



# Drexel, Barrell & Co.

June 7, 2024

El Paso County Planning & Community Development  
**Attn: Kari Parsons, Planner III**  
2880 International Circle  
Colorado Springs, CO 80910  
719-373-8562 direct

Engineers/Surveyors

Lafayette  
Colorado Springs

101 Sahwatch Street, #100  
Colorado Springs, CO 80903

719 260-0887

**RE: Letter of Intent & Justification Statement  
Haven Valley Final Plat  
Parcel No. 65122-00-001**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of the Final Plat for Haven Valley, on behalf of Richmond American Homes & Jason Pock to be developed as a single family detached residential property. The approximately 11.76-acre site will consist of 98 attached or detached residential lots. We request approval of this Final Plat which has been prepared in accordance with El Paso County criteria. Deviation requests are listed later in this letter.

**Location**

The Haven Valley PUD is located south of Bradley Road, at the intersection of Alturas Drive and Cable Lane. This site is bounded by existing residential development to the south and east and churches to the north and west. The northeast boundary of the site abuts Cable Lane.

**Zoning / Land Use**

The majority of the property, approximately 11.44-acres, is zoned PUD CAD-O (Planned Unit Development with Commercial Airport District Overlay). In addition, an approximately 0.329-acres in the northeast corner is part of the adjacent Fountain Mutual Metropolitan District (FMMD) property. This portion of land is bisected by Hunters Run and will be incorporated as part of this project. This area is zoned RS-6000 CAD-O (Residential Suburban).

**Existing Facilities**

There are no existing structures on the site, prior to the Haven Valley project. There is an existing manhole to the southwest of the project site where an existing 8" main then flows south. The manhole is where the proposed sanitary lines for the project will connect.

## Final Plat

This Final Plat filing consists of 98 attached or detached residential lots at a minimum of 2,989 sf each. The gross density of the site will be 8.33 dwelling units per acre (DU/AC).

The site will consist of approximately 11.76 acres and include 98 single family residential lots, as well as 3 separate tracts A, B, and C. Tract A will be used as a private roadway to service the neighborhood and will be the responsibility of the HOA. Tracts B and C will be used for landscape, public utilities and improvements.

### Criteria for Approval

Per section 7.2.1.D.2.e in the Land Development Code, this project meets the following criteria:

**1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

A Master Plan conformance analysis was performed with the PUD/Preliminary plan approval process and is discussed in that Letter of Intent dated November 2022.

**2. The subdivision is consistent with the purposes of this Code;**

A Code consistency analysis was performed with the PUD/Preliminary plan approval process and is discussed in that Letter of Intent dated November 2022.

**3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards other than the requested deviations listed later and approved PUD Modifications, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, and open space;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- ensuring that structures will harmonize with the physical characteristics of the site; • ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and

**4. 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;**

The Water Resources and Wastewater Report prepared by Drexel Barrell Company dated March 2021, indicates that based on the proposed 98 residential lots, with 0.67 acres of irrigated common space and 0.98 acres of xeriscaped common space, the calculations of water demand quantities are:

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- Residential: (0.5 AC-FT/YR/household) x (98 households)= 49 AC-FT/YR
- Irrigated Common Space: (1.9 AC-FT/YR/Acre) x (1.65 acres) = 3.16 AC-FT/YR
- Project Total: 52.16 AC-FT/YR

A commitment letter from the Security Water and Sanitation District to provide water service to the Haven Valley development is included with this submittal. According to the District, the residential water demand for the project is estimated to be a maximum of 49 annual acre feet of diversions based on 98 single-family equivalents (sfe). The District estimated demand for common landscape irrigation is 3.16 annual acre feet of diversions. The total water demand for this property is estimated to be 52.16 annual acre feet of diversions. A copy of the Security Water and Sanitation District's 2019 Water Quality Report has been provided with the Water Resources Report.

**5. A public sewage disposal system has been established 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;**

The Wastewater Report shows that the proposed wastewater discharge is within the acceptance criteria of the Security Water and Sanitation District. A commitment letter from the District to provide wastewater service to the Haven Valley Subdivision is included with this submittal.

**6. 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. [C.R.S. §30-28-133(6)(c)];**

The Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson indicates that no geologic hazards were identified that would preclude development of the project. The report identifies suspect quality fill and recommends that this be removed and replaced with compacted fill. Groundwater was evident in some borings but not at a level that would be a concern for crawl space construction.

