

RETREAT AT PRAIRIE RIDGE FILING NO. 4

FINAL PLAT

LETTER OF INTENT

JULY 2025

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5228000024 & 5228000025

LOCATION: NE CORNER OF THE INTERSECTION OF DINES BLVD & BRIARGATE PARKWAY

ACREAGE: 14.55 AC

CURRENT ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of a Final Plat for the Retreat at Prairie Ridge Filing No. 4 consisting of 112 single-family lots including 48 attached single-family lots, 64 detached single-family lots, and associated tracts for landscaping, open-space, drainage, utilities, and private streets.

SITE LOCATION

Retreat at Prairie Ridge Filing No. 4 Final Plat lies northwest of the intersection of Briargate Pkwy and Vollmer Rd in northeast El Paso County. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary.

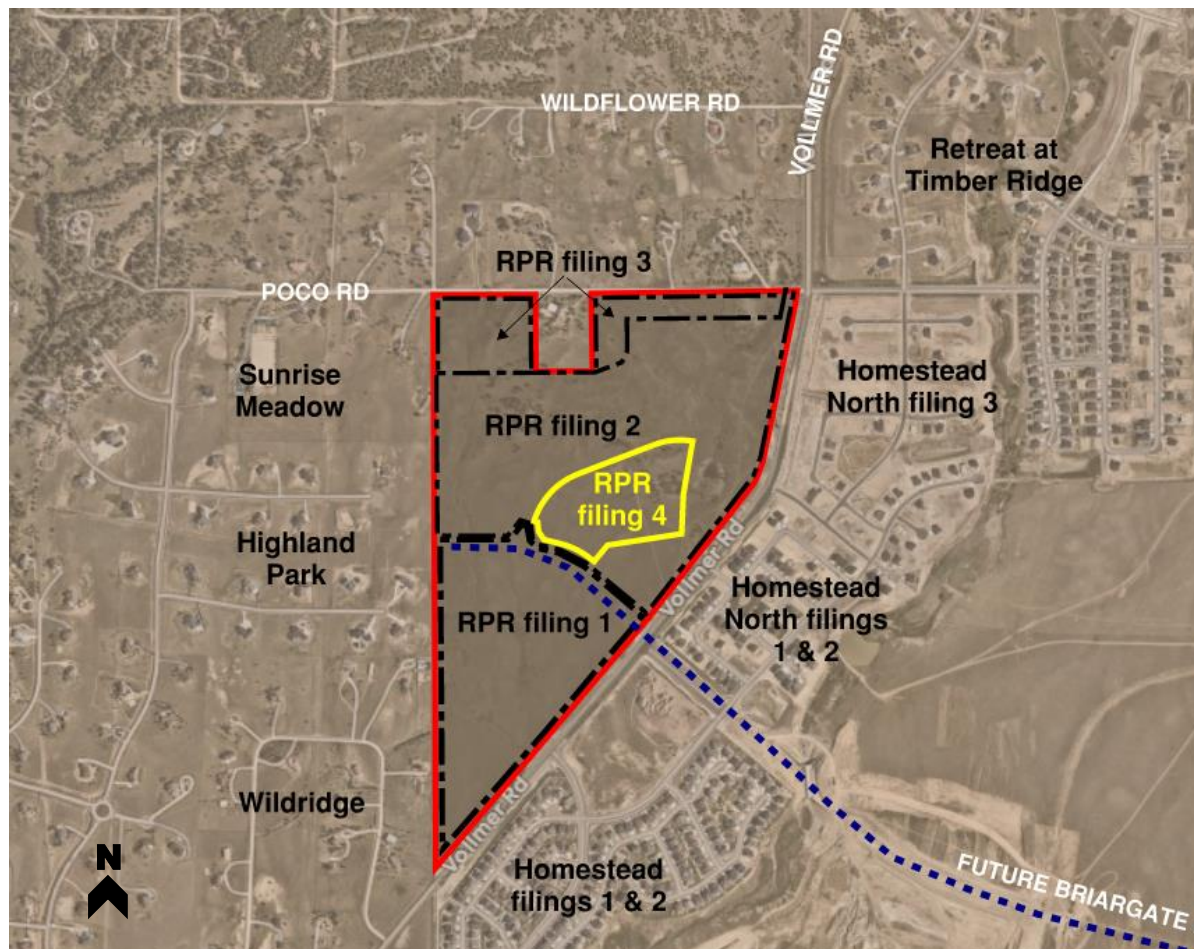


SURROUNDING LAND USE

The Retreat at Prairie Ridge Filing No. 4 Final Plat is in the center of the Retreat at Prairie Ridge Sketch Plan (formerly Jaynes Property) and was previously included as part of Tract L in the Retreat at Prairie Ridge Filing No. 1-3 Preliminary Plan until the PUD Preliminary/Development Plan was submitted for Retreat at Prairie Ridge Filing No. 4.

