

RETREAT AT PRAIRIE RIDGE FILING NO. 3 FINAL PLAT

LETTER OF INTENT

MARCH 2025

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
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COLORADO SPRINGS, CO 80903
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SITE DETAILS:

TSN: 5228000024 & 5228000025

ADDRESS: 8455 POCO RD AND 9650 VOLLMER RD

ACREAGE: 80.64-ACRES

CURRENT ZONING: RR-0.5 & RS-6000

CURRENT USE: VACANT

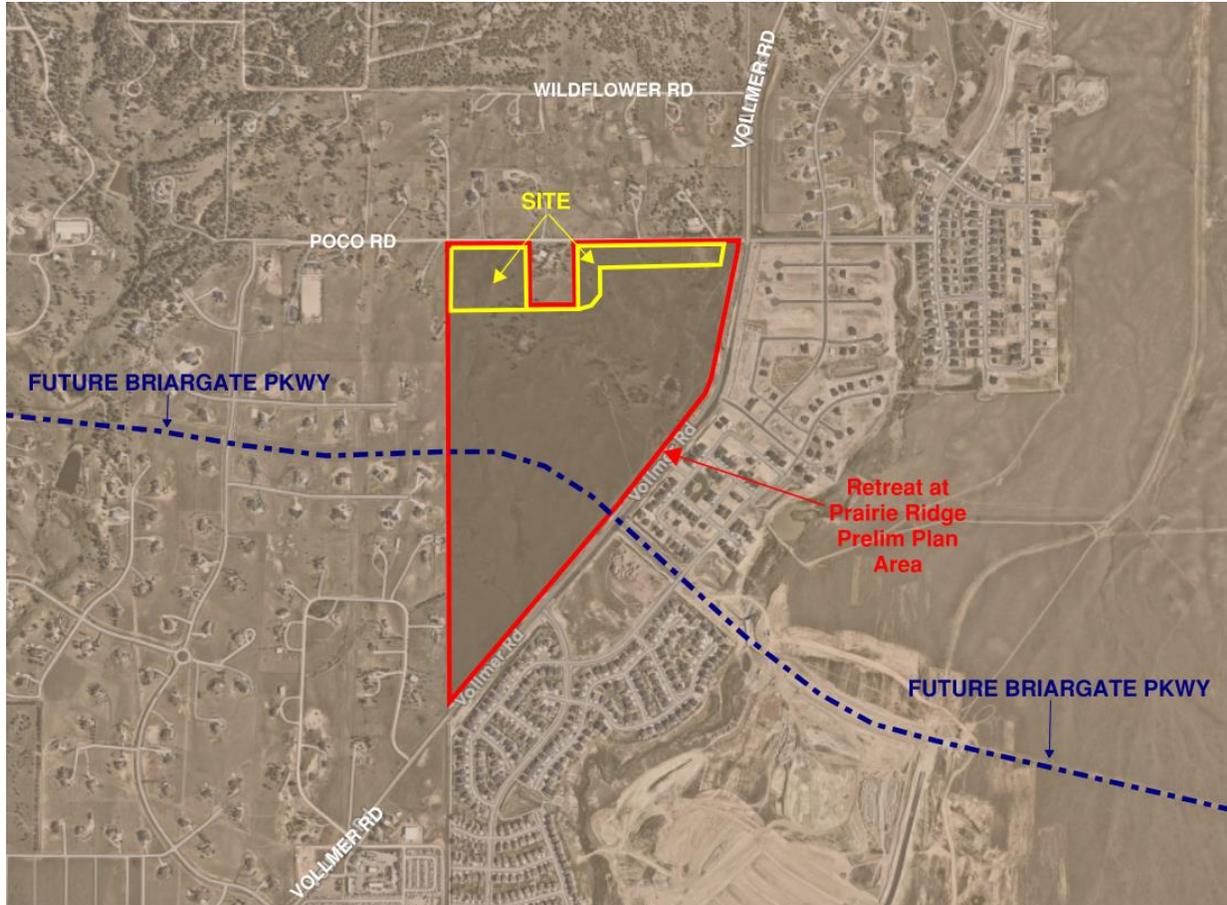
FILE #: TBD

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 3.

