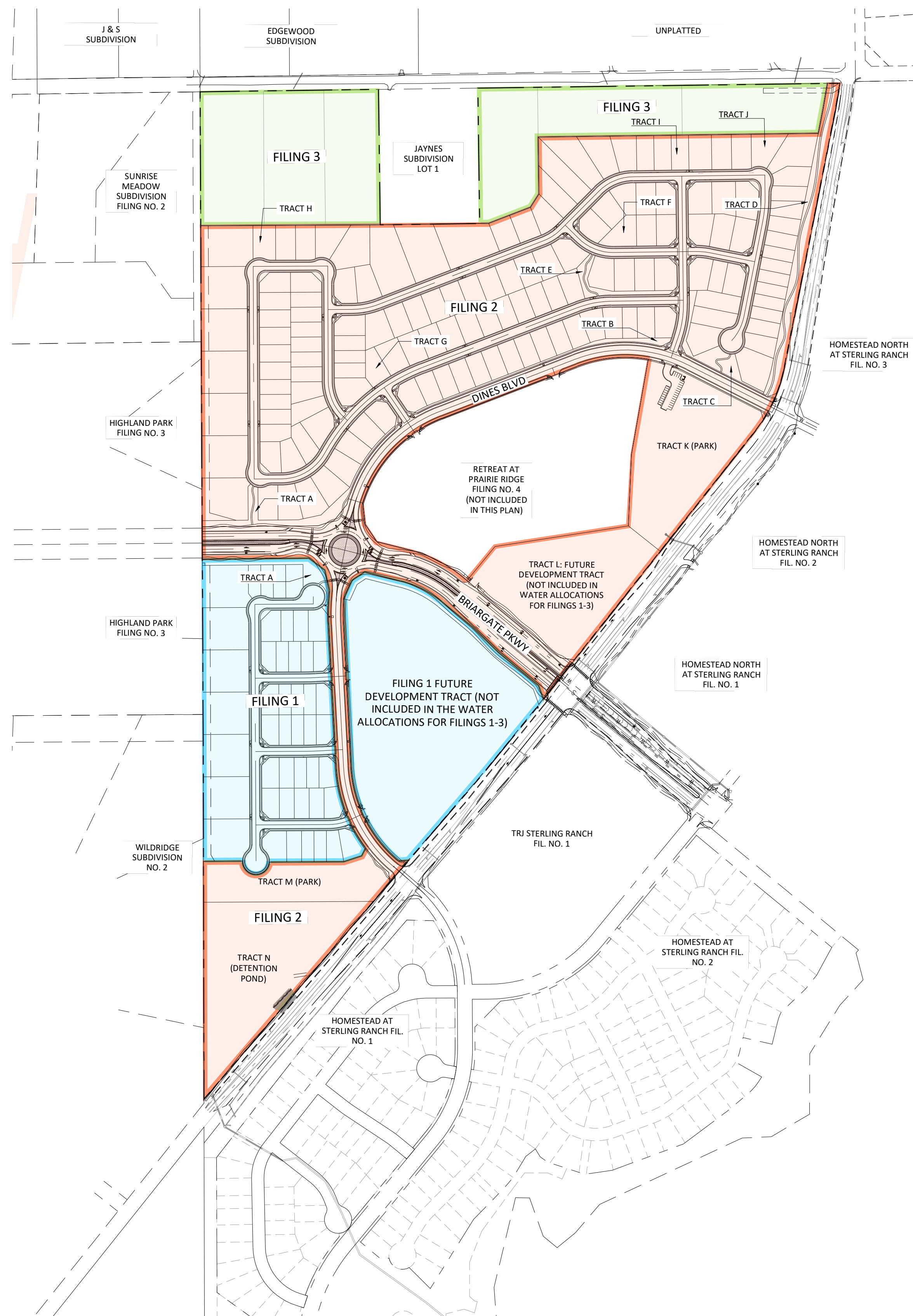
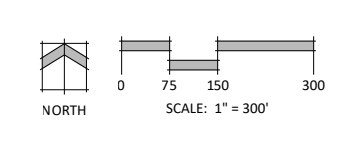


