WASTEWATER REPORT —RETREAT AT TIMBERRIDGE FILING NO 3

PREPARED BY

John McGinn

RESPEC

5540 Tech Center Drive, Suite 100 Colorado Springs, Colorado 80919

PREPARED FOR

Falcon Area Water and Wastewater Authority

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Project Number W0242.22001











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1.0 INTRODUCTION

This wastewater report is for the Retreat at Timberridge Filing No 3. The service entity is the Falcon Area Water and Wastewater Authority.

1.1 OVERALL DEVELOPMENT DESCRIPTION

The overall Sterling Ranch Development consists of approximately 1,444 acres located east of Vollmer Rd and north of Woodmen Rd, Section 33, Township 12 South, Range 65 West of the 6th P.M. Districts 1, 2 and 3 are considered Special Districts and are under the jurisdiction of the Special District Act.

1,119 acres is designated for 5,225 residential units. 56.36 acres is designated for commercial use. 270 acres is designated for open space, greenways, trails, parks, and school sites.

This portion of the FAWWA service area includes 3 Filings of the Retreat at Timberridge, which have 167 single family lots on central water, but only 164 on central sewer

1.2 REPORT SPECIFIC DEVELOPMENT DESCRIPTION

This report is for the Retreat at Timberridge Filing No 3 which includes 33 single family lots, of which only 30 are on central sewer.

2.0 WASTEWATER REPORT

2.1 PROJECTED WASTEWATER LOADS AND ADEQUACY OF TREATMENT CAPACITY

Wastewater unit user loading projections are based on similar District historical use developed in the Falcon area. Average daily wastewater loads are expected to be roughly 172 gallons per day per single family residence.

The expected Average Daily-Maximum Monthly loads are projected to be:

30 SFE times 172 gal/day-SFE equals 5,160 gal/day wastewater load

The loading projected from Retreat at Timberridge Filing No 3 represents roughly 0.513 % of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve this subdivision.

2.2 WASTEWATER CONTRACT AND TREATMENT

The Falcon Area Water and Wastewater Authority/Sterling Ranch Metropolitan District has a perpetual contract with the Meridian Service Metropolitan District (MSMD) for the provision of wastewater treatment. The contract allows for the purchase of up to 5849 SFEs of wastewater capacity from MSMD. Wastewater projections are based on similar District historical use developed in the Falcon area. Average daily-maximum monthly wastewater loads of 172 gallons per day per single family residence are iterated in the Wastewater Contract.





Including Retreat at Timberridge Filing 3, in addition to Sterling subdivisions submitted before July 1, of 2022, the current committed capacity is for 2118 SFE which is 36.211 % of FAWWA contractual treatment capacity.

Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities. A copy of the Interim Service Agreement was attached in prior Water and Wastewater Reports and therefor is not included here. An agreement relating to completion of the wastewater outfall and the associated EGF has been extended.

2.3 COLLECTION, PUMPING, AND PIPING

All lands to be developed within the Sterling Ranch and the Retreat areas will gravity feed to the southern portion of the Sterling site. This will be the main collection point for most of the entire future development as well. Sterling is completing construction of the Lift Station and Force Main to serve the area. The force main is constructed across the lower portion of The Ranch. From this point wastewater is intercepted by Meridian Service Metropolitan District.

2.4 WASTEWATER TREATMENT

MSMD owns 2.2 million gallons per day of wastewater capacity in the Black Squirrel Wastewater Facility. The plant operator, Cherokee Metropolitan District (CMD) has already approved connections, and systems associated with transport and treatment. MSMD and CMD are in compliance with their current COC issued by the Colorado Department of Public Health and Environment.

a portion of sections 21, 22, 27 and 28, township 12 south, range 65 west of the sixth principal meridian, EL PASO COUNTY, COLORADO

E. WOODMEN ROAD

BE IT KNOWN BY THESE PRESENTS:

THAT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22, 27 AND 28, ALL IN 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 ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653;

THENCE NO9°49'11"E, A DISTANCE OF 2334.95 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 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N21'41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD, A DISTANCE THENCE S68°26'02"E, A DISTANCE OF 147.97 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°53'35", A RADIUS OF 560.00 FEET AND A DISTANCE OF 213.98 FEET TO A POINT OF TANGENT;

THENCE N89'40'23"E, A DISTANCE OF 330.31 FEET TO A POINT OF CURVE: THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°01'28", A RADIUS OF 1960.00 FEET AND A DISTANCE OF 35.05 FEET TO A POINT OF TANGENT;

