

Terra Ridge North Filing 1A

Residential Community

Letter of Intent

Final Plat Vacation and Replat



VICINITY MAP

Property Address:

15630 Fox Creek Lane
Colorado Springs, CO 80908

Prepared By:

Lodestar Engineering, LLC

For:

Phillip & Jennifer Miles
15630 Fox Creek Lane
Colorado Springs, CO 80908

SF-2239

Developer/Owner:
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Civil Engineer:
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Traffic Engineer:
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(719) 633-2868

Geotechnical Engineer:
RMG – Rocky Mountain Group
2910 Austin Bluffs Parkway
Colorado Springs, CO 80918
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Surveyor:
Rampart Surveys, Inc.
PO Box 5101
Woodland Park, CO 80866
(719) 687-0920

Development Request:

Phillip S. Miles and Jennifer Miles requests approval of the vacation and replat of the Terra Ridge North Final Plat

1. The vacation and replat of 13 lots in the Terra Ridge North Subdivision.
2. Current zoning is RR-2.5
3. Total subdivision size will be 52.34 acres made up of 13 single family residential lots at a minimum lot size of 2.5 acres comprising 95.5% of the subdivision.
4. 0.7 acres of open space comprising 0.2% of the subdivision
5. 1.66 acres of roadway compromising 1.0% of the subdivision
6. Minimum lot size - 2.5 acres
7. Average lot size - 3.7 acres
8. Gross Density – 0.25 units per acre

Justification For Request

This application it is consistent with the goals and objectives of the El Paso County Land Development Code 7.2.3.a.3

Site Location, Size, Zoning:

The site incorporates the existing 13 lots in Terra Ridge North subdivision of 52.34 acre. The property is bounded by Ridgeview Acres to the north, Whispering Hills Estates to the west Wildwood Village to the east, and Terra Ridge Estates to the south. All lots surrounding the subject property are all zoned RR-5. The entire 52.34-acre site within unincorporated El Paso County and is currently zoned RR-2.5.



Existing and Proposed Facilities and Structures:

Existing site characteristics: The existing vacant parcels consist predominantly of native shrubs and prairie grasses. The site contains rolling hills with East Cherry Creek and a tributary extending from the south side of the property to the northeast corner. The East Cherry Creek channel and tributary beds extending through the site consists of native grasses and willows. The FIRM map indicates the site is located in Zone X which is outside the floodplain. Approximately, 500 feet of the tributary extending

from the southwest corner to the northeast corner will be located 80 feet to the west to accommodate the proposed cul-de-sac.

Total Number of Residential Units, Density and Lot Size: The current zoning of parcels 51293-02-013 (5.04 AC) and 51293-02-025 (6.92 AC) are zoned RR-5, and 51293-02-014 (2.92 AC), 51293-02-015 (2.51 AC), 51293-02-016 (2.48 AC), 51293-02-017 (2.55 AC), 51293-02-018 (5.16 AC), 51293-02-019 (6.12 AC), 51293-02-020 (3.32 AC), 51293-02-021 (3.69 AC), 51293-02-022 (2.55 AC), 51293-02-023 (2.51 AC), and 51293-02-024 (2.52 AC) are zoned RR-2.5.

Proposed Infrastructure and Utilities: The proposed development will include public ROW and utility improvement including gas and electric. All lots will have domestic water provided via a well and wastewater will be treated using individual lot onsite wastewater treatment systems.

Utility and public services will be provided by the following associated districts:

1. Water: onsite well
2. Wastewater: onsite wastewater treatment system
3. Gas: Black Hills Energy
4. Electric: Mountain View Electric
5. Fire: Black Forest Fire Protection
6. Police Protection: El Paso County Sheriff's Department
7. School: Monument School District No. 38

Vacation of Plat with No Rights-of-Way

The request is for a vacation and replat of the Plat for Terra Ridge North with reception number 223089500.

- Vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements. All lots have a 10' front, 10' side and 20' rear utility and drainage easement.
- The vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property. The right-of-way established in recorded plat for Terra Ridge North has not been modified in any way.
- Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code. There have been no modifications to the recorded plat for Terra Ridge North that would inhibit any public facilities or services.
- Vacation of the recorded plat is consistent with the Master Plan. The recorded plat for Terra Ridge North was approved as in compliance with the Master Plan, and the replat of Terra Ridge North Filing 1A has not modified the proposed plat in any way that would not in compliance with the Master Plan.
- Vacation of the recorded plat will not adversely affect the public health, safety, and welfare. The recorded plat for Terra Ridge North was approved and did not adversely affect the public health, safety and welfare, and the replat of Terra Ridge North Filing 1A has not modified the proposed plat in any way that would endanger any individual's public health, safety and welfare.
- Vacation will not result in the removal of any lot lines thus will not affect the CC&Rs. The proposed replat of Terra Ridge North Filing 1A only made slight modifications to the recorded plat for Terra Ridge North which will not affect any of the lot lines regarding the CC&Rs.

- The Terra Ridge North plat contained numerous errors to several of the lot lines bearings and distances. This replat will correct those errors by slight modification to the perimeter parcel boundary and numerous lot lines. The replat will result in the total acreage of the subdivision being modified from 52.63 acres to 52.67 acres. Nine of the 13 lots resulted in minor adjustments to the size of the respective lot. A schedule has been provided below indicating the adjustment to said lots. There were no adjustments to the total acreage of Tract A and Tract B or to the R.O.W. Additionally, there was no modification to the overall Gross Density or Net Density.

Terra Ridge North				Terra Ridge North Filing 1A	
Lot No.	Parcel Number	Zoning	Lot Size (AC)	Lot No.	Lot Size (AC)
1	51293-02-013	RR-5	5.04	1A	5.05
2	51293-02-014	RR-2.5	2.92	2A	2.89
3	51293-02-015	RR-2.5	2.51	3A	2.51
4	51293-02-016	RR-2.5	2.48	4A	2.53
5	51293-02-017	RR-2.5	2.55	5A	2.57
6	51293-02-018	RR-2.5	5.16	6A	5.17
7	51293-02-019	RR-2.5	6.12	7A	6.12
8	51293-02-020	RR-2.5	3.32	8A	3.42
9	51293-02-021	RR-2.5	3.69	9A	3.60
10	51293-02-022	RR-2.5	2.55	10A	2.55
11	51293-02-023	RR-2.5	2.51	11A	2.50
12	51293-02-024	RR-2.5	2.52	12A	2.52
13	51293-02-025	RR-5	6.92	13A	6.89
Tract A			1.68	Tract A	1.68
Tract B			0.97	Tract B	0.97

Gross Acreage	52.63	Acres	52.67	Acres
Total Lots	13		13	
Gross Density	0.25	Units/Acre	0.25	Units/Acre
Net Density	0.26	Units/Acre	0.26	Units/Acre
Net Acreage	49.98	Acres	50.02	Acres