

RETREAT AT PRAIRIERIDGE FILING NO. 1 FINAL PLAT

LETTER OF INTENT

FEBRUARY 2025

OWNER:

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

APPLICANT:

CLASSIC HOMES
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
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COLORADO SPRINGS, CO 80903
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SITE DETAILS:

TSN: 5228000024

ADDRESS: 9650 VOLLMER RD

ACREAGE: 44.46 AC

CURRENT ZONING: RR-0.5 & RS-6000

CURRENT USE: VACANT

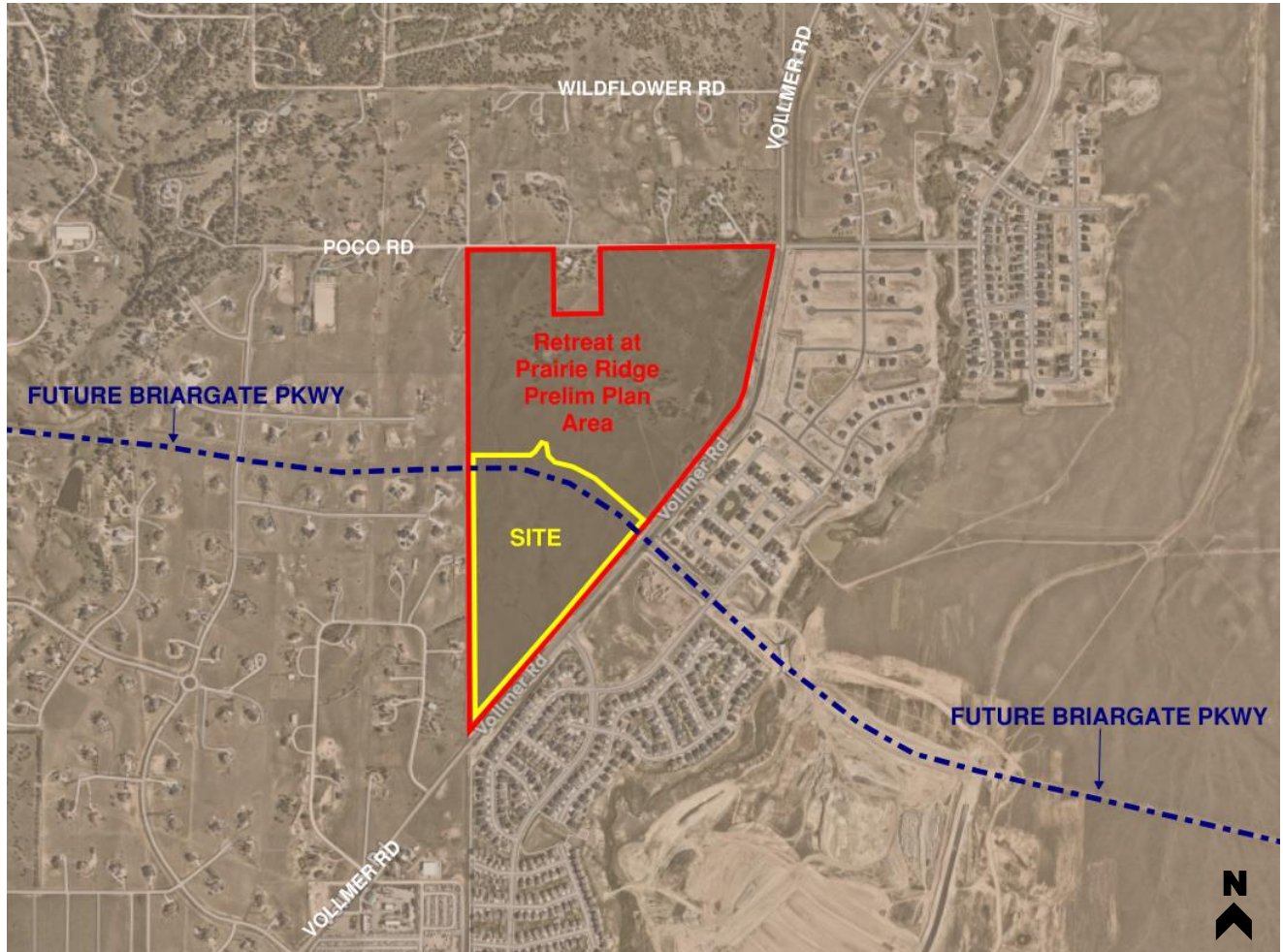
FILE #: SF257 - RETREAT AT PRAIRIE RIDGE FILING 1 FINAL PLAT

REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests administrative approval of a Final Plat for Retreat at Prairie Ridge filing 1.

