

## Falcon Acres

### Letter of Intent (Final Plat)

January 2023

**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. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
(719) 635-6422

**Engineer:** Terra Nova Engineering, Inc.  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
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**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 individual wells and onsite septic systems for each lot. Two existing wells are to remain and some new wells will need to be proposed for the subdivided lots. 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. 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. **Natural gas?**

**GEOLOGY AND SOILS:** A soil, geology and wastewater study has been prepared for the subdivision. This report found that the site was suitable for the proposed development as long as some common geologic hazards were mitigated. **Please explain these.**

**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.

**CRITERIA FOR APPROVAL:**

FINAL PLAT

Please provide analysis of each of the review criteria.

- This plat conforms with the goals, objectives, and policies of the Master Plan.
- 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.
- 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. 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.
- 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.
- 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.
- 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 driveways and the proposed public cul de sac.
- The site will be serviced by the Falcon Fire Department.
- The County is charging various fees to mitigate the impacts of this proposed subdivision.
- No commercial mining deposits have been identified within the proposed subdivision.

For the Your El Paso Master Plan (2021), you must provide an analysis of the placetype, area of change, and key area. Master Plan analysis should also include analysis of the Water Master Plan and the Parks Master Plan. Please coordinate with the PCD Project Manager if you require assistance.

