


**EL PASO COUNTY**  
**COLORADO**

**COMMISSIONERS:**  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Board of County Commissioners**  
**Mark Waller, Chair**

**FROM: Kari Parsons, Planner III**  
**Jeff Rice, PE Engineer III**  
**Craig Dossey, Executive Director**

**RE: Project File #: SF-19-009**  
**Project Name: Retreat at TimberRidge Filing No. 1**  
**Parcel Nos.: 52280-00-019, 52270-00-003, and 52270-00-004**

OWNER:	REPRESENTATIVE:
TimberRidge Development Group, LLC 6385 Corporate Drive, Suite 200 Colorado Springs, CO 80919	Classic Consulting, LLC 619 N. Cascade Avenue Colorado Springs, CO 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	7/23/2020
Board of County Commissioners Hearing Date	7/28/2020

**EXECUTIVE SUMMARY**

A request by TimberRidge Development Group, LLC, for approval of a final plat for the Retreat at TimberRidge Filing No. 1 subdivision 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).

The Retreat at TimberRidge Filing No. 1 final plat is consistent with the PUD (Planned Unit Development) zoning district and approved preliminary plan. The final plat application meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2019).

Lots within the PUD zoning district which are less than 2.5 acres in size are proposed to receive water and wastewater service from the proposed Sterling Ranch Metropolitan District. Individual wells and onsite wastewater treatment systems (OWTS) are proposed for lots greater than 2.5 acres in size. A finding of water sufficiency for water quality, quantity and dependability is requested with this final plat application.

#### **A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION**

**Request:** A request by Retreat at TimberRidge Development Group, LLC, for approval of a final plat to create 70 single-family residential lots.

**Waiver(s)/Deviation(s):** No waivers are requested with this application.

**Authorization to Sign:** Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

#### **B. PLANNING COMMISSION SUMMARY**

**Request Heard:** **\*\*Information not available at the time of submission requirement.\*\***

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

#### **C. APPROVAL CRITERIA**

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated, and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and

- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

**D. LOCATION**

North: PUD (Planned Unit Development)	Vacant/Single-family residential
South: RS-5000 (Residential Suburban)	Vacant
East: RR-5 (Residential Rural)	Vacant/Single-family residential
West: RR-5 (Residential Rural)	Vacant/Single-family residential

**E. BACKGROUND**

This area of the County was zoned A-1 (Rural) on September 21, 1965, by Board Resolution 434870. Subsequent nomenclature changes to the Land Development Code have renamed the zoning district to RR-5 (Residential Rural). The parcels have remained undeveloped. A Planned Unit development plan for the Retreat at TimberRidge PUD Development Plan (PUD-17-003) was approved by the Board of County Commissioners on March 27, 2018.

The applicant held three (3) neighborhood meetings in conjunction with the approved PUD development plan (PUD-17-003) application. County staff attended each of the meetings. The applicant significantly revised their PUD development plan in response to the neighbors' concerns regarding density, traffic, and water supply. The revisions included reducing the number of proposed single-family lots from 460 to 212, which represented a reduction of the proposed overall density from 1.64 du/acre to 0.81 du/acre.

The PUD development plan depicts 2.5 acre lots adjacent to Vollmer Road as a transition to the RR-5 zoned properties to the north and west. The PUD development plan also provides a transition from the RR-5 zoned properties to the northeast by tapering the lot sizes from east to west from 5 acres down to 2.5 acres for the portion of the property located north of Arroyo Lane. The lot sizes taper from approximately 2.5 acres in the northern portions of the development to under one-third (1/3) of an acre in the southernmost portion of the development.

A preliminary plan (SP-18-002) for the Retreat at TimberRidge was approved by the Board of County Commissioners on October 23, 2018. The Retreat at TimberRidge preliminary plan is consistent with the PUD and proposed to develop 205 of the planned 212 single-family residential lots and ten (10) tracts to be used as open-space, trail corridor, detention, and utilities.

The subject final plat proposes to develop 70 single-family lots and six (6) tracts to be used for open-space, trail corridor, detention, and utilities. The applicant is proposing an emergency access road and easement through the adjacent parcel to the north, and over Arroya Lane, a private road, as discussed and depicted on page 5 of the applicant's letter of intent. The 11 lot adjacent to Vollmer Road, each a minimum of 2.5 acres, are proposed to be served by individual wells and onsite wastewater treatment systems (OWTS). The 59 urban lots are proposed to be served by central water and wastewater via an intergovernmental agreement between the Retreat Metropolitan District and the Sterling Ranch Metropolitan District.

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

The final plat application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2019).

### **2. Zoning Compliance**

The proposed final plat is in conformance with the standards and requirement of the Retreat at TimberRidge PUD. The Retreat at TimberRidge PUD Development Plan provides permitted and accessory uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements.

Individual site plans will need to be submitted for review for each single-family dwelling in order to ensure compliance with the applicable PUD dimensional standards.

### **3. Policy Plan Analysis**

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. A finding of consistency with the El Paso County Policy Plan (1998) was made previously by the Board of County Commissioners with approval of the map amendment (rezone) from RR-5 (Residential Rural) to PUD (Planned Unit Development) pursuant to the Retreat at TimberRidge PUD Plan (PUD-17-003) and with the Retreat at TimberRidge Preliminary Plan (SP-18-15). The proposed final plat application is consistent with each of those prior findings.

#### **4. Small Area Plan Analysis**

The Retreat at TimberRidge Filing No. 1 Final Plat is located within the Black Forest Preservation Plan (1987) planning area. A finding of consistency with the Black Forest Preservation Plan was made with the map amendment (rezone) from RR-5 (Residential Rural) to PUD (Planned Unit Development) pursuant to the Retreat at TimberRidge PUD Plan (PUD-17-003) and with the Retreat at TimberRidge Preliminary Plan (SP-18-15). The proposed final plat application is consistent with each of those prior findings.

#### **5. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

**Policy 3.6.2** – Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.

**Policy 4.1.4** – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

**Policy 5.3.1**- Discourage individual wells for new subdivisions with 2.5 acres or smaller average lot sizes, especially in the near-surface aquifers, when there is reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economics of scale to do so can be achieved.

**Goal 6.0.11**- Continue to limit urban level development to those areas served by centralized services.

The subject property is located in a growth area within Region 3, Falcon Area, which is expected to have growth demand in the County by 2040. Specifically, the Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by

2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road.”

For Region 3, the Water Master Plan identifies a current water demand of 4,494 acre feet (AF) and a current supply of 7,164 AF, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area in which The Retreat at TimberRidge Filing No. 1 is located is projected in the Water Master Plan as likely to reach build out by year 2040. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of only 761 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by year 2060.

The applicant’s Water Resource Report dated April 5, 2019, by JDS Hydro Consultants, Inc., states that:

“Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. It should be noted that the rights have certain limitations in locations of use. The rights by area are as follows:

- Sterling on and off-site rights- 555.47 AF, 300 year
- Retreat at TimberRidge on site rights are 48.73 AF, 300 year
- The Ranch on site rights- 245.0 AF, 300 year

Of the Sterling rights, 9.16 AF, 300 year have been committed to the Retreat Service Area, leaving a net Sterling on-site availability of 546.31 AF, 300 year. The on-site rights underlying The Ranch are within the Upper Black Squirrel and are limited in use area to The Ranch and the Upper Black Squirrel Designated Basin. Therefore the 245.0 AF, 300 year can only be used on the Ranch and not on Sterling ranch proper.

