

Murphy's Custom Homes Inc.
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WESTVIEW AT WOODMOOR FILING 1A
LETTER OF INTENT

OWNER/DEVELOPER:

Murphy's Custom Homes
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PCD FILING #: VR-22-13

SITE LOCATION: 1384 Buckwood Lane, Monument, CO 80132

SIZE: 3.809 acres

ZONING: RR-0.5

TAX SCHEDULE NUMBER: 7111101042

INTRODUCTION: The owners intend to subdivide a single lot into 4 rural residential lots. The minimum lot size will be 0.5 acres as required by the existing zoning. There is an existing residence and associated drive on the east and central area of the parcel in what will become Lot 1A. Commitment letters have been obtained for all necessary utilities and there will be no disturbance to the site at this time.

PROPOSAL: The application covered by this Letter of Intent includes a Replat for the proposed subdivision of the single lot into four rural residential lots.

THE PLAN: The existing site will be subdivided into Westview at Woodmoor Filing No 2 Lots 1A through 4A. Lot 1A will retain its current access off of Buckwood Lane. Lot 2A will be accessed off of Doewood Drive. Lot 3A will be accessed off of Wildwood Way. Lot 4A will be accessed off of Buckwood Lane. Development of the subdivided lots is not included in this submission and lot specific development plans have not yet been started. Grading can be expected when the individual lots are later developed. Commitments have been obtained for utilities (including water, sewer, gas, and electric) for the subdivided lots.

EXISTING AND PROPOSED FACILITIES: There is an existing residence and associated drive on the east and central portion of the site which will remain. No proposed structures are included in this application. This lot will meet all required setbacks for the proposed plat layout.

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WAIVER REQUESTS: No waivers are requested for this replat.

TRANSPORTATION: Private driveways will provide access to existing public roads for the 4 proposed lots.

TRAFFIC: A traffic memo will not be required for this project. A traffic impact study is not required in accordance with ECM Appendix B.1.2.D as all criteria is met. Traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution 19-471).

DRAINAGE: A Final Drainage Report has been prepared for Westview at Woodmoor Filing No. 2. The purpose of this report is to identify and analyze the onsite and offsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County Drainage Criteria Manual.

UTILITIES: Per commitment letters, The Woodmoor Water & Sanitation District will provide water and sewer services for this subdivision, Mountain View Electric has committed to provide electrical services to the proposed lots, Black Hills Energy will provide gas for this subdivision once it is approved.

GEOLOGY AND SOILS: A soil, geology and wastewater study has been prepared for the subdivision by CTL Thompson dated September 20, 2022. This report found that there were no geotechnical or geologic constraints that would preclude construction of single-family residences. The primary geotechnical concern is the presence of sporadic lenses of expansive claystone bedrock which can be mitigated with proper planning, engineering, design, and construction.

CRITERIA FOR APPROVAL:

- This replat complies with the El Paso County LDC and the original conditions of approval associated with the recorded plat. The site is within the right by use for the current RR-0.5 zoning.
- No nonconforming lots are created with the proposed replat.
- The replat is in keeping with the purpose and intent of the Code. The replat conforms to the required findings for a minor subdivision. This 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. These required items have been uploaded to EDARP and revisions will be made, if necessary.

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- 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 lots will have direct access to existing public roads.
- The approval will not adversely affect public health, safety, and welfare. The proposed subdivision was evaluated for soil and topographic hazards and was found to be compatible with the identified hazard of the presence of sporadic lenses of expansive claystone bedrock as long as the hazard is mitigated with proper planning, engineering, design, and construction. Increased runoff expected from this proposed site will not be significant. Methods for fire protection comply with Chapter 6 of the Land Development Code. A fire protection report and wildfire hazard mitigation report have been provided for this development.
- There are no conflicts with CC&Rs or other restrictions resulting from the replat.

ADDITIONAL NOTES:

-Offsite impacts are expected to be minimal and, therefore, offsite improvements should not be necessary for this project.

The County is charging various fees to mitigate the impacts of this proposed subdivision.

-All applicable sections of Chapter 6 & 8 of the Land Development Code are met by this project.

-The applicant has met with the Forestry Department and the HOA in order to begin the necessary mitigation measures.

-Road impact fees will be due at building permits for new construction on lots.

-Individual lot owners will be responsible for construction of future driveways and for maintaining the property once the replat is completed.

-No commercial mining deposits have been identified within the proposed subdivision.