

EL PASO



COUNTY

COMMISSIONERS:
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
Jim Egbert, Chair**

**FROM: Kari Parsons, PM/Planner II
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director**

**RE: Project File #: SP-18-002
Project Name: The Retreat at TimberRidge
Parcel Nos.: 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-397**

OWNER:	REPRESENTATIVE:
Arroya Investments, LLC. 1283 Kelly Johnson Boulevard Colorado Springs, CO. 80920 Jacob Decoto 10620 Vollmer Road Colorado Springs, CO. 80910 Robert Scott General Contractors 2760 Brogans Bluff Colorado Springs, CO. 80919	N.E.S. Inc. John Maynard 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO. 80903

Commissioner District: 2

Planning Commission Hearing Date:	10/2/2018
Board of County Commissioners Hearing Date	10/23/2018



EXECUTIVE SUMMARY

A request by Arroya Investments, LLC, Robert Scott General Contractors, and Jacob Decoto for approval of a preliminary plan. The eight (8) parcels, totaling 234.05 acres, are zoned PUD (Planned Unit Development) and are located north of the proposed extension of Stapleton Road/Briargate Parkway, bisected by Vollmer Road, and are within Sections 21 and 28, Township 12 South, Range 65 West of the 6th P.M.. The parcels are included within the boundaries of the Black Forest Preservation Plan (1987) area. The applicants are proposing 205 single-family lots, 27.17 acres of right of way, and 10 open-space, trail corridor, detention, and utilities tracts totaling 27.58 acres. Phasing of the development is anticipated as depicted on the preliminary plan; however, the chronology of the phasing is not proposed to be binding.

The Board of County Commissioners approved a rezoning request from the RR-5 (Residential Rural) zoning district to the PUD (Planned Unit Development) (PUD-17-003) zoning district on March 27, 2018.

Lots within the PUD zoning district at less than 2.5 acres in size are proposed to receive water and wastewater service from the proposed Sterling Ranch Metropolitan District. Individual wells and onsite wastewater treatment systems (OWTS) are proposed for lots greater than 2.5 acres in size. A finding of water sufficiency is not requested with this preliminary plan request. Such finding will need to be made at the time of review and approval of all subsequent final plat applications.

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: A request for approval of a preliminary plan to create 205 single-family residential lots, rights of way, and 10 open-space, trail corridors, detention and utilities tracts within the PUD (Planned Unit Development) zoning district.

Waiver(s):

No waivers are requested with this request.

Authorization to Sign: There are no documents requiring signature associated with this application

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

In approving a preliminary plan, the BoCC shall find that the application meets the following review criteria listed in Section 7.2.1.D.2 of the Land Development Code (2018):

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: RR-5 (Residential Rural)	Vacant
South: RR-5 (Residential Rural)	Vacant /Undeveloped area of the Sterling Ranch Sketch Plan
East: RR-5 (Residential Rural)	Single-family north of Arroya Lane/Undeveloped area of the Sterling Ranch Sketch Plan
West: RR-5 (Residential Rural)/PUD	Vacant /Single-family residential

E. BACKGROUND

This area of the County was zoned A-1 (Rural) on September 21, 1965, by Board Resolution 434870. Subsequent nomenclature changes have renamed the zoning district to RR-5 (Residential Rural). The parcels have remained undeveloped. A Planned Unit development plan for the Retreat at TimberRidge PUD development Plan (PUD-17-003) was approved by the Board of County Commissioners on March 27, 2018.

The applicants held three (3) neighborhood meetings in conjunction with the approved PUD development plan (PUD-17-003) application. County staff attended each of the meetings. The applicants significantly revised their PUD development plan in response to the neighbors’ concerns regarding density, traffic, and water supply. The revisions included reducing the number of proposed single-family lots from 460 to 212, which represented a reduction of the proposed overall density from 1.64 du/acre to 0.81 du/acre.

The PUD development plan depicts 2.5 acre lots adjacent to Vollmer Road as a transition to the RR-5 zoned properties to the west. The PUD development plan also provides a transition from the RR-5 zoned properties to the northeast by tapering the lot sizes from east to west from 5 acres down to 2.5 acres for the portion of the property located north of Arroyo Lane.

The lot sizes taper from approximately 2.5 acres in the northern portions of the development to under one-third (1/3) of an acre in the southernmost portion of the development.

The subject preliminary plan proposes to develop 205 of the planned 212 single-family residential lots and ten (10) tracts to be used as open-space, trail corridor,

detention, and utilities. The applicant has provided a trail corridor along Sand Creek in addition to a trail easement along Arroya Lane towards Vollmer Road, which is anticipated to tie into the Vollmer Road bike lane.

A legal challenge to the BoCC approval of The Retreat at TimberRidge Planned Unit Development zoning is currently pending. Recommended Condition of Approval No. 1 is intended to address the potential effect(s) of the legal challenge on this development, particularly with regard to the subdivision process.

F. ANALYSIS

1. Land Development Code Analysis

The Board of County Commissioners made a finding of conformity with the Land Development Code (2018) with the Retreat at TimberRidge Planned Unit Development rezoning (BoCC Resolution 18-123). The request for approval of a preliminary plan for 205 lots is in conformance with the previously approved PUD. This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Land Development Code (2018).

2. Zoning Compliance

The proposed preliminary plan is in conformance with the Retreat at TimberRidge PUD requirements. The Retreat at TimberRidge PUD development plan provides permitted and accessory uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Policy 6.1.3- Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.

Policy 6.1.8- Encourage incorporation of buffers or transitions between areas of varying use or density where possible.

Policy 6.1.13- *Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.*

Policy 6.1.14- *Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*

Policy 6.2.2 – *Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.*

Pursuant to the approved and recorded Retreat at TimberRidge PUD development plan, the preliminary plan depicts five (5) acre lots north of Arroya Lane, and two and one-half (2.5) acre lots along the western perimeter of the plan, nearest to Vollmer Road. A 100 foot building setback for Lots 20 through 26 adjacent to Vollmer Road where no mature evergreen trees exist (generally those lots that are proposed to be located along Vollmer Road south of the intersection with Wildflower Road) is graphically depicted on the preliminary plan. The increased setback will effectively serve as a 100 foot rear setback for the proposed lots. By comparison, single family residential lots within the RR-2.5 (Residential Rural) zoning district are required to comply with a 25 foot rear setback. As determined at the time of the PUD development plan approval, the increased setback is intended to provide a buffer (e.g., distance separation) and single family residential density transition from properties west of Vollmer Road, which are required to be a minimum of five (5) acres pursuant to the RR-5 (Residential Rural) zoning district.

The preliminary plan depicts tapering of single family residential densities from 2.5 acre lots (in the area south of Arroya Lane) to under one-third (1/3) of an acre (15,890 sq. ft.) average lot size as the plan extends southward.

In accordance with the approved PUD plan, the preliminary plan as designed will help preserve many of the natural features and unique environments located on the property by placing drainage ways in open space tracts, which is in accordance with Policy 6.1.14 and Goal 6.1A, identified above, of the Policy Plan.

The proposed preliminary plan is compatible with previously developed areas in terms of factors such as density, land use, and access. A finding of consistency

with the Policy Plan was made by the El Paso County Board of County Commissioners with the previously approved PUD (PUD-16-002). The proposed preliminary plan is in conformance with the Retreat at TimberRidge PUD development plan.

4. Small Area Plan Analysis

The property is within the Black Forest Preservation Plan (1987) area and, more specifically, within Planning Unit 10, The Southern Transitional Sub- Area. The Concept Plan Map, which is an enclosure of the Black Forest Preservation Plan, identifies the area as being appropriate for *“single family residential densities decreasing from one dwelling unit per acre to one dwelling unit per five acres toward the forest edge”*. The Map also includes two additional policies applicable to the Planning Unit 10, Southern Transitional Area, that state as follows:

- “Any new urban development should be compatible with existing rural residential subdivisions.”
- “Urban density development should only be approved if adequate urban services are available.”

Additional textual descriptions of the Southern Transitional Sub-Area include:

“A key element in this unit is a low density residential buffer area. This buffer would originate along a line one-quarter mile north of a major corridor (Briargate Parkway / Stapleton), if such a roadway is constructed and if it is located within two (2) miles of Woodmen Road. Only open space and single-family residential development is appropriate north of this line. Overall densities are expected to decrease rapidly from approved densities at the line to one dwelling per five acres at the Timbered Area edge. Large lot clusters should be used to maximize open space, and structural profiles should be kept low to conform to the open topography and to preserve panoramic views.”

“Regardless of what configuration of major transportation corridors ultimately develops, no urban density uses should be approved unless development is properly phased and can be provided with adequate and cost effective urban services. In addition, any urban density development must be compatible with existing uses, must not detract from the integrity of the ground water supply and must not overload, impede or otherwise limit the development of an efficient arterial road system.”

The Retreat at TimberRidge is located approximately one-half mile north of the future alignment of the Briargate Parkway/Stapleton corridor. The forested edge

lies in the northwestern corner of the proposed development. The remaining land within the development is not forested.

The Plan is 30 years old and was adopted prior to the Sterling Ranch Sketch Plan which established the alignment of the Briargate Parkway/Stapleton corridor. The City has annexed land previously depicted as being within the Plan. Urban development has occurred within the City west and east of Vollmer Road and north of Woodmen Road. The approval of the Sterling Ranch sketch plan, availability of central services to the area, and the encroachment of urban development within the City have modified the character of the area, which is supported by the Board of County Commissioners prior approval of the Retreat at TimberRidge Planned Unit Development map amendment (rezoning) request. Staff recommends the proposed preliminary plan is consistent with the Retreat at TimberRidge PUD.

The Trails addendum to the Black Forest Preservation Plan shows a regional trail corridor through the property. The Sand Creek Regional trail is depicted on the approved Retreat at TimberRidge PUD development plan and the requested preliminary plan. The El Paso County Parks Department will continue to work with the applicants on the specific alignment of the trail through the Sand Creek Channel at the time of final plat(s) review.

A finding of consistency with the Black Forest Preservation Plan was made by the Board of County Commissioners with the approval of the Retreat at TimberRidge PUD. The preliminary plan is in conformance with the Retreat at TimberRidge Planned Unit Development (PUD) and with all applicable conditions of approval included within Board of County Commissioner Resolution No. 18-123

5. Other Master Plan Elements

The proposed Retreat at TimberRidge PUD development plan is consistent with or does not create negative impacts to elements depicted on the El Paso County Wildlife Habitat Descriptors Map (1996), the El Paso County Community Services Parks Master Plan (2014), the Master Plan for Mineral Extraction (1996), and the El Paso County 2016 Major Transportation Corridors Plan Update, which is further addressed below.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A Soil, Geology, and Geologic Hazard Study for the Retreat at TimberRidge prepared on April 12, 2017, by Entech Engineering was reviewed with this request. The report identifies constraints and hazards which are proposed to be located within the open space areas in the preliminary plan. Constraints and hazards have been identified on the preliminary plan to ensure hazards are avoided or can be mitigated.

2. Wildlife

Potential impacts to wildlife are generally low as depicted in the [El Paso County Wildlife Descriptors Map](#) (1996).

3. Floodplain

A designated Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA / Zone AE 100-year floodplain) lies within Sand Creek running through the site from north to south as shown on Flood Insurance Rate Map (FIRM) panel No. 08041C0535F, as modified by Letter of Map Revision (LOMR). The developer will be required to comply with floodplain development regulations and wetland mitigation requirements, as applicable, for development of this property with any subsequent platting actions.

4. Drainage and Erosion

The site is located within the Sand Creek Drainage Basin. This basin has been studied and drainage and bridge fees apply at the time of final plat recordation. The site drains to the Sand Creek channel, generally flowing to the south. A Master Development Drainage Plan (MDDP) was provided with the previously approved PUD development plan. Two preliminary drainage reports, one for the area north of Arroya Lane and one for the larger area to the south, are currently under review with the preliminary plan, but have not been approved as of the date of staff report preparation. The applicants propose full-spectrum detention and water quality facilities to maintain developed runoff at or below historic rates.

