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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 10/24/2024
RE: P2316, P2314, P2313 and SP239; Retreat at PrairieRidge Fil. Nos. 1-3 Map Amendments (Rezonings) and Preliminary Plan

Project Description

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Rural Residential); a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Rural Residential); a Map Amendment (Rezoning) of 71.9 acres from RR-5 (Residential Rural) to RS-6000 (Residential Suburban); and a 142.13-acre Preliminary Plan depicting 193 single-family residential lots, 2 future development tracts, and 14 open space, utility, drainage, and right-of-way tracts. The items were heard on the regular agenda at the October 3, 2024, Planning Commission hearing, and were recommended for approval with a vote of 8-0. The property is zoned RR-5 (Residential Rural) and is located on the immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as Jaynes Property. (Parcel Nos. 5228000024, and 5228000025) (Commissioner District No. 1)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions. One person, Mrs. Smith, spoke in opposition requesting the land remain rural.

Planning Commission Recommendation and Vote

Schuettpelz moved / Byers seconded for approval of the RR-2.5 Map Amendment, utilizing the resolution attached to the staff report with 2 conditions and 2 notations. Carlson moved / Smith seconded for approval of the RR-0.5 Map Amendment, utilizing the resolution attached to the staff report with 2 conditions and 2 notations. Byers moved / Smith seconded for approval of the RS-6000 Map Amendment, utilizing the resolution attached to the staff report with 2 conditions and 2 notations. Trowbridge moved / Schuettpelz seconded for approval of the Preliminary Plan, utilizing the resolution attached to the staff report with 1 condition, 4 notations, 1 waiver of a change in water supply, and a finding of water sufficiency with regard to quality, quantity, and dependability, that this item be forwarded to the Board of County Commissioners for their consideration. The motions were all **approved (8-0).** The items were heard as regular agenda items.

Discussion

The items were heard as regular agenda items, there was little discussion. Mr. Trowbridge asked a clarifying question regarding the waiver for the project and if landscaping was proposed along Vollmer Road; however, no concerns were raised, and staff provided an answer to the satisfaction of the Planning Commission.

Attachments

1. Planning Commission Minutes from 10/3/2024.
2. Signed Planning Commission Resolutions.
3. Planning Commission Staff Report.
4. Draft BOCC Resolutions.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, October 3, 2024
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JIM BYERS, JAY CARLSON, BRYCE SCHUETTPELZ, WAYNE SMITH, AND TIM TROWBRIDGE.

PC MEMBERS VIRTUAL AND VOTING: CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: BECKY FULLER AND JEFFREY MARKEWICH.

STAFF PRESENT: JUSTIN KILGORE, ELIZABETH NIJKAMP, KARI PARSONS, BRET DILTS, CHARLENE DURHAM, MIRANDA BENSON, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: RACHONNE SMITH.

1. **REPORT ITEMS**

   Mr. Kilgore advised the board that the next PC Hearing is Thursday, October 17, 2024, at 9:00 A.M.

2. **CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA** (NONE)

3. **CONSENT ITEMS**

   A. **Adoption of Minutes** for meeting held September 19, 2024.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (8-0).

B. SF248 **BAGLEY**

FINAL PLAT
VILLAGE AT LORSON RANCH FILE NO. 1

A request by Matrix Design Group, Inc. for approval of a 9.73-acre Final Plat creating six commercial lots. The property is zoned CS (Commercial Service) and is located directly northeast of the intersection of Marksheffel Road and Fontaine Boulevard and directly northwest of the intersection of Fontain Boulevard and Carriage Meadows Drive. (Parcel No. 5515413054) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION.

PC ACTION: TROWBRIDGE MOVED / CARLSON SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF248 FOR A FINAL PLAT, VILLAGE AT LORSON RANCH FILE NO. 1, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH NINE (9) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

4. CALLED-UP CONSENT ITEMS (NONE)

5. REGULAR ITEMS

A. P2316 **PARSONS**

MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RR-2.5

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

B. P2314 **PARSONS**

MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RR-0.5

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The property is located south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

C. P2313 **PARSONS**

MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE RS-6000

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 71.9 acres from RR-5 (Residential Rural) to RS-6000 (Residential Suburban). The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

THIS ITEM WAS PART OF A COMBINED PRESENTATION.

D. SP239 **PARSONS**

PRELIMINARY PLAN
RETREAT AT PRAIRIERIDGE

A request by Classic SRJ Land, LLC for approval of a 142.13-acre Preliminary Plan depicting 193 single-family residential lots, 2 future development tracts, and 14 open space, utility, drainage, and right-of-way tracts. The property is zoned RR-5 (Residential Rural). Three concurrent Map Amendments (Rezonings) are also requested. The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

Mr. Trowbridge commented regarding the waiver request and water finding. He wanted confirmation that the future homeowners would have sufficient water rights already established.

Ms. Parsons confirmed. She explained that because the water finding is addressed at the Preliminary Plan stage, when the Final Plat is submitted, no lots will have been created, so no lots will have been sold. If there is a change in water sufficiency, it will be addressed at Final Plat under the review of the Executive Director, County Attorney's Office, and State Water Engineer.

Mr. Trowbridge further clarified that the water finding would then be tied to the individual lots moving forward.

Ms. Parsons confirmed. Her presentation then continued.

Mr. Trowbridge asked if the landscaping would extend along the full length of Vollmer Road.

Ms. Parsons answered that the landscaping would extend along the full length of Vollmer Road as the three phases are developed. Her presentation then continued.

There were no further questions for Planning or Engineering staff. The applicant's presentation began. There were no questions for the applicant.

PUBLIC COMMENTS

Ms. Rachonne Smith spoke in opposition. She wanted to reiterate her continued opposition to the development around her property. She stated that when they bought the property, they had assumed the land around them would remain RR-5. She further stated that traffic has increased on their road and people do not abide by the speed limit.

The applicant did not provide a rebuttal.

DISCUSSION

Mr. Whitney asked for details about the timing of a Metropolitan District request in relation to the Rezoning, Preliminary Plan, Final Plat, etc. Is it typical to have a Special District be approved before those steps?

Ms. Parsons explained that the Sketch Plan established the land use and densities that the Special District financial plan was based on. Application for a Special District is typical after a Sketch Plan is approved. After the Special District is approved, application for the further stages is expected.

PC ACTION: SCHUETTPELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER P2316 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RR-2.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: CARLSON MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER P2314 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RR-0.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: BYERS MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5C, FILE NUMBER P2313 FOR A MAP AMENDMENT (REZONING), RETREAT AT PRAIRIERIDGE RS-6000, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

PC ACTION: TROWBRIDGE MOVED / SCHUETTPELZ SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5D, FILE NUMBER SP239 FOR A PRELIMINARY PLAN, RETREAT AT PRAIRIERIDGE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ONE (1) CONDITION, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

6. NON-ACTION ITEMS (NONE)

MEETING ADJOURNED at 9:45 A.M.

Minutes Prepared By: Miranda Benson

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

SCHUETTPELZ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2316
RETREAT AT PRAIRIERIDGE RR-2.5 REZONE

WHEREAS, Classic SR Land LLC,. did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on October 3, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The Rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Robert Williams for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district, RR-0.5 (Residential Rural) zoning district, and RS-6000 (Residential Suburban) zoning district as described in the legal descriptions for each Map Amendment, and with the

applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a Map Amendment (Rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Map Amendment (Rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

BYERS seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 8 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 3rd day of October 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING;

THENCE N89°13'54"E, ON SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28, A DISTANCE OF 717.48 FEET TO THE WEST LINE OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE S00°46'12"E, ON SAID WESTERLY LINE, A DISTANCE OF 544.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE S89°43'27"W, A DISTANCE OF 722.15 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 389,662 SQUARE FEET, (8.94541 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

And;

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A

PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;

2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET;

THENCE S89°13'54"W, A DISTANCE OF 1,178.37 FEET;

THENCE S00°46'54"E, A DISTANCE OF 228.70 FEET;

THENCE S32°23'37"W, A DISTANCE OF 63.56 FEET;

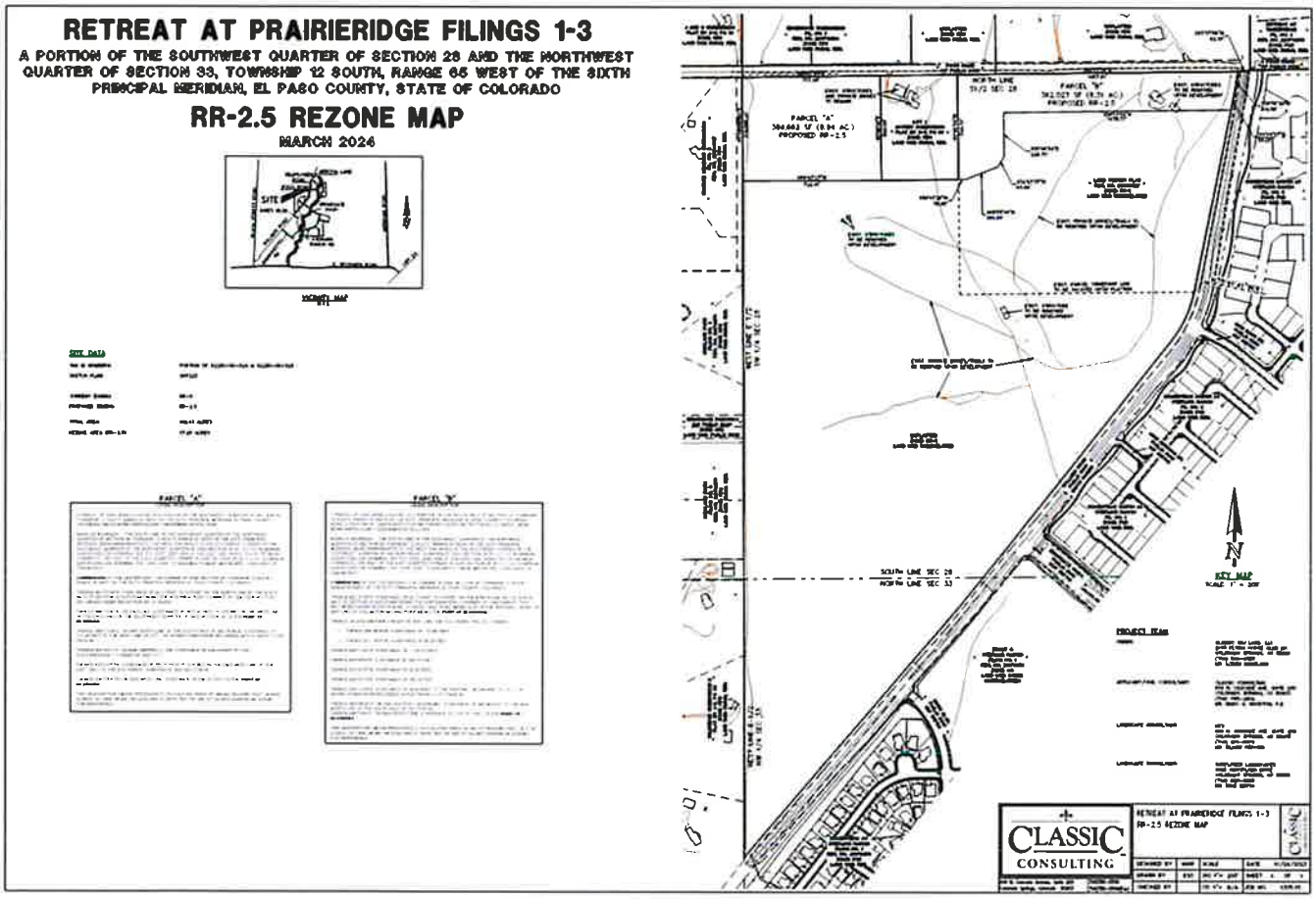
THENCE S68°55'19"W, A DISTANCE OF 180.00 FEET;

THENCE S89°13'29"W, A DISTANCE OF 36.40 FEET TO THE EASTERLY BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE N00°46'54"W, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28;
THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 362,027 SQUARE FEET, (8.31100 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

EXHIBIT B


RETREAT AT PRAIRIERIDGE FILINGS 1-3
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
RR-2.5 REZONE MAP
MARCH 2024
SITE DATA
PARCEL "A"
PARCEL "B"
SOUTH LINE SEC 28
NORTH LINE SEC 33
KEY MAP
PROJECT TEAM
CLASSIC
CONSULTING
RETREAT AT PRAIRIERIDGE FILINGS 1-3
RR-2.5 REZONE MAP

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

CARLSON moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2314
RETREAT AT PRAIRIERIDGE RR-0.5 REZONE

WHEREAS, Classic SR Land LLC,. did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on October 3, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The Rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Robert Williams for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district, RR-0.5 (Residential Rural) zoning district, and RS-6000 (Residential Suburban) zoning district as described in the legal descriptions for each Map Amendment, and with the

applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a Map Amendment (Rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Map Amendment (Rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

SMITH seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 8 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 3rd day of October 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

Legal Description
A PARCEL OF LAND BEING LOCATED IN 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, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 28;

THENCE S00°16'33"E, ON SAID LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING;

THENCE N89°43'27"E, A DISTANCE OF 210.00 FEET;

THENCE S00°16'33"E, A DISTANCE OF 1,022.97 FEET;

THENCE S41°32'04"W, A DISTANCE OF 37.50 FEET;

THENCE S00°16'33"E, A DISTANCE OF 429.67 FEET;

THENCE S36°29'38"E, A DISTANCE OF 42.31 FEET;

THENCE S00°16'33"E, A DISTANCE OF 1,041.57 FEET;

THENCE S89°43'27"W, A DISTANCE OF 211.28 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 483.17 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,073.13 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 525,622 SQUARE FEET, (12.06663 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

And;

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08°28"E A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 1857.56 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE S00°46'12"E, ON THE WESTERLY BOUNDARY OF SAID JAYNES SUBDIVISION, A DISTANCE OF 544.44 FEET TO THE POINT OF BEGINNING;

THENCE N89°13'29"E, ON THE SOUTHERLY BOUNDARY OF SAID JAYNES SUBDIVISION AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 436.45 FEET;

THENCE S21°04'41"E, A DISTANCE OF 120.00 FEET;

THENCE S68°55'19"W, A DISTANCE OF 505.00 FEET;

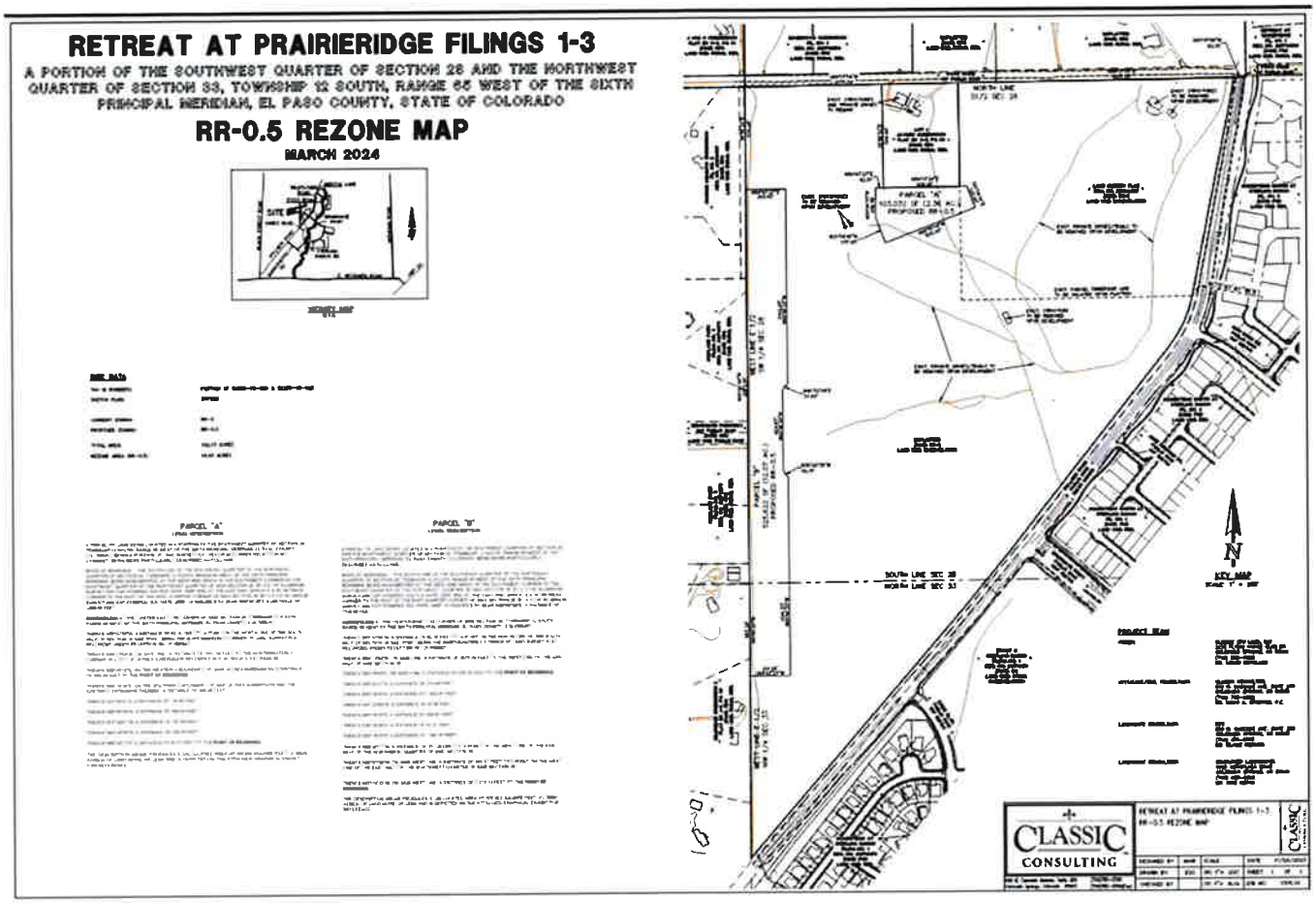
THENCE N21°04'41"W, A DISTANCE OF 137.93 FEET;

THENCE N00°16'33"W, A DISTANCE OF 158.78 FEET;

THENCE N89°43'27"E, A DISTANCE OF 42.01 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 103,032 SQUARE FEET, (2.36528 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

EXHIBIT B


RETREAT AT PRAIRIERIDGE 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
RR-0.5 REZONE MAP
MARCH 2024
PARCEL "A"
PARCEL "B"
CLASSIC CONSULTING

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Byers moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2313
RETREAT AT PRAIRIERIDGE RS-6000 REZONE

WHEREAS, Classic SR Land LLC,. did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RS-6000 (Residential Suburban) zoning district; and

WHEREAS, a public hearing was held by this Commission on October 3, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The Rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Robert Williams for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RS-6000 (Residential Suburban) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district, RR-0.5 (Residential Rural) zoning district, and RS-6000 (Residential Suburban) zoning district as described in the legal descriptions for each Map Amendment, and with the

applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a Map Amendment (Rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Map Amendment (Rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

SMITH seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 8 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 3rd day of October 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;

2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE S11°14'07"W, A DISTANCE OF 963.49 FEET;

2. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;

3. THENCE S38°19'09"W, A DISTANCE OF 612.03 FEET;

THENCE N51°40'51"W, A DISTANCE OF 164.68 FEET;

THENCE N02°32'52"E, A DISTANCE OF 287.73 FEET;

THENCE N09°57'35"E, A DISTANCE OF 417.95 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°57'35"W, HAVING A DELTA OF 31°02'16", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 306.07 FEET;

THENCE S68°55'19"W, A DISTANCE OF 583.95 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 57°09'17", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 563.61 FEET;

THENCE S11°46'01"W, A DISTANCE OF 244.11 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 14°47'24", A RADIUS OF 800.00 FEET, AND A DISTANCE OF 206.51 FEET;

THENCE S03°01'22"E, A DISTANCE OF 571.21 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 46°22'30", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 457.31 FEET;

THENCE S49°23'52"E, A DISTANCE OF 36.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;

THENCE S40°36'08"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,206.97 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 957.68 FEET;

THENCE N89°43'27"E, A DISTANCE OF 211.28 FEET;

THENCE N00°16'33"W, A DISTANCE OF 1,041.57 FEET;

THENCE N36°29'38"W, A DISTANCE OF 42.31 FEET;

THENCE N00°16'33"W, A DISTANCE OF 429.67 FEET;

THENCE N41°32'04"E, A DISTANCE OF 37.50 FEET;

THENCE N00°16'33"W, A DISTANCE OF 1,022.97 FEET;

THENCE N89°43'27"E, A DISTANCE OF 470.14 FEET;

THENCE S00°16'33"E, A DISTANCE OF 158.78 FEET;

THENCE S21°04'41"E, A DISTANCE OF 137.93 FEET;

THENCE N68°55'19"E, A DISTANCE OF 505.00 FEET;

THENCE N21°04'41"W, A DISTANCE OF 120.00 FEET;

THENCE N68°55'19"E, A DISTANCE OF 180.00 FEET;

THENCE N32°23'37"E, A DISTANCE OF 63.56 FEET;

THENCE N00°46'54"W, A DISTANCE OF 228.70 FEET;

THENCE N89°13'54"E, A DISTANCE OF 1,178.37 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 3,132,043 SQUARE FEET, (71.90181 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

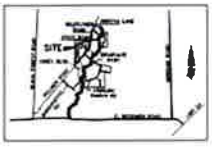
EXHIBIT B

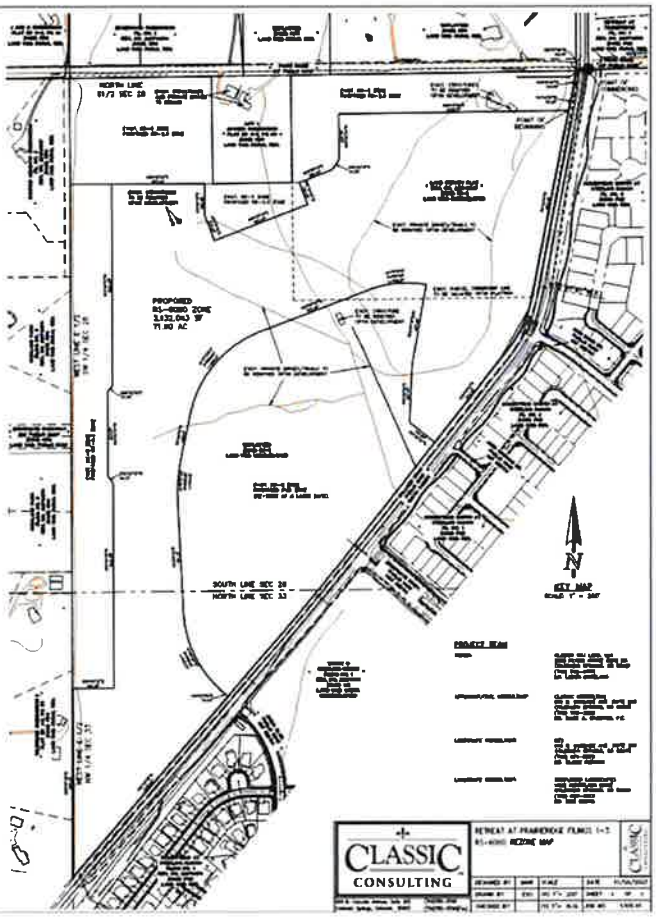
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

RS-6000 REZONE MAP

MARCH 2024





PRELIMINARY PLAN (RECOMMEND APPROVAL)

TROWBRIDGE moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP239
RETREAT AT PRAIRIERIDGE FIL NOS 1-3

WHEREAS, Classic SRJ Land, LLC,. did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Retreat at PrairieRidge Filing Nos. 1-3 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on October 3, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Preliminary Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

4. 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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);

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 the Code;

6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;

8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;

10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning

techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, 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 the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Home Run Restorations, Inc. for approval of a Preliminary Plan for the Retreat at PrairieRidge Filing Nos. 1-3 Subdivision for property located in the unincorporated area of El Paso County be approved by the Board of County Commissioners with the following conditions and notations:

CONDITION

1. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated September 24, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director. A change from central water to individual water for the six (6) rural lots is not considered to be a substantial change in water supply.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

4. Modifications to the Preliminary Plan as a result of the final technical design of adjacent roadways, and drainage facilities shall not require a Preliminary Plan amendment.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Schuettpelz seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 3rd day of October 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____

EXHIBIT A

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 1052.73 FEET;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
4. THENCE S38°19'09"W, A DISTANCE OF 1,375.53 FEET;
5. THENCE S39°06'28"W, A DISTANCE OF 376.53 FEET;
6. THENCE S40°36'08"W, A DISTANCE OF 1,729.38 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 1,440.85 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,611.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE EXTERIOR BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE ON THE SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING.**

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 6,191,054 SQUARE FEET, (142.12705 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

TO: **El Paso County Planning Commission**
Thomas Bailey, Chair

FROM: **Kari Parsons, Principal Planner**
Charlene Durham, PE, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: **Project File Numbers: P2316, P2314, P2313, and SP239**
Project Names: Retreat at PrairieRidge RR-2-5 Map Amendment (Rezoning),
Retreat at PrairieRidge RR-0.5 Map Amendment (Rezoning),
Retreat at PrairieRidge RS-6000 Map Amendment (Rezoning) and
Retreat at PrairieRidge Preliminary Plan,
Parcel Numbers: 5228000024, and 5228000025

OWNER:	**REPRESENTATIVE:**
Classic SRJ Land, LLC 2138 Flying Horse Club Drive Colorado Springs, CO, 80921	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	**10/3/2024**
Board of County Commissioners Hearing Date:	**10/24/2024**

EXECUTIVE SUMMARY

A request by Classic SRJ Land, LLC for:

- approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Rural Residential).

- approval of a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Rural Residential).
- approval of a Map Amendment (Rezoning) of 71.9 acres from RR-5 (Residential Rural) to RS-6000 (Residential Suburban); and
- approval of a Preliminary Plan of 142.13 acres.

The property is located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor, immediately adjacent and to the south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property.

The requested Preliminary Plan area includes 193 detached single-family residential lots, 14 tracts to be utilized for drainage, utilities, parkland, landscape, and open space, and two (2) future development tracts.

The requested Rezones and Preliminary Plan provide a gradual density increase located south of Poco Road and towards the Stapleton Briargate Corridor. The transition from the proposed Residential Rural (RR-2.5) to Residential Suburban (RS-6000) Zoning Districts is anticipated to buffer the requested development from the existing Residential Rural (RR-5) Zoned development to the north and northwest. A Rezoning to Residential Rural (0.5) and the addition of an 85-foot building setback are proposed to buffer from the existing Residential Rural (RR-2.5) properties to the west is proposed.

A finding of water sufficiency for water quality, quantity and dependability is also requested at this time. Additionally, the applicants are requesting approval to perform pre-subdivision site grading to include installation of wet utilities.

A. WAIVERS/AUTHORIZATION

Waiver(s): A request to waive Section, 8.4.7.E.1 to allow for a change in water system to individual wells at the time of final plat for six (6) rural lots.

Authorization to Sign: Approval by the Board of the Preliminary Plan with a finding of sufficiency for water quality, quantity, and dependability, authorizes the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan, Administrative Change in Water Supply from a central water provider to individual wells for six (6) lots at the time

of Final Plat, as well as the associated Subdivision Improvements Agreements, License and Detention Pond Maintenance Agreements, and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), Section 5.3.5, Map Amendment (Rezoning), of the El Paso County Land Development Code, as amended, states the Board of County Commissioners shall find that:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The Rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

In approving a Preliminary Plan, Section 7.2.1.D.2 of the El Paso County Land Development Code, as amended, states the Board of County Commissioners shall find that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
- 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 (this finding may not be deferred to Final Plat if the applicant intends to seek administrative Final Plat approval);

- 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;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

C. LOCATION

North:	RR-5 (Residential Rural)	Single-family Residential
South:	RS-5000 (Residential Suburban)	Single-family Residential
East:	RS-6000 (Residential Suburban)	Single-family Residential
	Commercial Service (CS)	Vacant
West:	RR-5/RR-2.5 (Residential Rural)	Single-family Residential

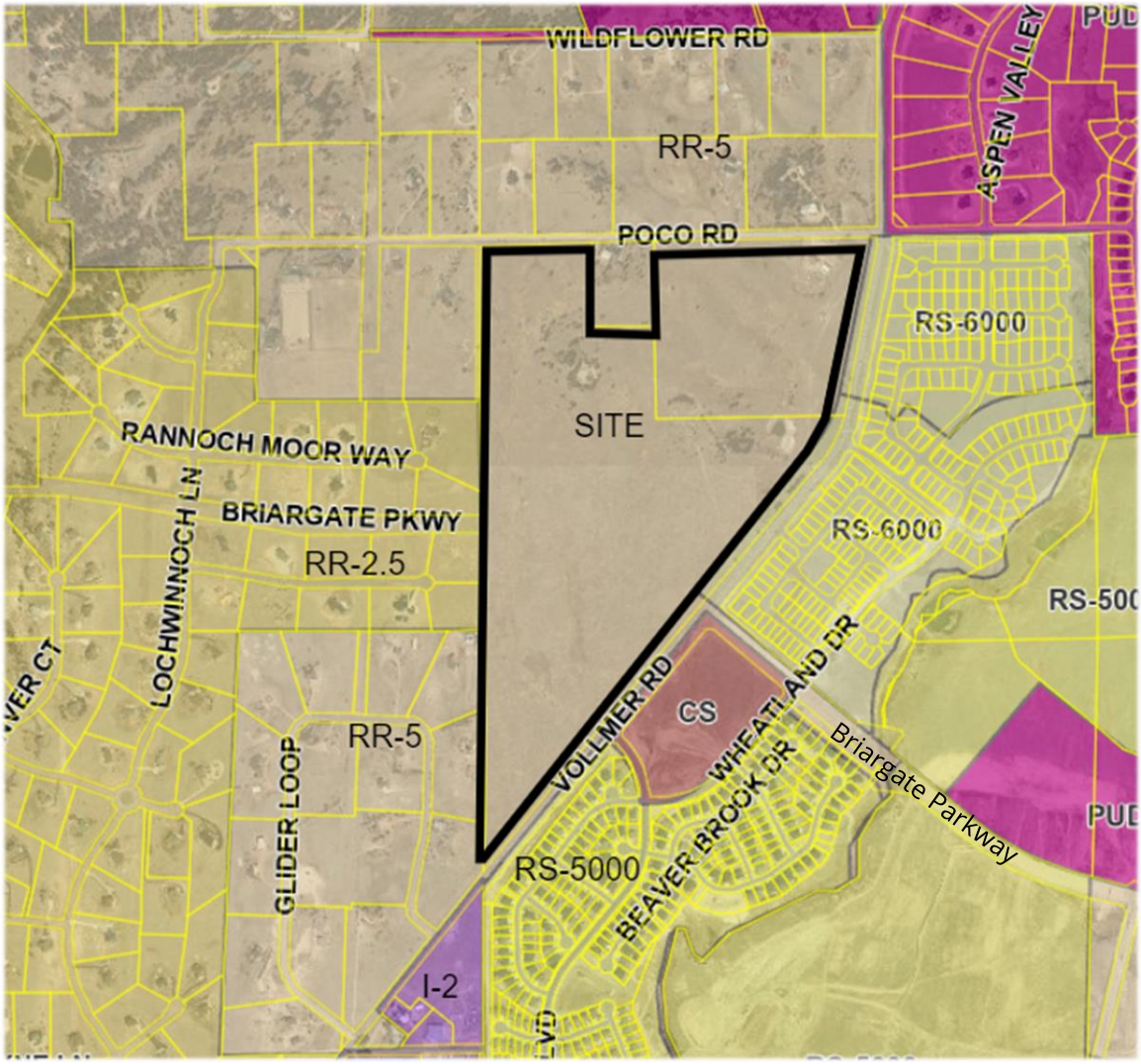


Figure C1: Zoning Map

D. BACKGROUND

The Jaynes Sketch Plan, consisting of 142 acres, was heard, and approved by the Board of County Commissioners on April 18, 2023, and included a maximum of 450 single-family lots (101) acres, 4.5 acres of commercial development, 13.7 acres of future right of way, including the Briargate Parkway corridor, and 22.9 acres of open space.

The Sketch Plan depicts a transition from the adjacent RR-5 Zoned Properties north of Poco Road, to include 6 rural lots proposed to be within the RR-2.5 Zoning District. There is also, a transition from the adjacent RR-2.5 Zoned properties west of the development, to include an 0.7-acre lot size minimum and a 75-foot setback requirement within the requested RR-0.5 Zoning district. In addition to the transition to smaller lots sizes from adjacent rural properties, a height restriction was placed on the land adjacent to the "Smith Parcel" to further mitigate the increased density within the Sketch Plan. The urban lots and commercial development are centered to the Plan Area and adjacent to Vollmer Road. Post approval of the Jaynes Sketch Plan the development was renamed to the "Retreat at PrairieRidge Filings 1-3."

If approved, the Rezoning requests submitted implement the density transition depicted in the approved Sketch Plan. The requested Preliminary Plan is consistent with the overall densities and land uses set forth in the Sketch Plan and depicts an 85-foot setback along the western boundary which exceeds the 75-foot setback Sketch Plan requirement. The proposed Preliminary Plan Filing No. 2, Lots 14-16 depict the "ranch restriction" on the face of the Preliminary Plan.

The Prairie Ridge Metropolitan District Nos. 1-3 is anticipated to be heard by the Board of County Commissioners on September 26, 2024, and placed on the November 2024 ballot for the formation of the districts. The districts are anticipated to design and construct the public and private improvements, in addition to owning and maintaining the open space and two (2) neighborhood park sites.

E. ANALYSIS

1. Land Development Code Compliance

The applicant is requesting approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Rural Residential), approval of a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Rural

Residential), and approval of a Map Amendment (Rezoning) of 71.9 acres from RR-5 (Residential Rural) to RS-6000 (Residential Suburban.

Section 5.3.5, Map Amendment (Rezoning), of the Code (as amended) states:

> *"The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the Land Development Code also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.*
>
> *Generally, Rezoning is justifiable under one of the following circumstances:*
>
> - *When the requested Rezoning is in general conformance or consistency with the County's Master Plan;*
> - *If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;*
> - *When there was an error or oversight in the original zoning of the property; or*
> - *The zone change is necessary for the general health, safety, or welfare of the community."*

The applicant is also requesting approval of the Retreat at PrairieRidge Filings 1-3 Preliminary Plan which includes six lots proposed to be zoned RR-2.5, 17 lots proposed to be no less than 0.7 acres and zoned RR-0.5, and 170 lots proposed to be zoned RS-6000. Two (2) neighborhood park sites (5.5-acre and 2.65-acre) are depicted on the Preliminary Plan in addition to 10.79 acres of open space to be utilized for drainage, trails, utilities, park and landscape. There is no open space minimum within the proposed Zoning Districts. The lots depicted on the Preliminary Plan meet the respected Zoning Districts' Dimensional and Development standards.

Section 7.2.1, Subdivision, of the El Paso County Land Development Code, as amended states:

The preliminary plan is generally the second step of the approval process for a large or complex division of land or the first step in the process for simpler divisions of land. The preliminary plan process will review the feasibility and design characteristics of the proposed division of land based on the standards in this Code. The preliminary plan process will also evaluate preliminary engineering design.
The purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. The preliminary plan and reports shall meet the statutory requirements as contained in C.R.S. § 30-28-133, as amended. During this step public hearings will be held before the Planning Commission and the BoCC.

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Briargate Parkway/Stapleton Corridor and Vollmer Road corridors. The land uses allowed within the proposed Zoning Districts are compatible with the existing and approved rural and urban level residential development surrounding the subject property.

The proposed Rezonings and Preliminary Plan are consistent with the Your El Paso Master Plan (2021, See discussion in Section E of this report). The three (3) Map Amendment (Rezoning) applications meet the purpose of zoning and criteria of approval in Chapter 5 of the Code.

The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7 of the El Paso County Land Development Code.

2. Zoning Compliance

The RR-5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single-family residential development. The density and dimensional standards for the RR-5 (Residential Rural) zoning district are as follows:

- *Minimum lot size: 2.5 acres*
- *Minimum width at the front setback line: 200 feet*
- *Setbacks - 25 feet in the front, rear, and 15 feet on the sides*
- *Maximum lot coverage - none*
- *Maximum height: 30 feet*

The RR-0.5 (Residential Rural) zoning district is intended to accommodate rural residential uses where urban services are generally available. The density and dimensional standards for the RR-0.5 (Residential Rural) zoning district are as follows:

- *Minimum lot size: 21,780 square feet*
- *Minimum width at the front setback line: 100 feet*
- *Setbacks - 25 feet in the front and rear, 10 feet on the sides**
- *Maximum lot coverage - none*
- *Maximum height: 30 feet*

  ** The side yard setback for an accessory structure shall be 10 feet, unless the structure is at least 60 from the front property line or nearest road right of way, where a 5 feet setback is allowed. In no instance shall an accessory structure be closer to the front property line than the principal structure.*

The RS-6000 (Residential Suburban) zoning district is intended to accommodate single-family residential development. The density and dimensional standards for the RS-6000 (Residential Suburban) zoning district are as follows:

- *Minimum lot size: 6,000 square feet*
- *Minimum width at the front setback line: 50 feet*
- *Setbacks - 25 feet in the front and rear, 5 feet on the sides*
- *Maximum lot coverage - 40 percent / 45 percent**
- *Maximum height: 30 feet*

  **Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 percent of the total lot area.*

The requested Map Amendment (Rezonings) and Preliminary Plan are consistent with the approved Sketch Plan. The Map Amendment (Rezonings) must be

approved prior to the Preliminary Plan pursuant to the order of the established entitlement process.

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

Analysis: The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The application is consistent with the land use and densities set forth in the approved sketch plan. Relevant goals and objectives are as follows:

Goal 2.1 – *Promote development of a mix of housing types in identified areas.*

Goal LU3 – *Encourage a range of development types to support a variety of land uses.*

Objective LU3-1 – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

Objective HC4-1 – *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

Objective HC2-6 – *Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.*

Objective TM1-4 – *Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

The three (3) Map Amendment (Rezonings) and Preliminary Plan are consistent with the Suburban Residential Placetype. The applicant depicts a trail corridor along Vollmer Road. The applicant is anticipated to provide pedestrian connectivity throughout the development with sidewalks which will connect to two (2) parks and the open spaces within the development. The Preliminary Plan also depicts a density transition from the rural residential 2.5- 5-acre lots north, and west of the development by proposing a density increase from north to south, and west to east within the development area, which is anticipated to provide a variety of housing types within the development area.

b. Area of Change Designation: New Development

The subject parcel is within an area of New Development: These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis: The proposed three (3) Map Amendments (Rezoning) and Preliminary Plan are located in an area which is expected to significantly change the character. The applicant proposes to develop the subject property with single-family residential homes which is consistent with the existing land use to the north, west, and east adjacent to the site. The proposed densities on the perimeter of the requested Preliminary Plan are intended to buffer the density increase from the existing adjacent rural properties to the north and west. The developed single-family to the east is zoned RS-6000. The developed single-family to the south is zoned RS-5000, which has a smaller lot size than proposed.

c. Key Area Influences: Potential Areas for Annexation

The subject property is located within the Potential Areas for Annexation. The key area map demonstrates the anticipated urban growth areas in unincorporated El Paso County. The property is not contiguous to the City boundary. The applicant does not wish to annex into the City at this time. The applicant, City and County are coordinating on the design of Vollmer Road and Briargate Parkway/Stapleton Corridor. Continued coordination between the applicant, City, and County is anticipated to occur to ensure the design and construction for the impacted roadways.

d. Other Implications (Priority Development, Housing, etc.) The subject property is located within a High Priority Development Area, Falcon Area.

