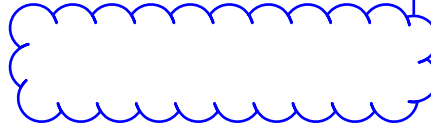


April 23, 2022

Ryan Howser, Planner III
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Please add PCD File
MS-22-08



Re: Ivilo Minor Subdivision Letter of Intent

Dear Mr. Howser:

The property owner would like to request approval of a minor subdivision for 6385 Vessey Road, Colorado Springs, CO 80908. The parcel number is 5206000065. The site is currently zoned RR-5, but an application to rezone to RR-2.5 has been submitted to the County. Approval of the minor subdivision would allow the property to be subdivided into 3 single-family residential lots.

The approved minor subdivision would consist of three single family residential lots of the following sizes: Lot 1: 5.4 acres, Lot 2: 4.1 acres, and Lot 3: 4.6 acres. The proposed subdivision layout shown on the final plat meets the following criteria for approval of a final plat, as outlined in the El Paso County Land Development Code.

- This area is identified as the "Timbered Area" in the Black Forest Preservation Plan. This area allows for large-lot residential development utilizing individual well and septic systems. The large lot cluster density allows for 2.5-acre or larger lots. Thus, the proposed minor subdivision is consistent with the Black Forest Preservation Plan. This area is also shown as Large-lot Residential in the El Paso County Master Plan adopted in 2021. Large-Lot Residential is defined in the Master Plan as single-family detached typically 2.5-acres or larger.
- Minor subdivision is a process for smaller subdivisions in lieu of preliminary/final plat process.
- The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and survey requirements of the County.
- The water rights and augmentation plan in place for the existing parcel are adequate to meet the needs of three (3) lots proposed for the subdivision on a 300-year basis. According to Water Court Decree Case Number 18CW3077, the property has water rights adjudicated in the Dawson Aquifer, the Denver Aquifer, the Arapahoe Aquifer, and the Laramie-Fox Hills Aquifer. The proposed water source for the development would be the Dawson Aquifer, for which the replacement plan contained in Water Court Decree Case Number 21CW3048 was prepared for (thus revising an existing plan for augmentation originally contained in Decree No. 18CW3035) allowing the property to set aside sufficient amounts

from the Laramie-Fox Hills and Arapahoe groundwater to replace post-pumping depletions. Results from the water quality test have been submitted with the final plat application. These items satisfy the requirements outlined in Chapter 8 of the El Paso County Land Development Code.

- Individual lots within the proposed subdivision will be served by Onsite Wastewater Treatment outlined in Chapter 8 of the El Paso County Land Development Code.
- A soils and geology report was submitted with the final plat. Soil and Type C materials at this site include fault materials. The report concluded that the proposed development mitigated through proposed drainage improvements.
- No drainage improvements have been proposed for the property. The proposed development is not anticipated to produce any adverse stormwater impacts to the surrounding properties.
- Access to the proposed subdivision will be via a new shared driveway off of Vessey Rd. The existing driveway off of Vessey Rd. will be relocated to the east. This new shared driveway will provide access to all three lots. Maintenance and use responsibilities for the shared driveway have been outlined in the Access Maintenance Agreement that has been submitted with the minor subdivision application.
- The proposed subdivision will generate approximately 9 trips in the A.M. peak hour, 4 trips in the P.M. peak hour and 40 daily trips. Per the El Paso Engineering Criteria Manual, a Traffic Impact Study is not required if daily vehicle trip is less than 100 or the peak hour trip generation is less than 10. ~~A traffic memo has been provided.~~
- Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve the proposed subdivision.
- A fire protection and wildfire mitigation report has been submitted with the final plat. The report outlines steps to be taken for fire protection and mitigation.
- There are no off-site improvements anticipated with the proposed subdivision.
- There are no adverse impacts to public facilities or infrastructure from the proposed subdivision.
- The proposed subdivision meets all other applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.
- The County's Road Impact Fee will be paid at the time of building permit for each individual lot.
- On April 8, 2022 the applicant mailed notification letters to all adjacent property owners describing the proposed development.

Submit a scaled down drainage report as noted during the Early Assistance Meeting (EA2196).

Report to calculate the required drainage fee.

Coordinate with the State Dam Engineer regarding what appears to be a stock pond in the property and provide a summary of the coordination in the drainage report.

Delete last sentence or upload a copy of the referenced traffic memo for review.

Questions regarding the proposed minor subdivision can be directed to the following individuals:

Consultant

Brett Louk, P.E.
SMH Consultants
411 S. Tejon Street, Suite I
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Owner

Pawel Posorski
6385 Vessey Road
Colorado Springs, CO 80908
630-302-7308
posorski@sbcglobal.net

The property owner would greatly appreciate your consideration of this request.

Sincerely,



Brett Louk, PE
SMH Consultants