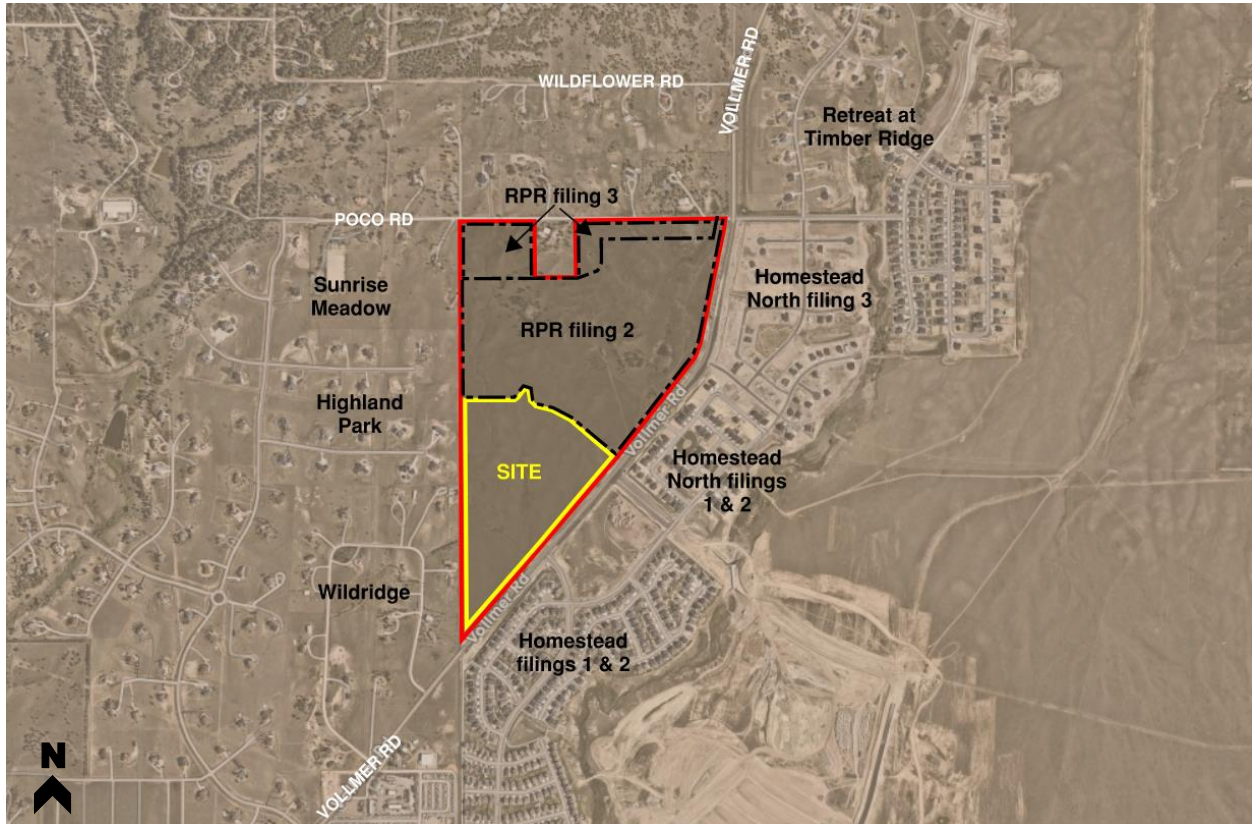
SITE LOCATION

The Retreat at Prairie Ridge Filing No. 1 Final Plat consists of 44.46 acres and lies southwest of the future intersection of Vollmer Road and Briargate Pkwy. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary.



SURROUNDING LAND USE

Across Vollmer Road, to the east of Retreat at PrairieRidge Filing No. 1, 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. Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate.