THENCE N88°38'55"E, A DISTANCE OF 460.44 FEET; THENCE S47'35'42"W, A DISTANCE OF 60.91 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N88'38'55"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 898.52 FEET TO THE NORTHWEST CORNER OF THE

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S00°54'30"E, A DISTANCE OF 1447.63 FEET; THENCE N77°00'00"W, A DISTANCE OF 251.41 FEET;

THENCE S07°30'00"E, A DISTANCE OF 198.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S07°30'00"E, HAVING A DELTA OF 83°24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT OF

THENCE S00°54'30"E, A DISTANCE OF 28.43 FEET; THENCE S89°05'30"W, A DISTANCE OF 150.00 FEET;

THENCE S05°57'53"W, A DISTANCE OF 241.74 FEET; THENCE S19'50'00"W, A DISTANCE OF 225.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1:

THENCE ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

N71'41'17"W, A DISTANCE OF 83.46 FEET;

2. N53°22'30"W, A DISTANCE OF 243.17 FEET; THENCE N36'37'30"E, A DISTANCE OF 10.00 FEET: THENCE N53°22'30"W. A DISTANCE OF 150.00 FEET: THENCE N36°37'30"E. A DISTANCE OF 200.00 FEET THENCE N35°37'50"E, A DISTANCE OF 108.98 FEET;

THENCE N27°50'00"E, A DISTANCE OF 94.45 FEET; THENCE N19'43'22"E, A DISTANCE OF 95.70 FEET; THENCE N18°00'00"E, A DISTANCE OF 100.00 FEET; THENCE N17°19'01"E, A DISTANCE OF 103.72 FEET; THENCE NO3°30'00"E, A DISTANCE OF 107.28 FEET;

THENCE N16"19"41"W, A DISTANCE OF 155.30 FEET; THENCE N41°00'00"W, A DISTANCE OF 256.15 FEET; THENCE NO0°00'00"E, A DISTANCE OF 208.46 FEET; THENCE N86°05'18"W, A DISTANCE OF 253.40 FEET; THENCE N90°00'00"W, A DISTANCE OF 378.68 FEET;

THENCE N12°00'00"E, A DISTANCE OF 183.00 FEET; THENCE N78°00'00"W, A DISTANCE OF 490.00 FEET; THENCE S12'00'00"W, A DISTANCE OF 307.77 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68*21"36"W, HAVING A

DELTA OF 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON

THENCE N46°30'00"W, A DISTANCE OF 243.59 FEET; THENCE N6818'50"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 44.578 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A THRU C WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 1.

OF THE RETREAT METROPOLITAN DISTRICT NO. 2. STATE OF COLORADO COUNTY OF EL PASO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

OF_____, 20__, A.D. BY ______ OF THE RETREAT METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS D THRU F WITH USE STATED IN THE TRACT TABLE. ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 2.

OF THE RETREAT METROPOLITAN DISTRICT NO. 2. STATE OF COLORADO COUNTY OF EL PASO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

OF______, 20__, A.D. BY _____ OF THE RETREAT METROPOLITAN DISTRICT NO. 2.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT TIMBERRIDGE FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF ______, 20__, A.D.

DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _______, 20__, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF TIMBERRIDGE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: ____

GIS MAPS.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS FEBRUARY 18, 2022.

65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE

NOTARY PUBLIC

3. LOT 1: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

LOTS 2 - 11 AND 31 -33: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT ÉASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL

LOTS 12 - 30: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

- 4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP-182.
- 5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 33. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 6.
- 6. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614 AND 220117578. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 220087615.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE. COLORADO DEPARTMENT OF TRANSPORTATION. U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- 8. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 3, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA
- 10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO.______ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE EXECUTIVE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS

GENERAL NOTES (CONT.):

- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- 2. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- I3. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 15. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS. FOR ALL HYPORMAYION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 211339 PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE APRIL 23, 2021 AT 8:00 A.M.
- 16. PURSUANT TO RESOLUTION _ ___, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 3 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF
- 18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. SHALL ACCEPT DRAINAGE FROM UPSTREAM AREAS AND THE PURCHASERS OF THESE LOTS ARE

RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SIDE-LOT DRAINAGE SWALES TO ACCOMMODATE THE STORMWATER __ SHALL IMIT THE ADDITION OF IMPERVIOUS AREAS IN THE REAR YARDS (i.e. SHEDS, PATIOS, HARDSCAPE RECREATION AREAS, ETC.) BASED ON THE P.U.D. DEVELOPMENT GUIDELINES RECORDED UNDER RECEPTION NO. 218040692 AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT TIMBERRIDGE