The Falcon community has developed its own unique character and functions like a small municipality. New Suburban Residential development would not only match the existing development pattern in Colorado Springs and Falcon to the east and west but also act as a density buffer between more urban development to the south and large lot to the north.

The proposed rezone is also consistent with the High Priority Areas, and the guidelines below:

- *Residential development near the municipal boundaries adjacent to this area may include single-family attached and multi-family units.*
- *The County should emphasize Stapleton Road, Woodmen Road and Vollmer Road as connectivity corridors that would provide important access to necessary goods and services in surrounding communities, generally supporting suburban residential development.*
- *The County should support the completion of Stapleton Road to improve connectivity between Falcon and Colorado Springs.*
- *Neighborhood-level commercial uses and public services should also be considered in these areas at key intersections.*

The subject area is anticipated to continue to have significant growth due to the establishment of central water and sanitation services. As residential development occurs, commercial areas are anticipated to develop in these areas along the Briargate Parkway/Stapleton Corridor to provide local services to the residents in the area. The proposed three (3) Map Amendment (Rezoning) and Preliminary Plan requests are consistent with the developed area and with the goals and policies of the Master Plan.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

Goal 1.2 – *Integrate water and land use planning.*

Goal 3.1 – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

Policy 4.1.4 – *Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

Policy 6.0.11 – *Continue to limit urban level development to those areas served by centralized utilities.*

Policy 6.0.1 – *Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

Policy 6.4.1.3 – *Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.*

Policy 6.4.1.4 – *Promote long-term planning by water providers for sustainable water supplies serving new development.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Region 3, Falcon Area, which is expected to experience significant growth by 2040. Specifically, the Plan states:

> *"Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road."*

The Water Master Plan identifies a current water demand of 4,494-acre feet (AF) and a current supply of 7,164 AF for this Region, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area included within the rezoning request is projected in the Water Master Plan as likely to reach build out by year 2040. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of 1,581 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by 2060.

A finding of water sufficiency regarding quantity, dependability, and quality is requested with the proposed Preliminary Plan request.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Services Division, and the Colorado Parks and Wildlife were each sent referrals and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) does not identify valued deposits in the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The Community Services Department Parks Division has provided the response below which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022):

> *"The Preliminary Plan includes four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile to allow for easy pedestrian access. The largest 5.5-acre neighborhood park site is located adjacent to Vollmer Road at the intersection of Dines Boulevard. A smaller 2.6-acre neighborhood park (Tract B) is proposed in the south portion of the site, adjacent to a detention basin. Additionally, the applicant is including two pocket-parks along drainage easement within and along Sunlit Prairie Place (Tract E), and along Sandstone Mesa Way (Tract G).The El Paso County Parks Master Plan shows two proposed bicycle routes near the project. The proposed Briargate Bicycle Route is shown along the future Briargate Parkway. This proposed bicycle route intersects with the project along the future Briargate Parkway which is currently under design. The proposed Vollmer Road Bicycle Route is shown along Vollmer Road on the east side of the project. Both proposed bicycle routes will be accommodated within the public right of way, therefore this preliminary plan supports the master plan.*
>
> *The extension of Briargate Parkway is currently being planned by the County and City to ensure the design of the future Briargate Parkway is consistent between jurisdictions. The cross section of Briargate Parkway includes two 10-ft wide*

detached sidewalks, one on each side of the parkway which would serve as a regional trail connection. The proposed sidewalks along Briargate are shown as 6' wide transitioning down to 5' wide. The applicant is encouraged to increase the width of the sidewalks to 10' wide. This would match existing detached sidewalks along Briargate Parkway to the west and accommodate a variety of trail users. This planned trail corridor along Briargate Parkway is a crucial east-west connector which will facilitate a regional connection between the City and County trail network. Staff is encouraged to see the inclusion of this trail along with the proposed crosswalk and signalized intersection at Vollmer Road and Briargate Parkway. This will allow connection to the County's Sand Creek Regional Trail ¼ of a mile east of Vollmer Road."

Please see the Transportation Section below for information regarding conformance with the 2024 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified in the development area that would preclude development in the 4. Soils and Geology Study, Retreat at PrairieRidge Filings 1, 2, and 3 Preliminary Plan prepared by Entech Engineering Inc., April 2, 2024, revised June 5, 2024, that would preclude development if mitigation were to occur. The applicant will provide further analysis of groundwater post grading of the site, and at the time of Final Plat submittal. The following comment has been provided by the Colorado Geological Survey (CGS):

"The available referral documents include a Soil and Geology Study and Wastewater Study, Jaynes Property, Soils and Geology Study, Retreat at PrairieRidge Filings 1, 2, and 3 Preliminary Plan (Entech Engineering, Job No. 212381, Revised June 5, 2024), Preliminary Plan (Classic Consulting, May 29, 2024), Response to Review Comments (Entech Engineering, June 5, 2024), and other documents. CGS provided comments on January 25, 2024 and May 6, 2024.

Entech's Response to Review Comments generally addresses our previous comments. CGS agrees with Entech that the overlot grading operations will alter the groundwater across the site. Provided the piezometers continue to be monitored during and following grading,

and additional investigation is performed, CGS has no further comments regarding the Retreat at Prairie Ridge Preliminary Plan Phase 1.

Per the Plan (General Note 16 and Sheet 28), "Further study to determine mitigation will be required at final plat." CGS looks forward to reviewing additional investigations as this development progresses and during final plat."

The applicant has depicted the following notes on the face of the Preliminary Plan:

"*Soils and Geology Conditions:*

Geologic Hazard Areas and Mitigation measures can be found in the report "Soils and Geology Study, Retreat at PrairieRidge Filings 1, 2, and 3 Preliminary Plan" prepared by Entech Engineering Inc., April 2, 2024, in file number SP239 available at the El Paso County Planning and Community Department.

- *Potential Seasonally Shallow Ground Water (PSW)*
- *Seasonally Wet Area (SW)*
- *Areas of Ponded/ Flowing Water (w)*

See Sheet 28 for Geologic Constraints Map and lots affected. Further study to determine mitigation will be required at Final Plat.

In Areas of High Ground Water:
Due to high groundwater in areas, all foundations shall incorporate and underground drainage systems. Underdrain system to be maintained by the Prairie Ridge Metropolitan District."

2. Floodplain

Per FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0533G and 0841C0535G, no portion of the project area is located within a regulatory floodplain.

3. Drainage and Erosion

The proposed Retreat at Prairie Ridge development is located within the upper portion of the Sand Creek drainage basin, which is included in the El Paso County drainage basin fee program. Drainage and bridge fees apply at the time of final plat recordation. The Sand Creek Drainage Basin Planning Study (1996) does not address specific improvements in the subject area northwest of Vollmer Road and

did not consider the urban development density proposed with the Jaynes sketch plan.

A Preliminary Drainage Report (PDR) was provided with the Preliminary Plan submittal. The PDR analysis and design indicates that the proposed development will not release developed runoff in excess of historic rates. The PDR concludes that "Downstream drainage facilities will not be negatively affected, as existing drainage patterns and allowable release rates are planned to be maintained."

The site generally drains to the south through two natural drainageways. Per the Master Development Drainage Plan (MDDP), the northeast portion of the site's developed stormwater will be conveyed to planned storm facilities along Vollmer Road that flow to Pond C within the Homestead North at Sterling Ranch development (PCD File No. SF-22-013). This off-site pond accounted for flows from upstream contributing areas including the Retreat at Prairie Ridge property and will provide water quality and flood control mitigation prior to discharging to Sand Creek. The remaining stormwater from the site's western and southern areas will be conveyed to a proposed onsite full spectrum detention facility at the south end of the property to mitigate water quality and flood control. The onsite pond outfall will be routed to an existing storm facility installed by the Sterling Ranch development that accounted for these flows and discharges to Sand Creek. Additional details for the storm drainage facilities and detention basin designs will be required with each final plat application within the proposed development.

The developer's consultants will design facilities to comply with full-spectrum detention and water quality requirements and the proposed drainage plan remains in general conformance with the MDDP approved in 2023.

An erosion and stormwater quality control permit (ESQCP), a grading and erosion control plan, a financial assurance estimate (FAE), a stormwater management plan (SWMP), and wet utility plans will be required with the pre-subdivision grading request or final plat.

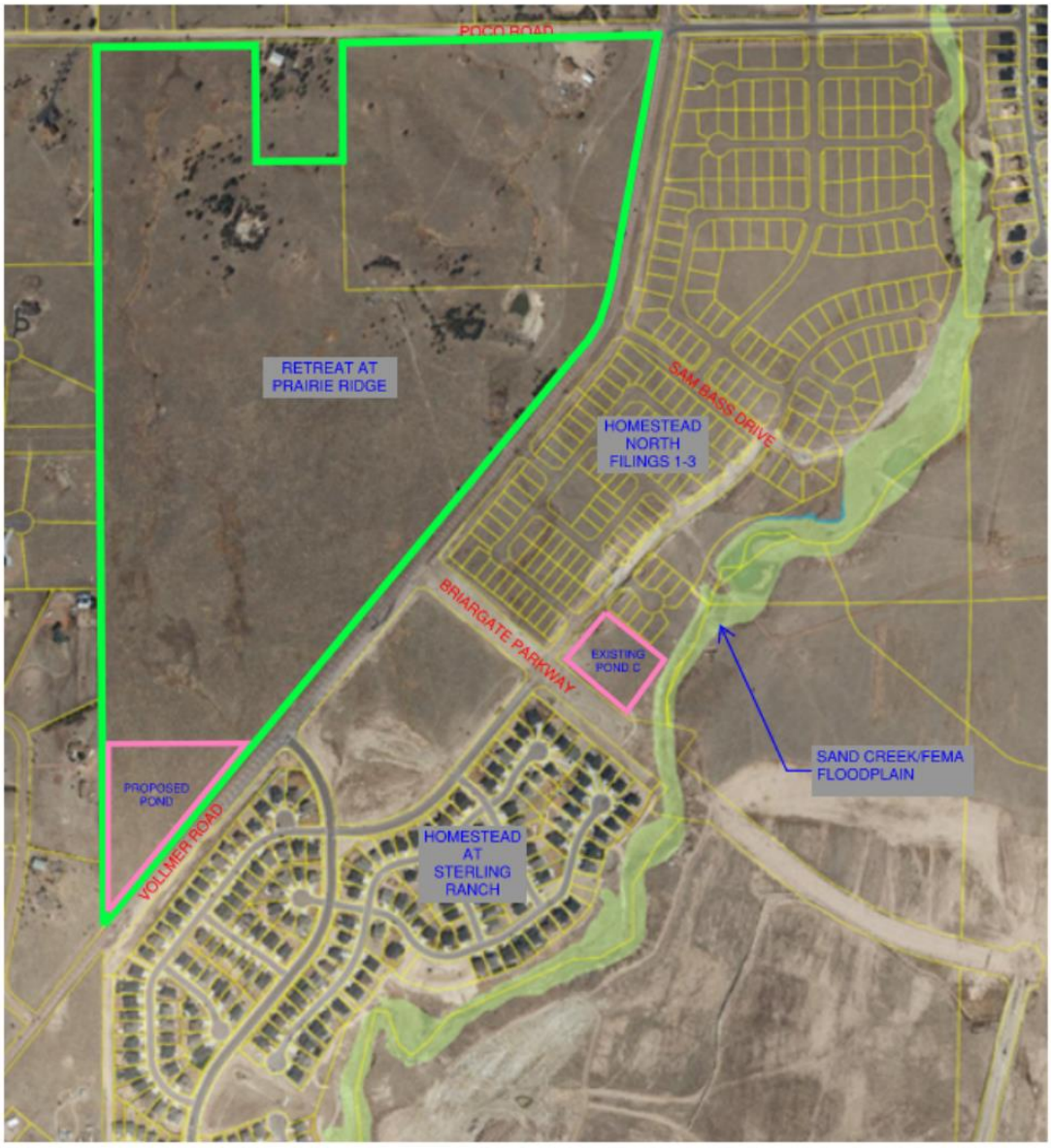


Figure G.1: Drainage Overview

4. Transportation

The proposed Retreat at Prairie Ridge development is located along the west side of Vollmer Road at the intersection with Briargate Parkway. Vollmer Road is classified as a Minor Arterial and Briargate Parkway is classified as a Principal Arterial in the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP)

The master traffic impact study (TIS) provided with the rezones and preliminary plan estimates the development will generate approximately 5,386 average daily trips. Primary access to the development areas is proposed via extension of Briargate Parkway through the site and Dines Boulevard, a new public collector road that traverses the site from intersections on Vollmer Road, intersecting Briargate Parkway west of Vollmer Road.

Upon assumed development build-out by year 2040, signalization of the intersection of Briargate Parkway and Vollmer Road may be warranted. Said intersections should be monitored as development progresses to determine if and when traffic signal installation is appropriate. The intersection of Briargate Parkway and Dines Boulevard is proposed to be a roundabout. The submitted TIS provides recommended roadway and intersection control improvements in Table 9, consisting of auxiliary turn lanes, roadway construction, and signalization of intersections along Vollmer Road and Briargate Parkway. The anticipated extension of Briargate Parkway and the recommended and potential improvements provided in the TIS are consistent with the MTCP. Briargate Boulevard from Vollmer Road west to the property line of the project site will be part of the final plat submittal. The continuation of Briargate Boulevard to the west to Powers Boulevard will be provided as development continues in that area.

The proposed interior roads will be public paved roads dedicated to the County for ownership and maintenance. The proposed Retreat at Prairie Ridge development is subject to the El Paso County Road Impact Fee program (Resolution No. 19-471), as amended. Construction of qualifying roads and intersections, including Briargate Parkway, will be eligible for reimbursement under the fee program provisions.

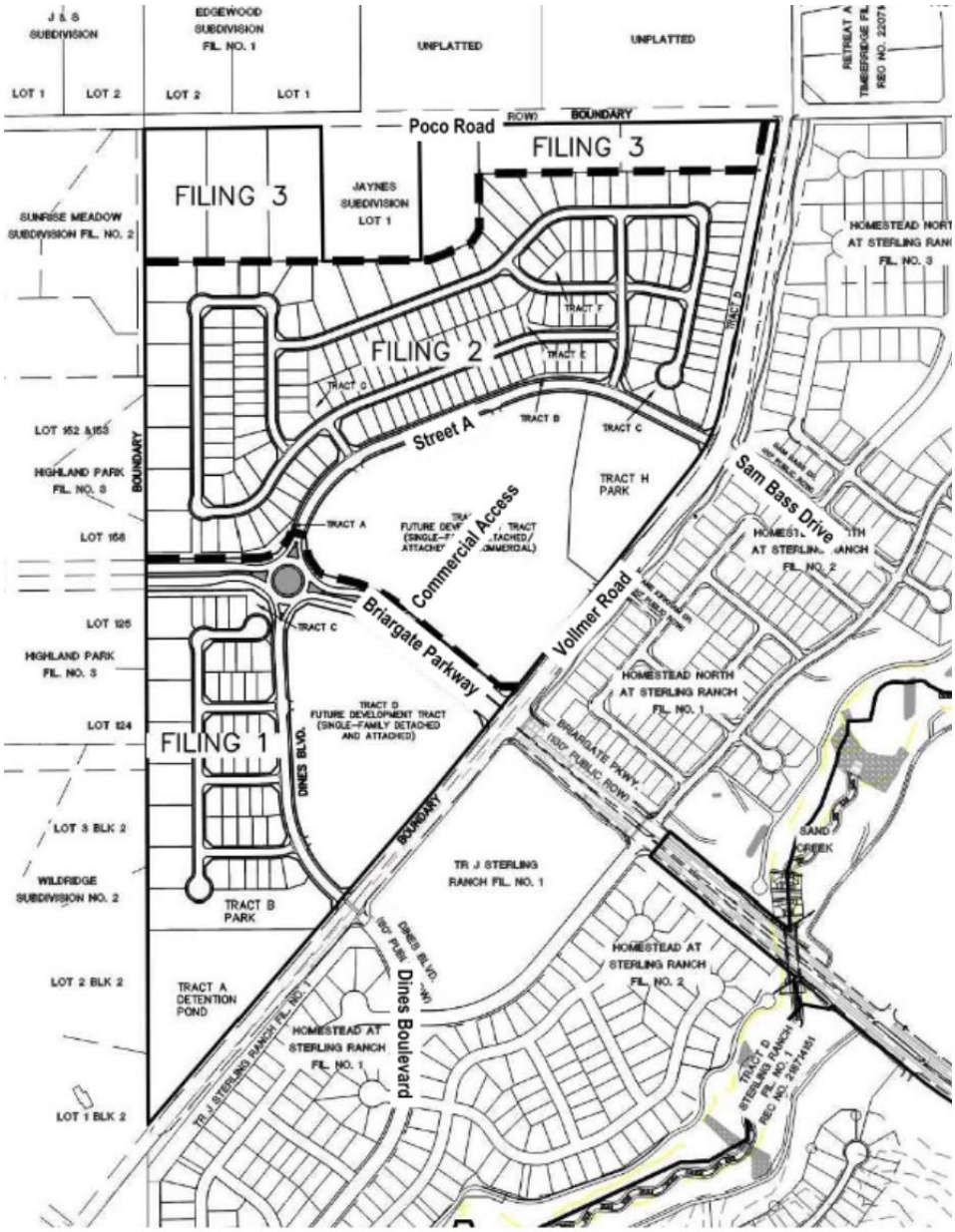


Figure G.2: Transportation Overview

H. SERVICES

1. Water

Falcon Area Water and Wastewater Authority (FAWWA) provides water service and has committed to serve the development (193 lots) via an intergovernmental agreement with the Retreat at Prairie Ridge Metropolitan District for all the lots within the Preliminary Plan area. Six (6) of the lots are rural, may alternatively be

served by individual wells pending the status of Water Court Case 24 CW 3007, and final grading and utility design to occur with subsequent Final Plat(s). No increase to the amount of water to serve the six (6) rural, (2.5-acre minimum lot size) lots is anticipated. Documentation of the finalized decree and utility plans will be submitted with subsequent final plat(s) to be administratively approved by the Planning and Community Development Director.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality for both the individual wells and central water provider.

2. **Sanitation**

Falcon Area Water and Wastewater Authority (FAWWA) provides wastewater service and is anticipated to serve the 187 urban lots within the development via an intergovernmental agreement with the Sterling Ranch Metropolitan District. The six (6) rural lots will be served by on-site septic systems.

3. **Emergency Services**

The property is within the Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments.

4. **Utilities**

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service to the six (6) rural lots is provided by Black Hills Energy. Colorado Springs Utilities will provide natural gas service to the 187 urban lots. The agencies were sent a referral and have no outstanding comments.

5. **Schools**

The site is within the boundaries of the Academy School District No. 20.

I. APPLICABLE RESOLUTIONS

The three (3) Map Amendment (rezoning) requests must be approved prior to the approval of the Preliminary Plan. See attached resolutions.

J. STATUS OF MAJOR ISSUES

No major issues remain.

K. RECOMMENDED CONDITIONS AND NOTATIONS

A. Should the Board of County Commissioners find that the Map Amendment (Rezoning) requests meet the criteria for approval outlined in Section 5.3.5, Map Amendment (Rezoning), of the Code, as amended, staff recommends the following conditions and notations for each rezoning request:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district, RR-0.5 (Residential Rural) zoning district, and RS-6000 (Residential Suburban) zoning district as described in the legal descriptions for each Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a Map Amendment (Rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there

has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Map Amendment (Rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

B. Should the Board of County Commissioners find that the Preliminary Plan request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code, as amended, staff recommends the following conditions and notations:

CONDITION

1. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated September 24, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director. A change from central water to individual water for the six (6) rural lots is not considered to be a substantial change in water supply.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

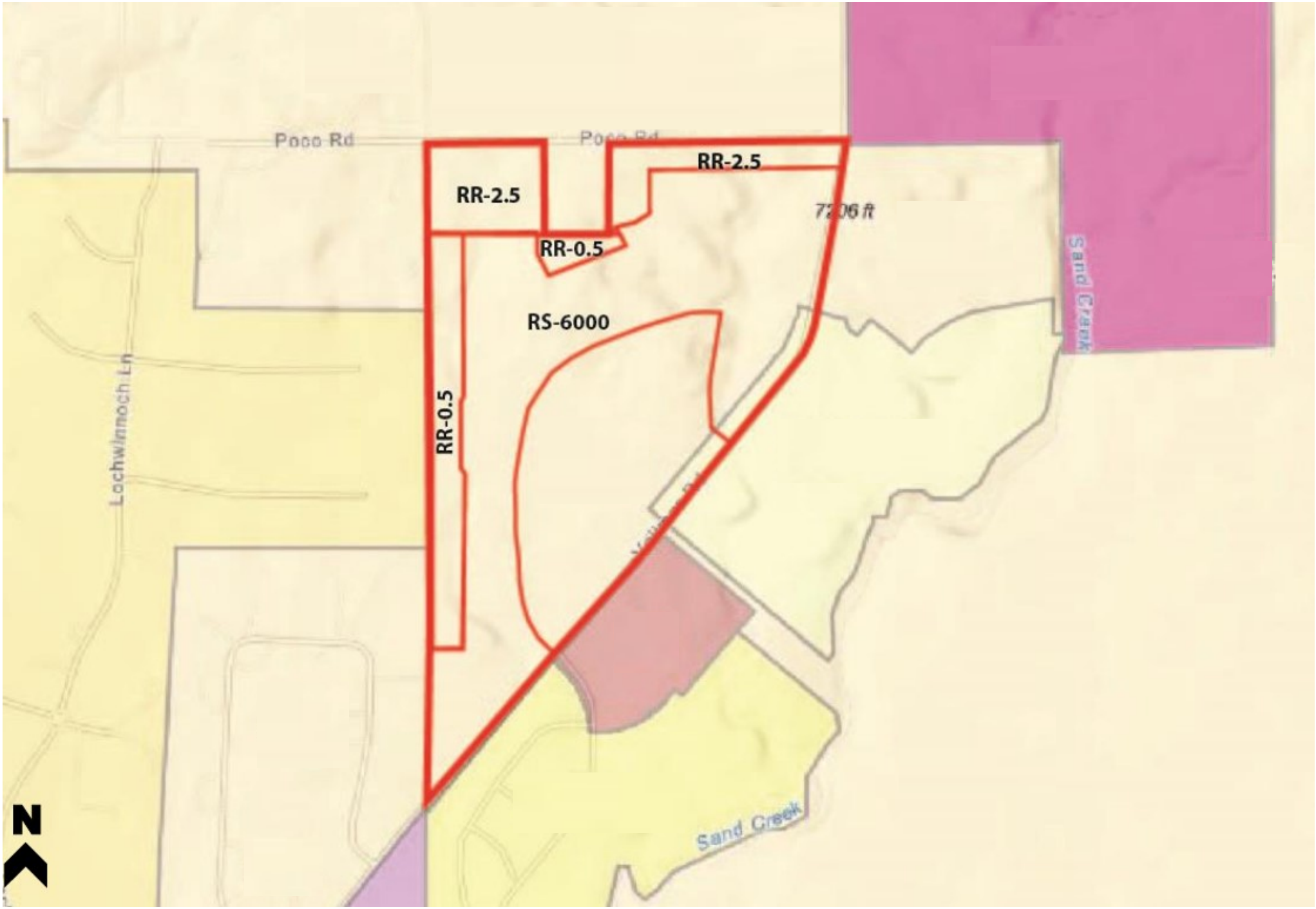
4. Modifications to the Preliminary Plan as a result of the final technical design of adjacent roadways, and drainage facilities shall not require a Preliminary Plan amendment.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 82 adjoining property owners on September 17, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Combined Letter of Intent
RR-2.5 Rezone Drawing
RR-0.5 Rezone Drawing
RS-6000 Rezone Drawing
Preliminary Plan Map
State Engineers Letter
County Attorneys Letter
EPC Health Department Letter
Draft RR-2.5 Rezone Resolution
Draft RR-0.5 Rezone Resolution
Draft RS-6000 Rezone Resolution
Preliminary Plan Rezone Resolution


Poco Rd
Poco Rd
RR-2.5
RR-2.5
RR-0.5
RS-6000
RR-0.5
Lochwinnoch Ln
Sand Creek
Sand Creek
N

RETREAT AT PRAIRIERIDGE FILINGS NO. 1-3 MAP AMENDMENTS AND PRELIMINARY PLAN

LETTER OF INTENT

***DECEMBER 2023* | UPDATED JULY 2024**

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
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5228000024 &5228000025

ADDRESS: 8455 POCO RD AND 9650 VOLLMER RD

ACREAGE:

Preliminary Plan: 142.13 AC (includes two Future Development Tracts totaling 33.23 AC)

3 Map Amendments: 103.58 AC

- Rezone 17.25 AC from RR-5 to RR-2.5
- Rezone 14.43 AC from RR-5 to RR-0.5
- Rezone 71.90 AC from RR-5 to RS-6000

CURRENT ZONING: RR-5

CURRENT USE: SINGLE FAMILY RESIDENTIAL AND VACANT

FILE #: P2313 - RETREAT AT PRAIRIE RIDGE REZONE RS6000 (AKA JAYNES)
P2314 - RETREAT AT PRAIRIE RIDGE REZONE RR-0.5 (AKA JAYNES)
P2316 - RETREAT AT PRAIRIE RIDGE REZONE RR-2.5 (AKA JAYNES)
SP239 - RETREAT AT PRAIRIERIDGE PRELIMINARY PLAN PHASE 1 (AKA JAYNES)

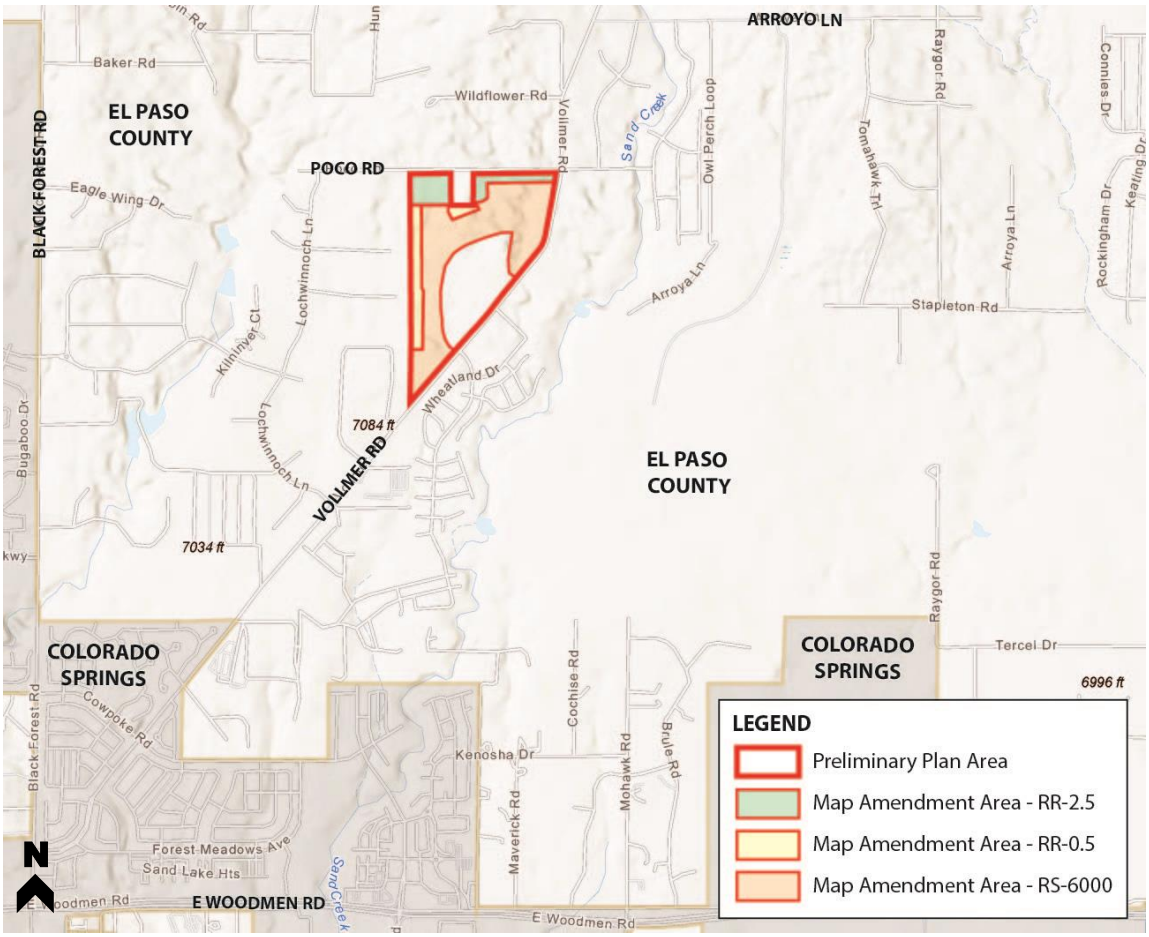
REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of the following applications:

1. Three Map Amendments (Rezones) of the Preliminary Plan area as follows:
   - Rezone 17.25 AC from RR-5 to RR-2.5
   - Rezone 14.43 AC from RR-5 to RR-0.5
   - Rezone 71.90 AC from RR-5 to RS-6000
2. A Preliminary Plan for Retreat at PrairieRidge Filings No. 1-3, which covers 142.13 AC and includes two Future Development Tracts totaling 33.23 AC, which will be the subject of a future filing.
3. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

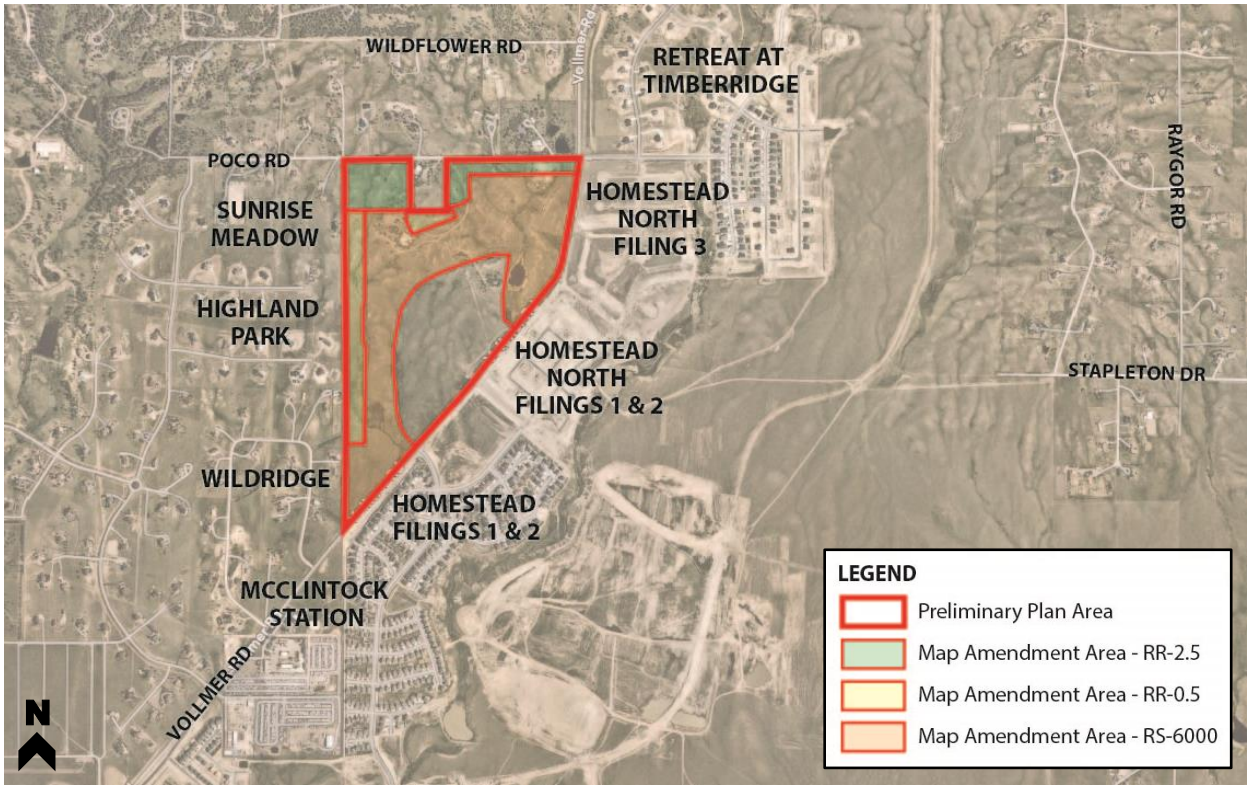
SITE LOCATION

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.



SURROUNDING LAND USE

Across Vollmer Road, to the east of the requested rezones and Preliminary Plan for Retreat at PrairieRidge Filings No. 1-3, is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the Homestead and Homestead North Filings of Sterling Ranch to the east of Vollmer Road are single-family residential lots that transition gradually from a minimum of 5,000 sf lots in the south to larger lots in Homestead North Filing 3 averaging 12,400 sf. Homestead North Filing 3 also includes 0.5-acre lots and a 25-foot buffer along its north boundary adjacent to Poco Road. Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate/Stapleton.

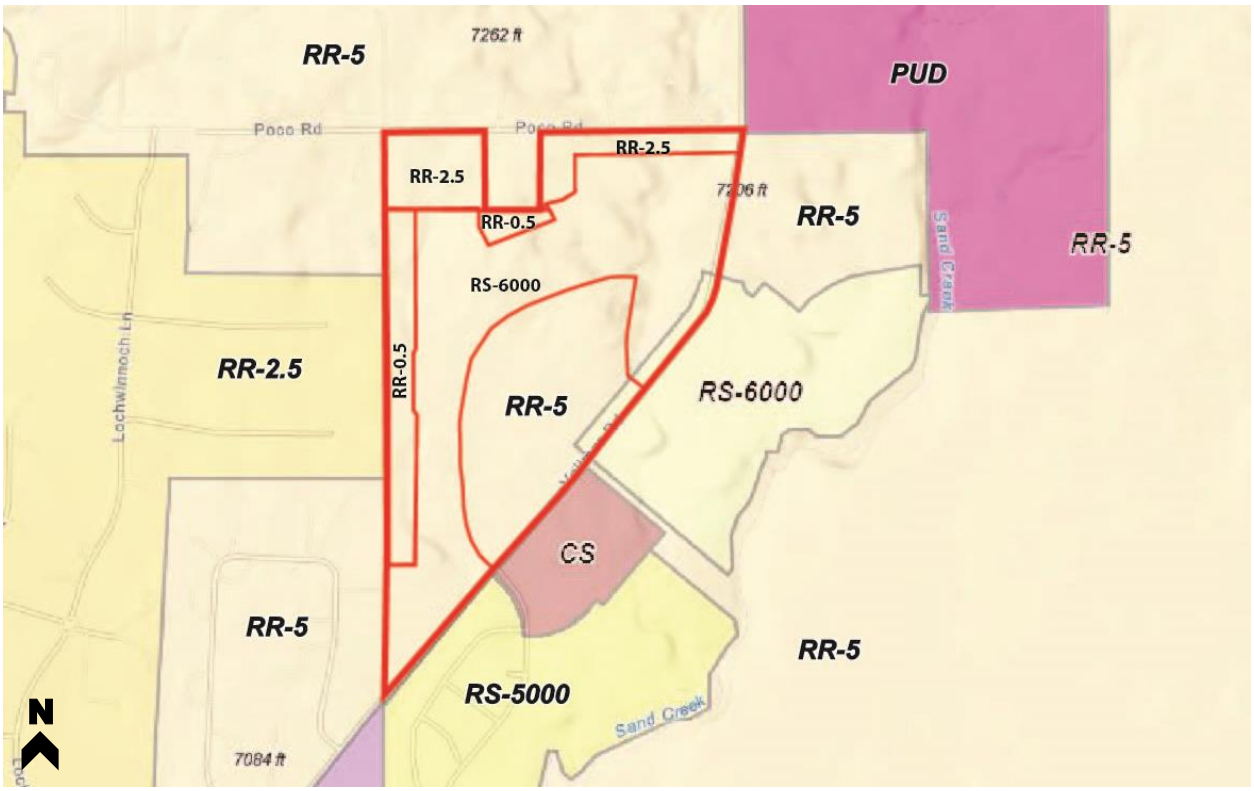


To the north of Sterling Ranch and northeast of the proposed Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is the Retreat at TimberRidge PUD. This includes a variety of lot sizes ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sf lots east of Sand Creek.

The properties to the west and north of the proposed Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan are rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size. The northern boundary of the site is adjacent to Poco Road and includes a single 5-acre lot. North of Poco Road is the Edgewood Subdivision, which calls for a minimum 5-acre lot size, and two 10+ acre parcels that appear not to have been subdivided. Directly to the south of the southern tip of Retreat at PrairieRidge Filings No. 1-3 is the McClintock Station subdivision which has industrial zoning.

ZONING CONTEXT

The property is currently zoned RR-5, Rural Residential (5 AC Lots). Surrounding zoning includes RR-5 and PUD to the north; RR-5 and RR-2.5 to the west; I-2 to the south; and RR-5, RS-6000, RS-5000, and CS to the east. In conjunction with the Preliminary Plan, three map amendments (rezones) are being requested. In the north portion of the Preliminary Plan area, RR-2.5 and RR-0.5 zoning is requested to accommodate 2.5 acre lots and 0.75 acres lots respectively. Along the west portion of the Preliminary Plan area, RR-0.5 zoning is requested to accommodate 0.7 acre lots, and along the remainder of the property is requested RS-6000 zoning. This layout and mix of zoning create a density transition from the lower density zoned properties to the north and west of the site to the RS-6000 and RS-5000 and commercially zoned properties to the south and west of the site.

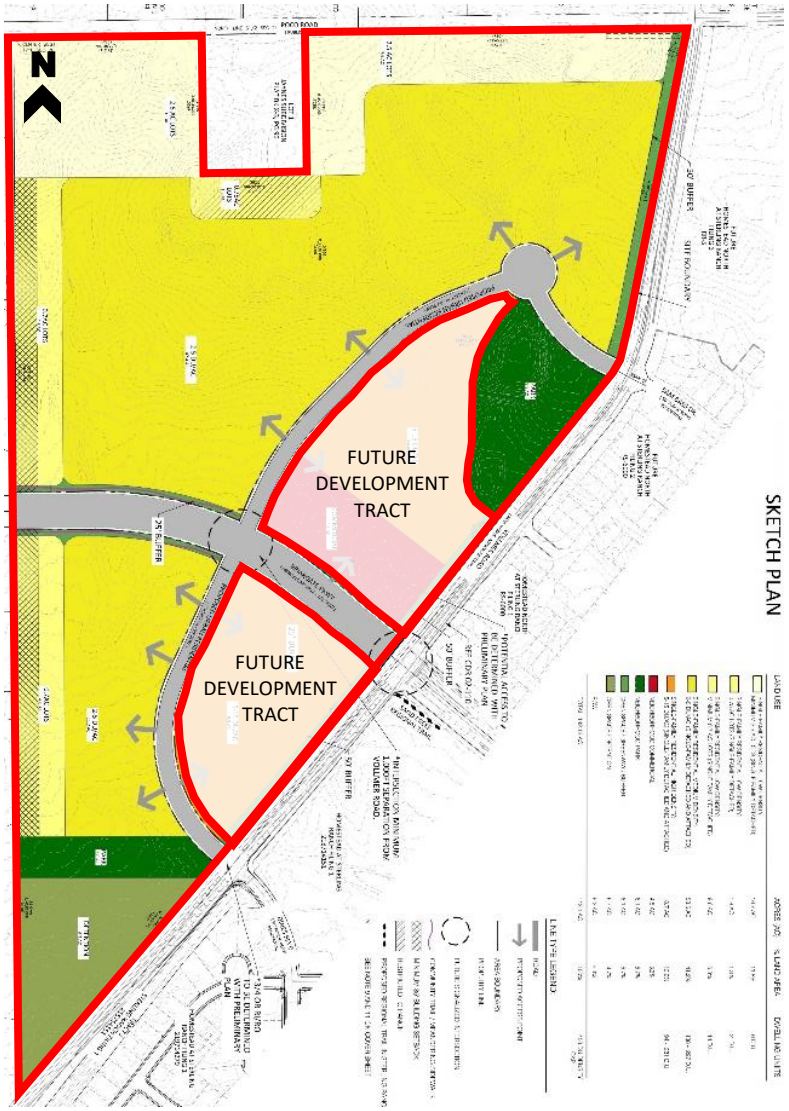


SKETCH PLAN COMPLIANCE

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.