To the north of Retreat at Prairie Ridge filing 1 is Retreat at Prairie Ridge filing 2 and 3 which includes future single-family uses with a variety of lot sizes. Filing 2 is directly north of filing 1, on the north side of the future Briargate Pkwy extension. Filing 2 consists of 141 lots and 12 tracts on 80.65-acres. Larger, half-acre lots are situated on the west side of the filing to provide a buffer to the large-lot residential neighborhoods to the west and the higher density single-family development is situated in the center of the filing and consists of lots ranging from 6,250sf to 13,000sf in size. Retreat at Prairie Ridge filing 3 is north of filing 2 and consists of 6, large residential lots approximately 2.5-acres or greater in size. To the west is the 2.5-acre rural residential subdivision, Highland Park and the 5-acre rural residential subdivision, Wildridge. Directly to the south of Retreat at Prairie Ridge Filing No. 1 is the McClintock Station subdivision which has industrial zoning. Tract A within the Retreat at Prairie Ridge filing 1 will provide a buffer between the existing industrial zoning to the south and the future residences in the subdivision.

PROJECT DESCRIPTION

Retreat at PrairieRidge Filing No. 1 Final Plat is an urban character single-family residential development consisting of 46 detached, single-family residential lots, 4 tracts and rights-of-way on 44.46-acres. Tract D is intended for future development, without Tract D, the project area is 31.24 acres. The proposed gross density for this subdivision is 1.03 du/ac and the proposed density excluding Tract D is 1.47 du/ac.

The western edge of Retreat at Prairie Ridge filing 1 is comprised of 7, RR-0.5 lots setback restriction. The remaining 39 lots are in the RS-6000 zone in the center of the filing and lot sizes range from 6,250sf to 10,670sf. Tract A, intended for stormwater detention, is situated on the south tip of the development which will provide a buffer between the existing industrial zone and the future residences in filing 1. Tract D is on the eastern edge of the site and is intended for future development. Tract D will remain undeveloped until it is replatted and included within a future Preliminary Plan submittal. The northern edge of the filing is bound by Briargate Pkwy which will intersect with Vollmer Road at the northeast corner of the subdivision. Tract B will accommodate a 2.65-acre park, landscaping, and utilities. Tract C will accommodate additional open space, landscaping, and utilities. Tracts A – C will be owned and maintained by The Retreat Metro District No. 1. Tract D will be owned and maintained by Classic SRJ Land LLC.

ACCESS AND CIRCULATION: Briargate Pkwy will be platted and constructed with Retreat at Prairie Ridge filing 1. This will intersect with Vollmer Road and connect to the portion of Briargate Parkway being constructed to the east in Sterling Ranch. 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. All proposed access points will be full movement intersections. Three residential roads will provide access to the filing from Dines Boulevard. Access to individual lots is not permitted from Briargate Pkwy or Dines Blvd.

COMPATIBILITY/TRANSITIONS: Lots adjacent to the western boundary of Filing 1 are a minimum of 0.7-acres 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. Tract A is intended for a stormwater detention pond and is situated on the southern end of the filing which will provide a buffer between the existing residential zoning and the proposed residences. Tract D is set aside for future development of higher-density residential development and is situated at the larger intersections and is situated between Briargate Pkwy, Dines Blvd, and Vollmer Road.

This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the west 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 AND ACCESS: A Traffic Impact Study prepared by SM Rocha is included with the Retreat at Prairie Ridge filing 1 Final Plat application. The Study provides an analysis of anticipated project impacts and includes an update to the Master TIS prepared for the Sketch Plan. Proposed access to the development is generally along the Dines Blvd extension was **Current PID's are 4 or 5. PID 2 & 3 have been closed.** Analysis for Filing 1 states that the conclusions and recommendations presented in the Retreat at Prairie Ridge Preliminary Plan remain valid. The previously approved Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 24-377), as amended. This subdivision is included in the Public Improvement District No. 3 and subject to applicable road impact fees and mill levy. **please ensure this is consistent with the TIS. Table 2 anticipates 4403 trips**
- 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 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

WATER SERVICE: The Retreat at Prairie Ridge Filing No. 1 Final Plat is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency was approved by BoCC with the Preliminary Plan, allowing administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in December of 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. The Retreat at Prairie Ridge Filing No. 1 Final Plat includes 46 lots, 17 of which fall into high-density development ratios for small lots, and roughly 2.53 annual acre-feet of water set aside for irrigated landscaping. All 46 lots of Filing 1 will be served by central water and sewer services

The resulting water demand on the central water system is 18.17 acre-feet. This commitment is wholly contained within the previously submitted preliminary plan commitment letter dated September 11th , 2024, for the above Preliminary Plan known as Retreat at Prairie Ridge Filing No 1-3 Preliminary Plan.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1930.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1105.33acre-feet including all subdivisions committed through December 20, 2024. This leaves a net excess of currently available water of 856.70 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at Prairie Ridge Filing 1 Final Plat on the 300- year basis.