- 19. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- 20. 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 PLS 10376, 2006", IS ASSUMED TO BEAR S89°08°28"W A DISTANCE OF 1356.68 FEET.
- 21. TRACT A THRU F ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE. TRACTS WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, THE RETREAT METROPOLITAN DISTRICTS NO. 1 AND 2 SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.
- 22. UTILITY PROVIDERS:

WATER AND SANITARY SEWER: LOTS 1-3 INDIVIDUAL WELL AND SEPTIC SYSTEM WATER AND SANITARY SEWER: LOTS 4-33 STERLING RANCH METROPOLITAN DISTRICT **ELECTRIC:** MOUNTAIN VIEW ELECTRIC ASSOCIATION GAS: BLACK HILLS ENERGY

RECORDED UNDER RECEPTION NO. 220174542 RECORDS OF EL PASO COUNTY, COLORADO.

- 23. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT TIMBERRIDGE RECORDED OCTOBER 30, 2020, UNDER RECEPTION NO. 220174542 RECORDS OF EL PASO COUNTY, COLORADO.
- 24. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF
- 25. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 26. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD AND ARROYA LANE.
- 27. THE SECONDARY GRAVEL ACCESS ROAD, LYING WITHIN AN EASEMENT DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 220202400, IS NOT COUNTY MAINTAINED. CONSTRUCTION AND MAINTENANCE OBLIGATIONS ARE THE RESPONSIBILITY OF TIMBERRIDGE DEVELOPMENT GROUP, LLC AND THE RETREAT METROPOLITAN DISTRICT NO. 1 PER SAID EASEMENT DOCUMENT.
- 28. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER. ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
- 29. SOIL AND GEOLOGY CONDITIONS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY, THE RETREAT AT TIMBERRIDGE, VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING INC, DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 IN FILE RETREAT AT TIMBERRIDGE FILE NO. PUD 17-003 AND FILE NO. SP 182 AVAILABLE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT: POTENTIAL SEASONAL SHALLOW WATER: LOTS 1-3, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THESE AREAS. IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. MAINTENANCE OF SAID UNDERGROUND DRAINAGE SYSTEM SHALL BE BY THE INDIVIDUAL PROPERTY OWNER.
- 30. THE PRIVATE DETENTION BASIN/ STORM WATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT IS RECORDED UNDER RECEPTION NO. ______ THE CHANNEL AND WETLAND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. ______
- 33. INDIVIDUAL WELLS FOR LOTS 1-3 ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 34. WATER RIGHTS AVAILABLE TO SERVE INDIVIDUAL WELLS ON LOTS 1-3 SHALL BE OWNED BY THE RETREAT METROPOLITAN DISTRICT NO. 1 AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE DISTRICT GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.

GENERAL NOTES (CONT.):

- 35. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____.
- 36. THE FENCE ON LOT 1 ALONG VOLLMER ROAD AND THE REAR LOT LINES OF 5, 6, 9, 10 AND 12 THRU 14 SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- 37. SEWAGE TREATMENT FOR LOTS 1-6 IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPROVAL.

LOIS	SQUARE FEET	PERCENTAGE	OWNER	MAIN IENANCE
TRACT A-C (PUBLIC REGIONAL LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES OPEN SPACE)	22,714	1.17%	THE RETREAT DISTRICT NO. 1	
TRACT D-E (PUBLIC REGIONA LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES OPEN SPACE)	22,612	1.16%	THE RETREAT DISTRICT NO. :	THE RETREAT 2 DISTRICT NO. 2
TRACT F (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY AND OPEN SPACE	113,262	5.83%	EL PASO COUNTY	EL PASO AESTHETIC MAINTENANCE BY DISTRICT NO. 2
LOTS (33 TOTAL)	1,480,759	76.26%	INDIVIDUAL	LOT OWNERS
R.O.W.	302,488	15.58%	COUNTY	COUNTY
TOTAL	1,941,835	100.00%		

COLLABE EEET DEDCENTACE OWNED

MAINITENIANICE

SURVEYOR'S STATEMENT:

COLORADO P.L.S. NO. 30118

ENGINEERS AND SURVEYORS, LLC.