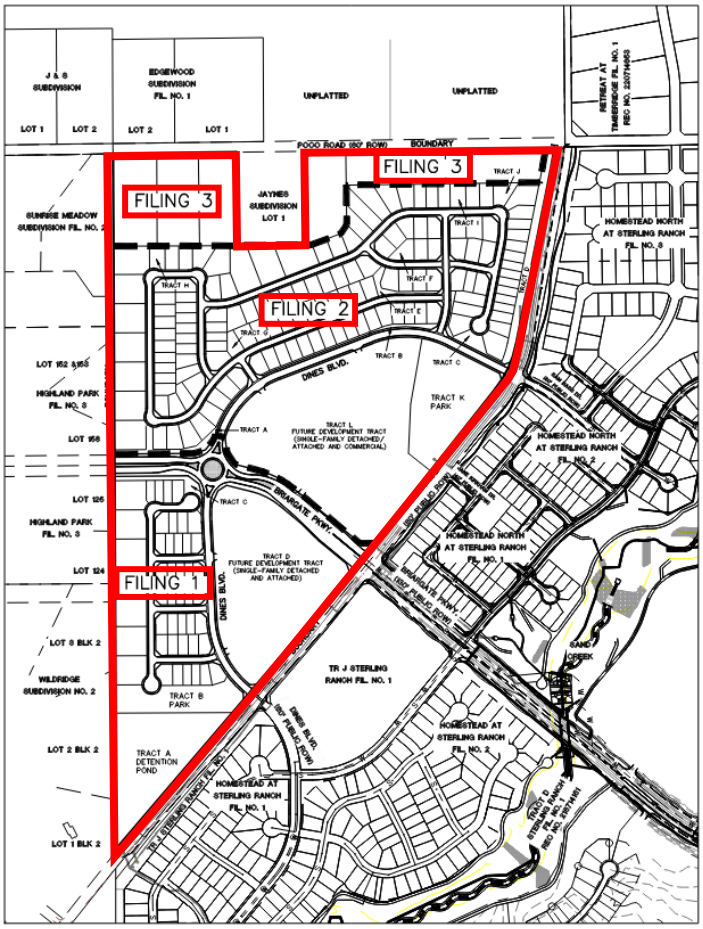
The proposed rezones to RR-2.5, RR-0.5 and RS-6000 comprise the majority of the area covered by the Jaynes Property Sketch Plan. At the request of the El Paso County Planning and Community Development Department, the Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan covers the entirety of the Jaynes Property Sketch Plan area. However, a portion of the Sketch Plan area north and south of Briargate Parkway will be designated as Future Development Tracts on the Preliminary Plan and will be submitted in a future filing due to its higher residential density (5-15 DU/AC) and commercial use.



Retreat at PrairieRidge Filings No. 1-3 provides for parks, open space, buffers, a mix of residential lot types and densities, and the future extension of Briargate Parkway. Lot types within the Preliminary Plan include a minimum of 2.5-AC lots along the northern boundary of the development, a minimum of 0.75-AC lots adjacent to the southern boundary of the Smith property, a minimum of 0.70-AC lots with an 85' setback along the west boundary, and a minimum of 6,000 square foot lots in the remainder of the development. This range of lot sizes and the inclusion of the 85' building setback along the west boundary is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process.

ZONING AREA	APPROVED SKETCH PLAN			PROPOSED PRELIMINARY PLAN		
	Acres	Maximum Lots	Maximum Density	Acres	Lots	Density
RR-2.5	16.7	6	Minimum 2.5 AC Lots	17.25	6	1 DU/2.9 AC
RR-0.5	11.4	16	0.7 – 0.75 AC Lots	14.43	17	1 DU/0.85 AC
RS-6000	58.6	138-297	2-5 DU/AC	71.9	170	2.36 DU/AC

PROJECT DESCRIPTION



Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is an urban character single-family residential development consisting of 193 lots, 16 tracts, and rights-of-way for future Briargate Parkway. Only single-family detached housing units are planned for Filings No. 1-3, while single-family attached housing units are planned for the Future Development Tracts. Excluding the Future Development Tracts, the gross density of the Preliminary Plan area is 1.77 DU/AC on 108.93 acres. The Preliminary Plan includes a stormwater pond and several parks and open space areas.

Concurrent rezonings of the property to RR-2.5, RR-0.5 and RS-6000 are also submitted. These reflect the respective density areas identified on the Sketch Plan and the extent of the Preliminary Plan area. The RR-2.5 area contains 6 lots on 17.25 acres, resulting in a density of 1 DU/2.9 AC; the RR-0.5 area contains 17 lots on 14.43 acres, resulting in a density of 1 DU/0.85 AC; and the RS-6000 area contains 170 lots on 71.90 acres, resulting in a density of 2.36 DU/AC.

The project will be completed over the course of three distinct filings. Filing 1 will be bounded by the property line on the west, Vollmer Road on the east, and the future Briargate Parkway extension on the north. It will include the Tract A Detention Pond, the Tract B Park, the Tract D Future Development Tract, 7 RR-0.5 lots, and 39 RS-6000 lots. Filing 2 will be bounded by Briargate Parkway on the south, the property line on the west, the RR-2.5 lots on the north, and Vollmer Road on the east. It will include Future Development Tract L, 10 RR-0.5 lots, 131 RS-6000 lots, and the Tract K park. Filing 3 will be bounded by the property line on the west, Poco Road on the north, Tract D and Vollmer Road on the east, and the RR-0.5 and RS-6000 lots on the south. It will include all 6 RR-2.5 lots. The proposed densities of each filing are outlined below.

	FILING 1	FILING 2	FILING 3	TOTAL
GROSS DENSITY	1.47 DU/AC (46 Lots/31.24 AC)	2.36 DU/AC (141 Lots/59.76 AC)	0.35 DU/AC (6 Lots/17.02 AC)	1.77 DU/AC (193 Lots/108.93 AC)
NET DENSITY	3.97 DU/AC (46 Lots/11.58 AC)*	3.68 DU/AC (141 Lots/38.36 AC)*	0.35 DU/AC (6 Lots/17.02 AC)	2.84 DU/AC (193 Lots/67.87 AC)*

*Densities do not include future development tract areas.

ACCESS AND CIRCULATION: The Preliminary Plan includes the extension of Briargate Parkway in an east-west direction through the site, which will be constructed during Filing 1. This will connect to the portion of Briargate Parkway being constructed to the east in Sterling Ranch and in the future will connect to Black Forest Road to the west. The extension of Briargate Parkway between Black Forest Road and Meridian Road has been a County & City priority for many years.

Access to the site is proposed via a new urban residential collector, which is an extension of Dines Boulevard, through the property looping north to south, with connections to Briargate Parkway and Vollmer Road. A roundabout is proposed at the intersection of Dines Boulevard and Briargate Parkway to maximize internal circulation. There will be multiple local access points off Dines Boulevard to serve the Preliminary Plan area, as well as the future commercial and residential areas. There will be no access to the broader development from Poco Road, only for the 2.5-acre rural residential lots that front thereon. All proposed access points will be full movement intersections, except there will be a right-in/right-out access on future Briargate Parkway serving the future commercial area at the northwest corner of Briargate Parkway and Vollmer Road.

COMPATIBILITY/TRANSITIONS: The following measures have been implemented to ensure the proposed Preliminary Plan is compatible with the adjacent zoning and provides effective land use transitions:

- The lots along Poco Road are restricted to a minimum of 2.5 acre in size. This will ensure an appropriate transition and buffer from the existing rural residential to the north of Poco Road to the medium and high density single-family residential within the Preliminary Plan.
- The single 5-acre Smith lot on the south side of Poco that is surrounded by Retreat at PrairieRidge Filings No. 1-3 will be bounded by a minimum 2.5 Ac lots to the east and west and a minimum 0.75 Ac lots to the south, which also have a ranch restriction. This will provide a purposeful transition for this rural residential property from the suburban densities within the rest of the Preliminary Plan area.
- Lots adjacent to the western boundary of the Preliminary Plan are a minimum of 0.7 Ac with an 85’ setback. This will provide a transition from the lower density Rural Residential west of the site to the suburban residential densities within the remainder of the Preliminary Plan area.
- A 50-foot buffer (Tract D) extends the length of Vollmer Road north of Dines Boulevard to provide separation from Vollmer Road, and a 25-foot buffer (provided in Tracts D and L) is proposed along Briargate Parkway to buffer the residential lots within the Preliminary Plan area.

This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the north and west through Retreat at PrairieRidge Filings No. 1-3 to the proposed higher density residential and commercial land uses within the remaining Sketch Plan area and the urbanizing Sterling Ranch community on the east side of Vollmer Road.

TRAFFIC: A Traffic Impact Study prepared by SM Rocha is included with the Map Amendments and Preliminary Plan submittals. The Study provides an analysis of anticipated project impacts and also includes an update to the Master TIS prepared for the Sketch Plan. There are four (4) primary access

points to the Preliminary Plan area from Vollmer Road and the future Briargate Parkway to serve the proposed single-family detached housing units. The Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- Retreat at PrairieRidge Filings No. 1-3 will generate 2,169 daily vehicle trips for the proposed single-family detached housing units. Of those trips, 161 trips will be during the morning peak hour, and 216 of the trips will be in the afternoon peak hour. An additional 3,218 daily vehicle trips are expected to be generated by the Future Development Tract areas.
- Compared to the trip generation estimates from the TIS for the Jaynes Property Sketch Plan, trip generation estimates associated with Retreat at PrairieRidge Filings No. 1-3 represent an approximate 23% decrease in site trips. The overall Preliminary Plan area (including the Future Development Tracts) represents a 27% decrease in site trips.
- Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.
    - Projected 2040 traffic operations
        - Briargate Parkway and Vollmer Road is projected to operate at or better than LOS C during the a.m. peak hour, and LOS D or better during the p.m. peak hour.
        - All stop-controlled intersections within the study are projected to have turn movement operations at or better than LOS C during a.m. the peak traffic hour, and LOS D during the p.m. peak traffic hour. Exceptions would include the westbound turning movements at the intersection of Dines Boulevard and Vollmer Road which operate at LOS F during the PM peak traffic hour. The LOS F operation is attributed to the through traffic volume along Vollmer Road and the stop-controlled nature of the intersection.
    - Assumed roadway and intersection control improvements are identified in Table 9 of the Study and include the following:
        - Briargate Parkway-construction of a partial roadway section (two through lanes with shared center two-way left-turn lane) with the initial phase of site development.
        - Briargate Parkway intersection with Dines Boulevard-signalization of the intersection.
        - Potential upstream signal control changes along Briargate Parkway and Vollmer Road may create additional gaps in the traffic stream for turning movements onto Briargate Parkway or Vollmer Road which could provide mitigation to the LOS F operations projected during peak traffic hours.
        - Roadway widening improvements and auxiliary lane improvements along Vollmer Road.

- Construction of Sam Bass Drive west of Vollmer Road.
- Construction of Dines Boulevard West of Vollmer Road
- Construction of Briargate Parkway west of Vollmer Road

PARKS AND OPEN SPACE: A 5.5-acre neighborhood park is located southwest of the northern intersection of Vollmer Road and Dines Boulevard. This park will be constructed during Filing 2. A smaller 2.65-acre neighborhood park is proposed in the south portion of the Preliminary Plan, adjacent to the detention basin, and will be constructed during Filing 1. The parks have been located so that all residents will be within approximately ¼ mile to allow for easy pedestrian access. A 25' wide landscape buffer along both sides of Briargate Parkway will include a meandering sidewalk during Filing 1. This sidewalk will provide a connection to the Sand Creek Regional Trail to the east via the crosswalk at the signalized intersection at Vollmer and Briargate.

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 Filings No. 1-3 property with frontage on both Vollmer Road and Briargate Parkway, and associated noise impacts are anticipated to be the same for both developments. The noise study concluded that lots adjacent to Briargate Parkway would have predicted noise levels which would exceed the 67 dBA Leq threshold set by the Engineering Criteria Manual. The study recommended a 6' high noise barrier along Briargate Parkway to reduce noise levels below the threshold, which could be a wall, a berm, or a combination of the two. A 6-foot 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 Filings No. 1-3 Preliminary Plan is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA), except for the six RR-2.5 lots (Filing 3) that front on Poco Road, which will have wells and on-site wastewater treatment systems (OWTS). 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 December of 2023 and revised in July 2024, 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 based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. PrairieRidge Filings No. 1-3 Preliminary Plan includes 193 lots, 24 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water per unit. Roughly 3.30 annual acre-feet of water have additionally been set aside for 1.32 acres of irrigated landscaping.

The Preliminary Plan includes six residential lots that will be served with individual wells and septic systems. Five of the 193 lots will be served with new wells, and one existing lot will continue to be

provided service through its existing well (Permit No 285607). FAWWA will set aside 2.6 annual acre-feet for augmentation water for the individual wells.

The resulting water demand on the central water system is 71.4 acre-feet on an annual basis. This demand includes the 2.6 annual acre-feet being set aside to include the necessary augmentation water for the individual wells. An additional 4.8 annual acre-feet will be provided for post-pumping depletions for the single-family wells and will be reserved by FAWWA. The total 300-year water supply for FAWWA totals 1966.14 annual acre-feet. Appendix F of the report is an accounting of FAWWA's active water commitments, which total 1036.03 acre-feet including all subdivisions committed through July 12, 2024. This leaves a net excess of currently available water of 930.11 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 71.4 annual acre-feet needs of PrairieRidge Filings 1-3 Preliminary Plan on the 300-year basis.

WASTEWATER SERVICE: A Wastewater Report was completed by RESPEC for the Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan in December 2023 and revised in July 2024. The report includes 193 single family lots, 187 of which will be provided central wastewater service. The remaining 6 large lots will be served with individual septic systems, which is evaluated under a separate Wastewater study prepared by Entech (see below).

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 PrairieRidge Filings 1-3 is 32,164 gallons per day on an average daily-maximum monthly basis, which represents roughly 3.607% of the contractual capacity available to FAWWA. Including all commitments to date (July 12, 2024), and including PrairieRidge Filings 1-3, the current committed capacity is for 2992 SFE, which is 51.154 % of FAWWA contractual treatment capacity. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

A Wastewater Study was completed by Entech Engineering, Inc. in November 2023 to evaluate the individual on-site wastewater treatment systems proposed on the six 2.5-acre lots. The Study determined that the site is suitable for individual on-site wastewater treatment systems (OWTS) and that contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. Based on the testing performed as part of this investigation designed systems should be anticipated for the new lots. OWTS sites should not be located within defined drainages. Individual soil testing is required on the lots prior to construction. Absorption fields must be located a minimum of 100 feet from any well, including those on adjacent properties. Absorption fields must also be located a minimum of 50 feet from any drainages, floodplains or ponded areas and 25 feet from dry gulches.

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 (north of Briargate Parkway)

and Colorado Springs Utilities (south of Briargate Parkway) for natural gas service. Service commitment letters have been provided by each service entity.

DRAINAGE: A drainage report has been prepared for the Preliminary Plan area and submitted with this application. A stormwater detention pond will be constructed in the south portion of the Plan area.

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 residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, 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.

A site visit by Core consulting in October of 2022 found raptor nests in three locations and concluded the following:

- Northern Ridge: The ridge hosts two small areas of ponderosa pines which may provide potential roosting and nesting habitat for raptors, although there are no existing raptor nests at this time. A large, fallen nest suggests historic raptor nesting in these trees, though this nest could not be re-used in its current state on the ground.
- Pines Along Vollmer: A planted row of pines along the eastern boundary of the Project Area, adjacent to Vollmer Road, currently hosts two raptor nests. The row is approximately 820 feet long, and both raptor nests are in the southern half. A raptor nest survey for this Project has not been conducted during the raptor breeding season; however, based on the good condition of both raptor nests and the presence of a clump of mammalian fur at the base of one of the nests, one or both nests may have been active in 2022. If possible, it would be beneficial to maintain the row of pines along the eastern Project boundary for continued use by raptors.

- Other Existing Nests: Two other nests were identified, and it was determined that these nests were likely built by and best suited for black-billed magpies. Neither nest was in a condition that would suggest it was used this year. One nest along Vollmer was found to be in good condition, based on the structure and position in the pine, the nest was likely built and used by common ravens.

The proposed neighborhood park adjacent to Vollmer Road and the 50' buffer along the length of Vollmer Rd incorporate the existing Ponderosa Pines that house potentially active raptor nest(s), which will ensure these raptor nesting opportunities are preserved. Should the existing nests or new nests become active during the breeding season and when the construction is anticipated to occur, Classic Communities should coordinate with CORE and CPW to employ appropriate restriction buffers to minimize potential impact the nesting raptors (CPW 2020).

The property includes a very small area of milkweed plants that provide potential egg-laying habitat for the Monarch Butterfly, which is a candidate species for federal listing. There are no Endangered Species Act Section 7 requirements for candidate species. The surveyed area of milkweeds is only 20 sf and the potential impacts to this species are therefore limited. In addition, the location of the area of milkweeds is adjacent to the proposed alignment of future Briargate Parkway, so would ultimately be impacted by the road construction, irrespective of the proposed development of Retreat at PrairieRidge Filings No. 1-3.

WILDFIRE: Retreat at PrairieRidge Filings No. 1-3 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.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER: There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. In a letter dated June 30, 2022 the US Army Core of Engineers determined that the site does not contain Waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require a USACE permit or mitigation. The Jurisdictional Determination is included in this submittal.

The non-jurisdictional wetland area adjacent to Vollmer Road includes two ponded areas, which are both man-made stock tanks and whose water rights were decreed in 1973. The original intent of the project was to retain these ponded areas as a feature of the 5.5 acre neighborhood park. As the Preliminary Plan and due diligence has progressed, it has been determined that this will not be feasible. There are no perennial water sources on the site, and the ponded areas rarely hold water in their current condition. Once the surrounding site is constructed, wastewater and runoff will be piped, eliminated any water sources that may feed the ponded areas. As such, these areas will be improved with fill and irrigated native vegetation as part of the Tract K park in Filing 2.

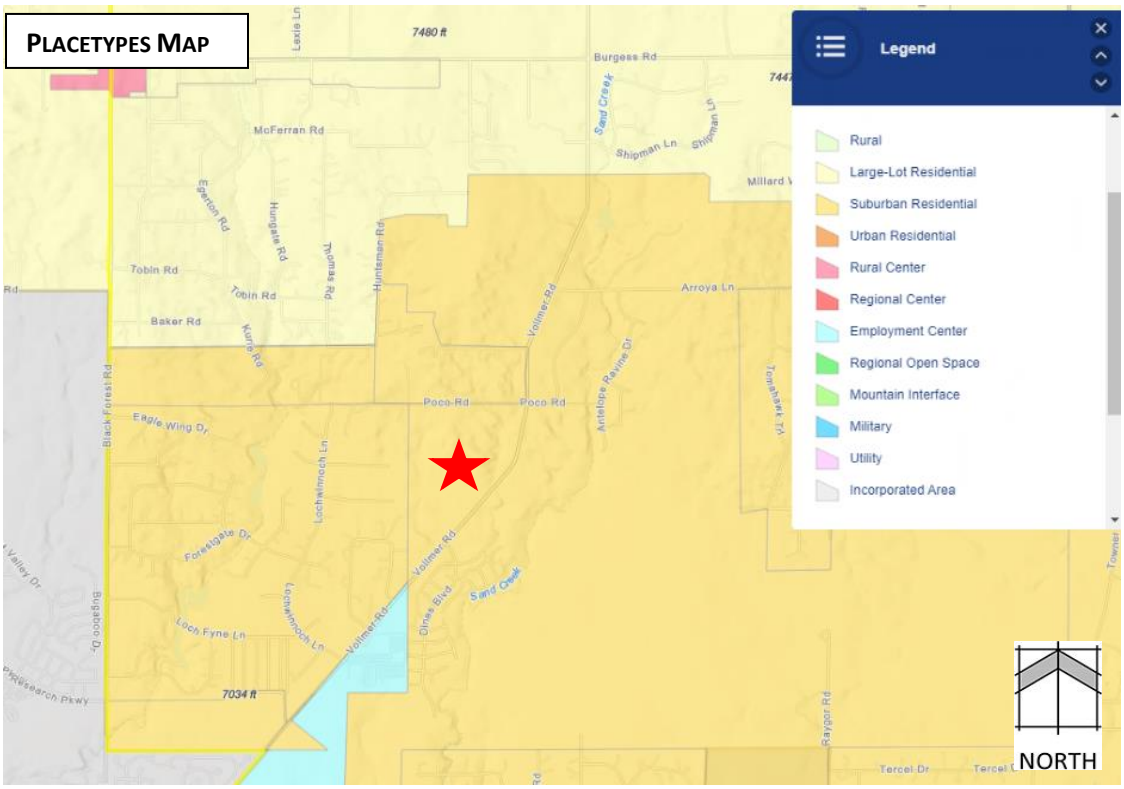
COUNTY MASTER PLAN COMPLIANCE

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Retreat at PrairieRidge Filings No. 1-3 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 Preliminary Plan meets the intent of the Suburban Residential placetype as it includes a mix of lots ranging from 2.5 acres to 6,000 sq.ft lots, all proposed for single-family residential use. The highest-density area of Filings No. 1-3 has a proposed minimum of 6,000 sq.ft lots, with 170 lots on 71.90-acres. This density of 2.36 du/ac is well below the primary land use of the Suburban Residential placetype, which is 5 du/ac. The overall density of Retreat at PrairieRidge Filings No. 1-3 is 1.77 du/ac. The Preliminary Plan also designates 12.35 acres as neighborhood park space and buffers, which are supporting uses that are consistent with the Suburban Residential Placetype.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Retreat at PrairieRidge Filings No. 1-3 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 Preliminary Plan area 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. 1-3 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, parks, trails, and open space proposed in this development 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 supported by Goal 1.1 to "ensure compatibility with established character and infrastructure capacity," and Goal 1.3 which seeks to "encourage a range of development types to support a variety of land uses." The Preliminary Plan buffers the adjacent rural residential areas with transitional density, buffering, additional building setback requirements, open space, and trail corridors. The infrastructure improvements and extension of Briargate Parkway proposed by the development will provide the required capacity to support the planned level of development.

The Preliminary Plan 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 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 in December of 2023 and updated in July 2024, 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 is 71.4 acre-feet, which includes 2.6 annual acre-feet of augmentation for the individual wells. The total 300-year water supply for FAWWA totals 1966.14 annual acre-feet, of which 1036.03 acre-feet has been committed through July 12, 2024. This leaves a net excess of currently available water of 930.11 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 71.4 annual acre-feet needs of PrairieRidge Filings No. 1-3 Preliminary Plan on the 300-year basis.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation

Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

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 and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 5.5-acre neighborhood park is located on the Preliminary Plan southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. A smaller 2.65-acre neighborhood park is proposed in the south portion of the Preliminary Plan, adjacent to the detention basin. A meandering sidewalk is proposed along Briargate Parkway within a 25' landscape tract. 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 parks and open space and the Sand Creek Regional Trail to the east.

PROJECT JUSTIFICATION

Map Amendment (Rezone) Approval Criteria-Chapter 5.3.5 (B)

1. **THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

   The relevant County Plans for the Retreat at PrairieRidge Filings No. 1-3 Map Amendments and Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

2. **THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. § 30-28-111 § 30-28-113, AND § 30-28-116;**

   As the proposed map amendments fulfil the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow the County to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND

The Jaynes Property Sketch Plan was approved by the Board of County Commissioners in November 2022. The 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 and the rapidly urbanizing parts of the County to the west of Vollmer Road.

The proposed rezones to RR-2.5, RR-0.5 and RS-6000 are wholly consistent with lot sizes and densities agreed upon through the approval process of the Jaynes Property Sketch Plan. The proposed RR-2.5 zone is consistent with the 2.5-Ac lots along the northern boundary of the development. The proposed RR-0.5 zone reflects the intent of the minimum of 0.75-Ac lots adjacent to the south boundary of the Smith property and the minimum of 0.70-Ac lots along the west boundary. The proposed RS-6000 zoning is consistent with the 2-5 du/ac density identified in the Sketch Plan. 170 lots are proposed in this 71.9-acre area, resulting in a density of 2.36 du/ac. The consistency of the zoning with the recently approved Sketch Plan honors the intent of the lot size compatibility and density transitions agreed to during the Sketch Plan approval process.

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.

Future development of Retreat at PrairieRidge Filings No. 1-3 will meet the use and dimensional standards for the respective RR-2.5, RR-0.5, and RS-6000 zones, as set out in Chapter 5 of the Land Development Code (LDC). Rezoning and development of the site for 193 detached single-family lots, right-of-way, community parks, buffers and drainage are suitable for the property.

Preliminary Plan Approval Criteria-Chapter 7.2.1.D.2.e

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

The relevant County Plans for PrairieRidge Filings No. 1-3 Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is in general conformity with these plans as described above.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

The Preliminary Plan meets all technical submittal requirements of the Land Development Code. The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the present and future residents of El Paso County. Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan achieves this by proposing new development consistent with the policies of the El Paso County Master Plan in a manner that provides a gradual transition from the Rural Residential

areas to the north and west to the Briargate Parkway and Vollmer Road intersection and the urbanizing Sterling Ranch community on the east side of Vollmer Road. The Preliminary Plan also achieves the goal of accommodating a variety of housing types to meet the needs of present and future El Paso County residents with supporting commercial services and parks.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

The Preliminary Plan is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. The range of lot sizes and densities is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process.

4. 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 (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by FAWWA and the Water Resources Report prepared by RESPEC. The water commitment is for 71.4 annual acre-feet to serve 193 residential lots, which includes common water service and 2.6 acre-feet of augmented water for 6 lots on individual wells and septic. An additional 4.8 annual acre-feet will be provided for post-pumping depletions for the single-family wells and will be reserved by FAWWA.

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 commitment from FAWWA to meet the average daily maximum monthly wastewater load of roughly 32,164 gallons per day has been provided. The six single-family wells will be provided sewer via private wastewater treatment systems.

6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. § 30-28-133(6)(C)];

The Soils and Geology Study identifies the potential geologic hazards to include artificial fill, potentially expansive soils, shallow bedrock, ponded water, 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 COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;

A drainage report has been prepared for the Preliminary Plan area and submitted with this application. A stormwater detention pond will be constructed in the south portion of the Plan area. All proposed drainage improvements comply with State Law and the requirements of the LDC and ECM.

8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;

There are no known mineral deposits on this site.

9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

All lots will have legal and physical access to a public street.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

(1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

A northwest-southeast oriented ridgeline crosses the northern portion of the property, spanning most of the width of the development area. The ridge is relatively gently sloped on all sides and does not provide any significant topographic features such as rock outcroppings or bluffs. This ridgeline will be removed during site construction.

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. The USACE determined that the site does not contain Waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require mitigation. A Jurisdictional Determination is included in this submittal. There non-jurisdictional wetlands within the Plan area are of low quality and most will not be preserved. There are two pond areas along Vollmer Road within the 5.5 ac park. While the original intent was to preserve these within the park, it is now anticipated they will be filled during site grading. As described previously in this application, further analysis of the ponds revealed that they do not have a perennial water source and rarely hold water in their current condition. Development of the site will eliminate any water sources that may feed the ponds. Filling and planting these depressions with native vegetation will improve their ecological and aesthetic values.

A planted row of Ponderosa Pines along the eastern boundary of the project area, adjacent to Vollmer Road, two of which currently hosts raptor nests. These trees will be retained where possibe in the proposed 5.5 Ac neighborhood park on the east side of the development, and the

50’ buffer along the length of Vollmer Road. The two trees with active raptor nests will be preserved.

An additional 2.65 Ac park is provided in the south portion of the Plan area, adjacent to a larger tract for stormwater detention. A 25’ wide landscape tract along both sides of Briargate Parkway is provided and will include a meandering sidewalk.

(2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

The Preliminary Plan provides for the extension of Briargate Parkway as well as continuation of Dines Boulevard, and a connection to Sam Bass Drive. A roundabout is included in the west central portion of the site, at the intersection of Dines Boulevard and future Briargate Parkway, to maximize internal circulation. There will be multiple local access points off Dines Boulevard to serve the Preliminary Plan area, well as the future commercial and residential areas to the east. There will be no access to the broader development from Poco Road, only for the lots that front thereon.

Sidewalks will be provided throughout the Plan area, including a meandering sidewalk within a 25’ wide landscape buffer along the residential portion of Briargate Parkway.

(3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Consistent with the intent of the approved Sketch Plan, the Preliminary Plan proposes a land use pattern that provides an appropriate transition to adjacent rural-residential subdivisions to the north and west. The Preliminary Plan includes the agreed upon 85-foot building setback along the west boundary to provide appropriate transition and buffering to adjacent lower density development. The lots to the east and west of the existing Smith property on Poco Road are a minimum of 2.5 Ac and are oriented so they have the same lot depth. The lots to the south of the Smith property are a minimum of 0.75 Ac and are ranch restricted. A 2.65-acre park and stormwater pond are located in the southwest portion of the Plan area to provide additional open space and buffering for low density land uses to the west.

The 5.5 Ac neighborhood park is provided in the southwest quadrant of the intersection of Dines Boulevard and Vollmer Road will provide a transition from residential development to the north to the proposed commercial and higher density residential planned in the remainder of the Jaynes Property Sketch Plan area.

(4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

There are some non-jurisdictional wetlands within the Plan area, but they are of low quality, and most will not be preserved. There are two pond areas along Vollmer Road within the 5.5 ac park.

While the original intent was to preserve these within the park, it is now anticipated they will be filled during site grading due to their lack of water source, which will be further restricted once the site is developed and runoff is piped. Ponderosa Pines also along Vollmer Road will be retained within a 50' buffer tract where possible and the two with active raptor nests will be preserved.

(5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

A Traffic Impact Study was prepared by SM Rocha, LLC, and is included with this submittal. There are four (4) primary access points to the Preliminary Plan area from Vollmer Road and the future Briargate Parkway. The report recommends various road improvements and, subject to these improvements, concludes that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact traffic operations for the existing or proposed surrounding roadway network.

11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary service is provided by the FAWWA. Individual wells and septic systems will serve the large lots along Poco Road. The proposed Preliminary Plan lies within the service area boundaries for the Black Forest Fire Protection District, School District 20, Colorado Springs Utilities (south of Briargate) and Black Hills Energy (north of Briargate) for gas service, and Mountain View Electric Association. Letters of commitment from these service providers are included in the application. New District 20 school sites are being provided in the adjacent Sterling Ranch community and are not needed within Retreat at PrairieRidge Filings No. 1-3. Accordingly, fees in lieu of land dedication with be paid with future subdivisions on the property. A total of 8.7 acres of neighborhood park space is proposed to serve the residents of the development. The parks have been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

A Fire Protection Report is included with this submittal which demonstrates compliance with the International Fire Code and the standards in Chapter 6.3.3. of the Land Development Code relating to fire protetion and wildfire mitigation.

13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

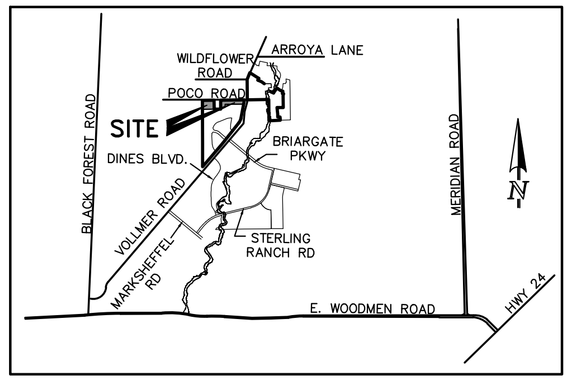
All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.

RETREAT AT PRAIRIERIDGE 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

RR-2.5 REZONE MAP

MARCH 2024



VICINITY MAP
N.T.S.

SITE DATA

TAX ID NUMBERS:	PORTION OF 52280-00-024 & 52280-00-025
SKETCH PLAN:	SKP225
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RR-2.5
TOTAL AREA:	142.13 ACRES
REZONE AREA (RR-2.5)	17.25 ACRES

PARCEL "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, 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 N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE **POINT OF BEGINNING**;

THENCE N89°13'54"E, ON SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28, A DISTANCE OF 717.48 FEET TO THE WEST LINE OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE S00°46'12"E, ON SAID WESTERLY LINE, A DISTANCE OF 544.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE S89°43'27"W, A DISTANCE OF 722.15 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 538.25 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 389,662 SQUARE FEET, (8.94541 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL "B"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET;

THENCE S89°13'54"W, A DISTANCE OF 1,178.37 FEET;

THENCE S00°46'54"E, A DISTANCE OF 228.70 FEET;

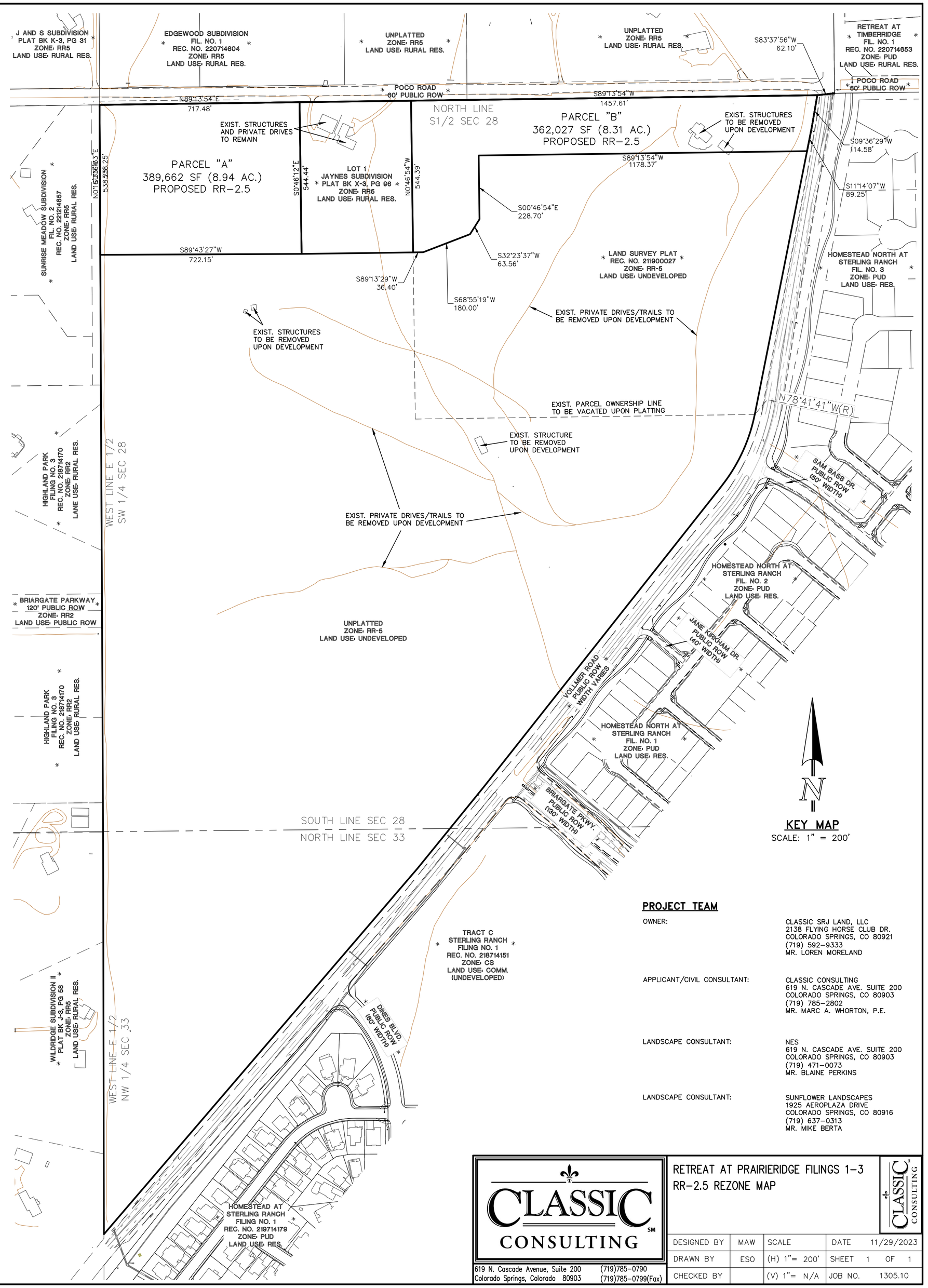
THENCE S32°23'37"W, A DISTANCE OF 63.56 FEET;

THENCE S68°55'19"W, A DISTANCE OF 180.00 FEET;

THENCE S89°13'29"W, A DISTANCE OF 36.40 FEET TO THE EASTERLY BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE N00°46'54"W, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28;
THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 362,027 SQUARE FEET, (8.31100 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



PROJECT TEAM

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

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
RR-2.5 REZONE MAP

DESIGNED BY	MAW	SCALE		DATE	11/29/2023
DRAWN BY	ESO	(H) 1"= 200'		SHEET	1 OF 1
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

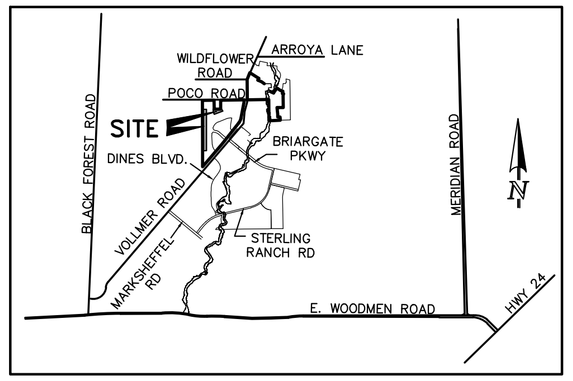
N:\1305\01\DRAWINGS\DEVELOPMENT\RR-2.5 ZONING EXHIBIT rev.dwg, 3/25/2024 9:00:48 AM, 1:1

RETREAT AT PRAIRIERIDGE 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

RR-0.5 REZONE MAP

MARCH 2024



VICINITY MAP
N.T.S.

