

MARCH 1, 2021



TIMBER CREEK RANCH  
SKETCH PLAN



719.539.1675  
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201  
[crabtreegroupinc.com](http://crabtreegroupinc.com)

Timber Creek Ranch Subdivision: Sketch Plan

Contents

1 Executive Summary..... 1

2 APPLICATION FORM..... 7

3 PROOF OF OWERSHIP ..... 7

4 ADJOINING PROPERTY OWNERS..... 7

5 OTHER INTERESTS ..... 7

6 WATER RIGHTS..... 7

7 NARRATIVE..... 7

8 IMPACT ANALYSIS ..... 7

9 LAND SUITABILITY ANALYSIS..... 7

10 PHASING PLAN ..... 7

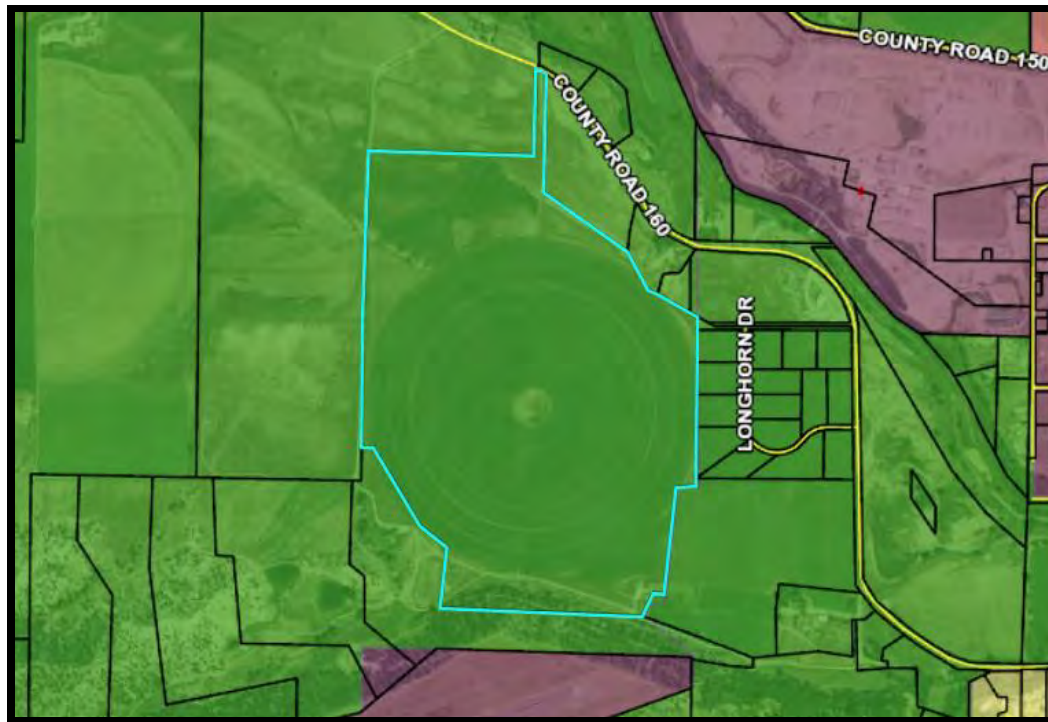
11 VICINITY MAP ..... 7

APPENDIX A - SKETCH PLAN ..... 7

# 1 EXECUTIVE SUMMARY

---

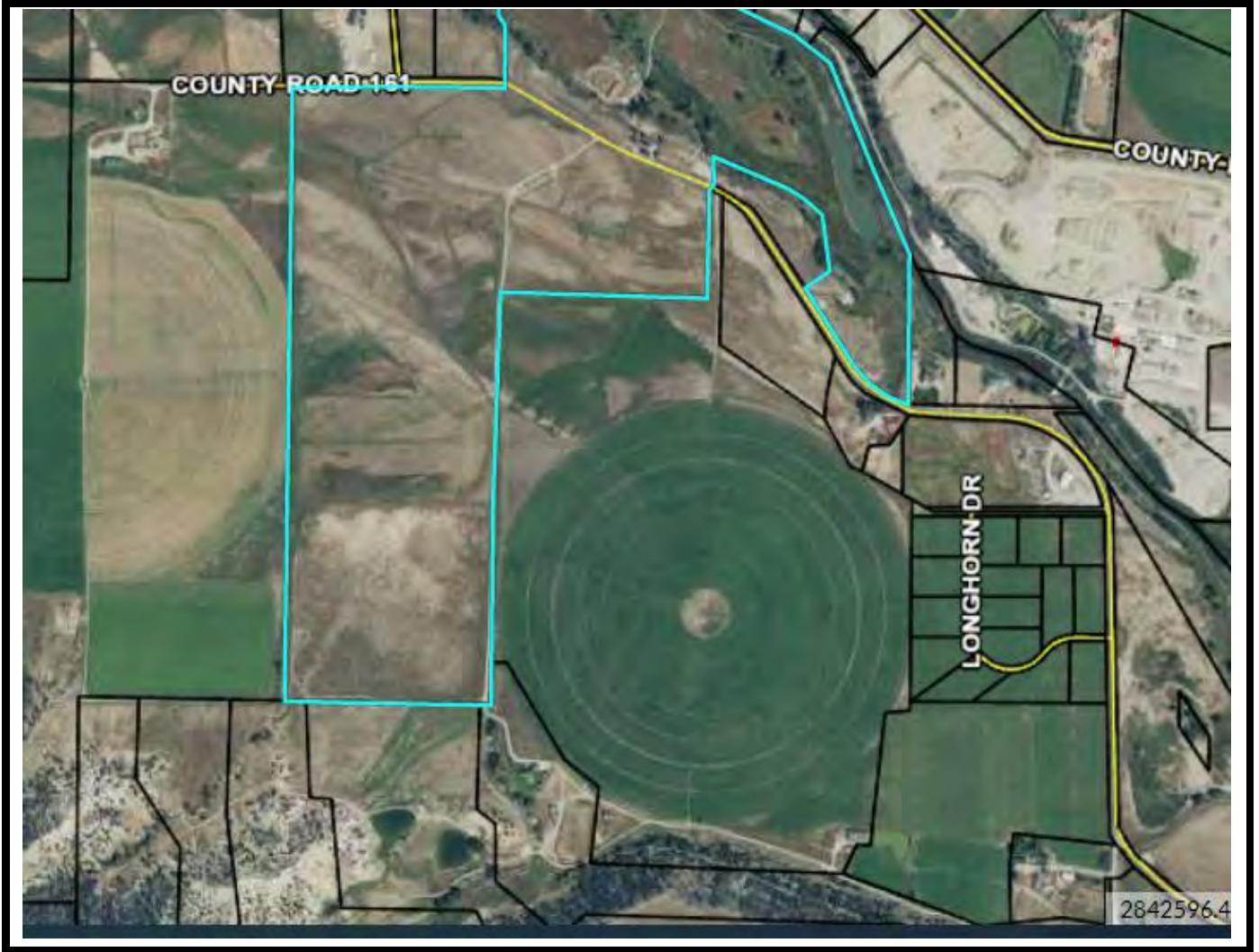
The subject parcel is 184.27 acres and is located on the south and west side of County Road 160. The parcel is in an un-incorporated Chaffee County's Rural Zone.



**Zoning Map – Parcel is in Rural Zone**

The parcel has two proposed accesses to County Road 160. The first access is a dedicated County right of way, Longhorn Drive on the east side of the property, which is in the Longhorn Ranch Subdivision. The second access is a 100-foot strip of the deeded property on the north side that also provides access to County Road 160, which will be dedicated as a 60-foot public right of way.

The parcel is bordered on the west and on a portion of its north boundary by Colorado Division of Wildlife property. The Longhorn Ranch Subdivision borders the east boundary. Moreover, a large 35-acre lot borders the south boundary which is under the same ownership as the subject property.



**Colorado Division of Wildlife Adjoining Property**



## Timber Creek Ranch Subdivision: Sketch Plan

The **baseline proposed subdivision consists of 64 lots** which range from 2.04 acres to 3.11 acres, one 12.61-acre lot and a 14.67-acre centralized green space park with a pond.



**2-acre Lot Sketch Plan**

The gross density for the proposed development is one lot per 2.83 acres, with 14.67 acres of green space irrigated park.

Lots 1-14 back up to DOW conservation land and Lots 46-64 back up to the open space irrigated park creating premium lot value for homeowners. Lots 15-17 back up to a 35-acre subdivision lot and lots 18-24 back up to a 12.61-acre lot also adding quality and value to the lots.

Timber Creek Ranch Subdivision: Sketch Plan

<b>LAND USE TABLE</b>		
<b>DESCRIPTIONS</b>	<b>ACRES</b>	
<b>SUBJECT PROPERTY</b>	<b>184.27</b>	<b>100.0%</b>
<b>RIGHT OF WAY</b>	<b>14.86</b>	<b>8.1%</b>
<b>LOT AREA</b>	<b>154.74</b>	<b>84.0%</b>
<b>PARK/OPEN SPACE</b>	<b>14.67</b>	<b>8.0%</b>
<b>GROSS DENSITY UNITS/ACRE</b>	<b>2.83</b>	
<b>PROPOSED LOTS</b>	<b>65</b>	
<b>LOT SIZES</b>	<b>2.01-12.61</b>	

The property has a spring ditch right and a Harrington Ditch Lease with the Department of State Parks and Wildlife.

The property also has a historic water use agreement with CPW to utilize the CPW Harrington Ditch water to achieve aquifer recharge to provide high water quality groundwater to the fish hatchery.

There is also an historic agreement with the Colorado Division of Wildlife to divert the spring water rights north on to the DOW property in the winter months to provide aquifer recharge. This allows pure water into the hatchery during winter months when the aquifer recharges. The subdivision project intends to continue this important relationship with the DOW. Therefore, a portion of the water rights will be utilized to pipe irrigation water to the lots during the growing season and to augment the central pond in the park. This continued irrigation is also beneficial to the DOW hatchery.