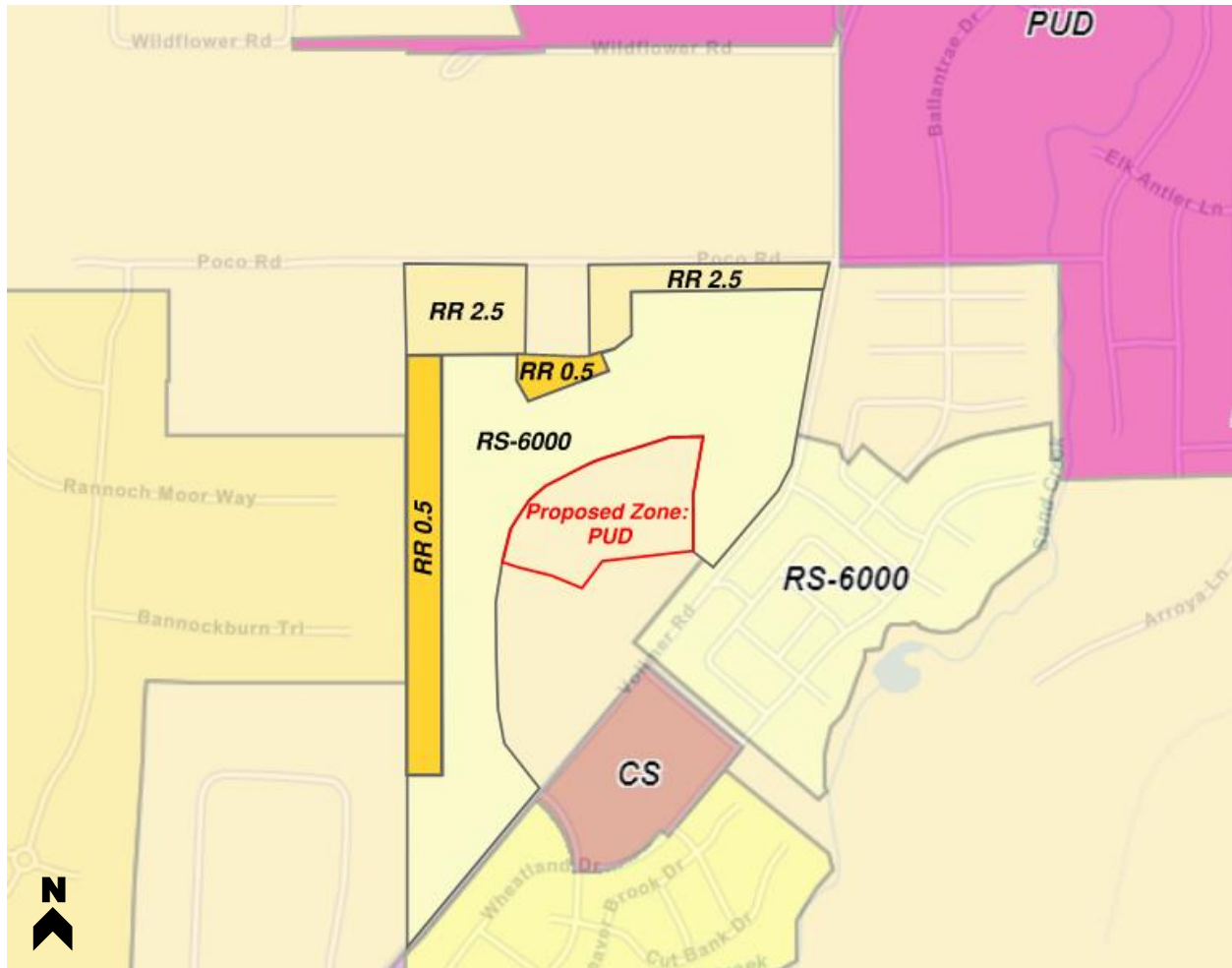
To the north, west, northeast, and east is Retreat at Prairie Ridge Filing No. 2 which consists of 141 detached urban character single-family lots and 7, half-acre rural residential lots across Dines Blvd. Directly east of filing 4 is a 5.5 acre park that is also within Retreat at Prairie Ridge Filing No. 2. To the southeast is a future development Tract that is intended for future commercial development and will be included in a future application submittal. To the south, across Briargate Pkwy, is Tract D within Retreat at Prairie Ridge Filing No. 1 and is designated as a future development tract intended for attached and/or detached single-family development. The remainder of Filing No. 1 consists of 46 detached single-family residential lots, a 2.65 acre park, and stormwater detention.

