

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 23, 2021

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

Subject: Retreat at TimberRidge Filing No. 2 Final Plat, Review #2 (SF-21-021)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Retreat at TimberRidge Filing No. 2 Final Plat, Review #2, and has the following additional comments of behalf of El Paso County Parks. Updated recommendations are shown below in highlighted bold.

In the original submittal of Filing No. 2 Final Plat, endorsed June 9, 2021, included 8.09-acre Tract C, which according to the Tract Summary Table, was designated for “public regional and local trails, existing drainageway, public utilities, and open space,” to be owned by El Paso County and maintained aesthetically by the TimberRidge Metropolitan District. Moreover, the applicant stated in their Letter of Intent, that “an El Paso County regional multi-use trail (10’ wide gravel) will be provided along the west side of Sand Creek and the south side of Arroyo Lane within a public tract for the Sand Creek channel that is to be owned and maintained by El Paso County.”

As noted in this current submittal of Filing No. 2 Final Plat, Tract C has been renamed to Tract B and has been reduced in acreage due to the addition of Tract A, which is designated for a stormwater detention facility. The plat notes state the following:

- Tract A is for detention and water quality and public utilities. Tract will be owned and maintained by the Retreat Metropolitan District No. 1. Ownership of said tract to be conveyed by separate document.
- Tract B is for public regional and local trails, existing drainageway, public utilities and open space. Tract will be owned and maintained by El Paso County, upon completion of the required improvements and County acceptance. The Retreat Metropolitan District No. 1 shall be responsible for the aesthetic maintenance.



Due to the inclusion of Tract A within the Tract B and the overall Sand Creek drainage corridor, the applicant shows the proposed regional trail within Tract A, thus necessitating the need for a trail easement dedication to El Paso County. Furthermore, the following recommendation was submitted when El Paso County Parks reviewed the second submittal of The Retreat at TimberRidge Filing No. 1 Final Plat in October 2019:

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

In conclusion and due in part to the changing nature of the aforementioned tracts, staff recommends that the applicant dedicate to El Paso County Parks a 25-foot trail easement through the Retreat at TimberRidge Filing No. 1 Final Plat, Tracts A and B, for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. Until such time that Tract B is accepted by and deeded to El Paso County, this trail easement dedication shall be required. Due to its ownership by the Retreat Metropolitan District, the trail easement within Tract A must remain dedicated to El Paso County in perpetuity. As noted in the original recommended motion below, fees in lieu of land dedication for regional park purposes in the amount of \$41,400 and urban park fees in the amount of \$26,100 will be required upon recording of this Final Plat.

This application and the following recommendations were originally presented to and endorsed by the Park Advisory Board on June 9, 2021:

“This is a request by Classic Consulting on behalf of TimberRidge Development Group, LLC, for endorsement of the Retreat at TimberRidge Filing No. 2 Final Plat, consisting of 90 single-family residential lots on 75.83 acres. Minimum lot sizes vary from 12,000 square feet in the southeastern portion of the property to 2.5 acres on the western side near Vollmer Road. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project site is zoned PUD and is located within the bounds of the Black Forest Preservation Plan.

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

The revised Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 Parks Master Plan.

However, the revised PUD Development Plan and subsequent Preliminary Plans but did not include the originally planned 3.6-acre neighborhood park, as included in the first versions of the PUD and Preliminary Plans. This is was noted in staff reviews, and previous Park Advisory Board endorsed motions recommended the reestablishment of the neighborhood park. As such, a 0.63-acre pocket park was included in Tract E of the Retreat

at TimberRidge Filing No. 1 Final Plat. While much smaller than the 3.6-acre neighborhood park, this park facility will allow for additional recreation facilities for the residents of the Retreat at TimberRidge. According to the Retreat at TimberRidge Filing No. 2 Construction Drawings, the original neighborhood park location is now occupied by creekbank stabilization structures, a stormwater detention pond, and the Sand Creek Regional Trail corridor.

The current Filing No. 2 Final Plat application includes 8.09-acre Tract C, which according to the Tract Summary Table, is designated for “public regional and local trails, existing drainageway, public utilities, and open space,” to be owned by El Paso County and maintained aesthetically by the TimberRidge Metropolitan District. Moreover, the applicant states in their Letter of Intent, that “an El Paso County regional multi-use trail (10’ wide gravel) will be provided along the west side of Sand Creek and the south side of Arroya Lane within a public tract for the Sand Creek channel that is to be owned and maintained by El Paso County.”