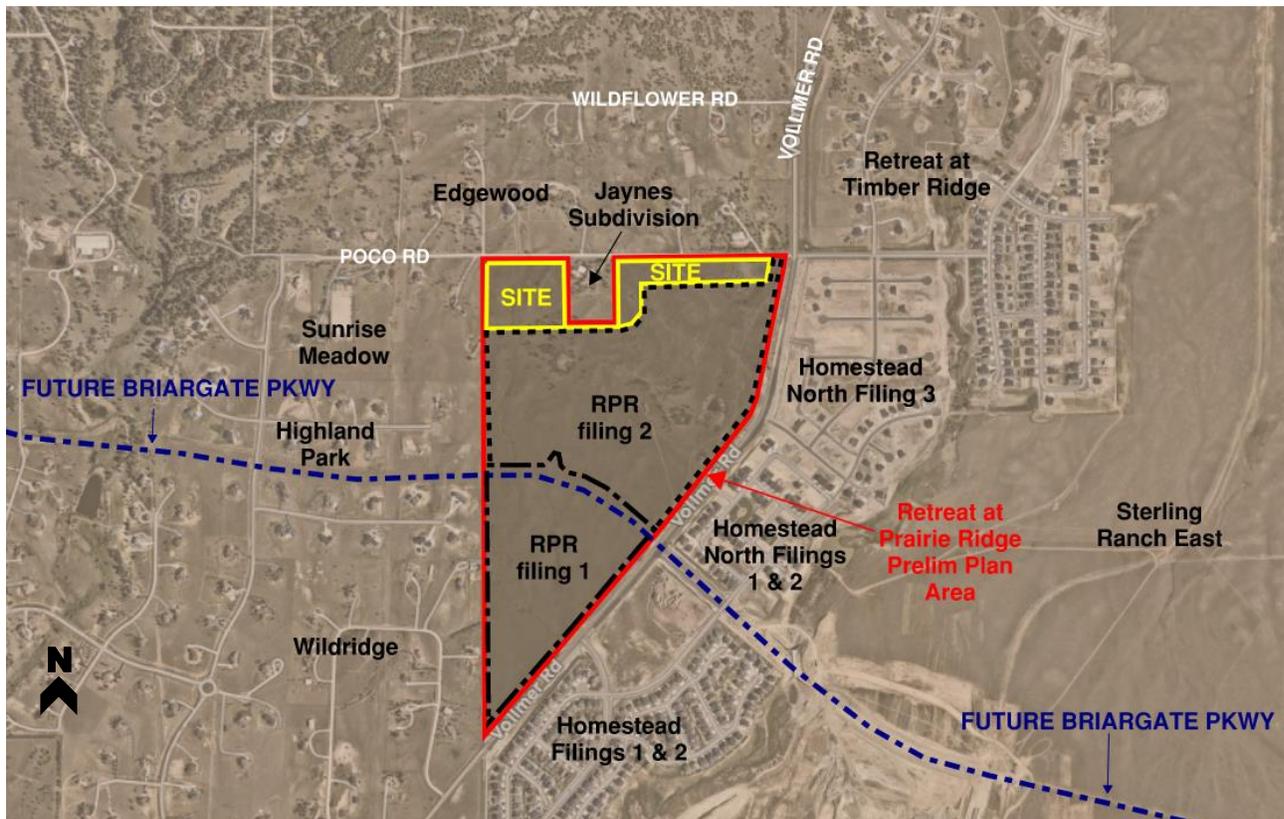
SITE LOCATION

The Retreat at Prairie Ridge Filing No. 3 Final Plat consists of 17.02-acres and lies southwest of Vollmer Road and Poco Road. 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 the requested of Retreat at Prairie Ridge Filing No. 3 subdivision, is Sterling Ranch and Retreat at Timber Ridge which are growing suburban residential communities in El Paso County. Sterling Ranch East includes a variety of housing options including 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. The Retreat at Timber Ridge PUD 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 Retreat at Prairie Ridge Filing 3 subdivision is the Sunrise Meadow Subdivision, which includes 5 large 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 are unplatted.