WASTEWATER SERVICE: A Wastewater Report was completed by RESPEC for the Retreat at Prairie Ridge Filings No. 1 Final Plat in December 2024.

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Retreat at Prairie Ridge Filing 1 Final Plat represents roughly 0.786% of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore

has more than adequate wastewater treatment capacity to provide service to serve the Subdivision. Including all commitments to date, (December 20, 2024) and including Retreat at Prairie Ridge Filing 1 Final Plat, which has already been committed within Retreat at Prairie Ridge Preliminary Plan Filings 1-3 commitment letter dated September 11th, 2024, in the current committed capacity is for 2,886 SFE which is 49.342 % of FAWWA contractual treatment capacity. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

OTHER UTILITIES: This subdivision is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas service. Service commitment letters have been provided by each service entity.

DRAINAGE: A drainage report has been prepared for the subdivision and is 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. Foundations should be a minimum of 3 feet above the lowest foundation/building grade and the maximum anticipated groundwater level. 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.

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 Prairie Ridge Filing No. 1.

WILDFIRE: Retreat at Prairie Ridge Filing No. 1 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland with scattered trees. The Natural Landforms, Vegetation, and Riparian Analysis prepared by Bristlecone Ecology 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 burn probability for about 90% of the site is rated “High”, with the remaining 10% rated “Moderately High”

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

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

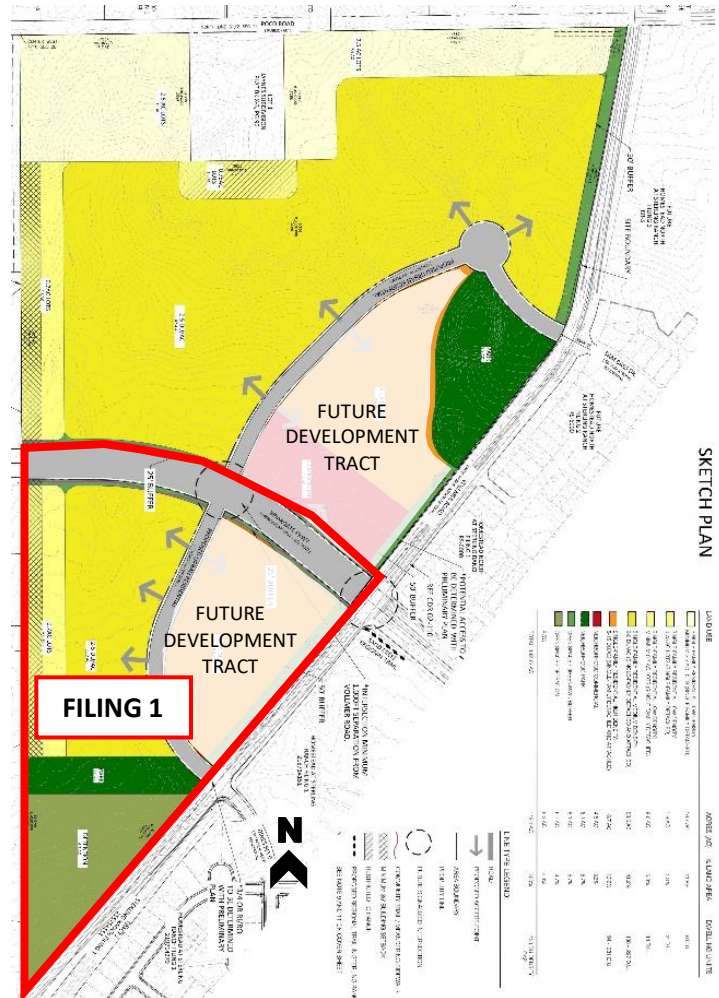
COMPLIANCE WITH PRIOR APPROVALS

SKETCH PLAN

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

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 Final Plat is consistent with the approved Sketch Plan. Retreat at Prairie Ridge Filing No. 1 provides for parks, open space, buffers, a mix of residential lot types and densities, and the future extension of Briargate Parkway as depicted on the approved Sketch Plan. Lot types within the Subdivision include a minimum of 0.70-AC lots with an 85' setback along the western boundary of the development and a minimum of 6,000 square foot lots in the remainder of the development. Tract A is proposed on the southern end of the subdivision and will accommodate a stormwater detention pond. 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			APPROVED 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

