

# ***LETTER OF INTENT***

## ***Stimple Subdivision Filing No. 1***

**Owner:** **Stimple Family, LLLP**  
14842 Longwall Dr.  
Colorado Springs, CO 80908  
(719) 592-9333

**Applicant/  
Consultant:** **Classic Consulting, LLC**  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-2802

**Tax Schedule No.** 52214-00-002

### **Request:**

This Final Plat is for one single-family rural lot on 7.58 acres of unplatted property within the current RR-5 zone.

### **SITE DESCRIPTION:**

This letter is prepared to provide sufficient information in support of the Final Plat for Stimple Subdivision Filing No. 1. This proposed Final Plat consists of one (1) rural single-family lot with direct access to the adjacent public right-of-way (Arroya Lane). The total acreage for this Final Plat equals 7.58 acres. Arroya Lane is proposed to be improved to a Rural Minor Collector with the Retreat at TimberRidge Filing No. 3 subdivision (SF2241). Upon completion, this subdivision will require a driveway permit through El Paso County.

The site is located in a portion of sections 21 and 22, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, north of Arroya Lane and west of Sand Creek. The entire property is zoned RR-5.

### **PROJECT DESCRIPTION:**

#### **SOILS & GEOLOGY HAZARDS/CONSTRAINTS**

The Geology and Soils Report dated October 4, 2023 prepared by Entech Engineering, Inc., outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual and Code. Mitigation is identified and discussed in the Report. All constraints can be properly mitigated or avoided through standard construction practices. Any hazards or constraints are depicted and noted on the Final Plat.

### TRAFFIC

This minor subdivision proposes one single-family lot with direct access to public Right-of-way, Arroya Lane (Rural Minor Collector). As mentioned earlier, this public roadway is being improved with the adjacent subdivision. No TIS is required based on ECM Appendix B.1.2.D. However, a driveway permit will still be required.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 19-471, the applicant elects to pay the full fee for single-family residential use of \$3,830.

### TRAILS & CONNECTIVITY

In August 2023, this property deeded a 4-acre strip of the property directly adjacent to Vollmer Road to the Black Forest Trails Assoc. for future trails and regional connectivity. Also, per the approved adjacent Retreat at TimberRidge Development, an El Paso County regional multi-use trail (10' wide gravel) will be provided along the south side of Arroya Lane (within a proposed 25' public tract for the Sand Creek channel that is to be owned and maintained by El Paso County). This property will have access to this trail system.

### UTILITY SERVICES

Water service will be provided by FAWWA through an IGA between the property owner and the District. A 2" domestic water service will be constructed by the Retreat at TimberRidge development adjacent to Arroya Lane with connection to the existing FAWWA system within Arroya Lane. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS-RESPEC, the projected water demands for this single rural lot is **0.353 Acre-feet** annual demand.

Wastewater service for this single lot will be provided through individual on-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 6, this lot is suitable for OWTS with additional testing required prior to construction.

This lot will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service (See provided utility commitment letters).

### DRAINAGE & PONDS

This site is one (1) single-family rural large lot of 7.58 ac. Per Table 3-1, ECM Appendix L, not including the adjacent public roadway, this lot has an anticipated 5-7% imperviousness. Thus, per the ECM I.7.1.B.5 (large lot single-family exclusion) this site qualifies for the exclusion of the requirement to provide a permanent stormwater quality control measure.

No portion of this site is located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 08041C 0535G with effective date of December 7, 2018.

The property is located in the Areas of Change designation as "New Development."

Also the property is located in the "Priority Development Area."

I think both designations would be worth mentioning.