As of February 28, 2019, all of the Retreat water and 9.16 AF from Sterling are committed to the Retreat. As of February 28, 2019, of the net available 546.31 AF, 300 year, 255.96 300 year, have been dedicated to Sterling Ranch Phase One which includes all of the existing preliminary and final plats to date. This leaves a net uncommitted amount of water for the remainder of Sterling Ranch of 290.35, 300 year.”

A request for finding of water sufficiency in regard to quantity, dependability, and quality is being requested with the proposed final plat. The applicant is proposing the subject development will be served by Sterling Ranch Metropolitan

District pursuant to an intergovernmental agreement with The Retreat Metropolitan Districts Nos. 1-2.

The Sterling Ranch Metropolitan District has committed to serve the subject development with water and wastewater services at the time of this plat submittal. The proposed districts are intended to expand the centralized water services to the south of the Stapleton Corridor and approximately a mile north of Woodmen Road, thereby supporting many of the goals and policies of the Water Master Plan.

## **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division was sent a referral and recommends the applicant obtain the necessary approvals from all Federal, State and County agencies as a part of their planning process. The comment letter is provided as an attachment to this report.

The Master Plan for Mineral Extraction (1996) identifies Floodplain Deposit in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

A geology and soils report, dated December 1, 2017, was submitted by Entech Engineering, Inc., in support of the approved preliminary plan (SP-18-002) and this final plat application. The report provides a geologic hazard and constraint evaluation and preliminary geotechnical investigation of the plan area. The report identified the potentially shallow groundwater characteristics in the soil for the proposed rural lots. The applicant has memorialized the need for the constraint mitigation via graphic depiction on the plat and plat note no. 35 as stated below:

“Potential seasonal shallow water: lots 1-4 and 8-11, no buildings or septic systems are allowed in these areas. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.”

The Retreat Metropolitan District is proposed to maintain the underdrains as depicted via plat note No. 33 which states, “The underdrain constructed by the developer, according to plans approved by the Sterling Ranch Metropolitan District shall be maintained by the Retreat Metropolitan District.” Colorado Geological Survey (CGS) staff and Planning and Community Development Department staff have worked with the applicant to identify the constraint areas, identified above, on the plat and to define appropriate mitigation techniques that will need to be implemented in order to develop single-family lots. CGS has no objection to this plat as it pertains to the identified constraints as long as the mitigation techniques identified in the Entech Engineering report are implemented.

## **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral. Their comments have been included above. Colorado Parks and Wildlife was sent a referral and did not provide comments.

## **3. Floodplain**

A designated Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA / Zone AE 100-year floodplain) lies within Sand Creek running through the site from north to south as shown on Flood Insurance Rate Map (FIRM) panel No. 08041C0535G. The developer is required to comply with floodplain development regulations and wetland mitigation requirements, as applicable, for development of this property.

## **4. Drainage and Erosion**

The site is located within the Sand Creek Drainage Basin. This basin has been studied and drainage and bridge fees apply. The drainage and bridge fees due for this final plat are \$197,544.20 and \$63,150.24, respectively; however, 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. The site drains to the Sand Creek channel, generally flowing to the south. A Master Development Drainage Plan (MDDP) was provided with the previously approved PUD development plan

and a preliminary drainage report (PDR) was approved with the preliminary plan. The final drainage report (FDR) submitted with this final plat is in conformance with the previous reports. The developer proposes to construct full-spectrum detention and water quality facilities to maintain developed runoff at or below historic rates.

Per the Sand Creek Drainage Basin Planning Study (DBPS), improvements to the Sand Creek channel including grade control and bank stabilization are required for the proposed development. The FDR addresses the channel stabilization improvements necessary for this subdivision in general conformance with the DBPS. Per the FDR, the proposed development will “not significantly impact any downstream facility or property to an extent greater than that which currently exists in the ‘historic’ conditions.”

## **5. Transportation**

The Retreat at TimberRidge development will access Vollmer Road, classified in the El Paso County Major Transportation Corridors Plan Update (MTCP), 2040 Plan, as a 2-lane Rural Minor Arterial road. Access for Filing No. 1 is proposed at Poco Road via an extension of Poco Road east of Vollmer Road. Future filings will also access Vollmer Road via Arroya Lane, which is proposed to be an emergency access for Filing No. 1. Access points to the future Sterling Ranch road network to the south and east are also proposed. A traffic impact analysis (TIS) dated January 2018 was provided with the PUD rezoning submittal. Table 3 of the TIS identifies required offsite roadway improvements and developer responsibilities toward the improvements. A traffic memorandum was provided with Retreat at TimberRidge Filing No. 1 to clarify timing of road improvements since the proposed TimberRidge Estates Filing No. 1 project has been withdrawn. That project proposed access to Vollmer Road with improvements to Arroya Lane. Widening improvements to Vollmer Road adjacent to the Poco Road site access are proposed with this filing and other offsite improvements including turn lanes will be required with future TimberRidge final plats. Poco Road, Vollmer Road, and Arroya Lane (as an emergency access) will be adequate to serve the Retreat at TimberRidge Filing No. 1 development. Staff recommends that the road improvements associated with the plat are in conformance with the MTCP.

The subdivision is subject to the County Road Impact Fee Program. The developer proposes to enter the development into Public Improvement District (PID) No. 3 (5-Mill PID).

The developer is proposing internal local rural and urban roads accessing Poco Road, which provides access to Vollmer Road. Poco Road has been designed as a local road with adequate right-of-way to allow for expansion to a collector road if the future Sterling Ranch traffic drives that improvement. Retreat at TimberRidge Filing No. 1 includes approximately 5,200 linear feet of urban local roads and 1,400 linear feet of rural local road (Aspen Valley Road). The roads are proposed public roads that will be accepted for County maintenance once completed to County standards.

## **H. SERVICES**

### **1. Water**

The Sterling Ranch Metropolitan District provides water service and has committed to serve Lot Nos. 12-70 of the development. Lots 1-11 are proposed to be served by individual on-site wells.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation for a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

### **2. Sanitation**

Lot Nos. 1 - 11 are proposed to be served by individual on-site wastewater treatment systems. Lots 12-70 are proposed to be served by the Sterling Ranch Metropolitan District. The Sterling Ranch Metropolitan District has a intergovernmental agreement (IGA) with Meridian Service Metropolitan District for wastewater treatment. The subdivision improvement agreement associated with this final plat states:

"No building permits shall be issued for Lots 12-70 of the Subdivision, unless and until Subdivider provides to the County written confirmation from the Meridian Service Metropolitan District that all wastewater infrastructure necessary to serve such lots has been installed, accepted by said District, and is operational."

The Sterling Ranch Metropolitan District's wastewater infrastructure is currently under construction. A temporary connection within the Sterling Ranch development has been made to Colorado Springs Utilities (CSU) which provides wastewater service to the adjacent developed subdivisions within the Sterling Ranch development. CSU has committed to serve the property within the Sterling Ranch Development until August 2020. CSU has not committed to serving the proposed filing, the Retreat at TimberRidge Filing No. 1 subdivision. The Sterling Ranch Metropolitan District has received approval of a wastewater line and lift station connecting the development to Meridian Service Metropolitan District's infrastructure from the Planning and Community Development Director. The wastewater line is complete. The lift station is currently under construction, is approximately 90-percent complete, and is anticipated to be completed by September 2020. The subject wastewater line is anticipated to connect into the Meridian Service Metropolitan District's wastewater treatment system pursuant to an IGA between the Sterling Ranch Metropolitan District and the Meridian Service Metropolitan District. El Paso County Public Health has made a favorable recommendation regarding wastewater disposal.

### **3. Emergency Services**

The property is within the Black Forest Fire Protection District. The Black Forest Fire Protection District has provided a letter committing to serve the proposed subdivision.