As described above, this project is fully surrounded by the Retreat at Prairie Ridge development which is planned for residential uses of varying density with a focus on buffering existing large-lot residential development to the west from the residential development within Retreat at Prairie Ridge.



ZONING CONTEXT

The property is zoned PUD (Planned Unit Development). Surrounding zoning includes RS-6000 to the north, east, and west and RR-5 to the south across Briargate Pkwy. The RR-5 zoned tract is within Retreat at Prairie Filing No. 1 and is designated as a future development tract for attached and/or detached single-family residential and will be rezoned as part of a future Map Amendment application.



PROJECT DESCRIPTION

Retreat at Prairie Ridge Filing No. 4 Final Plat is an urban character single-family residential development consisting of 48 attached and 64 detached single-family lots (112 lots total) on 14.55 acres with a gross density of 7.7 du/ac. The Final Plat also includes tracts for private roads, landscaping, open space, and utilities. The average lot size is 3,399 square feet with a minimum lot size of 2,872 sf. All units are front loaded with direct access to the private street network that runs throughout the development.

Parking for each unit is accommodated on each individual lot either within an attached 2-car garage and will be accessed from an 18' driveway (measured from back of sidewalk). The driveways can also accommodate additional off-street parking. 51 additional parking spaces are dispersed throughout the development within various tracts and account for the 12 guest parking spaces required for the attached product (1 guest space per 4 units) and surplus parking for the future residents. Due to the width of the private streets, on-street parking is not allowed.

Setbacks for each unit vary by product type. Typical minimum lot setbacks for the attached single-family lots are as follows:

Front: 19.5'; **Side:** 5'; **Common lot-line:** 0'; **Rear:** 5'; **Corner lot side:** 5', Tracts are provided adjacent to all corner lots to ensure visibility at intersections.

Setbacks for the detached single-family units are as follows:

Front: 10' to structure, 19.5' to; **Side:** 5'; **Corner lot side:** 5; **Rear:** 5', Tracts are provided adjacent to all corner lots to ensure visibility at intersections.

A 6' precast concrete slot wall is proposed along the rear of the lots adjacent to Briargate Parkway for noise mitigation and privacy. A detail of the 6' concrete panel wall is provided in the Preliminary/Development Plan set. A 25 foot landscape setback is also provided along Briargate Parkway. A 6' slot wall is proposed along the rear lot lines adjacent to the future development tract to the southeast which is intended for commercial development and will be included as part the commercial parcel development application.

LANDSCAPE AND OPEN SPACE: Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 14.55 acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open-space. The project satisfies this requirement as described below.

Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is 0.61 ac in size, is considered contiguous, and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5' sidewalk in the northeast corner of the development will connect to the proposed 5.5 acre park directly east of the site.

COMPATIBILITY/TRANSITIONS: The proposed subdivision is fully surrounded by Retreat at Prairie Ridge Filings 1 - 3. To the north, northeast, and southwest across Dines Blvd is a portion of Retreat at Prairie

Ridge Filing No. 2 that is zoned RS-6000 with detached single-family residential development on lots that are approximately 9,000sf in size. To the southeast, on the corner of Briargate Pkwy and Vollmer Road is a future development tract that is intended for commercial development. To the south, across Briargate Pkwy is a future development tract intended for medium density residential uses (5-15 du/ac). To the east is a 5.5 acre park that is included with Retreat at Prairie Ridge Filing No. 2. Filing No. 4 will connect to the neighborind park via a 5' sidewalk in the northeast corner.

A 6' sound wall is proposed along the boundary of the site adjacent to Briargate Pkwy to reduce noise for future residents of Retreat at Prairie Ridge Filing No. 4. The higher density residential uses are intentionally situated toward the intersection of Vollmer Road and and Briargate Pkwy and the rapidly developing Sterling Ranch/Ridge community to the east and away from the existing large lot rural residential developmet to the north and west of the Retreat at Prairie Ridge development. The higher density residential uses will provide a transition between the future commercial site planned at the intersection of Vollmer and Briargate Pkwy and the lower density residential uses transitioning toward the west.

