


EL PASO COUNTY
COLORADO

COMMISSIONERS:
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Jim Egbert, Chair

FROM: Nina Ruiz, Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: SP-18-003
Project Name: High Plains Preliminary Plan
Parcel No.: 5119001009

OWNER:	REPRESENTATIVE:
Savage Development Inc. 1125 Diamond Rim Drive Colorado Springs, CO 80921	Catamount Engineering PO Box 692 Divide, CO 80814

Commissioner District: 1

Planning Commission Hearing Date:	3/19/2019
Board of County Commissioners Hearing Date	4/9/2019

EXECUTIVE SUMMARY

A request by Savage Development, Inc., for approval of a preliminary plan of 39.40 acres within the RR-5 (Residential Rural) zoning district to create seven (7) single family residential lots and right-of-way. The property is located one-half (1/2) mile west of Black Forest Road on the north side of Hodgen Road and is within Section 19, Township 11 South, Range 65 West of the 6th P.M. The property is located within the Black Forest Preservation Plan (1987).



FEMA Flood Insurance Rate Map No. 08041C0305G shows a 100-year floodplain (Zone AE) from an unnamed tributary of East Cherry Creek through the subdivision. No structures and no storage of materials are permitted within the floodplain area.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Savage Development, Inc., for approval of a preliminary plan to create seven (7) single-family residential lots and right-of-way within the RR-5 (Residential Rural) zoning district.

Waiver(s)/Deviation(s): The following deviation from the standards of the El Paso County Engineering Criteria Manual (ECM) have been administratively approved by the County Engineer:

1. Section 2.2.5.B.3 states that all access to the newly created properties shall be provided internally from the existing access or new access to a roadway of lower functional classification. The applicant has submitted a deviation requesting direct lot access on Hodgen Road (minor arterial) for Lot 4 due to topographical constraint of the natural channel located between the lot and the proposed local road. Specifically, approximately 23 feet of vertical difference from the buildable area of Lot 4 to the bottom of the channel. The request has been approved with a condition noted on the plat that Lot 4 shall provide for adequate turnaround space in the lot to preclude vehicles from backing onto Hodgen Road.

Authorization to Sign: There are no items requiring signature associated with this request.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2018), have been met to approve a Preliminary Plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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;
- 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;
- 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)];
- 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;
- 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;
- 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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North	RR-5 (Residential Rural)	Agricultural
South	PUD (Planned Unit Development)	Flying Horse North/Vacant
East	RR-5 (Residential Rural)	Residential
West	RR-5 (Residential Rural)	Vacant

E. BACKGROUND

The property was zoned A-1 (Agricultural) on September 21, 1965, when zoning was first established for this area of the County. Due to changes of the nomenclature, the A-1 zoning district has been renamed as the RR-5 (Residential Rural) zoning district. The applicant has requested approval of a preliminary plan of 39.40 acres to create seven (7) single family residential lots and right-of-way. The applicant has submitted a concurrent application for a final plat for the entire preliminary plan area.

F. ANALYSIS

1. Land Development Code Compliance

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Land Development Code (2018).

2. Zoning Compliance

The proposed preliminary plan is in conformance with the RR-5 (Residential Rural) zoning district. The dimensional standards are as follows:

- Minimum lot size- 5 acres
- Minimum width at front setback line- 200 feet
- Setbacks- 25 feet front, rear, and sides
- Maximum coverage- 25 percent
- Maximum height - 30 feet

A residential site plan will be required for all lots prior to building permit authorization to ensure all proposed structures will meet the setback, height, and lot size coverage requirements of the RR-5 zoning district.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.

Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.2.2 – Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

Policy 6.4.4 – Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density or undevelopable areas.

The proposed High Plains subdivision is surrounded by both developed and undeveloped land. The neighboring parcels that are undeveloped are within the RR-5 (Residential Rural) zoning district, which requires a minimum lot size of five (5) acres. To the south across Hodgen Road is the Flying Horse North PUD, which has a minimum lot size requirement of 2.5 acres but an overall density of one dwelling unit per five (5) acres. The development located to the east is the Lesley Subdivision, which has a density of one dwelling unit per 20 acres. The development located to the west is the Rockin' Four-Ese subdivision which has a density of one dwelling unit per ten (10) acres. The proposed High Plains subdivision includes seven (7) lots with an average lot size of 5.1 acres. The High Plains subdivision is a logical extension of the existing development of the Flying Horse North Subdivision. The proposed subdivision is compatible with the previously developed areas in terms of density and land use.