Per the Sand Creek Drainage Basin Planning Study (DBPS), improvements to the Sand Creek channel including grade control, bank stabilization, and detention, will be required through the proposed development. The MDDP describes the types of channel improvements that will be evaluated and designed and the preliminary drainage reports provide further details that will be finalized with final drainage reports at the time of each final plat. Coordination between the TimberRidge development and the Sterling Ranch development downstream

is necessary during the design process and prior to construction of any channel improvements. Conditions of approval at the time of final plat approvals, in accordance with preliminary and final drainage reports, will address construction responsibilities and associated timelines for completion of the necessary channel stabilization improvements.

5. Transportation

The applicants are proposing to access Vollmer Road, classified in the El Paso County Major Transportation Corridors Plan Update (MTCP), 2040 Roadway Plan (Map 14), as a 2-lane Rural Minor Arterial road. Access is proposed to Vollmer Road at Arroya Lane and Poco Road, both of which are existing local gravel roads located in prescriptive rights-of-way. Access points to the future Sterling Ranch road network to the south and east are also proposed. A traffic impact analysis (TIS) dated January 2018 was provided with the PUD rezoning submittal. Table 3 of the TIS identifies required offsite roadway improvements and developer responsibilities toward the improvements. Widening and turn lane improvements to Vollmer Road adjacent to the site and offsite will be required with final plats of the TimberRidge development as identified in the conditions of approval. The specific offsite construction responsibilities of each phase of the development will be identified with future TimberRidge final plat approvals. Coordination with regard to the Sterling Ranch construction plans for Vollmer Road and shared internal road connections will be required.

The El Paso County Road Impact Fee will be applicable to final plats within the TimberRidge development.

H. SERVICES

1. Water

Sufficiency: Insufficient

Quality: Insufficient

Quantity: Insufficient

Dependability: Insufficient

Summary: A finding for water sufficiency is not required with preliminary plan requests. The applicants have stated that central water services are feasible for the urban lots. The applicants have also proposed that an intergovernmental agreement between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District (in review) will be completed in order to provide central water services to the proposed urban lots. Individual wells are anticipated to serve the 2.5 acre and larger proposed rural lots. Recommended

Condition of Approval No. 2 requires a finding of sufficiency to be made at the time of review and approval of all final plat(s).

2. Sanitation

The applicants anticipate establishing an intergovernmental agreement between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District to provide wastewater services to the proposed urban lots. Individual onsite wastewater treatment systems are anticipated to serve the 2.5 acre and larger rural lots.

3. Emergency Services

The requested preliminary plan is within the Black Forest Fire Protection District. The District received a referral to review the application and did not respond with any objections. The District has committed to serve the development.

4. Utilities

The requested preliminary plan is within the electrical service area of Mountain View Electric Association and the natural gas service area of Black Hills Energy. Both agencies have committed to serve the development.

5. Metropolitan Districts and Other Special Districts

The applicants are in the process of submitting a request to form The Retreat at TimberRidge special district, which is anticipated to provide water and wastewater services through an intergovernmental agreement with Sterling Ranch Metropolitan District. The Retreat at TimberRidge special district is anticipated to own and maintain the open space, drainage, non-regional trail corridors and utility tracts.

6. Parks/Trails

The El Paso County Community Services Department, Parks Division, has requested the applicants provide a 25-foot trail corridor easement for the Sand Creek Regional Trail, which has been depicted on the preliminary plan. The County is anticipated to maintain the regional trail. The regional trail is anticipated to connect to the Sterling Ranch open space to the south via the Sand Creek Channel Greenway. A trail easement has also been depicted along the south side of Arroya Lane. As depicted on the plan, internal trails are anticipated to provide connections from areas planned for urban lots to the regional trail corridor.

7. Schools

The requested preliminary plan is within both Falcon School District No. 49 and Academy School District No. 20. The Districts received the application for review and did not have any comments regarding the plan. Fees in lieu of land dedication will be required to be paid for the benefit of the school districts, as appropriate, at the time of recording all future final plats..

I. APPLICABLE RESOLUTIONS:

Approval Page 25
Disapproval Page 26

J. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

K. RECOMMENDED CONDITIONS OF APPROVAL

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1, Subdivisions, of the El Paso County Land Development Code (2016) staff recommends the following conditions and notations:

CONDITIONS

1. A legal challenge to the BoCC approval of The Retreat at TimberRidge Planned Unit Development zoning is currently pending. Approval of this Preliminary Plan is contingent upon a final court order upholding the PUD zoning. Amendments to the BoCC approval or to the PUD development plan (PUD 17-003) made as part of settlement of the litigation may require submission of an application to amend the Preliminary Plan. No final plats will be recorded unless and until a final court order upholding the PUD zoning is issued and all appeal periods have lapsed.
2. Applicable school(s) and park fees shall be paid with each final plat.
3. A finding of water sufficiency shall be made with each final plat.
4. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

5. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 16-454), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
6. Development of the property shall be in accordance with the recorded PUD development plan.
The building setback along Vollmer Road for Lots 20 through 26 shall be 100 feet, as depicted on the PUD development plan.
7. Landscape plantings along Arroya Lane shall be planted by the developer at the ratio of one (1) tree per 30 feet, and a minimum of one-third (1/3) of those trees shall be evergreen trees.
8. Landscape plantings along Vollmer Road are to be planted by the developer at the ratio of one (1) tree per 25 feet, and a minimum of one-third (1/3) of those trees shall be evergreen trees.
9. The applicants shall be responsible for constructing or providing escrow toward offsite improvements to Vollmer Road in association with the appropriate final plat as identified in Table 3 of the Retreat at Timber Ridge Preliminary Plan Traffic Impact Analysis, dated April 12, 2018 (as amended).
10. The applicants shall be responsible for constructing the necessary improvements in the Sand Creek channel, as identified in the preliminary drainage reports and final drainage reports to be submitted, with the appropriate final plat(s).
11. The preliminary drainage reports shall receive approval prior to scheduling the preliminary plan for Board of County Commissioners hearing.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twelve (12) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 27 adjoining property owners on September 13, 2018, for the Planning Commission and Board of County Commissioners hearings. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Preliminary Plan

El Paso County Parcel Information

File Name:

Zone Map No.:

Date:

PARCEL	NAME
5200000420	ARROYA INVESTMENTS LLC
5200000393	DECO TO JACOB
5200000398	ARROYA INVESTMENTS LLC
5222000023	TIMBERRIDGE ESTATES LLC
5227000004	ARROYA INVESTMENTS LLC
5228000019	ARROYA INVESTMENTS LLC
5227000001	ARROYA INVESTMENTS LLC
5227000003	ARROYA INVESTMENTS LLC



The Retreat @ TimberRidge Preliminary Plan

Letter of Intent

April 2018 (Revised June 2018 & July 2018)

Owners/Developers: Arroya Investments LLC Robert Scott General Contractors
1283 Kelly Johnson Blvd. 2760 Brogans Bluff
Colorado Springs, CO 80920 Colorado Springs, CO 80919

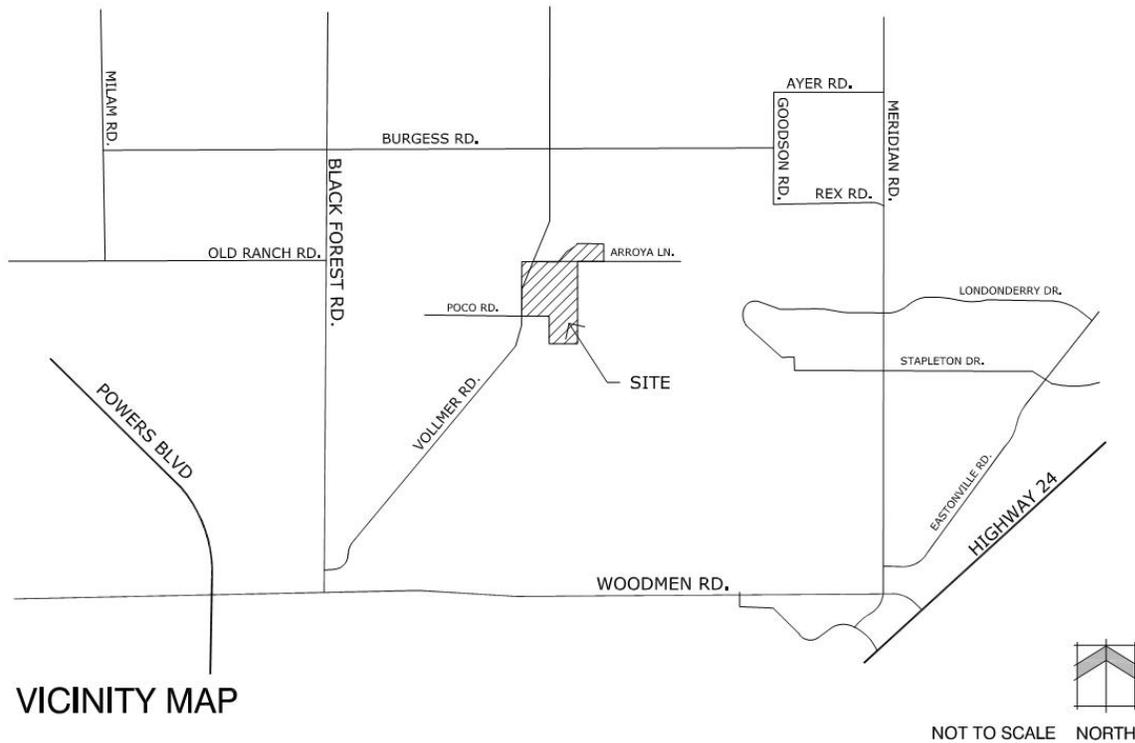
Jacob Decoto
10620 Vollmer Rd., Colorado Springs, CO 80908

Planner: N.E.S. Inc.
619 North Cascade, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

Engineer: Classic Consulting Engineers & Surveyors
619 North Cascade
Colorado Springs, CO 80919
(719) 785-0790

Tax ID Numbers: 5222000023; 5227000001; 5200000398; 5228000019; 5227000003;
5227000004; 5200000393

SITE LOCATION: The Retreat @ TimberRidge is mostly located on the east side of Vollmer Road, generally between Poco Road on the south and Arroya Lane on the north. A portion of this application extends north of Arroya Lane as shown on the approved PUD Development Plan. This application also includes two lots west of Vollmer Road. The Sterling Ranch bounds the site on the south and east.



PROPOSAL: The application covered by this Letter of Intent is for a Preliminary Plan consisting of 234 acres, 205 lots, and 10 tracts. Water sufficiency is not requested at this time for land south of Arroya ane.

THE PLAN: The Retreat @ TimberRidge is a planned residential community focused on the Sand Creek Greenway which bisects the property. Open space and trails are the centerpiece of the property. The Retreat @ TimberRidge also forms the transition between urban density development to the south and east, to rural residential development to the north and west, and within the project.

Access to the site will be from two locations on Vollmer Road: at Poco Lane and at Arroya Lane. Arroya Lane is currently a Public Street for the western portion (approximately 750 ft.) after which it is on private property owned by the applicants where adjacent to their property. Arroya Lane will be dedicated as a Public Street with adjacent Final Plats. East of TimberRidge Arroya will continue to be a private road until/unless additional dedication is made by the Sterling Ranch or others.

Access to the site is planned from Arroya Lane in two locations. Connections to the Sterling Ranch on the east and south are provided as good subdivision design dictates. The primary and

initial subdivision access will be from Arroya Lane and from Poco Lane extended into the property.

Residential land use is proposed in varying densities as approved on the PUD Development Plan. The land north of Arroya Lane, and immediately south of Arroya Lane and west of Sand Creek will have a minimum lot size of 2.5 acres. These lots will all be on individual well and septic systems (IDS). Water sufficiency for these lots will be addressed at Final Plat.