FOR AND ON BEHALF OF CLASSIC CONSULTING,

. DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY. BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10.000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST	THE	ABOVE	ON THIS			_ DAY	OF	 	20_
DOLIGI AS	P F	REINIEL T	PROFFS	SIONAI	ΙΔΝΠ	SLIRVE	YOR	 DATE	_

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS__ DAY OF ______, 20___, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, PUBLIC EASEMENTS AND TRACTS A AND C ARE ACCEPTED. BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE					
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT	DATE					
DEVELOPMENT						
COUNTY ASSESSOR	DATE					
CLERK AND RECORDER:						
STATE OF COLORADO)						
) SS						
COUNTY OF EL PASO)						
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT						
O'CLOCKM. THISDAY OF, 20, A.D., AND						
	OF EL PASO COUNTY,					
COLORADO.						

DRAINAGE: SAND CREEK

SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49

ACADEMY SCHOOL DISTRICT NO. 20

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

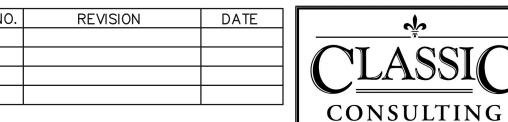
PCD FILE NO .:

TIMBERRIDGE DEVELOPMENT GROUP, LLC FILING NO. 3 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921

REGIONAL PARK:

CHUCK BROERMAN, RECORDER

RETREAT AT TIMBERRIDGE JOB NO. 1185.30 FEBRUARY 18, 2022 SHEET 1 OF 5



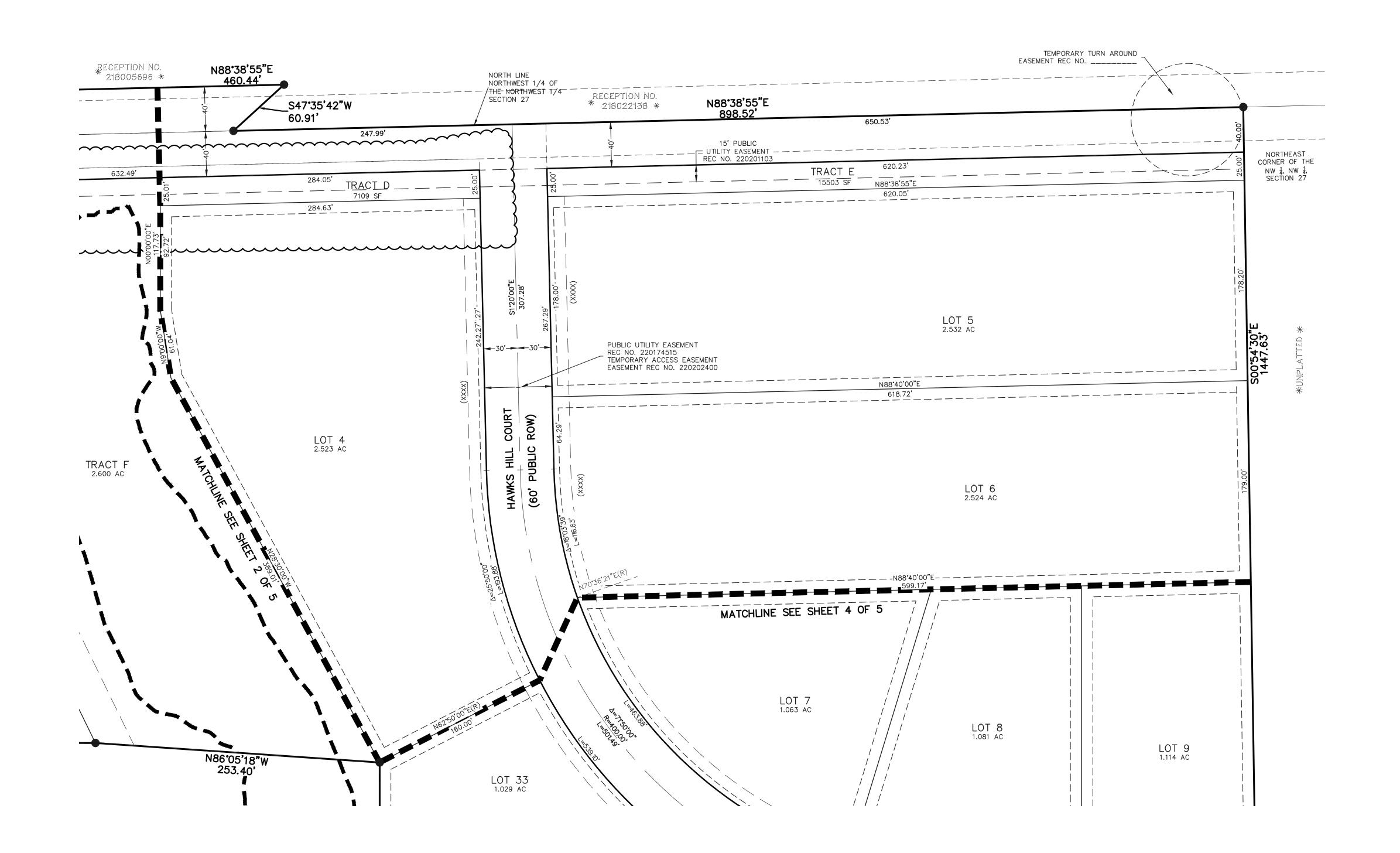
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