### **4. Utilities**

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the development. Public utility easements have been depicted on the final plat.

### **5. Metropolitan Districts**

The final plat is within Retreat Metropolitan District Nos.1 and 2. District No. 1 is the control District within the Retreat at TimberRidge development. District No. 1 will be responsible for financing and building the public improvements, drainage improvements, trails, and amenities within the open space shown on this plat. After the completion of the public improvements, trails, amenities and drainage facilities within the open space improvements, District No. 1 will be responsible for ongoing maintenance of the trails and open space amenities. The public roads will also be maintained by the District No. 1 until preliminary acceptance of the improvements by the County. District No. 2 is the on-going taxing District.

The property is anticipated to be within Public Improvement District (PID) No. 3. Traffic impact fees associated with the PID shall be paid in accordance with Resolution 19-471.

## **6. Parks/Trails**

Fees in lieu of park land dedication in the amount of \$31,920.00 for regional fees and \$20,160.00 for urban park fees will be due at the time of recording the final plat. The Community Services Department, Parks Division, has made the following recommendation:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Filing No. 1 Final Plat include the following conditions: (1) provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County on this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,920 and urban park fees in the amount of \$20,160. A park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording this Final Plat.”

The applicant has depicted the 25-foot regional trail easement on the plat to provide pedestrian connections to the trail corridor along the Sand Creek channel which will connect to the anticipated trail system within the overall Sterling Ranch development to the south as depicted on the approved Sterling Ranch Sketch Plan and the County’s regional trail system plan (Map 8-2). The plat is in conformance with The El Paso County Parks Master Plan (2013). No parks land agreement between the applicant and the County has been approved at this time.

## **7. Schools**

The subject property is within two school districts. 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 and 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.

**I. APPLICABLE RESOLUTIONS**

See attached Resolution.

**J. STATUS OF MAJOR ISSUES**

There are no outstanding issues with this request.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

**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.

#### **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 7 adjoining property owners on July 2, 2020, for the Board of County Commissioners meeting. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Plat Drawing  
State Engineer's Letter  
County Attorney's Letter (not included - will be provided at hearing)  
El Paso County Public Health Recommendation Letter  
El Paso County Community Services Department, Environmental Division Letter  
Board of County Commissioners' Resolution

# El Paso County Parcel Information

File Name: SF-19-009

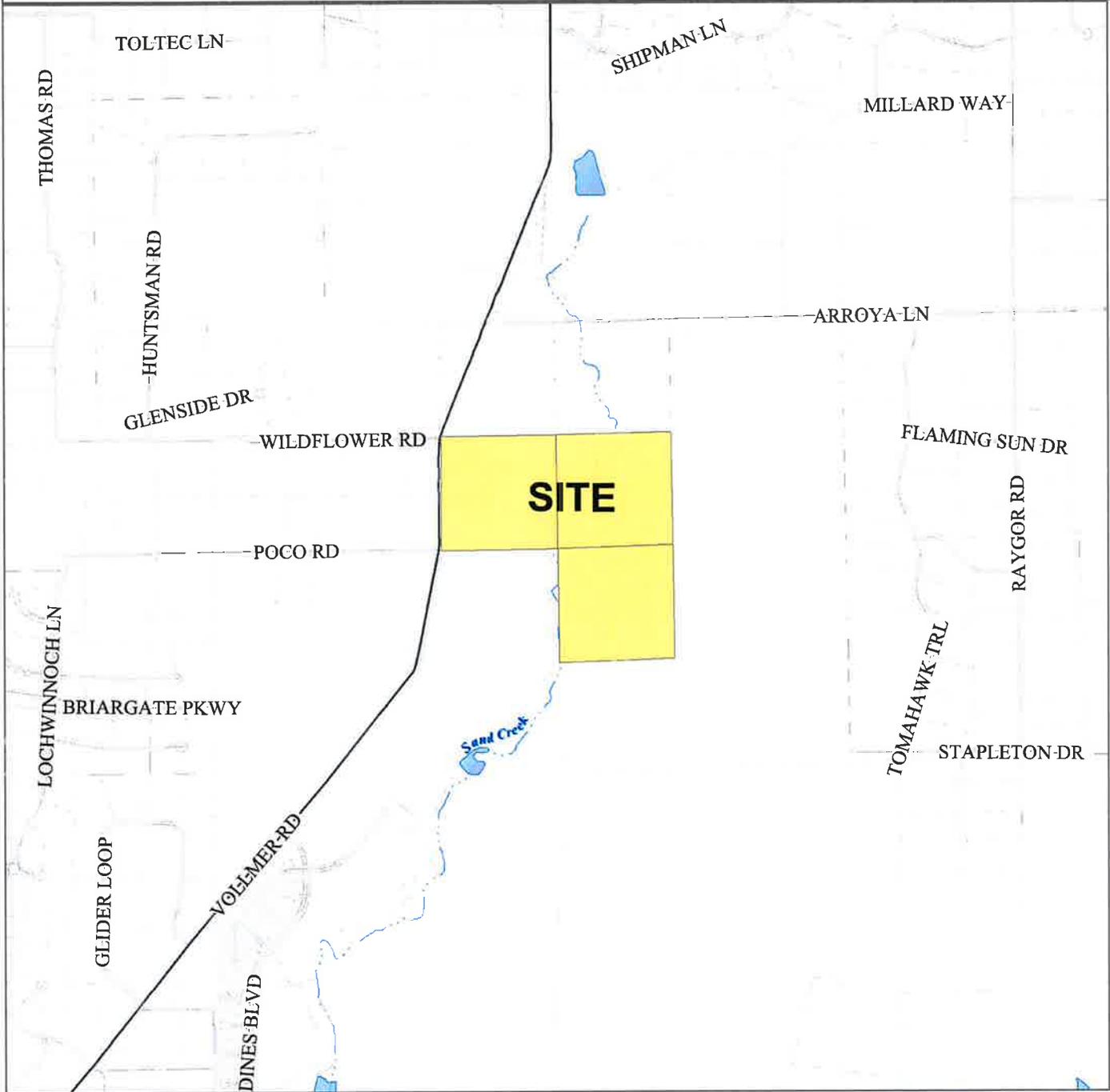
Zone Map No. -

Date: July 1, 2020

PARCEL	NAME
5228000019	TIMBERRIDGE DEVELOPMENT GROUP LLC
5227000003	TIMBERRIDGE DEVELOPMENT GROUP LLC
5227000004	TIMBERRIDGE DEVELOPMENT GROUP LLC

ADDRESS	CITY	STATE
2138 FLYING HORSE CLUB DR	COLORADO SPRINGS	CO
2138 FLYING HORSE CLUB DR	COLORADO SPRINGS	CO
2138 FLYING HORSE CLUB DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	
80921	
80921	



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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# **LETTER OF INTENT**

## **Retreat at TimberRidge**

### **Filing No. 1**

**Owner:** TimberRidge Development Group, LLC  
6385 Corporate Dr., Suite 200  
Colorado Springs, CO 80919  
(719) 592-9333

**Applicant/  
Consultant:** Classic Consulting, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-2802

**Tax Schedule No.** 52280-00-019, 52270-00-003, 52270-00-004

#### **Request:**

This Final Plat encompasses 72.424 acres and 70 single family lots are proposed. Eleven lots (Lots 1-11) are proposed to be 2.5 Ac. minimum in size. The remaining 59 lots (Lots 12-70) are proposed to be 12,000 SF minimum in size. (See Table Below) This remains consistent with both the approved PUD Development Plan and Preliminary Plan. Water sufficiency is being requested with this Final Plat.