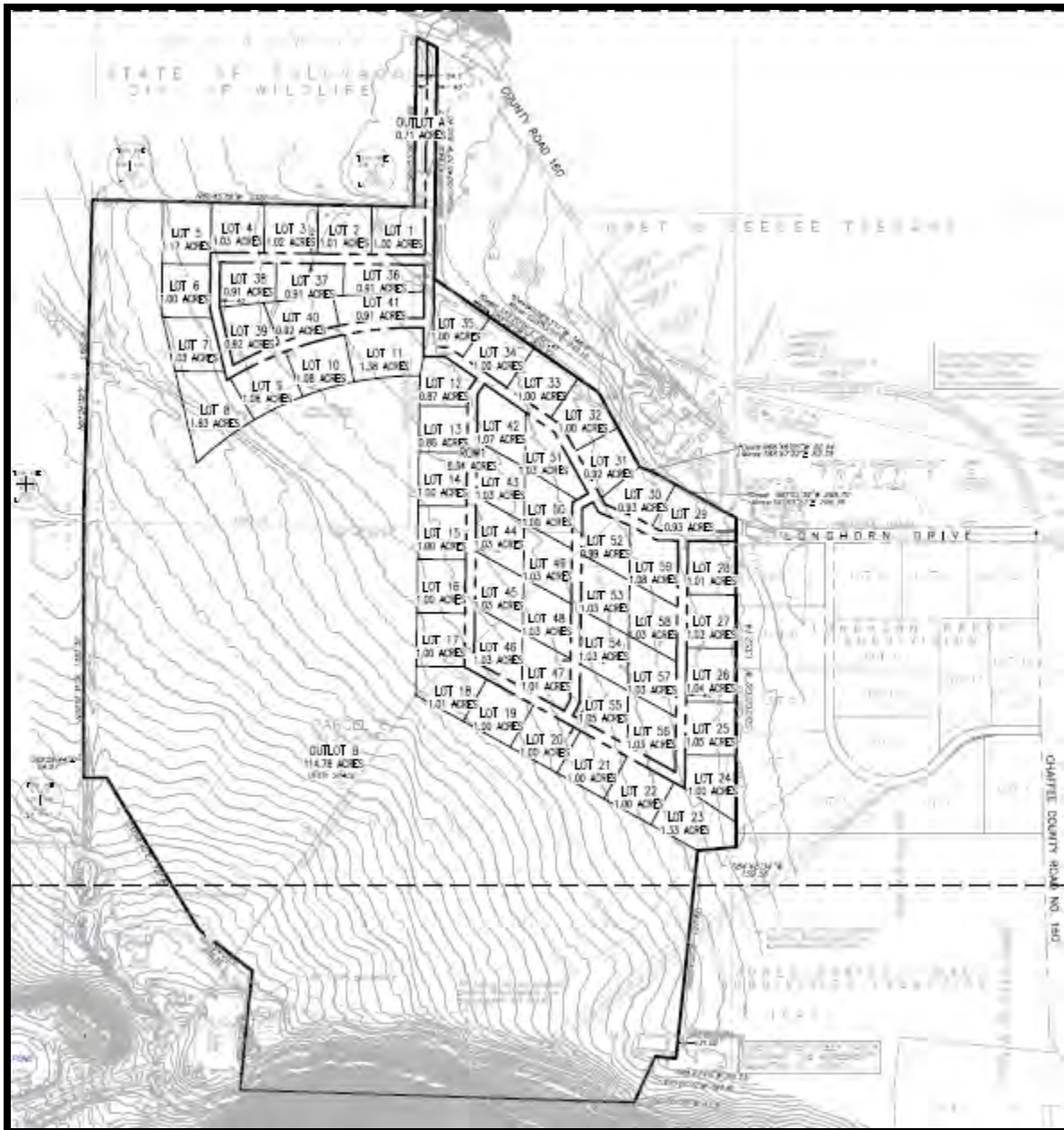
The nearest lot to a county road is set back 600-feet as the DOW provides a green belt between the road and the development.

# Timber Creek Ranch Subdivision: Sketch Plan

The applicant is willing to consider a Cluster Subdivision as an alternative plan.

The Cluster Subdivision Sketch Plan for the 184.27 acres shown below consists of 59 lots ranging from 0.99 acres to 1.63 acres for a total lot area of 60.42 acres and 115.51 acres of conserved irrigated agricultural space and 8.34 acres of right of way dedication. The layout of this Cluster Subdivision is specific to the property boundaries and the existing pivot irrigation system coverage area.

This cluster subdivision would allow the majority of the 115.51 acres to remain in agriculture as pivot irrigated land.



<b>LAND USE TABLE</b>		
<b>DESCRIPTIONS</b>	<b>ACRES</b>	
<b>SUBJECT PROPERTY</b>	<b>184.27</b>	<b>100.0%</b>
<b>RIGHT OF WAY</b>	<b>8.34</b>	<b>4.5%</b>
<b>LOT AREA</b>	<b>60.42</b>	<b>32.8%</b>
<b>OPEN SPACE</b>	<b>115.51</b>	<b>62.7%</b>
<b>GROSS DENSITY</b>		
<b>PROPOSED LOTS</b>	<b>59</b>	
<b>LOT SIZES</b>	<b>0.86-1.63</b>	

The Crabtree Group, Inc, has 22 years of experience with subdivision planning and civil engineering in the Chaffee County unincorporated area where wells and septic systems are prevalent. CGI has assisted the applicant in the layout and logic for this subdivision based on this experience as well as its extensive experience with planning and engineering in incorporated areas with central water and sewer services and centralized private water and wastewater treatment systems areas not served by municipal systems. Our recommendation is to not consider centralized systems or shared wells or septic systems. One acre lots were chosen to ensure there is sufficient space to place wells and septic systems to meet CDPHE separation for wells and septic systems. The final plat will require specific areas for wells and leach fields to ensure that the requirements can be met and that one lot’s placement of well and septic with not effect adjoining lot’s abilities to meet code. Other considerations include access to maintain and repair wells and septic.

The history of the 2-acre lot zoning in Chaffee County for well and septic served lots is based on a realistic lot size that can safely be served by well and septic systems for a wide variety of topography, lot width to length ratios, and soil conditions. Lots smaller than two acres need to have more specific conditions for topography, soil conditions and lot layout to be served by well and septic systems. It is our opinion that lots less than one-acre in general is not suited for individual well and septic.

This land is flat which is optimum for lots smaller than 2-acres as the whole lot area is suitable for leach fields.

The concept of cluster subdivisions with half acre lot sizes is optimistic and dangerous in most conditions. It is very difficult to layout a subdivision where well/septic separations to State Code can be met for lots less than one acre. Ideas for shared septic systems are also optimistic and not well based on the complex operational and maintenance issues related to shared systems that most jurisdictions either do not allow or discourage this practice.

The concept of centralized water systems and sewer systems in an unincorporated area were clearly not well understood by the framers of the current land use code. Water systems serving more than 25-full time residents must be CDPHE approved chlorinate water treatment systems meeting very strict requirements for design and operation. These systems require a licensed water operator, complex expensive monthly/annual tests, and stable financing to maintain and operate the system not well

suited for HOAs. Centralize wastewater treatment systems that process 2,000 gallons per day or greater [(5) – 3-bedroom homes 75 gpd/person x 2 persons per bedroom x 3 bedrooms] are even more complex, expensive to build and operate. It is highly unlikely that any competent developer will ever propose a subdivision with a central water and wastewater treatment system. The site approval and design approval process for a centralized wastewater treatment system is 2-3 years in current conditions. A construction of a system for a 59-lot subdivision would typically be in the range of \$1M-3M, annual operating costs can be in the range of \$150,000 to \$300,000 per year. There is also a shortage of licensed operators for these systems.

The result of these installation, maintenance and operating costs and the time and complexity issues lead to a logical conclusion that the most optimum cluster is one that has lot sizes that support individual wells and septic systems.

This cluster subdivision is laid out with 40-foot right of ways to minimize the inefficient use of land where a wider right of way is not required. On a flat topography site there is no need for a 60 foot right of way within a subdivision unless the road is a collector. Electric and phone utilities are placed in public utility easements on the lot frontage (Xcel Energy will no longer place utilities in the right of way). If municipal water and sewer were ever extended water and sewer are placed 6 foot off of each side of the centerline of the road. Water and sewer would never be extended into an existing subdivision unless a developer or HOA was willing to pay for it, so that is highly unlikely.

## 2 APPLICATION FORM

---





**CHAFFEE COUNTY**  
**Development Services Department**  
P.O. BOX 699      PHONE (719) 539-2124  
SALIDA, CO 81201      FAX (719) 530-9208  
WEBSITE www.chaffeecounty.org

APPLICATION FOR  
**MAJOR SUBDIVISION**

**Sketch Plan**

Fee - \$750.00 + \$50.00 per lot

**Preliminary Plan**

Fee - \$750.00 + \$50.00 per lot

**Final Plat**

Fee - \$750.00 + \$50.00 per lot

GENERAL INFORMATION

NAME OF PROJECT/ SUBDIVISION **Timber Creek Ranch Estates**

PROPERTY ADDRESS **8278 COUNTY ROAD 160**

TAX PARCEL # **368335100002**      ZONING **Rural**

EXISTING USE OF PROPERTY **Agricultural**

ACREAGE **187.27**      # LOTS CREATED **65**      LOT SIZES **2.03-12.61 acres**

OWNERS NAME (PLEASE PRINT) **Timber Creek Ranch**

ADDRESS **130 W. 2nd Street, Salida, CO 81201**

TELEPHONE **(719) 221-1799**      E-MAIL **walt@waltharder.com**

I AM THE OWNER OF THE ABOVE PROPERTY AND HEREBY GIVE MY PERMISSION FOR THE REPRESENTATIVE LISTED BELOW TO SERVE AS MY AGENT THROUGH THIS LAND PLANNING PROCESS. MY AGENT SHALL HAVE FULL POWER AND AUTHORITY TO ACT ON MY BEHALF DURING THIS PROCESS. THIS PERMISSION MAY BE REVOKED BY ME AT ANY TIME BY PROVIDING WRITTEN NOTICE TO CHAFFEE COUNTY PLANNING.

OWNERS SIGNATURE \_\_\_\_\_

REPRESENTATIVE (PLEASE PRINT) **J. DeLuca, for Crabtree Group, Inc.**

REPRESENTATIVES SIGNATURE *Joseph H. DeLuca for Crabtree Group Inc.*

TELEPHONE **(719) 207-0571**      EMAIL **jdeluca@crabtreegroupinc.com**

MAILING ADDRESS **PO Box 924, Salida, CO 81201**

STAFF USE ONLY

Application received by \_\_\_\_\_ Date \_\_\_\_\_

Fee \$ \_\_\_\_\_ Check # \_\_\_\_\_ Completeness Date \_\_\_\_\_

Certified Mailing Labels \_\_\_\_\_ Electronic File \_\_\_\_\_

**SKETCH PLAN:**

- Completed Certified Mail and Return Receipt labels for each adjoining property owner and easement owner.
- Electronic Set of entire submittal package, in PDF Format (can be emailed).
- Application Fee (LUC Section 4.6.2 B2)

**Twelve (12) sets including each of the following items shall be submitted.** (Land Use Code Sections are included in parenthesis for additional reference)

- Completed **application form** (LUC Section 4.6.2 B1)
- Evidence of Ownership** which may be a current deed, lease or other evidence acceptable to the Director. (LUC Section 4.6.2 B3) **(Only 1 copy required)**
- Adjacent Property Owner Information:** list of current property owners of record & their complete mailing addresses for properties adjacent to the property
- Other interests:** List of names and addresses for each of the following on property if applicable:
  - a. Subsurface mineral interests and their lessees, if any.
  - b. Easements, ditches, or utilities.
- Narrative.** A written description of the request. (LUC Section 4.6.2 C1). The Narrative may incorporate the Impact Analysis and the Land Suitability Analysis Sections 4.6.2 E & F.
- Phasing Plan.** Description of proposed phasing plan, if applicable. (LUC Section 4.6.2 C2).
- Vicinity Map.** 8 ½ x 11 map locating the parcel in the County (LUC Section 4.6.2 D2).
- Impact Analysis.** (LUC Section 4.6.2E)
- Land Suitability Analysis.** (LUC Section 4.6.2F)
- Sketch Plan - 11" x 17" size in all packets and 1 copy of 24" x 36" size.** (LUC Section 4.6.3 A).
- Visual Analysis** (LUC Section 4.3)

### 3 PROOF OF OWNERSHIP

---

DOC FEE: \$300.00

## WARRANTY DEED

**THIS DEED** is dated **December 18, 2019**, and is made between **William P. Yunikar** (whether one, or more than one), the "Grantor", and **Timber Creek Ranch, a Colorado limited liability company** (whether one, or more than one), the "Grantee," whose mailing address is **130 West Second, Salida, Colorado 81201**.

**WITNESS**, that the Grantor, for and in consideration of the sum of **THREE MILLION AND NO/100 Dollars (\$3,000,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of **Chaffee** and State of **Colorado**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known by street address as: 8315 County Road 160, Salida, CO 81201

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; ***TOGETHER WITH, without warranty, any ditch, water or water rights or claims to ditch, water or water rights associated with or appurtenant to the Property, specifically including, without limitation, 5.5 CFS, Kennedy Ditch, Chaffee County District Court No. 6204 and shared water agreement with CPW for 2.75 CFS from the Harrington Ditch;***

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantees and the Grantees' heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees and the heirs and assigns of the Grantees, against all and every person or persons claiming the whole or any part thereof.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.



