



April 30, 2019

Kari Parson
Project Manager
El Paso County Dev Services Department
2880 International Circle
Colorado Springs, CO 80910-6107

Dear Ms. Parson:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Retreat at TimberRidge, Filing #1

Project Number: SF 199

Description: Approval is being requested for Filing #1 of Retreat at TimberRidge with 70 single family residential lots on approximately 68 acres. This proposed subdivision is located south of Burgess Road and east of Vollmer Road in Section 27 and 28, Township 12 South, Range 65 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.

Due to the density of this development and developments in the vicinity, MVEA has indicate in earlier communication that connection requirements will include provisions for construction of a new transmission line and a substation.

MVEA requests a ten (10) foot front, rear and side lot line utility easement on lots one (1) acre and larger. Residential lots less than one (1) acre MVEA request a ten (10) foot front and rear lot line utility easements along with five (5) foot each side lot line utility easement. MVEA also request a twenty (20) foot exterior subdivision utility easement.

MVEA request that the ten (10) foot public utility easement continues around the south and west tract lines of Tract F and that the ten (10) foot public utility easements continues around the cul-de-sac on the north tract line of Tract D.

This Association is an equal opportunity provider and employer.

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If open space, drainage and landscape tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA.

MVEA has existing facilities near this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,


Cathy Hansen-Lee
Engineering Administrative Assistant