SITE DATA

TAX ID NUMBERS:	PORTION OF 52280-00-024 & 52280-00-025
SKETCH PLAN:	SKP225
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RR-0.5
TOTAL AREA:	142.13 ACRES
REZONE AREA (RR-0.5)	14.43 ACRES

PARCEL "A"
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08'28"E A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 1857.56 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 98;

THENCE S00°46'12"E, ON THE WESTERLY BOUNDARY OF SAID JAYNES SUBDIVISION, A DISTANCE OF 544.44 FEET TO THE **POINT OF BEGINNING**;

THENCE N89°13'29"E, ON THE SOUTHERLY BOUNDARY OF SAID JAYNES SUBDIVISION AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 436.45 FEET;

THENCE S21°04'41"E, A DISTANCE OF 120.00 FEET;

THENCE S68°55'19"W, A DISTANCE OF 505.00 FEET;

THENCE N21°04'41"W, A DISTANCE OF 137.93 FEET;

THENCE N00°16'33"W, A DISTANCE OF 158.78 FEET;

THENCE N89°43'27"E, A DISTANCE OF 42.01 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 103,032 SQUARE FEET, (2.36528 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL "B"
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN 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, 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 N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 28;

THENCE S00°16'33"E, ON SAID LINE, A DISTANCE OF 538.25 FEET TO THE **POINT OF BEGINNING**;

THENCE N89°43'27"E, A DISTANCE OF 210.00 FEET;

THENCE S00°16'33"E, A DISTANCE OF 1,022.97 FEET;

THENCE S41°32'04"W, A DISTANCE OF 37.50 FEET;

THENCE S00°16'33"E, A DISTANCE OF 429.67 FEET;

THENCE S36°29'38"E, A DISTANCE OF 42.31 FEET;

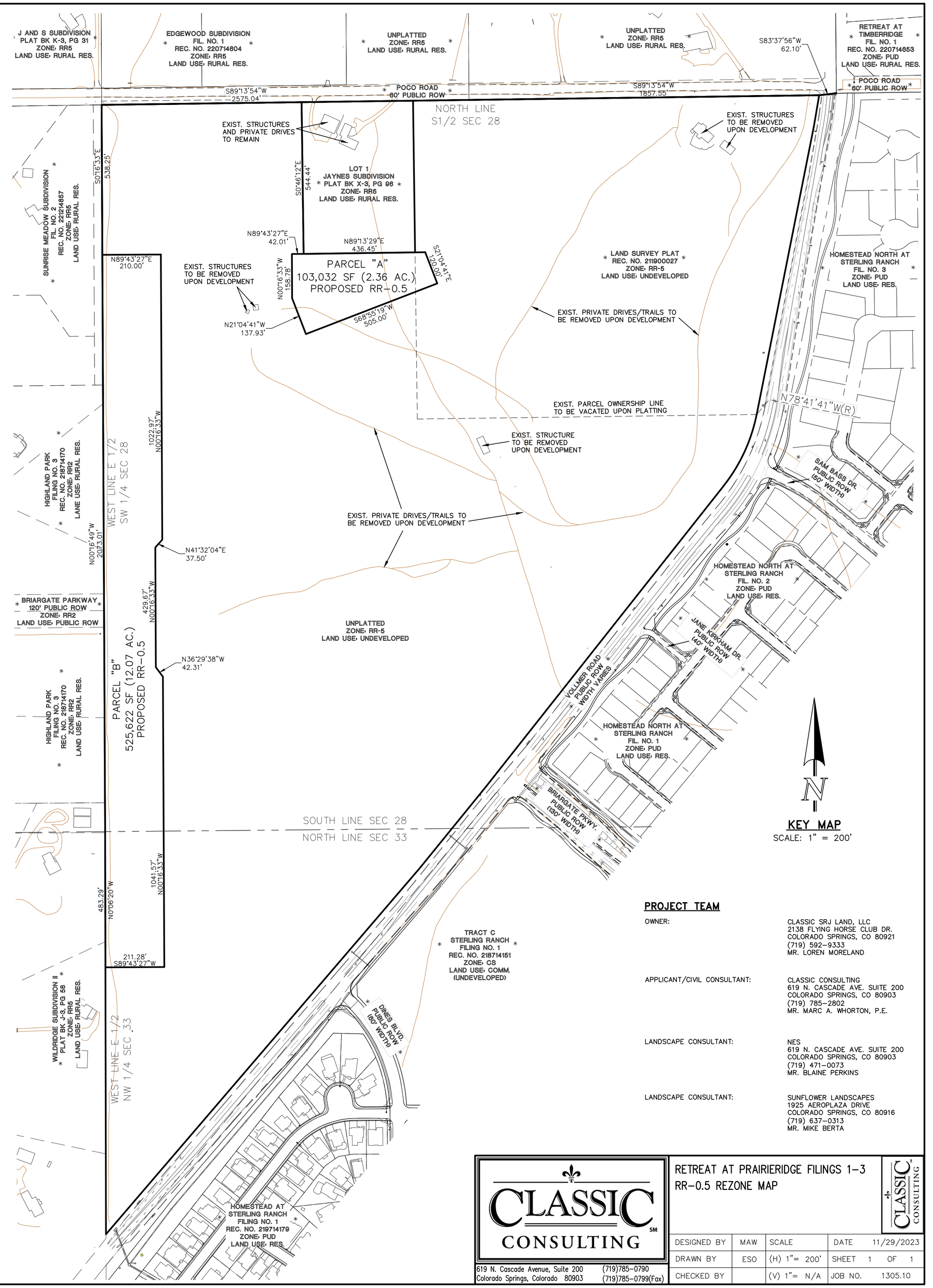
THENCE S00°16'33"E, A DISTANCE OF 1,041.57 FEET;

THENCE S89°43'27"W, A DISTANCE OF 211.28 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 483.17 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,073.13 FEET TO THE **POINT OF BEGINNING.**

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 525,622 SQUARE FEET, (12.06663 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



KEY MAP
SCALE: 1" = 200'

PROJECT TEAM

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

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
RR-0.5 REZONE MAP

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	11/29/2023
DRAWN BY	ESO	(H) 1"= 200'		SHEET	1 OF 1
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

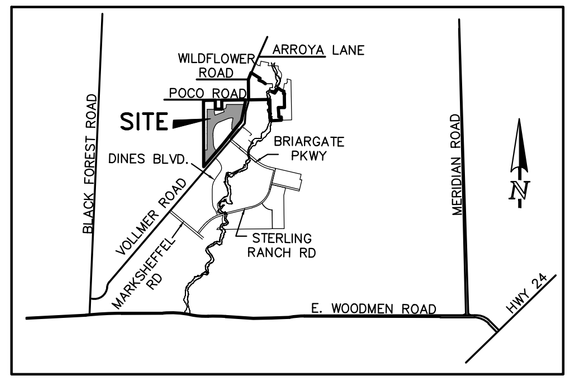
N:\1305\01\DRAWINGS\DEVELOPMENT\RR-0.5 ZONING EXHIBIT.dwg, 3/25/2024 9:38:14 AM, 1:1

RETREAT AT PRAIRIERIDGE 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

RS-6000 REZONE MAP

MARCH 2024



VICINITY MAP
N.T.S.

SITE DATA

TAX ID NUMBERS:	PORTION OF 52280-00-024 & 52280-00-025
SKETCH PLAN:	SKP225
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RS-6000
TOTAL AREA:	142.13 ACRES
REZONE AREA (RS-6000)	71.90 ACRES

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE S11°14'07"W, A DISTANCE OF 963.49 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
3. THENCE S38°19'09"W, A DISTANCE OF 612.03 FEET;

THENCE N51°40'51"W, A DISTANCE OF 164.68 FEET;

THENCE N02°32'52"E, A DISTANCE OF 287.73 FEET;

THENCE N09°57'35"E, A DISTANCE OF 417.95 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°57'35"W, HAVING A DELTA OF 31°02'16", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 306.07 FEET;

THENCE S68°55'19"W, A DISTANCE OF 583.95 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 57°09'17", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 563.61 FEET;

THENCE S11°46'01"W, A DISTANCE OF 244.11 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 14°47'24", A RADIUS OF 800.00 FEET, AND A DISTANCE OF 206.51 FEET;

THENCE S03°01'22"E, A DISTANCE OF 571.21 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 46°22'30", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 457.31 FEET;

THENCE S49°23'52"E, A DISTANCE OF 36.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;

THENCE S40°36'08"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,206.97 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 957.68 FEET;

THENCE N89°43'27"E, A DISTANCE OF 211.28 FEET;

THENCE N00°16'33"W, A DISTANCE OF 1,041.57 FEET;

THENCE N36°29'38"W, A DISTANCE OF 42.31 FEET;

THENCE N00°16'33"W, A DISTANCE OF 429.67 FEET;

THENCE N41°32'04"E, A DISTANCE OF 37.50 FEET;

THENCE N00°16'33"W, A DISTANCE OF 1,022.97 FEET;

THENCE N89°43'27"E, A DISTANCE OF 470.14 FEET;

THENCE S00°16'33"E, A DISTANCE OF 158.78 FEET;

THENCE S21°04'41"E, A DISTANCE OF 137.93 FEET;

THENCE N68°55'19"E, A DISTANCE OF 505.00 FEET;

THENCE N21°04'41"W, A DISTANCE OF 120.00 FEET;

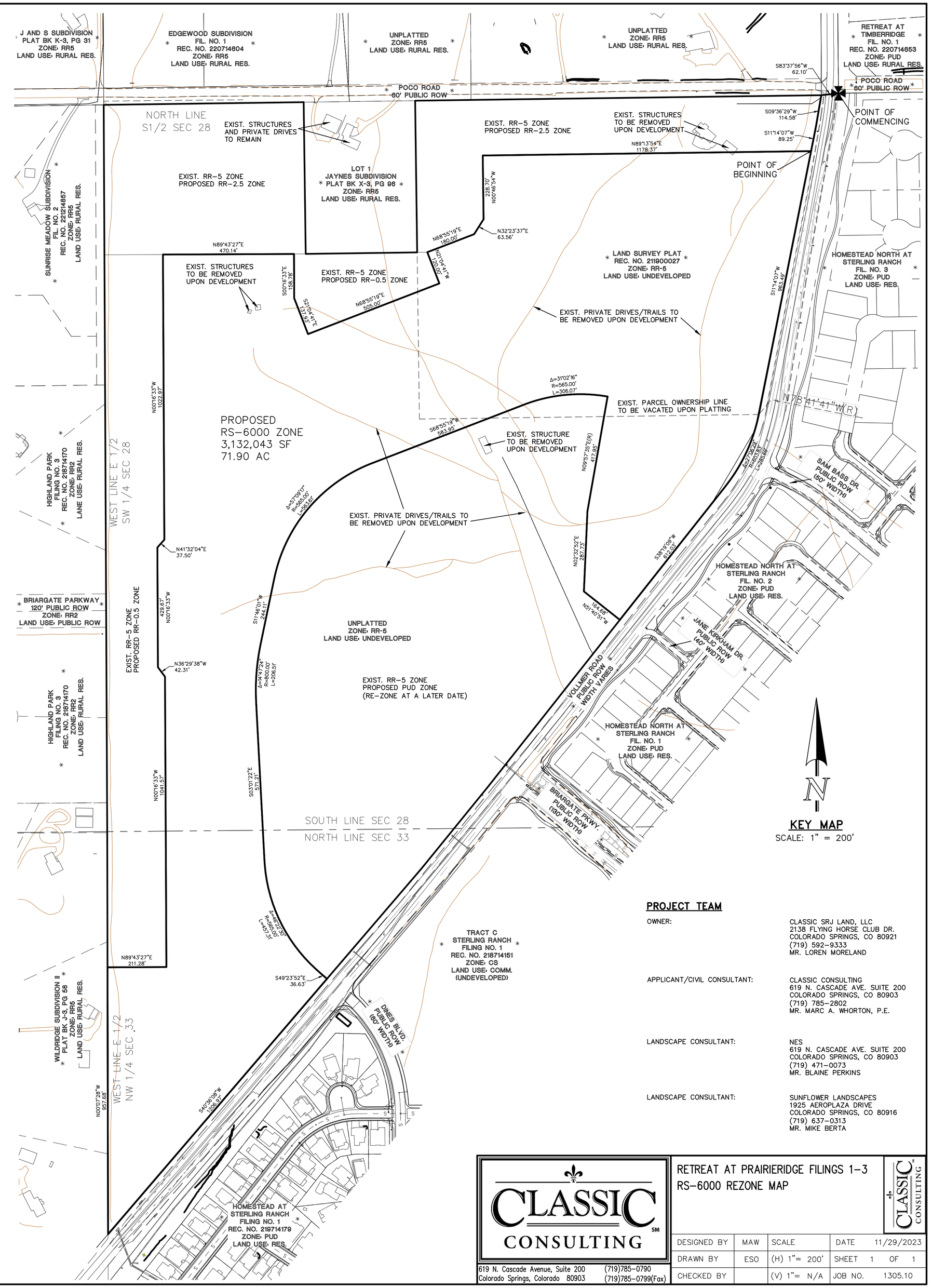
THENCE N68°55'19"E, A DISTANCE OF 180.00 FEET;

THENCE N32°23'37"E, A DISTANCE OF 63.56 FEET;

THENCE N00°46'54"W, A DISTANCE OF 228.70 FEET;

THENCE N89°13'54"E, A DISTANCE OF 1,178.37 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 3,132,043 SQUARE FEET, (71.90181 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



KEY MAP
SCALE: 1" = 200'

PROJECT TEAM

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

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
RS-6000 REZONE MAP

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	11/29/2023
DRAWN BY	ESO	(H) 1"= 200'		SHEET	1 OF 1
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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RETREAT AT PRAIRIERIDGE 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

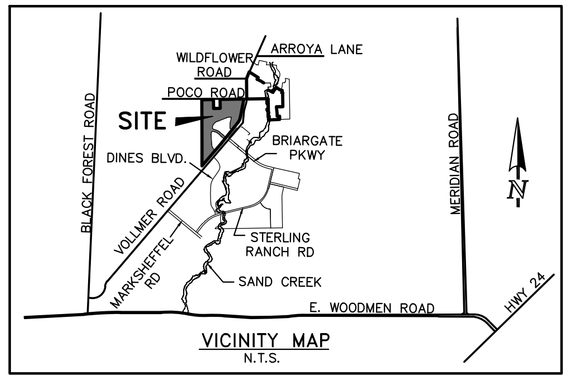
MARCH 2024

GENERAL NOTES:

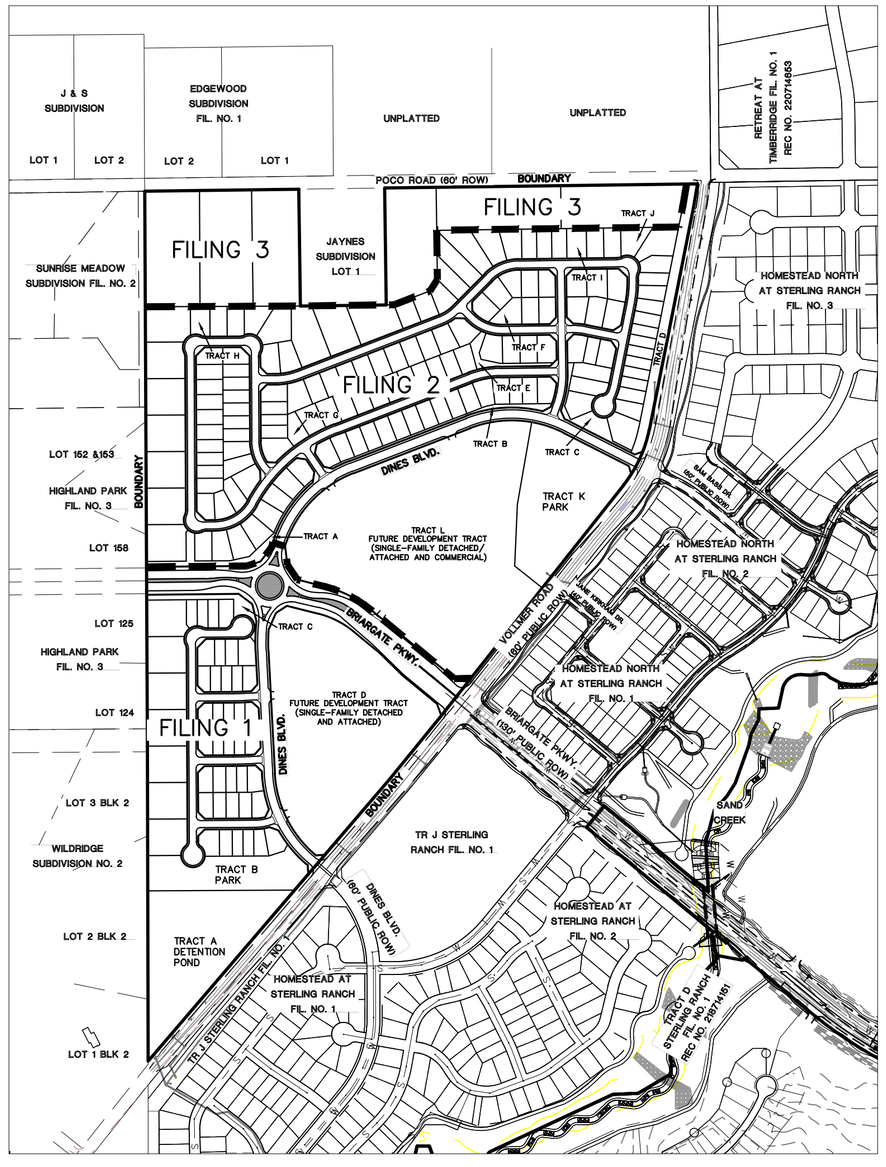
1. ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
3. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
4. LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY PRAIRIERIDGE METROPOLITAN DISTRICT.
5. DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
6. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
7. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
8. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
9. THE FOLLOWING UTILITY PROVIDERS WILL SERVE RETREAT AT PRAIRIERIDGE FILINGS 1-3 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
   WATER: FAWWA (EXCEPT THE 2.5 AC. LOTS ACCESSING POCO ROAD – INDIVIDUAL WELLS BY LOT OWNER)
   WASTEWATER: FAWWA (EXCEPT THE 2.5 AC. LOTS ACCESSING POCO ROAD – INDIVIDUAL SEPTIC SYSTEMS BY LOT OWNER)
   GAS: COLORADO SPRINGS UTILITIES GAS (EXCEPT THE 2.5 AC. LOTS ACCESSING POCO ROAD – GAS SERVICE BY BLACK HILLS ENERGY)
   ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
12. THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO BRIARGATE PARKWAY AND VOLLMER ROAD OR REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN. SUCH NOISE WALL IS TO BE CONSTRUCTED BY THE DEVELOPER. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
13. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
14. UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
15. THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.
16. SOILS AND GEOLOGY CONDITIONS:
    GEOLOGIC HAZARD AREAS AND MITIGATION MEASURES CAN BE FOUND IN THE REPORT ("SOILS AND GEOLOGY STUDY FOR RETREAT AT PRAIRIERIDGE FILINGS 1, 2 AND 3 – PRELIMINARY PLAN, POCO ROAD AND VOLLMER ROAD" PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 2, 2024) IN FILE NUMBER SP239 AVAILABLE AT THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.

    ~ POTENTIAL SEASONALLY SHALLOW GROUNDWATER (psw)
    ~ SEASONALLY WET AREA (sw)
    ~ AREAS OF PONDED/FLOWING WATER (w)
    SEE SHEET 28 FOR GEOLOGIC CONSTRAINTS MAP AND LOTS AFFECTED. FURTHER STUDY TO DETERMINE MITIGATION WILL BE REQUIRED AT FINAL PLAT.

    IN AREAS OF HIGH GROUNDWATER:
    DUE TO HIGH GROUNDWATER IN AREAS, ALL FOUNDATIONS SHALL INCORPORATE AND UNDERGROUND DRAINAGE SYSTEM. UNDER DRAIN SYSTEM TO BE MAINTAINED BY THE PRAIRIERIDGE METRO DISTRICT.
17. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR ANY UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE PRAIRIERIDGE METRO DISTRICT.
18. THE PHASING/FILING LINES SHOWN ON THIS PLAN MAY NOT REFLECT THE EXACT SEQUENCE OF DEVELOPMENT. FILING SIZE AND DEVELOPMENT TIMING ARE MARKET DRIVEN AND WE REQUEST THIS FLEXIBILITY WITH NO FUTURE PLAN AMENDMENTS REQUIRED.
19. NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS CURRENTLY EXIST ON THE PROPERTY.



VICINITY MAP
N.T.S.



KEY MAP
SCALE: 1" = 400'

TRACT TABLE

	TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
FILING 1	A	271,397	6.23	DETENTION POND, TRAILS, UTILITIES, BUFFER	PRAIRIERIDGE METRO DISTRICT 1
	B	115,247	2.65	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	C	19,875	0.46	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	D	577,481	13.26	FUTURE DEVELOPMENT TRACT	CLASSIC SRJ LAND, LLC
FILING 2	A	28,260	0.65	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	B	14,407	0.33	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	C	19,596	0.45	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	D	64,101	1.47	OPEN SPACE, BUFFER LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	E	12,433	0.29	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	F	12,831	0.29	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	G	10,260	0.24	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	H	12,298	0.28	DRAINAGE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	I	12,886	0.30	DRAINAGE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	J	14,296	0.33	DRAINAGE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	K	240.599	5.52	PARK, BUFFER, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	L	870,112	19.97	FUTURE DEVELOPMENT TRACT	CLASSIC SRJ LAND, LLC

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 CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MR. BLAINE PERKINS
LANDSCAPE CONSULTANT:	SUNFLOWER LANDSCAPES 1925 AEROPLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA

SITE DATA

TAX ID NUMBERS:	PORTION OF 52280-00-024 & 52280-00-025
TOTAL AREA:	142.13 ACRES
DEVELOPMENT SCHEDULE	FALL 2024
SKETCH PLAN:	SKP225
CURRENT ZONING: PROPOSED ZONING:	RR-5 RS-6000, RR-2.5, & RR-0.5 (FUTURE DEVELOPMENT TRACTS TO BE REZONED AT A LATER DATE)
CURRENT USE: PROPOSED USE:	AGRICULTURE GRAZING/VACANT SINGLE FAMILY RESIDENTIAL (DETACHED)
LANDSCAPE SETBACKS: VOLLMER ROAD: BRIARGATE PKWY:	 50 FT BUFFER 25 FT BUFFER
FILING 1 PROPOSED GROSS DENSITY: PROPOSED NET DENSITY:	 1.47 DU/AC (46 LOTS/31.24 AC) 3.97 DU/AC (46 LOTS/11.58 AC) (DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)
FILING 2 PROPOSED GROSS DENSITY: PROPOSED NET DENSITY:	 2.36 DU/AC (141 LOTS/59.76 AC) 3.68 DU/AC (141 LOTS/38.36 AC) (DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)
FILING 3 PROPOSED GROSS/NET DENSITY:	 0.35 DU/AC (6 LOTS/17.02 AC) (2.5 AC. RURAL LOTS ACCESS FROM EXISTING POCO ROAD)
TOTAL PROPOSED GROSS DENSITY: PROPOSED NET DENSITY:	 1.77 DU/AC (193 LOTS/108.93 AC) 2.84 DU/AC (193 LOTS/67.87 AC) (DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RS-6000	6,000 SF	30'	40%/45%	50'	25'	5'	25'
RR-2.5	2.5 ACRES	30'	NONE	200'	25'	15'	25'
RR-0.5	21,780 SF	30'	NONE	100'	25'	10'	25'

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY (DETACHED) LOTS	66.96	47.2%
PUBLIC ROAD RIGHT-OF-WAY	22.45	15.8%
PARKS	8.70	6.1%
OPEN SPACE/BUFFER TRACTS	3.65	2.6%
DRAINAGE/DETENTION	7.14	5.0%
FUTURE DEVELOPMENT TRACTS	33.23	23.3%
TOTAL	142.13	100.0%

SHEET INDEX:

COVER SHEET	SHEET 1 OF 28
LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT	SHEET 2 OF 28
PRELIMINARY PLAN	SHEET 3 OF 28
PRELIMINARY PLAN	SHEET 4 OF 28
PRELIMINARY PLAN	SHEET 5 OF 28
PRELIMINARY PLAN	SHEET 6 OF 28
PRELIMINARY PLAN	SHEET 7 OF 28
PRELIMINARY PLAN	SHEET 8 OF 28
PRELIMINARY GRADING & UTILITY PLAN	SHEET 9 OF 28
PRELIMINARY GRADING & UTILITY PLAN	SHEET 10 OF 28
PRELIMINARY GRADING & UTILITY PLAN	SHEET 11 OF 28
PRELIMINARY GRADING & UTILITY PLAN	SHEET 12 OF 28
PRELIMINARY GRADING & UTILITY PLAN	SHEET 13 OF 28
PRELIMINARY GRADING & UTILITY PLAN	SHEET 14 OF 28
PRELIMINARY ROUND-ABOUT DESIGN	SHEET 14A OF 28
PRELIMINARY LANDSCAPE PLANS & DETAILS	SHEETS 15-27 OF 28
GEOLOGIC CONSTRAINTS EXHIBIT	SHEET 28 OF 28

PCD NO. SP239

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
TITLE SHEET

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= N/A		SHEET	1 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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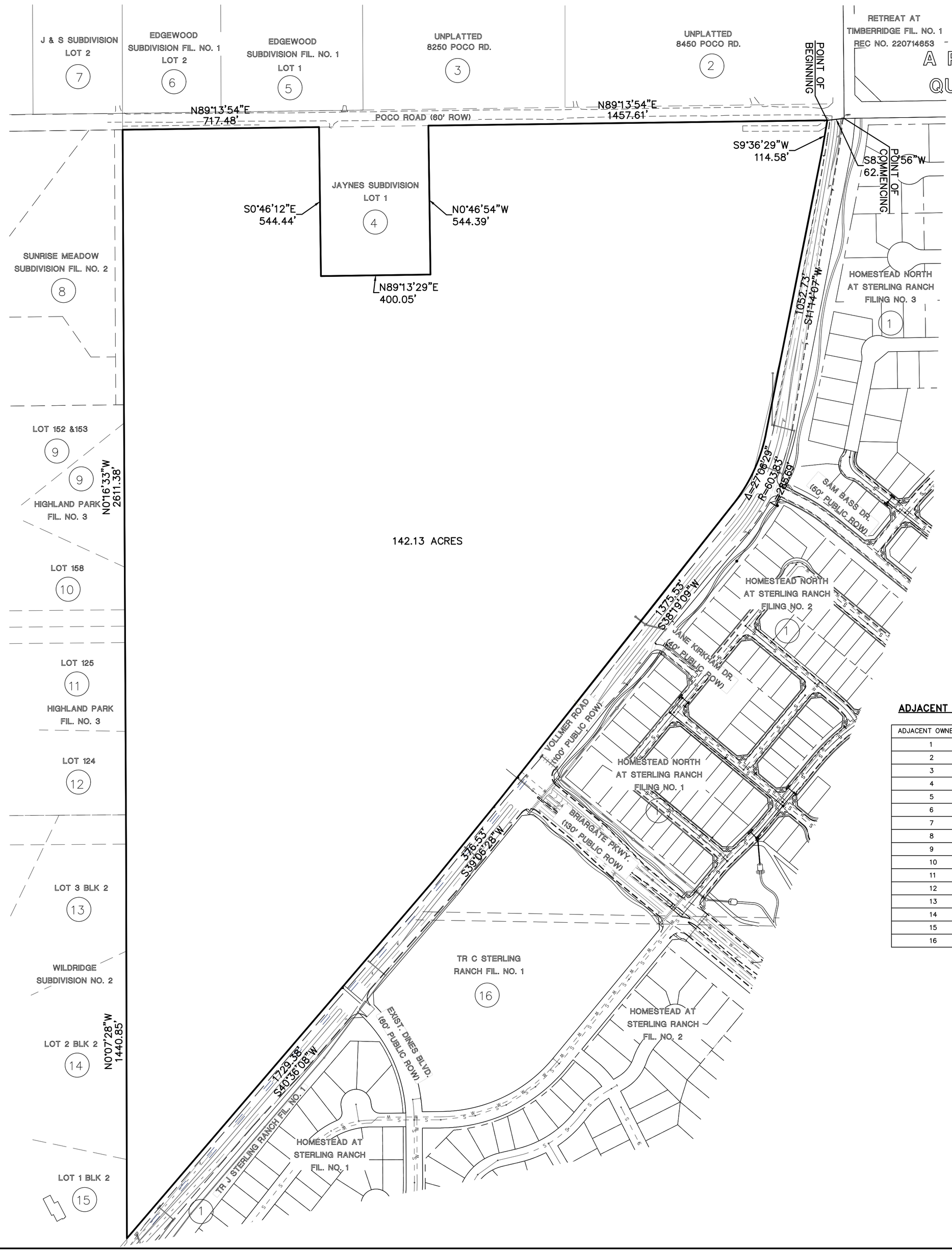
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 1052.73 FEET;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
4. THENCE S38°19'09"W, A DISTANCE OF 1,375.53 FEET;
5. THENCE S39°06'28"W, A DISTANCE OF 376.53 FEET;
6. THENCE S40°36'08"W, A DISTANCE OF 1,729.38 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 1,440.85 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,611.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE EXTERIOR BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE ON THE SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

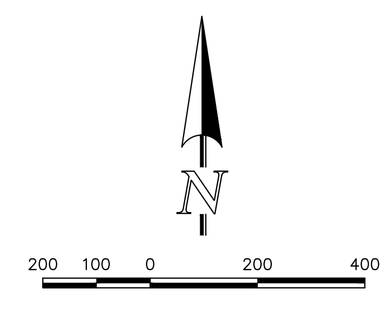
1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO A POINT OF SAID NORTH LINE;

THENCE N89°13'54"E, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING.**

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 6,191,054 SQUARE FEET, (142.12705 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	SR LAND LLC	20 BOULDER CRESCENT ST STE. 102	COLORADO SPRINGS, CO 80903
2	AMELIA SNYDER	8450 POCO ROAD	COLORADO SPRINGS, CO 80908
3	MCCALL TERRILL J	8250 POCO ROAD	COLORADO SPRINGS, CO 80908
4	DANIEL W. SMITH	8225 POCO ROAD	COLORADO SPRINGS, CO 80908
5	KENNETH L. YODER	8190 POCO ROAD	COLORADO SPRINGS, CO 80908
6	VALONE FAMILY TRUST	8170 POCO ROAD	COLORADO SPRINGS, CO 80908
7	RAUL REYES	8150 POCO ROAD	COLORADO SPRINGS, CO 80908
8	ROKES LIVING TRUST	8155 POCO ROAD	COLORADO SPRINGS, CO 80908
9	PLATINUM AURORA TRUST	PO BOX 64110	COLORADO SPRINGS, CO 80962
10	THREE OAKS LIVING TRUST	4503 CLARK FORK PL.	COLORADO SPRINGS, CO 80923
11	CHEDID M BASSAM	2341 LIMERICK CT.	COLORADO SPRINGS, CO 80921
12	AUSTIN ROFF	10132 OAK KNOLL TERRACE	COLORADO SPRINGS, CO 80920
13	JOHN F. ABRAHAMSSON	9470 GLIDER LOOP	COLORADO SPRINGS, CO 80908
14	THOMAS A GEORGE II	9480 GLIDER LOOP	COLORADO SPRINGS, CO 80908
15	WHISTLER INTERNATIONAL LLC	7220 GLIDER LOOP	COLORADO SPRINGS, CO 80908
16	SR COMMERCIAL LLC	20 BOULDER CRESCENT ST.	COLORADO SPRINGS, CO 80903



SCALE: 1" = 200'
U.S. SURVEY FOOT

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
LEGAL BOUNDARY MAP AND ADJACENT OWNERS LIST

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= N/A		SHEET	2 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

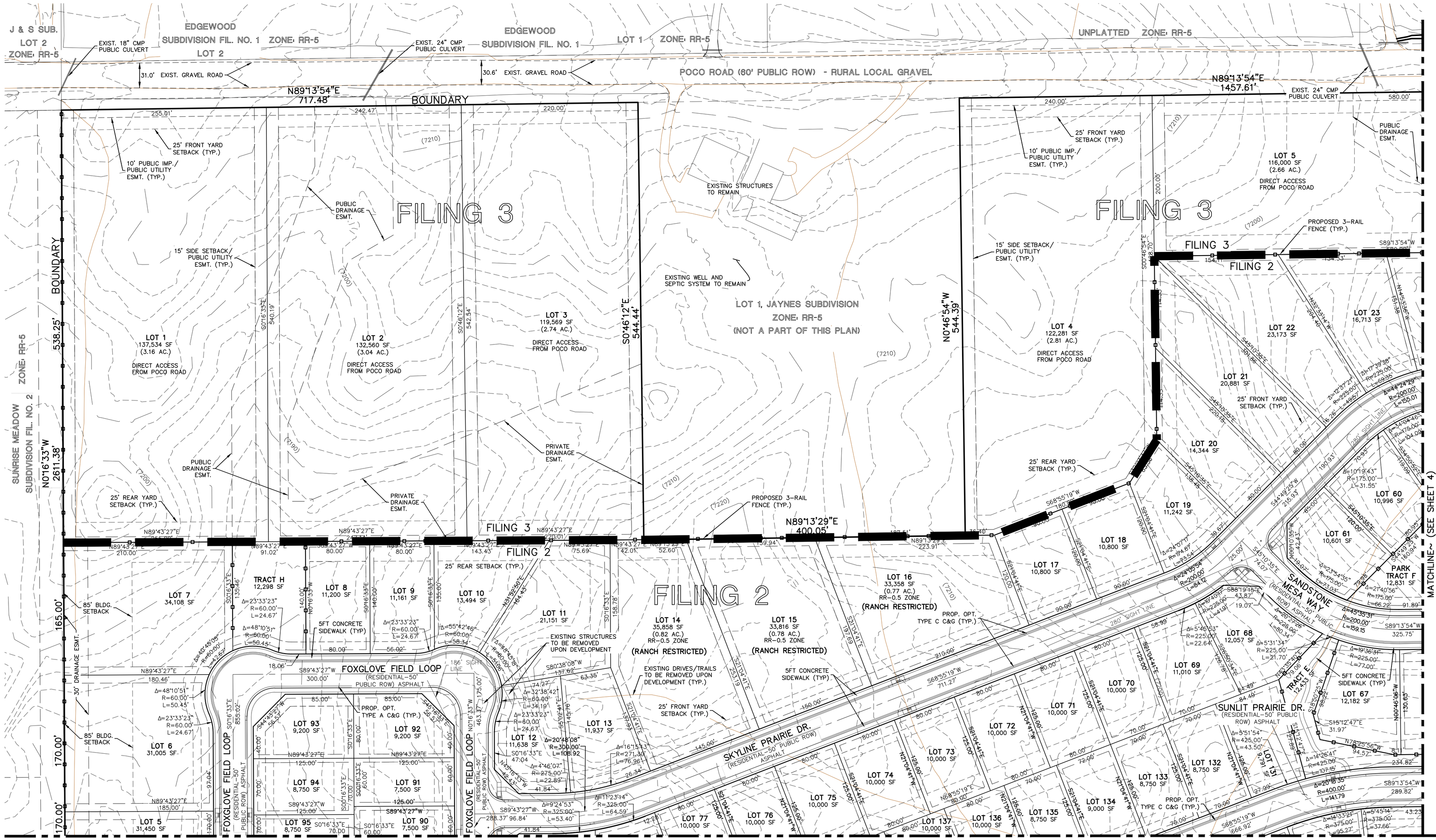
N:\1305\01\DRAWINGS\DEVELOPMENT\1305101-SP-02.dwg, 5/29/2024 2:04:43 PM, 1:1

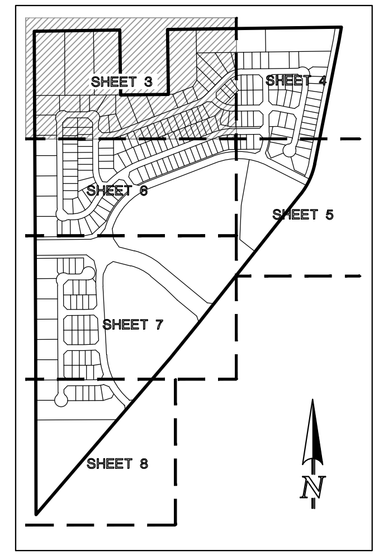
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024





SHEET INDEX
N.T.S.

EASEMENT NOTES

1. ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOTS 5-7 & 14-16 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:

   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

3. ALL LOTS WITHIN FILING 3 (RR-2.5 ZONE) WILL HAVE ESMTS. AS SHOWN AND LABELED.

N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 2 & 3

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= N/A		SHEET	3 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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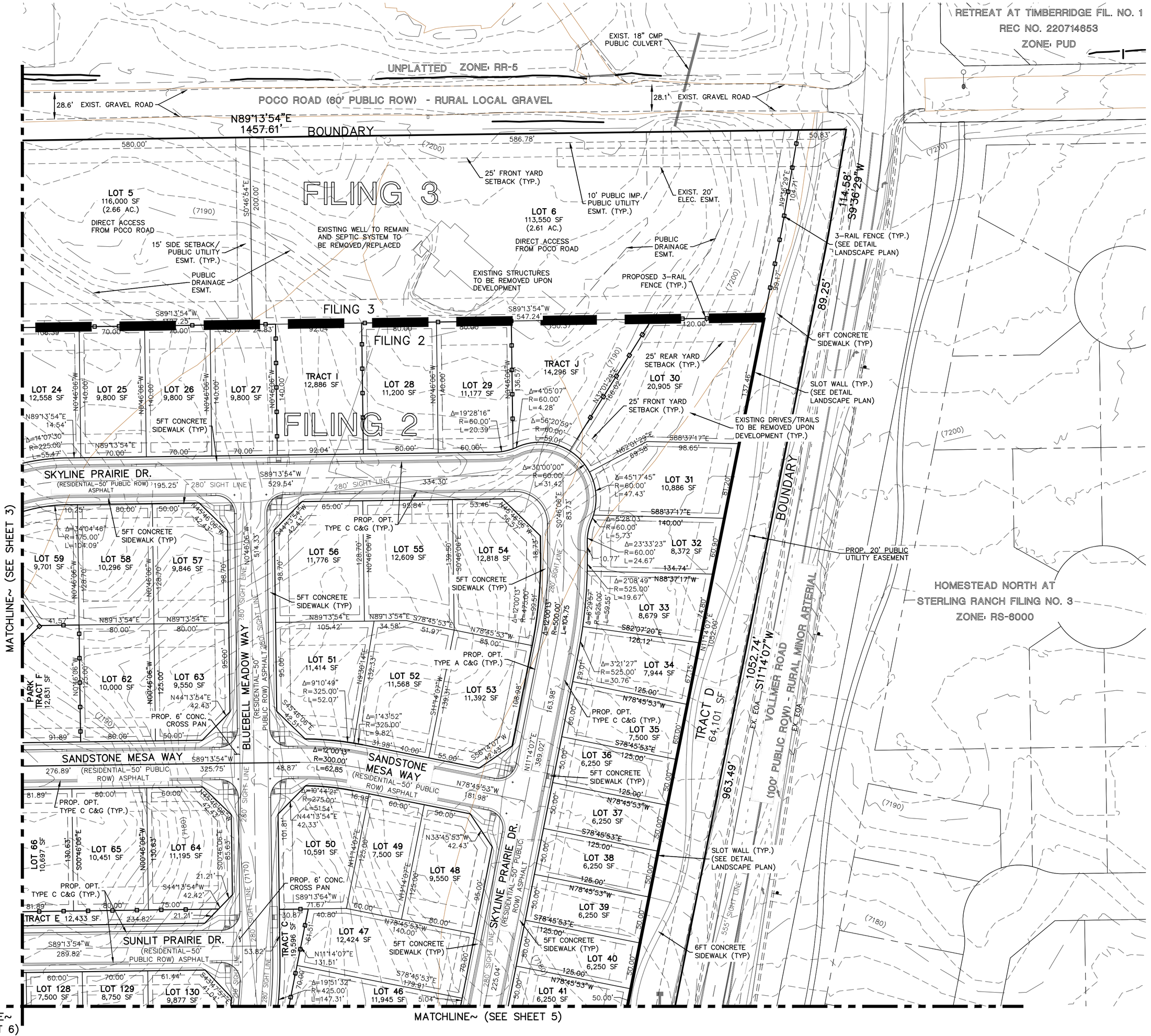
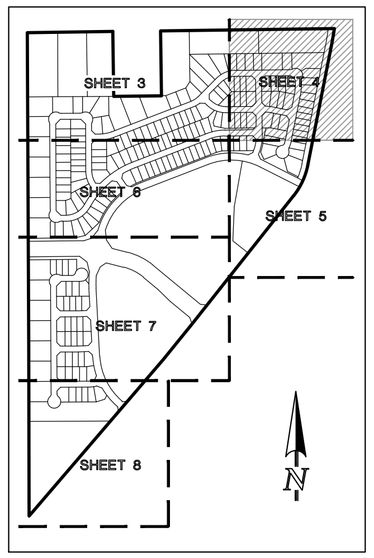
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024





SHEET INDEX
N.T.S.

