

Final Plat Drawings_v1.pdf Markup Summary

Text Box (3)



Subject: Text Box
Page Label: 1
Author: lpackman
Date: 2/24/2021 4:19:45 PM
Status:
Color: ■
Layer:
Space:

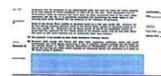
SEE NOTE 16 - DVH

Add the following note:

"The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Geologic Hazard Study by Entech Engineering, Inc. October 30, 2020 in file PCD File No. SF2111, available at the El Paso County Planning and Community Development Department:

- Potentially Seasonally High Groundwater
- Erosion
- Potential Expansive Soils
- Collapsible Soils"

(Surveyor should coordinate with geotechnical engineer to determine additional constraints, if applicable.)



Subject: Text Box
Page Label: 1
Author: lpackman
Date: 2/24/2021 9:43:44 AM
Status:
Color: ■
Layer:
Space:

UPDATED WITHIN NOTE 4 - DVH

Please update note section to include the following statements:

"Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District)."

UPDATED WITHIN NOTE 16 - DVH

"Soil investigations will be required prior to the construction of building sites and septic systems."



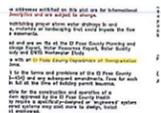
Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 3/1/2021 3:51:41 PM
Status:
Color: ■
Layer:
Space:

ADDED WITHIN NOTE 17 - DVH

Add the following note:

"Notice: The buyer/owner of Lot 2 is advised that El Paso County's approval of this plat does not include certification of water rights or the structural stability of the existing stock pond located on the subject property. The State of Colorado has jurisdiction regarding modification or elimination of the pond.

Highlight (3)



Subject: Highlight
Page Label: 1
Author: lpackman
Date: 2/22/2021 11:10:06 AM
Status:
Color: ■
Layer:
Space:

REVISED NOTE 13 - DVH

Subject to the 1
 ion 16-454) an
 paid in full at

Subject: Highlight
Page Label: 1
Author: lpackman
Date: 2/22/2021 11:14:48 AM
Status:
Color: ■
Layer:
Space:

REVISED NOTE 14 - DVH

plats for the
 ent Director ml
 from Lot 1 and
 Easement Agre

Subject: Highlight
Page Label: 1
Author: lpackman
Date: 2/22/2021 11:18:29 AM
Status:
Color: ■
Layer:
Space:

REVISED NOTE 4 - DVH

Cloud+ (3)



Subject: Cloud+
Page Label: 1
Author: John Green
Date: 3/2/2021 11:30:28 AM
Status:
Color: ■
Layer:
Space:

Include square footage

INCLUDED - DVH



Subject: Cloud+
Page Label: 1
Author: John Green
Date: 3/2/2021 11:32:45 AM
Status:
Color: ■
Layer:
Space:

Revise to 20-foot dedication per MVEA
 Commitment letter

REVISED - DVH



Subject: Cloud+
Page Label: 1
Author: John Green
Date: 3/2/2021 3:24:22 PM
Status:
Color: ■
Layer:
Space:

Add note regarding wastewater treatment system
 and shallow groundwater identified in OWTS report

ADDED WITHIN NOTE 15 - DVH

Callout (5)



Subject: Callout
Page Label: 1
Author: lpackman
Date: 2/22/2021 11:10:24 AM
Status:
Color: ■
Layer:
Space:

Please revise to state "El Paso County", instead of
 "El Paso County Department of Transportation".

REVISE NOTE 13 - DVH

Read and use on file at the El Paso County Planning Department, Water Resources Section, 1000 North 10th Street, Suite 100, El Paso, CO 80909. For more information, contact the El Paso County Department of Planning at 719-534-2200.

Subject: Callout
Page Label: 1
Author: lpackman
Date: 2/22/2021 11:14:43 AM
Status:
Color: ■
Layer:
Space:

Please revise resolution number to 19-471.

REVISED NOTE 14 - DVH

to determine ownership or easements (Survey and Plat of Record, LLC, INC. SUPREMACY TITLE OF COLORADO SPRINGS, CO. 80922025 dated January 11, 2021)

Subject: Callout
Page Label: 1
Author: lpackman
Date: 2/24/2021 1:20:52 PM
Status:
Color: ■
Layer:
Space:

Please revise to state "Department".

REVISED NOTE 4 - DVH

AS REPLATTED
BY WITNESSES
IN PRESENCE OF THE PUBLIC
Record must be collected prior to Lot 1 and Lot 2 to proceed via a plat Agreement created and not not limited to the following

Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 3/1/2021 5:27:28 PM
Status:
Color: ■
Layer:
Space:

Change to "As replatted"

CHANGED - DVH

Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/2/2021 7:09:08 AM
Status:
Color: ■
Layer:
Space:

Revise the last sentence to: "Access to lots 1 and 2 shall be through the shown access easement. The responsibility and maintenance of said access is subject to the maintenance agreement and all covenants and restrictions contained therein, as recorded at Reception No. _____ of the records of El Paso County Clerk and Recorder."

