

Falcon Acres

Letter of Intent (Final Plat)

January 2024

Owners/Developers: Thousand Hills Land and Cattle Co LLC (Attn: Richard Elliott)
812 E Monument Street
Colorado Springs, CO 80903

Planner: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

Engineer: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

SITE LOCATION: The intersection of Davis Road and Curtis Road in the South West quadrant.

SIZE: 49.23 Acres

ZONING: RR-5

TAX SCHEDULE NUMBER: 4404000014

INTRODUCTION: The Thousand Hills Land and Cattle Co LLC intends to subdivide an unplatted lot into 8 rural residential lots. The minimum lot size will be 5 acres as required by the existing zoning. This plan was previously approved by the Board of County Commissioners on February 14, 2008 when it was known as the Falcon Acres final plat (SF-07-014). As the final plat was not recorded, it must go back to the Board for reconsideration. The site does not currently have any significant structures as they were burned down in a fire since the initial approval of this final plat. There are two wells on this site which are intended to be reused. New wells and septic systems would be constructed as required. The redevelopment of this site will involve the construction of a cul de sac road to serve the proposed lots.

PROPOSAL: The application covered by this Letter of Intent includes a Final Plat for the proposed subdivision of the unplatted lot into eight rural residential lots.

THE PLAN: The existing site will be subdivided into Falcon Acres Lots 1 through 8. All eight lots will be accessed from a new public road that will extend south from Davis Road. Proposed

gravel driveways will connect all lots to the new public road. Development of the subdivided lots is not included in this submission and lot specific development plans have not yet been started. Grading associated with the proposed public road and proposed drainage will be the only grading included on this plan. Some grading can be expected when the individual lots are later developed.

Utilities for the subdivided lots will include 3 wells that will be shared by two lots, a re-used existing well to serve 1 lot, and 1 well that will serve 1 lot and onsite septic systems for each lot. Two existing wells are to be plugged.. No connections to municipal water or sewer services are proposed.

EXISTING AND PROPOSED FACILITIES: There is an existing frame of a structure that has burned down on the northern portion of the site. This frame will be removed and no proposed structures are included in this application.

Due to the site being outside CSU's Electric Service Territory, connecting the proposed lots to a municipal sewer and/or water system is not required.

WAIVER REQUESTS: There should be no waiver requests involved in the development of this property.

TRANSPORTATION: A public road will be constructed for this subdivision. Private driveways will provide access to the proposed public road for the 8 proposed lots.

TRAFFIC: A traffic memo has been provided for this project. The applicant is requesting inclusion into PID #2.

DRAINAGE: A Final Drainage Report has been prepared for the Falcon Acres. 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. Two existing drainage retention areas with enough volume to hold 100-year flows have been maintained in the lot layout design. Individual lot owners will be responsible for maintaining the retention areas which are on their property. Culverts and drainage swales have also been proposed in the drainage design.

UTILITIES: Private water supply wells and wastewater septic systems are existing or proposed for the proposed lots. Mountain View Electric can provide electrical services to the proposed lots. Glaser Energy Group, Inc. can provide services to the site.

GEOLOGY AND SOILS: A soil, geology and geohazard study has been prepared for the subdivision by Entech Engineering, Inc. This report found that the site was suitable for the

proposed development as long as some common geologic hazards were mitigated. One identified constraint found is potentially high seasonal groundwater areas which can be mitigated by avoidance, a foundation depth suitable for frost protection, and proper onsite grading. There are also areas of man-made fill associated with erosion berms onsite which can be mitigated by removal and recompaction of any uncontrolled fill encountered beneath foundations. Hydrocompaction was identified onsite and while these areas have been identified as acceptable as building sites, they should be provided with proper drainage to keep the soils from being saturated. The potential for collapsible soils was found sporadically onsite and could be mitigated by removal and recompaction of these soils beneath foundations. Lastly, expansive soils were encountered in minor areas and could be mitigated by overexcavated and replacement of soils beneath foundations.

