

LETTER OF INTENT
ROLLIN RIDGE FIL 1 FINAL PLAT AMENDMENT

November 18, 2021

OWNERS / PARCEL NUMBERS

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SITE INFORMATION

Lots 2 and 3 of the Rollin Ridge Fil 1 subdivision are located with a portion of north ½ of the north ½ of Section 27, Township 11 South, Range 66 West of the 6th. PM., El Paso County, Colorado. More specifically, the Lots are located at the northwest corner of the Rolling Ridge subdivision which is located at the southwest corner of the intersection of State Hwy 83 and Hodgen Road.

The Lots, totaling 5.50 acres, are currently zoned RR2.5 and are bound on the north by Hodgen Road and the Cherry Creek Crossing subdivision (zoned PUD w/ 2.5 ac lots), on the east and south by the Rollin Ridge subdivision (zoned RR2.5 w/ 2.5 ac lots) and on the west by an unplatted 19.55 ac parcel zoned RR5 facilitating 1 single family residential home.

Vehicular access is provided to the 2 lots via Bark Tree Trail, a 60' ROW rural residential public roadway.

DEVELOPMENT REQUEST

The applicants are requesting an amendment to the Rollin Ridge Filing 1 Final Plat which would:

- (1) Delete the 30' wide detention pond maintenance road access easement located along the common lot line between Lot 2 and Lot 3.
- (2) Modify plat note # 16 which prohibits direct vehicular access onto Hodgen Road thereby allowing for a maintenance road access off from Hodgen Road accessing the detention pond located in the northwest corner of Lot 3.

JUSTIFICATION FOR REQUEST

Drainage detention pond B is located within the northwest corner of Lot 3. Originally, maintenance access to the pond was planned from Bark Tree Trail to the south via a 15 foot wide x 575 foot long gravel access drive located within a 30' wide access easement. This easement followed the common lot line between Lots 2 and 3 a distance of 575 feet to a point adjoining the southerly ROW line of Hodgen Road where an existing driveway access previously provided access to the existing home on Lot 8. This existing Hodgen Road driveway access has been abandoned but would continue to provide detention pond maintenance road access (see submitted maintenance road construction documents).

Approval of this request would eliminate construction and perpetual Homeowners Association maintenance of 575' of gravel access road while also eliminating an eyesore to the surrounding community and a visual /physical nuisance to the owners of future homes on Lots 2 and 3.

CRITERIA FOR APPROVAL

In approving an amendment to a final plat application, the BoCC shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives and policies of the El Paso County Master Plan;* Previous approvals of the Rollin Ridge subdivision's zone change application, preliminary plan application, final plat application, construction documents and grading and erosion control plan approvals demonstrated conformance with the goals, objectives and policies of the County Master Plan. The proposed minor modification to the location of a maintenance access road has no effect on previous findings of Master Plan consistency.
- *The subdivision is in substantial conformance with the approved Preliminary Plan;* The proposed relocation of a portion of a maintenance access road has no substantive effect upon the previously approved Preliminary Plan

- *The 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;* This proposed relocation of a portion of a maintenance road has no substantive effect upon the subdivision design standards and regulations and as proposed meets all planning, engineering and surveying requirements for the County. Revisions to the previously approved construction documents and drainage and erosion control plans have been included within this application.
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards;* This application has no effect upon the subdivision's water supply or State and County water supply standards.
- *A public sewage disposal system has been established complying with all State and County sewage disposal system standards;* This application has no effect upon the subdivision' sewage disposal standards.
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions;* Relocation of the proposed maintenance access road does not impact soils or topographical conditions presenting hazards or requiring special precautions.
- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design;* Relocation of the proposed maintenance access road complies with State drainage law and drainage requirements of this Code and ECM
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;* Legal and physical access to the Lots and detention pond is maintained with the relocated maintenance access roadway as proposed.
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;* Relocation of the maintenance access road will not affect necessary community services.
- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code;* Relocation of the proposed maintenance access road will not affect the subdivision's fire protection systems and complies with Chapter 6 of the Land Development Code.
- *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;* Relocation of the proposed maintenance access road will not affect off-site 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; Construction of the maintenance access road as originally designed has been guaranteed through a previous posting of a subdivision improvement surety. Removal of 575 feet of maintenance road construction obligation will further ensure that existing financial guarantees are adequate to insure construction of the revised access roadway.

- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code;* Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Relocation of the proposed maintenance roadway will not affect compliance with these standards
- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision;* A review of the El Paso County Master Plan for Mineral Extraction and the Rollin Ridge Geology Report indicates no known commercial mining deposits on the site.