PROJECT DESCRIPTION

Retreat at Prairie Ridge Filing No. 3 is a large-lot rural residential development consisting of six 2.5-acre lots with direct access to Poco Road. Additional roads are not proposed with this subdivision. Poco Road runs east to west and intersects with Vollmer Road just east of the subdivision. Park facilities will be provided in the Retreat at Prairie Ridge filings 1 and 2 subdivisions. This Final Plat surrounds an existing 5-acre lot that sits between proposed lots 3 and 4.

COMPATIBILITY/TRANSITIONS: The lots included in this subdivision 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 and the single 5-acre smith to the medium and high density single-family residential within the Preliminary Plan. The Retreat at Prairie Ridge filing 2 subdivision proposes minimum 0.70-acre lots to the south of the single, 5-acre smith lot, 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. The northern boundary of filing 2, directly south of filing 3, includes slightly larger suburban residential lots ranging from 9,800sf to 13,000sf.

TRAFFIC AND ACCESS: A Traffic Memo was prepared by SM Rocha is included with the subdivision application. The Study provides an analysis of anticipated project impacts and also includes an update to the Master TIS prepared for the Sketch Plan. Access to the proposed subdivision is provided from Poco Road. The analysis for Filing 3 states that the conclusions and recommendations presented in the study prepared for 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.
- 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 3 subdivision includes six residential lots that will be served with individual wells and septic systems. Five of the 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 1.6 annual acre-feet for augmentation water for the individual wells. Appendix F of the report is an accounting of FAWWA's active water commitments, which total 1,140.61 acre-feet including all subdivisions committed through May 29, 2025. This leaves a net excess of currently available water of 819.72 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 1.6 annual acre-feet needs of the Prairie Ridge Filing 3 subdivision on the 300-year basis.

WASTEWATER SERVICE: The six lots included in the Retreat at Prairie Ridge filing 3 subdivision will be served with individual septic systems, which is evaluated under a separate Wastewater study prepared by Entech in February 2025. . 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.

The study summarizes that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. Most of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.

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 for natural gas service. Service commitment letters have been provided by each service entity.

DRAINAGE: A drainage report has been prepared for the Retreat at Prairie Ridge filings 1 -3 subdivisions area and submitted with this application. A stormwater detention pond will be constructed in the Retreat at Prairie Ridge filing 1 subdivision and will capture all flows from filing 3.

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.

WILDFIRE: Retreat at Prairie Ridge Filing No. 3 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). The project site is identified as "Moderately High Risk" for burn probability and low, lowest, and moderate for potential fire intensity.

SIGNIFICANT TOPOGRAPHY OR NATURAL LANDFORMS: A Natural Landforms, Vegetation and Riparian Analysis was prepared by Bristlecone Ecology that detailed the site that details the natural features. The site is comprised of rolling foothill grasslands with two shallow swales running in a southerly direction. Both swales are generally shallow and narrow, not showing any significant channelization or erosion. These swales support average quality wetlands for the region, with common wetland vegetation such as cattails, sandbar willows, Nebraska sedge, and Baltic rush present. Their characteristics are typical of the Falcon area, where the high-water table helps sustain wetland vegetation despite minimal surface water flow. There is a manmade dam on the southeastern portion of Filing No. 2, with a stock pond to the north that supports some wetland vegetation, but is mostly barren or water-filled, depending on the season. A marshy wetland depression occurs to the south of the manmade berm. Additional wetland pockets occur in depressions throughout the Project Area where groundwater concentrates.