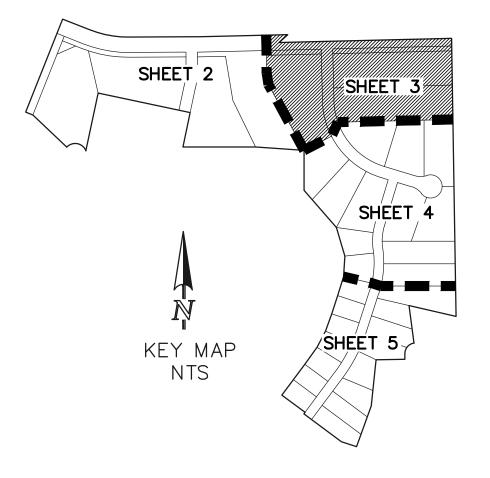
(719)785-0790 (719)785-0799 (Fax)

NOTARY PUBLIC

RETREAT AT TIMBERRIDGE FLING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





LEGEND

(R) radial bearing

AC ACRES SF SQUARE FEET

1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" TO BE SET FLUSH
W/GROUND UNLESS OTHERWISE NOTED

NOT PART OF THIS SUBDIVISION

(XXXX) ADDRESS

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

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

> RETREAT AT TIMBERRIDGE FLING NO. 3 JOB NO. 1185.30 FEBRUARY 18, 2022 SHEET 3 OF 5



(719)785–0790 (719)785-0799 (Fax)

RETREAT AT TIMBERRIDGE FLING NO. 3 A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SHEET 2 LOT 4 2.523 AC LOT 7 1.063 AC LOT 8 LOT 9 EASEMENT? PUBLIC UTILITY EASEMENT REC NO. 220174515 TEMPORARY ACCESS EASEMENT EASEMENT REC NO. 220202400 LOT 33 1.029 AC HAWKS HILL COURT R=100.00' S73.10'00"E 195.51' (60' PID: 195.51' LEGEND (R) radial bearing LOT 31 1.071 AC AC ACRES SF SQUARE FEET 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED LOT 10 1.066 AC LOT 11 NOT PART OF THIS SUBDIVISION 1.069 AC PUBLIC UTILITY EASEMENT REC NO. 220174515 TEMPORARY ACCESS EASEMENT EASEMENT REC NO. 220202400 (XXXX) ADDRESS _ EASEMENT? LOT 30 21320 SF LOT 12 1.009 AC PRELIMINARY THIS DOCUMENT HAS NOT BEEN PLAT CHECKED LOT 29 RETREAT AT TIMBERRIDGE SCALE: 1" = 50'FLING NO. 3 U.S. SURVEY FEET LOT 13 1.010 AC JOB NO. 1185.30 FEBRUARY 18, 2022 SHEET 4 OF 5 MATCHLINE SEE SHEET 5 OF 5

LOT 14 1.024 AC CONSULTING

(719)785-0790 (719)785-0799 (Fax)