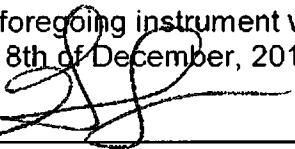
\_\_\_\_\_  
William P. Yunikar

STATE OF COLORADO

ss.

COUNTY OF CHAFFEE

The foregoing instrument was acknowledged, subscribed and sworn to before me this the 18th of December, 2019, by William P. Yunikar.



\_\_\_\_\_  
Notary Public

My Commission Expires: 12/19/23

**GWENDOLYN C. ALLEN**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #2011407783  
My Commission Expires 12/19/2023

## EXHIBIT "A"

Township 50 North, Range 8 East of the New Mexico Principal Meridian, Chaffee County, Colorado.

Section 25:

SW $\frac{1}{4}$  SW $\frac{1}{4}$ , E $\frac{1}{2}$  SW $\frac{1}{4}$  lying Southwest of the Southwesterly line of Chaffee County Road No. 30, said line being described as follows: beginning at a point from which the South Quarter corner of said Section 25 bears South 616 feet and thence running North 84°30' West 166.2 feet;

thence North 45° West 349.4 feet;

thence North 33°23' West 1235.2 feet;

thence North 60°01' West 239.4 feet to the West boundary of said E $\frac{1}{2}$  SW $\frac{1}{4}$ , all that part of the South 642.2 feet of the SE $\frac{1}{4}$  of said Section 25 lying South and West of Chaffee County Road No. 30;

TOGETHER WITH UTILITY EASEMENT DESCRIBED AS FOLLOWS: A strip of land located within the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 50 North, Range 8 East of the New Mexico Principal Meridian, Chaffee County, Colorado, said strip of land being 7.50 feet on each side of the following described centerline and being 15.00 feet in total width and is to be used as an utility easement and described as follows: Commencing at a point being a rebar corner monument with plastic cap stamped 6753 from whence the southeast corner (a government brass capped pipe monument) of said Section 25 bears South 75°53'54" East a distance of 2769.74 feet; Thence South 33°20'42" West 71.43 feet to the point of beginning of the easement centerline herein described; thence proceeding along said easement centerline South 33°20'42" West 153.01 feet; thence South 40°13'42" West 243.73 feet to the existing fence boundary.

Section 35:

S $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$  of said Section 35 and a parcel of land located in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 36, lying North of a line which is about 20 feet South from the Northerly edge of a mesa top, said line being described as follows:

Beginning at a point in the West line of the SE $\frac{1}{4}$  of Section 35 which point is 1121 feet North of the South Quarter corner of said Section 35 running thence North 62° East 1320 feet;

thence North 77° East 600 feet;

thence North 75°15' East 920.5 feet to the East line of the said SE $\frac{1}{4}$  which point is North 2110 feet from the Southeast corner of said Section 35;

thence continuing Northeasterly along fence line 800 feet more or less to the North line of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 36.

Chaffee County, Colorado

Section 36:

NW $\frac{1}{4}$ ; that part of the NE $\frac{1}{4}$  lying West and South of Chaffee County Road No. 30, as relocated in 1965, the South and West boundary of said road being described as follows: Beginning at a point on the South boundary of County Road No. 30 whence the Witness Corner (brass-capped) to the East Quarter corner of said Section 36 (said



Witness Corner brass cap being North 0°55" East 16.5 feet from said East Quarter Corner) bears North 86°21' East 513.8 feet;  
thence along said Road boundary as relocated North 58°52' West 348.5 feet, North 53°50' West 158.7 feet, North 50°29' West 155.7 feet, North 49°59' West 144.5 feet, and North 38°12' West 260.4 feet to the West boundary of the existing County Road;  
thence North 0°58' West, along said County Road;  
thence North 0°58' West along said boundary of said road to the North line of Section 36.  
Chaffee County, Colorado

**LESS AND EXCEPT:**

A tract of land located within the East ½ of the Southwest ¼ of Section 25, Township 50 North, Range 8 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows:

Beginning at a point being a rebar corner monument with plastic cap stamped 6753 from whence the Southeast corner (a government brass capped pipe monument) of said Section 25 bears South 75°53'54" East a distance of 2769.74 feet;  
thence proceeding around the tract herein described South 33°20'42" West 71.43 feet;  
thence South 00°03'29" East 447.82 feet;  
thence North 61°02'16" West 298.70 feet;  
thence North 52°58' 53" West 124.04 feet;  
thence North 28°53'48" West 348.97 feet;  
thence North 55°20'38" West 821.41 feet;  
thence North 00°43'07" East 949.47 feet to the southerly boundary of Chaffee County Road No. 160 as is fenced;  
thence along the said southerly boundary of Chaffee County Road No. 160, the following courses and distances;  
First, South 63°05'47" East 6.00 feet;  
thence South 58°00'23" East 169.90 feet;  
thence South 33°04'04" East 1043.02 feet;  
thence South 18°40'07" East 48.98 feet;  
thence South 33°57'06" East 190.68 feet;  
thence South 47°26'06" East 117.59;  
thence South 63°23'54" East 314.31 feet to the point of beginning.

**LESS AND EXCEPT**

A tract of land located within the Southeast ¼ of the Southwest ¼ of Section 25, Township 50 North, Range 8 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows:

Commencing at a point being a rebar corner monument with plastic cap stamped 6753 from whence the Southeast corner (a government brass capped pipe monument) of said Section 25 bears South 75°53'54" East a distance of 2769.74 feet; thence South 33°20'42" West 71.43 feet to the point of beginning the tract herein described; thence proceeding around the tract herein described South 00°03'29" East 447.82 feet; thence North 61°02'16" West 298.70 feet; thence North 14°24'36" East 163.25 feet; thence

North 57°43'54" East 18.33 feet; thence North 86°27'21" East 120.90 feet; thence North 33°20'42" East 153.01 feet to the point of beginning herein described

**LESS AND EXCEPT:**

A tract of land located in the South one-half (S½) of Section 25, and in the North one-half (N½) of Section 36, all in Township 50 North, Range 8 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:

Beginning at a rebar with a one and one-half inch aluminum cap in a fence line, from whence the east ¼ corner (uncapped rebar) bears South 86°39'49" East 1352.02 feet; thence proceeding around the said tract North 81°30'19" West along a fence line 280.29 feet to a fence corner; thence South 83°46'03" West 526.39 feet to a fence corner; thence along a fence line the following four (4) courses and distances: first North 69°26'35" West 460.66 feet; thence North 70°10'11" West 53.85 feet; thence North 70°21'25" West 431.69 feet; and thence North 22°29'26" East 43.30 feet; thence leaving said fence line North 31°46'18" East 319.16 feet to a fence corner; thence North 05°54'57" East along a fence line 727.49 feet to a rebar with a one and one-half inch aluminum cap; thence North 84°48'34" East 159.56 feet to a rebar with a one and one-half inch aluminum cap; thence due North 1352.14 feet to a rebar with a one and one-half inch aluminum cap in a fence line; thence South 61°10'25" East along a fence line 156.93 feet; thence North 89°33'59" East along a fence line 1097.26 feet to the westerly boundary of Chaffee County Road No. 160, as said westerly boundary is fenced; thence along said westerly county road boundary as fenced the following seven (7) courses and distances: first South 00°57'20" East 145.42 feet; thence South 00°00'29" East 64.38 feet; thence South 01°18'20" East 598.06 feet; thence South 03°14'40" East 58.85 feet; thence South 01°13'00" East 279.12 feet; thence South 01°36'17" East 927.27 feet; and thence South 38°05'47" East 193.33 feet to a rebar with a one and one-half inch aluminum cap; thence continuing South 38°05'47" East along the southwesterly boundary of said county road 60.12 feet to a rebar with a one and one-half inch aluminum cap; thence leaving said county road boundary South 48°16'37" West 109.44 feet to a fence corner; thence South 88°06'13" West 102.62 feet to a rebar with a one and one-half inch aluminum cap; thence South 02°24'23" East 295.72 feet to the point of beginning.

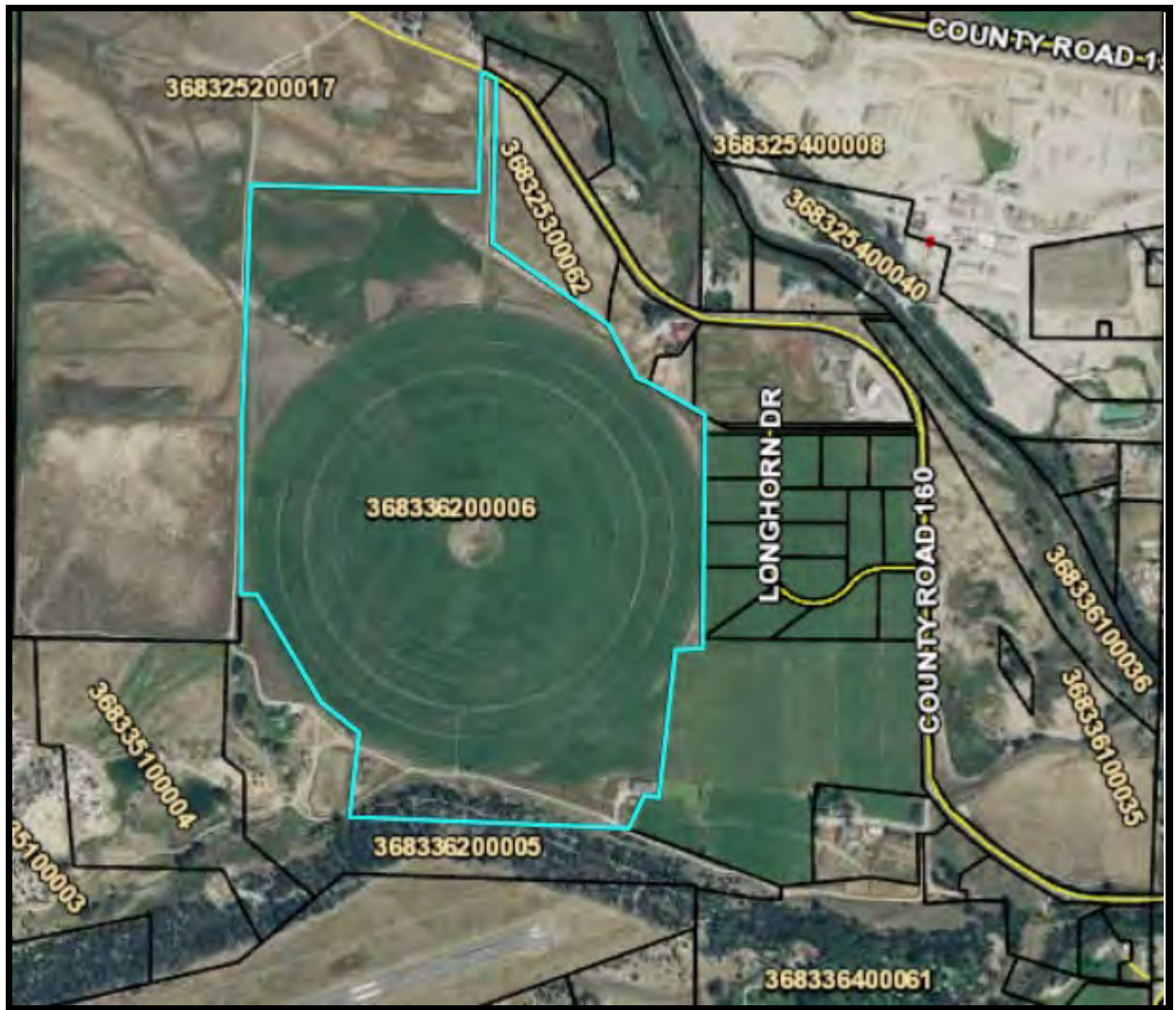
Directions are based on the bearing South 86°39'49" East between the point of beginning of the above described tract and the east ¼ corner (rebar) of said Section 36.

also known by street address as: **8315 County Road 160, Salida, CO 81201**  
and assessor's schedule or parcel no.: **368336200063**

with all appurtenances.