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

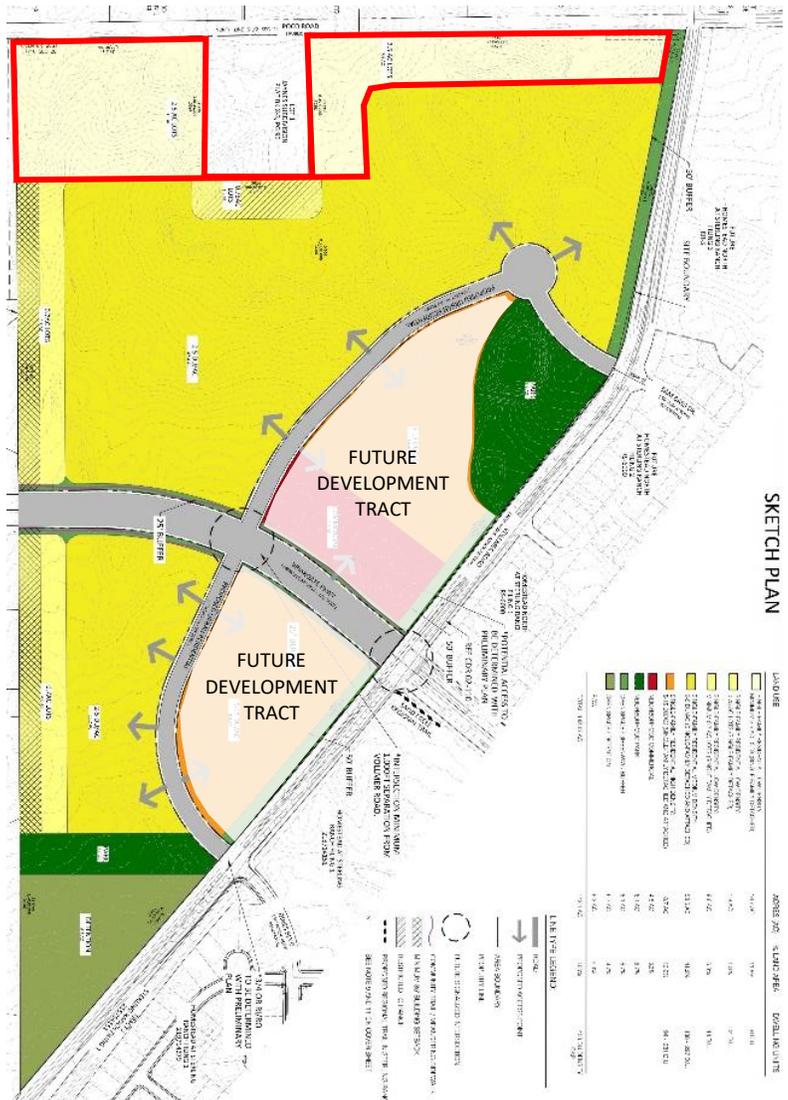
- The Retreat Metro District No. 1
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A commitment letter is provided with this application.
- Black Forest Fire Rescue 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

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 subdivision is consistent with the approved Sketch Plan. Retreat at



Prairie Ridge filing 3 accommodates six, 2.5-acre lots that are consistent with the larger lot residential uses to the north and east and provide a transition to the higher density residential uses planned further south in the Sketch Plan area.

PRELIMINARY PLAN

The proposed subdivision is consistent with the approved Preliminary Plan for the project that anticipates direct lot access from Poco Road for the six, 2.5-acre lots that are intended to provide a transition between the existing large-lot residential development to the north and west and the proposed Retreat at Prairie Ridge area. The proposed subdivision is wholly consistent with the approved preliminary plan.

