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March 24, 2023

El Paso County Development Services
2880 International Circle
Suite 110
Colorado Springs, CO 80910

SUBJECT: Subdivision Plat of the Murr Subdivision located at 14090 Davis Rd, Peyton, CO 80831

14090 Davis Rd is located East of Blaney Rd and West of Curtis Road, on the North side of Davis Rd.

Owner information:

Erik and Sharon Murr
14090 Davis Rd.
Peyton, CO 80831
(719) 290-7665
smurr@contourmtg.com
Assessor's Parcel No.: 4333000016
Existing zone: RR-5

Placetype:

Rural.

Land Uses:

The site will be used primarily for residential purposes with potential for farming.

History:

This site is an unplatted section of land in eastern El Paso County.

There is currently a single family home and several out buildings on the southwest portion of the site (what will be proposed lot 4) with a drive that runs east from a private road running north from Davis Rd. The remainder of the property is agricultural land.

The site is surrounded on all sides by other plots of land also labeled as rural-residential. These sites are used much in the same way as this, as agricultural land or farmettes.

Request and Justification:

Our intent is to subdivide this existing property into 4 single family lots. The proposed subdivision is compatible with the surrounding properties. The lots will be consistent with the RR-5 zoning with respect to lot layout, land use, lot size, minimum building setbacks, water supply and wastewater disposal.

Water and Sewer:

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 [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code. Water service is to be provided by individual on site wells operated under a State approved Water Augmentation Plan. According to the State Division of Water Resources, this site sits in Water Division 2, Water District 10. Water for the existing house is provided via the existing well, Permit 87143-F. The other lots will apply for well permits. Water usage will not exceed the statutory allocated amounts for the site.

An individual on-site sewage disposal system has been established for the existing residents and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28- 133(6)(b)] and the requirements of Chapter 8 of this Code. Waste water is intended to be treated via individual on-site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree. When Lots 1-3 develop they will have an (individual) on-site, septic system with leach field. This is in line with the water master plan for the area. A listing of some of the policies of the Water Master Plan that are supported by the proposed development follow: Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County. The referenced decree requires use of metering for the wells to insure compliance with the terms of the permit; Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible. Both the existing residence and the three, new single-family residential lots will utilize onsite wastewater treatment systems which will provide “Return Flows” the environment as a condition of the groundwater findings and order and the well permit.

Electric:

Electric will be provided by Mountain View Electrical Association per their commitment letter on June 23rd, 2022. Said letter has been submitted with the subdivision packet.

Traffic Generation:

The development is expected to generate a total of 28 trips per day (Average weekday trips ends) and 3 trips in the peak hour based on 9.44 trips per unit for Single Family Detached Housing (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trips during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19- 471. Traffic Impact Fees will be paid at time of building permit.

FEMA Floodplain:

Per FEMA Panel 08041CO780G, this site is not within the limits of a 100yr floodplain.

Request of Subdivision Applicability per LDC Chapters 7&8:

This is not what is indicated in the water resources report, or as noted above in the water section of this letter.

This proposed subdivision will be dividing the current 1 lot into 4 single family lots compatible with zoning RR-5. The lots will be given by the owners to their kids so that they can build single family residences of their choosing.

Soils & geology report and notes on the plat would indicate there are geologic conditions on the site

▪ CH 7:

- A Preliminary plan is not required as this is a “minor subdivision”.
- The subdivision is consistent with all design standards and regulations.
- The new lots will be placed on the same well as the current residence and will install septic systems of their own when residences are built on the new lots.
- There are no geological hazards present on the site or special precautions relevant to the site.
- There are no drainage improvements required for the lots.
- The site already falls under the jurisdiction of EPSO and is within the Falcon Fire Protection District.
- The site complies with methods of fire protection as outlined in Chapter 6. A Letter will be included to show evidence of this.
- There will be no offsite impacts as a result of this subdivision.
- There are no required public facilities for this subdivision.

