

SF-19-9.

**Loren Moreland**

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**From:** Brent Johnson <brent@pprbd.org>  
**Sent:** Monday, December 7, 2020 4:07 PM  
**To:** Douglas Reinelt; Nate Lenz; Keith Curtis; Kari Parsons; Loren Moreland; Marc Whorton  
**Subject:** RE: Retreat at Timberridge Filing. No. 1  
**Attachments:** RETREAT AT TIMBERRIDGE FIL. No. 1 pre-plat.pdf

Good afternoon Doug,  
Attached is a stamped copy of Retreat at Timberridge Filing No. 1. I received the check you sent for the Enumerations fee and processed it. I tried to send a copy of the receipt to you, but, sending a receipt through our payments system has been kind of hit or miss. If you didn't get it, please let me know and I will resend it. Thanks.

**Brent Johnson**  
Enumerations Plans Examiner  
Pikes Peak Regional Building Department  
O: 719-327-2888 E: [brent@pprbd.org](mailto:brent@pprbd.org) W: [pprbd.org](http://pprbd.org)



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**From:** Douglas Reinelt <DReinelt@classicconsulting.net>  
**Sent:** Monday, December 7, 2020 11:10 AM  
**To:** Nate Lenz <nlenz@classichomes.com>; Brent Johnson <brent@pprbd.org>; Keith Curtis <keith@pprbd.org>; Kari Parsons <KariParsons@elpasoco.com>; Loren Moreland <lorenm@classichomes.com>; Marc Whorton <MWhorton@classicconsulting.net>  
**Subject:** RE: Retreat at Timberridge Filing. No. 1

All,  
Here's the latest plat with one water note revised and two added.

Douglas P. Reinelt, P.L.S.  
Survey Manager  
Classic Consulting Engineers and Surveyors  
Direct 719-785-2801  
Mobile 719-492-1222



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**From:** Nate Lenz <nlenz@classichomes.com>  
**Sent:** Friday, December 4, 2020 2:18 PM  
**To:** Douglas Reinelt <DReinelt@classicconsulting.net>; Brent Johnson <brent@pprbd.org>; Keith Curtis <keith@pprbd.org>; Kari Parsons <kariparsons@elpasoco.com>; Loren Moreland <lorenm@classichomes.com>; Marc

Whorton <MWhorton@classicconsulting.net>

**Subject:** RE: Retreat at Timberridge Filing. No. 1

Doug, per the latest water review and discussion (today), the following plat notes need to be added:

- Individual wells for Lots 1-11 are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the state engineer who by law has the authority to set conditions for the issuance of these permits.
- Water rights available to serve individual wells on Lots 1-11 shall be owned by The Retreat Metropolitan District No. 1 and not the property owners. Each property owner must obtain a Water Certificate from the District granting the right to withdraw the water to support well permit applications.
- Water in the Denver Basin aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years used for allocation indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Doug, I believe you already have the majority of this in note 30 but the highlighted section needs to be added.)

**Nate Lenz, Corporate Counsel**

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Tel: 719-592-9333

*This message and its contents are confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.*

**From:** Douglas Reinelt

**Sent:** Friday, December 4, 2020 2:06 PM

**To:** Brent Johnson <[brent@pprbd.org](mailto:brent@pprbd.org)>; Keith Curtis <[keith@pprbd.org](mailto:keith@pprbd.org)>; Kari Parsons <[kari@elpasoco.com](mailto:kari@elpasoco.com)>; Loren Moreland <[lorenm@classichomes.com](mailto:lorenm@classichomes.com)>; Nate Lenz <[nlenz@classichomes.com](mailto:nlenz@classichomes.com)>; Marc Whorton <[MWhorton@classicconsulting.net](mailto:MWhorton@classicconsulting.net)>

**Subject:** Retreat at Timberridge Filing. No. 1

All,

Please respond to this email for approval. I had to revise information pertaining to the floodplain and this is the latest plat version.

Douglas P. Reinelt, P.L.S.

Survey Manager

Classic Consulting Engineers and Surveyors

Direct 719-785-2801

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