REVISED NOTE 4 - DVH



December 3, 2020

David V. Hostetler, PLS
Land Development Consultants, Inc.
3898 Maizeland Road
Colorado Springs, CO 80909

Commitment Letter

Dear Mr. Hostetler:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: McGehee Subdivision

Description: McGehee Subdivision is proposed with two (2) residential lots on approximately 10.50 acres. The development is the replating of Lot 3 of Mountain Shadow Ranch Second Phase. This proposed subdivision is located east of Highway 83 and north of Hodgen Road in Section 19, Township 11 South, Range 65 West.

Show on plat

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA requests a five (5) foot both sides of the common side lot line utility easement along with a twenty (20) foot exterior utility easement on plat. MVEA also requests platting of existing MVEA facilities with easement on the plat. If open space, road right of ways, drainage and landscape tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee
Cathy Hansen-Lee
Engineering Administrative Assistant

SHOWN ON PLAT - DVH

This Association is an equal opportunity provider and employer.



January 13, 2021

MCGEHEE SUBDIVISION
LDC Project No. 20018

LETTER OF INTENT

Re: 51190-04-002, 16860 Thompson Road, Lot 3, MOUNTAIN SHADOW RANCH SECOND PHASE, El Paso County, Colorado

LDC, Inc. is representing:

Dale D., Stephanie B. and Collier McGehee
10958 Mt. Evans Drive
Peyton, CO 80831-4406

This is an application for approval of a Vacation and Resubdivision Final Plat. The property is 10.495 acres and is currently platted as one lot. The property is zoned RR-5, and two total lots are proposed. Upon approval of the plat, McGehee Subdivision will contain two lots, five+ acres in size. The lots are planned as single-family residences with applicable accessory structures permitted by code.

We are asking for approval of a 2-lot Minor Subdivision with a proposed single common access shared private drive off of Thompson Road, a County-maintained public right-of-way. We are asking for a waiver of the Land Use Code requiring frontage on a public road. There will be a Private Common Access Drive Users group formed which will own and maintain the private access. Water will be by an individual well for both lots, and septic systems will be constructed on each of the lots.

Review criteria for a Minor Subdivision is as follows:

This application meets the Minor Subdivision submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2016). Minor Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development in the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request:

Goal 6.4 – "Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an

REPLACED "MINOR SUBDIVISION/SUBDIVISION" WITH "VACATION REPLAT" - DVH

Summarize findings from Water Resources Report and OWTS report in Lol

SUMMARIZED WITHIN NOTE 1, PAGE 2 OF 4 - DVH

SUMMARIZED WITHIN NOTE 5, PAGE 3 OF 4 - DVH

adequate level of non-urban facilities and services." and "Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access." The proposed Minor Plat will not create the need for additional roadways or public facilities. The site will remain rural residential and is surrounded by existing rural residential development on the north, south, east, and west sides; Policy 6.1.14 – "Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County." This area of the County is conducive to rural residential development. The five acres lots in the area have little impact on environmental conditions. The proposed Minor Plat is consistent with the Black Forest Preservation Plan as it applies to the Southern Transitional sub-area which is discussed below; Policy 6.4.4 - "Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential area or to be incorporated as a buffer between higher density and undevelopable areas." The proposed Minor Plat is in an area adjacent to rural residential development with RR-5 to the north, west, south and east; Goal 6.1 A – "Encourage patterns of growth and development which compliment the regions' unique natural environments and which reinforce community character." The existing community character is preserved with this Minor Plat. Density and land use are compatible with the surrounding area and the natural features of the site will remain preserved, even with the addition of 1 more residential lot on this site.

Another element of the Master Plan is the Small Area Plan. The MCGEHEE SUBDIVISION site is located within the area of the Black Forest Preservation Plan (1987), specifically within the "Northern Grasslands Sub-Area" of the plan. Although this small area plan is out of date, the goals for land use within this sub-area are still valid. The area desires that the rural residential development pattern be encouraged, while providing a gradual buffer from higher density to lower density development. The preferred density of one dwelling unit per five acres is encouraged in this sub-area. This coincides with the proposed subdivision density. The proposed Minor Plat is consistent with the Black Forest Preservation Plan.