#### **SITE DESCRIPTION:**

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 1. This proposed Final Plat consists of 70 single family homes and six tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 72.424 acres. This subdivision is within the Retreat at TimberRidge Metro District area. The Metro District will be responsible for all the major public improvements.

The site is located in a portion of sections 27 and 28, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, south of Arroya Lane and north and west of the Sterling Ranch Development. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (12,000 SF min. lots). The zoning of the property was approved with the Retreat at TimberRidge PUD Development Plan, April 2018.

**SUMMARY TABLE:**

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	295,907	9.38%	EL PASO COUNTY	EL PASO COUNTY (AESTHETIC MAINTENANCE BY HOA)
TRACT B (PUBLIC UTILITIES, DETENTION AND WATER QUALITY)	33,571	1.06%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT C (EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	193,051	6.12%	EL PASO COUNTY	EL PASO COUNTY (AESTHETIC MAINTENANCE BY HOA)
TRACT D (DETENTION AND WATER QUALITY, PUBLIC UTILITIES AND LOCAL TRAILS)	101,427	3.22%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT E (PUBLIC PARK, PUBLIC TRAIL, PUBLIC UTILITIES AND OPEN SPACE)	24,590	0.78%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT F (SIGNAGE/ENTRY MONUMENTATION AND PUBLIC UTILITIES)	4,247	0.13%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
LOTS (70 TOTAL)	2,072,238	65.69%	INDIVIDUAL LOT OWNERS	
R.O.W.	429,743	13.62%	COUNTY	COUNTY
<b>TOTAL</b>	<b>3,154,774</b>	<b>100%</b>		

**PROJECT DESCRIPTION:**

**SOILS & GEOLOGY HAZARDS/CONSTRAINTS**

The Geology and Soils Report provided by Entech Engineering, Inc., outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual and Code. Mitigation is identified and discussed in Section 6 of the Report. All constraints can be properly mitigated or avoided through standard construction practices. Any hazards or constraints are depicted and noted on the Final Plat with the individual septic systems on lots 1-11 required to be designed and located by a Geotechnical Engineer.

**TRAFFIC**

Retreat at TimberRidge Filing No. 1 will be accessed by the extension of Poco Road easterly into the property including the crossing of Sand Creek. This direct access from Vollmer Road will service all of Filing No. 1 with a secondary emergency access to the north through future TimberRidge development up to Arroya Lane. (Parcel Nos. 52270-00-001 and 52270-00-003 See attached Access Exhibit) Arroya Lane then has direct access back to Vollmer Road. Reference the updated Fire Commitment letter from Black Forest Fire. The Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc. also describes this condition.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 16-454, the applicant elects to include this Filing No. 1 in the five mill Public Improvement District No. 3 as noted on the final plat. The 2020 five mill PID building permit fee equals \$2,527 per lot.

### TRAILS & CONNECTIVITY

Per the approved PUD Development Plan and Preliminary Plan, an El Paso County regional multi-use trail (10' wide gravel) is planned along the west side of Sand Creek and the south side of Arroya Lane within a 25' trail easement. Within the TimberRidge Filing No. 1 property, a 25' trail esmt. will be platted within Tract A and constructed by the developer. The trail system will be completed with the future TimberRidge filings adjacent to Sand Creek and Arroya Lane.

### UTILITY SERVICES

#### **Urban Lots (Lots 12-70)**

Water and Wastewater services will be provided by the Sterling Ranch Metropolitan District through an agreement between the Developer and the District. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these urban lots are 0.353 AF/unit for a total annual demand of 20.83 Acre-feet for Filing No. 1. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 10,148 GPD for Filing No. 1.

Off-site utility infrastructure to be designed and constructed with Filing 1 includes: water booster station located adjacent to existing tank, 12" mainline within Arroya Lane from the existing tank site to the property, sewer outfall creek crossing and mainline extension southerly to Sterling Ranch Filing No. 1.

All residential lots will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service. (See provided utility commitment letters) Standard MVEA street lighting is proposed for all urban public roads with license agreement required for facilities with County Right-of-Way.

### UTILITY SERVICES

#### **Rural Lots (Lots 1-11)**

Water will be provided by individual wells on each lot and Wastewater will be provided through individual On-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 8, these lots are suitable for OWTS with additional testing required for each individual lot prior to construction. As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these rural lots are 0.53 AF/unit for a total annual demand of 5.83 Acre-feet for Filing No. 1. An augmentation plan (18CW3005 and 18CW3002) relinquishes 3,162 acre-feet of Laramie Fox Hills NT water to augment these 11 single family wells in Filing No. 1 along with the future rural lots within the property.

All residential lots will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service. (See provided utility commitment letters) Standard MVEA street lighting is proposed for all urban public roads with license agreement required for facilities with County Right-of-Way.

#### DRAINAGE & PONDS

The overall site contains an existing stock pond outside of the proposed Filing No. 1 area that will remain in place until future development. (See Grading and Erosion Control Plan) Along with the Filing No. 1 development, two other Extended Detention Basins (EDB) and one Rain Garden (RG) are also proposed to provide detention and water quality treatment for the Filing No. 1 development area. These facilities will be owned and maintain by the Retreat at TimberRidge Metro District. This District is planned to be formed and in place by April 2020. Any such maintenance responsibilities will be by HOA until the formation of the District is final. Appropriate note indicating these responsibilities will be added to Final Plat if required.

Reach SC-9 of the Sand Creek channel traverses the site north-south. This drainageway is a significant natural feature that includes some wetlands and to the greatest extent possible will be preserved to provide an open space corridor through the development. (Reference the Wetland Delineations Report prepared by CORE Consultants, Inc.) The Sand Creek DBPS, prepared by Kiowa Engineering Corporation, recommends a floodplain preservation design concept through this Reach. This concept includes specifically located grade control and/or drop structure improvements and rip-rap bank protection in an effort to slow the channel velocities and prevent localized and long-term stream degradation. Any disturbance of the delineated wetlands will be appropriately permitted with the U.S Army Corps of Engineers. Prior to any disturbance within the waters of the U.S., a floodplain development permit will be approved by Regional Floodplain.



NES Inc.  
 440 S. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80901  
 Tel: 719.471.0073  
 Fax: 719.471.0267  
 www.nesworldwide.com