EASEMENT NOTES

1. ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. ALL LOTS WITHIN FILING 3 (RR-2.5 ZONE) WILL HAVE ESMTS. AS SHOWN AND LABELED.

N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

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619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 2 & 3

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'		SHEET	4 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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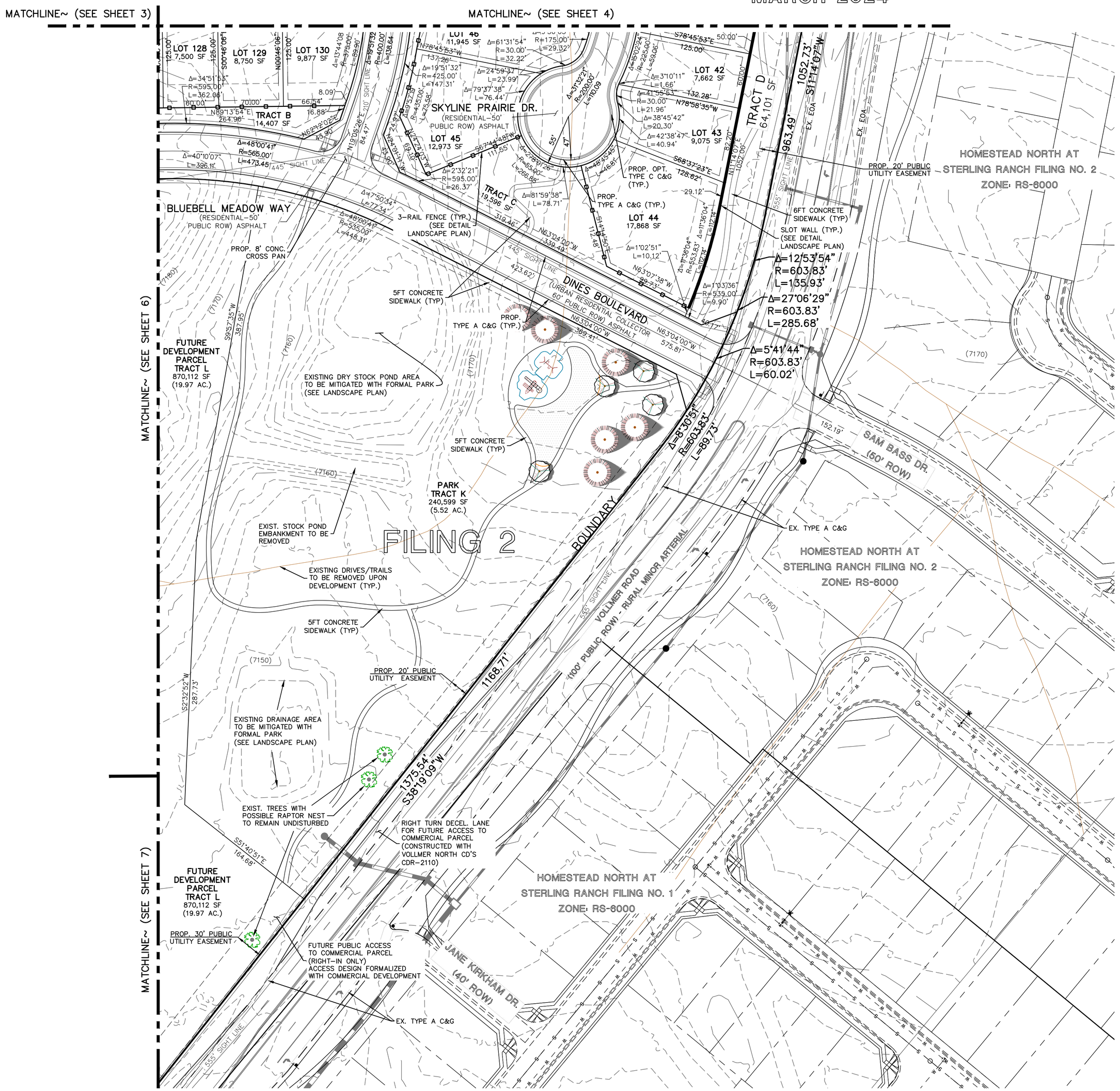
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024



SHEET INDEX
N.T.S.

SCALE: 1" = 60'
U.S. SURVEY FOOT

EASEMENT NOTES

1. ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 2

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'		SHEET	5 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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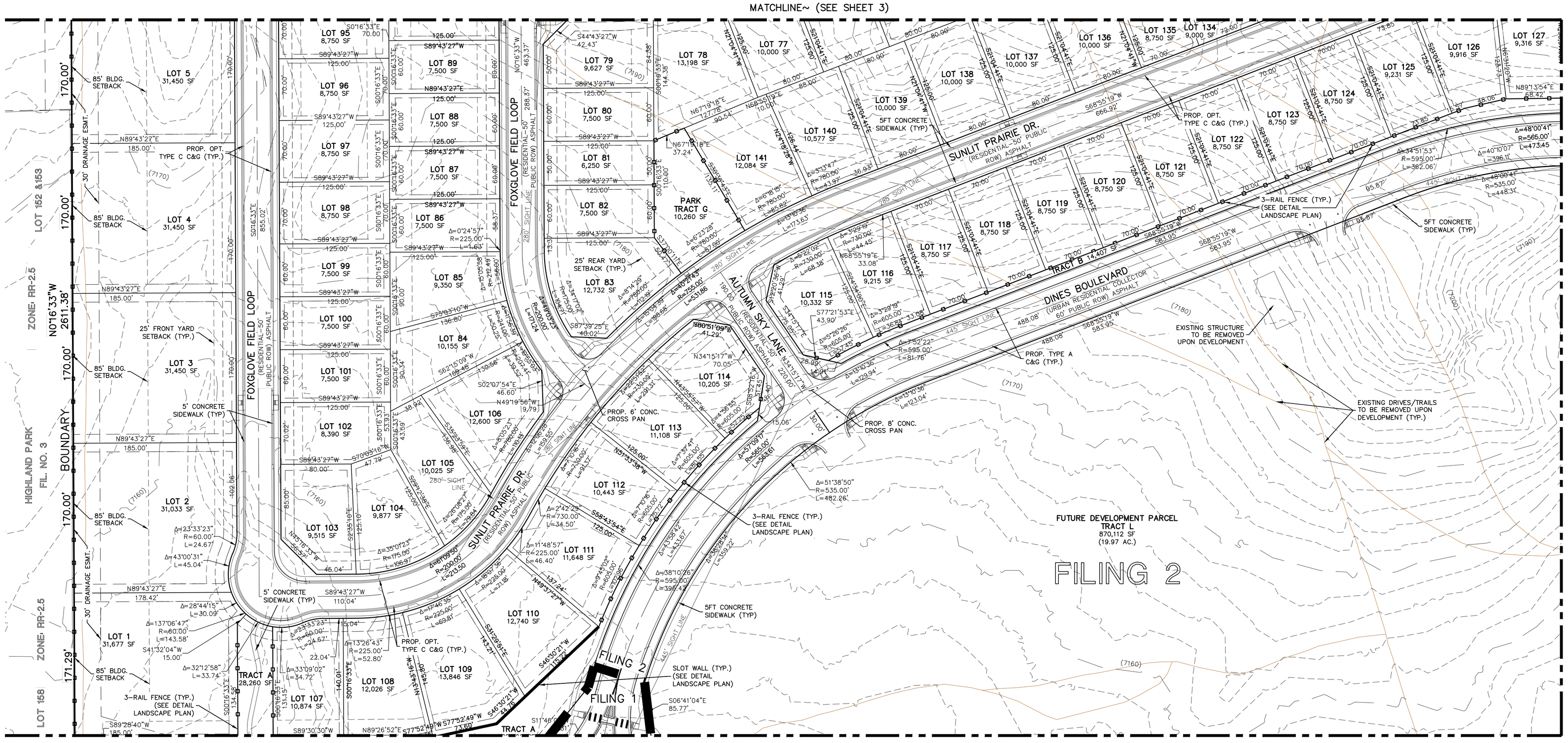
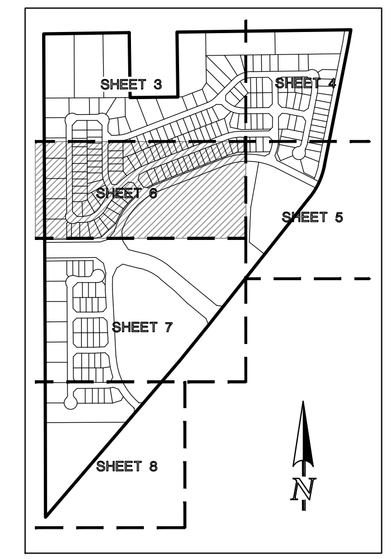
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024





SHEET INDEX
N.T.S.

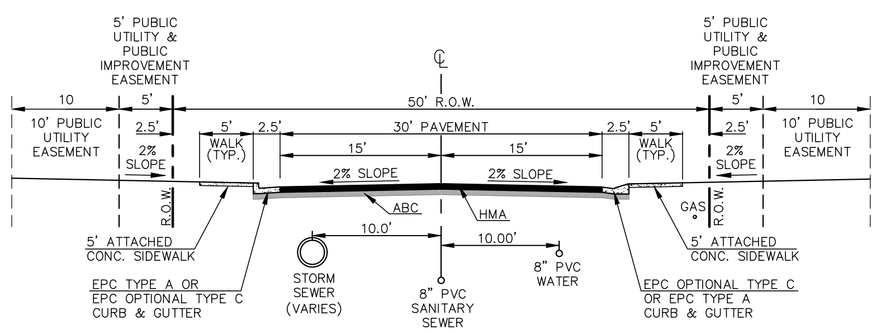
EASEMENT NOTES

1. ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

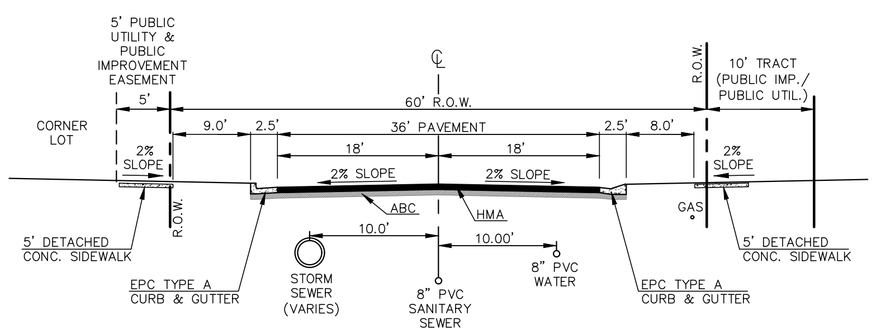
   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOTS 1-5 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:

   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN RESIDENTIAL MINOR COLLECTOR ROADWAY
(URBAN LOCAL ROADS)
N.T.S.



60' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN RESIDENTIAL COLLECTOR ROADWAY
(DINES BLVD.)
N.T.S.

N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 1 & 2

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"=	60'	SHEET	6 OF 28
CHECKED BY		(V) 1"=	N/A	JOB NO.	1305.10

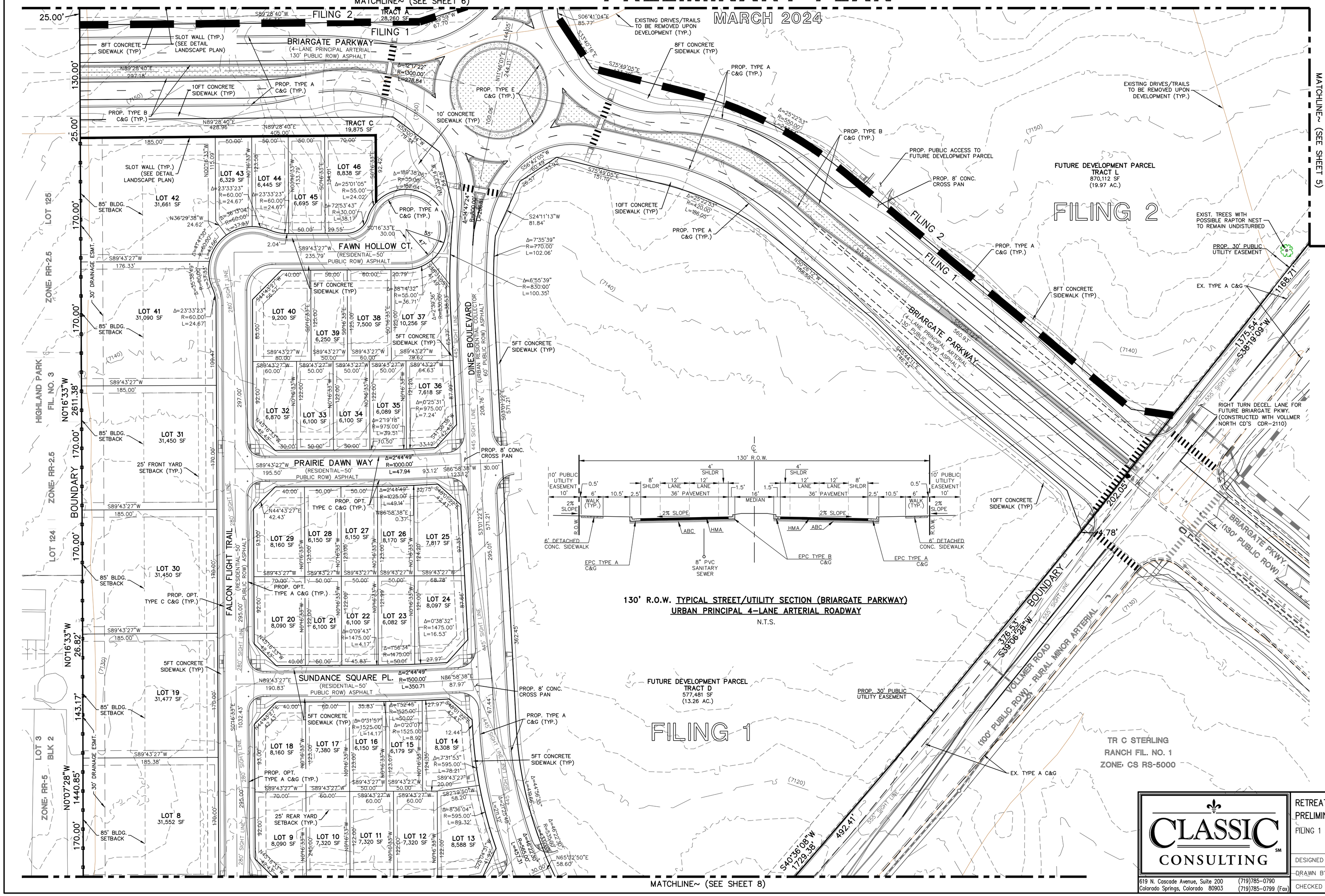
N:\1305\01\DRAWINGS\DEVELOPMENT\1305\0-SP-03-08 REV.dwg, 7/15/2024 9:27:26 AM, 1:1

RETREAT AT PRAIRIERIDGE FILINGS 1-3

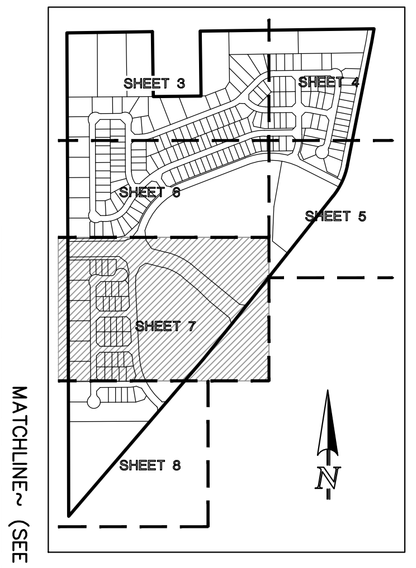
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

MARCH 2024



130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)
URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY
N.T.S.



SHEET INDEX
N.T.S.

EASEMENT NOTES

1. ALL LOTS WITHIN FILING 1 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOTS 8, 19, 30-31, 41-42 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 1 & 2

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'		SHEET	7 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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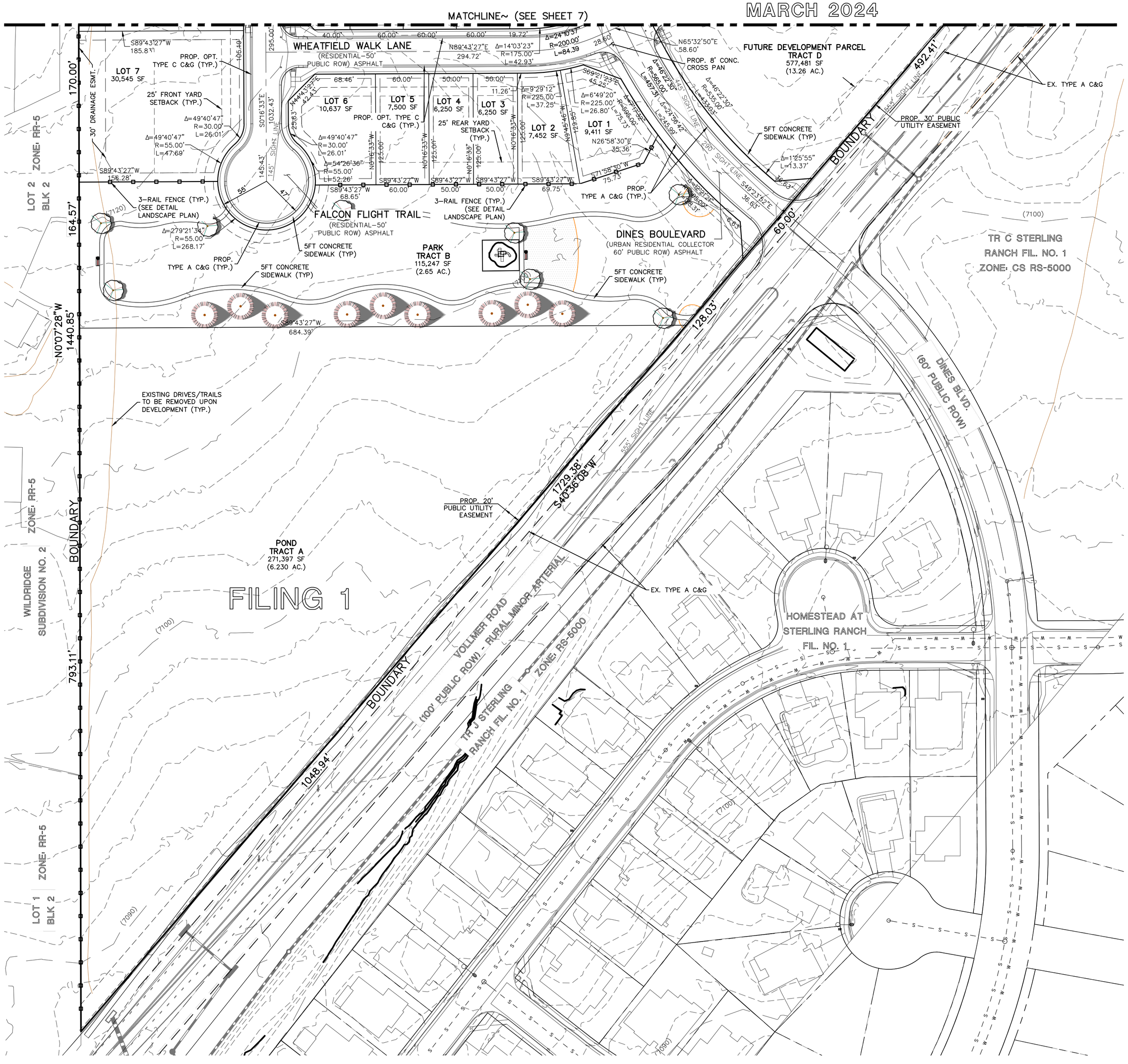
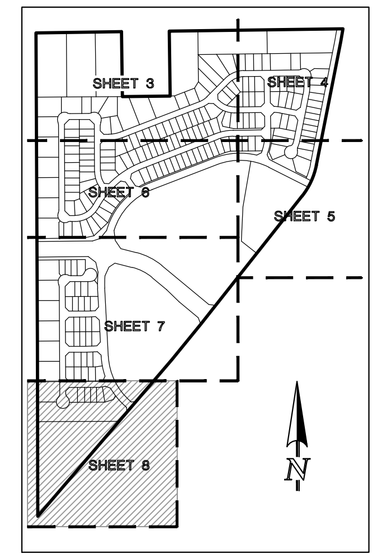
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024





SHEET INDEX
N.T.S.

EASEMENT NOTES

1. ALL LOTS WITHIN FILING 1 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOT 7 (RR-0.5 ZONE) HAS THE FOLLOWING ESMTS. AS SHOWN:

   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 1

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'		SHEET	8 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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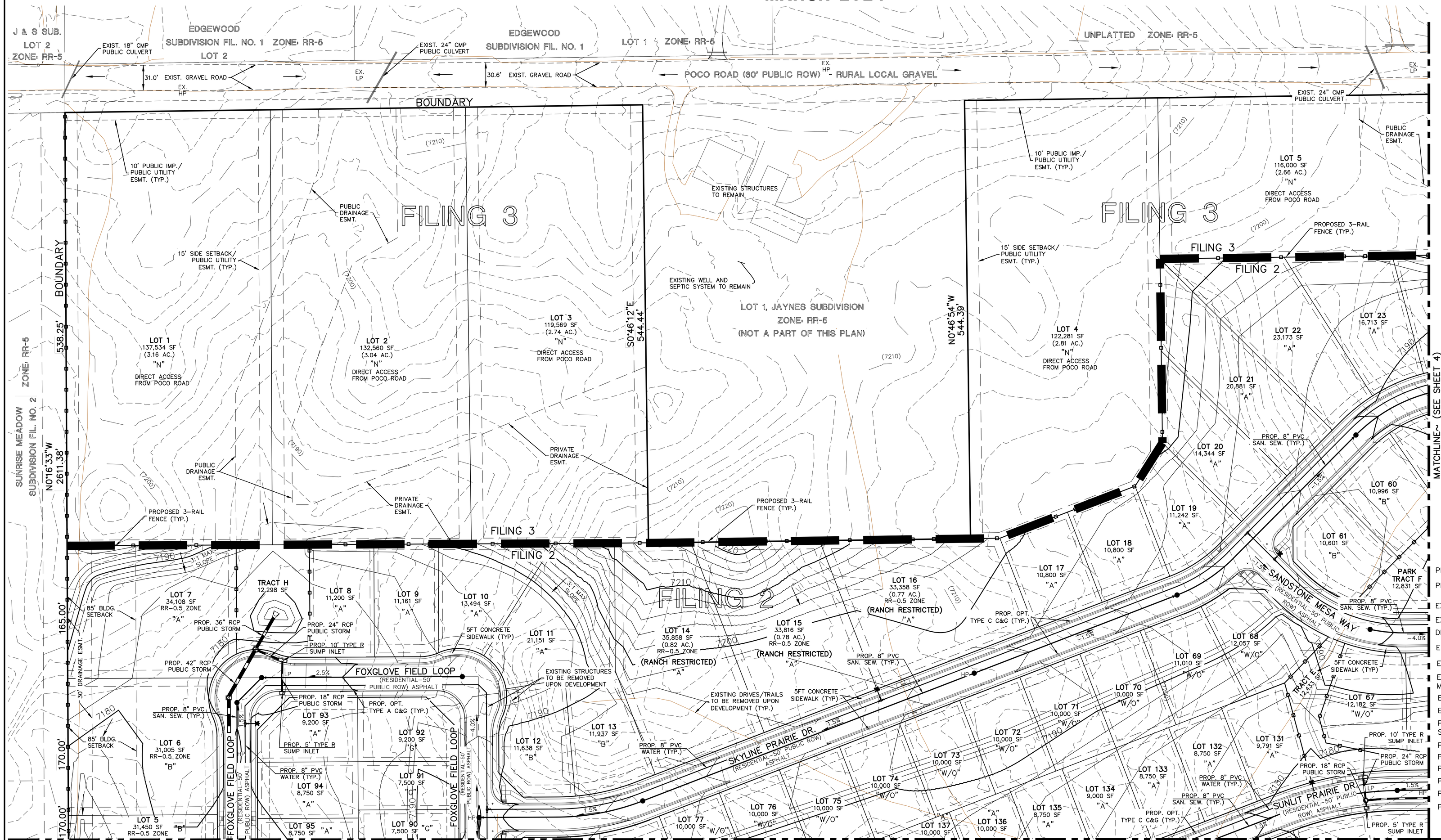
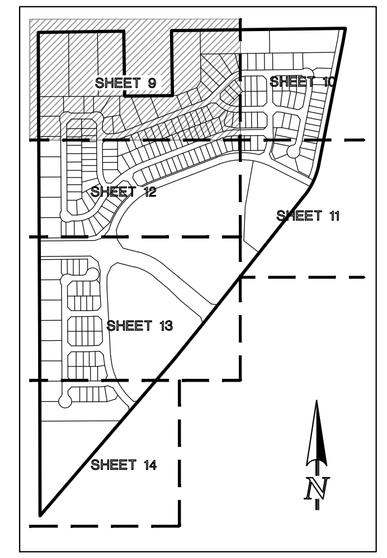
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024





SHEET INDEX
N.T.S.

EASEMENT NOTES

1. ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOTS 5-7 & 14-16 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:

   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

3. ALL LOTS WITHIN FILING 3 (RR-2.5 ZONE) WILL HAVE ESMTS. AS SHOWN AND LABELED.

LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3-RAIL FENCE
- PROPOSED SLOT WALL

N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"=	60'	SHEET	9 OF 28
CHECKED BY		(V) 1"=	N/A	JOB NO.	1305.10

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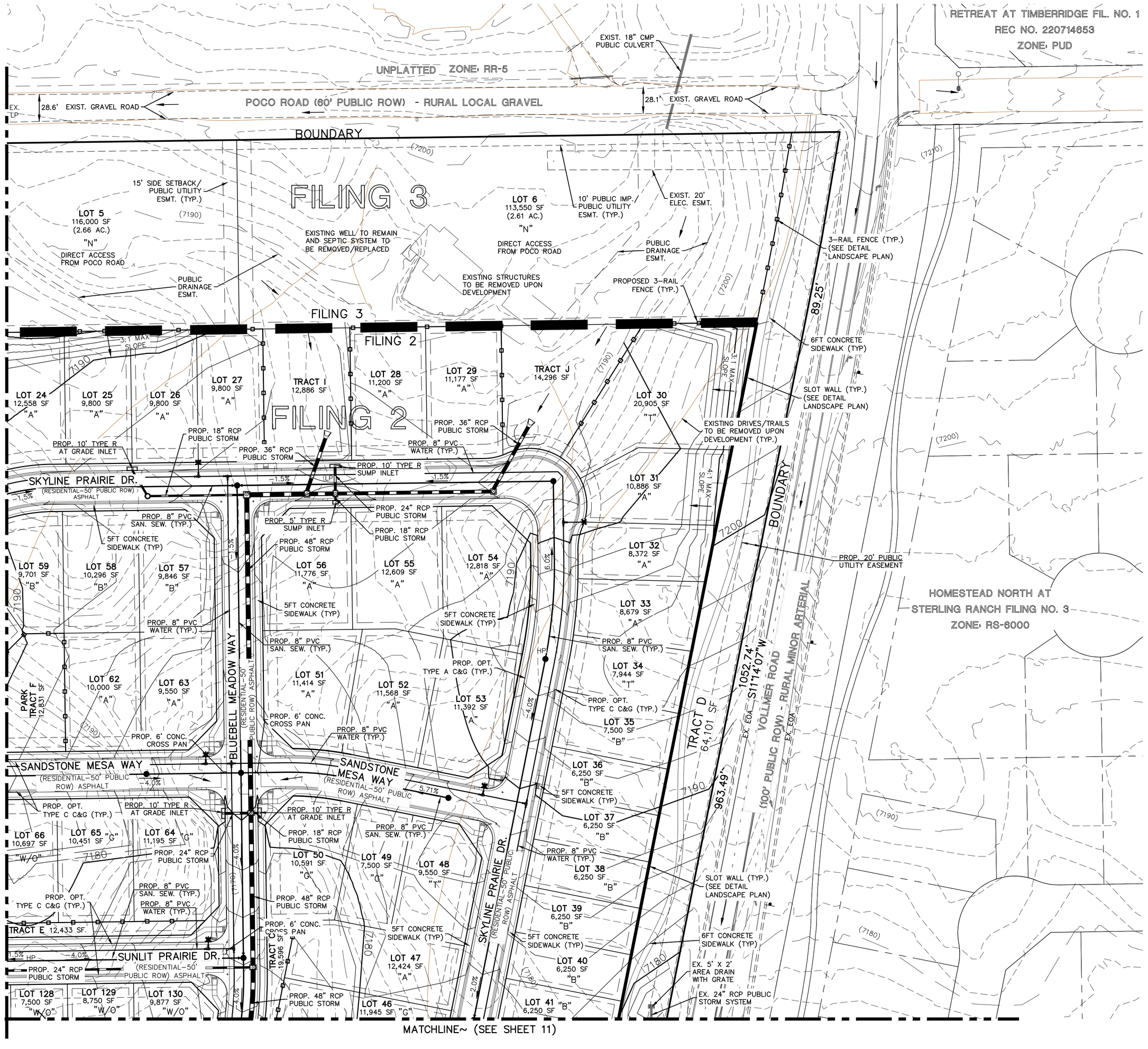
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

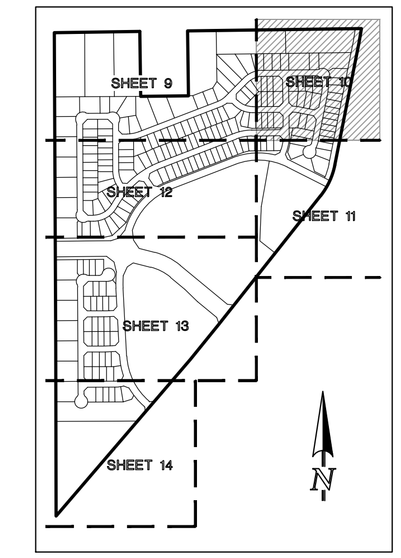
PRELIMINARY PLAN

MARCH 2024



LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3-RAIL FENCE
- PROPOSED SLOT WALL



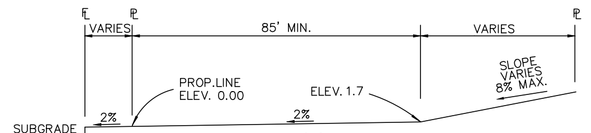
SHEET INDEX
N.T.S

EASEMENT NOTES

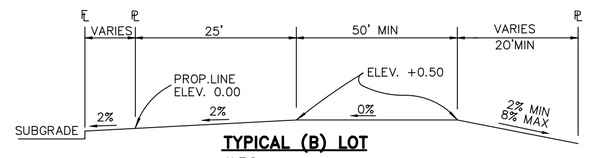
1. ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

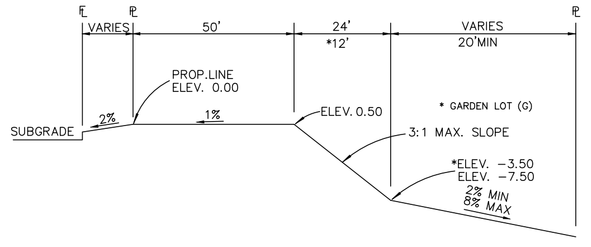
2. ALL LOTS WITHIN FILING 3 (RR-2.5 ZONE) WILL HAVE ESMTS. AS SHOWN AND LABELED.



TYPICAL (A) LOT
N.T.S



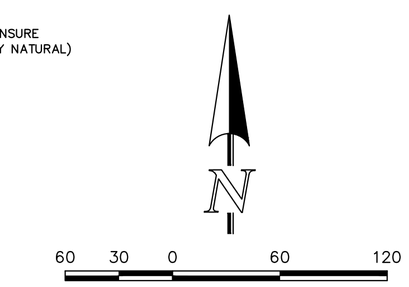
TYPICAL (B) LOT
N.T.S



TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S

TYPICAL NATURAL LOT (N)
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)



SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 2 & 3

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'		SHEET	10 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

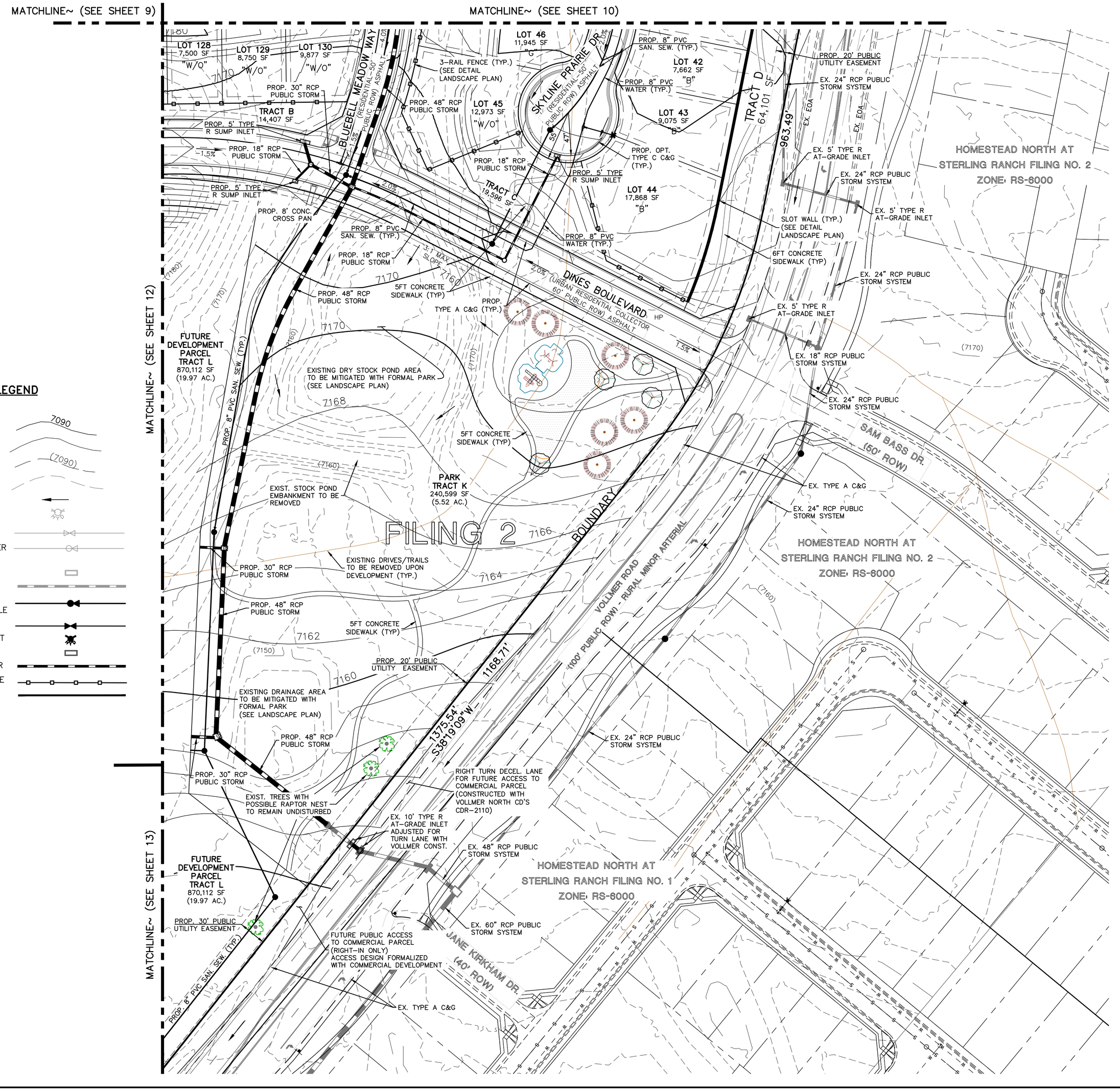
N:\1305\05\DRAWINGS\DEVELOPMENT\1305.10-PG-Fil-09-14 revl.dwg, 7/15/2024 9:21:58 AM, 1:1

RETREAT AT PRAIRIERIDGE 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

MARCH 2024



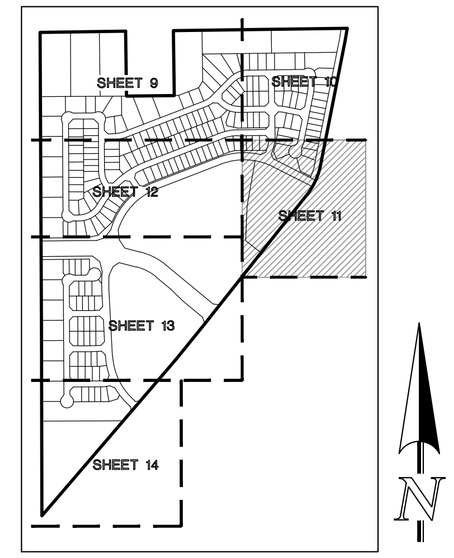
LEGEND

- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3–RAIL FENCE
- PROPOSED SLOT WALL

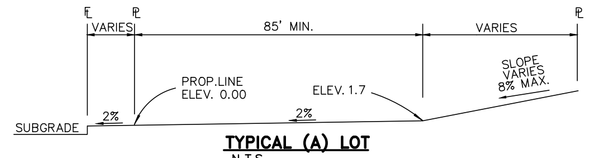
EASEMENT NOTES

1. ALL LOTS WITHIN FILING 2 (RS–6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

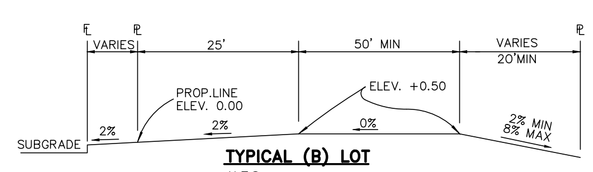
   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



SHEET INDEX
N.T.S.