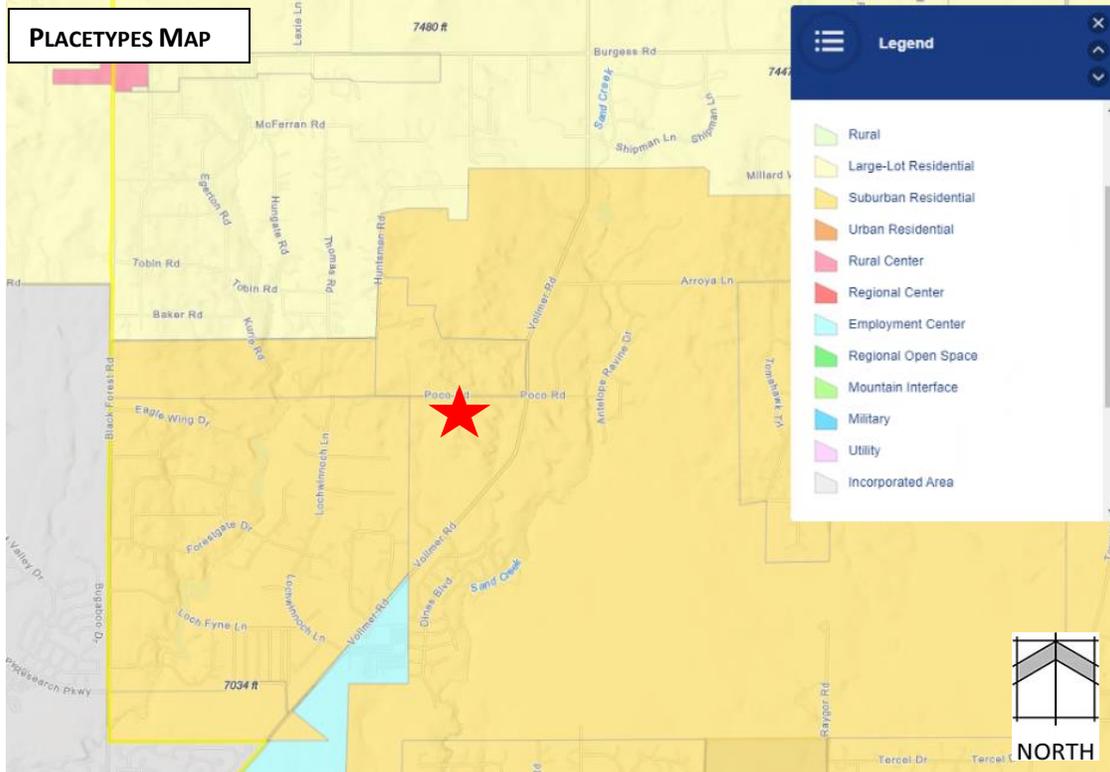
COUNTY MASTER PLAN COMPLIANCE

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 Filing No. 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 subdivision meets the intent of the Suburban Residential placetype as it includes six 2.5-acre lots proposed for single-family residential use.



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. 3 will bring provide a transition between the existing residential development and the higher density residential uses proposed further south. This subdivision 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 larger lot sizes on the north side of the overall Retreat at Prairie Ridge are provide a transition between existing and proposed development and 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 and buffering.

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 Prairie Ridge Filing No. 3 subdivision will be served by individual wells. Five of the lots will be served with new wells and 1 lot will continue to be provided service through its existing well (Permit No 285607). The total 300-year water supply for FAWWA totals 1,960.33 annual acre-feet, of which 1,140.61 acre-feet has been committed through May 29, 2025. This leaves a net excess of currently available water of 819.72 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 1.6 annual acre-feet needs of Prairie Ridge Filing No. 3 Subdivision on the 300-year basis.

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.

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. 3 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 Prairie Ridge Filing No. 3 subdivision 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 3 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;**

The lots within the subdivision will be served by on-site wastewater treatment systems that comply with State and El Paso County requirements.

- 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 and individual lots will be via Poco Road.

- 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, Black Hills Energy 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 site is near two future neighborhood parks within the Retreat at Prairie Ridge preliminary plan area.

- 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 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 Retreat at Prairie Ridge Filing No. 3 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.