
CLOVERLEAF FILING NO.1 FINAL PLAT

LETTER OF INTENT

FEBRUARY 2021

APPLICANT AND PROPERTY OWNER

PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, Colorado 80132

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, CO 80903

If you are seeking a finding of sufficiency with regards to water at preliminary plan stage, please include this information in this letter. You can include this in the project description and reiterate in Section 3 as it relates to water.

JR Engineering,
5475 Tech Center Drive, Ste 235,
Colorado Springs, CO 80919

REQUEST

PT Cloverleaf, LLC requests approval of a Final Plat for Cloverleaf Filing No. 1, comprising 3 residential lots.

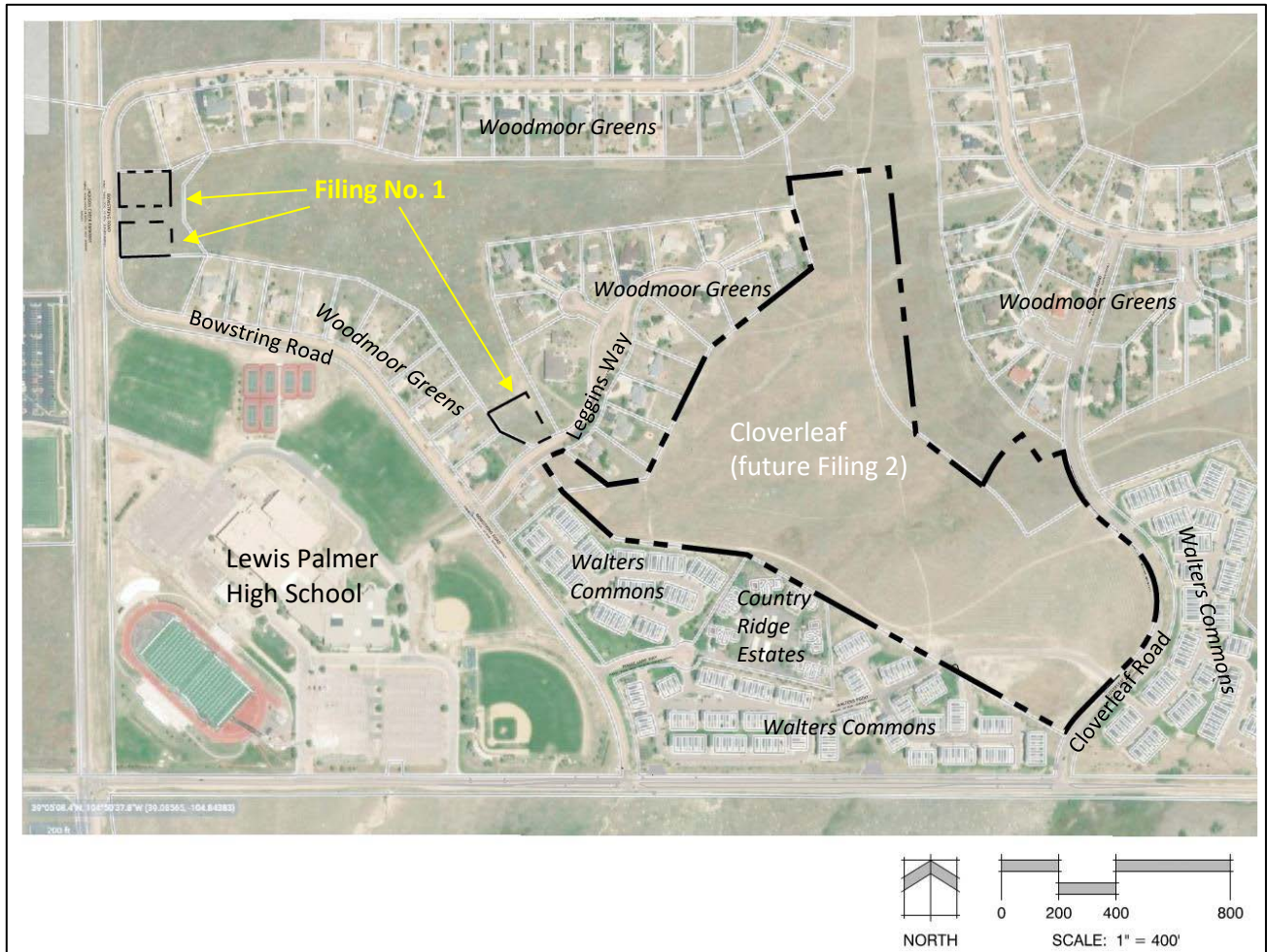
SUPPORTING DOCUMENTS

The following reports are submitted in support of this Final Plat and are referenced in this Letter of Intent:

- Soils, Geology and Geologic Hazard Study prepared by Entech Engineering, Inc.
- Natural Features and Wetland Report prepared by Bristlecone Ecology
- Small Subdivision Final Drainage Report prepared by JR Engineering, Inc.
- Stormwater Management Facility Operations and Maintenance Plan prepared by JR Engineering, Inc.
- Fire Protection Report prepared by N.E.S. Inc.

PROJECT DESCRIPTION

A Preliminary Plan is currently under consideration by the County for 38.73-acres which includes the three isolated residential ½ acre lots that are part of this Filing No. 1. These lots are zoned RS-20000. The remaining 37.22-acres portion of the development will be considered under separate Final Plat application. Two of the lots are located off Bowstring Road and one of the lots is off Leggins Way. Aerial map provided.



