



TimberRidge Estates
A Portion of The Retreat @ TimberRidge

Letter of Intent

August 2019

Owners/Developers: Timberridge Development Group, LL and
TimberRidge Estates, LLC
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Colorado Springs, CO 80919

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SITE LOCATION: TimberRidge Estates is located at 9210 Arroya Lane to the east of Vollmer Road and on the north side of Arroya Lane, and includes the platting of Arroya Lane from the site to Vollmer Road.

INTRODUCTION: Arroya Investments LLC acquired 514 acres of land in late 2016. The acquisition included five quarter sections south of Arroya Lane and east of Vollmer Road. Land north of Arroya Lane on both sides of Vollmer Road and south of the Forest Gate Subdivision was also acquired as a part of the purchase. Subsequently, four 35 acre parcels were sold (located west of Vollmer Road) and two 50+ acre parcels were sold north of Arroya and east of Vollmer. The development property associated with this plan is a 35 acre parcel located east of Vollmer Road and on the north side of Arroya Lane.

El Paso County approved The Retreat @ TimberRidge PUD plan on March 27, 2018. The PUD includes 263 acres, eight parcels, and five phases of development. This submittal is for the final plat of Phase I of The Retreat @ TimberRidge (also known as Timberridge Estates) which consists of 10 single family lots north of Arroya Lane and the final plat for the 80' Right of Way for Arroya Lane from Vollmer to the east side of this project.

Eight lots will be 2.5 acres in size and the two easterly lots will be 5 acres in size.

Preservation of the existing natural features and topography is key to this project. Minimizing the grading, and any disturbance to the unique aspects of this site is the design intent of this development.

PROPOSAL: The applications covered by this Letter of Intent include a final plat of 10 lots, a 1.5 acres tract for storm water detention to be owned and maintained by the Home Owners Association, and the 80' Public Right of Way for Arroya Lane from the east to the west end of the project, connecting the project to Vollmer Road.

THE PLAN: TimberRidge Estates is proposed as the first phase of development of the approved PUD for The Retreat @ TimberRidge and it also forms the transition between urban / rural residential development to the north and west and this project.

Access to the site will be from Arroya Lane. Arroya Lane is currently almost entirely a private road and is being dedicated as a public road from Vollmer Road to the east edge of the site, after which it remains a private road continuing east.

Access to Timberridge Estates is planned at Arroya Lane, which is planned as a collector to be constructed as part of Timberridge Estates development. This road is to be constructed as a gravel County road to serve the Timberridge Estates development (Phase 1 of the Retreat @ TimberRidge development). During a phase 3 of the Retreat @ TimberRidge development (projected to be started within 5 years) this road will be upgraded to a paved County road. The 80' ROW will be dedicated, and the improvements to the culvert at Sand Creek made, during the Timberridge Estates development. The internal road, Nature Refuge Way, will be a paved rural local public road with a 60' ROW.

Residential land use is proposed with ten lots of 2.5 acres and 5 acres.

PUD ZONE DISTRICT: The PUD Zone has been approved with The Retreat @ TimberRidge Land Use Plan. The PUD Zone has been employed to create a Zone District with varying residential densities in both an urban and rural residential form. Open space is also a part of the PUD Zone District.

WAIVERS REQUESTS:

- Waiver to permit a cul-de-sac length of greater than ¼ mile for the 10 lots on Nature Refuge Way (ECM 2.3.8.A). A 1,270-foot-long interim cul-de-sac is proposed to serve 10 lots for single family homes. The Nature Refuge Road cul-de-sac would extend north from Arroya Lane about 1,935 feet east of Vollmer Road. These two street segments would essentially be a cul-de-sac of approximately 3,205 feet. This length would exceed the maximum cul-de-sac length of 1,600 feet specified for rural roads in the ECM. This will be temporary until the connection to Arroyo Lane is made to the east and/or to the south. The Black Forest Fire Rescue Protection District has concurred with this waiver request.
- Waiver to use a lower flow rate in the design of the box culverts at the Arroya Lane crossing of sand creek (DCM 6.4.2) while the CLOMR/LOMR is processed. The proposed box culverts are designed based on the lower flow rate of 1,500 cfs, while still being able to pass the current FEMA 100 year flow rate of 2,600 cfs. This deviation is for using the lower flow rate during the interim period prior to the acceptance of the CLOMR/LOMR.