Because Tract C will be owned and partially maintained by El Paso County upon acceptance of improvements by the developer to the Sand Creek Channel, no trail easement will be required for this particular stretch of the Sand Creek Primary Regional Trail within the Retreat at TimberRidge. Other filings and subsequent tracts within the development, not owned by El Paso County, may still require trail easement dedications. Although no park land or trail easement dedications are necessary for this particular filing, staff recommends that the applicant pay regional and urban park fees. A park lands agreement will not be considered for this filing due to the lack of planned urban park amenities.

Recommended Motion (Filing No. 2 Final Plat):

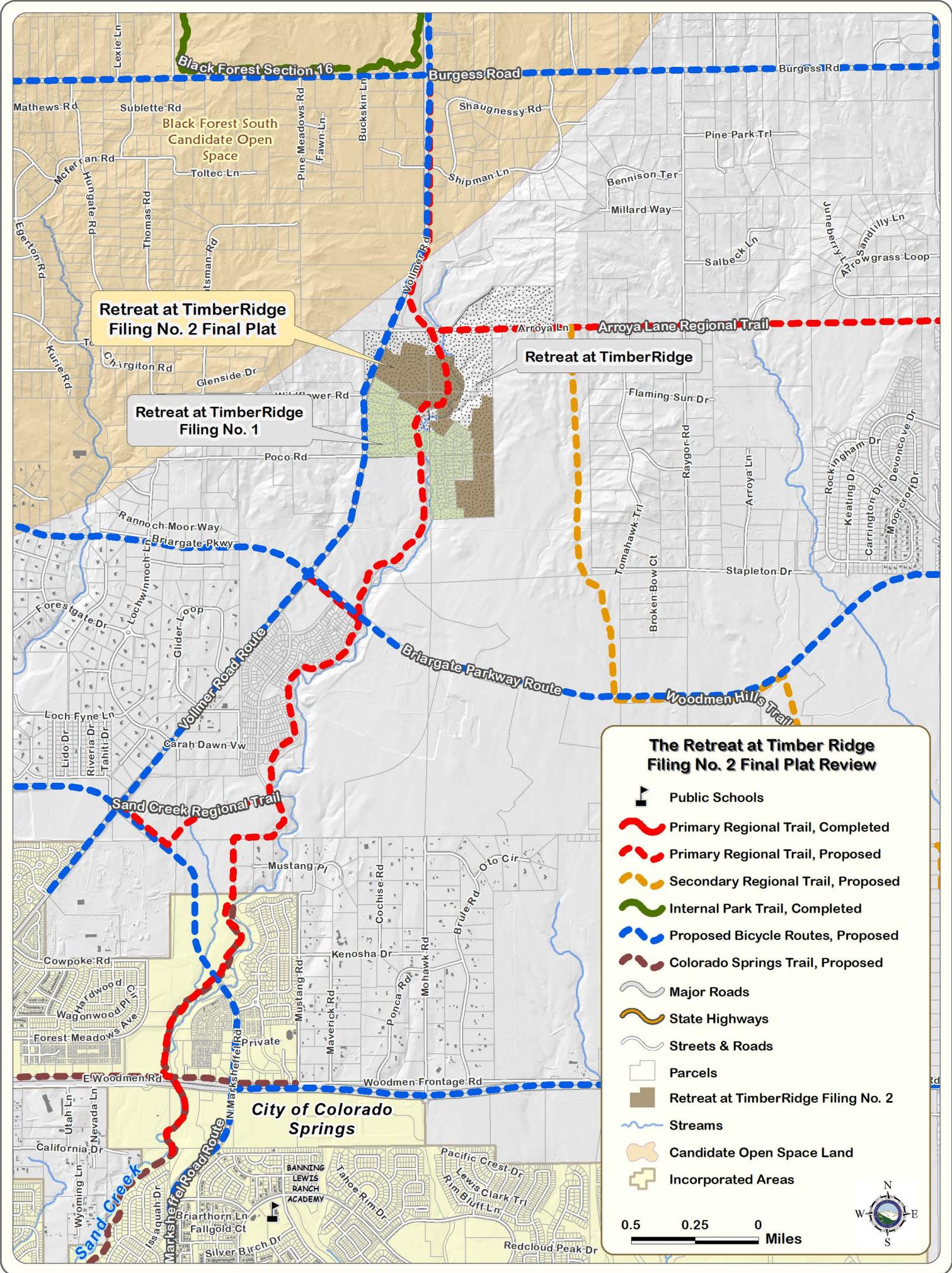
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Retreat at TimberRidge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$41,400 and urban park fees in the amount of \$26,100.”