South of Arroya Lane and east of Sand Creek, all lots less than 2.5 acres in size (164 lots) will be served by central water and wastewater systems provided by the proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District. Lots immediately south of and adjacent to Arroya Lane have a lot size of 2.5 acres or greater. These lots will be served by well and IDS. The 2.5 acre lots create a transition within the property from rural residential to urban densities farther south. South of these transitional lots urban density lots are proposed with lot size decreasing from south to north.

Trails are a major component of this plan. A County Regional Trail is planned along the west side of Sand Creek. An east/west County Regional Trail will be located on the south side of Arroya Lane. These County trails will be constructed and maintained by El Paso County Parks after dedication of an easement to the County anticipated in Phase 3.

Open space within the PUD Plan includes the Sand Creek Greenway. All open space and park areas will be owned and maintained by the proposed Timber Ridge Metropolitan District. The proposed major trails will be placed in tracts owned by the District with easements for trails dedicated to the County.

PUD ZONE DISTRICT: The property has been zoned PUD. A PUD Development Plan was approved by the Board of County Commissioners on March 27, 2018. A portion of the PUD is not included in the Preliminary Plan and will be preliminary planned and platted at a later date.

BUFFERS and TRANSITIONS: The PUD Development Plan provides the buffers and transitions described below. The relationship to adjacent properties and the transition from nearby rural residential to urban land use has been addressed by land use density transitions within the preliminary plan area. Lots that border Vollmer Road and located west of Sand Creek will have a minimum lot size of 2.5 acres. This land use, along with Vollmer Road, creates a transition to larger lots west of Vollmer Road. Lots 20 – 26 which back to Vollmer Road and are not predominantly vegetated with Ponderosa Pines will have a minimum setback from Vollmer Road of 100 feet. Lots immediately south of Arroya Lane also have a minimum lot size of 2.5 acres.

Although the land along east and south boundaries abut land currently zoned RR-5, this land is planned for urban development as evidenced by existing water infrastructure and an approved Sterling Ranch Sketch Plan. In addition, the owner of Sterling Ranch supports this proposal as stated in a letter to that effect. The letter also accepts the location of proposed streets in The Retreat @TimberRidge that stub to Sterling Ranch.

JUSTIFICATION:

Conformance with the El Paso County Policy Plan

The Preliminary Plan or the Retreat @ TimberRidge conforms to the following policies of the El Paso County Policy Plan:

Policy 2.1.10 Encourage preservation of open space in subdivisions. ***Open space is preserved in the Sand Creek Greenway.***

Policy 2.1.11 Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. ***The Sand Creek drainage has been preserved and planned as an amenity to this project.***

Policy 2.2.10 Encourage the preservation of open space in the design of subdivisions. ***Open space is preserved in the Sand Creek Greenway.***

Policy 2.3.1 Preserve significant natural landscapes and features. ***The Sand Creek drainage is the most important natural feature on this property. It is being preserved.***

Policy 2.3.7 Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks and building scale. ***Visual impacts are being mitigated by preservation of existing Ponderosa pines along Vollmer Road.***

Policy 2.3.8 Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible. ***This policy is being met by preservation of the Sand Creek Greenway.***

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. ***Urban services will be available to serve the urban land use portion of this project in conjunction with lot development.***

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. ***Urban services will be available to serve the urban land use portion of this project.***

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible. *Transitions occur on the property both along Vollmer Road and Arroya Lane. Transitions are accomplished by providing 2.5 acre lots along Vollmer Road and along Arroya Lane. Transitions from rural residential land use to urban land use occur on site.*

Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. *The land plan promotes this policy.*

Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. *This plan is integrated with the adjacent Sterling Ranch which is contiguous on the east and south. Stub streets insure connectivity between the two projects.*

Policy 6.1.14 Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. *See conformance with the Black Forest Preservation Plan discussed below.*

Policy 6.2.2 Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel. *The focal point of this project will be the Sand Creek Greenway which includes the County Sand Creek Regional Trail.*

Policy 6.2.3 Encourage land use planning and design approaches which create or reinforce the neighborhood concept. . *The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.*

Policy 6.2.4 Encourage the use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods. *Transitions on site along Vollmer Road accomplish this.*

Policy 6.2.5 Encourage the development of unique and diverse neighborhoods within unincorporated areas. *The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.*

Policy 6.2.7 Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features. *The PUD Zone has been employed to this end.*

Policy 6.2.10 Utilize buffer zones to promote mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. *Transitions on site*

along Vollmer Road accomplish this. A 40 foot building setback has been provided on urban lots along the east boundary of this plan. Although zoned RR-5, the land to the east is planned for urban development as evidenced by existing central water facilities and an approved Sterling Ranch Sketch Plan.

Policy 8.2.1 Encourage implementation of the County's Parks, Trails and Open Space Master Plan. ***The County Park Plan includes a Regional Trail along Sand Creek. This plan implements the trail through this section of the Sand Creek drainage. In addition an east/west County Regional Trail is provided along Arroya Lane as shown on the County Trails Plan.***

Policy 8.3.1 Encourage development plans which appropriately incorporate parks, trails and open space into their design. ***Parks, trails and open space are incorporated into the design of The Retreat @ TimberRidge. See calculation of open space below.***

Policy 8.3.5 Ensure that publically dedicated open space is of sufficient overall quality that it adds value to the larger community. ***Applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested.***

Policy 8.4.3 Support the formation of new special districts to address the planning, development and maintenance of community parks, neighborhood parks, recreational facilities, local trails and community centers. ***Open Space and parks within The Retreat @ TimberRidge will be maintained by a Metropolitan District.***

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. ***Access to Vollmer Road meets the access criteria for this road classification.***

Policy 9.4.5 Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. ***This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.***

Policy 10.2.3 Promote cooperative ventures such as water authorities which maximize water supply options and economies through the pooling of resources. ***This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.***

Policy 10.2.4 Encourage the linking of systems among water providers in order to provide the highest assurance of available service. ***This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.***

Policy 11.1.2 Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention

facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation. ***This property has significant off-site flows tributary to the Sand Creek Reach SC-9 that exists through the site. The intent is to provide improvements to this Reach for this off-site flow as needed to stabilize and control erosion and sediment transfer within the current 100 yr. floodplain limits. All on-site developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities, treated and then released into Sand Creek. With the construction of these facilities, the pre-development flows within this Reach of Sand Creek will not be significantly altered, thus minimizing any downstream impacts.***

Policy 11.1.14 Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. ***See response to 11.1.2 above.***

Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. ***Portions of the development are not proposed for significant lot grading but just construction of the roadways.***

Policy 11.3.3 Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. ***All developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities to be treated prior to release downstream. All proposed 2.5 acre lots or larger do not require WQCV per ECM 1.7.1.B***

Policy 11.3.4 Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality. ***See response to 11.3.3 above.***

Policy 11.3.5 Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. ***See response to 11.1.2 above. Disturbances will be limited to areas where required for lots, roads and creek improvements per the DBPS.***

Policy 11.3.6 Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. ***See response to 11.1.2 above.***

Policy 11.4.1 Strongly discourage land use development from locating in floodplains. ***All development will be outside of the Sand Creek floodplain.***

Policy 11.4.8 Encourage “prudent line” approaches which adequately set structures back from floodplain boundaries, especially in areas which may be prone to bank erosion. ***See response to 11.4.1 above.***

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available. ***Fire protection is available from the Black Forest Fire Protection District.***

Goal 14.1 Recognize and promote the essential role of special financing districts in the provision and maintenance of public facilities and services in unincorporated areas. ***A Metropolitan District is planned to accomplish this goal.***

Policy 15.3.3 Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. ***This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.***

Policy 15.5.2 Continue to support and facilitate public involvement in the planning and land development processes through effective and timely notice to potentially impacted property owners and representative community groups. ***A pre-application neighborhood meeting was held on March 21, 2017 with adjacent property owners and the Black Forest Land Use Committee. A post application meeting was held on July 26, 2017. A third informational meeting was held on January 16, 2018 to present the amended plan.***

The Retreat @ TimberRidge conforms to the El Paso County Policy Plan as evidenced by the approval of the PUD Development Plan and zoning.

Conformance with the Black Forest Preservation Plan

The Preliminary Plan for the Retreat @ TimberRidge conforms to the following policies of the Black Forest Preservation Plan:

As stated in the Introduction to the Plan, "...The consistency or inconsistency of an application with a single policy or recommendation should be of less importance than its relationship to the overall spirit and intent of the elements when taken together." The following Goals and Policies of the Black Forest Preservation Plan are implemented with this request:

- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. ***Open Spaces is provided in the Plan by the Sand Creek Greenway and by trails.***
- Action 1.c. All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens group

for review and comment prior to public hearing. ***Applicants have met with the Black Forest Land Use Committee in the pre-application stage and after submittal.***

- Action 1.d. Applicants for subdivisions, zone changes, special use approvals, and variances should address consistency with the Black Forest Preservation Plan as a part of their submittals. ***This Letter of Intent addresses conformity with the Black Forest Preservation Plan.***
- Policy 2.3. Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space. ***Parkland will be owned and maintained by a Metropolitan District. Clustering is proposed with the Sand Creek Greenway and other drainage features as focal points of residential land use.***
- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. ***Rural Residential lots and open space are the land use transitions from urban to rural residential land use on the north and west of this PUD.***
- Policy 3.5. Generally support residential development which compliments and enhances the area's terrain, vegetation and natural resources. ***The proposed land use plan is consistent with this policy. The primary natural resource is the Sand Creek Greenway which is preserved by this plan and made the focus of the development.***
- Action 3.i. Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. ***As proposed, open space land will be owned and maintained by a Metropolitan District.***
- Goal 6.1. Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized. ***The proposed transportation system accomplishes this goal. Crossings of Sand Creek are minimized while providing a safe transportation system.***
- Policy 6.2. Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic. ***Access points to arterial roads (Vollmer) have been minimized while providing a safe and efficient network.***
- Action 7.c. Copies of all relevant land use petitions should be transmitted to the Black Forest Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with appropriate Master Plan elements should be specifically addressed at this time. ***Prior to application, a meeting with the Black Forest Land Use Committee was held on March 21, 2017.***
- Policy 8.2. Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities that are sensitive to natural drainage patterns. ***The***

Drainage Plan prepared by CCES addresses this policy. Sand Creek is preserved as a greenway.

- Policy 9.4. Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner. ***Land in The Retreat @ TimberRidge is within two school districts. SD #49 and SD #20. A general discussion with SD #20 has indicated that no school site is required.***
- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space ***County regional trails along Sand Creek and along Arroya Lane are a part of the Plan.***

The primary issue to be resolved with this application is the location of the interface between urban density and rural residential land use. This application proposes that the interface be south of Arroya Lane which is the boundary at which water and wastewater services can be provided. This boundary is south of the forested area of Black Forest.

The map component of the Black Forest Preservation Plan depicts The Retreat @ TimberRidge within subarea 10, the Southern Transitional Area as shown on the diagram below.



The plan for The Retreat @ TimberRidge clearly defines the transition from urban land use to rural residential land use and proposes that this transition occur within this PUD application. The intent of the Black Forest Preservation Plan to transition land use within the area south of the forested area of the Black Forest is met by this application. Land use intensity transitions from south to north with Arroya lane becoming the approximate boundary between where urban services, most notably water and wastewater, can be provided. The land north of Arroya Lane within the PUD is designated as rural residential and open space land uses. The overall density of the PUD is 0.806 units per acre.

There are several textural comments for the Southern Transitional Area of the Black Forest Preservation Plan which support this application. Applicable statements include:

- Any new urban development should be compatible with existing rural residential subdivisions. ***Existing rural residential land use exists on the north and west. The Retreat @TimberRidge has provided transitions to these subdivisions.***
- Overall densities should decrease to one dwelling unit per five acres at the Timbered Area edge. ***A density of one unit per five acres within The Retreat @TimberRidge is achieved where the Timber Area edge exists within the project.***
- Urban density should only be approved if adequate urban services are available. ***Urban services will be available to this development in conjunction with the Final Plats.***

Water is currently available adjacent to the property. Wastewater will be extended to the property from the south by the developer.

