

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 23, 2020

TimberRidge Development Group, LLC
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Classic Consulting, LLC
619 N. Cascade Avenue
Colorado Springs, CO 80903

RE: Retreat at TimberRidge Filing No. 1 – Final Plat – (SF-19-009)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on July 23, 2020, at which time a recommendation for approval was made to create and authorize the development of 75 single-family lots, rights-of-way, six (6) open space tracts to be utilized for trails, a monumentation sign, drainage and public utilities. The proposed 72.42-acre final plat area is zoned PUD (Planned Unit Development) and is located north of the future extension of the Briargate-Stapleton Parkway, south of Arroya Lane, and east of Vollmer Road, and is located within Sections 27 and 28, Township 12, Range 65 West of the 6th P. M. The parcel is located within the boundaries of the Black Forest Preservation Plan (1987).

Parcel Nos.: 52280-00-019, 52270-00-003, and 52270-00-004

This recommendation for approval is subject to the following:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in

which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

10. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$31,920.00 and urban park (Area 2) fees in the amount of \$20,160.00 shall be paid at the time of plat recordation.
11. Fees in lieu of school land dedication in the amount of \$3,366.00 shall be paid to El Paso County for the benefit of Academy School District No. 20 at the time of plat recording. Fees in lieu of school land dedication in the amount of \$14,160.00 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
13. Drainage and bridge fees for the Sand Creek drainage basin, in the amounts of \$197,544.20 and \$63,150.24 are due at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be applied towards the fees due. The developer proposes channel improvements that will exceed the cost of the drainage fee. If the channel improvements are completed or collateralized at the time of plat recording, only the bridge fee will be due.
14. The developer, property owner and Retreat Metropolitan District shall be responsible for maintenance of Sand Creek adjacent to the final plat until construction of the necessary channel improvements by the developer is complete and the channel improvements have been accepted by El Paso County.
15. The construction drawings and the final drainage report (SF-19-009) shall be approved by the Planning and Community Development Department and collateral shall be provided by the applicant to guarantee said improvements prior to the recordation of the Retreat at TimberRidge Filing No. 1 final plat.
16. No building permits shall be issued for Lot Nos. 12-70 of the Retreat at TimberRidge Filing No. 1 subdivision, unless and until Subdivider provides to the County written confirmation from Meridian Service Metropolitan District that all wastewater infrastructure necessary to serve such lots has been installed, accepted by said District, and is operational.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in blue ink that reads "Kari Parsons".

Kari Parsons, Planner III

File No. SF-19-009