**7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

These matters are addressed in the Final Drainage Report prepared by Drexel Barrell and Company dated June 2024. The report identifies existing drainage flows to the southwest where it drains overland between two houses to Pecos Drive, then south on Widefield Drive. The report proposes a full-spectrum detention pond to be constructed in an existing off-site drainage easement adjacent to the west side of the site.

**8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

Two full movement access points onto Cable Lane are provided for this development. A deviation from ECM Figure 2-17: Urban Local (Low Volume) Roadway Cross-Section has been submitted and approved with the Preliminary Plan since the private streets within this development will be modified to measure 39-feet from back of sidewalk to back of sidewalk. Final Plat waivers from Section

8.4.4.E.2 and Section 8.4.4.E.3 of the LDC is being requested as the streets are proposed to be private and will be maintained by the Haven Valley Homeowners Association.

**9. The proposed subdivision has established an adequate level of compatibility by**

**1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

Open space tracts have been provided with this development (Tracts B, C and D). Sidewalks will be constructed throughout this development and will connect to the nearby gravel trail system. The open space tracts will be owned and maintained by the Have Valley Homeowners Association. Park land dedication or fees in lieu of land dedication will be due at the time of final plat recordation. A tot lot or play area may be added to one of the tracts once a builder has been selected for the development, but is not required per the approved PUD.

**2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

Sidewalks will be constructed along the streets within the development and sidewalks will be constructed along the portion of Cable Lane that abuts the property. Trails will be provided in the open space tracts throughout the development, which will connect to internal sidewalks and the opens space areas surrounding the project.

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. There is no public or mass transit in the area. Other services for the development are consistent with adopted plans, polices and regulations of the County.

**3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

The residential lots provide a transition with the existing single family residential lots to the south and the townhome development to the northwest. The lot size on the approved plan ranges from 2,530 sf to 3,960 sf, with the larger 3,960 sf lots along the southern boundary to provide a transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision. The lot size on the current plan ranges from 2,989 sf to 4,307 sf, with the larger 4,307 sf lots along the southern boundary. The change in the type of residential product and the larger lots proposed by the current plans for Haven Valley provide and improved compatibility and transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision.

The existing property line has a mismatched series of existing fences. The Developer will install a new six-foot "good neighbor" opaque fence along the property boundary of the Site. In addition to the replacing the existing fencing, landscaping will be provided to enhance buffering between the site and residential neighborhoods on the south and east boundary.

Along the east and south boundary adjacent to the single family residential, Haven Valley provides one (1) tree per fifteen (15) linear feet of frontage requirements. In addition, the evergreen requirement has been exceeded in order to provide sufficient year-round buffering.

Along the west and north boundary adjacent to the two churches no landscape buffering is proposed. The churches and single family detached residential are compatible uses. The west church is adjacent to existing single family residential. The proposed 6' opaque fence along the site boundary will sufficiently visually screen church parking and solar panels from the proposed single family residential on site. The approved PUD from 2023 for the site did not propose any landscape buffering between the churches and the site.

The Haven Valley Homeowners Association will own and will be responsible for the maintenance of the common open space areas and landscaping and the 6' opaque perimeter fencing.

**4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

The Site has been previously disturbed and thus does not provide ideal habitat for a variety of wildlife species. Impact of development on potential wildlife habitat will be negligible. Noxious weeds will be controlled through the development of the site and management of the open spaces/buffers.

**5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

**10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Colorado Springs Utilities will provide electric and natural gas services as stated in the Will Serve letter included in this submittal. Security Water and Sanitation District will provide water and wastewater service. Security Fire Protection District will provide fire protection services and Fire Station 3 is less than ¼ mile northwest of the site. The County Sheriff will provide police protection. The Fountain Mutual Metropolitan Districts property to the southeast of the Site provides access to gravel trails system that provides pedestrian connection to the surrounding area.

**11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The Security Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter are included with this submittal.

**12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets the applicable sections of the Code, subject to the requested waivers below, for which justification is provided.

