

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
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(719) 237-4411

Property Address: 12120 Casey Lane
Colorado Springs, CO 80908

TIN: 6213100006

Current Zoning: RR5

Request: 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.
Waiver of road frontage

later in the letter you
say you don't need
the waiver

Overlay Zoning: This property is not covered by any overlay zoning.

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 ~~acts 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. 6 Large Lot residential homes will have a small impact on schools, parks and other public infrastructure. Water 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 **reservation** of 20 feet is proposed for Shoup Rd which currently has a 60 foot R-O-W. The **reservation** is provided for when Shoup Rd is improved/widened. Access to all lots will be off of Casey Lane an existing 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 of 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.

statement conflicts
with previous
statements regarding
cul-de-sac upgrades

Improvements:

There are no public improvements contemplated as a part. 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 6 new lots.

Waivers:

A waiver of frontage on public right-of-way for Lot 7 is not required. All lot conform to Section 8.4.3.B.2.e Minimum Frontage
Waiver for the Length of the existing public roadway – Casey Lane

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.

delete this section -
not necessary if no
waivers are requested

not sure why this is here

Criteria for Approval.

Chapter 3 Land Use

Key Area Analysis: Large-Lot Residential Priority Development Areas

large-lot residential is a placetype; not a key area. The property is located in the forested key area.

identify the appropriate LDC criteria section

this is not adequate for a Master Plan analysis. Provide analysis of the placetype, key area, area of change, as well as the water master plan and parks master plan.

This subdivision is located within the Black Forest/North Central Area of this Priority 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.

- 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;

Land Development Code?

This subdivision conforms to the El Paso County Subdivision Criteria Manual, 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 Casely 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;

This property has an Approved Court Decree for water. 2021CW3068

identify that a water sufficiency finding is being sought for the subdivision

- 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;

a wastewater treatment report was not provided with this application. Please provide with the next submittal.

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 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. These 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.