▪ CH 8:

- The land is suitable for development as there is a residence on the southwest corner of the existing site. There are no physical constraints that would deem this unsuitable for development. Entech’s geohazard report (that accompanies this submittal) does list a couple of items; potential high ground water in the southeast corner of proposed lot 4 and a Hydrocompaction constraint. The report lists mitigations for both of these.
- The land is safe for the intended purposes of single family housing. There are no major geological hazards that affect this site.
- There are no slopes over 30% on the proposed lots or any other extreme geological hazards affecting this site.
- Regarding roads and access, there is a planned private road to be installed along the south end of the three north lots to allow access to those lots.
- There are no major plans to alter the landscape of the new lots with the exceptions of installing the private driveway and the residences themselves.
- As far as we are aware, there are no structures or other areas located on the site that would qualify as archeological or historical.
- As far as we are aware, there are no plans for differing land use on these lots.
- As far as we are aware, these lots are not in the way of any major airways or airports and thus should not affect them.
- As far as we are aware, there are no endangered species affected by these proposed changes.
- As stated previously, this site is not within the limits of a 100yr floodplain per FEMA Panel 08041CO780G.
- The current lot and proposed lots do not sit alongside any major arterial, thus do not need to worry about noise mitigation.
- The current and proposed lots are not situated anywhere near a railroad.
- This site is not located near enough to any major military outpost or installation and thus does not fall under any constraints detailed in LDC chapter 8.

The area does not fall within or near any area designated for park use, trails, or any other park related activity.

Pg 143 of the El Paso County Master Plan:

- *Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?*
 - The Site is not located within a Key Area.
- *Does the proposed use promote the level of change identified in the Areas of Change map?*
 - According to the Areas of Change Map, the site falls within the Minimal Change: Undeveloped area. Per page 21 of the El Paso County Master Plan, this site would be classified as “Minimal Change: Undeveloped”. The area is still overwhelmingly natural and the proposed subdivision would only build adjacent or near to the existing structure, and maintain the rural nature of the site.
- *Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?*
 - According to the chart on page 23, the site, both proposed and existing fall within the primary land use for a rural place type. The proposed use is consistent with the character and objectives of the rural placetype because the proposed use is residential housing.
- *Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality’s plan(s)?*
 - The site is in the Peyton area, therefore it is not within a Priority Annexation area.
- *Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?*
 - The use is not located within a Housing Priority Development Area.
- *Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?*
 - The use is not located within a Commercial Priority Development Area.
- *Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?*
 - The use is not located within an Employment Priority Development Area.
- *Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?*
 - A proposed private drive is to be put in place for the proposed lots to connect to the existing private road. The existing lot already has access to said road. Commitment letters for Gas and Electricity have been submitted to the County for the proposed lots. The proposed sites will have septic systems and wells installed once they have been built.

- *Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?*
 - No. The development does not trigger the need for pedestrian or multimodal connections.
- *Does the proposed use/development incorporate appropriate conservation design principles as identified in the Master Plan?*
 - The proposed use will allow for three additional houses to be built on the three new lots. There will be no major development requiring any form of conservation.
- *Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the Master Plan?*
 - Yes.
- *Does the proposed use/development support the Implementation Objectives and Specific Strategies of the Master Plan?*
 - Yes it does. It provides affordable housing to family members of the existing land owners.

Constraint's/Hazards:

As far as we are aware, there are no special features to this site that would result in constraints or hazards preventing development of the proposed new 4 lots.

Proposed Improvements:

The overall goal of this subdivision is to split the existing site into 4 lots. The owners will keep 1 lot and grant the remaining 3 to their children so they may build houses on them. There is a proposed private driveway that will be built along the south edge of the new three lots that will grant them access to these lots. Maintenance and repair of this driveway and any new residences will be the responsibility of the owners. A maintenance agreement accompanies this submittal.

We ask that El Paso County grant the subdivision request.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: _____
Erik Watts, Authorized Representative