The proposed Minor Plat is in compliance with the Parks Master Plan, which does not appear to call for trails or parks within this site's vicinity. Any required Park Fees will be paid at the time of platting. The proposed subdivision is also in compliance with the 2040 Major Transportation Corridors Plan (MTCP) and Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

The proposed subdivision is in compliance with the El Paso County Water Master Plan (2018). The District Court, Water Division 1 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of the existing well for the subdivision in Case No. 17CW3054 (recording pending). The owner seeks a finding of sufficiency from the Colorado Division of Water Resources based on the decreed water rights. A listing of some of the policies of the Water Master Plan that are supported by the proposed development follow: Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County. The referenced decree requires use of metering for the well to insure compliance with the terms of the permit; Policy 6.2.1.2 – Encourage re-use

MODIFIED - DVH

REVISED ALL REFERENCES - DVH

of treated wastewater for irrigation and other acceptable uses when feasible. Both single-family residences on each of the proposed 5 acre lots will utilize on-site wastewater treatment systems which will provide "Return Flows" to the stream system in order to replace pumping depletions as a condition of the groundwater findings and order and the well permit.

2. ~~The subdivision is in substantial conformance with the approved preliminary plan.~~
This is a proposed Minor Subdivision and requires no Preliminary Plan for Plat approval. The subdivision will be developed in accordance with the currently proposed land use applications.
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 proposed Minor Subdivision Plat is prepared in accordance with applicable subdivision design standards. No public improvements are required for this subdivision.
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. Water service is to be provided by an individual on-site well operated under a State approved Water Augmentation Plan as decreed in Case No. 17CW3054, Water Division 1.
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. Wastewater is intended to be treated via individual on-site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree. **MODIFIED - DVH**
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 report has been prepared for the site and the owner will comply with the recommendations of the report.
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. The proposed Minor Subdivision is consistent with the submitted Final Drainage Report. There are no public Drainage facilities needed or proposed with this development. The owner will comply with the requirements of the Final Drainage Report.
8. Legal and physical access is provided to all parcels by public rights-of-way or private road, acceptable to the County in compliance with this Code and the ECM. Thompson Road is a County-maintained public right-of-way and the shared common access drive will be privately owned and maintained.
9. Necessary services, including police and fire protection, recreation, utilities, and transportation

systems, are or will be made available to serve the proposed subdivision. The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. MCGEHEE SUBDIVISION will be annexed into the Black Forest Fire Protection District which is providing fire protection for the site and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 and 5 above. The property is located within the service areas of Mountain View Electric Association, Century Link Telephone, and Academy School District 20, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

10. The Minor Subdivision plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code. MCGEHEE SUBDIVISION is located within the annexed Black Forest Fire Protection District which will be providing fire protection for the site and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.
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. All Offsite impacts are determined to be insignificant with the addition of one residence to the site already containing one residence. The owner will be responsible to pay park, school, drainage and Traffic Impact fees.
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. There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable School Fees, Park Fees, Drainage Fees and Traffic Impact fees due for this project.
13. The subdivision meets other applicable sections of Chapter 6 and 8. The subdivision meets the requirements of the Land Development Code.
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.]. A search of the County Clerk and Recorder's records did not identify a separate mineral estates owner for this property.

Thank you for your consideration of our request.

Respectfully submitted,

David V. Hostetler, PLS
Director of Surveying
LAND DEVELOPMENT CONSULTANTS, INC.

**EL PASO COUNTY
LAND DEVELOPMENT CODE**

**Chapter V - Section 55
Subdivision Summary Form**

Date: 12/18/20

SUBDIVISION NAME:

MCGEEHEE SUBDIVISION

County EL PASO

Type of Submittal:

Request for Exemption _____
 Preliminary Plan _____
 Final Plat X

SUBDIVISION LOCATION: Township 11S Range 6SW Section 19 1/4
SW

OWNER(S) NAME

DALE D. AND STEPHANIE B. MCGEEHEE ADDRESS
10958 MT. EVANS DRIVE
PEYTON, CO 80831-4406

SUBDIVIDER(S) NAME

SAME AS "OWNERS"
 ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
Single Family	2	5.846	55.7%
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other (specify)			
Street			
Walkways			

Dedicated School Sites			
Reserved Park Sites			
Private Open Areas			
Easements		4.346	41.4%
Other (specify) "PRIVATE DRIVE ACCESS"		0.303	2.9%
TOTAL		10.495	100%

* (By map measure)

Estimated Water Requirements 325 GPD/LOT = 650 GPD
 (gallons/day).

Proposed Water Source(s)

INDIVIDUAL WELLS

Estimated Sewage Disposal Requirement 260 GPD/LOT = 520 GPD
 (gallons/day).

Proposed Means of Sewage Disposal

ON-SITE WASTEWATER TREATMENT SYSTEMS

ACTION:

Planning Commission Recommendation

Approval _____ Date _____

Disapproval _____

Remarks: _____

Board of County Commissioners

Approval _____ Date _____

Disapproval _____

Exemption under C.R.S. 30-28-101 (10) (d) _____

Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

Water demand appears to equal 0.655 acre feet per year, exceeding the demand estimated in Water Resources Report. Please clarify

CLARIFIED - DVH