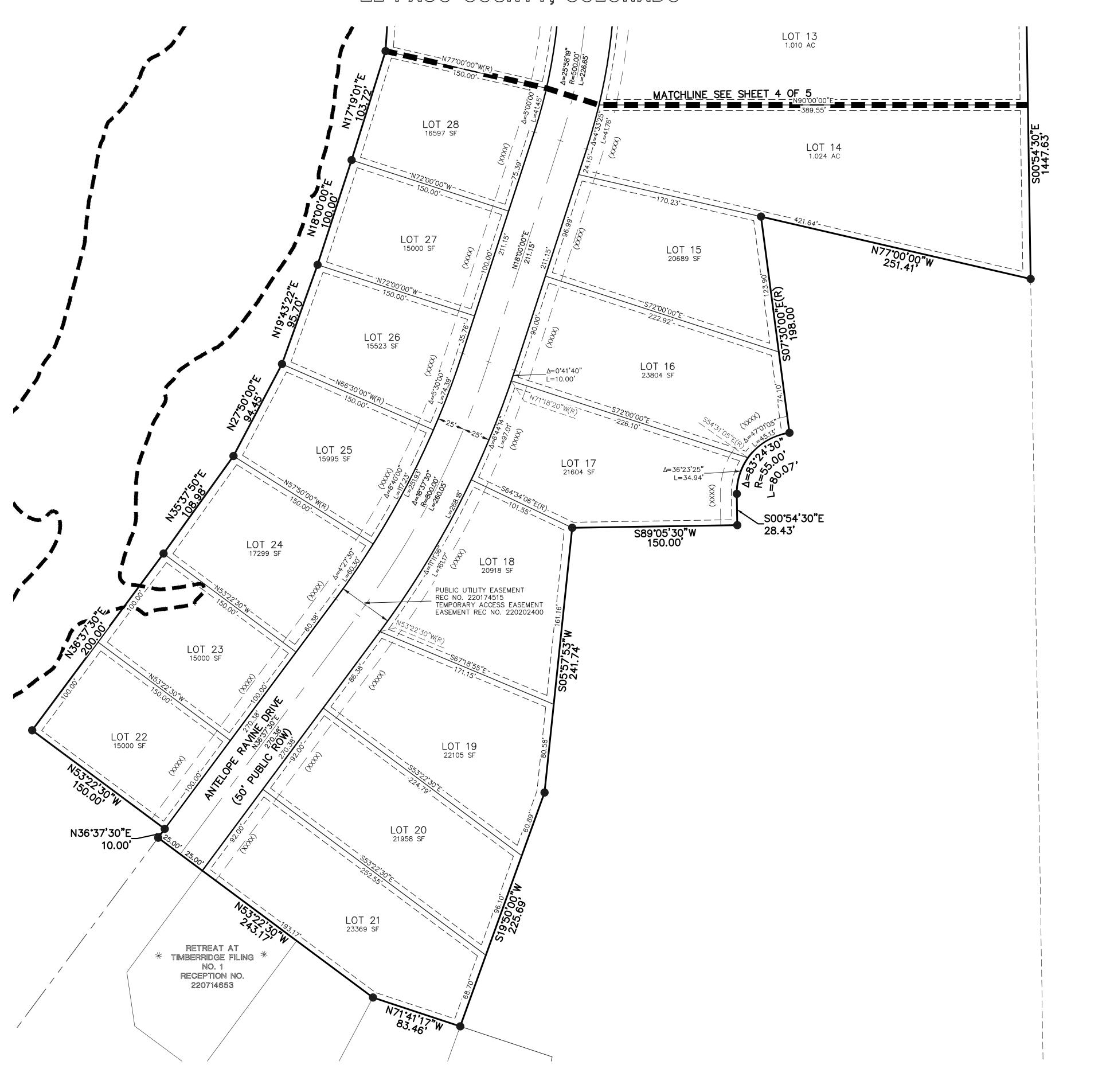
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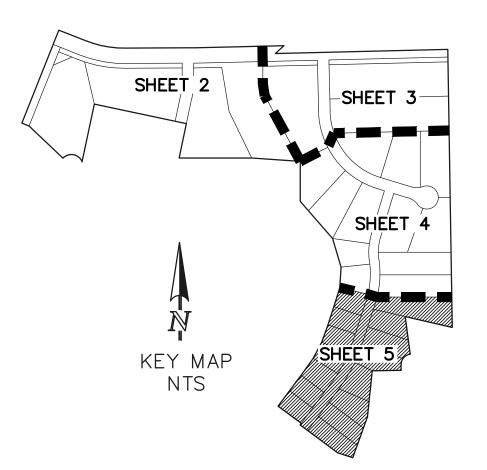
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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RETREAT AT TIMBERRIDGE FLING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





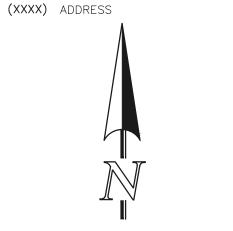
LEGEND

(R) radial bearing

AC ACRES SF SQUARE FEET

1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED

NOT PART OF THIS SUBDIVISION



SCALE: 1" = 50

U.S. SURVEY FEET

PRELIMINARY THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

> RETREAT AT TIMBERRIDGE FLING NO. 3 JOB NO. 1185.30 FEBRUARY 18, 2022 SHEET 5 OF 5



PCD FILE NO.: SF-21-021

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