**The Retreat @ TimberRidge Neighborhood Meeting March 21, 2017**

Issues:

1. Where does water come from? ***Water will be provided via an IGA between the proposed Retreat @ TimberRidge Metropolitan District and the Sterling Ranch Metropolitan District. Water will come from the deep aquifers: Arapahoe and Laramie-Fox hills.***
2. Who is the developer/builder? **The builder/developer has not been selected.**
3. Will Vollmer Road encroach to the west? ***No. Additional right-of-way will be from the east.***
4. Need Arroya Lane for emergency access. How will it be addressed? ***Arroya Lane adjacent to the project will be upgraded and paved to meet County standards. In its completed condition after subdivision, it will provide a wider road with County maintenance. In addition, the roadway system of the proposed development will provide alternate routes to Vollmer internal to the project.***
5. Don’t want 6000 sq. ft. lots ***There will be no lots as small as 6000 sq. ft. Applicant has added a zoning restriction as a result of this comment requiring a minimum lot size of 7200 sq. ft.***
6. Traffic concern (now) about Poco Road traffic west of Vollmer. ***(Jeff to Address)***
7. Urban Density not desired. ***Comment Acknowledged. Site is in a transition area as indicated on the Black Forest Preservation Plan which states that densities should decrease to one acre lots, then to one lot per five acres at the forest edge. The plan does this.***
8. Who pays for schools and fire protection? ***Land dedication/fee requirements of the County Code were explained at the meeting. At this point, no school sites have been requested by the two school districts serving this property. Fire protection will be provided by Black Forest Fire District.***
9. Do County and City coordinate on traffic? ***Yes. City is a referral agency on County land use applications within 3 miles of the City limits.***
10. Will there be street lights? Prefer none. ***None are planned.***
11. Include fire mitigation requirements in the HOA documents. ***Fire mitigation recommendations are covered in a Wildfire Hazard Report submitted with the application. Covenants accompanying the plats will address fire mitigation responsibilities.***
12. Regional traffic concerns: Black Forest/Vollmer; Woodmen Road***. Traffic issues are addressed in the Transportation Report accompanying this application. Meeting participants were not generally aware of the planned road system for the area.***