Whitehead Engineering, LLC
18 Pacifica Cir
Hot Springs Village, AR 71909

Letter of Intent

Project Name: Lions Den Subdivision
PCD No. SF2525

Owner: Lions Den Trust
1339 S Voyager Pkwy
Suite 130
Colorado Springs, CO 80921
kluglance@gmail.com
(719) 257-7363

Project Description: Subdivide the existing 35+ acre parcel into 7 lots.
The existing residence to be contained within one of the new lots.
Lots to have well and septic.
Water decree in place.

Applicant: Whitehead Engineering, LLC
David Whitehead, P.E.
18 Pacifica Cir
Hot Springs Village, AR 71909
david@whiteheadengineering.com
(719) 237-4411

Property Address: 12120 Casey Lane
Colorado Springs, CO 80908

TIN: 6213100006

Current Zoning: RR5

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Request Summary: Plat the existing unplatted property into 7 approximately 5-acre lots in conformance with the Land Development Code. This request conforms to all the criteria in chapters 7 & 8 of the land development code of EL Paso County. This property has never been platted.

Jurisdictional Impacts:

The jurisdictional impacts resulting from this request are minimal. No new roads are required; no new public drainage facilities are required. The property has been in the fire protection district for a long time. 7 Large Lot residential homes will have a small impact on schools, parks and other public infrastructure. Waster and sewer will be private well and OWTS systems. Gas and Electric will be provided by Black Hills Energy and Mountain View Electric respectively.

Master Plan: This request conforms to the El Paso County Master Plan, including the Water & Parks Master Plans.

Utilities: Water to be provided by domestic well in accordance with the water decree (21CW3068). Wastewater treatment will be by OWTS. Gas & Electric will be provided by Black Hills Energy & Mountain View Electric respectively. There is an existing home on the property with services as mentioned.

Natural Features: Natural features will be preserved to the greatest extent possible. The natural drainage way will remain and is proposed to remain unimproved. Trees will be preserved to the extent possible within the Wildfire Protection guidelines.

Roadways: This plat will not necessitate any changes to the existing roadways. Additional R-O-W dedication of 20 feet is proposed for Shoup Rd which currently has a 60 foot R-O-W. Research of records cannot identify the dedication of the original 30 feet of Right of Way south of the section line. It is suspected it is/was part of the original section line road dedication. The plat is dedicating this 30 feet to clarify the records. The total Right of way south of the section line will be 50.00 feet by this plat. Access to all lots will be off Casey Lane an existing local Public Rd.

Improvements to the Cul-de-sac at the southerly end of Casey Lane are proposed to bring the Cul-de-sac to current dimensional standards for fire apparatus. The existing ROW is 100 feet by 100 feet at the area of the Cul-de-Sac. The improved surface of the cul-de-sac is 100 feet in diameter. Construction CD's for these improvements have been submitted as a part of this land use application.

TIS Exemption: This application meets all the requirements set forth in the ECM Appendix B.1.2.D. for an exemption for a TIS.

1. Daily vehicle trips from this property will be less than 100 trips per day. Peak Hour trips will be less than 10.
2. No additional proposed minor or major roadway intersections on Major Collectors, arterials, or State Highways.

3. The increase in the number of vehicular trips from this development, six additional lots, is less than 100 trips per day, and less than 10 peak hour trips.
4. There is no change in the type of traffic to be generated, private vehicle trips as a result if this residential development. No trucking, other than delivery vehicles is anticipated.
5. The LOS on adjacent public roadways, accesses, and intersections will be maintained.
6. No roadway or intersection in the immediate vicinity of this development has any known history of safety or accident problems.
7. There is no change of land use proposed by this development, with access to a State Highway. This property does not access a State Highway.

Fees: The County's Road impact fees will be paid at the time of building permit for each lot respectively. No Public Improvement District (PID) is proposed.

Drainage: The drainage report submitted as a part of this application addresses existing and future stormwater runoff amounts. The easements and no-build areas will be created as necessary to meet applicable elements of the Land development Code 8.4.2 (B) (1).

Surrounding Area: The surrounding area will have minimal impact because of this request. No new road construction or over lot grading is proposed. Construction of single-family residences and associated improvements (driveways, etc) will be the only construction activity and will happen over time.

Improvements: Public improvements contemplated as a part of this development to bring the cul-de-sac at the South end of Casey Lane up to County standards. Required driveway permits will be applied for as a separate application after the approval of this plat. Private improvements will consist of the construction of one single family residence and associated improvements on each of the 7 new lots. One of the lots will contain the existing residence & driveway.

Deviation: Deviation for the Length of the existing public roadway – Casey Lane, as requested by the County. This request is supported by the Black Forest Fire Rescue Protection District.

