



Roosevelt Ridge

Preliminary Subdivision Exemption Plat

Written Statement

Background

The proposed Roosevelt Ridge Subdivision Exemption Plat is located on a 551+/- acre parcel located west of the Peak to Peak Highway (Hyw. 119) and is accessed from the Peak to Peak Highway via local streets (See Vicinity Map located on the Preliminary Subdivision Exemption Plat). The property was previously subdivided into 15 lots as the Howard – Deiker Estates Subdivision in 1993. Presently the property is within the Forestry zoning district, which allows an overall density of one unit per 20 acres.

The Roosevelt Ridge property was homesteaded by the Howard family in the 1920's and has been held in the Howard-Dieker Family Trust for the past eighty years. The site is surrounded on three sides by Roosevelt National forest and is heavily forested. The property begins at an elevation of 9200' with gently sloping pine and aspen forest then rises in elevation through rock outcroppings to its peak at 9808'.

Development Concept

Based on discussions with the County Staff, the Applicant has chosen to request that the County review this proposed development through the subdivision exemption process allowed through State statute. This approach will allow increased flexibility to take advantage of the positive qualities of the site while protecting the natural resources of the property.

The development approach is to essentially integrate the community into the natural setting of the existing landscape. To accomplish this, we plan to develop approximately 20 acre lots with two acre building envelopes. In mountain environments such as Roosevelt Ridge, the natural condition is not highly tolerant of ground disturbance. By reducing the amount of land under the management of individual home owners to only the two acre building envelope, the potential disturbance of the lots and the area adjacent to the building envelopes will be limited. Proposed building envelopes will utilize the surrounding forest to preserve an atmosphere of seclusion and privacy in addition to screening development from the Peak to Peak Scenic Highway.

The following provides additional details concerning the Roosevelt Ridge development concept:

- Utilizes the natural character of the land to locate ground disturbances associated with homes on two acre building envelope and protect the remaining property as natural open space.
- Provide for low density development (one unit per 20 acres) of the property that is consistent with the goals of the County.

- Restrict any future subdivision of the property by providing to the County a conservation easement that will assure no additional units will be created in the future.
- Assure that the overall density of the property include existing units associated with mining claims within the property. In other words the ultimate density of this property will not exceed the allowed density of one unit per 20 acres or a total of 27 units (551 acres/20 = 27 units). The Applicant is in process with the owners of the existing mining claims to purchase their residential development rights so that the units associated with the mining claims can be included in the planning and design of Roosevelt Ridge. To allow for these negotiations to continue we have shown the area that includes the mining claims as Parcel "A" with a total of ten residential units allowed guaranteeing that the total number of residential units does not exceed 27 (17 + 10 =27).
- Provide access that meets emergency vehicle standards, require residential sprinkler systems in each home and instituted wildfire mitigation plan to result in a development that responsibly protects the future property owners and their property.
- Avoid the potential hazards resulting from the potential disturbance of a 20 acre lot by requiring localizing disturbance to a two acre building envelope.
- The Applicant is not proposing any formal landscaping within any of the private open space, along any trails, adjacent to any public or private roads. As disturbances on the site occur as a result of development, revegetation will take place within a maximum of one growing season of when the disturbance occurred. When the limited site disturbances are re-established, the Community can focus on maintaining a self-sustaining natural landscape consistently throughout the project.
- The portion of the 20 acre lots outside the building envelope is designated through easements for no ground disturbing activities except for driveways, recreation trails, common parks and wildfire hazard and risk mitigation. The Roosevelt Ridge Covenants, Conditions and Restrictions (CCR's) as well as final plat notes will clearly identify the project's homeowners association as the responsible entity for maintenance of the private recreation trails and parks as well as wildfire hazard and risk mitigation allowing for a coordinated effort to manage and improve the existing landscape.
- All development within the Roosevelt Ridge development will be controlled by the Roosevelt Ridge Master Declaration of Covenants, Conditions CCR's). The following is a general outline of the CCR's for this project:
 - Describe the community in term of the maximum number of lots, the Final Plat and all encumbrances shown on the Plat and the use of property owned by the HOA.
 - Require all lot owners to be members of the HOA.
 - Require the HOA to maintain all common elements such recreation easements.
 - Allow for the formation of an Architectural Control Committee (ACC) to review all improvements made to the property including exterior design, height, materials, color, and location of the improvements, location and

- size of driveways, location, size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the Architectural Control Committee.
 - Describe how lot owners are to maintain their property, manage trash, maintain drainage and grading on their property.
 - Allows the HOA to enforce the CCR's through fines, assessments and court actions.

- Design Guidelines will require an architectural style and materials consistent with mountain living including issues related to wildfire mitigation and protection. The design guidelines are enabled through the project CCR's that each lot owners accepts as part of the purchase of a lot. the following is a brief outline of the items managed within the Design Guidelines:
 - Character statement describing design elements that will create a cohesive project
 - Architecture including
 - Building Form
 - Floor area
 - Exterior walls
 - Roofs
 - Windows and Doors
 - Foundation Walls
 - Decks
 - Garages
 - Accessory Structures
 - Water use
 - Site disturbance and reclamation
 - Fencing
 - Lighting
 - Site Planning
 - Building Envelopes
 - Grading and Drainage
 - Utilities

- The existing road within the property has been constructed to Gilpin County standards except in two locations (switchbacks) that are presently too steep. These sections have been identified by the County Road and Bridge manager and the Applicant will correct the grading to meet County standards.
- The existing roads that provide access to the property from Highway 119 have been reviewed by the County Road and Bridge manager and have identified minor modification that can be accomplished within the existing road ROW.
- Sewage disposal will be accomplished through individual sewage disposal systems (ISDS) that will be designed and installed by each lot owner to meet County standards.
- Potable water will be supplied by one exempt well on each lot. We have been in discussions with the State Engineer concerning the status of this approach and have confirmation that we will be able to obtain one exempt well per lot based on

documenting to the State that the County is processing the property through the subdivision exemption process.

- Site drainage will be minimized by conveying runoff from the roads to discharge points and discharged through energy dissipation basins. Individual lots will continue to drain per historic patterns due to the limited site disturbances. The rocky nature of the soils is expected to promote rapid infiltration of runoff.
- Runoff water quality will be addressed by using open native lined channels for collection and conveyance of runoff generated in the roads. Water quality is not expected to be a major issue as a result of limited areas of disturbance.