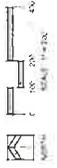
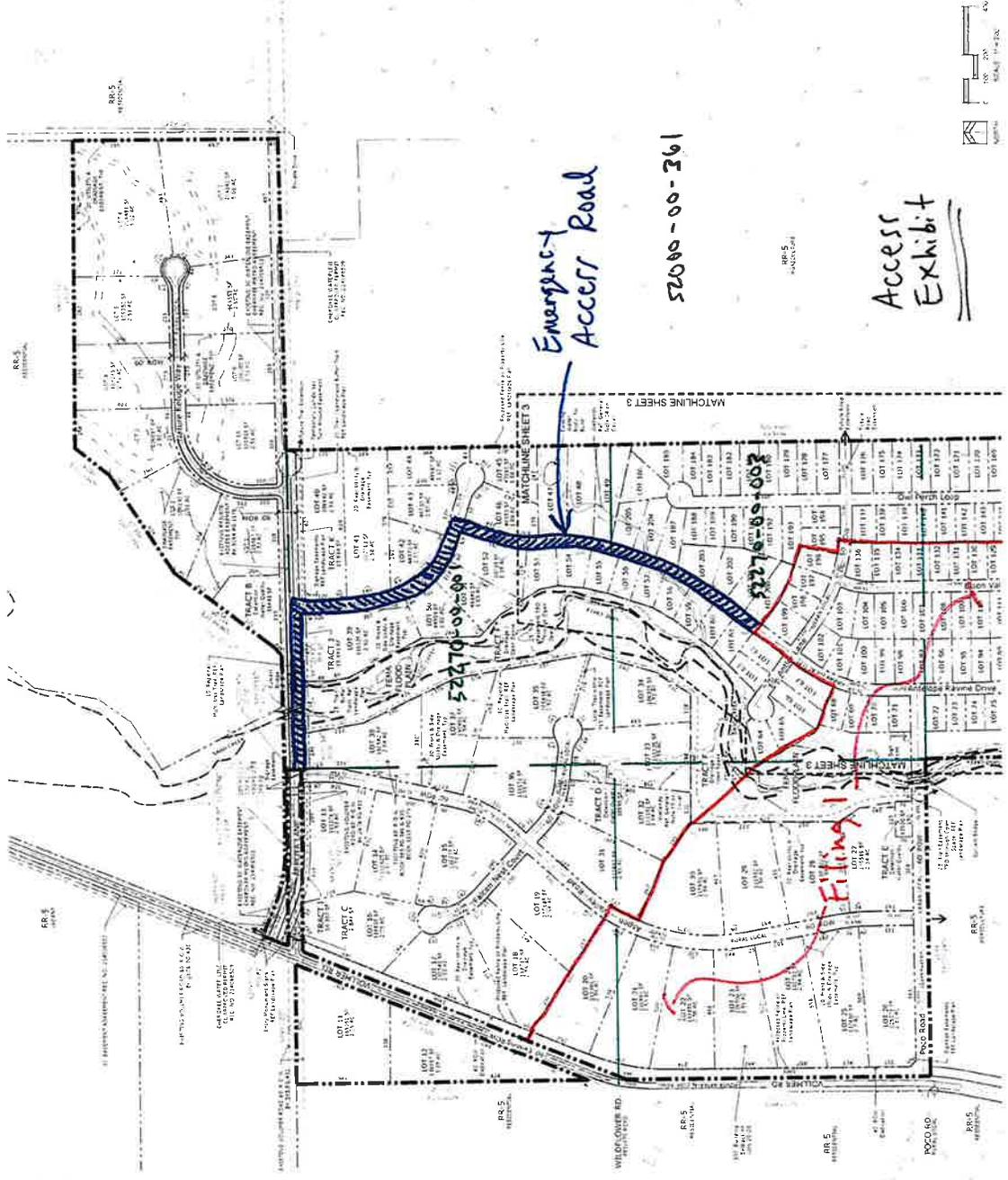
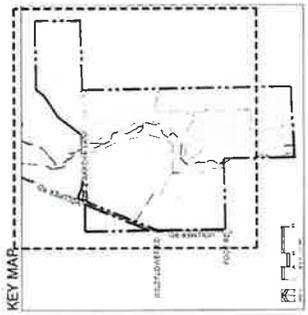
Retreat at  
 TimberRidge  
 Preliminary Plan  
 EL PASO COUNTY, CO

PRELIMINARY  
 PLAN

2 OF 8

SP 182

Retreat at TimberRidge  
 PRELIMINARY PLAN  
 SECTION 27 27 27 AD 27E TOWNSHIP 2 SOUTH RANGE 69 WEST OF THE 6TH PM  
 EL PASO COUNTY, COLORADO

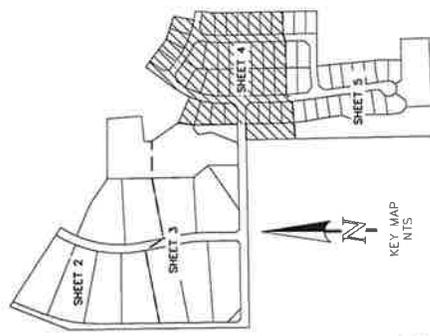








**RETREAT AT TIMBERIDGE FILING NO. 1**  
 A PORTION OF SECTIONS 27 AND 28,  
 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 EL PASO COUNTY, COLORADO



KEY MAP  
NTS



SCALE: 1" = 50'  
 U.S. SURVEY FEET

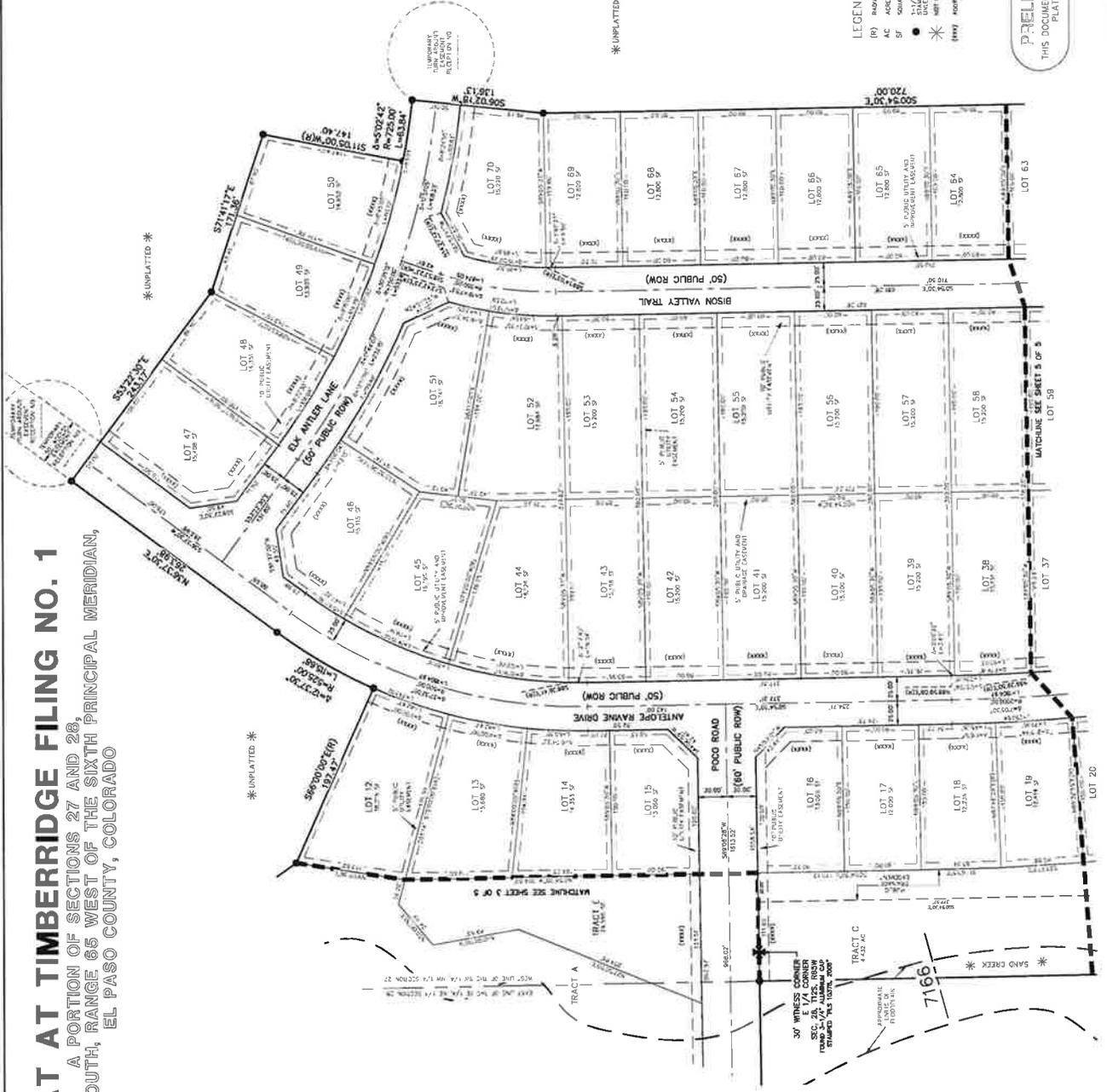
- LEGEND
- (R) RURAL RESERVATION
  - (C) CROPS
  - (S) STATE
  - (F) FEDERAL
  - (M) MUNICIPAL
  - (P) PRIVATE
  - (U) UNPLANNED
  - (\*) UNPLANNED \*