ACCESS AND CIRCULATION: Access to the site is proposed via two private streets that intersect with Dines Blvd (public collector) on the north boundary of the site and are proposed to be full movement, stop controlled intersections. A network of private streets (Tract A) provide internal circulation and individual lot access throughout the development and will be owned and maintained by the HOA. The private streets are 30' wide with a 24' mat which allows for adequate emergency access and circulation while optimizing pedestrian connectivity throughout the development. PUD Modification requests were submitted with the PUD Preliminary/Development Plan application to address the use of private roads, roadway widths and terminations, lot frontage and access from a public road. Direct access to Briargate Pkwy is not allowed with this development.

TRAFFIC:

A Traffic Generation Analysis prepared by SM Rocha is included with the Final Plat submittal. The Study provides an analysis that assessed traffic generation for the proposed development and included a traffic volume comparison to previous land use assumptions from the Retreat at Prairie Ridge Filings 1 – 3 PUD Preliminary Plan and considered potential impacts to the adjacent roadway network. There are two (2) primary access points to the Preliminary Plan area from Dines Blvd to serve the proposed single-family housing units. The Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 24-377), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- With the assumption that Retreat at PrairieRidge Filings 1 and 2 have completed construction prior to this development, no improvements associated with the North PUD Preliminary Plan are being recommended beyond what has been recommended with said Filings 1 and 2.

NOISE: The noise study completed for Homestead North is submitted in conjunction with this Preliminary Plan. This study is applicable because Homestead North mirrors the Retreat at PrairieRidge Filing No. 4 property with frontage on Briargate Parkway, and associated noise impacts are anticipated to be the

same for both developments. The noise study concludes that lots adjacent to Briargate Parkway will have predicted noise levels exceeding the 67 dBA Leq threshold set by the Engineering Criteria Manual. The study recommends a 6' high noise barrier along Briargate Parkway to reduce noise levels below the threshold. A 6 foot precast concrete slot wall is proposed as a noise barrier along Briargate Parkway to address the findings of the noise study.

WATER SERVICE: The Retreat at PrairieRidge Filing No. 4 subdivision is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in April 2025 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. Note that for the smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Retreat at PrairieRidge Filing 4 Preliminary Plan includes 112 lots, all 112 of which fall into high-density development ratios for small lots, and roughly 3 annual acre-feet of water set aside for irrigated landscaping. The resulting water demand on the central water system is 35.28 acre-feet.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1962.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,140.61 acre-feet including all subdivisions committed through May 2nd, 2025. This leaves a net excess of currently available water of 821.42 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filing 4 Preliminary Plan on the 300-year basis.

WASTEWATER SERVICE: A Wastewater Report was completed by RESPEC for the Retreat at PrairieRidge Filing No. 4 PUD Development/Preliminary Plan in May 2025. The subdivision is 14.55 acres and includes 112 single family homes which will be provided central water service.

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Retreat at PrairieRidge Filing 4 Preliminary Plat represents roughly 1.92% (19,264 GPD) of the contractual capacity available to the Falcon Area Water and Wastewater Authority. Including all commitments to date, (May 22025) and including Retreat at PrairieRidge Filing 4 Preliminary Plat, in the current committed capacity is for 2,998 SFE which is 51.26 % of FAWWA contractual treatment capacity. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision.

OTHER UTILITIES: The property is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas service. A service commitment letter is provided with this submittal.

DRAINAGE: A Final Drainage Report has been prepared for the Final Plat and is submitted with this application. This site was previously studied in the “Preliminary Drainage Report for Retreat at PrairieRidge Filings 1-3 Preliminary Plan”, prepared by Classic Consulting, approved 10/30/24 (SP239) and most recently in the “Final Drainage Report for Retreat at PrairieRidge Filings 1-3”, prepared by Classic Consulting, dated March 2025 (SF257). As described in the approved Preliminary Drainage Report for Retreat at PrairieRidge Filings 1-3 Preliminary Plan (SP239), the Homestead North at Sterling Ranch Filing No. 1 FDR (SF2213) and most recently in the Final Drainage Report for Retreat at PrairieRidge Filings 1-3 (SF257), the eastern portion of this property has been accounted for in the off-site FSD Pond C, located just northeast of the intersection of Briargate Pkwy. and Wheatland Dr., recently constructed with the Homestead North at Sterling Ranch Filing No. 1 development. The existing storm systems, also recently constructed within the property and stubbed across Vollmer Road, collect these flows and convey them to this facility. All areas within this development will be captured, routed to and treated by either existing Pond C, constructed with Homestead North Filing No. 1 (SF2213) or Pond 1, constructed with Retreat at PrairieRidge Filing No. 1 & 2 (SF257, SF259).