The Retreat @ TimberRidge Preliminary Plan conforms to the Black Forest Preservation Plan as evidenced by findings approving the PUD zoning and development plan.

Conformance with the TimberRidge PUD Development Plan

The Preliminary Plan is in conformance with the approved TimberRidge PUD Development Plan.

One deviation has been approved:

A deviation to permit access to Arroya Lane for the 10 lots north of Arroya Lane onto Nature Refuge Road at a distance less than 660 feet from the proposed access roads on the south side of Arroya Lane.

DEVIATIONS

The following deviations are requested as a part of the Preliminary Plan application. Justification for the deviations is included within the Deviation Request Forms included within the submittal package.

- Deviation to permit Nature Refuge Drive to be a gravel road- As Nature Refuge Way is connecting to a gravel road (Arroya) and has less than 200 trips per day we request that it be allowed to be a gravel road built to county standards. This will remain a gravel road and not be paved. The ten lots in the cul-de-sac for Timber Ridge Estates will not be expanded and will remain 10 lots, once Arroya Lane is paved Nature Refuge Drive will remain gravel. **(Deviation Denied. Nature Refuge Drive will be a public street and will be paved per County regulations)**
- Deviation to permit delay of 50 foot paved apron on Nature Refuge Way until Arroya Lane is paved. As Nature Refuge Drive is to be a gravel road and will be connecting to Arroya Lane which is currently gravel, we request that it remain gravel until Arroya Lane is paved at which time the HOA for TimberRidge Estates will construct a 50' paved apron into Nature Refuge Way. . **(Deviation Denied. Nature Refuge Drive will be a public street and will be paved per County regulations)**
- Deviation to permit a cul-de-sac length of greater than ¼ mile for the 10 lots on Nature Refuge Way. As Nature Refuge Way only has 10 lots and the land to the east is not under the ownership control, we request permission to provide a cul-de-sac of 1270 If that is located 1935 If from the point where it connects to Arroya Lane to the point where Arroya Lane joins Vollmer Road. This total length is 0.6 miles. This will be temporary until the connection to Arroya Lane is made to the east and to the south. **(Deviation Approved)**
- Deviation to permit a temporary gravel road as a second access for lots east of Sand Creek Based on the configuration of the property east of Sand Creek and that the adjacent Sterling Ranch property further to the east is not yet developed, there is no ability to provide a secondary access point across Sand Creek except up to Arroya. A temporary gravel access up to Arroya is being proposed at this time. **(Deviation Approved)**

- Deviation to permit access to west side of Vollmer Road south of Arroya for two lots (lots 11 and 12). **(Deviation Approved)**

DRAINAGE: Classic Consulting Engineers & Surveyors has prepared a MDDP and a Preliminary Drainage Report for the property. These documents address floodplain impacts and mitigation.

IMPACT REPORTS:

- Wetlands. Wetland delineation by CORE Consultants is included in their Impact Report for the property. This data has been included in the Land Suitability Analysis for the site. Site grading plans will address impacts to wetlands, which will be minor.
- Fire. Black Forest Fire and Rescue has provided a Fire Impact Report and a letter of commitment to provide fire and ambulance services.
- A Land Suitability Analysis has been prepared by N.E.S. Inc. This analysis summarizes site impacts. The Preliminary Plan places wetlands and drainage areas in tracts.

TRAFFIC: A Traffic Impact Analysis has been prepared by LSC Transportation Consultants, Inc. and is included in this submittal as a separate document.

MINERAL DEPOSITS: Entech Engineering, Inc. has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

JURISDICTIONAL IMPACTS

Districts Serving the Property

- Natural Gas – Black Hills Energy. Will Serve Letter included in application
- Electricity – Mountain View Electric. Will Serve Letter included in application.
- Water – Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District for lots less than 2.5 acres in size.
- Wastewater - Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District for lots less than 2.5 acres in size.
- Fire Protection – Black Forest Fire Protection District
- Schools – Falcon District #49; Academy School District No. 20
- El Paso County Conservation District

Reports Included by Reference

- Soil, Geology and Geologic Hazard Study for The Retreat @ TimberRidge by Entech Engineering, Inc. Reference to mitigation of constraints noted on the

- The Retreat at TimberRidge Traffic Impact Analysis by LSC Transportation Consultants, Inc.
- MDDP for the Retreat @ TimberRidge by Classic Consulting Engineers & Surveyors.
- Preliminary Drainage Report for the Retreat @TimberRidge by Classic Consulting Engineers & Surveyors.
- Impact Identification Report by CORE Consultants

Retreat at TimberRidge

PRELIMINARY PLAN

SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

RETREAT AT TIMBER RIDGE

A PORTION OF SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

A LINE BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) OF SECTION 27 AND THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SAID SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3925.63 FEET;

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S00°54'30"E ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3925.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE S87°35'00"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1332.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE S89°08'28"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1326.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE N00°30'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE N21°41'10"E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1450.84 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID DEED THE FOLLOWING FOUR COURSES:

- N89°40'23"E, A DISTANCE OF 761.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
- N00°52'58"W ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 21;
- N00°37'14"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET;
- S89°40'23"W, A DISTANCE OF 736.82 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE N21°41'10"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.82 FEET;

THENCE S88°18'50"E, A DISTANCE OF 145.93 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 22°00'47" FOR A LENGTH OF 215.15 FEET TO A POINT OF TANGENT;

THENCE N89°40'23"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 348.92 FEET;

THENCE N88°38'56"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 477.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 217111767 OF SAID RECORDS;

THENCE ALONG THE BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING SEVEN COURSES:

- N47°30'42"E, A DISTANCE OF 44.33 FEET;
- N46°50'01"E, A DISTANCE OF 517.38 FEET;
- N56°32'31"E, A DISTANCE OF 489.24 FEET;
- N38°17'19"E, A DISTANCE OF 162.67 FEET;
- N89°41'58"E, A DISTANCE OF 1283.66 FEET;
- S00°18'04"E, A DISTANCE OF 852.14 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21;
- S88°38'37"W ON SAID SOUTH LINE, A DISTANCE OF 1300.52 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9,891,306 SQ. FEET, OR 227.07 ACRES.

TOGETHER WITH:

PARCEL 2

BEGINNING AT THE EAST 1/16TH CORNER OF SAID SECTION 21 AND 28;

THENCE N89°40'23" ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 499.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 30 OF SAID RECORDS;

THENCE S21°41'10"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1312.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE N00°41'17"W ON SAID WEST LINE, A DISTANCE OF 1217.12 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 304,098 SQUARE FEET, OR 6.98 ACRES.

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
B	1.296 AC (56,448 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
C	0.065 AC (2,844 SF)	Signage, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict
D	0.251 AC (10,955 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
E	0.241 AC (10,500 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
F	17.762 AC (773,713 SF)	Regional & Local Trails, Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
G	4.580 AC (199,518 SF)	Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict
H	2.279 AC (99,280 SF)	Detention, Water Quality, Local Trail	TimberRidge MetroDistrict	TimberRidge MetroDistrict
I	0.374 AC (16,303 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
J	0.366 AC (15,941 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
K	0.360 AC (15,684 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks

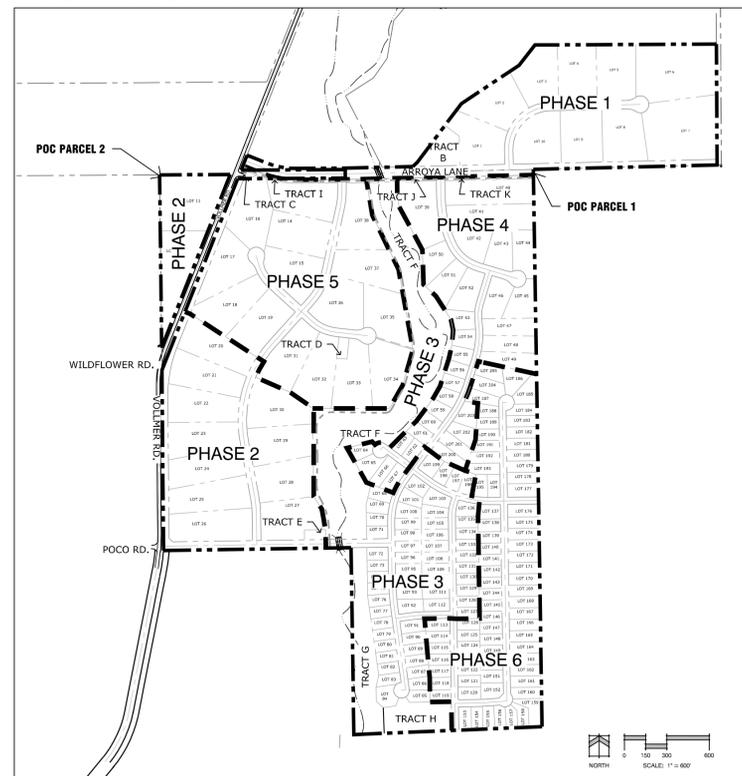
MAINTENANCE NOTES:

- All detention and water quality facilities within Tracts shall be owned and maintained by TimberRidge Metropolitan District.

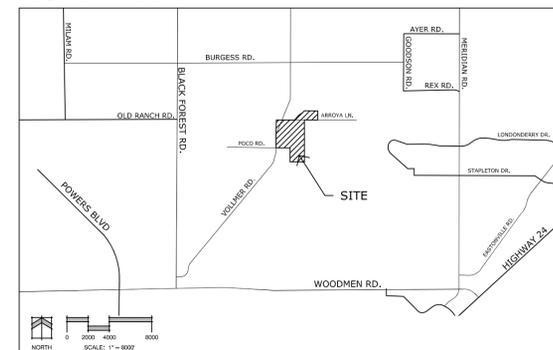
GENERAL NOTES

- All rural roads will be asphalt with gravel shoulders. All urban streets will be asphalt with type A or C curb & gutter.
- This property is subject to the findings summary and conclusions of a geologic hazard report prepared by ENTECH dated April 12, 2017 and revised on December 1, 2017. A copy of said report has been submitted with this application and can be found under file no. SP-182. Contact the El Paso County Land use review team, if you would like to review said report.
- Development Requirements:
 - Maximum lot coverage:
 - For lots less than 20,000 Sq. Ft. - 45%
 - For lots with a minimum lot size of 20,000 Sq. Ft. - 45%
 - For lots 2.5 acres and greater including Tract A - 20%
 - Maximum building height: thirty (35) feet.
 - Minimum Lot Size: 12,000 Sq. Ft.
 - Setback minimums:
 - For lots less than 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 10 feet for non-garage front
 - Side - 7.5 feet minimum
 - Rear - 25 feet minimum
 - For lots with a minimum lot size of 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 15 feet for non-garage front
 - Side - 15 feet minimum
 - Rear - 35 feet minimum
 - For lots 2.5 acres and greater including Tract A:
 - Front - 35 feet minimum
 - Side - 25 feet minimum
 - Rear - 50 feet minimum, except that lots 20 - 26 shall have a rear yard setback of 100 feet minimum
 - Accessory buildings must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) feet for any lots that do not abut a public street or the golf course. Accessory structures are governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
- All development of lots are subject to the development guidelines and provisions of the approved PUD Resolution File No# PUD 17-3 and PUD Rec. 218040692.
- Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Diagram.
- In Areas of High Groundwater, all foundations shall incorporate an underground drainage system.
- Phasing is conceptual and may change without revision to the Preliminary Plan.
- Lots 1-41 will be served by individual wells and IDS systems. All other lots will be served by the Sterling Ranch Metro District for central water and wastewater.
- The following deviations have been requested and approved:
 - ECM 2.3.8.A - The request to allow an interim cul-de-sac length in excess of 1,600 feet for Nature Refuge Way has been approved pending fire district concurrence.
 - ECM 2.2.5.B.1 - Deviations to permit an interim (shared) access from Vollmer Road to lots 11 & 12 has been approved. This approval will require notation on the subdivision plat for these two lots that the access is interim, to be removed/relocated when the remainder parcel develops.
- Individual lot sediment control BMPs will be required for Lots 11 & 12 to be owned and maintained by individual owners.
- Lots 1-52 will have individual well and septic systems. Lots 53-205 will be served by the Sterling Ranch Metropolitan District for Central water and wastewater.
- Portions of Lots 47-49, 51-60 & 204-205 have been identified as potentially having wetlands. These lots will be over lot graded. Wetlands will be mitigated if required by the Corps of Engineers.
- Wetlands on Lots 32 & 33 will be defined and shown on the Final Plat as Drainage Easements and No Build based on Final Drainage Report.