## 4 ADJOINING PROPERTY OWNERS

---



**Adjoining Property Parcel No's Exhibit-A**

Timber Creek Ranch Subdivision: Sketch Plan



**Adjoining Property Parcel No's Exhibit B**



**Adjoining Property Parcel No's Exhibit C**

## 5 OTHER INTERESTS

### Colorado Parks and Wildlife – Harrington Ditch

<b>Bret &amp; Deedee Treary</b> 8558 County Road 160 Salida, CO 81201 ¶	<b>Timber Creek Ranch</b> 130 W 2 <sup>nd</sup> Street Salida, CO 81201 ¶	<b>Brad &amp; Cherri Govert</b> 3751 Indian View Avenue Cincinnati, OH 45227 ¶
<b>Ripken LLC</b> PO Box 8621 Breckenridge, CO 80424 ¶	<b>Charles &amp; Wendy Mckenna</b> 7116 Clark Hill Road Salida, CO 81201 ¶	<b>John &amp; Wendy Wolfe</b> PO Bo 5461 ¶ Breckenridge, CO 80424 ¶
<b>Longhorn Ranch, LLC</b> 7013 County Road 107 ¶ Salida, CO 81201 ¶	<b>Crabtree Group, Inc. Attn. J. DeLuca</b> PO Box 924 Salida, CO 81201 ¶	¶

Adjoining Property Owners Public Notice List



## 6 WATER RIGHTS

---

The property receives 5.5 c.f.s. from the Kennedy Ditch, Chaffee County District Court No. 6204 and a shared water agreement with the CPW for 2.75 c.f.s. of the Harrington Ditch.

## 7 NARRATIVE

---

The subject parcel is located at 8315 County Road 160, Salida, CO 81201 and is located on the south and west side of County Road 160. The property consists of 184.27 acres with the majority of the subject property being relatively flat. Elevations in this parcel range from 7200 to 7130, averaging a 2% slope across the historic irrigation pivot area. The parcel is in an un-incorporated Chaffee County's Rural Zone.

The property has one water right and one water use agreement which has historically irrigated the 135-acre pivot as shown in the aerial exhibits.

Historically, the property was owned by the Kaess family and the original ranch consisted of 359.95 acres. Timber Creek Ranch subdivided the ranch into five 35-acre parcels and the subject 184.27-acre parcel. The applicants goal hope was to create low density homesites and to preserve an open space corridor that serves as a game corridor along the bottom of the ridge line. Including the 65 lots and the 35 acre parcels the gross density at full development will be 5.14 acres per lot. The gross density of the subject 184.27-acre subdivision application will be 2.83 acres per lot.

The water rights will be maintained with the property as well as the water use agreement with the CPW for the benefit of the hatchery and the adjoining CPW property. The use of these rights on the subject property and the adjoining CPW property, provides significant aquifer recharge with orders of magnitude greater than the consumptive use of the proposed 65 in-house wells.

The subdivision will retain the existing ditch, pond and water collection system, which has a gravity fed irrigation pivot. To maintain the irrigation of the lots, the existing pipe system to the pivot will be extended with irrigation lines to each lot within the historic irrigated area. This irrigation provides many benefits:

- The water rights will remain in use and in the valley.
- The continued irrigation will recharge the aquifer at a rate many times more than the in-house use wells for the subdivision. This recharge is beneficial to the valley, but extremely beneficial to the CPW.
- The ability to irrigate lots will keep the land green, allow the planting and successful growth of trees. It is also worth noting that a standard well augmentation only allows 1,400 square feet of outside watering for a typical subdivision, a two-acre lot is 87, 120 square feet.

Timber Creek Ranch Subdivision: Sketch Plan

- Keeping the water on the land is good for the wildlife.
- Irrigated land is less susceptible to wildfires.

Access to the property will be by two public right of ways to County Road 160. The looped internal road structure provides excellent redundant access to all the lots.

In-house use of water will be supplied by wells augmented by the Upper Arkansas Water Conservancy District. It should be noted that in-house wells with OWTS systems return 90% of the water use to the aquifer.

According to well permit data, the groundwater wells are feasible for the subdivision.



Name	Permit No.	Depth	Yield
Norman Eggleston	11354-R	88	NA
Keith Small	224283	20	NA
David Small	224284	20	NA
Fairview Cemetery Asso	64491	100	NA
Trafford-Mckenna	83462-F	98	13
Wendy Wolfe	83732-F	100	13
Kent Townsend	84716-F	100	NA
Karen Kaess	282968	30	NA
David Brown	282968-A	100	15
Tim Glenn	104946	65	NA

Wastewater will be managed by onsite wastewater treatment systems complying with the Chaffee County OWTS regulations.

## 8 IMPACT ANALYSIS

---

- a. The visual impact is minimized by the 600-foot minimum setback from CR 160 and the irrigation piping system. This will keep the land green and facilitate the growth of trees and landscaping.



- b. County Road 160 has a mix of agricultural, industrial, public land and residential.

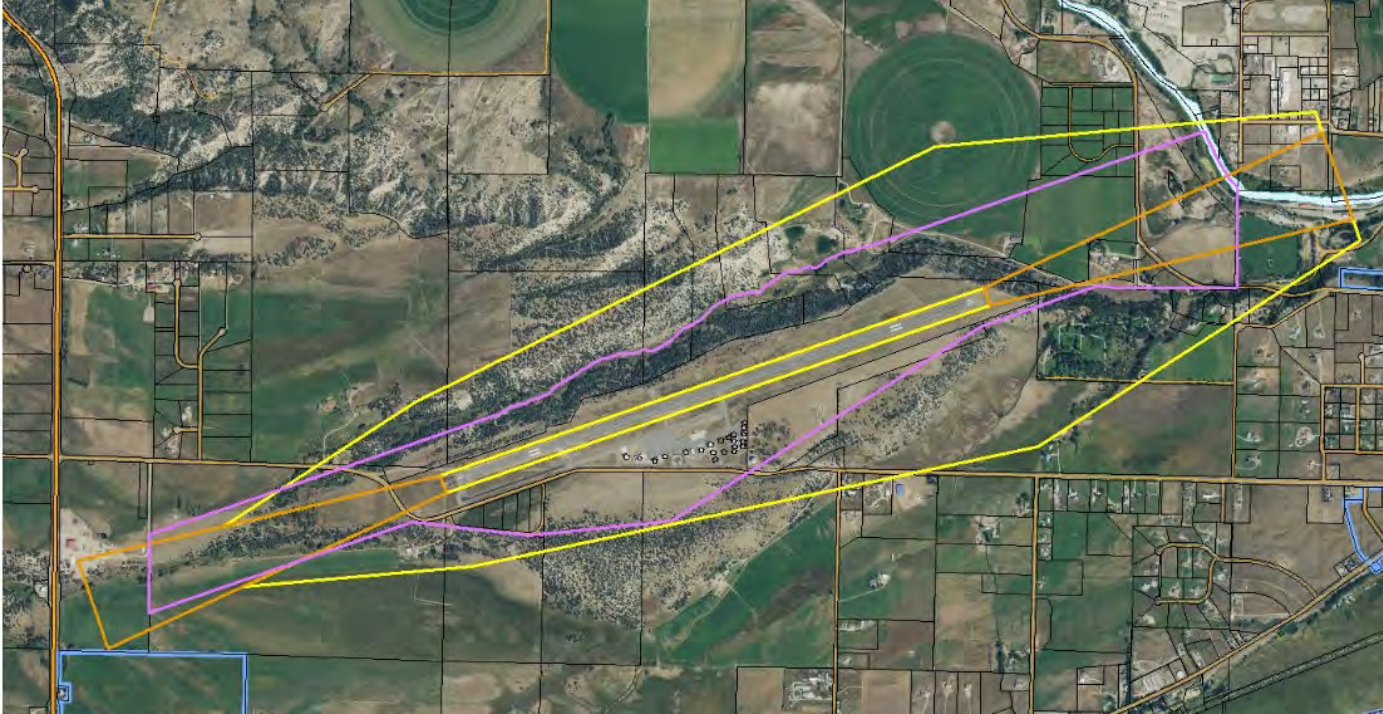
## Timber Creek Ranch Subdivision: Sketch Plan



- c. The subdivision is maintaining the water rights on the land which minimizes impact to wildlife, the aquifer, and the appearance of the land as it will be maintained green.
- d. The open space park is designed to be useful open space rather than just a weed patch, with a pond, irrigation system and possibly some sports fields. The proposed 14.67 acres is 225% more than required by the land use code.
- e. Residential subdivisions do not produce noise, vibrations, odors, or heat.
- f. Dust is mitigated by irrigation of the land.
- g. Aquifer Impact: Is mitigated by maintaining the irrigation from the water right and the CPW water right on the subject land and CPW land for aquifer recharge. Providing a piped irrigation system, limits the well use to in-house use only and 90% of that is returned to the aquifer by the OWTS.
- h. Traffic impact: Is mitigated by having two full use accesses to the subdivision to split traffic at the CR 160 intersections. The traffic impact is also reduced by the location of the subdivision and its access to a nearby trail system which facilitates bicycle and walking access to the City facilities.
- i. Fire is mitigated by the irrigation system which will create a green environment in the subdivision. The pond access will provide an additional fire suppression water supply.
- j. A portion of the subject property is in the transition Airport Overlay zone.



Timber Creek Ranch Subdivision: Sketch Plan



## 9 LAND SUITABILITY ANALYSIS

---

**Slopes:** The majority of the land has an average slope of 2% with the exception of Lot 65 which has areas of steeper slopes. Lot 65 has building sites that meet the land use code by being greater than 0.5 acres.

**Geological Hazards:** There are no geological hazards such as snowslide, landslide or unstable slopes. The area is not in the FEMA floodplain and there are no natural drainage channels through the site that could pose flood hazards. A geotechnical report is still in progress and will be available at final plat.

**Fire:** The land is not in a high danger wildfire zone and is within 2.3 miles of the Salida Fire Department and South Arkansas Fire District fire house.



