

Forsgren Associates, LLC
56 Inverness Drive East, Suite 112
Englewood, CO 80128
(720) 214-5884

1920 E Baptist Rd LLC. – 2-Lot Minor Subdivision
Letter of Intent

Site Location: 1920 E Baptist Rd
Monument, CO 80132

Site Data The 37.11-acre site, zoned RR-5, is located just northwest the intersection of Roller Coaster Rd and Baptist Rd in Monument.

Request/Justification To gain approval for platting the current lot at 1920 E Baptist Rd to include 2-lots. The western lot will be 25.00-acres, while the eastern lot shall be 8.011-acres. No site work is proposed at this time. Each individual owner and builder shall conduct their own due-diligence when developing each individual lot.

In addition, two separate tracts (Tract A and Tract B) are proposed with areas of 0.904-acres and 3.195-acres, respectively. The 2040 classification of the El Paso County 2016 MTCP show future plans for a minor arterial roadway passing through the northeast corner of the Owner’s property. These two tracts encompass the anticipated area of disturbance of said road and are to be owned and maintained by El Paso County. On condition that El Paso County comes to decision that a roadway through Tract A and Tract B will not be constructed, ownership of tract A shall be given to Owner of Lot 1 and ownership of Tract B shall be given to Owner of Lot 2.

This application meets all requirements of a Minor Subdivision, as described in Section 7.2.1 of the El Paso County Land Development Code. The proposed use is for only 2-lots, which meets the standard of “4 or fewer lots”. In addition, the two lots are simply for residential use, on large acreage lots. All preliminary plan and final plat requirements have been met, as set forth in the El Paso County Land Development Code.

The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. The relevant master plan comprises the County Policy Plan, Black Forest Preservation Plan, and Trails Addendum to the Black Forest Preservation Plan. The proposed lots shall not exceed 5-acres, as is consistent with the RR-5 zoning designation, and are contiguous to existing large lot subdivisions within the area and supported by the Master Plan. Developing large acreage lots with low impervious areas shall limit any disturbance to natural features and resources. In addition, a trail easement has been provided at the southern boundary of the site to meet planning objectives by the El Paso County Community Services Department for the future extension of the Fox Run

Regional Trail. This is consistent with the Trails Addendum to the Black Forest Preservation Plan which includes a trail extension from Roller Coaster Road to a location just north of the Baptist Trailhead of the Fox Run Regional Park.

The subdivision as shown on the Final Plat is in substantial conformance with the submitted Preliminary Plan. Direct coordination between the Engineer and Surveyor completing the Final Plat was conducted throughout the design process and consistency between all applicable, submitted documents was provided.

The subdivision is consistent with its current RR-5 zoning designation and is consistent with the subdivision design standards, engineering and surveying requirements of the county all mapping, data, surveys, analyses, plans, reports and studies.

Sufficient water supply has been secured for the subdivision, and is summarized in the Colorado Ground Water Determination of Water Rights, as provided to the County. The supply has been deemed sufficient in terms of quality, quantity and dependability. Individual wells shall provide each property with its water supply.

A Geology and Soils Report, as well as an Onsite Wastewater Treatment System Report, have been prepared and submitted to the County. The Owner shall comply with the recommendations of the report. A public sewage disposal system shall not be provided. A private Onsite Wastewater Treatment System shall be installed, per the reports submitted to the County.

All areas of the proposed subdivision which involve soil or topographical conditions presenting hazards or requiring special precautions have been identified on the Preliminary Plan and Final Plat. These have been shown as "No-Build Areas". The Owner shall not disturb these areas.

A Drainage Letter has been prepared and submitted to the County. It was determined that no drainage improvements shall be required for the two-lot subdivision, and all applicable fees shall be paid as provided in said Drainage Letter.

Legal access has been shown for the proposed, additional lot for the proposed subdivision. A deviation request has been submitted to allow for a proposed access along E Baptist Road, in order to provide a safe access to Lot 2 as opposed to a potentially dangerous access along Roller Coaster Road. The Owner of Lot 2 shall be required to construct an access to Lot 2 that is in conformance with the Preliminary Plan and Final Plat. A physical access to Lot 1 along E Baptist Road exists for this subdivision.

The property is within the Tri-Lakes Monument Fire Protection District. The District has agreed to continue to serve this area and any building permits

submitted within the subdivision shall meet applicable District standards and requirements.

The property is located within Monument, CO and is within the jurisdiction of the Monument Police Department. It shall be served by this department.

Mountain View Electric Association, Inc. has provided an electric service commitment letter and has agreed to continue to serve the area.

Black Hills Energy has provided a natural gas commitment letter and has agreed to provide Natural Gas Distribution Service to the development.

Off-site impacts were evaluated and it was determined that no off-site improvements shall be required. Impacts of the two-lot subdivision shall be negligible. This Minor Subdivision shall not “discernibly impact surrounding properties, environmental resources or public facilities”.

No public facilities or infrastructure shall be provided, as this is a Minor Subdivision expanding from one lot to two lots. Impacts of this subdivision shall be negligible.

It was determined that there are no existing mineral estate owners on the property. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

Existing/Proposed
Facilities, Structures
and Roads

The site has a single-family home with an access road located at the northwest corner of the property and is covered in native grasses, trees and shrubs. Existing storm inlets and pipes exist at the south edge of the property where runoff from the site shall be delivered. No additional features are proposed as part of the work.

Landscaping/Screening

Currently, the site is covered in native grasses, trees and shrubs with abundant screening for each of the large size lots. Each individual owner shall provide landscaping/screening for their lots, if it is deemed necessary by El Paso County.

Grading/Erosion
Control

Each property owner will be responsible for property specific grading and erosion control. Erosion control measures selected for utilization on the site shall be installed per El Paso County standards as follows:

- Clearing and grubbing – Silt fence/sediment control log will be used.
- Initiation of perimeter controls – Silt fence/sediment control log will be used.
- Remaining clearing and grubbing – Silt fence/sediment control log and vehicle tracking pad will be used.
- Road Grading – Sediment control logs will be used on the downgradient side of all roadways and parking lots being graded.
- Final grading – All areas will receive final landscaping.

- Stabilization – All areas will receive final landscaping.

Traffic Control This project is an internal, private project with no disturbance to existing roadways. Only 1 new home shall be built in the future as a result of this minor subdivision. This will not result in any substantial increase in traffic. As a result, no additional traffic control shall be provided

Deviation Requests The County has requested a tract of land be dedicated to the County in order to preserve a section of the property with the intent of developing a roadway in the future. A deviation of the required radius of curvature of the potential future extension of Roller Coaster Road from 930 feet to 711-feet for a roadway with a design speed of 45-MPH shall be requested. This shall provide the County with the necessary tract for developing this roadway, while not eliminating an abundant amount of buildable area for the Owner.

A second deviation request shall be requested for the Lot 2 access location. The County has deemed a second access from E Baptist Road as unacceptable and initially required an access from Roller Coaster Road. However, upon review of the impacts an access from Roller Coaster Road would cause, it has led to serious safety concerns, as there are high speeds along Roller Coaster Road, as well as steep curves and vertical blind spots. An access along E Baptist Road would provide a much safer access to the subdivision.

For any questions regarding this letter of intent, please contact the Applicant/Engineer as listed below.

Owner: 1920 E Baptist Rd LLC.
Barry Curtis
1920 E Baptist Rd
Monument, CO 80132
719-331-0159

Applicant/Engineer: Forsgren Associates, Inc
Conner Burba
56 Inverness Dr. East Ste 112
Englewood, CO 80112
720-214-5884