RETREAT AT TIMBERIDGE  
 FILING NO. 1  
 JOB NO. 1185.00  
 FEBRUARY 22, 2019  
 SHEET 4 OF 5



PRELIMINARY  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

518 N. Cascade Street, Suite 200  
 Fort Collins, CO 80501  
 (970) 221-1100  
 (970) 221-1108 (Fax)



PCDD FILE NO. : SF-19-009





**COLORADO**  
**Division of Water Resources**  
Department of Natural Resources

November 1, 2019

El Paso County Development Services Department  
2880 International Circle, Suite, 110  
Colorado Springs, CO 80910

RE: Retreat at TimberRidge Subdivision Filing 1  
Sec. 27, Twp. 12S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 25172

To Whom It May Concern:

We have received a referral regarding the above-referenced proposal to subdivide a 68.135 ± acre tract of land into 70 new lots. According to the submittal, the proposed supply of water to the subdivision will be individual on-lot wells for each of the 11 lots, with wastewater being disposed of through individual on-lot septic disposal systems (“rural lots”, previously “Phase 2”); and in 59 lots by the proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District using the SRMD Well Site #1 (“urban lots”, previously “Phase 3”).

This office most recently provided comments regarding this development dated May 13, 2019. According to the submittal, the estimated demand for all lots is still 24.71 acre-feet per year. Therefore, as the estimated demand and proposed water supply for the development has not changed since the previous referral, please refer to this office’s previous comments dated May 13, 2019.

Should you have any further questions, feel free to contact me at this office.

Sincerely,

Kate Fuller, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner





Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

Prevent • Promote • Protect

**Retreat @ Timber Ridge, Filing No. 1 (revised), SF-19-009**

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the project referenced above:

- **The 72.4-acre filing with 70 residential lots in total will have water and wastewater services provided through by a couple different sources. There are 59 lots with water and wastewater services provided by the Sterling Ranch Metropolitan District #1 (SRMD#1). SRMD#1 is assigned PWSID #CO0121724 by the Colorado Department of Public Health and Environment, Water Quality Control Division. The remaining 11 lots are 2.5-acre+ in area and will be supplied water with individual private wells and wastewater by onsite wastewater treatment systems (OWTS).**
- **There is a finding for sufficiency in terms of water quality for drinking water for Filing No. 1 based on the acceptable water quality sample results tested the following laboratories in February and March of 2017:**
  - **Colorado Analytical Laboratories, Inc.**
  - **Hazen Research, Inc.**
  - **Energy Laboratories**
- **Sterling Ranch Metropolitan District No. 1 has also agreed to provide wastewater service through an IGA developed with Meridian Service Metropolitan District and ultimately with Cherokee Metropolitan District for treatment. The 04April2019, JDS Hydro Water Resources and Wastewater Report for Sterling Ranch Service Area, reports there is sufficient capacity for the treatment of wastewater from the 59 more urban residential lots.**
- **The Entech Engineering, Inc., Soil, Geology and Geologic Hazard Study dated 12April2017 for the eleven 2.5+ acre lots was reviewed for determining the suitability of the site for OWTS installations. The report indicated no ground water was encountered in the soil profile test pit excavations, or in the percolation tests profile borings. However, the report did show the soil in the area does have a fluctuating level of bedrock known as the Dawson Formation. This formation is common throughout the northeastern part of El Paso County, and OWTS installations are possible with proper engineering.**

**Professional engineer designs are likely to be needed for OWTS's in this area based on bedrock and some of the poorer soil types identified in the report.**

- **Radon resistant construction building techniques/practices are encouraged in this area. The EPA has determined that Colorado, and specifically the El Paso County area, have higher radon levels than other areas of the country.**
- **Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to:**  
<https://www.colorado.gov/pacific/cdphe/general-air-permits>
- **All water quality detention basins/sediment ponds must have mosquito control responsibilities included as a part of the construction design and the Timber Ridge Metropolitan District maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**

**Mike McCarthy**  
**El Paso County Public Health**  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
**719-575-8602**  
**(Revised) 03Jan2020**



March 3, 2020

James Morley, President  
Sterling Ranch Metropolitan District No. 1  
20 Boulder Crescent  
Colorado Springs, CO 80903

RE: Approval of Drinking Water Final Plans and Specifications for Construction  
Sterling Ranch Metropolitan District No.1, New Treatment Facility and Well  
Public Water System Identification (PWSID) No. CO0121724, El Paso County  
ES Project No. ES.19.DWDR.05273

Dear Mr. Morley:

The Colorado Department of Public Health & Environment (Department), Water Quality Control Division, Engineering Section has received and reviewed the Final Plans and Specifications for the New Treatment System and Well in accordance with Section 11.4(1)(b) of the *Colorado Primary Drinking Water Regulations* (Regulation 11). The design meets or exceeds the requirements of the *State of Colorado Design Criteria For Potable Water Systems* (Design Criteria) and is hereby approved.

This approval is limited to the following:

- A-1 Well (001):
  - Well Permit Number 81846-F. Drilled well. Screen: 1,738 to 1,758 feet and 1,870 to 2,020 feet, total depth: 2,040 feet, static water level approximately 1,286 feet.
  - Surface improvements: positive drainage 50-feet away from wellhead.
  - Well improvements: casing raised to provide a minimum of 18 inches between grade and wellhead, 0.020" wedge wire noncorrodible vent screen.
  - Permitted Flow: 300 gallons per minute (gpm).
  - Pumped Flow: 250 gpm.
  - Associated piping and appurtenances.
  
- Treatment Plant (002)
  - Treatment for A-1 Well (001), Maximum flowrate of 250 gpm.
  - Sodium hypochlorite treatment (421):
    - Hypochlorite treatment within vault including ventilation and safety eyewashstation.
    - Sodium hypochlorite feed pump (design basis: Stenner SVP4H1), 55 gallon solution feed tank.
    - Sodium hypochlorite injection point prior to storage tank.
    - Well and chlorine pump electrically connected to control dosing.
    - Calibration column for direct physical measurement of feed rate.
  - Treatment appurtenances - raw water sampling tap in treatment vault, raw water totalizing flow meter, on-site back-up generator, chemical feed pump dosage control flow meter (design basis: Signet paddlewheel), Hach Pocket II free chlorine analyzer, treated water flow meter and entry point water hydrant (residual chlorine monitoring location) after storage tank, security fencing around treatment area.
  - Storage Tank (003):
    - AWWA D-110-13 pre-cast / pre-stressed concrete tank with dome roof, 1,000,000 gallons.
    - Circular: 82.5 foot inside diameter and sidewalls 23 feet above grade. Overall sidewall height 27 feet.
    - Contact Time (825) - 333,000 gallons utilized for contact time with a baffling factor of 0.1.
    - Tank Appurtenances:
      - Inlet: 12-inch diameter discharging at finished floor.