TYPICAL (A) LOT
N.T.S



TYPICAL (B) LOT
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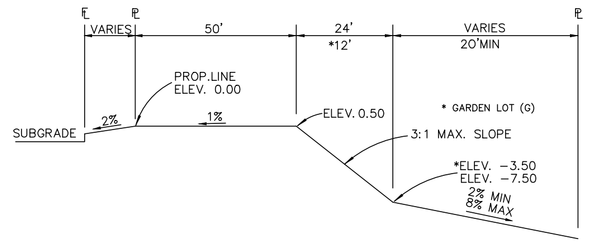
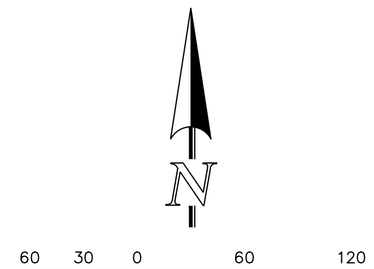


TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S

TYPICAL NATURAL LOT (N)
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)



SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 2

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"=	60'	SHEET	11 OF 28
CHECKED BY		(V) 1"=	N/A	JOB NO.	1305.10

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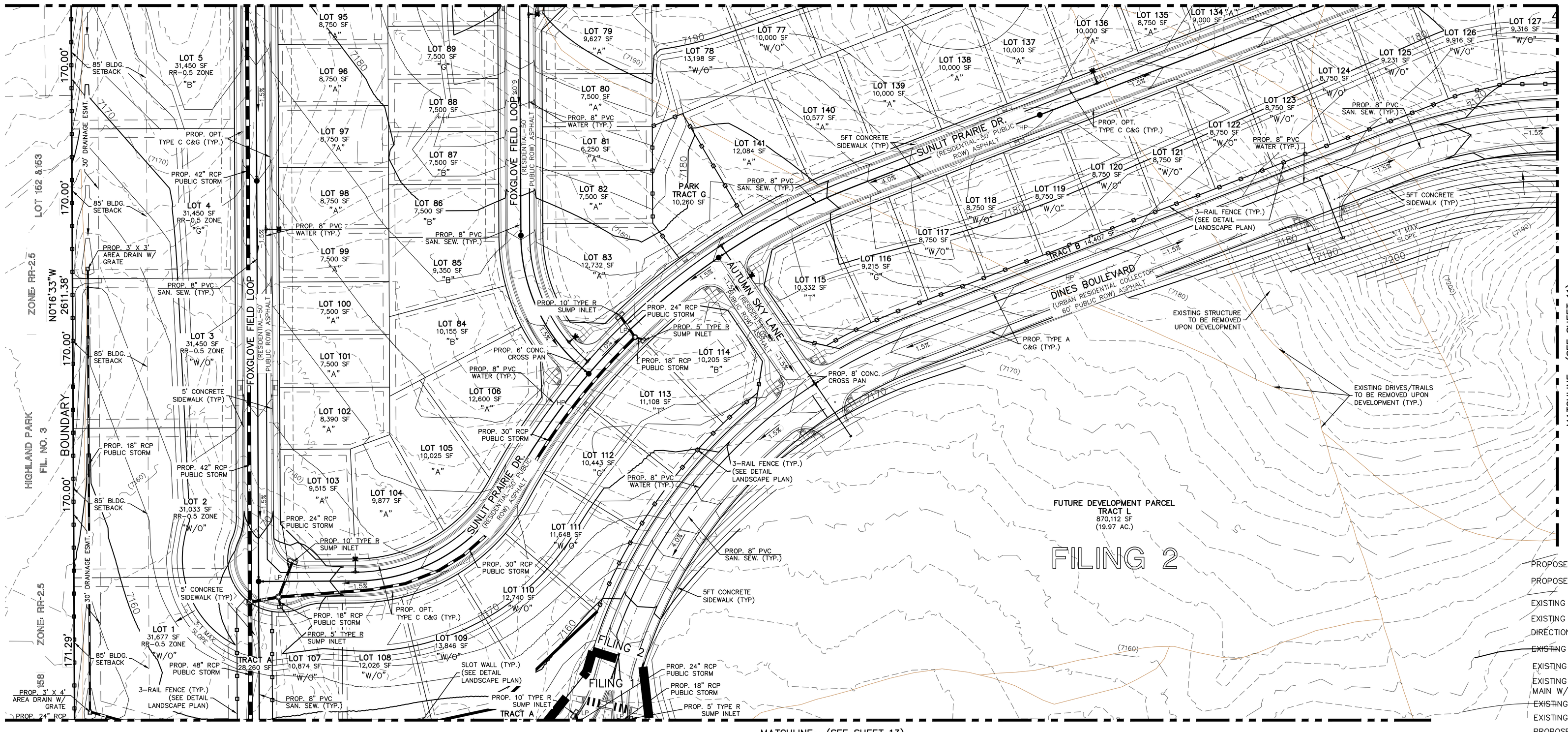
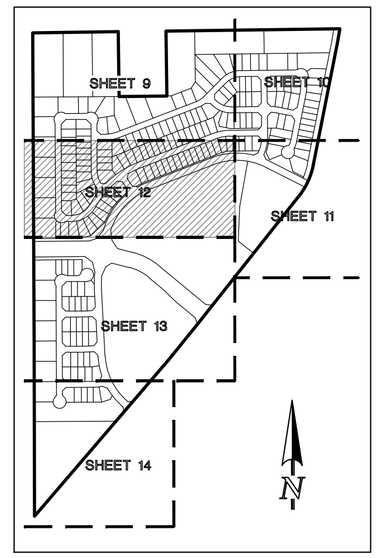
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024





SHEET INDEX
N.T.S.

EASEMENT NOTES

1. ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

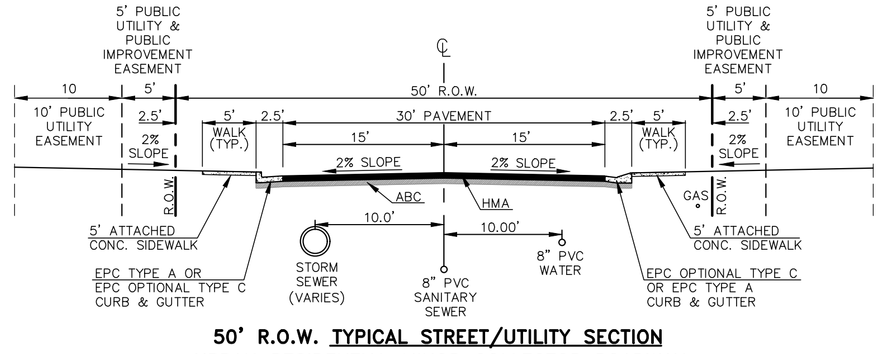
   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOTS 1-5 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:

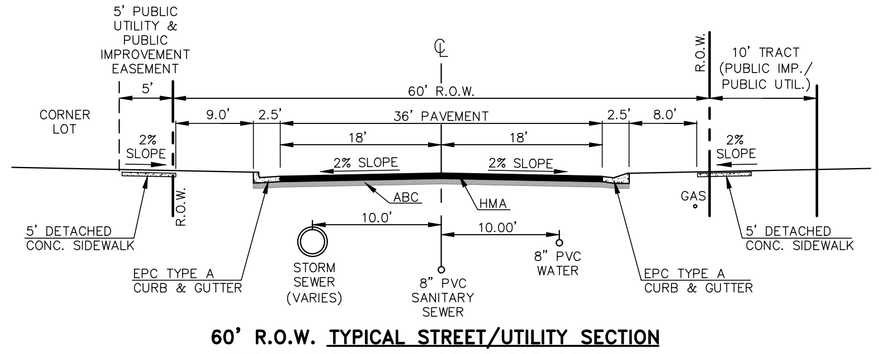
   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

LEGEND

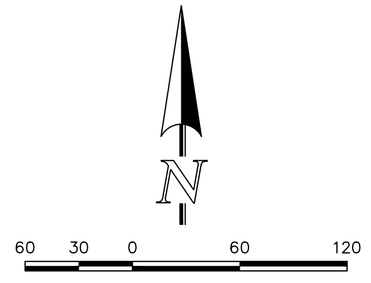
- PROPOSED CONTOUR-10 (7090)
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10 (7090)
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3-RAIL FENCE
- PROPOSED SLOT WALL



50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN RESIDENTIAL MINOR COLLECTOR ROADWAY
(URBAN LOCAL ROADS)
N.T.S.



60' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN RESIDENTIAL COLLECTOR ROADWAY
(DINES BLVD.)
N.T.S.



SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING SM

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 1 & 2

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'		SHEET 12	OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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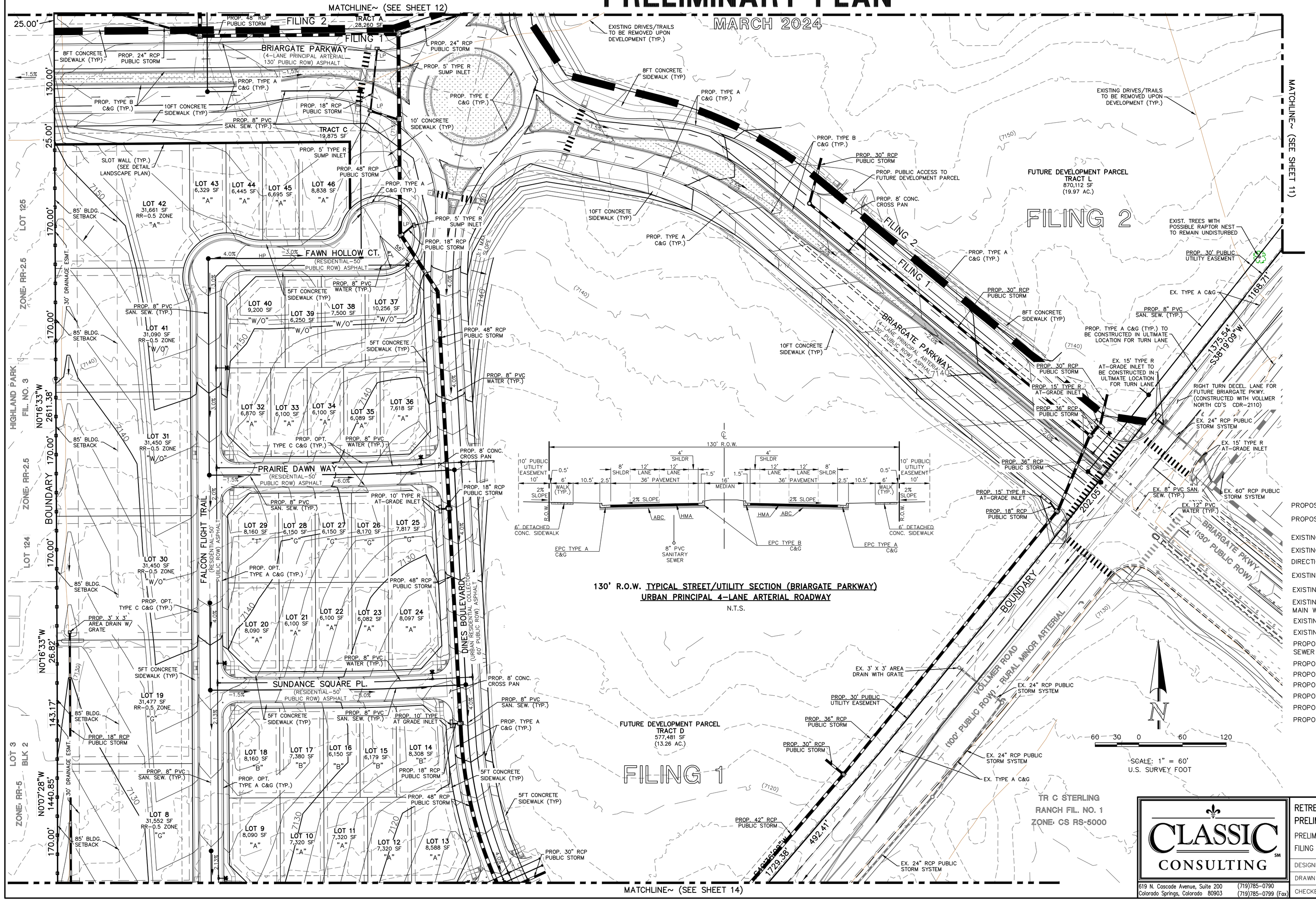
RETREAT AT PRAIRIERIDGE FILINGS 1-3

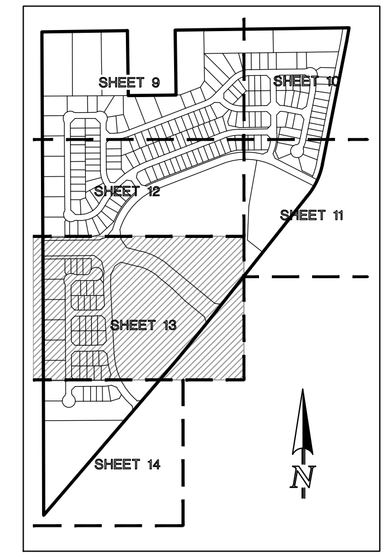
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

MARCH 2024



130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)
URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY
N.T.S.



SHEET INDEX
N.T.S.

EASEMENT NOTES

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   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOTS 8, 19, 30-31, 41-42 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:

   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3-RAIL FENCE
- PROPOSED SLOT WALL

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 1 & 2

DESIGNED BY	MAW	SCALE		DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'		SHEET	13 OF 28
CHECKED BY		(V) 1"= N/A		JOB NO.	1305.10

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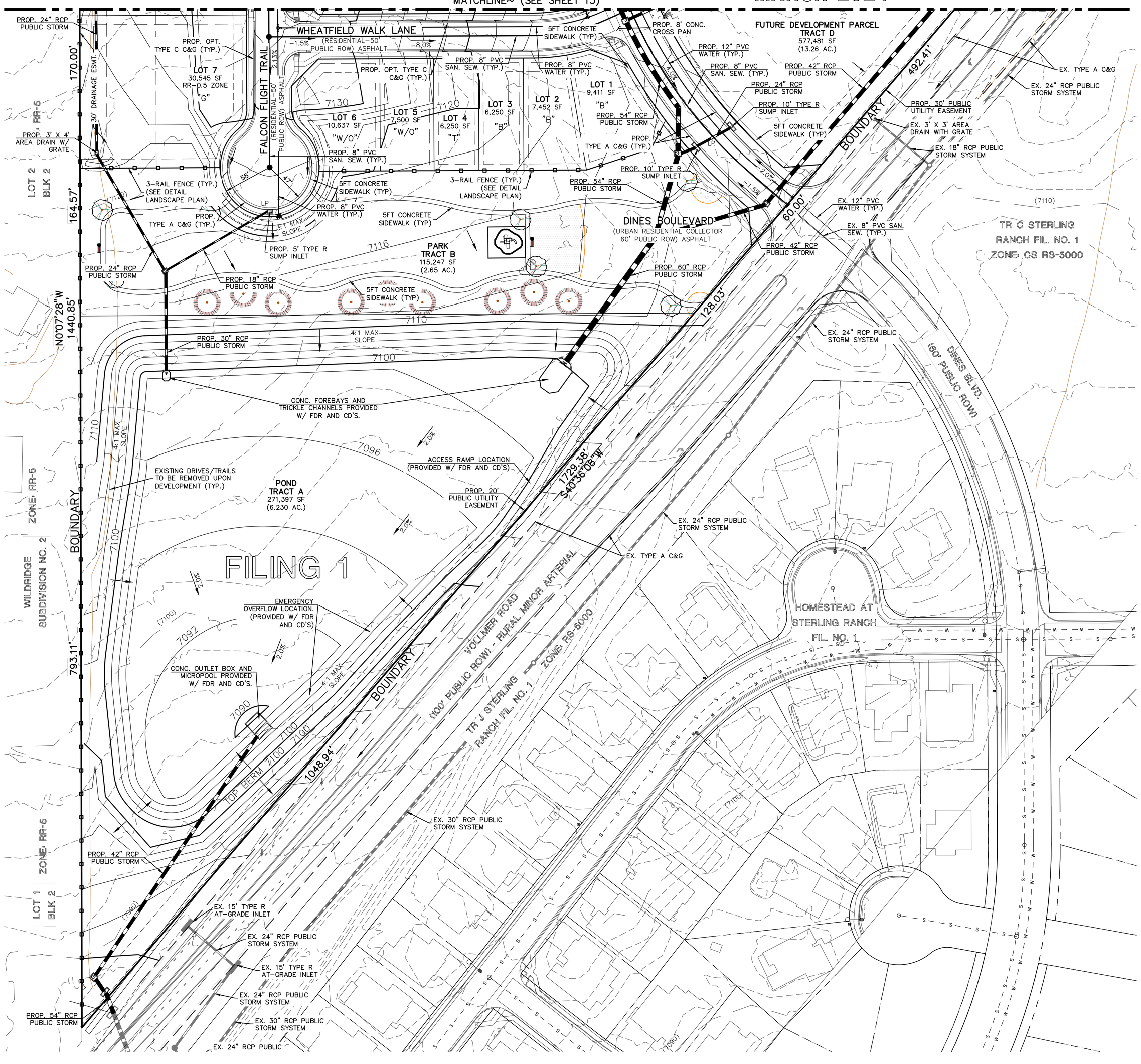
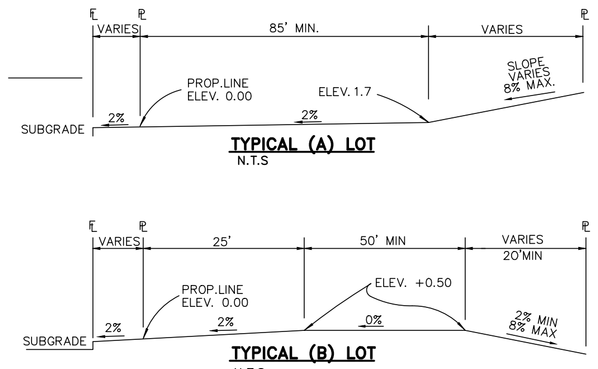
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024





TYPICAL NATURAL LOT (N)
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)

LEGEND

- PROPOSED CONTOUR–10 (7090)
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10 (7090)
- EXISTING CONTOUR–2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
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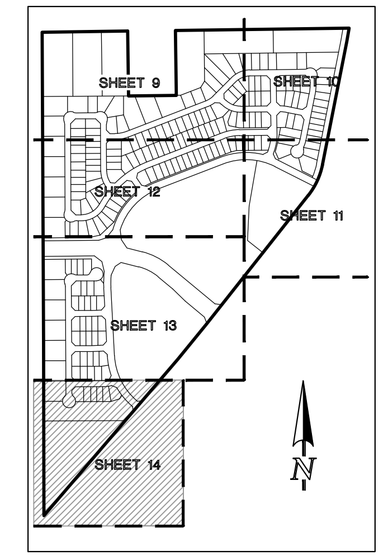
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3–RAIL FENCE
- PROPOSED SLOT WALL



SHEET INDEX
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   5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

2. LOT 7 (RR–0.5 ZONE) HAS THE FOLLOWING ESMTS. AS SHOWN:

   10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
   5' FRONT PUBLIC IMP. ESMT.
   15' FRONT PUBLIC UTIL. ESMT.
   10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785–0790
Colorado Springs, Colorado 80903 (719)785–0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1–3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 1

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE 5/29/2024
DRAWN BY	MAW	(H) 1"= 60'	SHEET 14 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO. 1305.10

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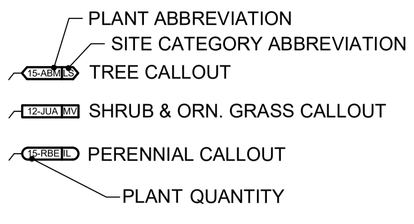
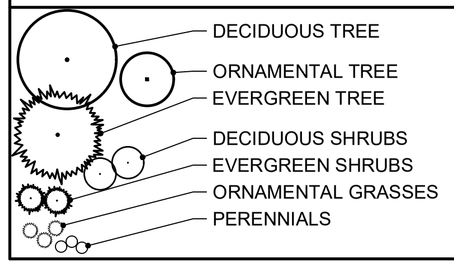
RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

CALLOUT KEY



PLANT SYMBOL KEY



PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS), PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN ROCK OR WOOD MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
VOLLMER ROAD	Minor Arterial	20'/20'	1,304'	1/25	52.2 / 52
BRIARGATE PARKWAY (North side)	Major Arterial	25'/25'	429'	1/20	21.5 / 22
BRIARGATE PARKWAY (South side)	Major Arterial	25'/25'	466'	1/20	23.3 / 23

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro
0 / 0	0 / 0	LS	75% / 75%
0 / 0	0 / 0	LS	75% / 75%
0 / 0	0 / 0	LS	75% / 75%

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-421-4313

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small tracts changed sizes.

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2720-1123

DATE 1/5/2023

DRAWN BY MB

DRAWING DESCRIPTION
TITLE SHEET

SHEET # L-TS

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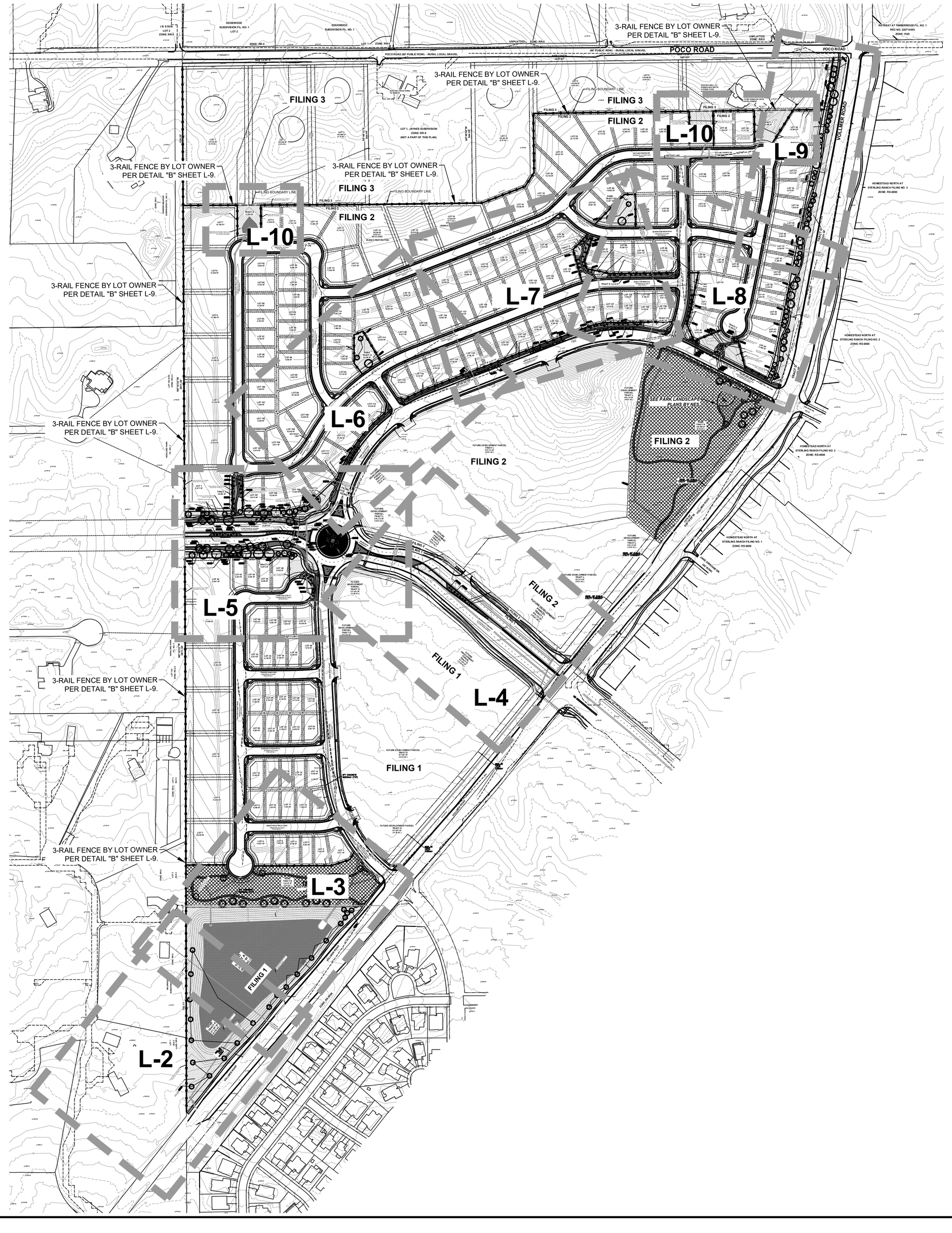

RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

PLANTING LEGEND

Notes Key:
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant
Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28")
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ARS	24	Acer rubrum 'Franksred'	Maple, Red Sunset	1-1/2"	Z=4, 6.5K,S,SIG
COH	7	Celtis occidentalis	Hackberry	1-1/2"	R,DE,Z=3,7K,A,D,SIG
MSS	30	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
EVERGREEN TREES					
PIP	11	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	32	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
PON	22	Pinus ponderosa	Pine, Ponderosa	Spade trees 6'-12'+-	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
ARK	15	Arctostaphylos 'Uva-Ursi'	Manzanita, Kinnikinnick	5 Gal	X,DE,R,F,Z=3, 10K,A,D,SIG
BRG	23	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
CLL	27	Cercocarpus intricatus	Mahogony, Little leaf mountain	5 Gal	DE, Z=2, 9K,D, SIG
PBS	6	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K,A,SIG
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
EVERGREEN SHRUBS					
JBJ	64	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JCS	15	Juniperous chinensis 'Spartan'	Juniper, Spartan	5 Gal	R,DE,Z=5, 7.5K,A,D,SIG
PGS	7	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
ORNAMENTAL GRASSES					
PSR	14	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,D,SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,770 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	40,348 SF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	10,240 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	31,721 SF
	DECORATIVE BOULDER	43 TOTAL
	FESCUE SOD	6,790 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES). NOTE: TRACTS H,I &J COULD BE NON-IRRIGATED PENDING IF IRRIGATION IS AVAILABLE SEE SHEET L-10.	299,151 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (AT POND BOTTOM).	148,288 SF

NOT TO SCALE

North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-421-4313

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small tracts changed sizes.

☐ FOR CONSTRUCTION
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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2720-1123
DATE 1/5/2023
DRAWN BY MB
DRAWING DESCRIPTION FINAL LANDSCAPE PLAN OVERALL
SHEET # L-1

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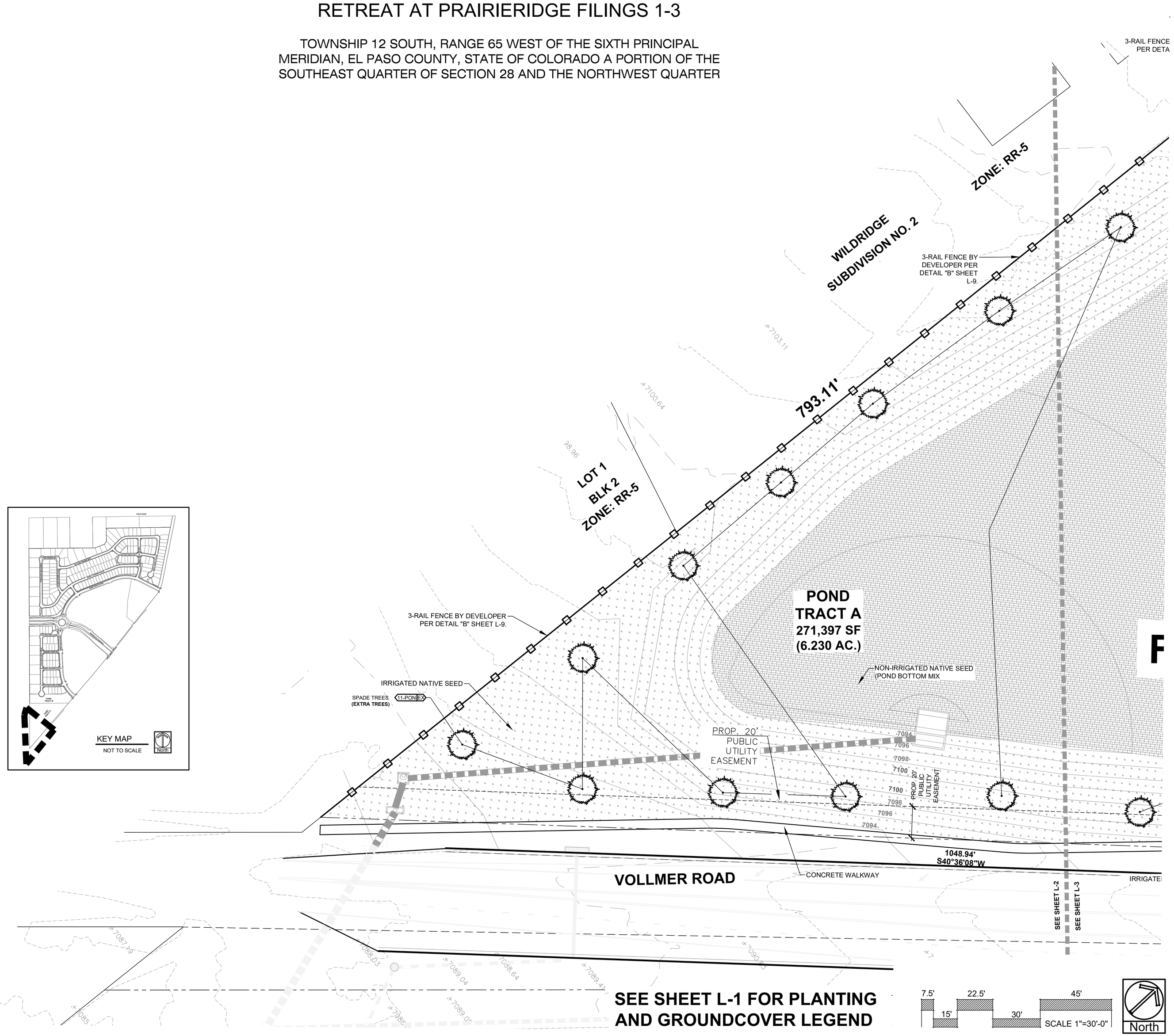
RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 22.5' 45'
15' 30'
SCALE 1"=30'-0"

North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2720-1123
DATE 1/5/2023
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SHEET # L-2

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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KEY MAP
NOT TO SCALE
North

SEE PARK LANDSCAPE PLANS BY NES.

POND TRACT A
271,397 SF
(6.230 AC.)

PARK TRACT B
115,247 SF
(2.65 AC.)

LOT 1
9,411 SF

LOT 2
7,452 SF

LOT 3
6,250 SF

LOT 4
6,250 SF

LOT 5
7,500 SF

LOT 6
10,637 SF

LOT 10
7,320 SF

LOT 11
7,320 SF

LOT 12
7,320 SF

LOT 13
8,588 SF

WHEATFIELD WALK LANE
(RESIDENTIAL-30' PUBLIC ROW) ASPHALT

FALCON FLIGHT TRAIL

DUNES BOULEVARD
(URBAN RESIDENTIAL COLLECTOR 60' PUBLIC ROW) ASPHALT

VOLLMER ROAD

3-RAIL FENCE BY DEVELOPER PER DETAIL "B" SHEET L-9.

3-RAIL FENCE BY LOT OWNER PER DETAIL "B" SHEET L-9.

LIMIT OF WORK

145' SIGHT LINE

555' SIGHT LINE

IRRIGATED NATIVE SEED

IRRIGATED NATIVE SEED BOTTOM MIX

NON-IRRIGATED NATIVE SEED (POND BOTTOM MIX

CONCRETE WALKWAY

PROP. 20' PUBLIC UTILITY EASEMENT

1048.94'
S40°36'08"W

SEE SHEET L-2

SEE SHEET L-3

SPADE TREES (EXTRA TREES) 11-PON

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 22.5' 45'
15' 30'
SCALE 1"=30'-0"

North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
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COLORADO SPRINGS, CO 80916
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CLASSIC COMMUNITIES

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VOLLMER ROAD AND BRIARGATE PARKWAY
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DATE 1/5/2023
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DRAWING DESCRIPTION
FINAL LANDSCAPE PLAN
SHEET # L-3

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

FUTURE DEVELOPMENT PARCEL TRACT L 870,112 SF (19.97 AC.)

FUTURE DEVELOPMENT PARCEL TRACT L 870,112 SF (19.97 AC.)

FILING BOUNDARY LINE

4' WIDE DECORATIVE ROCK BAND, SEE LEGEND FOR TYPE

DECORATIVE ROCK SEE LEGEND FOR TYPE

FILING 2

FILING 1

4-POG | S

3-JBJ | S

DECORATIVE BOULDER

IRRIGATED NATIVE SEED

PAVED MEDIAN ISLAND - TYPE TBD.

BRIARGATE PARKWAY

(4-LANE PRINCIPAL ARTERIAL 130' PUBLIC ROW) ASPHALT

STEEL EDGING

DECORATIVE ROCK SEE LEGEND FOR TYPE

555' SIGHT LINE

VOLLMER ROAD

S39°06'28"W

SEE SHEET L-5

SEE SHEET L-4

FUTURE DEVELOPMENT PARCEL TRACT D 577,481 SF (13.26 AC.)

FUTURE DEVELOPMENT PARCEL TRACT D 577,481 SF (13.26 AC.)

LIMIT OF WORK

SHEET L-5

KEY MAP
NOT TO SCALE

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 15' 22.5' 30' 45'
SCALE 1"=30'-0"

North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
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SHEET # L-4

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TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

LOT 1
31,677 SF

LOT 42
31,661 SF

LOT 41
31,090 SF

LOT 43
6,329 SF

LOT 44
6,445 SF

LOT 45
6,695 SF

TRACT C
19,875 SF

LOT 46
8,838 SF

LOT 107
10,874 SF

LOT 108
12,026 SF

LOT 109
13,846 SF

LOT 110
12,740 SF

TRACT A
28,260 SF

TRACT A
28,260 SF

LOT 40
9,200 SF

LOT 39
6,250 SF

LOT 38
7,500 SF

LOT 37
10,256 SF

FUTURE DEVELOPMENT PARCEL TRACT L
870,112 SF
(19.97 AC.)

FUTURE DEVELOPMENT PARCEL TRACT D
577,481 SF
(13.26 AC.)

FUTURE DEVELOPMENT PARCEL TRACT D
577,481 SF
(13.26 AC.)

BRIARGATE PARKWAY
(4-LANE PRINCIPAL ARTERIAL 130' PUBLIC ROW) ASPHALT

FAWN HOLLOW CT.
(RESIDENTIAL-50' PUBLIC ROW) ASPHALT

DINES BOULEVARD

FILING 1

FILING 2

FILING BOUNDARY LINE

LIMIT OF WORK

3-RAIL FENCE BY LOT OWNER PER DETAIL "B" SHEET L-9.

3-RAIL FENCE BY DEVELOPER PER DETAIL "B" SHEET L-9.

DECORATIVE BOULDER

DECORATIVE ROCK SEE LEGEND FOR TYPE

STEEL EDGING

IRRIGATED NATIVE SEED

IRRIGATED TURF

SLOT WALL BY DEVELOPER PER DETAIL "A" SHEET L-9.

4' WIDE DECORATIVE ROCK BAND, SEE LEGEND FOR TYPE

8' WIDE DECORATIVE ROCK BAND, SEE LEGEND FOR TYPE

445' SIGHT LINE

280' SIGHT LINE

SEE SHEET L-6

SEE SHEET L-5

SEE SHEET L-4

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

KEY MAP
NOT TO SCALE

SCALE 1"=30'-0"

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-421-4313

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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2720-1123
DATE 1/5/2023
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SHEET # L-5

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

KEY MAP
NOT TO SCALE

FOXGLOVE FIELD DR. (RESIDENTIAL-50' PUBLIC ROW) ASPHALT

SKYLINE PRAIRIE DR. (RESIDENTIAL-50' PUBLIC ROW) ASPHALT

SUNLIT PRAIRIE DR. (RESIDENTIAL-50' PUBLIC ROW) ASPHALT

AUTUMN SKY LANE (RESIDENTIAL-50' PUBLIC ROW) ASPHALT

DINES BOULEVARD (URBAN RESIDENTIAL COLLECTOR 60' PUBLIC ROW) ASPHALT

LOT 86 7,500 SF
LOT 85 9,350 SF
LOT 102 8,390 SF
LOT 84 10,155 SF
LOT 81 6,250 SF
LOT 78 13,198 SF
LOT 82 7,500 SF
LOT 77 10,000 SF
LOT 76 10,000 SF
LOT 75 10,000 SF
LOT 83 12,732 SF
LOT 141 12,084 SF
LOT 140 10,577 SF
LOT 139 10,000 SF
LOT 138 10,000 SF
LOT 104 9,877 SF
LOT 105 10,025 SF
LOT 106 12,600 SF
LOT 111 11,648 SF
LOT 112 10,443 SF
LOT 113 11,108 SF
LOT 114 10,205 SF
LOT 110 12,740 SF
LOT 115 10,332 SF
LOT 116 9,215 SF
LOT 117 8,750 SF
LOT 118 8,750 SF
LOT 119 8,750 SF
TRACT A 28,260 SF
TRACT B 14,407 SF
PARK TRACT G 10,260 SF

280' SIGHT LINE
280' SIGHT LINE
280' SIGHT LINE
280' SIGHT LINE
445' SIGHT LINE
445' SIGHT LINE

3-RAIL FENCE BY DEVELOPER PER DETAIL "B" SHEET L-9.
IRRIGATED NATIVE SEED
2-PON 1L
1-ARS 1L
DECORATIVE ROCK SEE LEGEND FOR TYPE
SLOT WALL BY DEVELOPER PER DETAIL "A" SHEET L-9.
3-JBU 1LS
2-POG 1LS
2-BRG 1LS
1-POG 1LS
STEEL EDGING
Δ= 43°58'42"
L= 433.67'
Δ= 38°26'14"
L= 359.22'
Δ=51°38'50"
R=535.00'
L=482.26'
Δ= 13°10'36"
L= 123.04'
S68°55'19"W
583.95'
SEE SHEET L-5
SEE SHEET L-6
SEE SHEET L-7
FILING 1
FILING 2
FILING BOUNDARY LINE

FUTURE DEVELOPMENT PARCEL
TRACT L
870,112 SF
(19.97 AC.)