Please feel free to contact me should you have any questions or concerns.

Sincerely,



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



Retreat at TimberRidge
Filing No. 2 Final Plat

Retreat at TimberRidge
Filing No. 1

Retreat at TimberRidge

Black Forest Section 16

Burgess Road

Burgess Rd

Black Forest South
Candidate Open
Space

Mathews Rd
Sublette Rd
Moxey Rd
Hunigate Rd
Egerton Rd
Karie Rd
Thomas Rd
Toltec Ln
Pine Meadows Rd
Fawn Ln
Buckskin Ln

Shaugnessy Rd
Shipman Ln
Volmer Rd

Bennison Ter
Millard Way

Pine Park Trl
Salbeck Ln
Juneberry Ln
Sandwill Ln
Arroyo Grass Loop

Chargiton Rd
Glenside Dr
Poco Rd

Arroya Ln
Arroya Lane Regional Trail

Flaming Sun Dr

Raygor Rd
Tomahawk Trl
Broken Bow Ct

Stapleton Dr
Rockingham Dr
Keating Dr
Carrington Dr
Devon Cove Dr
Mogador Dr

Rancho Moor Way
Briargate Pkwy

Briargate Parkway Route

Woodmen Hills Trail

Forestgate Dr
Lochwinnoch Ln
Glider Loop
Loch Fyne Ln
Lido Dr
Riveria Dr
Tahiti Dr

Volmer Road Route

Sand Creek Regional Trail

Mustang Pkwy

Cowpoke Rd
Wagonwheel Pkwy
Forest Meadows Ave

Mustang Rd
Kenosha Dr
Maverick Rd
Poyra Rd
Mohawk Rd
Brule Rd
Oto Cir

E Woodmen Rd
Utah Ln
California Dr
Wyoming Ln
Nevada Ln

City of Colorado Springs

Woodmen Frontage Rd
N Markshofer Rd
Private
Banning Lewis Ranch Academy
Tahoe Rim Dr
Pacific Crest Dr
Lewis Clark Trl
Rim Bluff Ln
Redcloud Peak Dr

Sand Creek
Markshofer Road Route

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

June 9, 2021

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Retreat at TimberRidge Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-021	Total Acreage:	75.83
		Total # of Dwelling Units:	90
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.97
TimberRidge Development Group, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Urban Park Area:	2, 3
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 90 Dwelling Units = 1.746
Total Regional Park Acres: 1.746

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 90 Dwelling Units = 0.34
 Community: 0.00625 Acres x 90 Dwelling Units = 0.56
Total Urban Park Acres: 0.90

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 90 Dwelling Units = \$41,400
Total Regional Park Fees: \$41,400