- Outlet: 16-inch diameter subsurface outlet with 6" silt stop.
- Drain line: 16-inch diameter with automatic drainage gate, discharge daylight to rip-rap channel. Positive drainage to prevent pooling within 50-feet of the tank.
- Overflow: 1.75 foot diameter weir cone inside tank connecting to a 12-inch diameter overflow line on tank interior. Overflow line terminates approximately 3 feet above grade with flapper gate to a concrete splash pad. Positive drainage to prevent pooling within 50-feet of the tank.
- Vent: 36-inch mushroom vent, approximately 12-inches off tank roof, with 24 mesh noncorrodible screen.
- Manway: 25-inch circular manway approximately 6-foot above grade with access ladder.
- Access hatch: 42-inch square opening access shoebox style hatch on tank roof. Extends a minimum of 6-inches above roof deck with an EPDM gasket. Cover is hinged on one side. Handrail around access hatch.
- Level element (design basis: pressure transducer), supervisory control and data acquisition (SCADA) for operator alarming.
- Distribution system (DS001) - gravity fed pressure zone, pressure regulating device at elevation 7060. Operating pressure 60 psi.
- Associated piping and appurtenances.
- Assessment of Technical, Managerial and Financial Capacity.

#### Approved Deviations:

The approval includes the following deviations from the Design Criteria:

- Section 5.1.1(a) of the Design Criteria requires that at least two chemical feeders be provided when utilized for the protection of the supply including chlorination. A response to a Division information request states that the operator will always have spare parts and pumps available (not on-site). Based on the information supplied to support this deviation, the Department accepts this deviation and has approved a single installed chemical feeder. Please note that an operator change requires that the supplier will need to have spare parts and/or pumps readily available.
- Section 5.1.4(c) of the Design Criteria requires that a pressure relief valve must be provided on positive displacement solution feed pump discharge lines. The construction plans indicate the positive displacement pump is installed per the manufacturer requirements, and therefore a pressure relief valve is not warranted. Based on the information available to support this deviation, the Department accepts this deviation and has approved the positive displacement pump discharge installation without a relief valve.
- Section 5.1.10(k) of the Design Criteria recommends, but does not require, secondary containment for liquid storage tanks less than or equal to 55 gallons as long as there is no pathway to potable water. The construction plans do not include secondary containment for the 55 gallon sodium hypochlorite solution tank and there is no apparent pathway to the well or potable water. Based on the information available to support this deviation, the Department has approved the design without the recommended chlorine solution tank secondary containment.
- Section 7.0.10(g)(i) of the Design Criteria states pre-cast concrete roof structures with roof joints are not acceptable. The water storage tank is pre-cast with sealed joints and pre-stressed to maintain the sidewall and roof in compression. The tank is then coated with cementitious waterproof coating and high build acrylic resin protective coating. Based on the information available to support this deviation, the Department has approved the design of the domed top pre-cast concrete water storage tank.
- Section 7.0.9(e)(ii)(b) of the Design Criteria requires a vent opening height for water storage tanks between 6,500 and 8,500 feet above MSL be 36 inches above the top of the roof. The construction plans for the Sterling Ranch storage tank indicates that the water storage tank is 82.5 feet diameter and 23 feet above grade and has a domed roof. Based on the domed roof, the Department accepts this deviation and has approved the water storage tank with a vent opening 12" above the tank roof.
- Section 4.4.3(d) of the Design Criteria requires disinfection contact volume to be taken offline for routine cleaning and maintenance activities. For suppliers of water with a single treatment facility and less than three days of distribution system storage, a minimum of two parallel trains must be provided for public water systems serving a population over 500 people. The Sterling Ranch

Metropolitan District No. 1 is a public water system based on the number of connections with an eventual population projection in excess of 500 people. The approved drinking water system includes a single supply well, and as the population expands, the system will be required to obtain design approval of additional well sources and treatment. At that time the system will also be required to obtain design approval for redundant contact volume. Based on the information available to support this deviation, the Department has approved the installation of a single tank for contact time for this initial installation.

#### **Conditions of Approval:**

The approval is subject to the following conditions:

##### General Requirements:

- Section 2.21 of the Design Criteria requires all chemicals and materials that come in contact with treated or partially treated water to be ANSI/NSF 60 and 61 certified, respectively, for potable water use. Transient, Non-Community Water Systems are not required to use ANSI/NSF Standard 61 compliant materials, as long as the substitute material is intended for use with drinking water.
- All wells, pipes, tanks and equipment that can convey or store water intended for potable use must be disinfected in accordance with current AWWA procedures prior to initial use as required in Sections 2.15, 6.6.2, 7.0.18 and 8.7.7 of the Design Criteria.
- All change orders or addenda that address treatment, storage or piping must be submitted to this office for review and approval by the Department.
- Upon completion of construction and prior to commencement of operation, a completed "Drinking Water Construction Completion as Approved Certification Form" stating that the system was constructed as approved and the operational starting date must be submitted to the Department. This form is available at <https://www.colorado.gov/cdphe/wq-facility-design-and-approval-forms> under the "Drinking water construction complete form" heading.
- As required by Section 11.4(3)(b) of Regulation 11, if construction of the project is not commenced within one year from the date of this letter, this approval will expire and all information will be required to be updated and resubmitted for review and approval by the Department. Please note that this requirement is specific to this approval and the associated commencement of construction and has no impact on other compliance deadlines that are set forth in Regulation 11 and that may be included in other communications that are issued by the Department.

##### Monitoring Requirements:

- Section 11.5(5) of Regulation 11 requires that suppliers submit any revisions to the Monitoring Plan within 30 days of the effective date of the change. Changes that are made under this approval may require updates to multiple parts of the Monitoring Plan. Information regarding monitoring plan requirements is available online at: <http://www.colorado.gov/cdphe/wqforms> on the Drinking Water page under the "Inventory/System Updates" heading.
- The project includes installation of a new well that requires completion of initial monitoring.
- The supplier has elected to perform triggered source water monitoring. Therefore, under normal operating conditions the supplier does not need to maintain 4-log virus inactivation before or at the first customer on a continuous basis. In the event the supplier has a routine positive total coliform sample, the supplier will be required to monitor and sample the source water for fecal indicators at that time. If the source water sampling determines that fecal contamination exists within the source, the supplier may be required increase treatment to meet 4-log virus inactivation on a continuous basis until the source of contamination can be identified and removed. Alternatively, the supplier may opt to discontinue to use the source. As outlined in the Basis of Design Report, the treatment conditions that must exist to achieve 4-log inactivation of viruses are as follows:
  - The treatment conditions that must exist to achieve 4-log inactivation of viruses requires the supplier to continuously maintain a chlorine residual of 1.0 mg/L at the entry point monitoring location, assuming a peak distribution flow rate of 4,000 gpm, a pH of 8.0, a liquid temperature at or greater than 5.0-degrees Celsius, a baffle factor of 0.1 and a minimum active storage volume of 333,000 gallons.
  - The Sterling Ranch Metropolitan District No. 1 is a groundwater system with a population less than or equal to 3,300, therefore Section 11.11 of Regulation 11 requires daily chlorine monitoring at the monitoring location specified in the above bullet (i.e., downstream of

chlorine contact time). The supplier will be required to work with the Department's Drinking Water Compliance Assurance Section regarding the specific monitoring requirements.

Facility Classification under Regulation 100:

- In accordance with the current Colorado Operators Certification Board regulations, the water treatment plant is a Class "D" water treatment facility and the distribution system is a Class "1" distribution system.

