscaping at the intersection of Poco and Vollmer will be constructed within Tract F and maintained by Metro District.</p>	
	PCD Project Manager	<p>There is only one access shown on the plat key inset and plat sheets. The northern developer (Robert Scott) has withdrawn his plat indefinitely; Arroya Lane is no longer proposed to be partially constructed, at this time. Please provide the 2cd access (emergency access). Please include the CDs, FAE , etc for this 2cd access. See response to Arroya Lane comment above.</p>	11/5/2019 4:08:02 PM
	PCD Project Manager	<p>FAE- Please add the developer installed Landscape and fencing associated with this plat filing. Arroya Lane (ER/2cd access) should be included. See response above. Please</p>	11/5/2019 4:13:50 PM

submit a revised FAE with out any pen mark/redlines/notes ups so that it can be approved. **Noted and updated.**

Letter of Intent-

Please upload a clear revised stand alone document that does not include markups. Please identify who, and when will be providing the 10' trail and the 25' trail. The timing may be different. **See revised LOI**

The commitment letter states an annual demand of 57.89 acre feet/ the LOI states 20.83 Acre feet. The wastewater demands are also calculated differently; the LOI states 10,148 GFD and the commitment letter states 28,208.

Commitment letter is for the entire development, all phases. The demands listed in the LOI are those required for this Filing. What is the timing of the physical connection to a treatment plant? The Branding Iron and Homestead Fil 2 plats are proposing an (worse case scenario) physical connection from Sterling Metros lines and lift station to

PCD Project
Manager

MRMD of mid to fall 2020 based on the Sterling Branding Iron /Homestead Fil 2 applications (draft sia). How can this plat be recorded and building permits issued if the gallons per day exceed the CDPHE 2000 gpd allowance for holding wastewater as stated in both the LOI and commitment letter? Is applicant proposing to receive BoCC approval and wait to record plat or convey lots? **Sterling sewer issue nearly resolved**

11/5/2019
3:44:28 PM

Arroya Lane is no longer proposed to be developed by Robert Scott at this time. He has placed the plat application north of Arroya (which including constructing portion of Arroya) on indefinite hold. Please identify who is constructing a portion of Arroya Lane and what does that (second access required for 25 lots or more) emergency access look like? **See response to Arroya Lane comment above**

PCD Project
Manager

Staff is unclear oh the timing of the physical wastewater connection. There are no approved plans to tie the Sterling Ranch Wastewater line & Lift Station into the MRMD treatment system. Is the plat recording proposed to be delayed until the physical connection is made? **Sterling sewer issue nearly resolved**

11/5/2019
3:28:48 PM

View

County Attorney -
Development
Review

1. Changes to SIA attached. Please provide all future drafts in Word for ease of editing. **Noted**
2. Please provide a draft Detention Maintenance Agreement for review, in Word. **Noted, now provided**
3. Recommend a condition of approval to final plat application: "No building permits shall be issued for Lots 12-70 unless and until Subdivider provides to the County written confirmation from the Meridian Service Metropolitan District that all wastewater infrastructure necessary to

11/4/2019
9:40:45 AM

serve such lots has been installed, accepted by said District and is operational." **Noted**

Regarding a request for approval of a final plat for Retreat at Timberridge Filing No. 1, Enumerations has the following comments:

1. None of Enumerations comments from the previous round of comments were addressed. See comments from previous round.

	Pikes Peak Regional Building Department	Floodplain has the following comments: 1. Base flood elevations are not shown on this plat as required by Regional Building Code section RBC313.18.5. Contact Floodplain Administrator Keith Curtis (keith@pprbd.org, 719-327-2898) to discuss compliance with floodplain code. Noted. BFE's now shown on plat Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org	10/31/2019 3:22:35 PM
View	Parks Advisory Board	El Paso County Community Services / Parks Final Comments, Review #2 - Please See Attached Documents (PAB Endorsed 05/08/2019)	10/31/2019 9:43:50 AM
View	EPC Parks Department	El Paso County Community Services / Parks Final Comments, Review #2 - Please See Attached Documents (PAB Endorsed 05/08/2019)	10/31/2019 9:41:58 AM
	PCD Project Manager	Please upload the revised document stand alone (not attached to redlines); so the line item in EDARP is the official document not the revisions...You can upload all your responses as an option line item if you like. Noted	10/30/2019 11:59:36 AM
View	EPC Environmental Services		10/21/2019 10:12:07 AM
	911 Authority - El Paso/Teller County	No additional comments from E911 Glenn West	10/15/2019 7:57:57 AM
	RBD Floodplain	FEMA approved base flood elevation data and 100-year floodplain boundaries shall be provided and shown on plat;	10/14/2019 8:46:53 AM

