

Murphy's Custom Homes Inc.
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WESTVIEW AT WOODMOOR FILING NO. 2
LETTER OF INTENT

not Filing #2

Filing 1A. Please correct throughout

OWNER/DEVELOPER:

Murphy's Custom Homes
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Sarah Martin 719-233-2883
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13710 Struthers Road, Suite 105B
Colorado Springs, CO 80921

SITE LOCATION: 1384 Buckwood Lane, Monument, CO 80132

SIZE: 3.809 acres

Add PCD Filing #
VR-22-13

This lot will be renamed per comments on the plat. Please correct this throughout the letter

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 1. **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 1 through 4. Lot 1 will retain its current access off of Buckwood Lane. Lot 2 will be accessed off of Doewood Drive. Lot 3 will be accessed off of Wildwood Way. Lot 4 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.

WAIVER REQUESTS: No waivers are requested for this replat.

Explain that this lot will meet all required setback for the proposed plat layout

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State and address that a TIS is not required in accordance with "ECM Appdx B.1.2.D" and that all criteria is met per below

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.

Add a discussion detailing the proposed payment of the County's Road Impact Fee (e.g. payment at time of building permit, etc.).

DRAINAGE: A Final Drainage Report has been prepared for Westview 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: 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.

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 the site was suitable for the proposed development as long as some common geologic hazards were mitigated.

State what hazards or constraints.

Incorrect criteria. A vacation and replat of this nature would fall under LDC Sec. 7.2.3.C. Criteria as follows:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;
- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- 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;
- The approval will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

- The proposed subdivision was evaluated for soil and topographic hazards and was found to be compatible with the identified hazards.
- Drainage will meet State and local standards. No drainage improvements are expected to be necessary as the increased runoff expected from this proposed site will not be significant.

Please clarify what hazards or constraints?

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Once approved per letters

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- This plat provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. All lots will have direct access to existing public roads.
- Necessary services will be made available to serve the proposed subdivision in addition to those provided by the Woodmoor Water & Sanitation District. The site will be serviced by the Monument Fire District. Mountain View Electric has committed to provide electric services. Black Hills Energy will provide gas services.
- 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.
- 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.

ECM B.1.2.

D.No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6)no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.