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed subdivision, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

VEGETATION & WILDLIFE: Core Consultants prepared an Impact Identification Report and a Habitat Assessment Memo for the Sketch Plan submittal, with a supplemental Ecological Features Memo to address County comments prepared in October 2022. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

The project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. The U.S. Fish and Wildlife Service (USFWS) and Colorado Parks and Wildlife (CPW) have reviewed the habitat assessment report for the Project, and both agencies indicated that they have no concerns about the project resulting in impacts to listed or other sensitive wildlife species.

WILDFIRE: Retreat at PrairieRidge Filing No. 4 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland with scattered trees. The Natural Resources Report prepared by Core analyzes the wildfire risk and burn probability within the project site. The report references the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of the vast majority of the project site as “Moderate

Risk” for wildfires, with a small portion along the eastern edge documented as “Low Risk”. The project site is identified as “Moderate Risk” for burn probability and potential fire intensity, which is the same or lower than surrounding properties. Fire hydrants will be installed by the HOA for the Black Forest Fire District.

PUD MODIFICATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient layout that promotes the construction of an attainable housing product and the creation of a more compact and livable environment with community open spaces that benefit the overall community

LDC Section	Category	Standard	Modification	Justification
8.4.4(E)(3)	Private roads to meet county standards	Private roads shall be constructed and maintained to ECM standards	Road width and roadway terminations	Direct access from the private roads allows for a more efficient pedestrian system and the ability to provide additional open space/amenit design within the development
8.4.4.C	Public Roads Required	Divisions of land, lots, and tracts, shall be served by public roads	Lots will have direct access from private roads (Tract A) that connect directly to a public road	The proposed modifications are grandted in exchange for the additional open space/amenity design provided in this PUD Development Plan

DISTRICTS/ENTITIES SERVING THE PROPERTY: The following districts will serve the property:

- Prairie Ridge Metro District No. 1
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.
- Black Hills Energy will provide natural gas service.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 20 will serve the property.
- Pikes Peak Library District.
- Retreat at Prairie Ridge Filing No. 4 HOA

