

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: 12/12/22

SUBDIVISION NAME:

Retreat at TimberRidge Filing No. 3

County El Paso

Type of Submittal:

Request for Exemption _____

Preliminary Plan _____

Final Plat X

SUBDIVISION LOCATION: Township 12s Range 65w Section ~~14~~ 21, 22, 27, 28

OWNER(S) NAME

TimberRidge Dev. Group, LLC ADDRESS
2138 Flying Horse Club Dr.
Colo. Spgs. CO 80921

SUBDIVIDER(S) NAME

Same as above
ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
Single Family	33	33.808	76.23%
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other (specify)			
Street		6.910	15.58%
Walkways			

6 Rural Lots
27 Urban Lots

	Dedicated School Sites			
	Reserved Park Sites			
	Private Open Areas		1.033	2.33%
	Easements			
	Other (specify) Sand Creek Tract		2.600	5.86%
	TOTAL		44.351	100%

* (By map measure)

Estimated Water Requirements 9,454 GPD
(gallons/day).

Proposed Water Source(s) Individual wells (lots 1-3) 3 Rural Lots
Sterling Ranch MD (lots 4-33) 30 Urban Lots

Estimated Sewage Disposal Requirement 5,160 GPD
(gallons/day).

Proposed Means of Sewage Disposal Individual septic (lots 1-3) 3 Rural Lots
Sterling Ranch MD (lots 4-33) 30 Urban Lots

ACTION:

Planning Commission Recommendation
Approval _____ Date _____
Disapproval _____
Remarks: _____

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE
TRACT A-D (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	37,419	1.94%
TRACT E AND H (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	118,073	6.11%
TRACT I (PUBLIC REGIONAL & LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE)	1,949	0.10%
TRACT F AND G	400	0.02%
LOTS (33 TOTAL)	1,472,691	76.23%
R.O.W.	301,387	15.60%
TOTAL	1931,919	100.00%

Board of County Commissioners
Approval _____ Date _____
Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (_____
Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

verify no changes