PHASE & TRACT MAP



VICINITY MAP



SITE DATA

OWNERS:	Arroya Investments LLC 1283 Kelly Johnson Blvd. Colorado Springs, CO 80920
	Jacob Desoto 10620 Vollmer Rd Colorado Springs, CO 80910
	TimberRidge Estates, LLC 2760 Brogans Bluff Drive Colorado Springs, CO 80919
APPLICANT:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	5227000004; 5228000019; 5227000003; 5227000001; 5200000398; 5200000397; 5222000023; 5200000393
DEVELOPMENT SCHEDULE:	2018
SITE ACREAGE:	234.05 AC
CURRENT ZONING:	PUD
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Residential: 205 Total Lots, Gross Density: 0.876 DU/AC; Net Density: 0.992 DU/AC
	<ul style="list-style-type: none"> 2.5 AC Minimum: 41 Lots 1 AC Minimum: 11 Lots 15,000 SF Minimum: 11 Lots 12,000 SF Minimum: 142 Lots
	Open Space: 27.58 AC
	Open Space (Sand Creek Greenway): 22.34 AC
	Landscape & Buffers: 1.17 AC
	Detention/Water Quality: 4.07 AC
	Public Streets / ROW: 27.17 AC

PHASING PLAN

PHASE	TOTAL COUNT	LOT COUNTS	LOT NUMBERS	MINIMUM LOT SIZE	AVERAGE LOT SIZE
1	10 Lots	10	1-10	2.5 Acres	3.01 Acres
2	13 Lots	13	11-12, 20-30	2.5 Acres	2.73 Acres
3	59 Lots	59	68-112, 127-136, 196-199	12,000 SF	14,326 SF
4	33 Lots	3	39-41	2.5 Acres	2.54 Acres
		11	42-52	1 Acre	1.06 Acres
		9	53-61	15,000 SF	17,618 SF
		10	62-67, 200-203	12,000 SF	19,636 SF
5	15 Lots	15	13-19, 31-38	2.5 Acres	2.56 Acres
6	75 Lots	2	204-205	15,000 SF	22,120 SF
		73	113-126, 137-195	12,000 SF	15,619 SF

SHEET INDEX

Sheet 1 of 8:	Cover Sheet
Sheet 2 of 8:	PUD Development Plan
Sheet 3 of 8:	PUD Development Plan
Sheet 4 of 8:	Building Constraint Map
Sheet 5 of 8:	Building Constraint Map
Sheet 6 of 8:	Site Sections & Details
Sheet 7 of 8:	Preliminary Grading Plan
Sheet 8 of 8:	Preliminary Grading Plan

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N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Retreat at TimberRidge

Preliminary Plan

EL PASO COUNTY, CO

DATE: 04/11/18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE: 06-26-18
BY: KMM
DESCRIPTION: Per County Review Comments

DATE: 08-28-18
BY: KMM
DESCRIPTION: Per County Review Comments

COVER SHEET

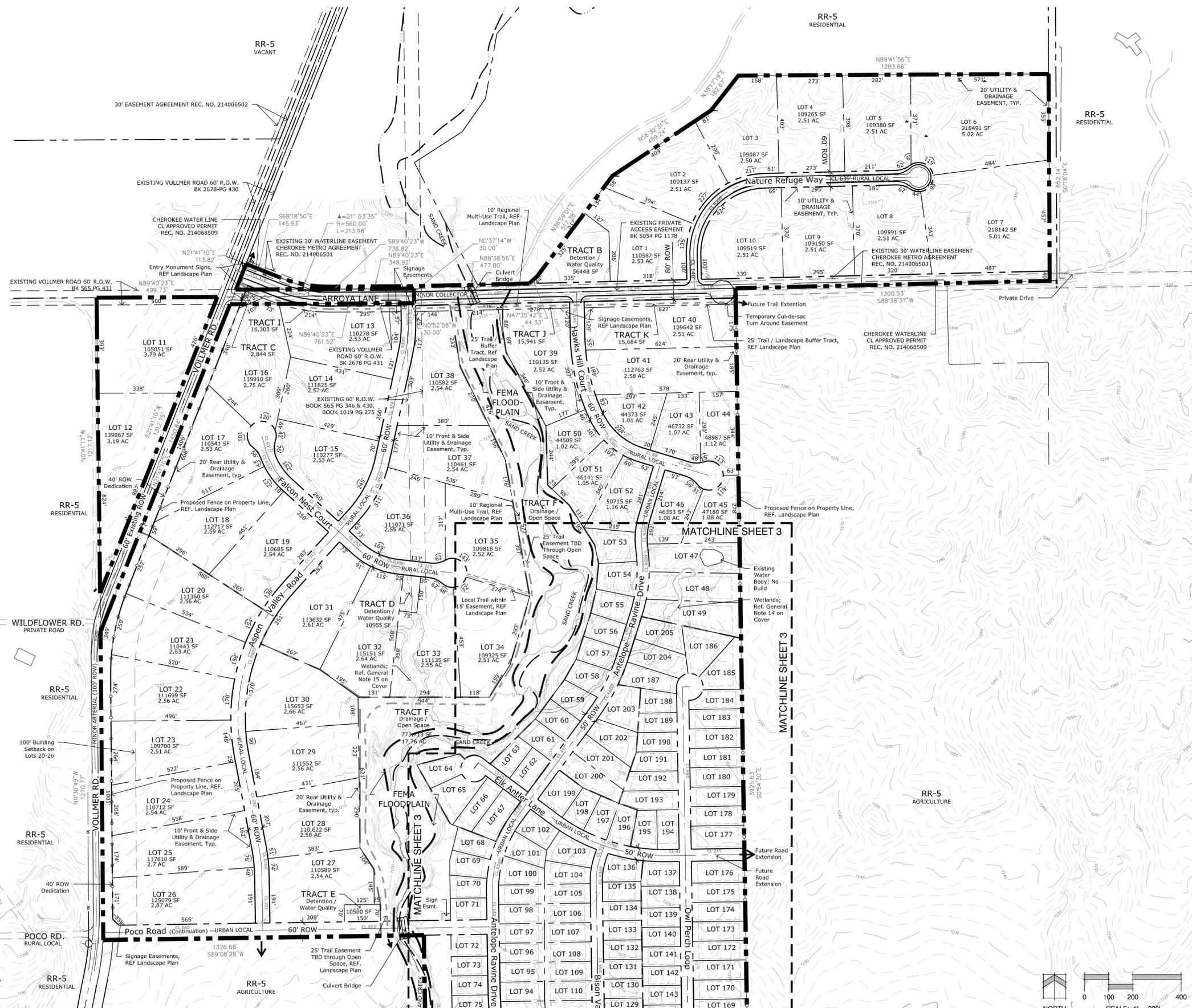
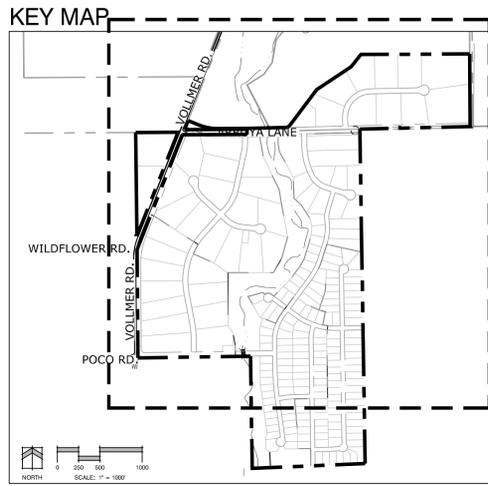
1 OF 8

SP 182

Retreat at TimberRidge

PRELIMINARY PLAN

SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



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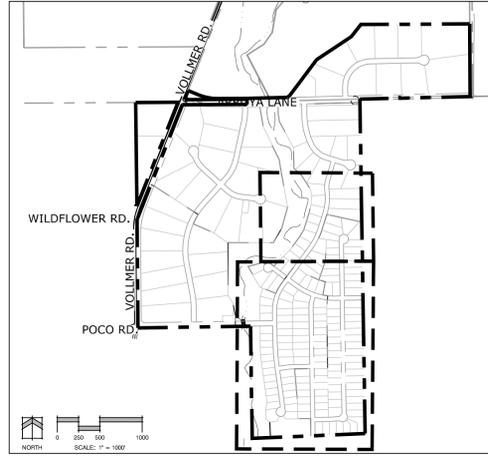
DATE:	BY:	DESCRIPTION:
06-26-18	KMM	Per County Review Comments
08-28-18	KMM	Per County Review Comments

PRELIMINARY PLAN

2
OF 8
SP 182

3/1/18 J:\Visual\Howard\Trails at TimberRidge\Drawings\Planning\Develop\TimberRidge_PrelimPlan.dwg (Prelim Plan (2)) 02/20/2018 2:25:32 PM kmarshall