LETTER OF INTENT
Retreat at TimberRidge
Filing No. 1

CCES Responses

Owner: TimberRidge Development Group, LLC
6385 Corporate Dr., Suite 200
Colorado Springs, CO 80919
(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

Request:

This Final Plat encompasses 68.135 acres and 70 single family lots are proposed. Eleven lots (Lots 1-11) are proposed to be 2.5 Ac. minimum in size. The remaining 59 lots (Lots 12-70) 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. Also, a deviation for 2.0' freeboard required for the box culvert crossing of Sand Creek (Extension of Poco Rd.) is concurrently being requested with Final Plat application.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 1. This proposed Final Plat consists of 70 single family homes and six tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 68.135 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:

If Timberridge Estates does not construct Arroya Lane, is this development constructing any improvements to Arroya Lane?

per our mtg. with you and Craig, not at this time. See updated Fire letter.

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 will be depicted and noted on the Final Plat.

are as? ✓

TRAFFIC

Retreat at TimberRidge Filing No. 1 will be accessed by the extension of Poco Road easterly into the property including the crossing of Sand Creek. This direct access from Vollmer Road will service all of Filing No. 1 with a secondary emergency access to the north through future TimberRidge development up to Arroya Lane. The Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc. 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. 1 in the ten mill Public Improvement District as noted on the final plat. The 2019 ten mil PID building permit fee equals \$1,221 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 25' trail easement.

UTILITY SERVICES

Urban Lots (Lots 12-70)

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 20.83 Acre-feet for Filing No. 1. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 10,148 GPD for Filing No. 1.

Off-site utility infrastructure to be designed and constructed with Filing 1 includes: water booster station located adjacent to existing tank, 12" mainline within Arroya Lane from the existing tank site to the property, sewer outfall creek crossing and mainline extension southerly to Sterling Ranch Filing No. 1.

UTILITY SERVICES

Rural Lots (Lots 1-11)

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 0.53 AF/unit for a total annual demand of 5.83 Acre-feet for Filing No. 1. An augmentation plan (18CWxxxxx) relinquishes 3,100 acre-feet of Laramie Fox Hills NT water to augment these 11 single family wells in Filing No. 1 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. 1 area that will remain in place until future development. (See Grading and Erosion Control Plan) Along with the Filing No. 1 development, two other Extended Detention Basins (EDB) and one Rain Garden (RG) are also proposed to provide detention and water quality treatment for the Filing No. 1 development area. These facilities will be owned and maintained by the Retreat at TimberRidge Metro District. This District is planned to be formed and in place by November 2019. Any such maintenance responsibilities will be by HOA until the formation of the District is final. Appropriate note indicating these responsibilities will be added to Final Plat if approval is given prior to November 2019.

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.

CCES Responses

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between **TimberRidge Development Group, LLC.**, Colorado Limited Liability Corporations, hereinafter called the "Subdivider," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of the **Retreat at TimberRidge Filing No. 1** Subdivision wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

Revised

WHEREAS, the **Retreat at TimberRidge Filing No. 1 Subdivision, containing 70 single family lots, is the second and third phase of the Retreat at TimberRidge Development**, as more particularly described on the Retreat at TimberRidge Preliminary Plan set forth on Exhibit B, attached hereto and incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of an irrevocable letter of credit.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

- 1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A, attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral guaranteeing construction and defect warranty of the public and common improvements set forth in Exhibit "A" shall be posted in the form of an irrevocable letter of credit in the amount of \$ _____.

Revised

If Subdivider chooses to construct the subdivision in phases, the ECM Administrator may require an increase in the amount of security for an individual phase prior to notice to proceed for that phase, to take into account any increase in cost due to inflation.

Included additional paragraph →

Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the

expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.

3. No lots in the subdivision or, if constructed in phases, in any phase thereof, shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision or the particular phase thereof have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision or, if constructed in phases, in any phase thereof, may be sold, conveyed or transferred and/or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements, identified by phase if applicable, in the attached Exhibit A.
4. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
5. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty four) months from the date of notice to proceed in the Construction Permit for the Subdivision, or Phase of the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision or Subdivision Phase may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.