ENVIRONMENTAL: The existing and proposed use for the site is rural residential, as are most of the adjacent parcels. The relevant environmental conditions on the site (the biggest being drainage) have been identified and addressed.

TRANSPORTION: This subdivision will be accessed from the existing public road Arroya Lane. Nature Refuge Way (rural local road with 60' ROW) will be a new public road that provides access to the proposed lots from Arroya Lane and is internal to the subdivision. Private driveways will connect the individual lots to Nature Refuge Way.

Nature Refuge Way will be a paved road.

Traffic impact fees will be paid in full at time of building permit application submission. No inclusion into a PID or metro district is proposed.

DRAINAGE: A Preliminary Drainage Report and Final Drainage Report have been prepared for Timberridge Estates. The purpose of these reports is to identify and analyze the onsite and offsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County Drainage Criteria Manual. The existing drainage channels on the site will continue to be utilized to collect and direct runoff across the site. Culverts have been proposed at two location to allow runoff

to pass beneath the proposed Nature Refuge Way. An Extended Detention Basin has been proposed to provide full spectrum detention for the site.

UTILITIES: Private water supply wells and wastewater septic systems are proposed for the proposed lots. Mountain View Electric can provide electrical services. Black Hills Energy can provide gas services. Utility easements are existing or proposed to accommodate the proposed utility services.

WASTEWATER: Private water supply wells and wastewater septic systems are proposed for the proposed lots.

GEOLOGY AND SOILS: A geology and soils report has been prepared for the subdivision. This report found that the subdivision was feasible as long as some common geologic hazards were mitigated.

CRITERIA FOR APPROVAL:

FINAL PLAT

- This plat conforms with the goals, objectives, and policies of the Master Plan.
- This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
- 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 the Land Development Code. Private water supply wells are proposed for each proposed lot and the State Engineer's Office has agreed that this water supply is adequate for this subdivision.
- Private wastewater septic systems are proposed for each proposed lot that comply with State and local laws and regulations [C.R.S. §30-28-133(6)(b)], and the requirements of Chapter 8 of the Land Development Code.
- The proposed subdivision was evaluated for soil and topographic hazards and was found to be compatible with the identified hazards.
- Adequate drainage improvements (full spectrum extended detention basin and channels) are proposed per the State and local standards.

- This plat provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. All of the proposed lots will have access to the proposed Nature Refuge Way.
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are available or proposed to serve the proposed subdivision. The site is already served by a fire protection district and has access to existing public roads. Private water supply wells and wastewater septic systems are proposed.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. The site is currently served by the Black Forest Fire Protection District.
- Offsite impacts were evaluated and no offsite improvements are required per Chapter 8 of the Land Development Code.
- The County is charging various fees to mitigate the impacts of this proposed subdivision.
- No commercial mining deposits have been identified within the proposed subdivision.

CONFORMANCE WITH THE BLACK FOREST PRESERVATION PLAN

The proposed Timberridge Estates subdivision conforms with the Black Forest Preservation Plan. This is primarily due to Timberridge Estates being composed of rural residential lots, with five acre lots at the edge of the timbered area.

CONFORMANCE WITH THE TIMBERRIDGE PUD DEVELOPMENT PLAN

The proposed Timberridge Estates subdivision conforms with the approved TimberRidge PUD Development Plan.

ADDITIONAL CONDITIONS FOR APPROVAL PLACED ON THE FINAL PLAT:

- *“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.”* The developer has already planted trees along the north side of Arroya Lane and has been watering them as needed.