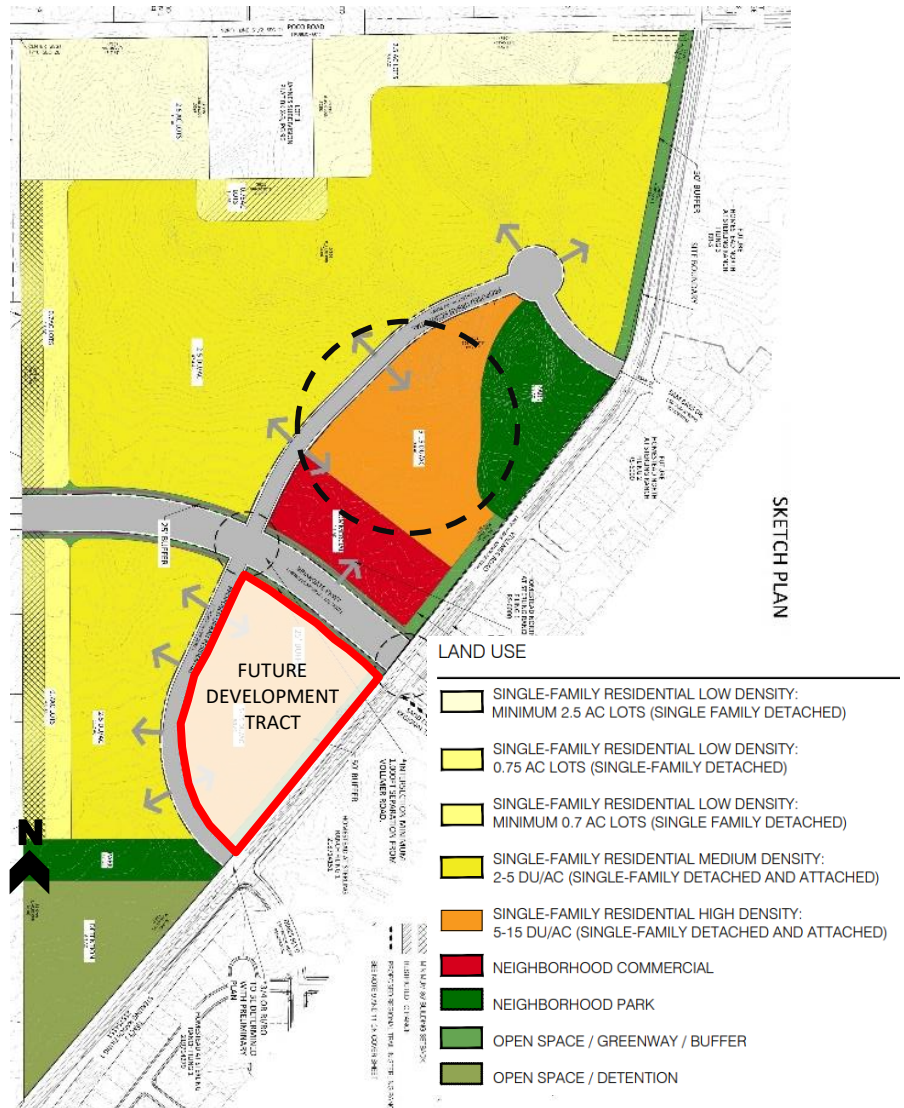
COMPLIANCE WITH PRIOR APPROVALS

SKETCH PLAN

The Sketch Plan for this property (SKP-22-005) was approved by the Board of County Commissioners in April 2023. At the time of approval, the project was called the Jaynes Property. It has since been renamed Retreat at PrairieRidge.

The Jaynes Property Sketch Plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was approved by both Planning Commission and Board of County Commissioners was determined to be compatible with the surrounding land uses and zonings and provides an appropriate transition from the rural character of the residential areas to the north and west of the property and the rapidly urbanizing parts of the County to the west of Vollmer Road.

