
RETREAT AT PRAIRIERIDGE FILINGS NO. 1-3 WATER SUPPLY AMENDMENT

LETTER OF INTENT

APRIL 2026

OWNER:

Classic SRJ Land LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC COMMUNITIES
6385 CORPORATE DR. SUITE 200
COLORADO SPRINGS, CO 80919

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
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SITE DETAILS:

TSN: 5228000047

ADDRESS: 8455 POCO RD

ACREAGE: 108.89 ACRES (FULL PRELIMINARY PLAN AREA: 142.13 ACRES)

CURRENT ZONING: RR-2.5, RR-0.5, & RS-6000

ORIGINAL PRELIMINARY PLAN FILE #: SP239

AMENDMENT FILE #: TBD

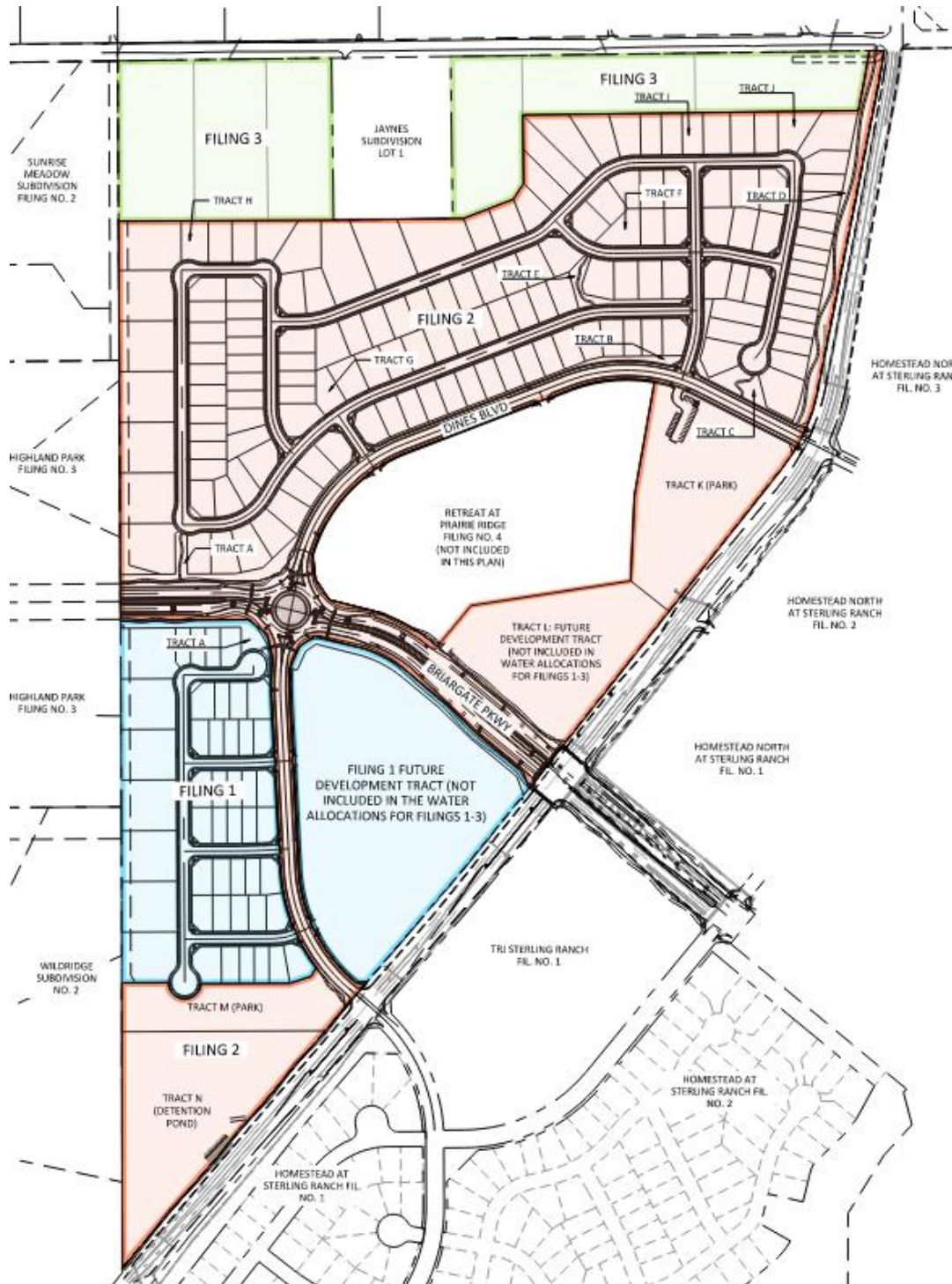
CURRENT USE: SINGLE FAMILY RESIDENTIAL AND VACANT

REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of Preliminary Plan Amendment to 108.89 acres of the 142.13-acre Preliminary Plan to increase water supply for the Retreat at Prairie Ridge Filings No. 1 – 3. This change in water supply includes an increase in irrigation needs and the removal of the 6 lots within Filing 3 from FAWWA central services to on-site wells and water treatment systems. This Amendment does not include the Future Development Tracts.

SITE LOCATION

Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan lies southwest of the intersection of Poco Road 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. The proposed map amendments are located within the Preliminary Plan area as depicted below.