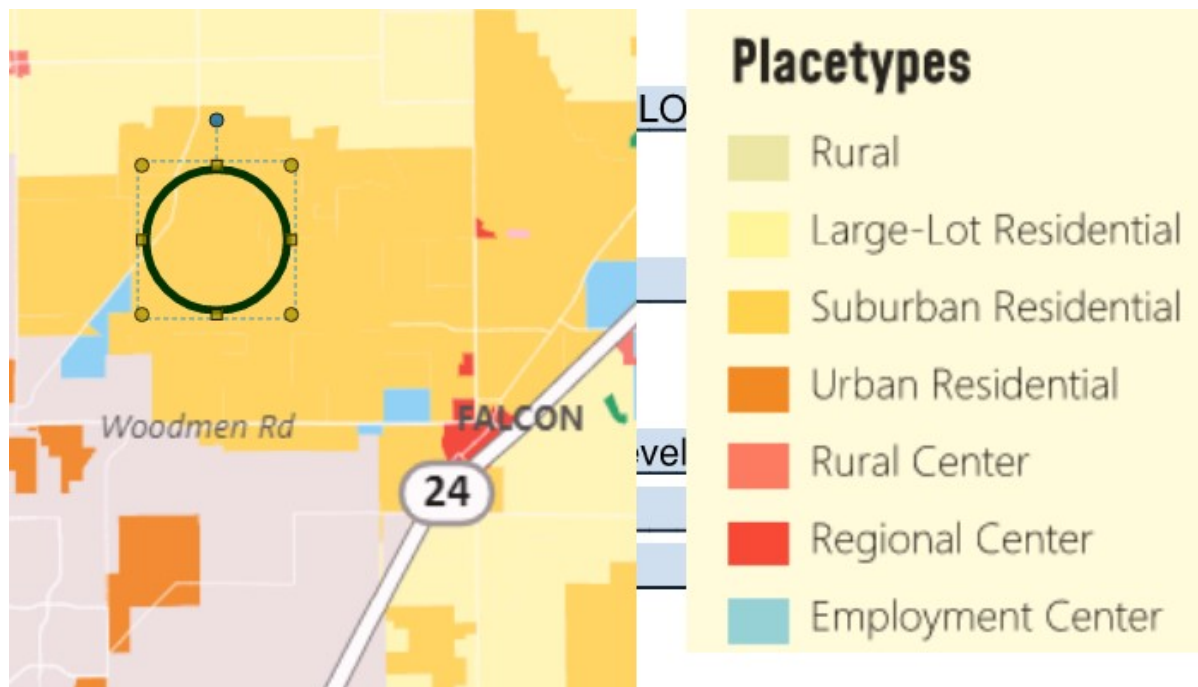
**JUSTIFICATION:**

**Criteria for Approval**

**Conformance with the El Paso County Master Plan**

Stimple Subdivision Filing No. 1 is in conformance with the goals, objectives and Policies of the El Paso County Master Plan in the following manner:

® This residential land use falls within the primary land use Suburban Residential "Placetype" as identified in the Master Plan excerpt below.



® There is existing infrastructure to which the proposed single family lot can connect to. This lot is directly adjacent to Arroya Lane and the TimberRidge Development, which is currently constructing the Arroya Lane improvements including utilities and drainage infrastructure.

**Final Plat Criteria for Approval**

This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County.

A sufficient water supply finding for quantity, quality and dependability is being requested with this Minor Subd.

Individual OWTS is proposed for this single lot in compliance with State and local laws and regulations and the requirements of Chapter 8 or the LDC.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards such as high ground water or requiring special precautions have been identified, addressed in the on-site soils report and shown on the Final Plat. No structures shall be built in these areas as shown.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Stimple Subdivision Filing No. 1 Final Drainage Report.

Legal and physical access is provided to this lot by public right-of-way from Arroya Lane.

Necessary services including police and fire protection, utilities and transportation systems are or will be made available to serve the proposed minor subdivision. The developer will pay the required school fees associated with this development.

The final plans provide evidence to show that multiple points of access are provided and the proposed methods of fire protection comply with Chapter 6, LDC as an existing fire hydrant has already been installed directly across from the lot. This development lies within the Black Forest Fire Protection District and we will coordinate with them for any approvals required.

As mentioned above, this subdivision has elected to pay the full fee for single-family residential use of \$3,830. No off-site grading or drainage easements are required.

All public facilities/infrastructure will be provided and adjacent to this site by the Retreat at TimberRidge Filing No. 3 development as documented in that FAE (SF2241).

This minor subdivision meets all other applicable sections of the LDC, Chapters 6 and 8.

The extraction of any known commercial mining deposit will not be impeded by this minor subdivision.