Outreach: No specific community outreach by the owner is contemplated currently. Planning and Community Development will reach out to neighbors and public as provided by the Land Development Code.

Criteria for Approval.

Citeria for approval of this final plat is set forth in section 7.2.1.D.3.f of the El Paso County Land Development Code.

Master Plan Place Types: Large-Lot Residential Priority Development Areas

This subdivision is located within the Black Forest/North Central Area of this place type and the proposal for 5 -acre lots is in conformance with the Master Plan goals for this place type.

Master Plan Key Areas: Forested Area

This subdivision is located within the Black Forest/North Central Area of this Key Area. The proposed approximately 5 acre lots match the existing character of the developed community. This low-density development will help to preserve the health of the natural areas and the forest and is consistent with adjacent zoning & land uses.

Master Plan Areas of Change: Minimal Change Undeveloped.

This subdivision is located within the area of minimal change undeveloped. In this area "New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments." This subdivision conforms to this mater plan goal.

Water Master Plan:

This subdivision conforms to the stated pertinent goals and policies of the El Paso County Water Master Plan, specifically Section 6 related to the 300-year rule. This subdivision has an Approved Court Decree for water. 2021CW3068 supporting a 300-year water supply.

Sufficiency of water finding is being sought for this subdivision.

Parks Master Plan:

This subdivision conforms to the Parks Master Plan focus areas 2 Parks, 3 Trails, and 4 Open Space. The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Black Forest Primary Regional Trail runs east-west on the north side of Shoup Road, immediately north of the project site, while Black Forst Regional Park is located almost immediately northwest of the site. Black Forest Section 16 and Pineries Open Space are located 2.65 and 3.65 miles to the east of the project site, respectively.

Zoned RR-5, Lions Den Subdivision is not required to meet the El Paso County Land Development Code's Planned Unit Development (PUD) 10% open space requirement. Lions Den is located entirely within the Black Forest South Candidate Open Space Area, which, at this point, encompasses the heavily forested Burgess Creek drainage. Due to large lot acreages, natural landscaping, and an abundance of private open space areas, this project should minimally impact the surrounding environment.

No park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of $3,535.00.

Land Development Code Section 7.2.1.D.3.f

• The subdivision is in substantial conformance with the approved preliminary plan;

There is no preliminary plan for this subdivision.

• 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 subdivision conforms to the El Paso County Land Development Code, Drainage Criteria, Fire Codes, and other pertinent codes for the documents submitted to support this land use request. All lots conform with the Land Development Code including Section 8.4.3.B.2.e Minimum Frontage – all lots have at least 30 feet of frontage on the Casey Lane Right of Way.

• Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

Sufficiency of water finding is being sought for this subdivision.
This property has an Approved Court Decree for water. 2021CW3068

• 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;

Individual Onsite Wastewater Treatment Systems (OWTS) will be used to dispose of wastewater. These systems will be designed and installed in conformance with El Paso County Health Department Standards for OWTS and any pertinent State Health Department requirements.

• All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];

All areas presenting soil or topographical conditions of hazard a have been identified. Specifically, but not limited to the existing channel slopes, appropriate no-build areas have been identified and presented on the plat to be recorded.

• Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

The drainage report for this project identifies needed drainage microevents if any for the project. Needed improvement, as identified in the Final Drainage Report will conform to the County Land Development Code and the Engineering Criteria Manual.

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

All lots (7) have frontage on Casey Lane (Public). Each lot will have the minimum frontage as set forth in Section 8.4.3.B.2.e Minimum Frontage

• Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

All necessary services are provided for this subdivision

Police:	El Paso County Sheriff
Fire:	Black Forest Fire Protection District.
Recreation:	Local County Parks
Utilities:	Mountain View Electric, Black Hills Energy
Transportation:	Public Roads (existing)

• The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The final plans as well as the Fire Protection Report and Wildfire Hazard & Mitigation report show conformance 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;

Offsite impacts resulting from this development were evaluated. There is one existing home in this subdivision, thus there will be 6 new single family residential lots. Thise additional lots will place a small additional demand on existing infrastructure, roads, schools, parks etc. Appropriate impact fees will be paid at the time of building permit.

• 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;

Adequate public facilities for this subdivision already exist. The cul-de-sac at the south end of Casey Lane will be improved to current standards as a part of this development. Appropriate Financial assurances will be posted for these improvements.

• The subdivision meets other applicable sections of Chapter 6 and 8; and

The proposed subdivision meets the pertinent requirement set for in Chapters 6 & and 8 of the Land Development Code.

• The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

No extraction of Minerals from this property is proposed.