

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

The proposed plat indicates the western lot is 25 acres and the eastern lot is 8.011 acres. Please revise.

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 23.203-acres, while the eastern lot shall be 9.808 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.

please add tracts

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 City of Colorado Springs 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.

El Paso County

MS195

Traffic Control

deviation, not waiver



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

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.

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

You have not addressed the review criteria for a minor subdivision. Please add an analysis of how the request meets each one of the review criteria.