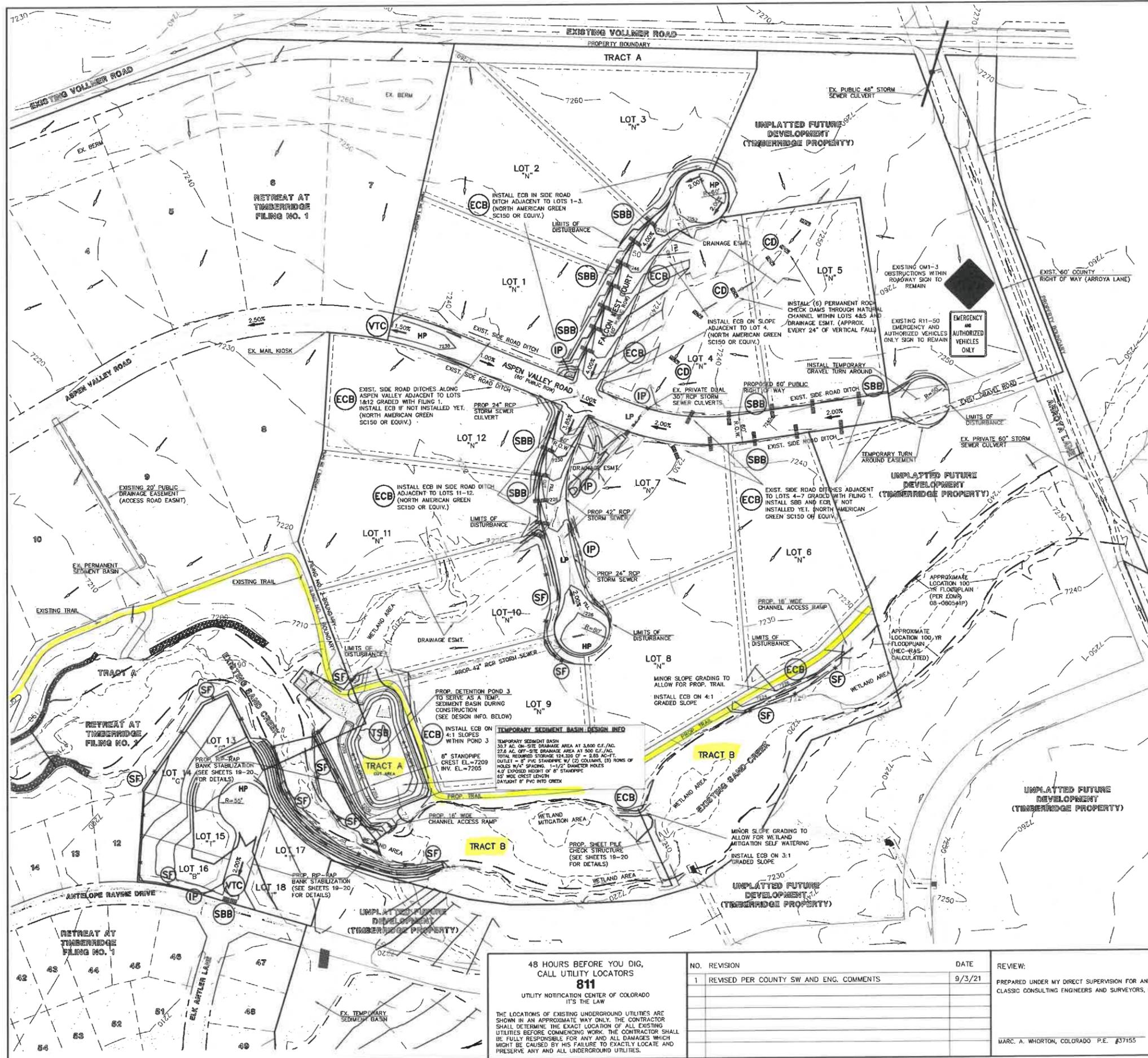
Urban Park Area: 2, 3

Neighborhood: \$114 / Dwelling Unit x 90 Dwelling Units = \$10,260
 Community: \$176 / Dwelling Unit x 90 Dwelling Units = \$15,840
Total Urban Park Fees: \$26,100

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Retreat at TimberRidge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$41,400 and urban park fees in the amount of \$26,100.

Park Advisory Board Recommendation: **PAB Endorsed 06/09/2021**



LEGEND

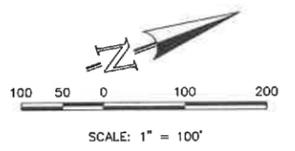
- LIMIT OF GRADING
- WETLAND DELINEATION LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- SILT FENCE
- SILT FENCE
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- MODIFIED A LOT (MODIFIED A)
- A LOT (A)
- B LOT (B)
- WALKOUT LOT (W/O)
- NATURAL LOT (N)
- TRANSITION LOT (T)
- GARDEN LOT (G)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIV.) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

EXISTING VEGETATION: THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

NOTE: NO BATCH PLANTS ARE PROPOSED ON-SITE.

BMP PHASING

- (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE. CONVERSION TO PERMANENT EDB DURING VERTICAL PHASE)



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW

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 SW AND ENG. COMMENTS	9/3/21

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



RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS GRADING & EROSION CONTROL PLAN			
DESIGNED BY	PRA	SCALE	DATE 02-25-21
DRAWN BY	PRA	(H) 1" = 100'	SHEET 3 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.20