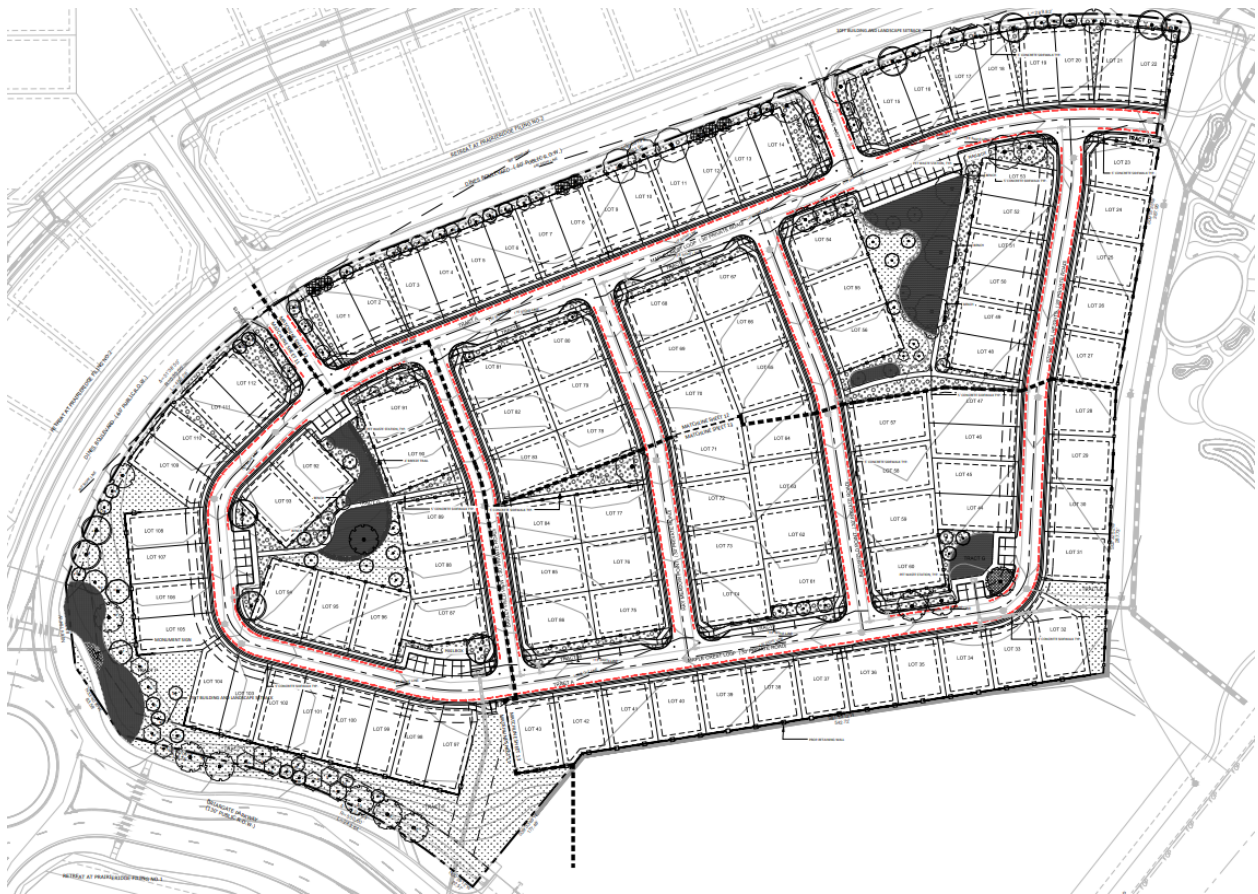
The proposed PUD Development/ Preliminary Plan is within the area planned for high density single-family residential (5-15 du/ac) in the approved Sketch Plan. The areas planned for high-density residential and commercial development are situated toward the center-east of the Sketch Plan area near the future intersection of Briargate Pkwy and Vollmer Road and away from the large lot rural residential to the west of the Sktech Plan area. The proposed density for the Retreat at Prairie Ridge Filing No. 4 PUD Development/Preliminary Plan is 7.7 du/ac, which is well within the intended 5-15 du/ac density range.