PROJECT JUSTIFICATION

A minor subdivision (Section 7.2.1.C.1.c of the LDC) shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval. The Final Plat criteria outlined in Section 7.2.1.D.3.f of the LDC is as follows:

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

The Master Plan comprises the County Policy Plan and 2000 Tri-Lakes Comprehensive Plan. The development is within Sub-Area 7, Woodmoor, which is identified as an area for medium density residential development. Most of the Woodmoor Sub-Area is zoned for single-family development. The Woodmoor Sub-Area is nearly built out and the only growth that can be expected is infill properties. The overall Cloverleaf subdivision was fully analyzed in the context of the Master Plan policies with the Preliminary Plan under consideration by the County. Filing 1 is consistent with the

lot and open space configuration on the Preliminary Plan, and should also be found to be in compliance with Master Plan.

Cloverleaf Filing No. 1 is consistent with the policies of the County Plan which encourages infill development which complements existing uses. The ½ acre are lots compatible with the adjacent previously developed area.

The project is located within Region 2, Monument area of the EL Paso County Water Master Plan (WMP). The WMP specifically states: *“Region 2, located in the northwest corner of El Paso County, is expected to experience significant growth through 2060. The I-25 corridor passes through the center of the region and offers optimal growth areas in and around the Towns of Palmer Lake and Monument. Growth is anticipated along both the east and west sides of I-25 by 2040.”*

The WMP notes that Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the project demand is 11,713-acre feet. The *Water Resource and Water Quality Report* prepared by JR Engineering and submitted with the Preliminary Plan application provided calculations on the portable water supply. The quality of the water produced by the WWSD for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and WWSD.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Cloverleaf Filing No. 1 is entirely in conformance with the lot configuration on the 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;

Cloverleaf Filing 1 is consistent with the subdivision design standards and regulations. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, and open space (as part of the entire 38.75-acre subdivision);
- access to these lots is provided by existing roadways (Bowstring Road and Leggins Way);
- adequate provision for water, sewer and other utilities;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

- 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;**

A Water Resources and Wastewater Report was prepared by JR Engineering which was submitted with the Preliminary Plan request for the entire Cloverleaf 144-lot subdivision. The primary water distribution system for Cloverleaf will be connected to the existing Woodmoor Water and Sanitation District (WWSD) water mains at four locations.

- The eastern connection is the existing 6" water main within Cloverleaf Drive.
- The western connection will be to the existing 6" water main in Leggins Way.
- The southern connection will be to the existing 6" water main in Walters Point.
- The northern connection is to the existing 6" water main in Bowstring Road.

WWSD has been in existence for many years and has developed their water demand values based on their past experience with actual usage. A copy of the WWSD Long-Range Plan Update 2017 (LRP Update) has been provided with the Cloverleaf Water Resource and Water Quality Report. The LRP Update evaluates water supply, operations, treatment, water distribution, and wastewater collection. Based on data contained in the LRP Update regarding the water resources that are available to the WSSD, subdivisions served by WWSD be supplied with water resources meeting the requirements of EL Paso County's 300-year water supply regulations. A commitment to serve letter for Cloverleaf Subdivision has been issued by WWSD. WWSD has sufficient supply and existing infrastructure in the area to serve this development.

A commitment letter from the WWSD to provide water service to the Cloverleaf Subdivision is included with this submittal.

- 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 Wastewater Disposal Report prepared by JR Engineering submitted with the Preliminary Plan notes that the WWSD is situated to serve the proposed development. The site is tributary to the Tri-Lakes wastewater treatment plant. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County and the WWSD and no waivers are required.

A commitment letter from the WWSD to provide wastewater service to the Cloverleaf Subdivision is included with this submittal.

- 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)];**

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineering indicates that the existing geologic engineering and geologic conditions may impose some constraints on development and construction of the site. These include potentially expansive clays and claystone, areas of erosion, potentially shallow groundwater, collapsible soils, potentially shallow bedrock, and possible radon gas build-up. Entech Engineering noted that geologic hazards identified on the site can either be avoided by development or satisfactorily mitigated through proper engineering design and construction practices, including perimeter drains for the shallow groundwater. Mitigation measures are outlined in the study.

Comments from Colorado Geologic Survey, dated October 5, 2020 and December 2, 2020, received during the Preliminary Plan review, have been incorporated in the Preliminary Plan. All houses will include a subsurface foundation perimeter drain. During final design, the civil engineer will design an underdrain system to intercept provide a gravity outfall.

- 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 Small Subdivision Final Drainage Report prepared by JR Engineering has been provided. This report shows that the proposed development of the three parcels is consistent with the original approved drainage plan and in conformance with the El Paso County drainage standards and criteria. The drainage improvements, including drainage ditches and three sand filters, have been designed to meet or exceed the County criteria and will not adversely affect the offsite drainageways or surrounding development.

- 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;**

All three lots have direct access to public right-of-way. Two lots will access of Bowstring Road and one lot will access off Leggins Way.

- 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 the subdivision and will serve letters from all utility providers have been submitted. Mountain View Electric Association and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The subdivision will be adequately served by public streets and substantial adjacent area of open space is provided. Fire protection will be provided the Tri-Lakes Monument Fire Protection District. A Will Serve letter from the District is included with this submittal.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The Tri-Lakes Monument Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report has been provided.

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 off-site impacts were evaluated during the Preliminary Plan. No off-site improvements have been identified for these three lots.

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;

Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat. A Subdivision Improvement Agreement (SIA) is not required for this minor subdivision; however, a Stormwater Management Facility Operation and Maintenance Plan and Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement have been provided.

13. The subdivision meets other applicable sections of Chapter 6 and 8; and

The subdivision meets all applicable sections of Chapter 6 and 8.

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

There are no known mineral estate interests associated with this property.