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## Savage Development Inc.: High Plains FILING 1

### Preliminary Plan

### *LETTER OF INTENT*

October 2018

#### PROPERTY OWNER:

Savage Development Inc.  
1125 Diamond Rim Drive,  
Colorado Springs, CO 80921

#### DEVELOPER:

Savage Development Inc.  
1125 Diamond Rim Drive,  
Colorado Springs, CO 80921

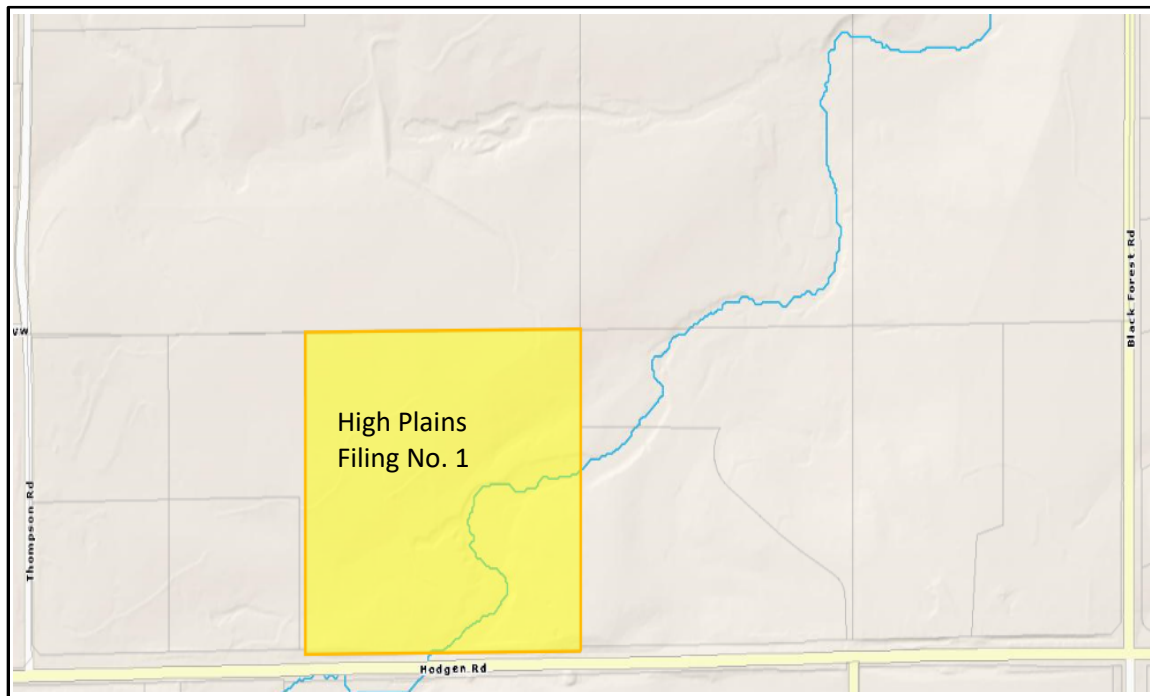
#### CONSULTANT:

Catamount Engineering  
321 W. Henrietta Ave Ste. A  
Woodland Park, CO 80866

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### LOCATION

High Plains Filing No.1 is located north of Hodgen Road, east of Thompson Road, and west of Black Forest Road, Colorado Springs, Colorado. The site comprises approximately 40 acres and is zoned RR-5. To the north lies unplatted 80 acres, to the east the Lesley Subdivision, and to the west the Rockin' Four-ESE development.



## REQUEST

Savage Development Inc. is requesting approval of the following:

1. A Preliminary Plan for High Plains Filing 1, consisting of 7 lots on approximately 40 acres.

## PROJECT JUSTIFICATION

The Preliminary Plan is in compliance with the RR-5 zoning criteria set out in Section

7.2.1(D)(f) as follows:

**a. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;**

High Plains Filing No. 1 is identified as part of the Black Forest Preservation plan within the Northern Grasslands Small Area Plan. As such it accords with the goals of the plan to promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

*Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

*Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

**b. The subdivision is consistent with the purposes of this code;**

The subdivision is entirely in accordance with the land use code.

**c. The subdivision is in conformance with the subdivision design standards and any approped sketch plan;**

The proposed subdivision is consistent with the subdivision design standards and any approved sketch plan.

- d. 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 and the requirements of Chapter 8 of this Code;**

Individual wells will service the High Plains Filing No. 1 Subdivision. The source water for each lot will be the Dawson bedrock aquifer. The water rights were adjudicated in Division 1 Water Court, case 18CW3017 and Division 2 Water Court case 18CW3006 with an approved augmentation plan for up to 0.54 AF/YR per lot. The individual wells will be able to provide the quantity and dependability required for these 7 lots. The water has been tested for quality and will be in compliance with State and County Water standards.

- e. 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, and the requirements of Chapter 8 of this Code;**

Individual on-site wastewater treatment systems (OWTS) will be utilized for each of the 7 lots. The site has been tested and is deemed suitable for individual OWTS provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained.

- f. 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;**

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints include artificial fill, expansive or loose soils, potentially unstable slopes, floodplain, potentially seasonal shallow groundwater and shallow groundwater conditions. These conditions can be either avoided or mitigated with proper engineering and construction practices relating to foundation design and drainage.

- g. Adequate drainage improvements are proposed that comply with State Statute and the requirements of this Code and the ECM;**

A Preliminary/Final Drainage Report for the High Plains Filing No. 1 is submitted with this application package.

- h. 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;**

Legal and physical access is provided to all lots by public rights-of-way except for lot #4. A deviation request has been submitted for lot #4 attached with the final plat application.

- i. 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 services will be available to serve the proposed subdivision.

**k. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

We've incorporated all of the elements above within our proposed preliminary plan. We have designed the site to be consistent with surrounding RR-5 developments and believe that we've done a good job incorporating all physical characteristics of the land in the design. This proposed subdivision will not negatively impact the levels of service of county services and facilities or the surrounding land and homeowners.

**l. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

All necessary services will be available to serve the proposed subdivision.

**m. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

A Fire Protection Report is included with this application and demonstrates that the Black Forest FRPD has sufficient capacity to serve this development.

**n. The proposed subdivision meets other applicable sections of Chapter 6 and 8;**

The proposed subdivision meets all code requirements found in Chapter 6 and 8 of this code.