The documents that were reviewed for this approval are as follows:

- Technical, Managerial and Financial Capacity Planning Manual dated January 15, 2019 prepared by MMI Water Engineers for Sterling Ranch Metropolitan District No. 1.
- Basis of Design Report dated December 8, 2019 prepared by MMI Water Engineers for Sterling Ranch Metropolitan District No. 1.
- Response to Division RFI dated February 19, 2020 and February 28, 2020 by MMI Water Engineers for the Sterling Ranch Metropolitan District No. 1.
- Miscellaneous correspondences.

Please be advised of the following notifications and requirements that may apply to the project:

- Approval of this project is based only upon engineering design to provide safe potable water, as required by Regulation 11 and shall in no way influence local building department or local health department decisions on this project. This review does not relieve the owner from compliance with all Federal, State and local regulations and requirements prior to construction nor from responsibility for proper engineering, construction and operation of the facility.
- Any point source discharges of water from the facility are potentially subject to a discharge permit under the State Discharge Permit System. Any point source discharges to state waters without a permit are subject to civil or criminal enforcement action. If you have any questions regarding permit requirements contact the Permits Unit at 303-692-3500.

Please direct any further correspondence regarding the technical approval (plans and specifications/design review) to:

Anthony Kerr, P.E.  
Colorado Department of Public Health & Environment  
Water Quality Control Division - Engineering Section  
4300 Cherry Creek Drive South  
Denver, CO 80246-1530

Thank you for your time and cooperation in this matter. Please contact me by telephone at 303-692-3406 or by email at [anthony.kerr@state.co.us](mailto:anthony.kerr@state.co.us) if you have any questions.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website: <http://fs8.formsite.com/cohealth/form627710151/index.html>.

Sincerely,

Anthony Kerr, P.E.  
Senior Review Engineer  
Engineering Section | Water Quality Control Division  
Colorado Department of Public Health & Environment

cc: Bradley Simons, MMI Water Engineers  
Catherine McGarvey, El Paso County Public Health  
Drinking Water File CO0121724  
Doug Camrud, WQCD ES Engineering Review Unit Manager  
DWCAS



**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**Date:** October 21, 2019  
**To:** Kari Parsons, Planning and Community Development Department  
**From:** Nancy Prieve, Environmental Division, Community Services Department  
**Subject:** Retreat at Timber Ridge Filing No. 1 Final Plat – SF199

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The El Paso County Environmental Division has completed its review of the Retreat at Timber Ridge Filing No. 1 Final Plat – SF199. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

1. Potentially jurisdictional aquatic features have been identified on the site and the U.S. Army Corps of Engineers (USCOE) letter dated July 20, 2017 indicates that a permit may be required for the project. A completed permit shall be provided to the Planning and Community Development Department prior to project commencement if ground-disturbing activities will occur in wetland areas. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including, but not limited to, the Clean Water Act.
2. The letter dated May 15, 2017 from the U.S. Fish and Wildlife Service (USFWS) indicates that it is unlikely the project will result in the take of listed species but that it may have minor adverse impacts to listed species that may occur in or near the project area. The USFWS provides a series of conservation recommendations which we strongly recommend be incorporated/followed during the pre-construction, implementation and post-construction phases of the project. The applicant is hereby on notice that the USFWS has regulatory jurisdiction over threatened and endangered species and migratory birds, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to, the Endangered Species Act and the Migratory Bird Treaty Act.

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Environmental Division  
3255 Akers Drive  
Colorado Springs, CO 80922-1503  
719.520.7878  
www.elpasoco.com

3. The letter dated May 4, 2017 from Colorado Parks and Wildlife provides numerous Best Management Practices (BMPs) and recommendations related to wildlife/natural areas on the property. We strongly recommend that these BMPs and recommendations be incorporated/followed during the pre-construction, implementation and post-construction phases of the project. Additionally, the project proponent has indicated that wildlife protection measures will be addressed through covenants.
4. The Noxious Weed Management Plan (Plan) dated July 7, 2017 provides a basic plan for addressing noxious weeds on the property. This Plan should also include more specific information regarding the species and infestation locations present on the property. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to the Colorado Noxious Weed Act and the El Paso County Weed Management Plan.
5. In the report dated December 5, 2017, Core Consultants provides several recommendations regarding addressing natural resources issue including performing raptor nest and breeding bird surveys prior to the start of construction, performing noxious weed surveys and treatments prior to undertaking ground disturbing activities, orienting drainage crossings to avoid impacts to riparian habitat and performing surveys for fox dens prior to ground disturbances. Following these recommendations is suggested in order to insure compliance with applicable laws and regulations.

It is strongly recommended that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845.

RESOLUTION NO. 20-

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE FINAL PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 1  
(SF-19-009)

WHEREAS, TimberRidge Development Group, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Retreat at TimberRidge Filing No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 23, 2020, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 28, 2020; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.

5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved preliminary plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
10. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Land Development Code.
15. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or

are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for the Retreat at TimberRidge Filing No. 1 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

**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.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 28th day of July, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

EXHIBIT A

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°30'49"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N21°41'10"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.63 FEET;

THENCE S57°10'00"E, A DISTANCE OF 661.28 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S57°10'00"E, HAVING A DELTA OF 09°20'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.43 FEET TO A POINT ON CURVE;

THENCE S66°30'00"E, A DISTANCE OF 255.51 FEET;

THENCE S54°48'53"E, A DISTANCE OF 205.37 FEET;

THENCE S00°50'00"E, A DISTANCE OF 507.39 FEET;

THENCE N89°10'00"E, A DISTANCE OF 389.42 FEET;

THENCE S66°00'00"E, A DISTANCE OF 197.47 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°00'00"E, HAVING A DELTA OF 12°37'30", A RADIUS OF 525.00 FEET AND A DISTANCE OF 115.68 FEET TO A POINT OF TANGENT;

THENCE N36°37'30"E, A DISTANCE OF 263.98 FEET;

THENCE S53°22'30"E, A DISTANCE OF 243.17 FEET;

THENCE S71°41'17"E, A DISTANCE OF 171.36 FEET;

THENCE S11°05'00"W, A DISTANCE OF 147.40 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS  
N11°05'00"E, HAVING A DELTA OF 05°02'42", A RADIUS OF 725.00 FEET AND A  
LENGTH OF 63.84 FEET TO A POINT ON CURVE;  
THENCE S06°02'18"W, A DISTANCE OF 136.13 FEET;  
THENCE S00°54'30"E, A DISTANCE OF 720.00 FEET;  
THENCE S89°05'30"W, A DISTANCE OF 160.00 FEET;  
THENCE N88°03'59"W, A DISTANCE OF 85.10 FEET;  
THENCE S89°05'30"W, A DISTANCE OF 145.17 FEET;  
THENCE S05°04'00"E, A DISTANCE OF 416.10 FEET;  
THENCE S00°54'30"E, A DISTANCE OF 175.00 FEET;  
THENCE N89°05'30"E, A DISTANCE OF 150.00 FEET;  
THENCE S00°54'30"E, A DISTANCE OF 154.28 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°30'30",  
A RADIUS OF 1025.00 FEET AND A DISTANCE OF 26.98 FEET TO A POINT OF  
TANGENT;  
THENCE S02°25'00"E, A DISTANCE OF 18.66 FEET TO A POINT ON THE SOUTH  
LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 27 TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN;  
THENCE S87°35'00"W, ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF  
THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 693.40 FEET  
TO THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 27 AND 28;  
THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF  
THE SOUTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1316.78 FEET TO  
THE EAST QUARTER CORNER OF SAID SECTION 28;  
THENCE S89°08'28"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1326.68 FEET  
TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 68.135 ACRES.