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 15' 22.5' 30' 45'
SCALE 1"=30'-0"
North

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
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COLORADO SPRINGS, CO 80916
719-421-4313

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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

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SHEET # L-6

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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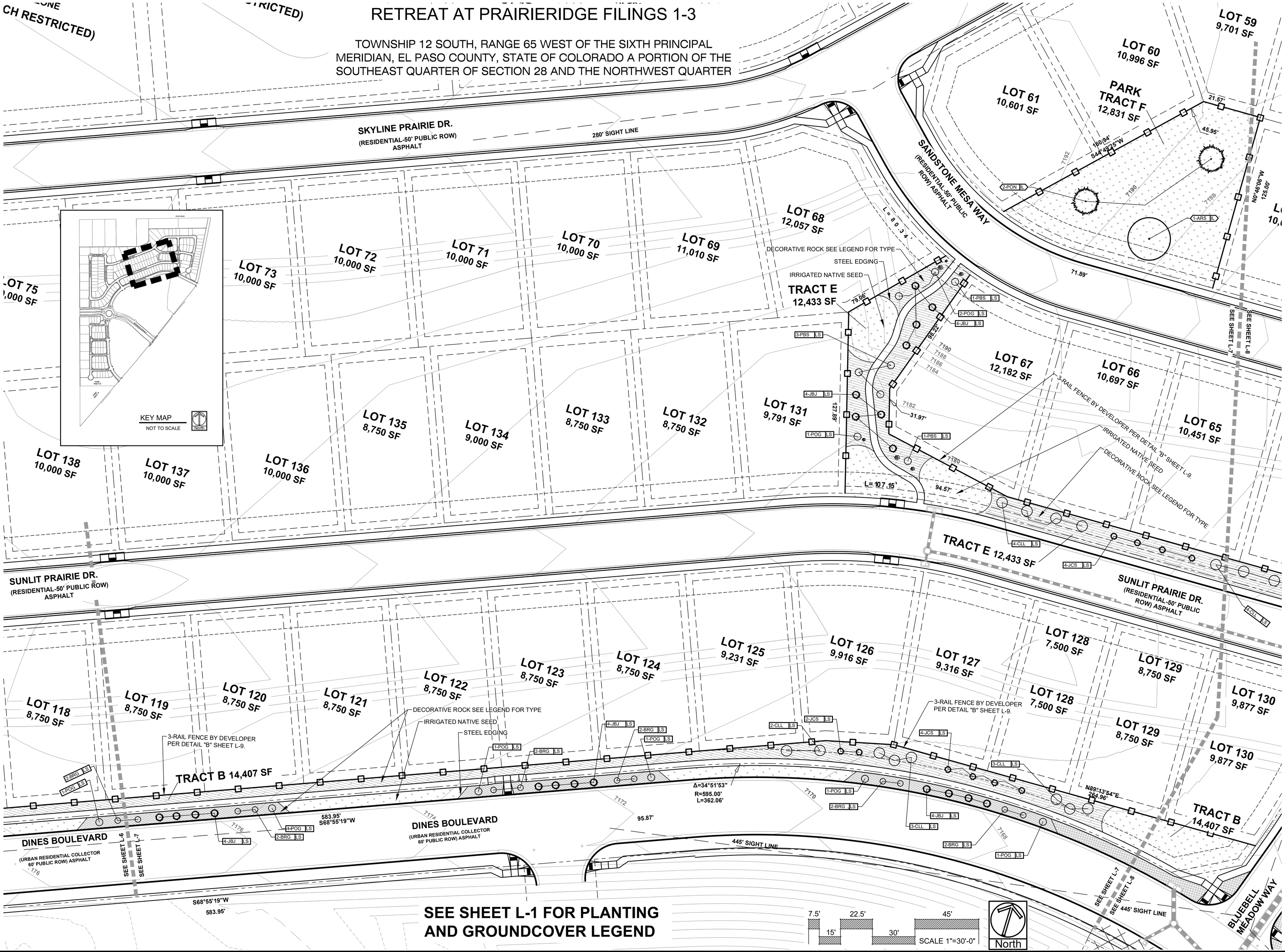

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

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CLASSIC COMMUNITIES

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VOLLMER ROAD AND BRIARGATE PARKWAY
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SHEET # L-7

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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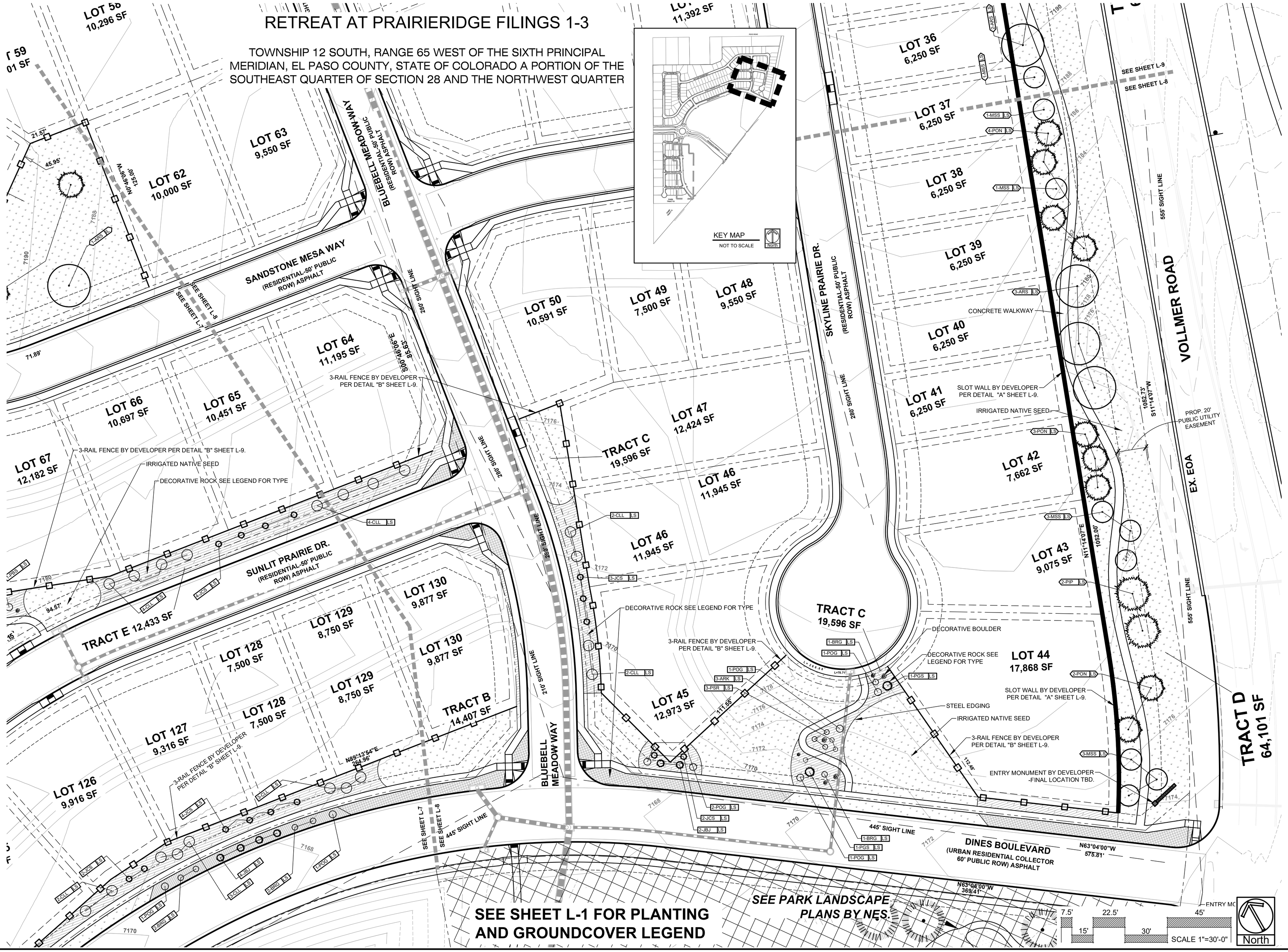

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
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COLORADO SPRINGS, CO

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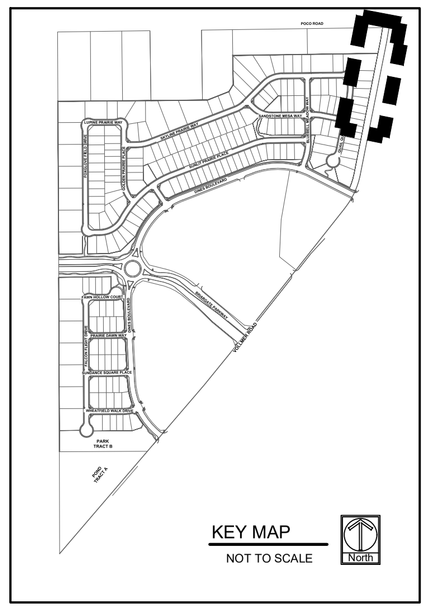
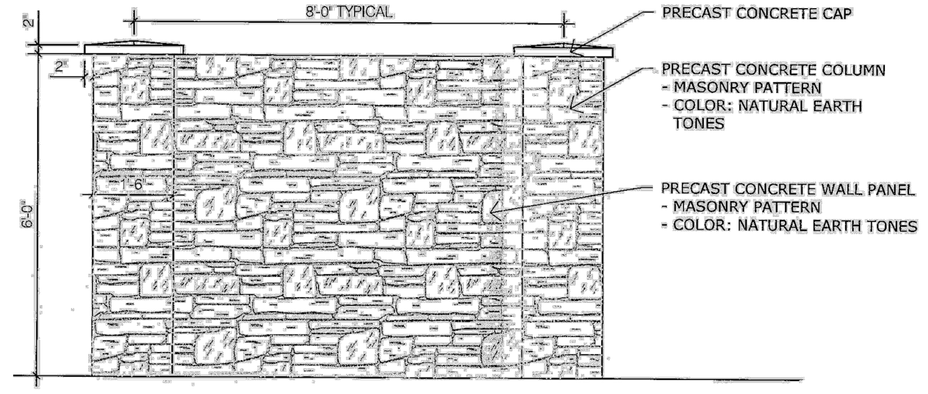
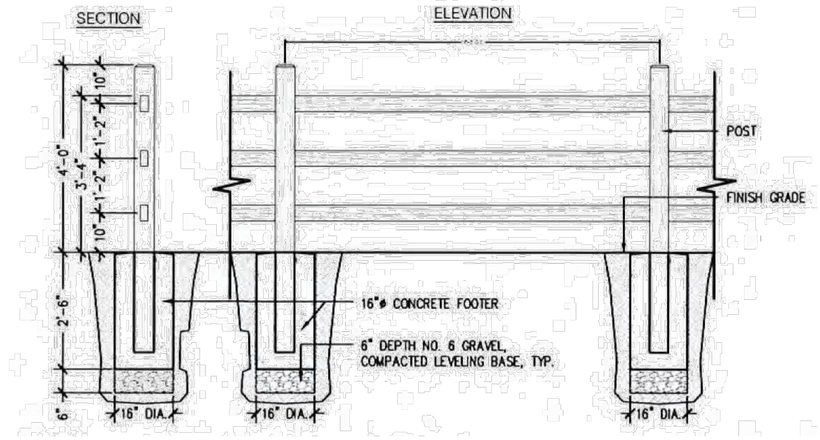




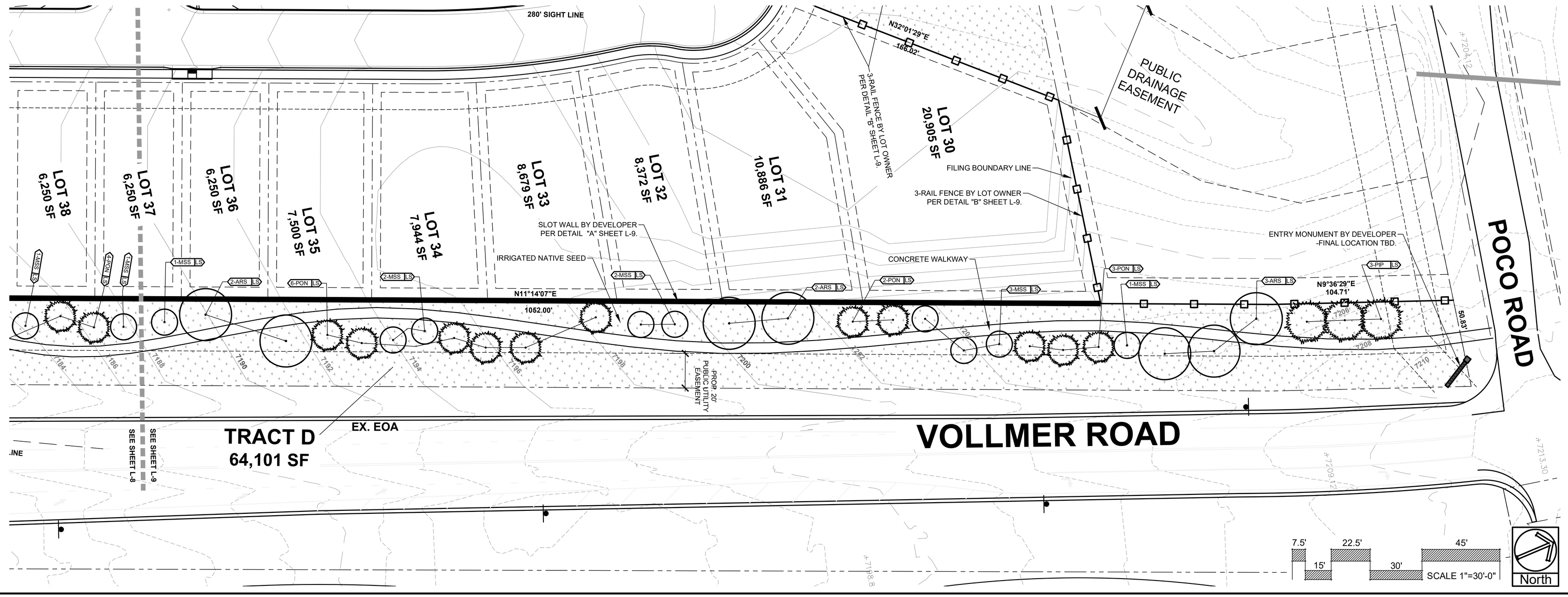
A 6' PRECAST CONC. SLOT WALL
NOT TO SCALE



B CONCRETE 3 RAIL FENCE
NOT TO SCALE

* NOTE SEE OVERALL SHEET L-1 FOR CALLOUTS FOR FENCES OR WALLS NOT SHOWN ON 30 SCALE SHEETS.

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



SUNFLOWER LANDSCAPES
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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
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COLORADO SPRINGS, CO 80916
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CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

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SHEET # L-9

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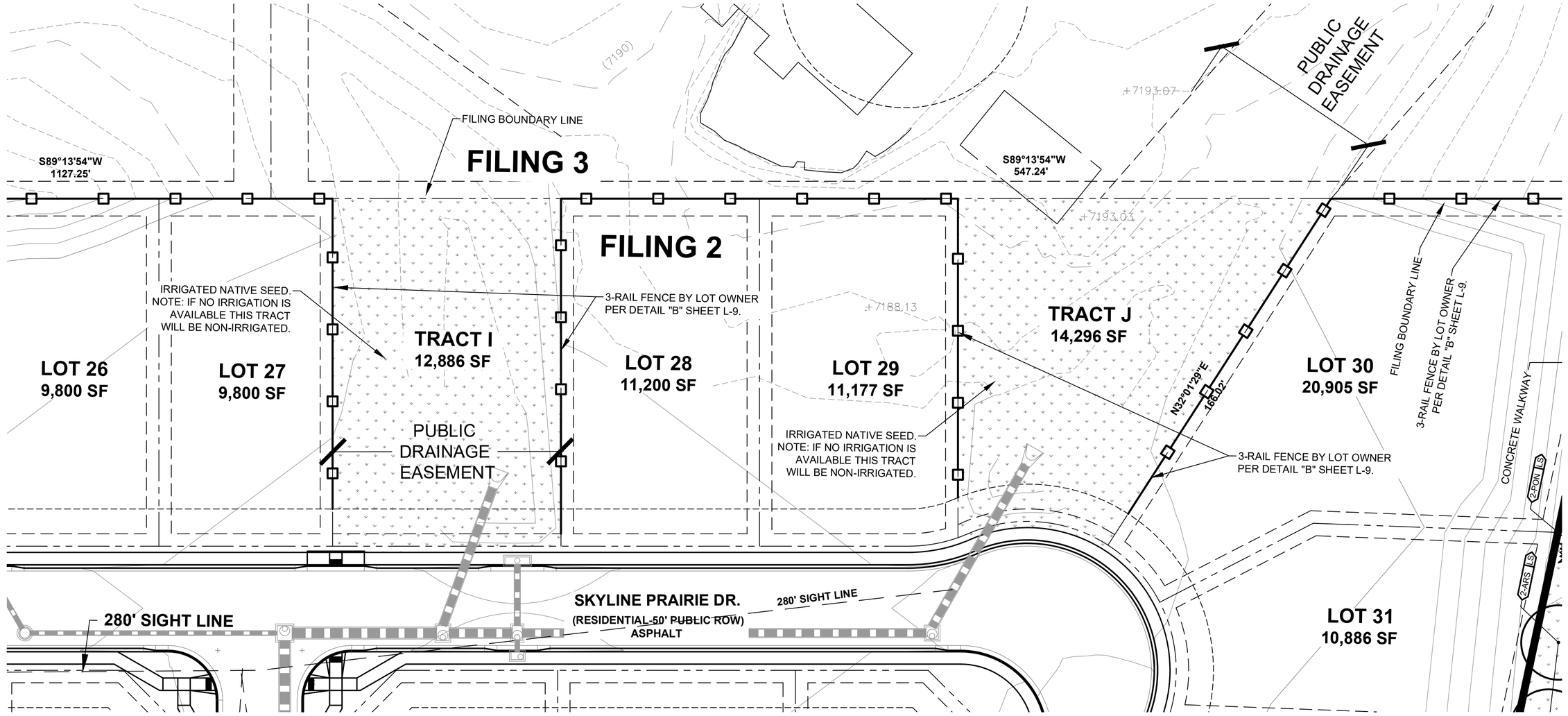

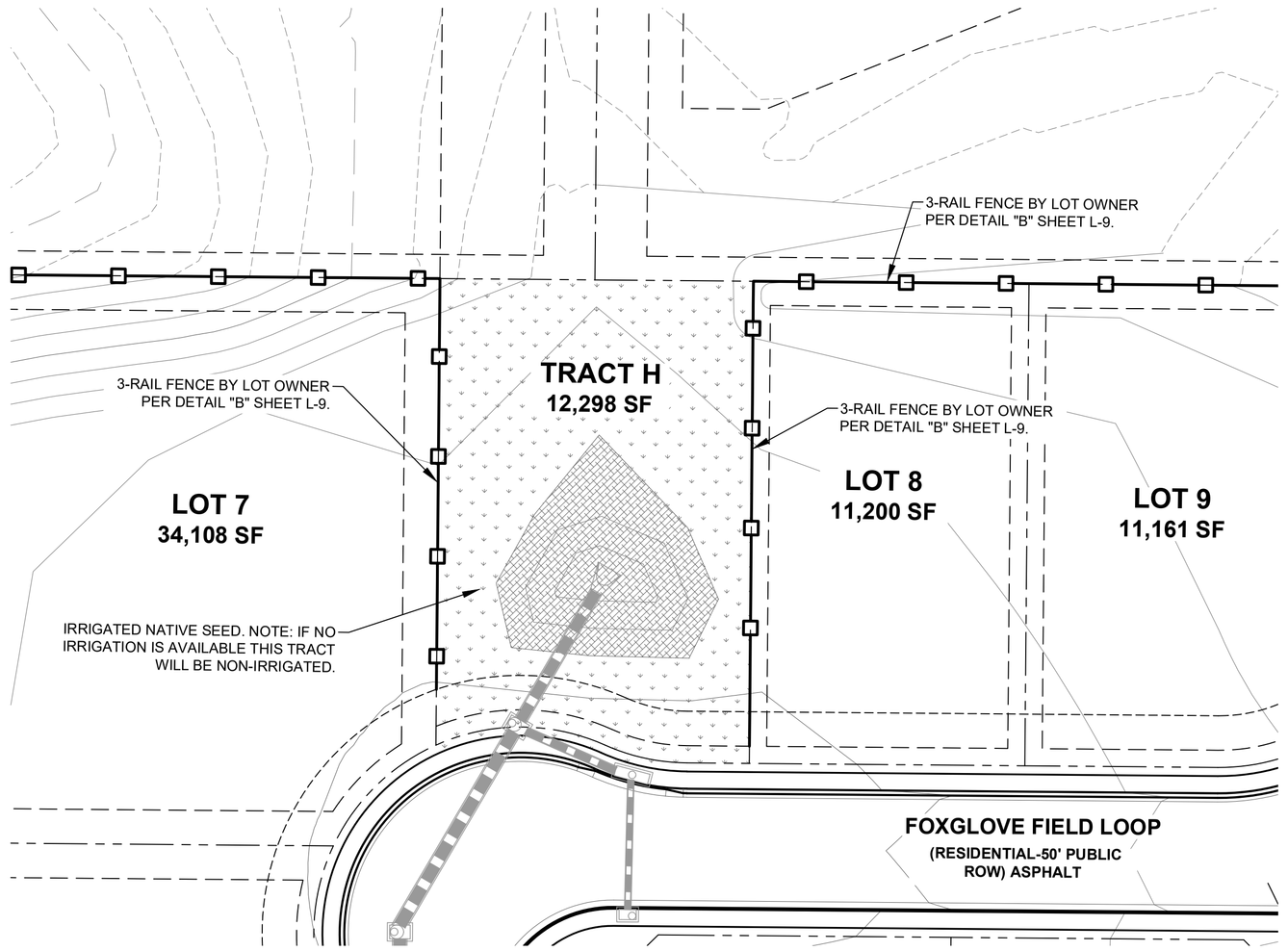

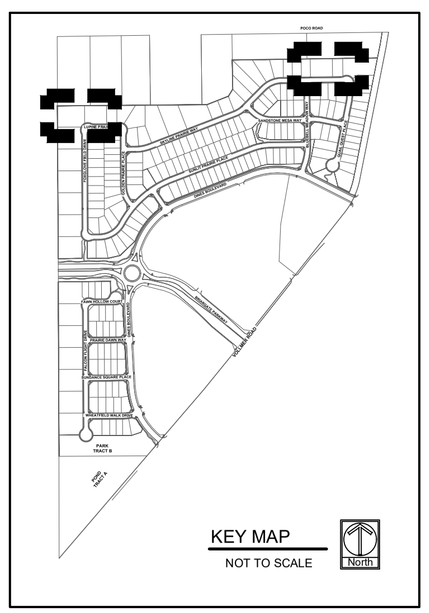

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 15' 22.5' 30' 45'
SCALE 1"=30'-0"
North

SUNFLOWER LANDSCAPES
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RETREAT AT PRAIRIERIDGE FILINGS 1-3
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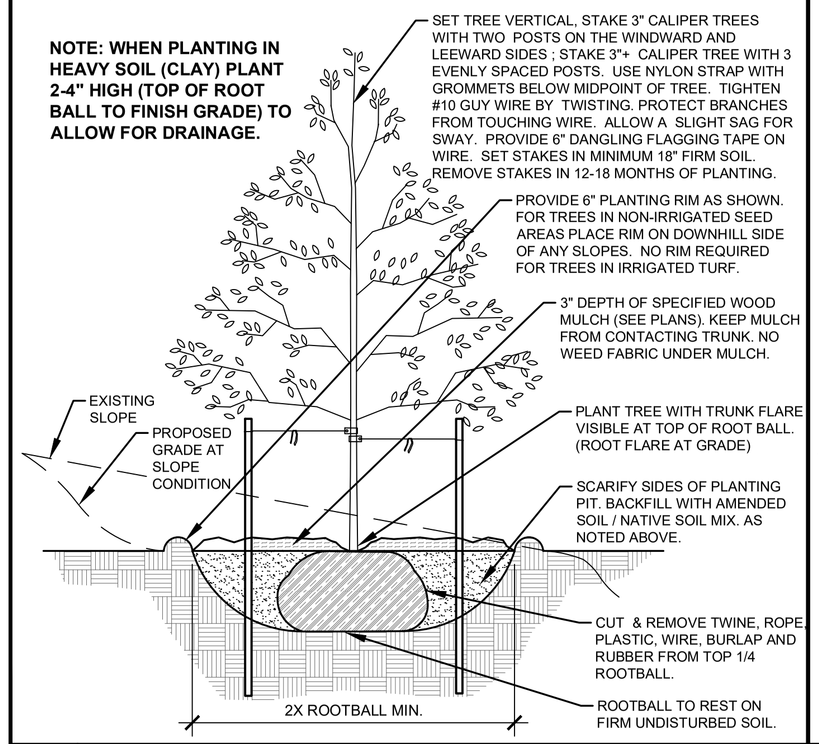
RETREAT AT PRAIRIERIDGE FILINGS 1-3

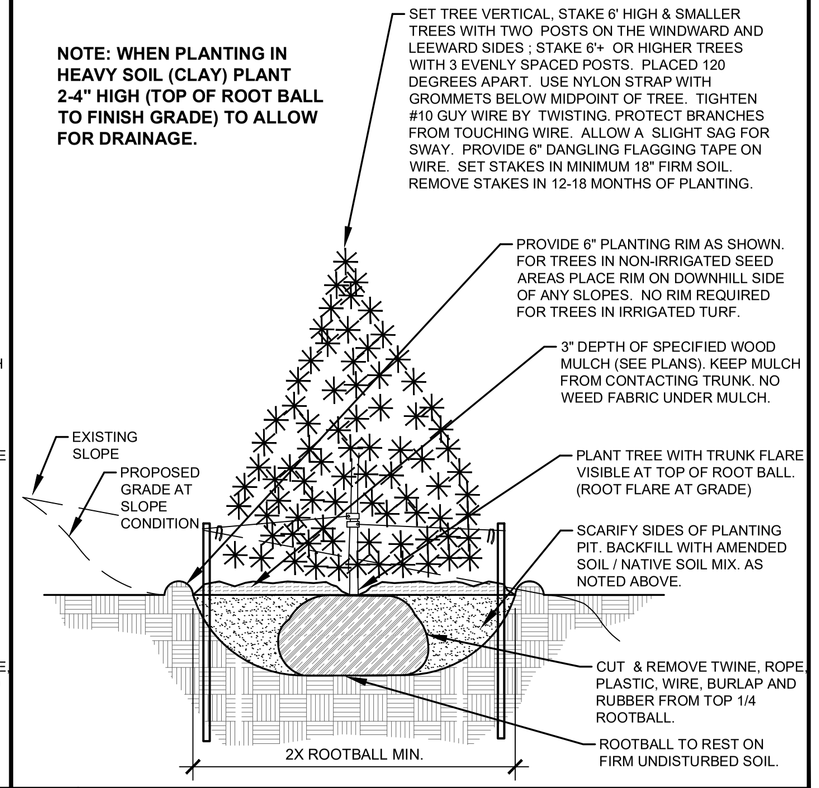
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DONT REMOVE OR CUT LEADER.
- PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING, AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



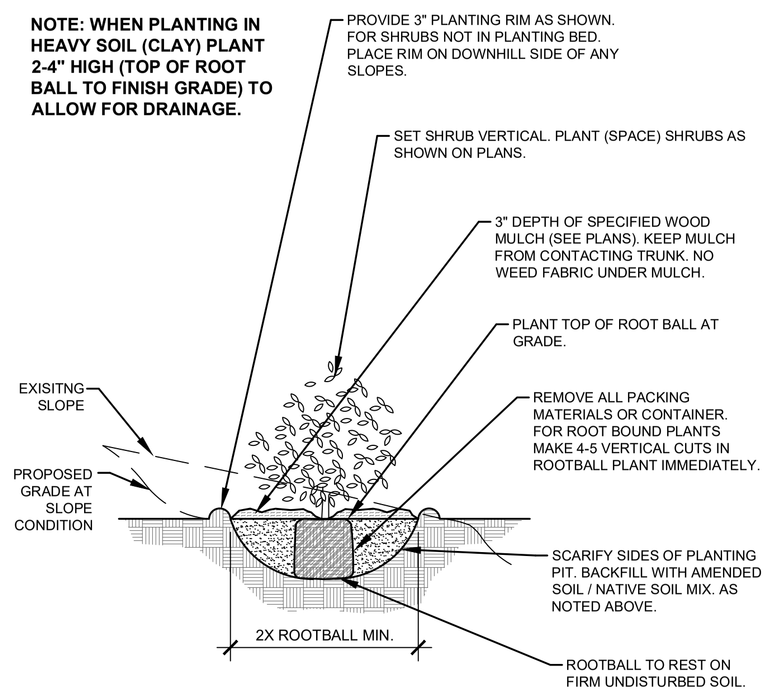
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DONT REMOVE OR CUT LEADER.
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
- SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



C SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

1. STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
4. INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
   - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
   - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
   - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

1. EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
3. ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
4. LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
5. ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES =12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
7. CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
8. EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
9. IF APPLICABLE :ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
10. ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL . AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
11. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
12. TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER,STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.

ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION . INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
-- ASTROBRAND PERMITHRIN
-- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURE'S RECOMMENDATIONS.

EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.

CONTRACTOR TO PROVIDE 4-6" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

--BUFFALOGRASS	25%
--GRAMA, BLUE	20%
--GRAMA, SIDEOATS	29%
--GREEN NEEDLEGRASS	5%
--WHEATGRASS, WESTERN	20%
--DROPSEED, SAND	1%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF . ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS (AT POND BOTTOM).

--BIG BLUESTEM	20%	--SWITCHGRASS	10%
--GRAMA, BLUE	10%	--PRAIRIE SANDREED	10%
--GREEN NEEDLEGRASS	10%	--YELLOW INDIANGRASS	10%
--WHEATGRASS WESTERN	20%	--GRAMA SIDEOATS	10%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF . ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-473-4313

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.
5/30/2024	3rd Submittal revisions.
7/16/2024	Revised lot count and size changes, & a few small tracts changed sizes.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2720-1123
DATE 1/5/2023
DRAWN BY MB
DRAWING DESCRIPTION PLANTING DETAILS & NOTES
SHEET # L-10

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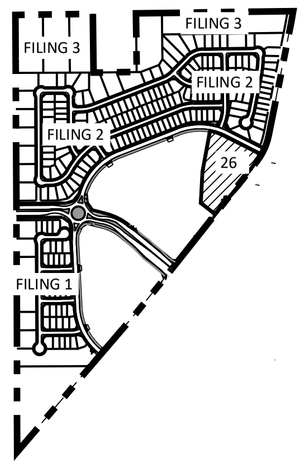
RETREAT AT PRAIRIERIDGE FILINGS 1-3

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

KEY MAP



PLANT SCHEDULE FILING 2 TRACT K

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	6	Pinus nigra / Austrian Black Pine	60`	40`	6` HT	B&B
ORNAMENTAL TREES							
	Ms	4	Malus x `Spring Snow` / Spring Snow Crab Apple	25`	25`	1.5" Cal.	B&B

GROUND COVER LEGEND FILING 2 TRACT K

	KENTUCKY BLUEGRASS SOD	4,671 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	302 sf

P:\Classic2\Jaynes Property\Drawings\L-Arch\FLP\Jaynes Property_LS Park Design.dwg [Park 1] 4/15/2024 2:51:57 PM BPERKINS

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PRAIRIERIDGE
FILING NO. 1

PRELIMINARY PLAN

PROJECT INFO

DATE: 12/20/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
04/08/2024	BP	PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

NORTH PARK SITE

SHEET TITLE

26

SHEET NUMBER

26 OF 28

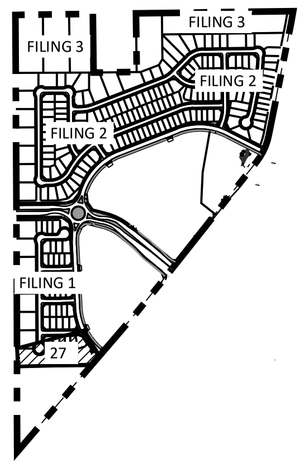
PLAN FILE #

RETREAT AT PRAIRIERIDGE FILINGS 1-3

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

KEY MAP

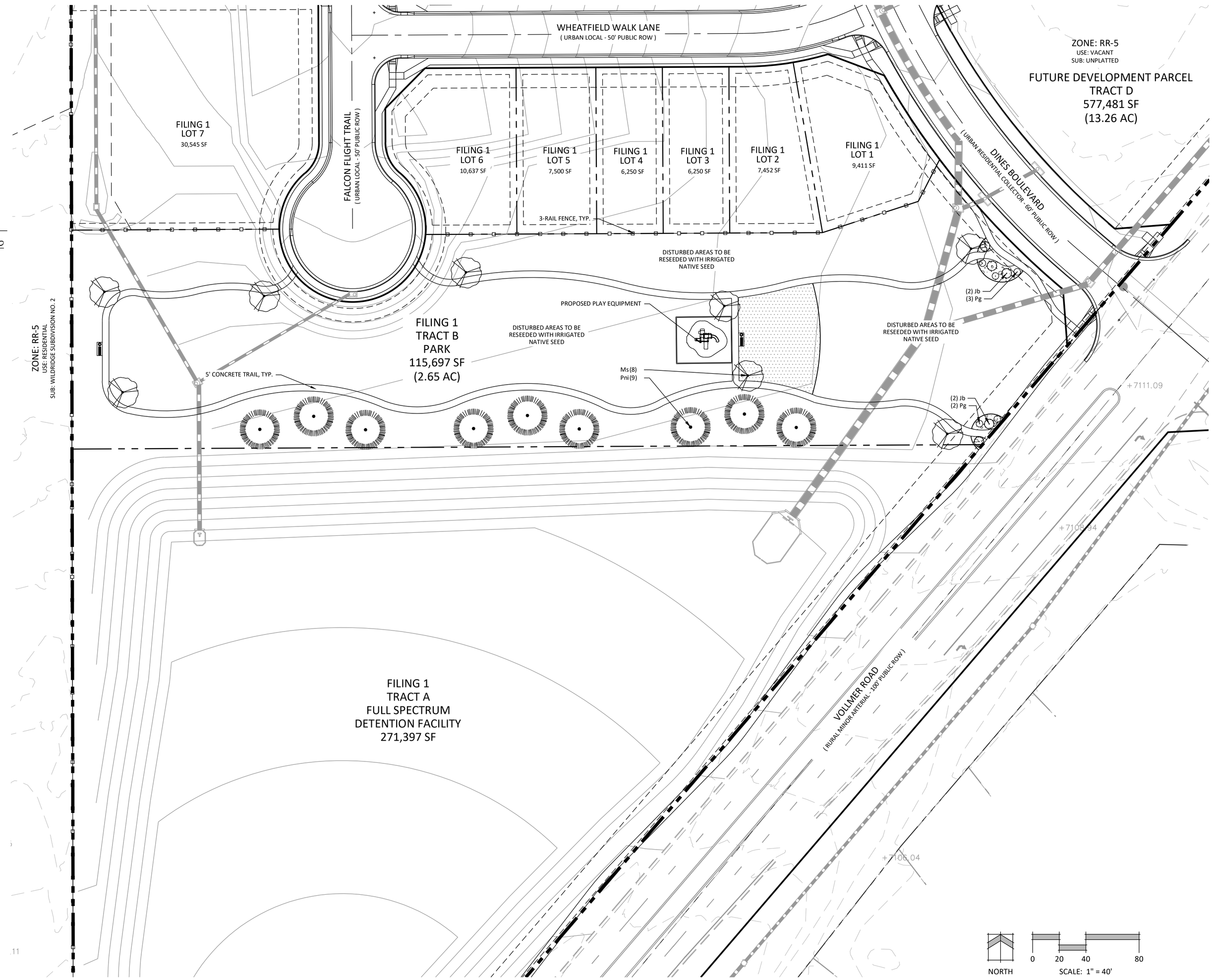


PLANT SCHEDULE FILING 1 TRACT B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	9	Pinus nigra / Austrian Black Pine	60`	40`	6` HT	B&B
ORNAMENTAL TREES							
	Ms	8	Malus x `Spring Snow` / Spring Snow Crab Apple	25`	25`	1.5" Cal.	B&B
SHRUBS							
	Jb	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	2`	10`	5 GAL	CONT
	Pg	5	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	5`	5`	5 GAL	CONT

GROUND COVER LEGEND FILING 1 TRACT B

	KENTUCKY BLUEGRASS SOD	4,231 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	716 sf



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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PRAIRIERIDGE FILING NO. 1

PRELIMINARY PLAN

PROJECT INFO

DATE: 12/20/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

STAMP

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
04/08/2024	BP	PER COUNTY REVIEW COMMENTS

SHEET TITLE

SOUTH PARK SITE

SHEET NUMBER

27

27 OF 28

PLAN FILE #

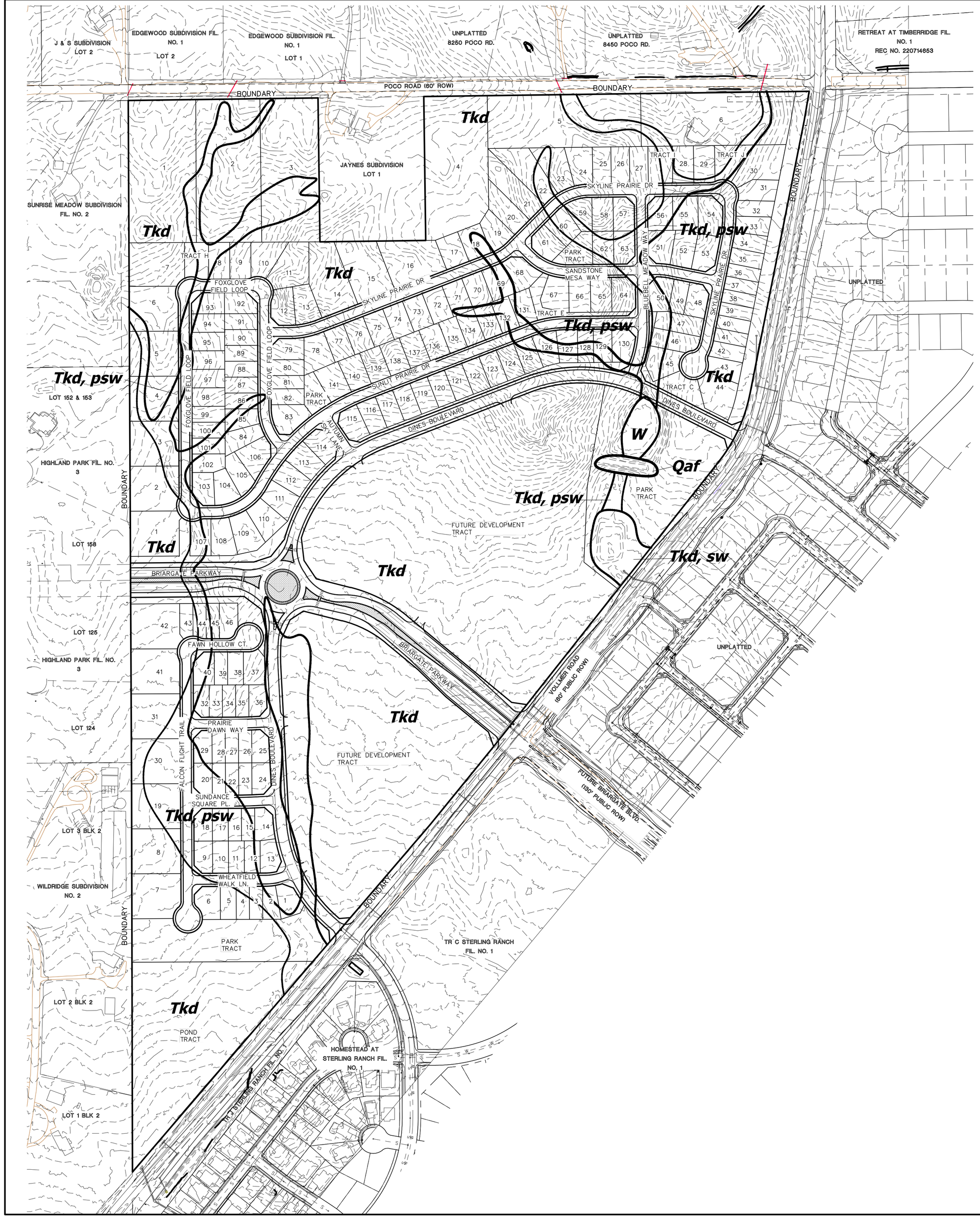
P:\Classic2\Jaynes Property\Drawings\Lc Arch\Fil P\Jaynes Property_LS Park Design.dwg [Park 2] 4/15/2024 2:52:10 PM BPERKINS

RETREAT AT PRAIRIERIDGE FILINGS 1-3

A PORTION OF SECTION 28 AND SECTION 33, TOWNSHIP 12 SOUTH
RANGE 65 WEST, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

MARCH 2024



LEGEND

Qaf – ARTIFICIAL FILL OF QUATERNARY AGE:
MAN-MADE FILL DEPOSITS

TKd – DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE:
VARIABLE LAYER OF SHEETWASH AND RESIDUALSOIL DEPOSITS OVERLAYING ARKOSIC SANDSTONE WITH SILTSTONE AND CLAYSTONE LENSES

psw – POTENTIAL SEASONALLY SHALLOW GROUNDWATER AREA
(FURTHER STUDY TO DETERMINE MITIGATION AT FINAL PLAT FOR ALL IMPACTED LOTS)

sw – SEASONALLY WET AREA
(FURTHER STUDY TO DETERMINE MITIGATION AT FINAL PLAT FOR ALL IMPACTED LOTS)

W – AREAS OF PONDED/FLOWING WATER

REFERENCE:

SOILS AND GEOLOGY STUDY
RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
POCO ROAD AND VOLLMER ROAD
EL PASO COUNTY, CO

PREPARED BY
ENTECH ENGINEERING, INC.
DATED APRIL 2, 2024

N

200 100 0 200 400

SCALE: 1" = 200'
U.S. SURVEY FOOT

CLASSIC CONSULTING SM

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
TITLE SHEET

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE 5/29/2024
DRAWN BY	MAW	(H) 1"= N/A	SHEET 28 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO. 1305.10

N:\1305\01\DRAWINGS\DEVELOPMENT\1305i01-SP-28.dwg, 7/17/2024 7:37:55 AM, 1:1

COLORADO
Division of Water Resources
Department of Natural Resources

September 17, 2024

Kari Parsons, Project Manager
El Paso County Development Services Department
Sent via online portal at: https://epcdevplanreview.com

Re: Retreat at Prairie Ridge Phase 1, Filings 1-3 (a.k.a. Jaynes)
File #: SP239
Part of Sections 28 and 33, Twp. 12 South, Rng. 65 West, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 31142 – 3rd Letter (also related to referral no. 30457)

Dear Kari Parsons:

We have received the re-referral to subdivide 142.13 acres (previously 108.89 acres) into 193 single-family lots, a community park, open space, detention facilities, and two future development tracts as part of Phase 1 of the Retreat at Prairie Ridge Preliminary Plan. Phase 1 is for the development of Filings 1-3 which include the 193 single-family lots, whereas the two future development tracts will be platted in future filings. The proposed source of water is service provided by the Falcon Area Water and Wastewater Authority (FAWWA).