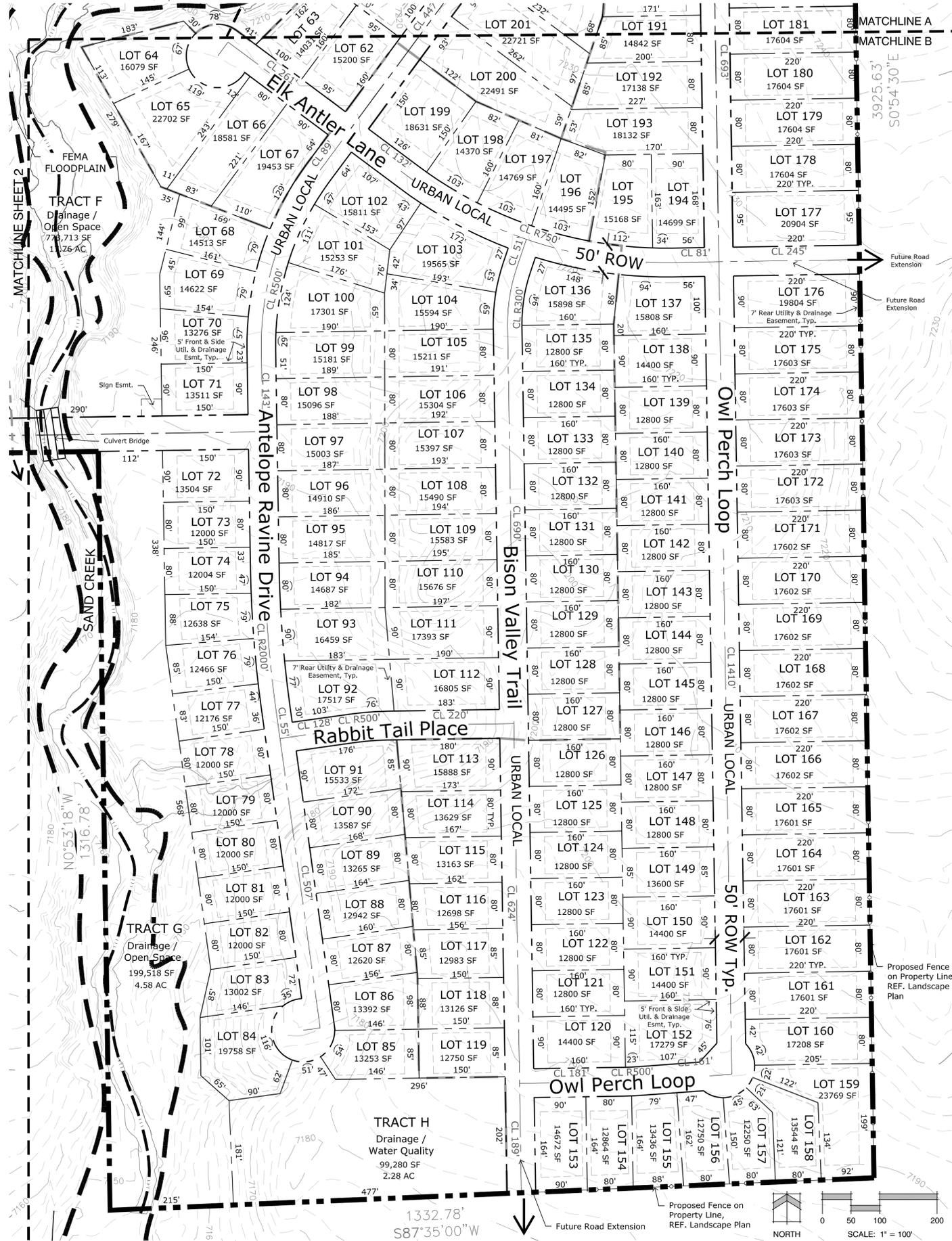
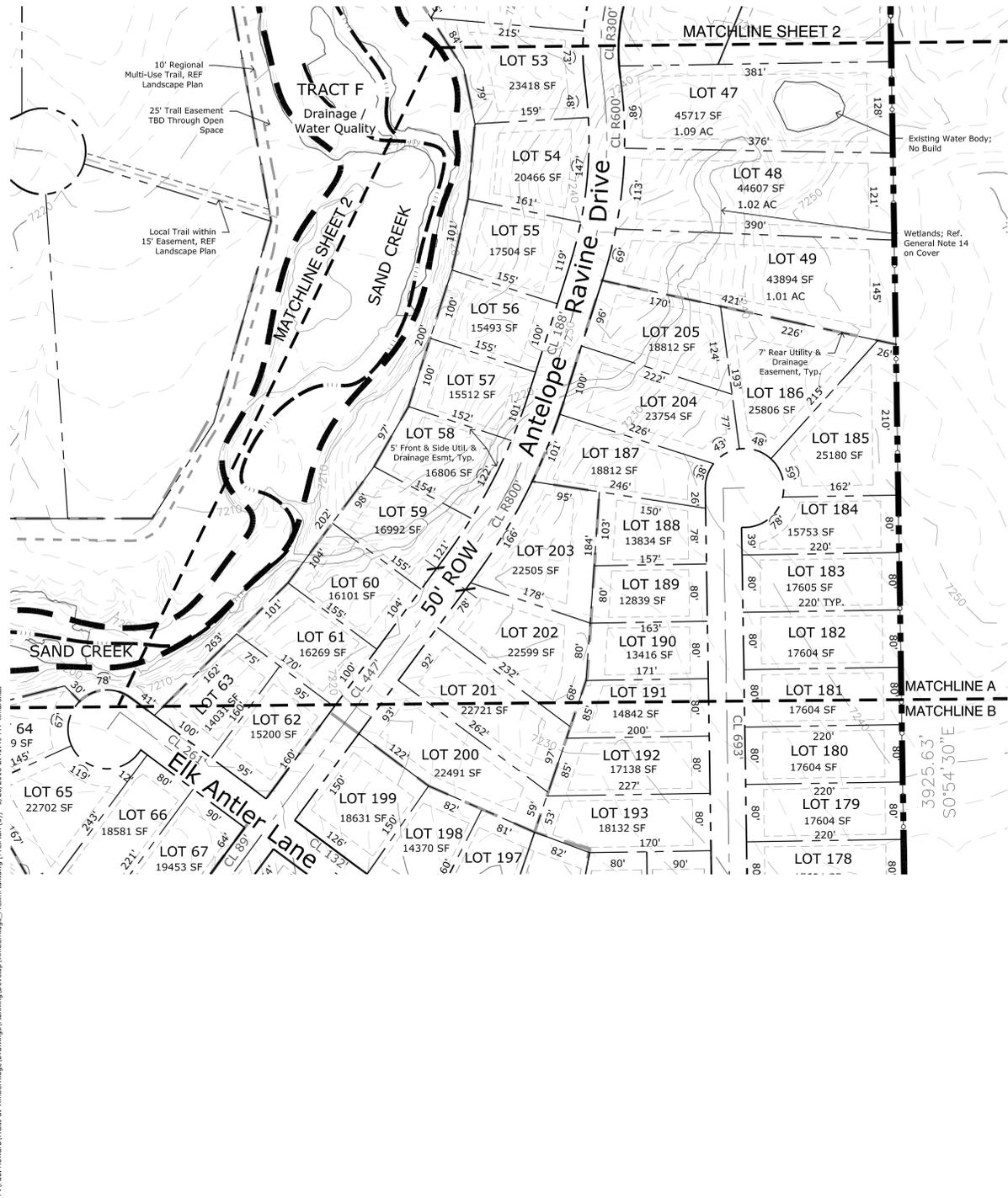
KEY MAP



Retreat at TimberRidge

PRELIMINARY PLAN

SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
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PRELIMINARY PLAN

3

OF 8

SP 182

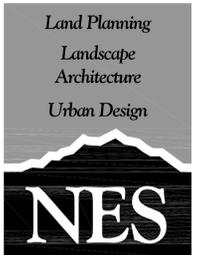
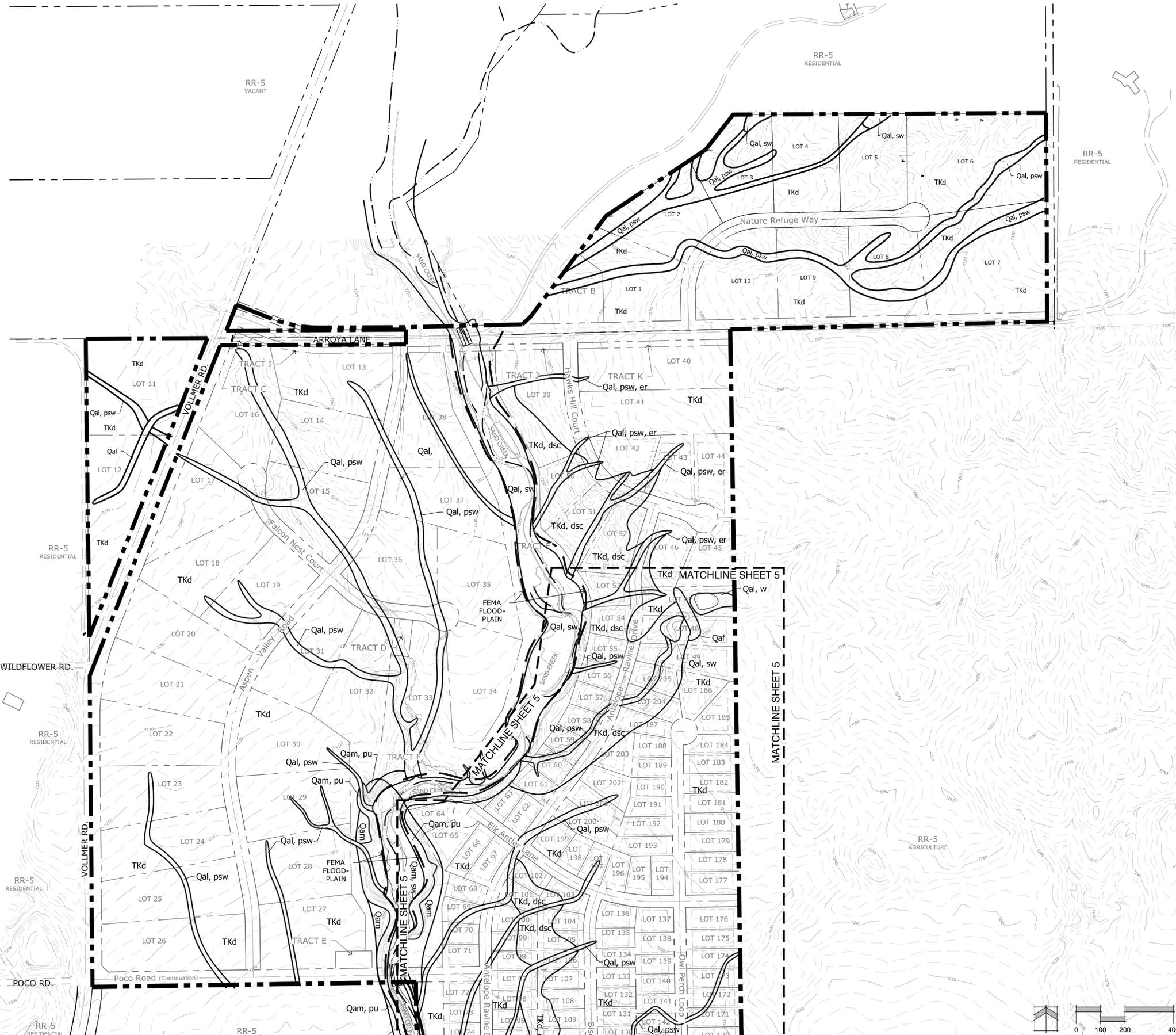
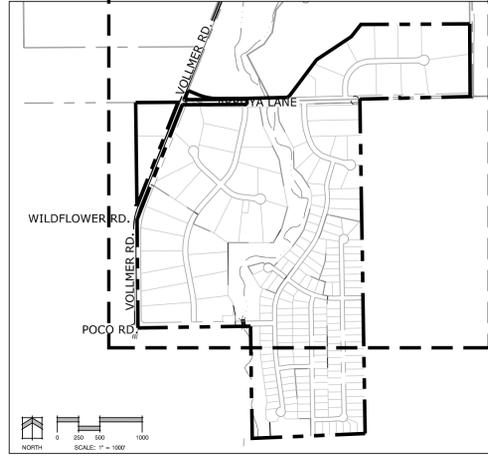
30 Typical Howard Trails at TimberRidge (Drawings/Planning/Develop/Design/Construction) - Preliminary Plan (3) - 02/20/18 2:41:49 PM - kmarshall

Retreat at TimberRidge

PRELIMINARY PLAN

SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KEY MAP



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Retreat at TimberRidge
Preliminary Plan
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BUILDING CONSTRAINTS MAP

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OF
8
SP 182

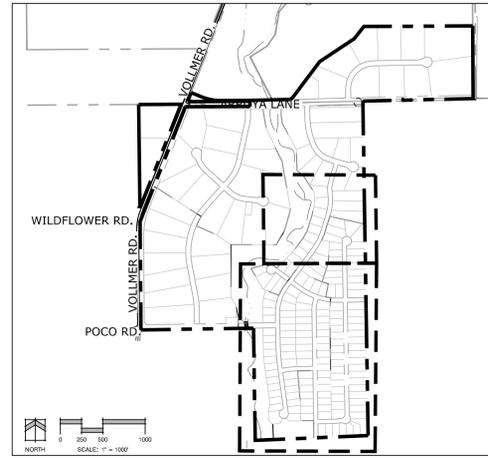
- EXISTING GEOLOGIC CONSTRAINTS LEGEND:**
- Qaf - Artificial Fill Deposits of Holocene Age: man-made fill deposits
 - Qal - Recent Alluvium of Holocene Age: recent water deposited materials
 - Qam - Middle Alluvium of Holocene to Pliocene Age: lower stream terrace deposits
 - TKd - Dawson Formation of Tertiary to Cretaceous Age: arkosic sandstone with siltstone and claystone lenses
 - dsc - down slope creep
 - er - erosion
 - psw - potential seasonal shallow water
 - pu - potentially unstable slope
 - sw - seasonal shallow water
 - w - water

