

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 4/4/24

SUBDIVISION NAME:

Retreat at PrairieRidge Filings 1-3 Preliminary Plan

County El Paso

Type of Submittal:

Request for Exemption \_\_\_\_\_  
 Preliminary Plan X  
 Final Plat \_\_\_\_\_

SUBDIVISION LOCATION: Township 12s Range 65w Section 28, 33 ~~14~~

OWNER(S) NAME

Classic SRJ Land, 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	217	67.02	47.2%
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other <u>Future Dev. Tracts</u>		33.23	23.3%
Street		22.45	15.8%
Walkways			

6 Rural Lots  
211 Urban Lots

	Dedicated School Sites			
	Reserved Park Sites		8.64	6.1%
	Private Open Areas		3.65	2.6%
	Easements			
	Other (specify) Detention Pond		7.14	5.0%
	<b>TOTAL</b>		<b>142.13</b>	<b>100.00%</b>

\* (By map measure)

Estimated Water Requirements 69,107 GPD  
(gallons/day).

Proposed Water Source(s) Individual wells (lots 1-6 Filing 3) 6 Rural Lots  
FAWWA (remaining lots) 211 Urban Lots

Estimated Sewage Disposal Requirement 36,292 GPD  
(gallons/day).

Proposed Means of Sewage Disposal Individual septic (lots 1-6 Filing 3) 6 Rural Lots  
FAWWA (remaining lots) 211 Urban Lots

**ACTION:**

Planning Commission Recommendation  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board of County Commissioners  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Exemption under C.R.S. 30-28-101 (10) (d) \_\_\_\_\_  
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.