7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
8. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
9. The Subdivider(s) agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider(s).
10. The County agrees to approval of the final plat of **Retreat at TimberRidge Filing No. 1** Subdivision subject to the terms and conditions of this Agreement.
11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
12. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
13. The Subdivider(s) agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program, at or prior to the time of building permit submittals. Pursuant to said Resolution, the subdivider has elected to place the **Retreat at TimberRidge Filing No. 1** Subdivision in the El Paso County Public Improvement District No. 2.

Revised

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

(Date Final Plat Approved)

By: _____
Darryl Glenn, President

Revised

ATTEST:

County Clerk and Recorder

Subdivider

By: _____
Representative (if applicable)

Subscribed, sworn to and acknowledged before me this _____ day of _____, 20__,
by the parties above named.

My commission expires: _____.

Notary Public



EL PASO COUNTY

COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE CHAIR)

STAN VANDERWEREF
HOLLY WILLIAMS
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 31, 2019

CCES Responses

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Retreat at TimberRidge Filing No. 1 Final Plat, Review #2 (SF-19-009)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Retreat at TimberRidge Filing No. 1 Final Plat, Review #2, and has the following additional comments of behalf of El Paso County Parks. Staff recognizes the addition of General Plat Note #21, which states, ***“Tract A is for regional and local trail, existing drainageway, public utilities, and open space. Tract will be owned and maintained by El Paso County, upon completion of the required improvements and county acceptance. Retreat at TimberRidge Homeowners Association shall be responsible for the aesthetic maintenance.”*** Until such time that Tract A is accepted by and deeded to El Paso County, the dedication to El Paso County of a 25' trail easement will continue to be required along this section of Sand Creek, and furthermore, other forthcoming final plats within the Retreat at TimberRidge may require trail easement dedication as well, until such time that tract ownership is offered to and accepted by El Paso County.

Noted

This application and the following comments and recommendation were presented to and endorsed by the Park Advisory Board on May 8, 2019:

“Classic Consulting, on behalf of TimberRidge Development Group, LLC, is requesting approval of the Retreat at TimberRidge Filing No. 1 Final Plat, consisting of 70 residential lots on 68.14 acres. Minimum lot sizes vary from 12,000 square feet in the eastern portion of the property to 2.5 acres on the western side near Vollmer Road. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows one proposed regional trail connection and one proposed bicycle route impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the proposed Vollmer Road Bicycle Route runs adjacent to the western property boundary.

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
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COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

The revised Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 Parks Master Plan, but did not include the originally-planned 3.6 acre neighborhood park, as included in the first versions of the PUD Preliminary Plan. The revised PUD Development Plan was endorsed by the Park Advisory Board with the follow recommendations:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on forthcoming final plats; (2) reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to at least 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code; and (3) require fees in lieu of land dedication for regional park purposes. The amount of \$91,160 was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted.”

The Retreat at TimberRidge Preliminary Plan, which increased the total open space percentage to 11.3%, was subsequently endorsed by the Park Advisory Board in May 2018 with the following recommendations:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Preliminary Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on and dedicated to El Paso County on forthcoming final plats; (2) strongly recommends and encourages the reestablishment of the neighborhood park in order to meet the recreational needs of residents; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$88,150 will be required at time of the recording of the Final Plat.”

The current Filing No. 1 Final Plat application includes 0.63-acre Tract E, which according to General Note #25, is designated for “public park and open space,” to be owned and maintained by the TimberRidge Metropolitan District. While much smaller than the originally-planned 3.6-acre neighborhood park, this park facility will allow for additional recreation facilities for the residents of the Retreat at TimberRidge. Moreover, the applicant states in their Letter of Intent, that “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 25’ trail easement.” This trail easement, however, is not shown on the current Final Plat.

In addition to regional and urban park fees, Parks staff requires that the applicant provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the regional trail, and this easement be shown on and dedicated to El Paso County on this Final Plat. A park lands agreement may be acceptable alternative to urban park fees, should the applicant choose to build the neighborhood park to a cost that meets or exceeds the urban park fees for Filing No. 1.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Filing No. 1 Final Plat include the following conditions: (1) provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County on this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,920 and urban park fees in the amount of \$20,160. A park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording this Final Plat.”

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com