GEOLOGIC CONSTRAINTS NOTES:

- GEOLOGIC HAZARDS IDENTIFIED ON THIS PRELIMINARY PLAN WILL BE MITIGATED AS RECOMMENDED ON PAGES 7-13 OF THE SOIL, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY THE RETREAT AT TIMBERRIDGE VOLLERMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH DATED APRIL 12, 2107 & REVISED DECEMBER 1, 2017 AND ON PAGES 6-9 OF THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD THE RETREAT AT TIMBER RIDGE 2.5+ ACRE LOTS VOLLERMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH DATED APRIL 12, 2018 IN FILE NO SP-182 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
- IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

3/2/2018 (Rev) Howard/Traut at TimberRidge/Drawings/Planning/Develop/Retreat at TimberRidge - Preliminary Map (4) 8/28/2018 11:03:33 AM kmarshall

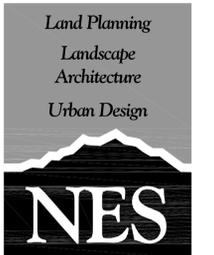
KEY MAP



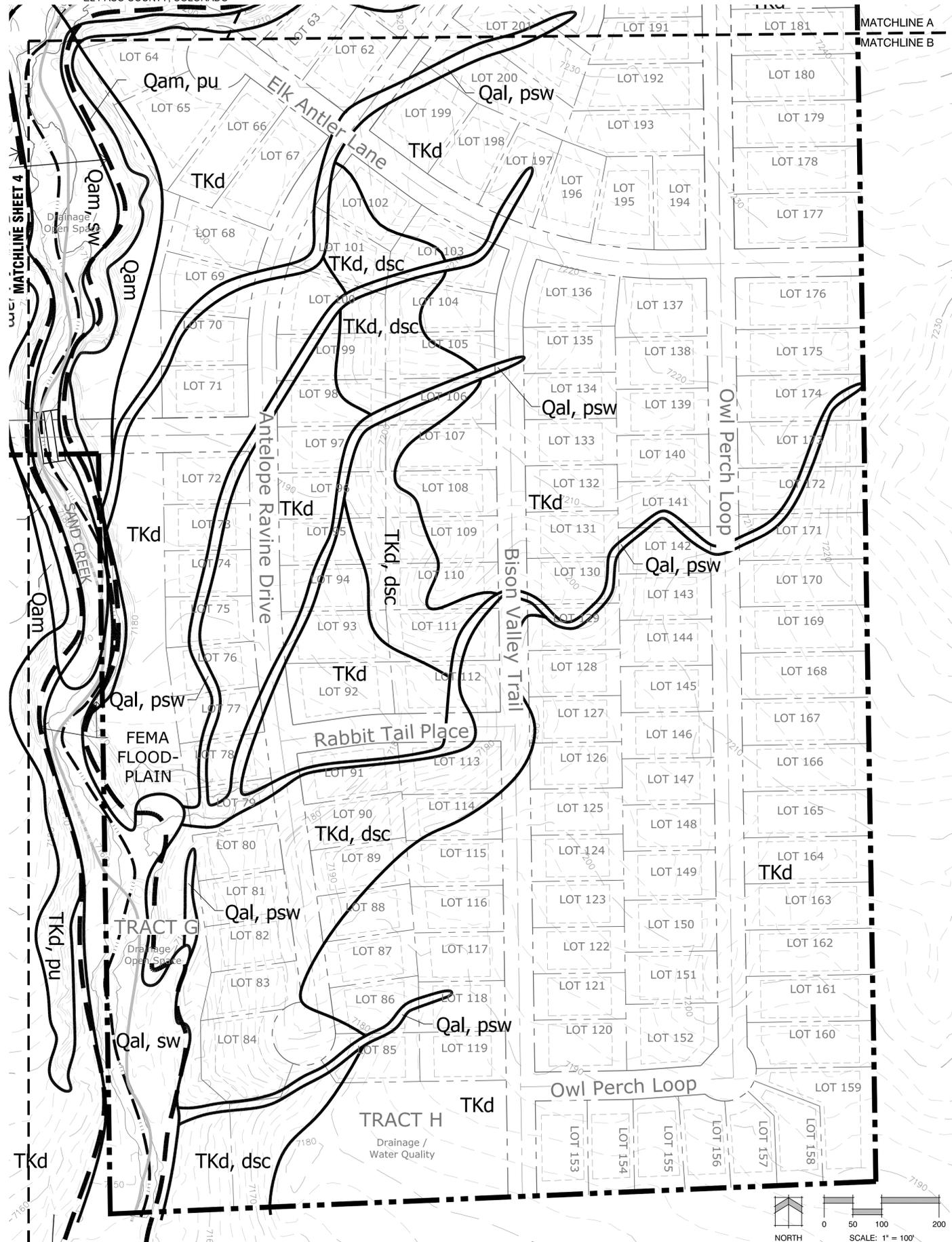
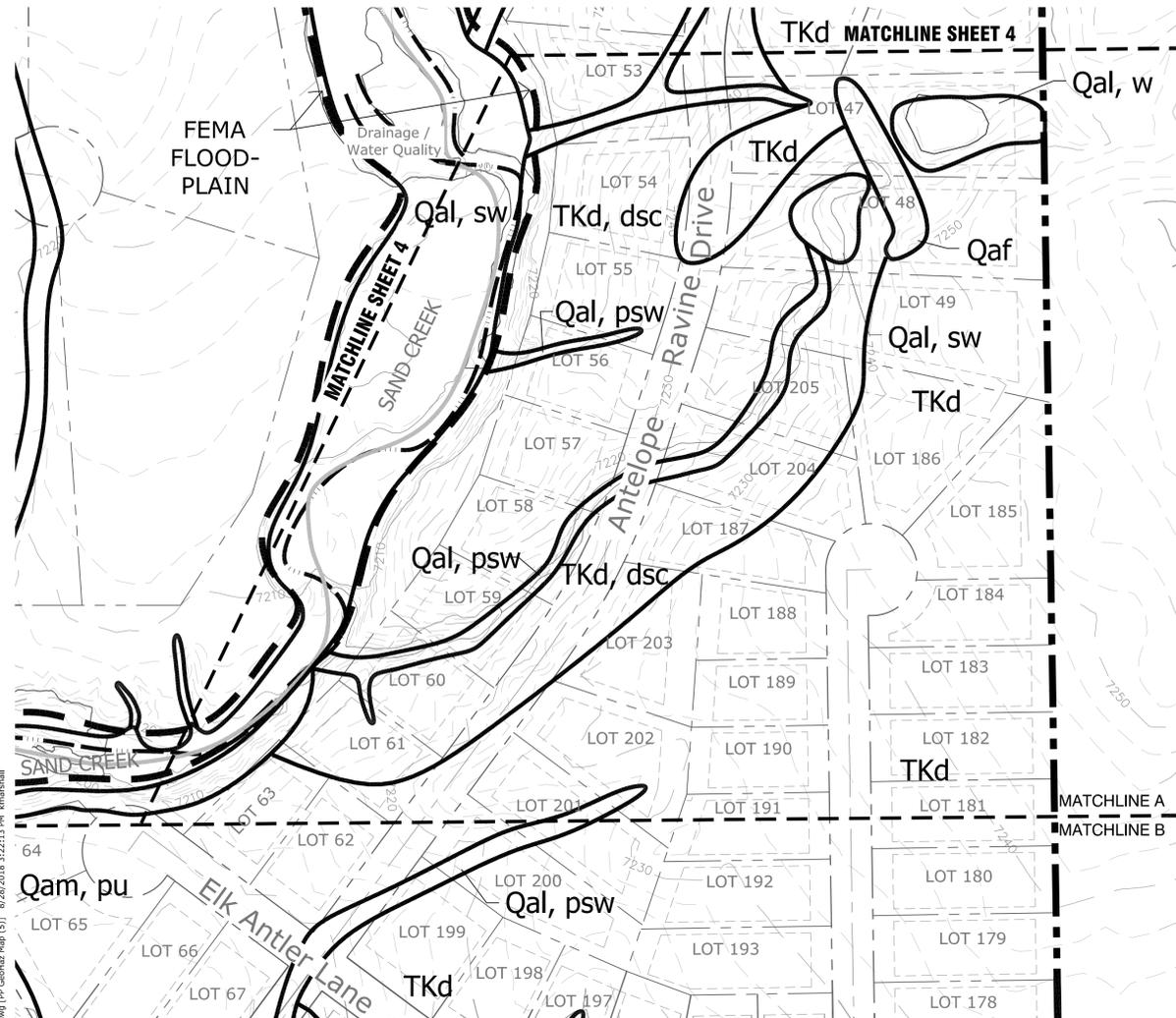
Retreat at TimberRidge

PRELIMINARY PLAN

SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
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EXISTING GEOLOGIC HAZARD LEGEND:

- Qal - Recent Alluvium of Holocene Age: recent water deposited materials
- TKd - Dawson Formation of Tertiary to Cretaceous Age: arkosic sandstone with siltstone and claystone lenses
- psw - potential seasonal shallow water
- sw - seasonal shallow water

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1. GEOLOGIC HAZARDS IDENTIFIED ON THIS PRELIMINARY PLAN WILL BE MITIGATED AS RECOMMENDED ON PAGES 7-13 OF THE SOIL, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY THE RETREAT AT TIMBERRIDGE VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTICH DATED APRIL 12, 2017 & REVISED DECEMBER 1, 2017 AND ON PAGES 6-9 OF THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD THE RETREAT AT TIMBER RIDGE 2.5+ ACRE LOTS VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTICH DATED APRIL 12, 2018 IN FILE NO SP-182 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
2. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
3. IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

Retreat at
TimberRidge
Preliminary Plan
EL PASO COUNTY, CO

DATE: 04/11/18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-26-18	KMM	Per County Review Comments
08-28-18	KMM	Per County Review Comments

BUILDING CONSTRAINTS MAP

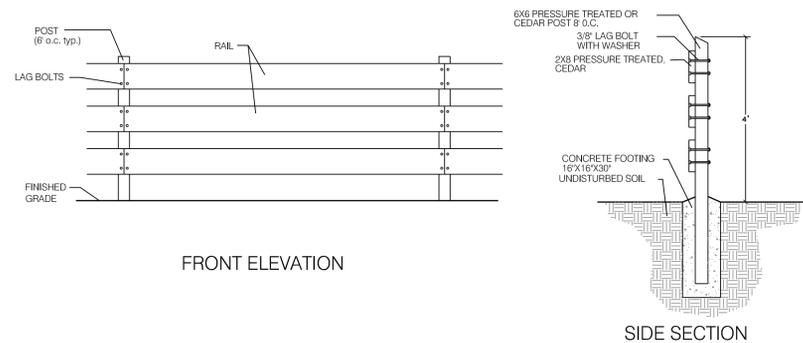
5
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8
SP 182

C:\Users\kward\OneDrive\Documents\Drawings\Planning\Develop\TimberRidge_PrelimPlan.dwg (P) Geotaz Map (S) 8/28/2018 12:22:13 PM kmarshall

Retreat at TimberRidge

PRELIMINARY PLAN

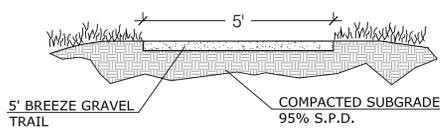
SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



FRONT ELEVATION

SIDE SECTION

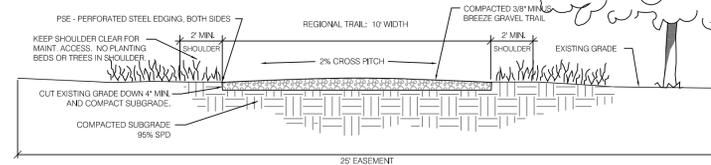
D1 3-RAIL WOODEN FENCE NOT TO SCALE



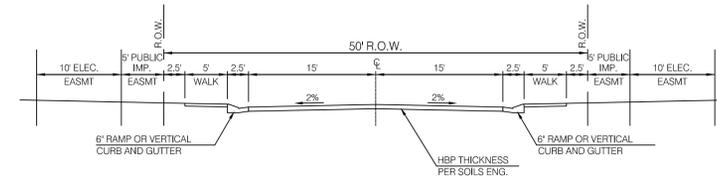
5' BREEZE GRAVEL TRAIL
COMPACTED SUBGRADE 95% S.P.D.