Timber Creek Ranch Subdivision: Sketch Plan

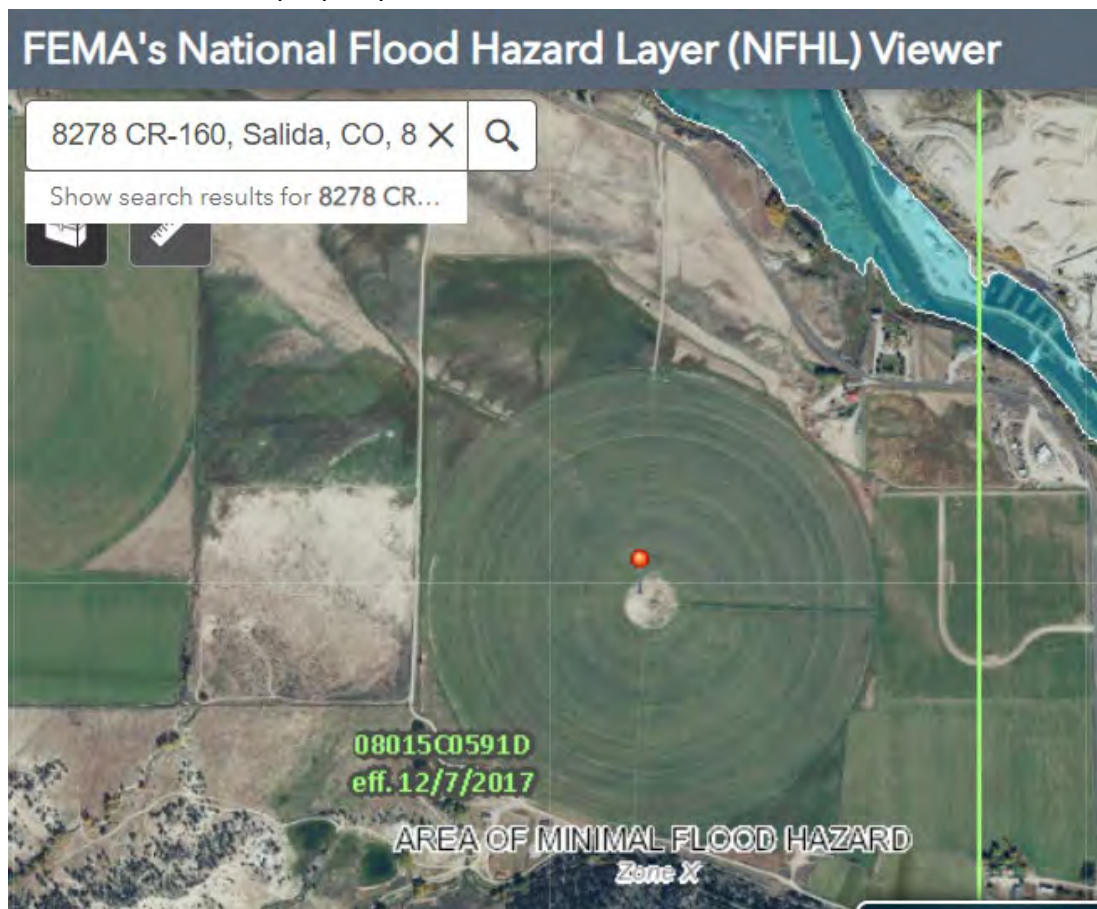
Soils: The soil information below is from the USGS Web Soil Survey. This should be considered preliminary information as a Geotechnical report is in progress. Test pits have been completed and the stamped report will be available at Preliminary Plat with specific recommendations.



Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties (CO658)				
Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties (CO658)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
BIB	Blanyon clay loam, 1 to 3 percent slopes	151.8	48.7%	
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	33.0	10.6%	
DoF	Dominson gravelly sandy loam, 9 to 45 percent slopes	0.7	0.2%	
HaD	Hawksell sandy loam, 5 to 9	105.6	33.9%	
Ru	Rough broken land	5.9	1.9%	
SeF	St. Elmo gravelly sandy loam, 3 to 9 percent slopes	10.7	3.4%	
W	Water	1.9	0.6%	
Wa	Wet alluvial land	2.0	0.6%	
<b>Totals for Area of Interest</b>		<b>311.7</b>	<b>100.0%</b>	

## Timber Creek Ranch Subdivision: Sketch Plan

Flood Zone: The property is in Zone X which is an Area of minimal flood hazard.



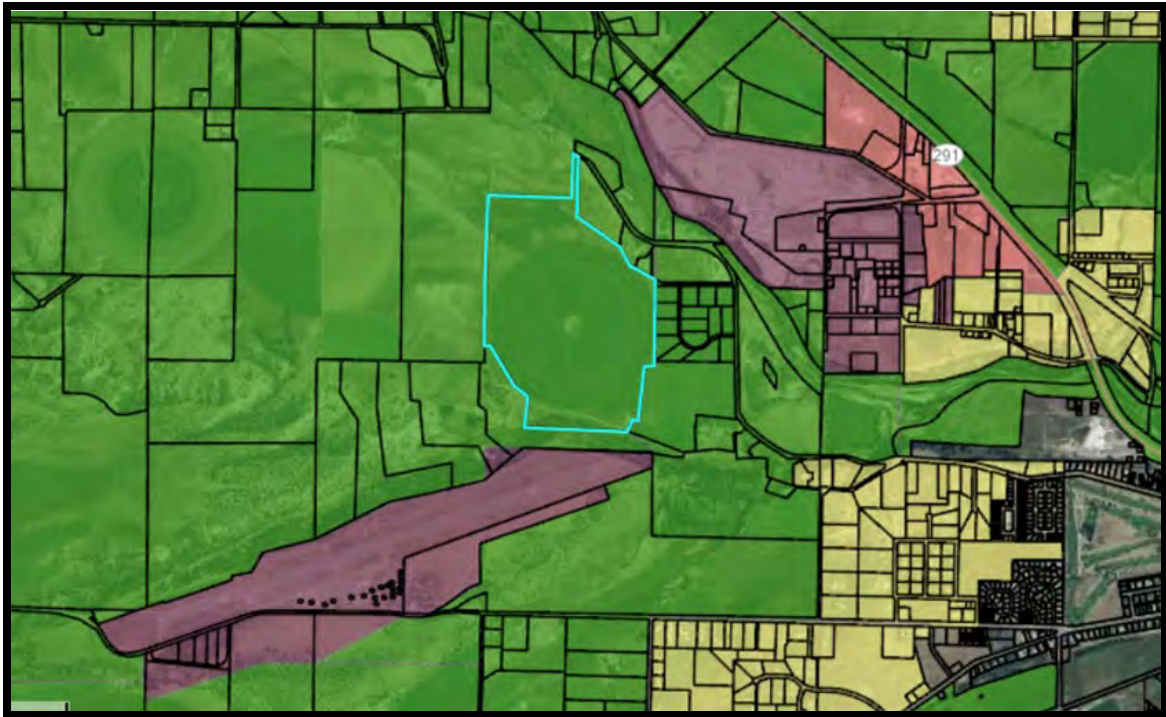
## 10 PHASING PLAN

---

The entire subdivision will be developed in one phase.

# 11 VICINITY MAP

---



# APPENDIX A - SKETCH PLAN

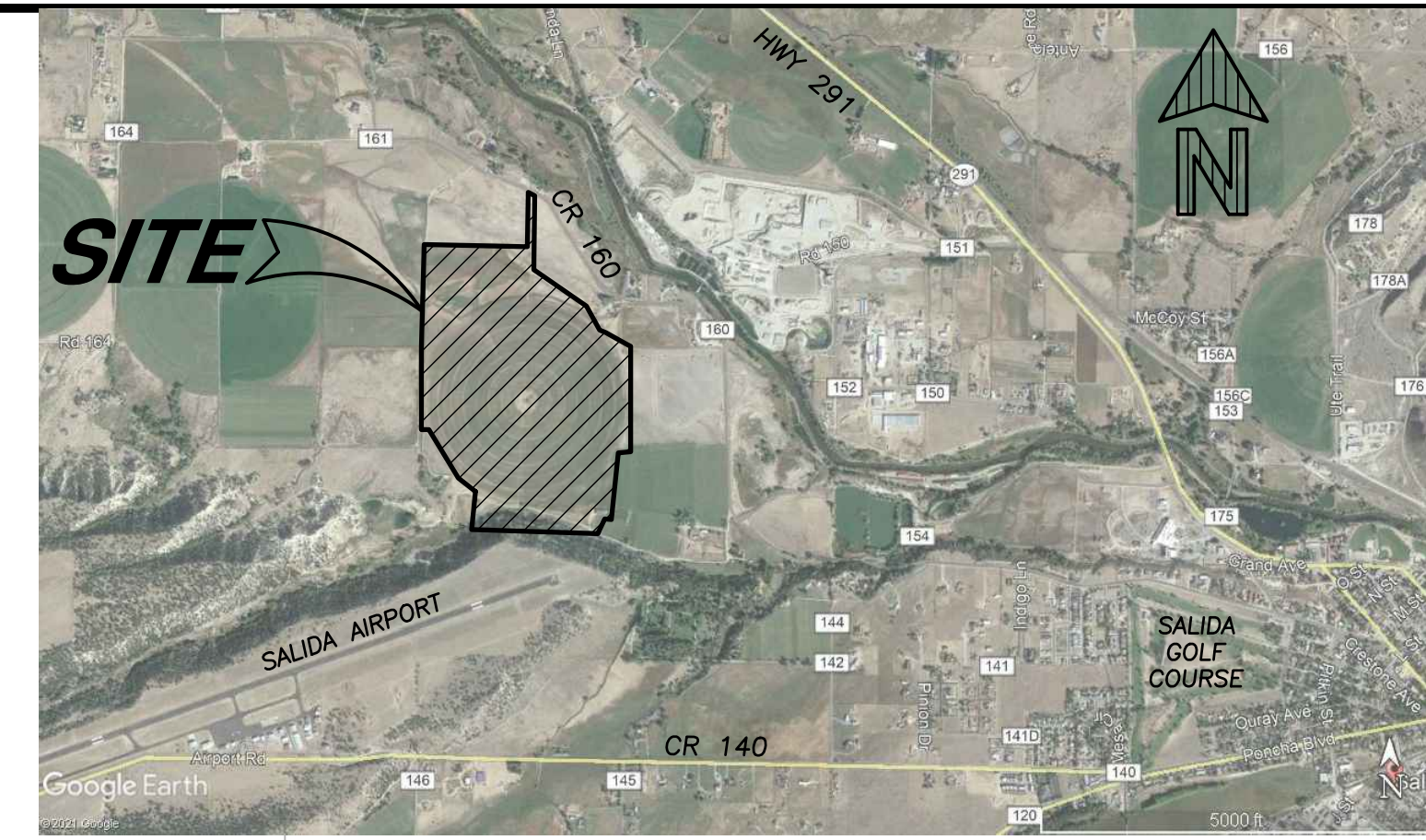
---



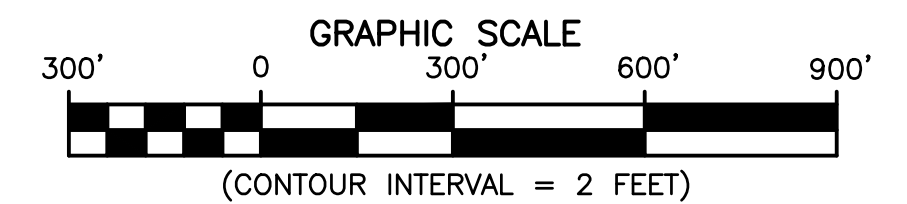
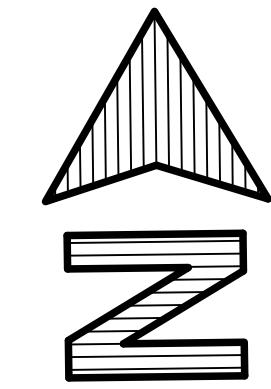
# TIMBER CREEK RANCH ESTATES

## SUBDIVISION SKETCH PLAN

FEBRUARY, 2021



VICINITY MAP  
(NO SCALE)



DIRECTIONS ARE BASED ON THE BEARING S86°39'49"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE POINT OF BEGINNING OF THE JONES TRACT DESCRIBED IN BOOK 479 AT PAGE 978 AND THE EAST 1/4 CORNER OF SECTION 36 AS SHOWN AND DESCRIBED ON THIS PLAN.