PRELIMINARY PLAN AND ZONING

The Preliminary Plan for the Retreat at Prairie Ridge filings 1 – 3 was approved by BoCC in October of 2024. The items heard also include 3 rezone applications to establish the RR-2.5, RR-0.5, and RS-6000 zone. The approved Preliminary Plan anticipated 46 lots with varied lot sizes in filing 1.

The westernmost 7 lots in Filing 1 are within in the RR-0.5 zone. These lots are approximately 0.7-acres in size and will provide a transition from the higher density residential that is proposed on the east side of the plan which is consistent with the approved preliminary plan. The remaining 39 lots and tracts are in the RS-6000 zone district and are intended for single-family detached residential, future development and supporting facilities including parks and stormwater detention. Tract D is intended for future development and will be included in a future Preliminary Plan submittal.

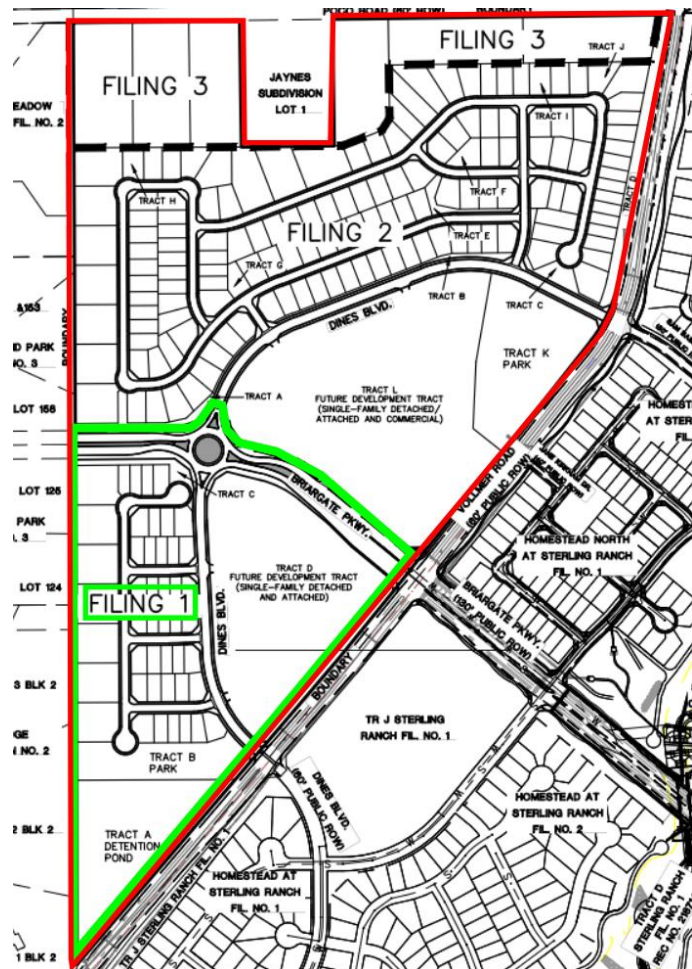
COUNTY MASTER PLAN COMPLIANCE

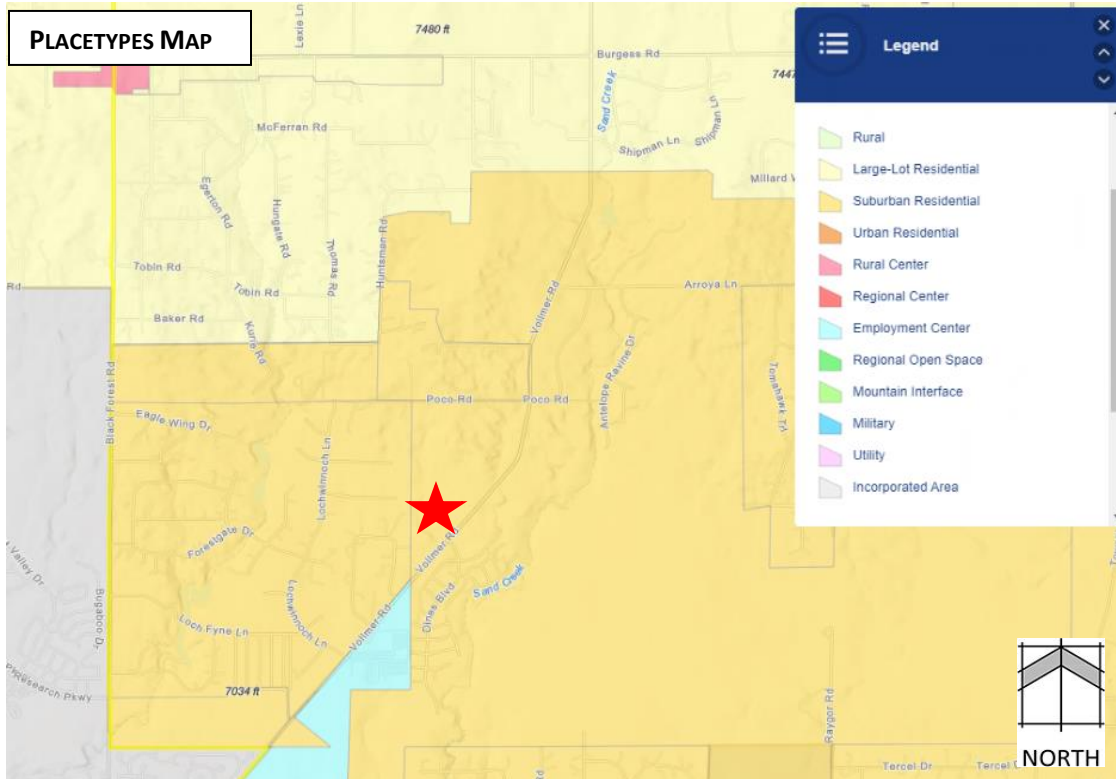
Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2045 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Retreat at PrairieRidge Filings No. 1 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed Subdivision meets the intent of the Suburban Residential placetype as it includes a mix of lots ranging from 0.7-acres to 6,000 sq.ft lots, all proposed for single-family residential use. The proposed density for Filing No. 1 is 1.47 du/acre which is well below the primary land use of the Suburban Residential placetype, which is 5 du/ac. The subdivision also includes 2.65-acres for a neighborhood park which is a supporting use in 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 Prairie Ridge Filing No. 1 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 Prairie Ridge Filing No. 1 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 subdivision 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 subdivision is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The subdivision 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 Filing No. 1 Final Plat is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, prepared by RESPEC in December of 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. The Retreat at Prairie Ridge Filing No. 1 Final Plat includes 46 lots, 17 of which fall into high-density development ratios for small lots, and roughly 2.53 annual acre-feet of water set aside for irrigated landscaping. All 46 lots of Filing 1 will be served by central water and sewer services

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

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

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