PROJECT DESCRIPTION

This report reflects changes from Retreat at Prairie Ridge Filings 1-3 Preliminary Plan to Retreat at Prairie Ridge Filing 1-3 Final Plats. Retreat at Prairie Ridge Filings 1-3 Preliminary Plan, 4th Revision dated September 11th, 2024 was approved for 193 total lots on central water and sewer, for a total annual water demand of 70.93 acre-feet including irrigation. The 4th Revision report included all water within the 3 filings being served by central water. Since September 11th, 2024 changes include the following. Water court decree 24 CW 3007 was approved, and Retreat at PrairieRidge Filing 3 (6 large rural lots) will be served by single family wells, and septic systems, and not the central water system. Lot 6 of Retreat at PrairieRidge Filing 3 will continue to be served by the existing exempt well number 285607. The 5 single family wells will be served by Dawson Aquifer water, with post pumping depletions allocated from Non-Tributary LFH water as described in the report. This change of the 6 lots from central water/sewer to individual wells was potentially anticipated in prior reports, but the formal request change is taking place now because of the final approval of 24 CW 3007.

An additional change includes an increase in irrigation within Retreat at PrairieRidge Filings 1-2, which has increased the total water demand on the central system from 70.93 acre-feet to 77.56 acre-feet.

WATER SERVICE: The 187 lots in Retreat at Prairie Ridge Filings No. 1 and 2 will be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). The 6 lots within Filing 3 will have wells and on-site wastewater treatment systems (OWTS). A service commitment letter is provided by FAWWA. A finding of water sufficiency was approved with the original Preliminary Plan and is being amended as part of this Preliminary Plan Amendment.

An updated Water Resources Report, prepared by RESPEC on April 6, 2026 is included with this submittal. It is expected that an urban residential home 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. This is consistent with historic needs for nearby developments. 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 Prairie Ridge Filings 1-2 Final Plans include 187 lots, 25 of which fall into high-density development ratios for small lots, and roughly 12.43 annual acre-feet of water set aside for irrigated landscaping

The resulting water demand on the central water system is 77.56 acre-feet. The total 300 year water supply for FAWWA is shown in Table 3 and totals 1960.33 annual acre-feet 300 year, Appendix F of the report is an accounting of active water commitments, which total 1,157.08 acre-feet including all subdivisions committed through April 10th, 2026. This leaves a net excess of currently available water of 803.25 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filings 1-3 Preliminary Plan on the 300-year basis.

Retreat at PrairieRidge Filing 3 Final Plat includes 6 large lots, and no irrigated common areas. All 6 lots of Filing 3 will be served by private residential wells, and private septic systems. The central system will not contribute water to the lots. The Falcon Area Water and Wastewater Authority will contribute 1.6

acre-feet per year of previously augmented Dawson Aquifer water to 5 residential wells as well as 4.8 annual acre-feet of Laramie Fox Hills non tributary water for post pumping depletions of the 6 wells. Lot 6 will receive water from the existing exempt well which has a 300-year water supply of 1 acre-foot per year per decree 24 CW 3007. Case 24 CW 3007 augments 3-acre feet of Dawson NNT water for use within the Jaynes parcel (Retreat at Prairie Ridge Subdivision). The resulting water demand on the Dawson Aquifer is 1.6 acre-feet. The estimated water demand per lot is 0.32 acre-feet per year. This leaves an excess of 1.4 AF/300 year of Dawson NNT water within the Jaynes parcel which is more than sufficient to water supply to meet the demand of Retreat at Prairie Ridge Filing 3 on the 300-year basis. Water quality samples of the Dawson aquifer from the existing well were collected on June 30th, 2025 at the existing well, and results are included in Appendix E of the report.

WATER MASTER PLAN

The proposed residential development 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 Filings No. 1-3 Preliminary Plan is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, prepared by RESPEC on April 6, 2026 is included with this submittal. The 193 lots in PrairieRidge Filing 1-3 Preliminary Plan includes six 2.5-acre lots that will be served by individual wells. Five of the lots will be served with new wells and 1 existing lot will continue to be provided service through its existing well (Permit No 285607).

The resulting water demand on the central water system (Retreat at Prairie Ridge Filings 1 & 2) is 77.56 acre-feet. The total 300 year water supply for FAWWA is shown in Table 3 and totals 1960.33 annual acre-feet 300 year, Appendix F of the report is an accounting of active water commitments, which total 1,157.08 acre-feet including all subdivisions committed through April 10th, 2026. This leaves a net excess of currently available water of 803.25 AF/300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filings 1-3 Preliminary Plan on the 300-year basis.

The Falcon Area Water and Wastewater Authority will contribute 1.6 acre-feet per year of previously augmented Dawson Aquifer water to 5 residential wells as well as 4.8 annual acre-feet of Laramie Fox Hills non tributary water for post pumping depletions of the 6 wells. Lot 6 will receive water from the existing exempt well which has a 300-year water supply of 1 acre-foot per year per decree 24 CW 3007. Case 24 CW 3007 augments 3-acre feet of Dawson NNT water for use within the Jaynes parcel (Retreat at Prairie Ridge Subdivision). The resulting water demand on the Dawson Aquifer is 1.6 acre-feet. The estimated water demand per lot is 0.32 acre-feet per year. This leaves an excess of 1.4 AF/300 year of Dawson NNT water within the Jaynes parcel which is more than sufficient to water supply to meet the demand of Retreat at Prairie Ridge Filing 3 on the 300-year basis.

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