

# Driftwood Estates Filing No. 1

## Letter of Intent (Final Plat)

June 2024

**Owners/Developers:** Andrew C Alm  
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**Planner:** Terra Nova Engineering, Inc.  
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**Engineer:** Terra Nova Engineering, Inc.  
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**SITE LOCATION:** 3275 Center Ice View

**SIZE:** 12.72 Acres

**ZONING:** RR-5

**TAX SCHEDULE NUMBER:** 7133007024

**INTRODUCTION:** The owner intends to subdivide an unplatted lot into two rural residential lots. The minimum lot size will be 5 acres as required by the existing zoning. The site does not currently have any significant structures. New wells and septic systems would be constructed as required. The development of this site will involve the addition of a single family residence on Lot 1 and an associated drive.

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

**THE PLAN:** The existing site will be subdivided into Driftwood Estates Filing No. 1 Lots 1 & 2. Both lots will be achieve access from an existing 30' access easement that extends west to the intersection of Plateau Drive and Hay Stack Drive. The access will be extended through the proposed Lot 1 to benefit Lot 2. The proposed access drive will be gravel and the imperviousness of the site will be kept under 10%. The parcels to the west which the access

drive extends, have agreed to count the gravel access drive's imperviousness towards the total imperviousness of their parcel. No connections to municipal water or sewer services are proposed.

**EXISTING AND PROPOSED FACILITIES:** There are no existing structures on this site. A single family residence along with an associated gravel drive are proposed for the site with 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:** Per 8.4.3 Division of Land Standards, the division of land does not have a minimum of 60 feet frontage on a public road and the lots do not have 30 feet of frontage on and have access from a public road. Therefore, the private drive will required a waiver granted under Section 8.4.4 (E). The Criteria for Approval of Waivers and the responses are included below:

1. **The waiver does not have the effect of nullifying the intent and purpose of this Code. *This site does not share a boundary with a public road making a frontage impossible. This lot would not be developable without a waiver granted for lack of a public road frontage. Granting the waiver under these unique circumstances does not defeat the purpose of the Code.***
2. **The waiver will not result in the need for additional subsequent waivers. *No other waivers will be necessary for this project.***
3. **The granting of the waiver will not be detrimental to the public safety, health, or welfare, or injurious to other property. *The lack of a frontage with a public road will not affect anyone other than the owner of the property.***
4. **The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property. *The conditions on which the waiver is based are unique to the property in that the property has no public road adjacent to it.***
5. **A particular non-economical hardship to the owner would result from a strict application of this Code. *The owner would not be able to develop their lot without the waiver being granted.***
6. **The waiver will not in any manner vary the zoning provisions of this Code. *No zoning provisions will be varied with this waiver.***
7. **The proposed waiver is not contrary to any provision of the Master Plan. *No known provision of the Master Plan is contrary to the proposed waiver.***

**TRANSPORTATION:** A private drive will provide access to an existing public road for both proposed lots.

**TRAFFIC:** A traffic memo is not required for this project.

**DRAINAGE:** A Final Drainage Report has been prepared for Driftwood Estates Filing No. 1. 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. The proposed grading intends to maintain historic drainage patterns.

**UTILITIES:** A private water supply well and wastewater septic system is proposed for the Lot 1. Mountain View Electric can provide electrical services to the proposed subdivision. Propane will be used on this site.

**GEOLOGY AND SOILS:** A soil, geology and geohazard study has been prepared for the subdivision by A Better Soil Solution. See report for more information.

**MINERAL DEPOSITS:** The El Paso County Master Plan for Mineral Extraction shows stream terrace deposit and mesa gravel in the general area of Driftwood Estates Filing No. 1. 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:** Construction is intended to being immediately after gaining all necessary approvals.

## **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 within the "Tri-Lakes Area," north of the USAF Academy and within USAF's 2-mile Notification Zone. On the Areas of Change Map, the site lies within the "Minimal Change: Developed" section as part of the 90% portion of the county that is expected to see minimal change opposed to the 10% that is expected to be a developing area. Therefore, the area has "undergone development and has an established character." These areas are "likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area." This proposal fits into that description as it intends to install a single family residence on a vacant lot, but it will maintain the rural

residential character of the surrounding area. The site is located within the 'Large-Lot Residential' placetype per the Master Plan Placetype Map. This project proposes a large-lot residence be placed on the site so our proposal would not require a zone change. Residential lot development with a minimum lot area consisting of 5-acres per unit is consistent with this placetype.

- ***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 Driftwood Estates Filing No. 1 final plat satisfies all necessary requirements have been submitted. A waiver is being requested due to the site not being able to achieve a frontage with a public road.
- ***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 2. The supporting water resource report provided demonstrates that the proposed final plat satisfies all necessary water requirements. A private water supply well is proposed for Lot 1.
- ***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.*** A private wastewater septic system is proposed for each lot on this site that 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. A Wastewater Study has been prepared by RMG Engineers, dated October 13<sup>th</sup>, 2023, for this project. There are two suitable areas for septic systems on each lot and they are shown in Figure 6 of the Wastewater Study conducted by RMG dated October 13, 2023.
- ***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. There is a no-build area located at the northern portion of Lot 1 due to existing steep slopes the area will be avoided by the proposed development. There is a second no-build/drainage easement that crosses both lots near the center of the site. This area was placed into the no-build/drainage easement because of the steep slopes and the

significant drainage flow that is conveyed through it. The area includes the 100-year flood elevation plus a foot of freeboard. Lastly, there is a drainage easement placed on the southern portion of the site which crosses both lots and was sized to convey the 100-year flood elevation plus a foot of freeboard.

- ***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 each proposed lot per the Land Development Code and Engineering Criteria Manual. All lots have direct access to an existing public road through a 30' access easement. A waiver is being requested due to the site not having frontage with a public road.
- ***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 Monument Fire Protection District, which will provide fire and emergency services to the property.
- ***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.*** This project will provide fees to the County for Drainage, Parks, ect, to mitigate these impacts.
- ***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 Driftwood Estates Filing No. 1 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.