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road 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 2.65-acre neighborhood park, owned and maintained by Prairie Ridge Metro District No. 1, is proposed in the south portion of the subdivision, 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

Final Plat Approval Criteria – Chapter 7.2.3(f)

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

The relevant County Plans for Retreat at Prairie Ridge Filing No. 1 are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at PrairieRidge Filing No. 1 Final Plat is in general conformity with these plans as described above.

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

The Retreat at Prairie Ridge filing 1 Final Plat is wholly consistent with the Retreat at Prairie Ridging filings 1-3 Preliminary Plan. The proposed lot layout, supporting facilities, and right-of-way configuration conforms to the approved Preliminary Plan.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

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

- 4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;**

The finding of water sufficiency for this subdivision was approved by BoCC with the Preliminary Plan for the Retreat at Prairie Ridge filings 1 - 3 which allows this plat to be reviewed and approved administratively.

- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

A public sewage disposal system has been established for the proposed 46 lots into the FAWWA public sewer system with The Retreat Metro District No. 1 owning the infrastructure.

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

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazard conditions encountered 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. However, development at the site can be achieved if these conditions are mitigated.

- 7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;**

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

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

Access to the subdivision will be via public rights-of-way that will be constructed to meet County standards.

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

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, CSU for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. The subdivision will include a 2.65-acre neighborhood park and sidewalks and trails. Access to the site will be provided via public rights-of-way constructed to County standard.

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

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

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

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

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

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

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

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

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

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