These comments supersede our previous letter dated August 21, 2024.

Water Supply Demand

The water demand for this development is 70.93 acre-feet/year for household purposes and irrigation, including irrigation of common areas, for all 193 lots.

Source of Water Supply

The proposed source of water supply for all 193 is central service provided by the FAWWA. The alternate supply proposed for the 6 larger lots is individual on lot wells, including well no. 285607 which will be re-permitted, withdrawing Dawson water available to FAWWA as described in the Water Resources Report dated September 11, 2024 ("Report"). The Dawson aquifer water underlying the subject lots was decreed in case no. 07CW56 and included as part of the FAWWA's Well Field in case no. 23CW3009, and pending augmentation in case no. 24CW3007. **Well no. 285607 must be plugged and abandoned or augmented under case no. 24CW3007 upon subdivision approval.**

According to the letter dated September 11, 2024, the FAWWA is committed to providing the 70.93 acre-feet/year of water required by all 193 lots and miscellaneous landscaping.

According to the Report, the FAWWA has a water supply of 1,962.23 acre-feet/year[1] based on a 300-year supply consisting of Denver Basin aquifer water adjudicated in Water Court case nos. 85CW131 (Shamrock West water), 86CW19, 91CW35, 93CW18/85CW445 (Bar-X Ranch water), 07CW56 (augmentation plan pending approval in 24CW3007), 08CW113, 17CW3002, 18CW3002, 20CW3059, 23CW3009 (Well Field and Augmentation Plan), and Determination of Water Right nos. 1689-BD, 1690-BD, and 1691-BD (McCune water). A summary of these water rights is provided in Table 2 of that Report.

According to the Report, the FAWWA has 1,033.87 acre-feet/year based on a 300-year supply in commitments as of September 11, 2024, resulting in 928.36 acre-feet/year based on a 300-year supply of uncommitted supply.[2]

Allocation Approach

The proposed source of water for this subdivision is bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. The Denver Basin water rights adjudications have been decreed by the State of Colorado, Water Division 1 District Court, Water Division 2 District Court, and the Colorado Groundwater Commission. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Additionally, according to section 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this **allocation** approach, the annual amounts of water allocated in the decrees and determinations are equal to one percent of the total amount, and as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7 and by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts shown on attached Table 1 for a maximum of 100 years.

The *El Paso County Land Development Code*, Section 8.4.7.(B)(7)(b) states:

> "(7) Finding of Sufficient Quantity
>
> (b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an **allocation** approach based on 300 years, the allowed average annual amount of withdrawal would be reduced to one third of that amount or 1,970.53 acre-feet/year, which is **greater** than the annual demand of FAWWA's commitments of 1,033.87 acre-

[1] Note that our office calculates that 1,970.53 acre-feet/year is available based on a 300-year supply. The discrepancy appears to be in part due to the amounts in Table 2 of the Report for case nos. 91CW35 and 07CW56 which are not consistent with the decreed amounts. FAWWA is limited to the decreed amounts.
[2] This calculation is not consistent with our estimate of 938.50 acre-feet/year available based on 1,032.03 acre-feet/year of commitments. The reason for this discrepancy is unclear.

feet/year. As a result, the water may be withdrawn in those annual amounts for 300 years. Therefore, there appears to be more than sufficient legal supply to supply this development on a 300-year basis.

Well No. 34030

A review of our records previously showed well permit no. 34030 may be located on the subject property. The Applicant has performed a field search and found what is believed to be remnants of this well. According to the Report, this well will be abandoned. **This office has no concerns so long as an activity to plug, seal, and abandon the well are in accordance with the Well Construction Rules and a Well Abandonment Report is filed with this office.**

Additional Comments

The application materials indicate that stormwater detention structure(s) may be part of this project. The Applicant should be aware that unless the structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure(s) may be subject to administration by this office. The Applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights **so long as:**

1. **Well no. 34030 is properly plugged and abandoned upon subdivision approval and the Well Abandonment Report is filed with this office; and**

2. **Well no. 285607 is either augmented under case no. 24CW3007 or properly plugged and abandoned upon subdivision approval and the Well Abandonment Report is filed with this office upon subdivision approval.**

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Water Court and Ground Water Commission have retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Attachments: Table 1 – SEO Calculations of FAWWA Supplies

Ec: Permit nos. 285607 and 34030 files

Sterling Ranch Metropolitan District Water Supplies	Aquifer	Finding / Determination / Decree	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/yr)	Annual Allocation 300 Year (AF/yr)	Evidence of Ownership	Notes
Last Updated		85CW131	NT	0.00	0.00	0.00	Special Warranty Deed	Not included in FAWWA's calculations of water supply.
Wenli Dickinson		93CW18/85CW445	NT	55200.00	552.00	184.00	Special Warranty Deed	Applicant was deeded 552af of NT KLF water decreed in 85CW445 in two separate transactions
9/16/2024		86CW19	NT	53900.00	539.00	179.67	FAWWA Assignment from SR Water	Under 1410 acres
		91CW35	NT	3600.00	36.00	12.00	Quit Claim	Does not match Table 2 of Report
		07CW0056	NT	3850.00	33.70	11.23	Quit Claim	480af reserved for augmentation under 24CW3007
	Laramie Fox Hills	08CW113	NT	40.00	0.40	0.13	FAWWA Assignment from SR Water	Under 41.44 acres, reduced to 1.44 acres;
		17CW3002	NT	6440.00	64.40	21.47	Assignment/Assumption Agreement	Applicant only deeded 64.4af of 98af of NT KA)
		17CW3002	NT	-612.00	-6.12	-2.04	-	PPD Augmenting 29 wells; relinquished
		17CW3002	NT	-2796.00	-27.96	-9.32	-	Reserved for post-pumping for 18CW3002
		20CW3059	NT	2780.00	27.80	9.27	FAWWA Assignment from SR Water	
		1689-BD	NT	26300.00	263.00	87.67	Special Warranty Deed	
		85CW131	NT	47400.00	474.00	158.00	Special Warranty Deed	Presumably applicant only owns 474af of the 616 af of NT KA decreed in 85CW131
		85CW131	NNT	2500.00	0.00	0.00	Special Warranty Deed	Needs Augmentation, presumably applicant only owns 25af of 237af NNT KA decreed in 85CW131
		86CW18	NT	57500.00	575.00	191.67	FAWWA Assignment from SR Water	Under 1410 acres
		91CW35	NT	4900.00	49.00	16.33	Quit Claim	Does not match Table 2 of Report
		93CW18/85CW445	NT	79050.00	790.50	263.50	Special Warranty Deed	Applicant was deeded 790.50af of 813 NT KA water decreed in 85CW445 in two separate transactions
	Arapahoe	07CW0056	NT	5800.00	58.00	19.33	Quit Claim	Does not match Table 2 of Report
		08CW113	NNT	60.00	0.60	0.20	FAWWA Assignment from SR Water	Augmented under 20CW3059
		17CW3002	NT	12828.00	128.28	42.76	Assignment/Assumption Agreement	Under 225.97 acres, does not appear to be a proportional amount.
		20CW3059	NNT	4311.00	43.11	14.37	FAWWA Assignment from SR Water	Augmented under 20CW3059
		1690-BD	NT	39800.00	398.00	132.67	Special Warranty Deed	Place of use includes Sterling Ranch Metro's boundaries; Sterling Ranch assigned all water/sanitary service to FAWWA via Assigr
		85CW131	NT	18700.00	187.00	62.33	Special Warranty Deed	
		85CW131	NNT	105700.00	0.00	0.00	Special Warranty Deed	Needs Augmentation, presumably applicant only owns 1057af of 1945af of NT TKD water decreed in 85CW131
		91CW35	NNT	7600.00	0.00	0.00	Quit Claim	Needs Augmentation, not included in FAWWA's calculations of water supply
		93CW18/85CW445	NT	126000.00	1260.00	420.00	Special Warranty Deed	Applicant was deeded 1,260af of 1,360 NT TKD water decreed in 85CW445 in two separate transactions
	Denver	93CW18	NT	-82167.00	-821.67	-273.89	-	Post-pumping depletions reservation under 20CW3059
		07CW0056	NNT	6920.00	0.00	0.00	Quit Claim	Pending augmentation under 23CW3009
		08CW113	NNT	72890.00	728.90	242.98	FAWWA Assignment from SR Water	Augmented under 20CW3059
		20CW3059	NNT	4556.00	45.56	15.19	FAWWA Assignment from SR Water	Requires Permit 26947-F to be repermitted (has not happened as of 2022); augmented under 20CW3059
		1691-BD	NT	51300.00	513.00	171.00	Special Warranty Deed	Place of use includes Sterling Ranch Metro's boundaries; Sterling Ranch assigned all water/sanitary service to FAWWA via Assigr
		85CW131	NNT	49800.00	0.00	0.00	Special Warranty Deed	Needs Augmentation, presumably applicant only owns 498af of 1710af of NNT TDW water decreed in 85CW131
		91CW35	NNT	3400.00	0.00	0.00	Quit Claim	Needs Augmentation, not included in FAWWA's calculations of water supply
		93CW18/85CW445	NNT	128800.00	0.00	0.00	Special Warranty Deed	Needs Augmentation
	Dawson	07CW0056	NNT	3490.00	0.00	0.00	Quit Claim	Augmented under 23CW3009
		08CW113	NNT	39250.00	0.00	0.00	FAWWA Assignment from SR Water	Not included in FAWWA's calculations of water supply.
		16CW3095	NNT	0.00	0.00	0.00	Not owned by FAWWA	Augments 10 residential wells for 300 years; private wells not owned by FAWWA
		18CW3002	NNT	0.00	0.00	0.00	Not owned by FAWWA	Augmentation Plan for 17CW3002 for 300 years, private wells not owned by FAWWA
		20CW3059	NNT	975.00	9.75	0.00	FAWWA Assignment from SR Water	Not included in FAWWA's calculations of water supply.
		Determination Total		117400.00	1174.00	391.34		
		Water Court Total		822665.00	4747.25	1582.42		Includes water that is not augmenated.
		Total Currently Available		591159.00	5911.59	**1970.53**		The total in May 20, 2023 Table 3 appears to exclude the water augmentated under 16CW3095, 18CW3002, 20CW3059
		Commitments		309609.80	3096.10	1032.03		As of September 2024
		Total Supply Remaining		281549.20	2815.49	**938.50**		

Notes 1 The Sterling Ranch Metropolitan District is wholly contained within FAWWA and is the largest part of FAWWA

EL PASO COUNTY
COLORADO

County Attorney

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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

September 24, 2024

SP-23-9 Retreat at PrairieRidge Filing Nos. 1-3

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Classic SRJ Land LLC ("Applicant"), to subdivide an approximately 108.89 +/- acre tract of land into 193 lots ("Property"). The property is zoned RR5 (Rural Residential).

Estimated Water Demand

2. The Applicant has provided for the source of water to derive from a central water system – Falcon Area Water & Wastewater Authority ("FAWWA or Authority"). As described in the *Water Supply Information Summary* ("WSIS"), the Applicant estimates its annual water requirements to serve 193 single-family lots at 67.63 acre-feet and irrigation of 1.32 acres at 3.30 acre-feet per year for a total demand of 70.93 acre-feet per year. The Applicant would need to provide a supply of 21,279 acre-feet of water (70.93 acre-feet/year x 300 years) to meet El Paso County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from FAWWA. The *Water Resources Report* ("Report") indicates the Authority's water supply is sourced from a variety of water rights, including on-site water from non-tributary and not non-tributary Denver, Arapahoe and Laramie-Fox Hills aquifer wells pursuant to the Water Decree in 20CW3059 and on-site rights at the Retreat at Timber Ridge. The *Report* indicates that the current total water commitment for FAWWA is currently at 1,033.87 annual acre-feet/300 years which includes

active water commitments current through September 11, 2024. The current available water supply for FAWWA is now 928.36 annual acre-feet/300 years.

4. The Authority provided a letter of commitment for Retreat at PrairieRidge Filing Nos. 1-3 dated September 11, 2024, in which FAWWA committed to providing water service for 193 lots, for an annual water requirement of 70.93 acre-feet/year.

State Engineer's Office Opinion

6. In a letter dated September 17, 2024, the State Engineer's Office reviewed the application to subdivide the 108.89 +/- acres into 193 single-family lots. The proposed supply of water to the subdivision will be served by FAWWA.

Further, the State Engineer provided their opinion that "[p]ursuant to Section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply can be provided without causing injury to decreed water rights. . .". The letter goes on to include two points of clarification regarding Well nos. 34030 and 285607 that must be addressed by the Applicant.

Recommended Findings

7. Quantity and Dependability. Applicant's water demand is 70.93 acre-feet per year for a total demand of 21,279 acre-feet for the subdivision for 300 years, to be supplied by FAWWA. **Based on the Authority's available water supply of approximately 928.36 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for the Retreat at PrairieRidge Filing Nos. 1-3.**

8. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

9. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated September 11, 2024, the *Falcon Area Water & Wastewater Authority* letter dated July 12, 2024, and the *State Engineer Office's Opinion* dated September 17, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

10. Waiver. Applicant has requested a waiver of the provision of Section 8.4.7.E.1. of the Land Development Code designating a change in water supply from central water to wells

as a substantial change in water supply requiring Board of County Commissioners approval. They request that a future change for the 6 rural lots in the preliminary plan be evaluated and acted upon administratively by the Executive Director of Planning and Community Development. Based on my ongoing review of the water documentation in the file and discussions with the Applicant, I support this request and recommend approval of the waiver.

REQUIREMENTS:

A. Prior to recording the first final plat of this preliminary plan, Applicant shall plug and abandon Well no. 34030, file a Well Abandonment Report with the Division of Water Resources, and submit a copy of such Report for inclusion in the final plat file.

B. Prior to recording the final plat encompassing the 6 rural lots in this preliminary plan, Applicant shall ensure either that Well no. 285607 is augmented under case no. 24CW3007 or is plugged and abandoned and a Well Abandonment Report is filed with the Division of Water Resources, with a copy submitted for inclusion in the final plat file.

C. Applicant and all future owners of lots within this filing shall be advised of and comply with the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner

El Paso County, CO
Public Health
Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Retreat at PraireRidge, Phase 1, SP-23-9

Please accept the following revised comments from El Paso County Public Health (EPCPH) regarding the project referenced above:

- **The proposed 135-acre 187-residential lot development will be served water and wastewater services by the Falcon Area Water and Wastewater Authority (FAWWA). There are also 6-residential lots of 2.5 acres+ planned that will utilize individual private wells and onsite wastewater treatment systems (OWTS) as their source of water and wastewater service.**

- **There is a finding for sufficiency in terms of water quality for drinking water for the 6-lots with private wells. 2017 water quality reports from the following laboratories were reviewed: Colorado Department of Public Health and Environment, Colorado Analytical, Hazen Research, and Energy. No water quality parameters established in the Colorado Primary Drinking Water Regulations were exceeded.**

- **The remaining 187-lots will have water obtained from an approved Colorado Department of Public Health and Environment, Water Quality Control Division, regulated public water system from which there is a finding for water quality sufficiency. The proposed Retreat at PraireRidge will obtain community water service through the FAWWA.**

- **The Wastewater Report completed by RESPEC indicated wastewater service will be provided by Colorado Springs Utilities (CSU) on an interim basis with eventual service through Meridian Service Metropolitan District and treatment by Cherokee Metropolitan District.**

- **The Entech Engineering, Inc., Soil and Geology Study and their Wastewater Study both dated February 2, 2024, were reviewed for the determination of suitability of the 5-lots for onsite wastewater treatment systems (OWTS) installations. The number of soil test pits (2) for the 5-lots proposed to use onsite wastewater treatment systems (OWTS) meet the Land Development Code and based on the Entech testing performed professional engineer designed systems should be anticipated for new the lots.**

- **Radon resistant construction techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the**

El Paso County area, have potentially higher radon levels than other areas of the country.

- **Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to: https://www.colorado.gov/pacific/cdphe/general-air-permits**

- **The water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**

- **El Paso County Public Health encourages planned walkability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools and commercial areas. Walkability features promote exercise, help reduce obesity and lower the risk of heart disease.**

Mike McCarthy
El Paso County Public Health
mikemccarthy@elpasoco.com
719-332-5771
06September2024

Miranda Benson

From: Brent Ulbert <brent@radonpds.com>
Sent: Thursday, September 26, 2024 1:19 PM
To: pdchearings@elpasoco.com
Cc: Kari Parsons
Subject: RETREAT AT PRAIRIE RIDGE COMMENTS

You don't often get email from brent@radonpds.com. Learn why this is important

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good afternoon Kari and team,

I am unable to attend these hearings due to a prior commitment.

I am a homeowner at Sterling Ranch and have lived there since March of 2020. I would ask that the developer be held to a higher standard on two points.

- Greenspace
- Traffic volume/speed

The size and amount of parks was over-promised and under-delivered in our neighborhood. There is not a single basketball hoop. The hiking trails are sparse and not connected; and the children's parks are smaller than we were promised.

My wife and I have never lived in a community like this before, but we're baffled at how many homes are built *before* the roads are widened and utilities brought in. Based on these yellow letters, you plan these subdivisions. Please plan the large road construction projects before the neighborhoods get this large. Black Forest/Volmer/Woodmen has been a nightmare for four years and has us looking at moving away to a different part of town.

I know urban planning is not easy and takes work. It was a field of study of mine in college. Thank you for your hard work. Please, please, please fight for greenspaces for these families. These neighborhoods will be around for decades, maybe longer. Kids need space to play. I know lane widths may be set in stone; however, I strongly urge you to consider narrower boulevards. Large lanes like Dines make a driver feel like they're able to travel 45 mph instead of the posted speed. More info. Narrower roadways have been shown to reduce travel speed subconsciously.

Thank you again for your time and consideration,

Brent Ulbert
He/Him
Owner/Partner
PDS Radon Supply

brent@radonpds.com
719-444-0646

5720 Observation Court,
Colorado Springs, CO 80916

radonPDS.com

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RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE REZONE (P2316)

WHEREAS, Classic SRJ Land, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for a property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 3, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 24, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.

2. That the proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.

4. That all exhibits were received into evidence.

5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

6. That the proposed land use will be compatible with existing and permitted land uses in the area.

7. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.

8. That changing conditions clearly require amendment to the Zoning Resolutions.

9. That for the above-stated and other reasons, the proposed amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the petition of Classic SRJ Land, LLC to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered

Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district, RR-0.5 (Residential Rural) zoning district, and RS-6000 (Residential Suburban) zoning district as described in the legal descriptions for each Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 24th day of October 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING;

THENCE N89°13’54"E, ON SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28, A DISTANCE OF 717.48 FEET TO THE WEST LINE OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE S00°46'12"E, ON SAID WESTERLY LINE, A DISTANCE OF 544.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE S89°43’27"W, A DISTANCE OF 722.15 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 389,662 SQUARE FEET, (8.94541 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE, **and;**

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;

2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET;

THENCE S89°13'54"W, A DISTANCE OF 1,178.37 FEET;

THENCE S00°46'54"E, A DISTANCE OF 228.70 FEET;

THENCE S32°23'37"W, A DISTANCE OF 63.56 FEET;

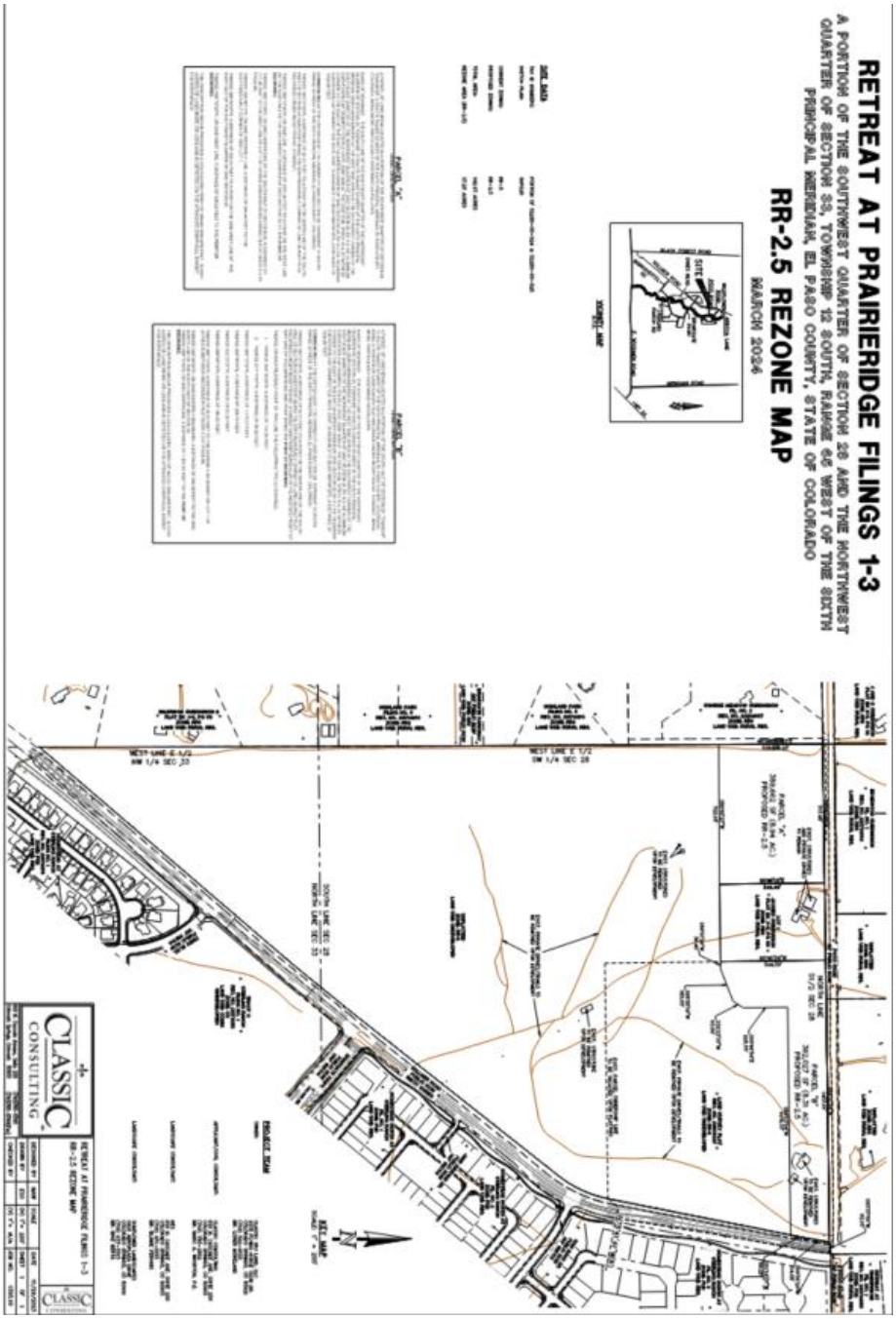
THENCE S68°55'19"W, A DISTANCE OF 180.00 FEET;

THENCE S89°13'29"W, A DISTANCE OF 36.40 FEET TO THE EASTERLY BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE N00°46'54"W, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28;
THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 362,027 SQUARE FEET, (8.31100 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

EXHIBIT B


RETREAT AT PRAIRIERIDGE FILINGS 1-3
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
RR-2.5 REZONE MAP
MARCH 2024
CLASSIC CONSULTING

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL A OF MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE REZONE (P2314)

WHEREAS, Classic SRJ Land, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for a property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 3, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 24, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.

2. That the proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.

4. That all exhibits were received into evidence.

5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

6. That the proposed land use will be compatible with existing and permitted land uses in the area.

7. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.

8. That changing conditions clearly require amendment to the Zoning Resolutions.

9. That for the above-stated and other reasons, the proposed amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the petition of Classic SRJ Land, LLC to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered

Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district, RR-0.5 (Residential Rural) zoning district, and RS-6000 (Residential Suburban) zoning district as described in the legal descriptions for each Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 24th day of October 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING LOCATED IN 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, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 28;

THENCE S00°16'33"E, ON SAID LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING;

THENCE N89°43'27"E, A DISTANCE OF 210.00 FEET;

THENCE S00°16'33"E, A DISTANCE OF 1,022.97 FEET;

THENCE S41°32'04"W, A DISTANCE OF 37.50 FEET;

THENCE S00°16'33"E, A DISTANCE OF 429.67 FEET;

THENCE S36°29'38"E, A DISTANCE OF 42.31 FEET;

THENCE S00°16'33"E, A DISTANCE OF 1,041.57 FEET;

THENCE S89°43'27"W, A DISTANCE OF 211.28 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 483.17 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,073.13 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 525,622 SQUARE FEET, (12.06663 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

And;

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08'28"E A DISTANCE OF 1326.68 FEET.
COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 1857.56 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE S00°46'12"E, ON THE WESTERLY BOUNDARY OF SAID JAYNES SUBDIVISION, A DISTANCE OF 544.44 FEET TO THE POINT OF BEGINNING;

THENCE N89°13'29"E, ON THE SOUTHERLY BOUNDARY OF SAID JAYNES SUBDIVISION AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 436.45 FEET;

THENCE S21°04'41"E, A DISTANCE OF 120.00 FEET;

THENCE S68°55'19"W, A DISTANCE OF 505.00 FEET;

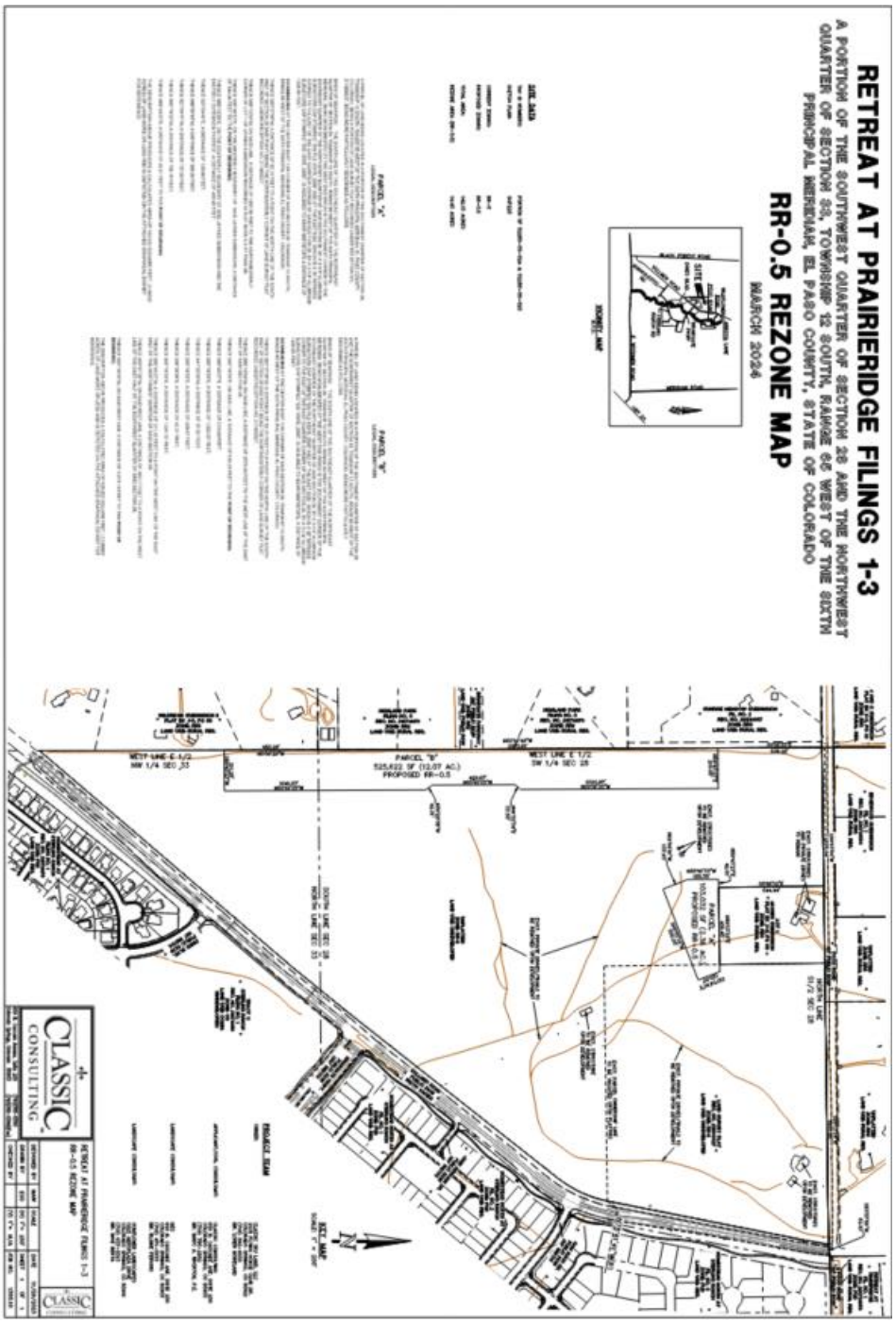
THENCE N21°04'41"W, A DISTANCE OF 137.93 FEET;

THENCE N00°16'33"W, A DISTANCE OF 158.78 FEET;

THENCE N89°43'27"E, A DISTANCE OF 42.01 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 103,032 SQUARE FEET, (2.36528 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

EXHIBIT B


RETREAT AT PRAIRIERIDGE FILINGS 1-3
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
RR-0.5 REZONE MAP
MARCH 2024
PARCEL "B"
525,622 SF (12.07 AC.)
PROPOSED RR-0.5
PARCEL "A"
PARCEL "C"
CLASSIC CONSULTING

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL A OF MAP AMENDMENT (REZONING)
RETREAT AT PRAIRIERIDGE REZONE (P2313)

WHEREAS, Classic SRJ Land, LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for a property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the RR-5 (Residential Rural) zoning district to the RS-6000 (Residential Suburban) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 3, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 24, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.

2. That the proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.

4. That all exhibits were received into evidence.

5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

6. That the proposed land use will be compatible with existing and permitted land uses in the area.

7. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.

8. That changing conditions clearly require amendment to the Zoning Resolutions.

9. That for the above-stated and other reasons, the proposed amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the petition of Classic SRJ Land, LLC to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RS-6000 (Residential Suburban) zoning district;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered

Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district, RR-0.5 (Residential Rural) zoning district, and RS-6000 (Residential Suburban) zoning district as described in the legal descriptions for each Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 24th day of October 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET TO THE POINT OF BEGINNING;

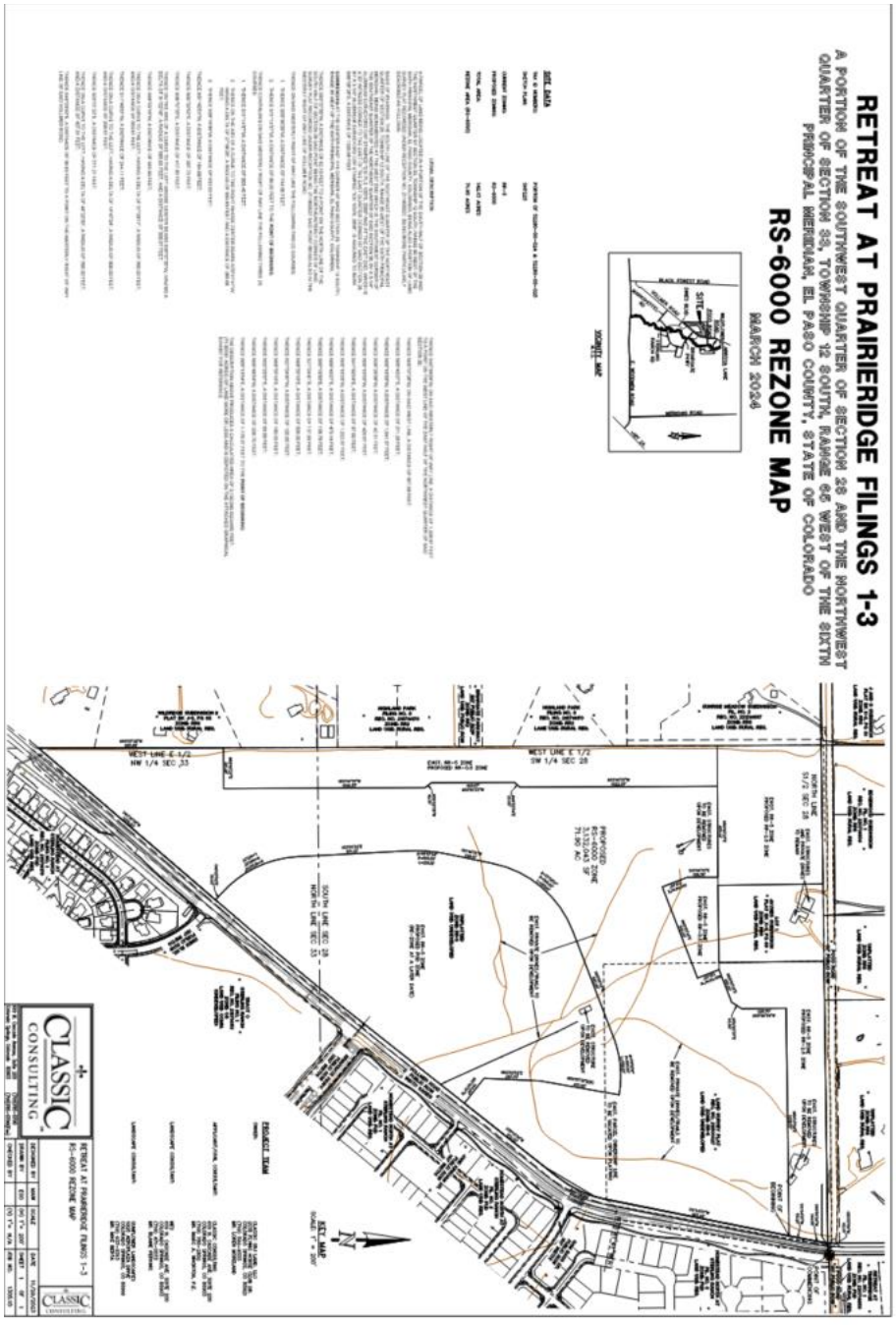
THENCE CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:
1. THENCE S11°14'07"W, A DISTANCE OF 963.49 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
3. THENCE S38°19'09"W, A DISTANCE OF 612.03 FEET;

THENCE N51°40'51"W, A DISTANCE OF 164.68 FEET;
THENCE N02°32'52"E, A DISTANCE OF 287.73 FEET;
THENCE N09°57'35"E, A DISTANCE OF 417.95 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°57'35"W, HAVING A DELTA OF 31°02'16", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 306.07 FEET;
THENCE S68°55'19"W, A DISTANCE OF 583.95 FEET;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 57°09'17", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 563.61 FEET;
THENCE S11°46'01"W, A DISTANCE OF 244.11 FEET;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 14°47'24", A RADIUS OF 800.00 FEET, AND A DISTANCE OF 206.51 FEET;

THENCE S03°01'22"E, A DISTANCE OF 571.21 FEET;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 46°22'30", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 457.31 FEET;
THENCE S49°23'52"E, A DISTANCE OF 36.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;
THENCE S40°36'08"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,206.97 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;
THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 957.68 FEET;
THENCE N89°43'27"E, A DISTANCE OF 211.28 FEET;
THENCE N00°16'33"W, A DISTANCE OF 1,041.57 FEET;
THENCE N36°29'38"W, A DISTANCE OF 42.31 FEET;
THENCE N00°16'33"W, A DISTANCE OF 429.67 FEET;
THENCE N41°32'04"E, A DISTANCE OF 37.50 FEET;
THENCE N00°16'33"W, A DISTANCE OF 1,022.97 FEET;
THENCE N89°43'27"E, A DISTANCE OF 470.14 FEET;
THENCE S00°16'33"E, A DISTANCE OF 158.78 FEET;
THENCE S21°04'41"E, A DISTANCE OF 137.93 FEET;
THENCE N68°55'19"E, A DISTANCE OF 505.00 FEET;
THENCE N21°04'41"W, A DISTANCE OF 120.00 FEET;
THENCE N68°55'19"E, A DISTANCE OF 180.00 FEET;
THENCE N32°23'37"E, A DISTANCE OF 63.56 FEET;
THENCE N00°46'54"W, A DISTANCE OF 228.70 FEET;
THENCE N89°13'54"E, A DISTANCE OF 1,178.37 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 3,132,043 SQUARE FEET, (71.90181 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

EXHIBIT B


RETREAT AT PRAIRIERIDGE 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
RS-6000 REZONE MAP
MARCH 2024
SITE DATA
VICINITY MAP
CLASSIC CONSULTING

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A PRELIMINARY PLAN
RETREAT AT PRAIRIERIDGE FILING NOS. 1-3 (SP239)

WHEREAS, Classic SRJ Land, LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Retreat At PrairieRidge Filing Nos. 1-3 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 3, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 24, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.

2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings.

4. That all exhibits were received into evidence.

5. That the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. That the subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.

7. That the subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.

8. That 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 the Land Development Code.

9. That 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 the Land Development Code.

10. That all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].

11. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.

12. That the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

13. That legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual.

14. That the proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encouraging a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

15. That necessary services, including police and fire protection, recreation, utilities, open space, and transportation system are or will be available to serve the proposed subdivision.

16. That the subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

17. That the proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.

18. That for the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Retreat at PrairieRidge Filing Nos. 1-3;

BE IT FURTHER RESOLVED that the following condition and notations shall be placed upon this approval:

CONDITION

1. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated September 24, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director. A change from central water to individual water for the six (6) rural lots is not considered to be a substantial change in water supply.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

4. Modifications to the Preliminary Plan as a result of the final technical design of adjacent roadways, and drainage facilities shall not require a Preliminary Plan amendment.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 24th day of October 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 N89°08°28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 1052.73 FEET;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
4. THENCE S38°19'09"W, A DISTANCE OF 1,375.53 FEET;
5. THENCE S39°06'28"W, A DISTANCE OF 376.53 FEET;
6. THENCE S40°36'08"W, A DISTANCE OF 1,729.38 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 1,440.85 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,611.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE EXTERIOR BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE ON THE SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING.**

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 6,191,054 SQUARE FEET, (142.12705 ACRES) OF LAND MORE OR LESS