A LARGE TRACT SUBDIVISION LOCATED IN SECTIONS 25, 35 & 36, TOWNSHIP 50 NORTH, RANGE 8 EAST, N.M.P.M CHAFFEE COUNTY, COLORADO

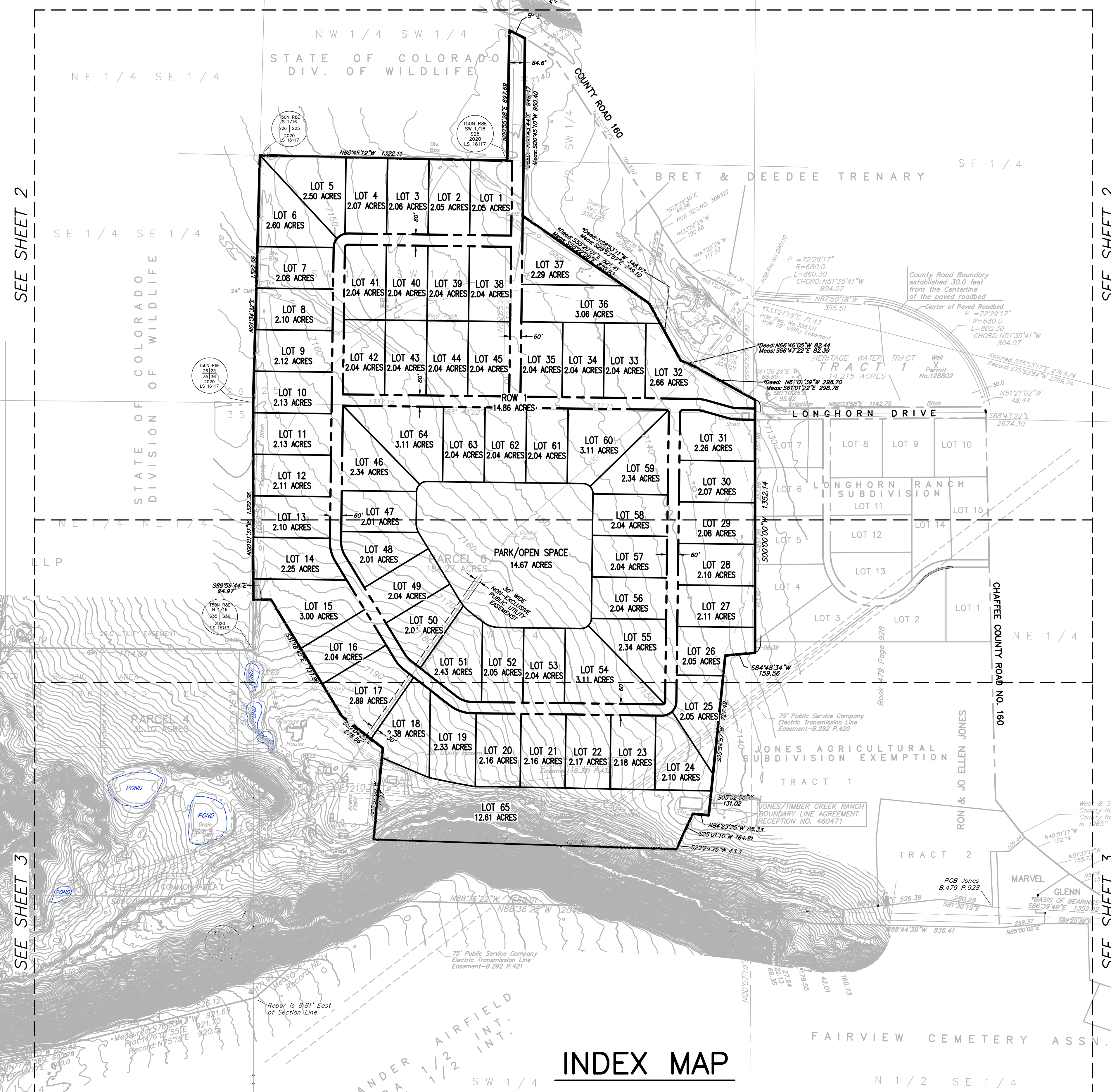
### LEGEND

- PROJECT BOUNDARY
- ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- ADJACENT/EXISTING LOT LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR

LAND USE TABLE	
DESCRIPTIONS	ACRES
SUBJECT PROPERTY	184.27
RIGHT OF WAY	14.86
LOT AREA	154.74
PARK/OPEN SPACE	14.67
GROSS DENSITY	
NET DENSITY	
PROPOSED LOTS	65
LOT SIZES	2.01-12.61

**OWNER:**  
WALT HARDER  
130 W 2ND ST - STE 1  
SALIDA, CO 81201  
PH: 719-221-5000

PREPARED BY:  
 **CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™



### INDEX MAP

SEE SHEET 2

SEE SHEET 2

SEE SHEET 3

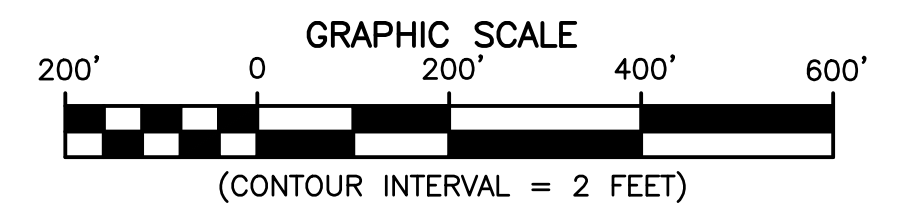
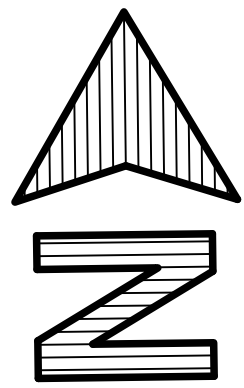
SEE SHEET 3



# TIMBER CREEK RANCH ESTATES

## SUBDIVISION SKETCH PLAN

FEBRUARY, 2021



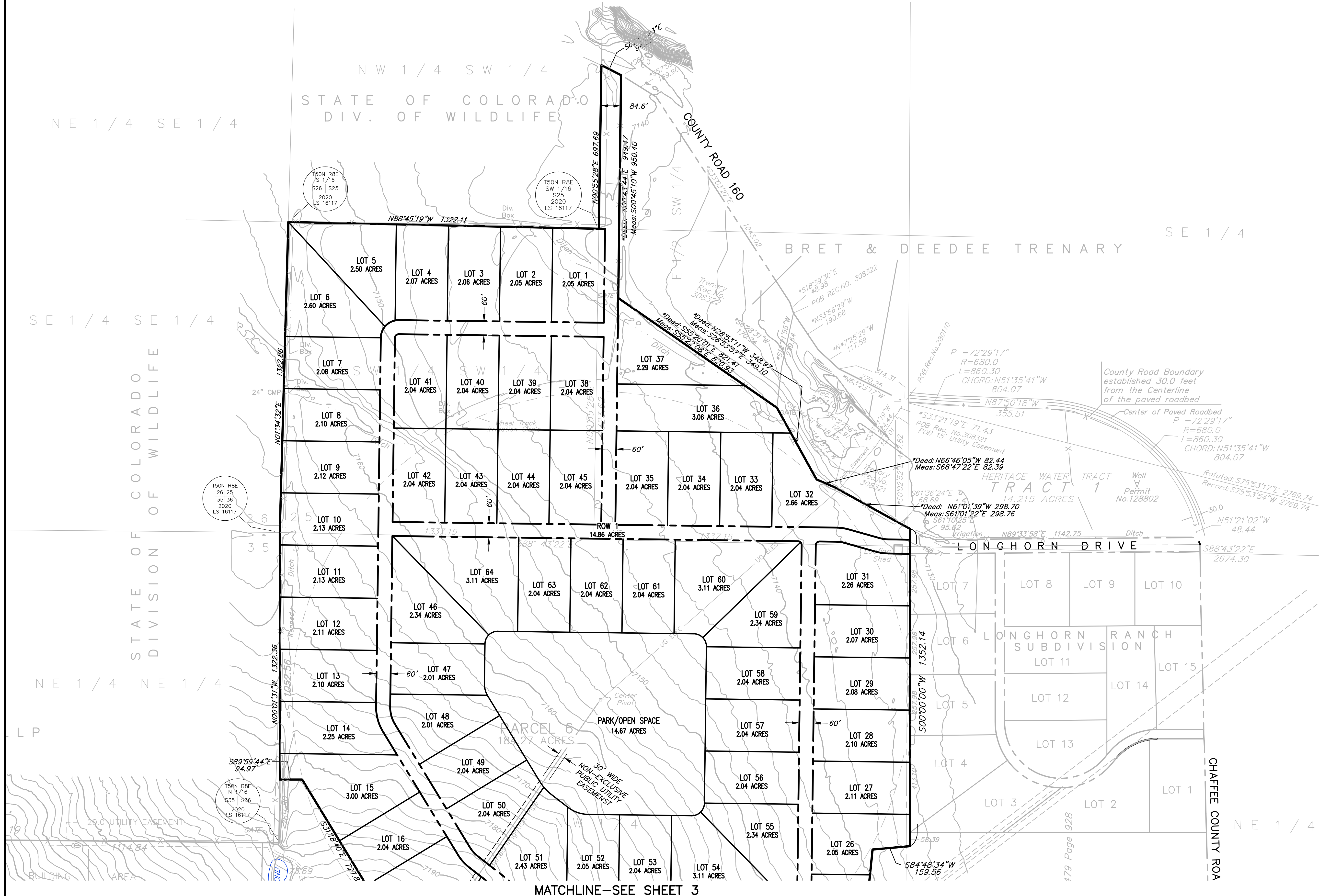
DIRECTIONS ARE BASED ON THE BEARING S86°39'49"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE POINT OF BEGINNING OF THE JONES TRACT DESCRIBED IN BOOK 479 AT PAGE 978 AND THE EAST 1/4 CORNER OF SECTION 36 AS SHOWN AND DESCRIBED ON THIS PLAN.

A LARGE TRACT SUBDIVISION LOCATED IN SECTIONS 25, 35 & 36, TOWNSHIP 50 NORTH, RANGE 8 EAST, N.M.P.M CHAFFEE COUNTY, COLORADO

### LEGEND

- PROJECT BOUNDARY
- ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- ADJACENT/EXISTING LOT LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR

LAND USE TABLE	
DESCRIPTIONS	ACRES
SUBJECT PROPERTY	184.27
RIGHT OF WAY	14.86
LOT AREA	154.74
PARK/OPEN SPACE	14.67
GROSS DENSITY	
NET DENSITY	
PROPOSED LOTS	65
LOT SIZES	2.01-12.61



**OWNER:**  
WALT HARDER  
130 W 2ND ST - STE 1  
SALIDA, CO 81201  
PH: 719-221-5000

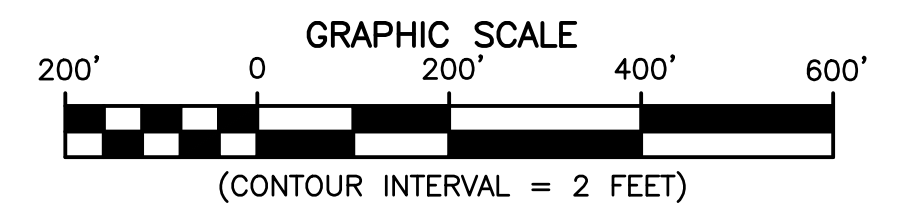
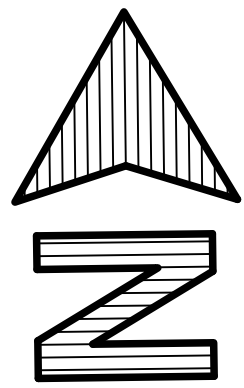
PREPARED BY:  
 **CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™