**Traffic / Access / Noise**

The project site is located south of the intersection of Cable Lane and Alturas Drive. Two full-movement access points onto Cable Lane are proposed. Cable Lane will be a public roadway. The roads within the development will be private, which is consistent with the previously approved Preliminary Plan and Final Plat. A Plat Modification is requested for the use of private roads on-site and a Plat Modification is requested for the requirement that private roads be constructed and maintained to County standards. Justification for these requests is provided below. Each entry point of Cable Lane will have a median separated entrance to improve safety of vehicular access to and from the development and to create an attractive entrance to the Haven Valley community. A Traffic Impact Study was prepared by Aldridge Transportation Consultants, LLC dated December 21, 2022. The conclusion of the Study is that the transportation facilities in place are adequate to serve the proposed development. No signalization is needed, nor the expansion of existing roadways in the area that will accommodate this development.

The development will be subject to the El Paso County Road Impact Fee program and pay fees as appropriate whether included in one of the PID's or not.

**Utilities**

Water and sanitary sewer services will be provided by the Security Water District and the Security Sanitation District. The site is located outside of the City of Colorado Springs city limits but within Colorado Springs Utilities' gas and electric service territory. So, gas and electric service will be provided by Colorado Springs Utilities.

**Schools**

The project is located within Widefield District No. 3. The French Elementary School is approximately ½ mile North-East of the site. Widefield High School is located approximately 1 ½ miles South of the site. Widefield Preschool, Sproul Junior High School, and Pinello Elementary School are 1 to 1 ½ miles, respectively, East of the site. No land dedication is required at this time; fees in lieu of land are required.

**Drainage**

A Final Drainage Report prepared by Drexel Barrell Company is submitted with this Final Plat. The report identifies existing drainage flows to the southwest where it drains overland between two houses to Pecos Drive, then south on Widefield Drive. The report proposes a full-spectrum detention pond to be constructed in an existing off-site drainage easement adjacent to the west side of the site. This detention pond will fulfill on-site detention needs as well as providing detention for upstream

properties, which will address current drainage issues for two adjacent downstream properties. The proposed detention facility is nearly three times the size of a facility necessary to detain runoff from the project site alone. The report proposes a private drainage detention easement and maintenance of the pond by the Homeowners Association. The pond outfall storm facilities and storm facilities in Widefield Drive will be public. On-site storm sewer facilities will be private and maintained by the HOA. The

### **Parks / Open Space**

There is a gravel trail system (part of the Fountain Mutual Trail) near the Site as part of the larger FMMD property to the southeast. The FMMD property consists of a park area and a trail system that connects to the south along Bradly Road and the channel. Park fees in lieu of land dedication will be due at the time of final plat recordation. Open space required: 1.1 AC (10%) usable: 0.27 AC (25% of 1.1 AC Required). The project provides 1.83 AC (15.5%) Tracts B, C, D and E usable 0.7 AC Tracts B and E.

### **Metropolitan District**

Approximately 0.329-acres in the northeast corner is part of the adjacent Fountain Mutual Metropolitan District (FMMD) property. This portion of land is bisected by Hunters Run and will be incorporated as part of this project. This area is zoned RS-6000 CAD-O (Residential Suburban).

### **Deviation Requests**

- This deviation is a request for approval of a 3'-4.5' (as opposed to the 6' standard) distance between center of storm drain to top back of curb within this project site.
- This deviation is a request for approval of 15' radii (as opposed to the minimum 20' radius standard) for all local/local intersections within this project site.
- This deviation is a request for approval of using a different pedestrian ramp type than specified in the El Paso County ECM. Detail SD\_2-40 Pedestrian Intersection Ramp Detail will not be used. Instead City of Colorado Springs modified Detail D-8F will be used. These modified pedestrian ramps will be constructed to meet ADA requirements.

### **Contact Information**

Drexel, Barrell & Co., a full-service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

#### **Owner/Developer:**

MIDCO Investments LLC.

PO Box 60069, Colorado Springs, CO 80960

Phone: (719)-634-4916

**Consultant:**

Drexel, Barrell & Co.

Mr. Tim McConnell, P.E., President

101 Sahwatch Street, Colorado Springs, CO 80903

719-260-0887

[tmccConnell@drexelbarrell.com](mailto:tmccConnell@drexelbarrell.com)

We trust you find our application for the Haven Valley Final Plat acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

*Drexel, Barrell & Co.*

Tim D. McConnell, P.E.

President