D2 GRAVEL METRO. DISTRICT (LOCAL) TRAIL SECTION NOT TO SCALE

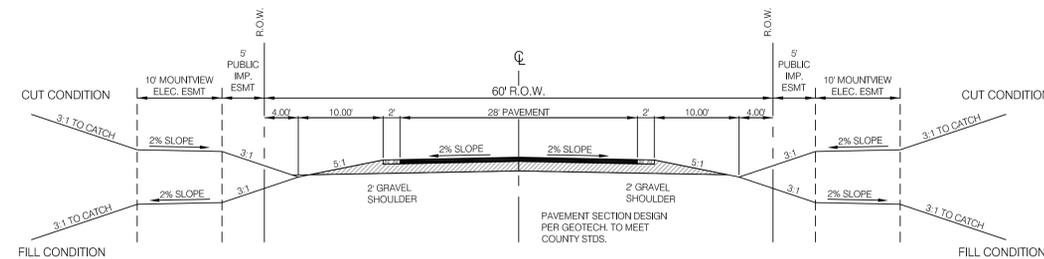
- NOTES:**
1. USE 2% CROSS PITCH FOR PITCHED SLOPED AREAS WHERE SPECIFIED.
 2. CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.
 3. SWALE TO INTERCEPT DRAINAGE FROM SLOPES UPHILL OF TRAIL.
 4. ALL REGIONAL TRAILS TO BE A MINIMUM OF 6' WIDE BREEZE GRAVEL PATH, WHERE REGIONAL TRAIL MERGES WITH SIDEWALK, WALK TO BE MINIMUM 10' WIDE CONCRETE, WITH A 5' WIDE BREEZE GRAVEL BRIDLE PATH ADJACENT TO WALK.



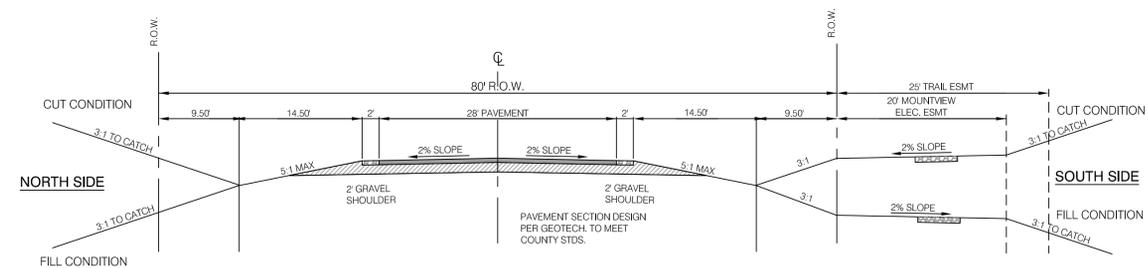
D3 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION NOT TO SCALE



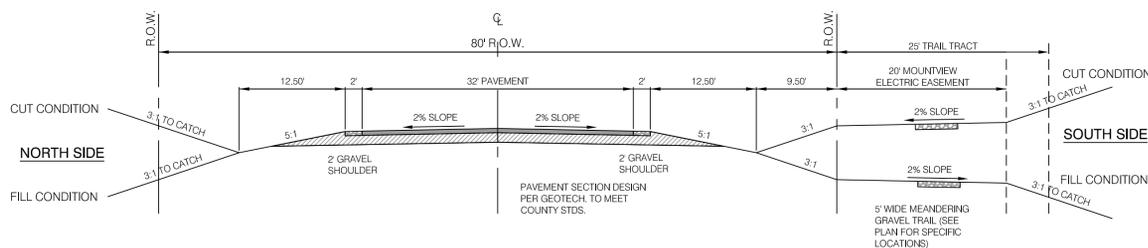
S1 URBAN LOCAL ROAD TYPICAL SECTION - 50' ROW SCALE: 1" = 1'-0"



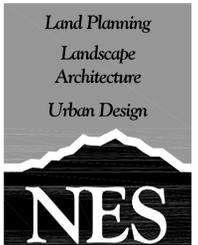
S2 RURAL LOCAL ROAD TYPICAL SECTION - 60' ROW SCALE: 1" = 1'-0"



S3 ARROYA LANE INTERIM RURAL LOCAL ROAD SECTION - 80' ROW SCALE: 1" = 1'-0"



S4 ARROYA LANE FUTURE RURAL MINOR COLLECTOR ROAD SECTION - 80' ROW SCALE: 1" = 1'-0"



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06-26-18	KMM	Per County Review Comments
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SITE SECTIONS & DETAILS

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OF 8
SP 182

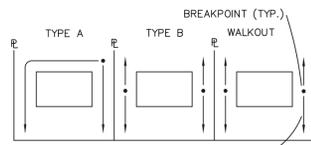
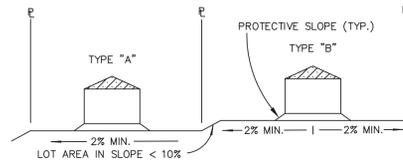
3/21/2018 10:00 AM [Street Details] (6) 6/26/2018 9:17:53 AM kmarshall

Retreat at TimberRidge

PRELIMINARY PLAN

Section 21, 22, 27 and 28, Township 12 South, Range 65 West of the 6th P.M.

El Paso County, Colorado

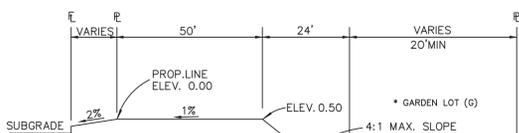
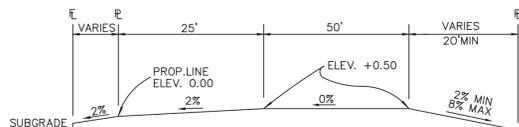
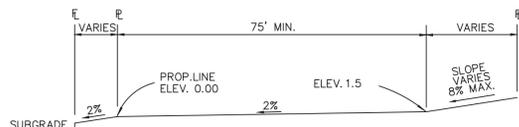


NOTES:

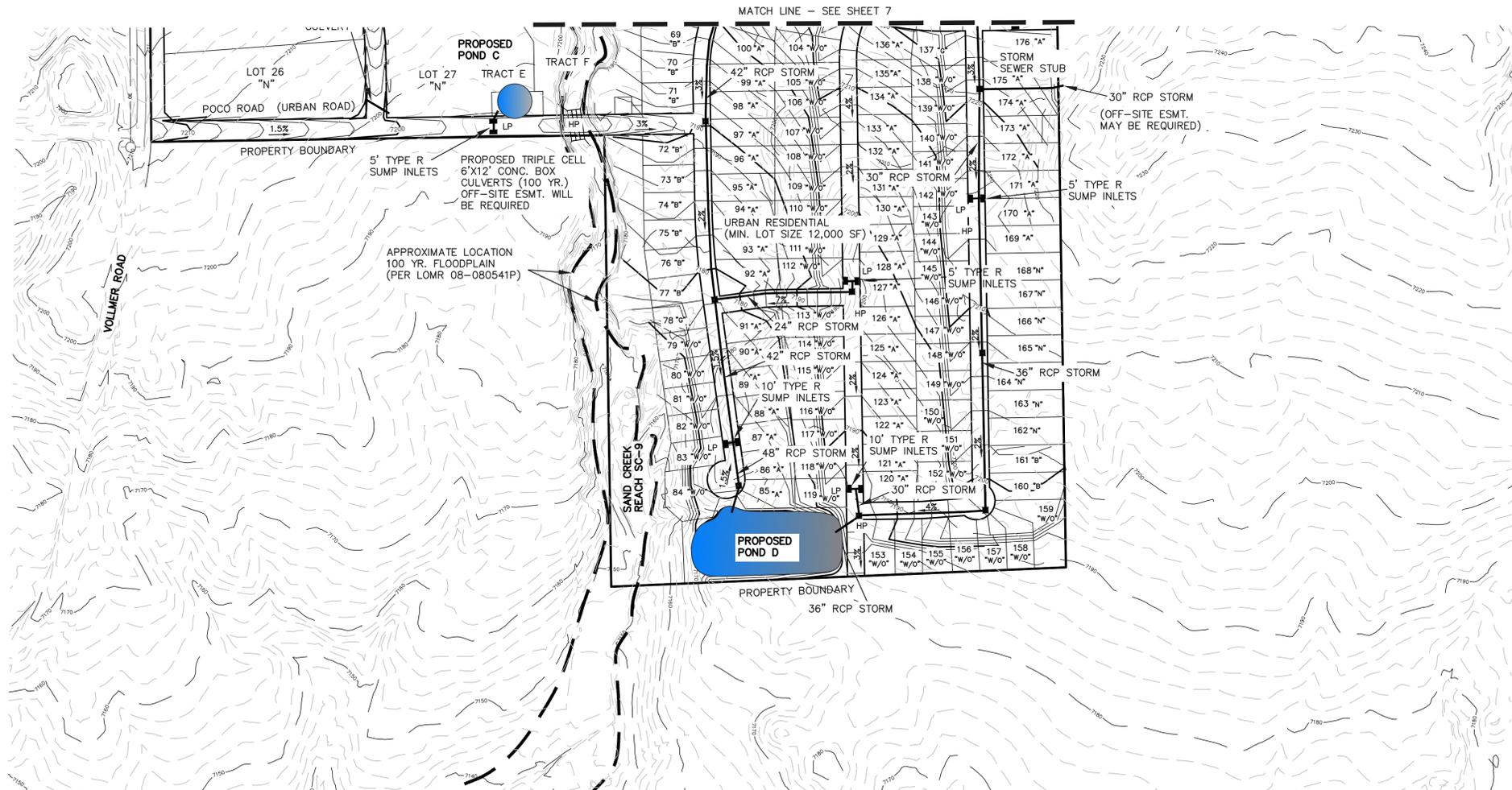
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE (ONE ACRE OR MORE AFTER JULY 1, 2002), THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

- ALL DISTURBED AREAS TO BE RESEEDED UPON COMPLETION OF OVERLOT GRADING AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED OR WITHIN 60 DAYS, WHICHEVER IS LESS.
- SEE SHEET 1 FOR EROSION CONTROL NOTES AND SHEET 4 FOR EROSION CONTROL DETAILS.

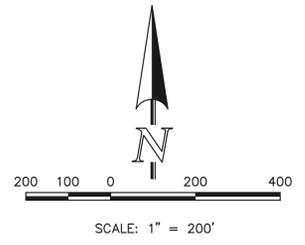


TYPICAL LOT TEMPLATES



LEGEND

	EXISTING GROUND CONTOUR	H.P.	HIGH POINT
	PROPOSED FINISHED CONTOUR	LP	LOW POINT
	FLOW DIRECTION	"A"	A LOT
	EXISTING FLOW	"B"	B LOT
	FILED BOUNDARY	"W/O"	WALKOUT LOT
	PROPOSED STORM SEWER	"T"	TRANSITION LOT
		"G"	GARDEN LOT
		"N"	NATURAL LOT



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	8-22-18

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERRIDGE PRELIMINARY PLAN PRELIMINARY GRADING PLAN			
DESIGNED BY	MAW	SCALE	DATE 6-25-18
DRAWN BY	MAW	(H) 1" = 200'	SHEET 8 OF 8
CHECKED BY		(V) 1" = N/A	JOB NO. 2520.00