# TIMBER CREEK RANCH ESTATES

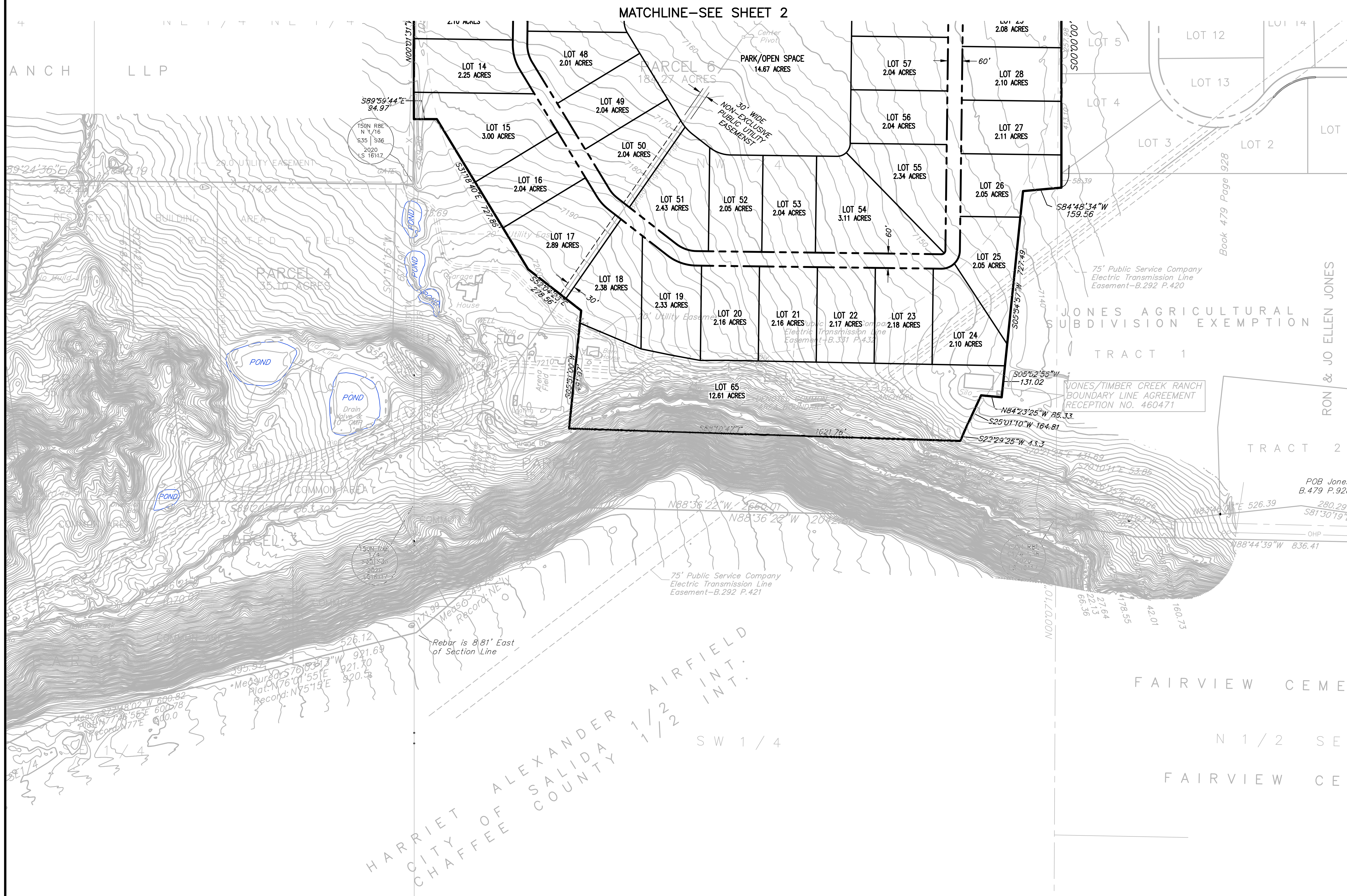
## SUBDIVISION SKETCH PLAN

FEBRUARY, 2021



DIRECTIONS ARE BASED ON THE BEARING S86°39'49"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE POINT OF BEGINNING OF THE JONES TRACT DESCRIBED IN BOOK 479 AT PAGE 978 AND THE EAST 1/4 CORNER OF SECTION 36 AS SHOWN AND DESCRIBED ON THIS PLAN.

A LARGE TRACT SUBDIVISION LOCATED IN SECTIONS 25, 35 & 36, TOWNSHIP 50 NORTH, RANGE 8 EAST, N.M.P.M CHAFFEE COUNTY, COLORADO



### LEGEND

- PROJECT BOUNDARY
- ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- ADJACENT/EXISTING LOT LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR

LAND USE TABLE	
DESCRIPTIONS	ACRES
SUBJECT PROPERTY	184.27
RIGHT OF WAY	14.86
LOT AREA	154.74
PARK/OPEN SPACE	14.67
GROSS DENSITY	
NET DENSITY	
PROPOSED LOTS	65
LOT SIZES	2.01-12.61

### OWNER:

WALT HARDER  
130 W 2ND ST - STE 1  
SALIDA, CO 81201  
PH: 719-221-5000

PREPARED BY:

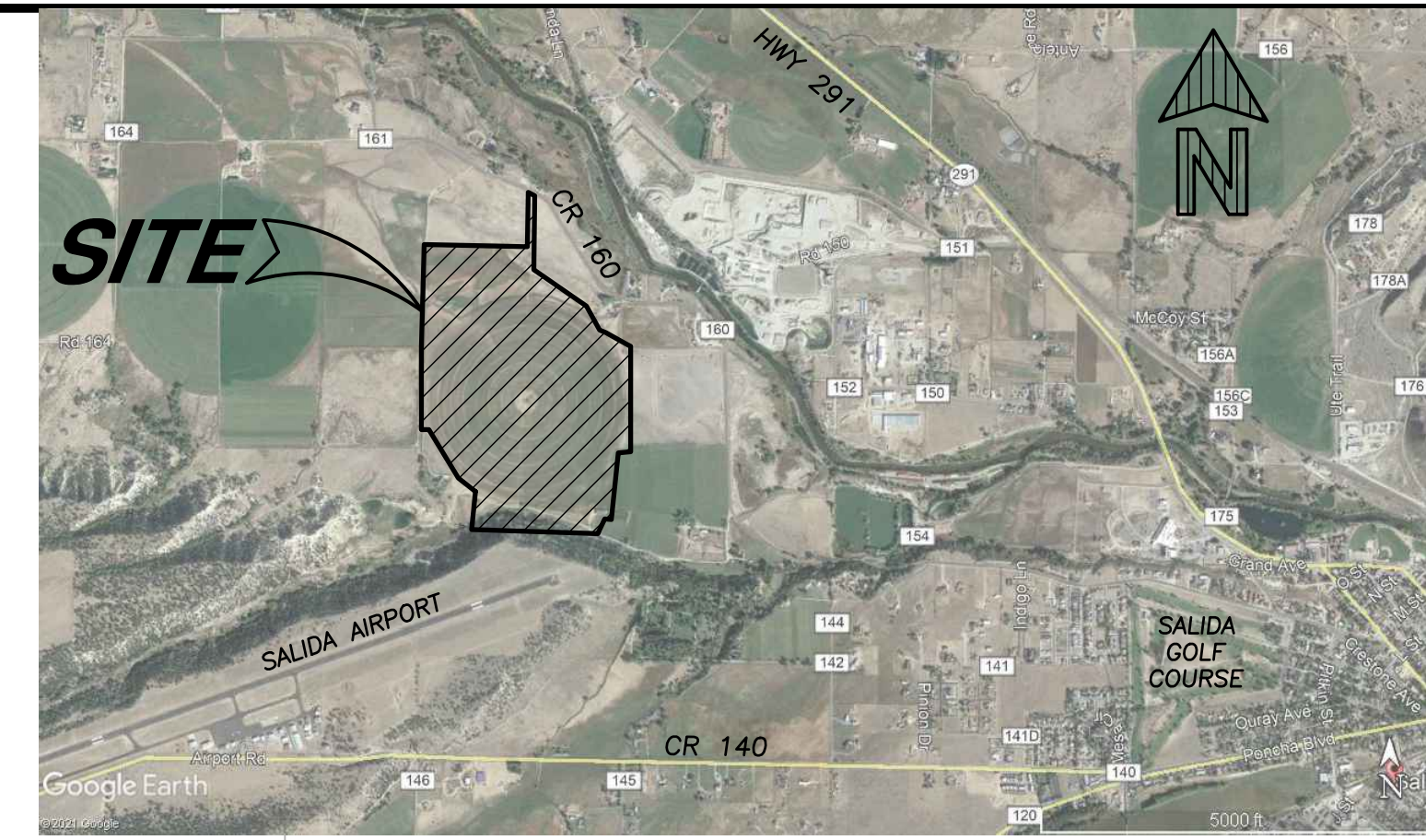




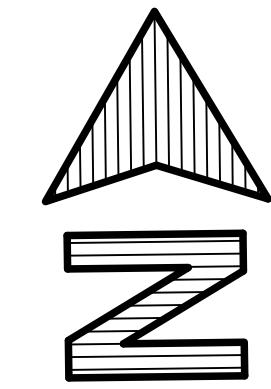
# TIMBER CREEK RANCH ESTATES

## SUBDIVISION SKETCH PLAN

(OPTIONAL) RURAL LAND USE CLUSTER  
SEPTEMBER, 2021



VICINITY MAP  
(NO SCALE)



GRAPHIC SCALE  
300' 0 300' 600' 900'

(CONTOUR INTERVAL = 2 FEET)

DIRECTIONS ARE BASED ON THE BEARING S86°39'49"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE POINT OF BEGINNING OF THE JONES TRACT DESCRIBED IN BOOK 479 AT PAGE 978 AND THE EAST 1/4 CORNER OF SECTION 36 AS SHOWN AND DESCRIBED ON THIS PLAN.

A LARGE TRACT SUBDIVISION LOCATED IN SECTIONS 25, 35 & 36, TOWNSHIP 50 NORTH, RANGE 8 EAST, N.M.P.M CHAFFEE COUNTY, COLORADO