PUD DEVELOPMENT/PRELIMINARY PLAN

The PUD Development/Preliminary Plan anticipated 112 lots including 64 detached single-family lots and 48 attached single-family lots and associated tracts for landscaping, open space, drainage, utilities, and private streets.

A minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 14.55 acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open-space. The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is proposed to be a pocket park and is 0.61 ac in size. Tract H is considered contiguous and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5' sidewalk in the northeast corner of the development will connect to the proposed 5.5 acre park directly east of the site.



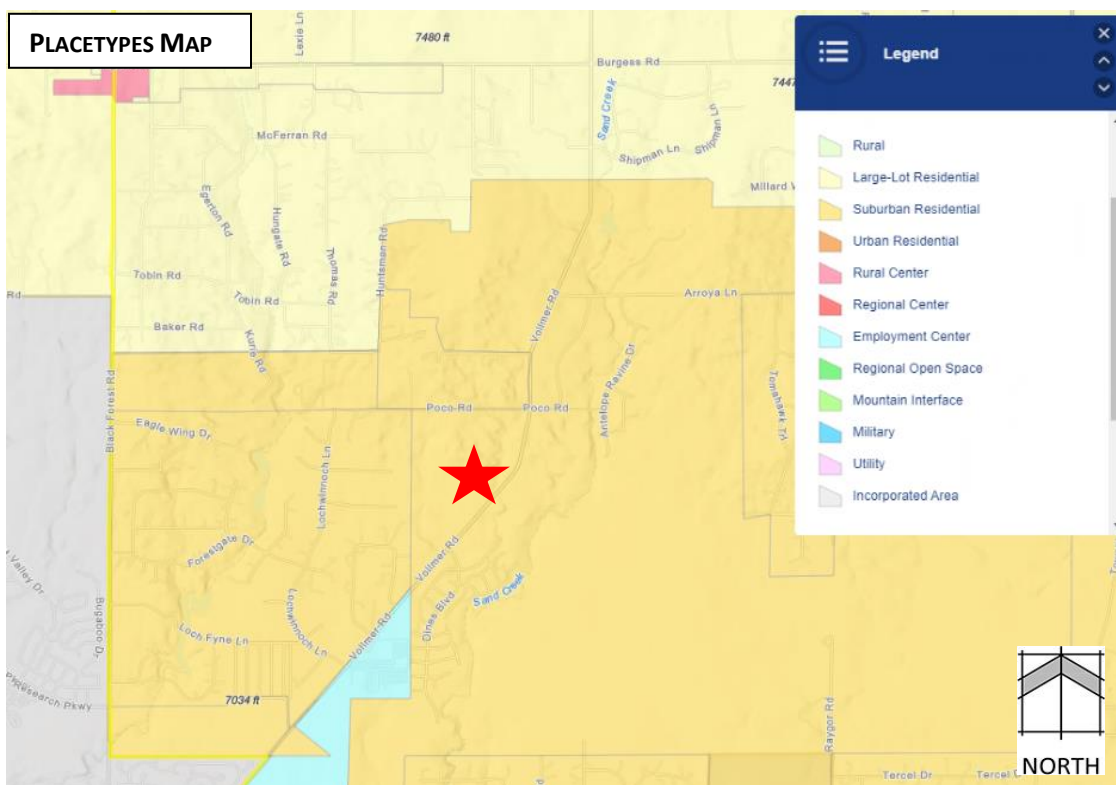
COUNTY MASTER PLAN COMPLIANCE

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2045 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Retreat at PrairieRidge Filing No. 4 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed subdivision meets the intent of the Suburban Residential placetype as it includes a mix of residential unit types with an average lot size of 3,399 sf, all proposed for single-family attached and detached residential use. The proposed density of 7.7 du/ac is slightly higher than the primary land use of the Suburban Residential placetype, which is 5 du/ac but this is anticipated with the allowance for single-family attached residential as a supporting land use. Additionally, the Jaynes Sketch Plan includes a density maximum of 450 dwelling units on the 142.1 acre Sketch Plan area. The maximum density for this master planned area is 3.2 du/ac which is well under the suburban residential primary land use.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex the subdivision into the City, the site’s status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the subdivision is identified as a “New Development Area”. The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Retreat at PrairieRidge Filing No. 4 will bring about the transformation of this area as anticipated by the Master Plan, will be complimentary to the adjacent built-out area of Sterling Ranch, and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential densities and its context within the greater Jaynes Sketch Plan area which includes parks, trails, and stormwater infrastructure is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” This development is also supported by Goal 1.1 to “ensure compatibility with established character and infrastructure capacity.”

The proposed subdivision is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The Preliminary Plan provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

The proposed subdivision satisfies the following policies of the Water Master Plan.

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

The Retreat at PrairieRidge Filing No. 4 Final Plat is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA).

A Water Resources Report, prepared by RESPEC in April 2025 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. Note

that for the smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Retreat at PrairieRidge Filing 4 includes 112 lots, all 112 of which fall into high-density development ratios for small lots, and roughly 3 annual acre-feet of water set aside for irrigated landscaping. The resulting water demand on the central water system is 35.28 acre-feet.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1962.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,140.61 acre-feet including all subdivisions committed through May 2nd, 2025. This leaves a net excess of currently available water of 821.42 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filing 4 Preliminary Plan on the 300-year basis.

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2045 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane urban principal arterial by 2045. Vollmer Road is depicted as a 4-lane urban major collector from the City of Colorado Springs boundary to the intersection of Burgess and a 2-lane rural major collector to the north of Burgess Rd. The 2065 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway and Vollmer Road.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety, and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Parks are not proposed with this PUD Development/Preliminary Plan however a 5.5 acre neighborhood park is located within the Retreat at Prairie Ridge Filing No. 2 plan area directly northeast the project area. The Retreat at Prairie Ridge Filing No. 4 Preliminary Plan proposes a sidewalk connection in the northeast corner of the development to provide pedestrian access to the park. The regional trail along Briargate Pkwy will be extended with the construction of Briargate Pkwy associated with Retreat at Prairie Ridge Filing No. 1. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch/Ridge parks and open space and the Sand Creek Regional Trail to the east.

PROJECT JUSTIFICATION

Final Plat Approval Criteria – Chapter 7.2.3(f)

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The relevant County Plans for Retreat at Prairie Ridge Filing No. 4 are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at Prairie Ridge Filing No. 4 Final Plat is in general conformity with these plans as described above.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

The Retreat at Prairie Ridge Filing No. 4 Final Plat is wholly consistent with the Retreat at Prairie Ridge Filing No. 4 Preliminary Plan. The proposed lot layout, supporting facilities, and right-of-way configuration conforms to the approved Preliminary Plan.

3. 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;

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

4. EITHER 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, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

The finding of water sufficiency for this subdivision will be reviewed and approved by BoCC with the Preliminary Plan for the Retreat at Prairie Ridge Filing No. 4 which allows this plat to be reviewed and approved administratively.

5. 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;

A public sewage disposal system has been established for the proposed 112 lots into the FAWWA public sewer system with The Retreat Metro District No. 1 owning the infrastructure.

6. 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)];

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

7. 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;

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

8. 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;

Access to the overall subdivision will be via public rights-of-way that will be constructed to meet County standards. Individual lot access will be provided via private streets. PUD Modification requests were submitted with the PUD Preliminary/Development Plan application to address the use of private roads, roadway widths and terminations, lot frontage, and access from a private road.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, Black Hills Energy for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

11. 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;

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

12. 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;

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