RETREAT AT PRAIRIE RIDGE FILINGS 1-3

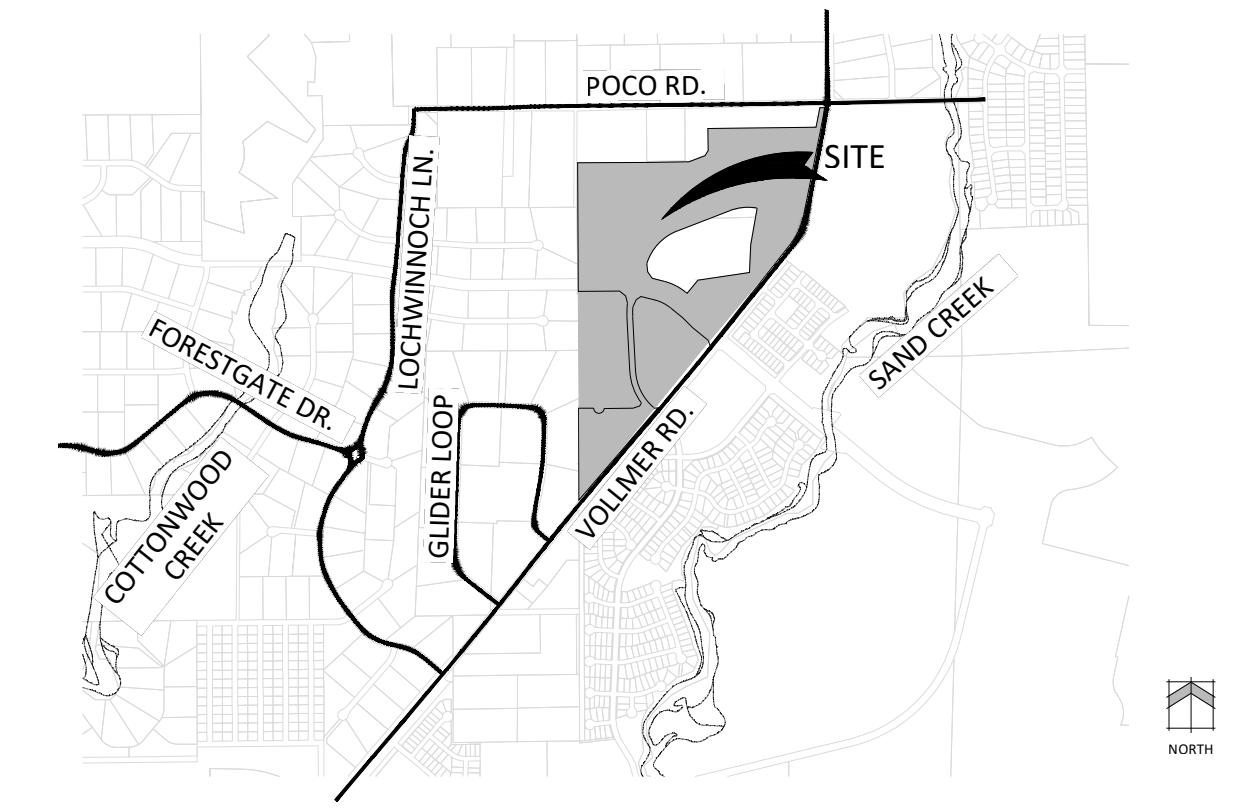
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
PRELIMINARY PLAN AMENDMENT TO INCREASE WATER DEMAND



PHASING PLAN



VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND	APPLICANT/CIVIL:	CALSSIC CONSULTING 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHARTON, P.E.
LANDSCAPE CONSULTANT:	SUNFLOWER LANDSCAPES 1925 AEROPLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA	LANDSCAPE CONSULTANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANN ODOM

SITE DATA

TAX SCHEDULE NUMBER :	5228000047
TOTAL AREA:	108.89 AC
SKETCH PLAN:	SKP225 (JAYNES PROPERTY)
CURRENT ZONE:	RS-6000, RR-2.5, & RR-0.5
CURRENT USE:	AGRICULTURE GRAZING/VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL (DETACHED)

FILING 1:

- 46 LOTS*
 - TOTAL WATER DEMAND (ANNUAL): 15.61 AF/YEAR
 - WATER SOURCE: FAWWA CENTRAL SERVICES
- *DOES NOT INCLUDE FUTURE DEVELOPMENT TRACT

FILING 2:

- 141 LOTS*
 - TOTAL WATER DEMAND (ANNUAL): 49.53 AF/YEAR
 - WATER SOURCE: FAWWA CENTRAL SERVICES
- *DOES NOT INCLUDE FUTURE DEVELOPMENT TRACT

TOTAL PASSIVE & ACTIVE IRRIGATION (FILINGS 1 & 2 COMBINED):

- ACTIVE IRRIGATION: 2.583 ACRES
- PASSIVE IRRIGATION: 6.083 ACRES
- TOTAL WATER DEMAND (ANNUAL): 12.428 AF/YEAR
- WATER SOURCE: FAWWA CENTRAL SERVICES

FILING 3:

- 6 LOTS WITHIN FILING 3
- TOTAL WATER DEMAND: 1.92 AF/YEAR (0.32 AC/UNIT)
- WATER SOURCE: INDIVIDUAL WELLS AND SEPTIC

SHEET INDEX

NUMBER	TITLE	DESCRIPTION
1	PP1.01	PHASING PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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RETREAT AT PRAIRIE RIDGE FIL. 1-3 PRELIMINARY PLAN AMENDMENT TO INCREASE WATER DEMAND PHASING PLAN

DATE:	3/27/2026
PROJECT MGR:	A. ODOM
PREPARED BY:	J. SMITH

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

PP1.01

1 OF 1

PLAN FILE #

P:\Classic2\Retreat at PrairieRidge\North\PP1\Drawings\Phasing\Phasing\Retreat at PR Phasing Plan.dwg [EPC PP] 3/24/2026 8:10:56 AM jsmith