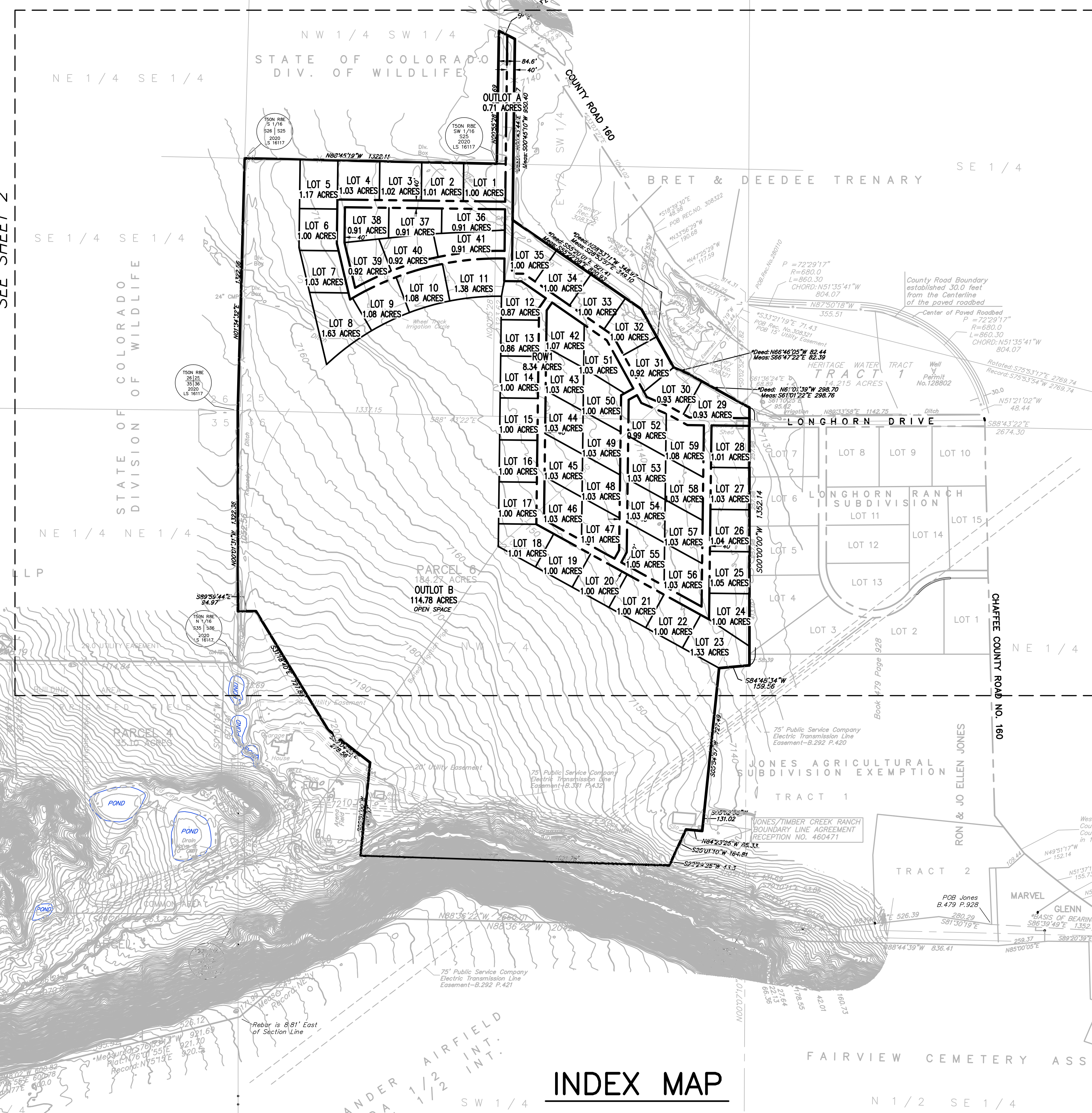
### LEGEND

- PROJECT BOUNDARY
- ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- ADJACENT/EXISTING LOT LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR

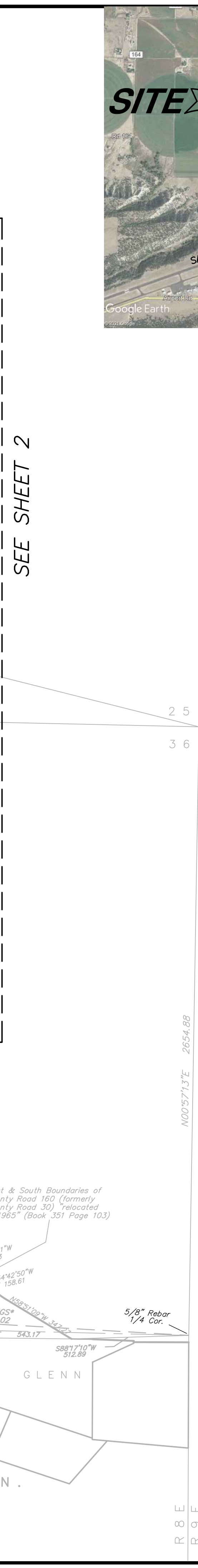
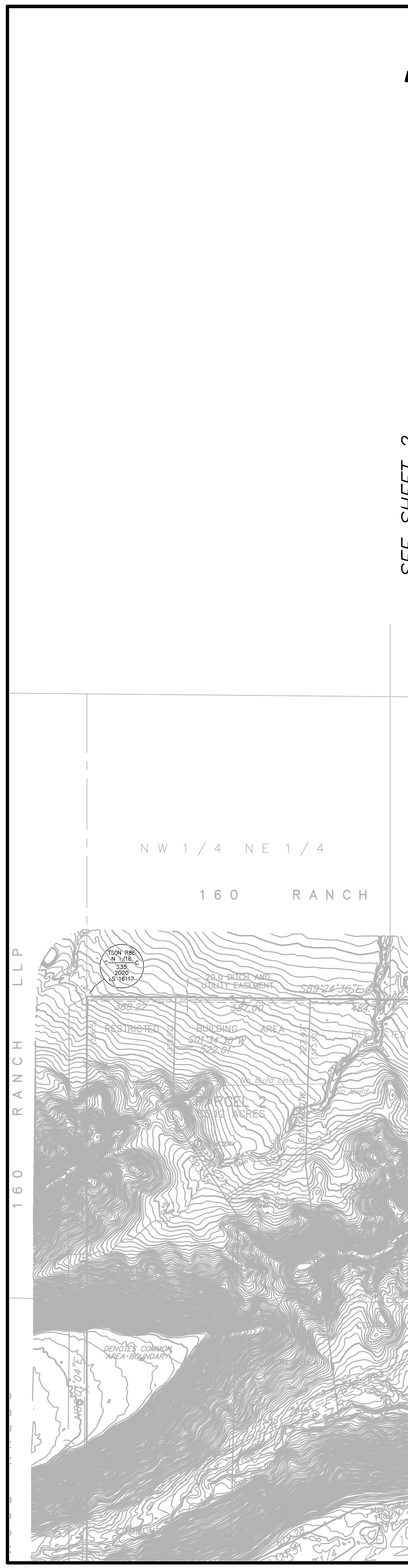
LAND USE TABLE	
DESCRIPTIONS	ACRES
SUBJECT PROPERTY	184.27
RIGHT OF WAY	8.34
LOT AREA	60.42
OPEN SPACE	115.51
GROSS DENSITY	
NET DENSITY	
PROPOSED LOTS	59
LOT SIZES	0.86-1.63

**OWNER:**  
WALT HARDER  
130 W 2ND ST - STE 1  
SALIDA, CO 81201  
PH: 719-221-5000

PREPARED BY:  
 **CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™



### INDEX MAP



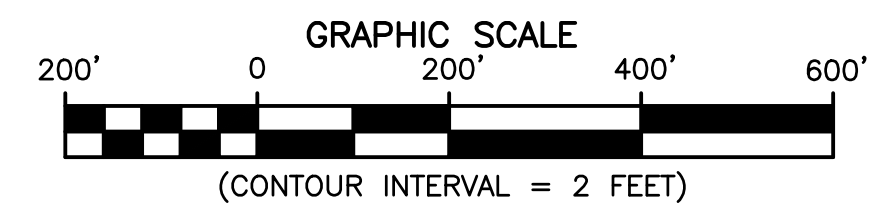
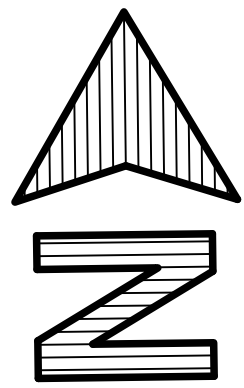


# TIMBER CREEK RANCH ESTATES

## SUBDIVISION SKETCH PLAN

(OPTIONAL) RURAL LAND USE CLUSTER

SEPTEMBER, 2021



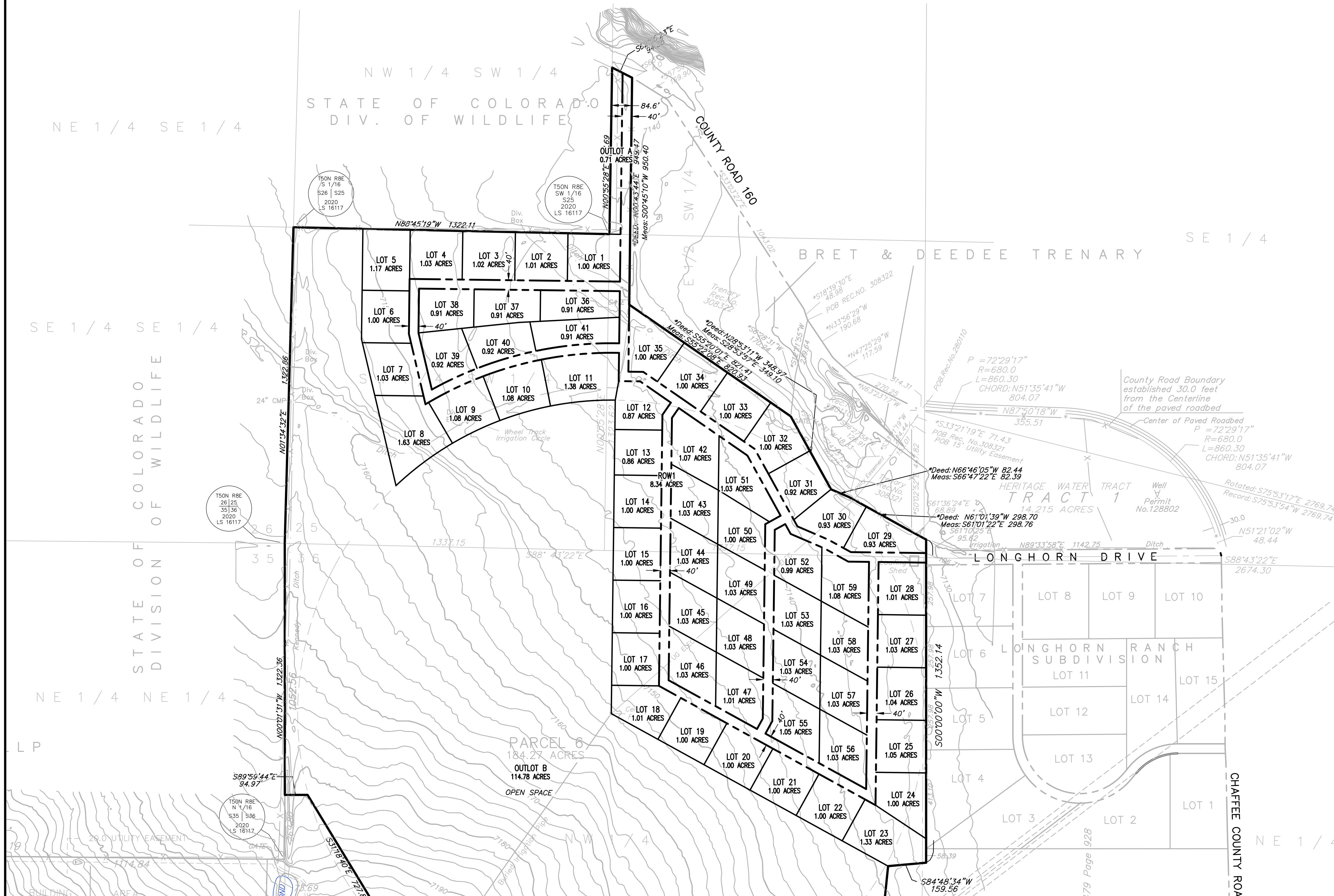
DIRECTIONS ARE BASED ON THE BEARING S86°39'49"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE POINT OF BEGINNING OF THE JONES TRACT DESCRIBED IN BOOK 479 AT PAGE 978 AND THE EAST 1/4 CORNER OF SECTION 36 AS SHOWN AND DESCRIBED ON THIS PLAN.

A LARGE TRACT SUBDIVISION LOCATED IN SECTIONS 25, 35 & 36, TOWNSHIP 50 NORTH, RANGE 8 EAST, N.M.P.M CHAFFEE COUNTY, COLORADO

### LEGEND

- PROJECT BOUNDARY
- ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- ADJACENT/EXISTING LOT LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR

LAND USE TABLE	
DESCRIPTIONS	ACRES
SUBJECT PROPERTY	184.27
RIGHT OF WAY	8.34
LOT AREA	60.42
OPEN SPACE	115.51
GROSS DENSITY	
NET DENSITY	
PROPOSED LOTS	59
LOT SIZES	0.86-1.63



**OWNER:**  
WALT HARDER  
130 W 2ND ST - STE 1  
SALIDA, CO 81201  
PH: 719-221-5000

PREPARED BY:  
 **CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™