MINERAL DEPOSITS: The El Paso County Master Plan for Mineral Extraction shows upland deposits of sand and gravel, with silt and clay in the general area of Falcon Acres. The soils, geology and geohazard study finds the site to be consistent with this. Research of the County Assessor's records indicated that there are no mineral estate owners on the property. Accordingly, this project will not interfere with the extraction of mineral deposits.

TIMING: This final plat was previously approved in 2008. We request that this final plat be given a date of expiration three years after the date of re-approval.

PARKS: A 25' Public Trail Easement is provided along Davis Road and will be the responsibility of the individual lot owners. The easement areas would require operable gates if fenced.

CRITERIA FOR APPROVAL:

FINAL PLAT

- ***This plat conforms with the goals, objectives, and policies of the Master Plan.*** Per the El Paso Master Plan Key Areas Map, this site is located less than a mile from 'Potential Areas For Annexation,' a little over a mile from 'Uncommon Natural Resources' (Corral Bluffs) and about 4 miles from Schriever Air Force Base, outside of Schriever's 2-mile Notification Zone. On the Areas of Change Map, the site lies within the 'New Development' section as part of the 10% portion of the county that is considered a developing area as opposed to the 90% that is expected to see minimal change. Therefore, the area is expected to be "significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas." The site is located within the 'Suburban Residential' placetype per the Master Plan Placetype Map. Single-family detached homes are characteristic of this placetype and

our proposal would not require a zone change. Being on the outer edge of the Suburban Residential placetype, our project can provide a transition to the Large-Lot Residential and Rural placetypes that the site borders to the east.

The site is located within a “Priority Development Area” which means the area should be developed first in order to utilize existing infrastructure. The site will increase density to help reduce land cost per unit for development, but not so much that there isn’t a buffer between the rural areas to the east of the site. The proposed density increase would be aligned and compatible with the area’s existing and planned residential densities. The proposed development is similar to surrounding developments and serves as a transition between denser future development to the west and rural areas to the east.

- ***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.*** Supporting documents and reports which demonstrate that the Falcon Acres final plat satisfies all necessary requirements have been submitted.
- ***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 the Land Development Code.*** Per the 2018 Water Master Plan, the site is within Planning Region 4C. This area site on top of the Upper Black Squirrel Designated Groundwater Basin. The supporting water resource report and supplement provided demonstrate that the Falcon Acres final plat satisfies all necessary water requirements. Private water supply wells are existing or proposed for each proposed lot and the State Engineer’s Office has agreed that this water supply is adequate for this subdivision.
- ***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 the Land Development Code.*** Private wastewater septic systems are proposed for each proposed lot that comply with State and local laws and regulations [C.R.S. §30-28-133(6)(b)], and the requirements of Chapter 8 of the Land Development Code. A Wastewater Study has been prepared by Entech Engineering, Inc. for this project.
- ***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 proposed subdivision was evaluated for soil and topographic hazards and

was found to be suitable for the proposed development as long as some common geologic hazards were mitigated as described in the Geology and Soils section above.

- ***Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)@(VIII)] and the requirements of this Code and the ECM.*** Drainage will meet State and local standards. See the provided plans and reports for more information.
- ***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.*** This plat provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. All lots have direct access to existing public roads through private drives and the proposed public cul de sac.
- ***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 commitment letters have been provided for this proposed subdivision.
- ***The final plans provide evidence to show that the proposed methods for fire protections comply with Chapter 6 of this Code.*** The site will be serviced by the Falcon Fire Protection District, which will provide fire and emergency services to the property. Falcon Acres will provide adequate circulation and meet all design criteria of the District.
- ***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.*** In addition to fees provided to the County for Drainage, Parks, Road, ect., this project proposes the installation of a culvert underneath Curtis Road at the natural overflow point from the Falcon Acres site if the existing retention areas were ever completely filled on site.
- ***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.*** The County is charging various fees to mitigate the impacts of this proposed subdivision.
- ***The subdivision meets other applicable sections of Chapter 6 and 8.*** The provided plans and reports show that Falcon Acres meets all applicable sections of the El Paso County Land Development Code.
- ***The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*** No commercial mining deposits have been identified within the proposed subdivision.