The property located to the north is comprised of 80 acres and is currently undeveloped but could develop in the future. The applicant has planned for the

potential future development of this parcel by providing right-of-way dedication for “Ridgeback Road” to the northernmost boundary of the proposed subdivision.

There is a floodplain located on the subject parcel (see floodplain section below for additional details). This significant natural feature is being preserved with the proposed subdivision by showing the entire area as a “no build” area. The proposed preliminary plan and final plat are consistent with the Policy Plan.

4. Small Area Plan Analysis

The parcel is included within the boundaries of the Black Forest Preservation Plan (1987), specifically the Northern Grasslands planning unit. This area recommends densities of no greater than one (1) dwelling unit per five (5) acres. The proposed density of the High Plain subdivision is one dwelling unit per 5.1 acres.

The Black Forest Land Use Committee was sent a referral for the preliminary plan and concurrently reviewed final plat. The Committee responded with support for the overall development but also expressed concerns regarding Lot 4 having access onto Hodgen Road by stating:

“The Black Forest Land Use Committee recommends approval of this preliminary plan with one change. We feel that lot 4 should access the cul-de-sac on a flag and NOT access Hodgen Road directly. This is a busy road at a busy intersection and it is not safe to add a private driveway at this point on Hodgen.”

If access is limited for Lot 4 from Hodgen Road then driveway and other improvements in the floodplain would be required. Per the deviation request, access onto Hodgen Road is not expected to affect safety or operations of the roadway. The driveway access for Lot 4 is proposed at a crest location on Hodgen Road and will have clear sight lines in both directions of Hodgen Road that exceed the design sight distance of 550 linear feet for a 55 mile per hour (mph) posted speed. The proposed preliminary plan is consistent with the Black Forest Preservation Plan.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Environmental Services and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential floodplain deposits and stream terrace deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

See below for information regarding the floodplain on the subject parcel. The floodplain is proposed as a “no build” area on the preliminary plan and concurrently reviewed final plat.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential.

3. Floodplain

FEMA Flood Insurance Rate Map No. 08041C0305G which has an effective date of December 7, 2018 and as amended by the FEMA approved Letter of Map Revision Case No. 18-08-0702P which has an effective date of April 4, 2019 shows the 100-year floodplain (Zone AE) from an unnamed tributary of East Cherry Creek through the subdivision. No structures and no storage of materials are permitted within the floodplain area.

4. Drainage and Erosion

The subdivision is located in the East Cherry Creek drainage basin (CYCY0200). East Cherry Creek drainage basin is an unstudied basin with no drainage basin fee or bridge fee requirements.

Drainage generally flows to the northeast. Roadside ditches, culverts and channels are proposed to provide sediment control prior to discharging into the unnamed tributary of East Cherry Creek. Water quality capture volume was not provided and was not required per Appendix I of the Engineering Criteria Manual (2016) since the development is low density housing (2.5 acre or larger lots). The unnamed channel is proposed to be left unaltered in its natural condition. As a result the applicant applied the prudent line approach which limits how close development can occur next to the unnamed channel to minimize potential property damage as a result of future channel migration and flooding. The prudent line setback is shown on the concurrent final plat. The approved drainage

report concluded that the development will not adversely affect downstream properties or facilities.

5. Transportation

Access to the subdivision is proposed to be provided from Hodgen Road except for Lot 4 as discussed in detail above. All proposed internal streets will be constructed to public road standards. The platting and development of High Plains Filing No. 1 will result in the dedication of approximately 0.26 miles of developer-constructed rural local roadways for ongoing County ownership and maintenance.

In accordance with the 2016 Major Transportation Corridor Plan Update (MTCP), the applicant is dedicating 20 feet of right-of-way along Hodgen Road and is identifying an additional 40 feet for future right-of-way preservation.

Hodgen Road Corridor Plan Access Management Plan identified a future north-south access along the western property line of the subject property. The roadway design for the High Plains Filing No. 1 subdivision is in conformance with the access management plan and will be dedicating additional right-of-way, thus enabling future extension to the north.

High Plains Filing No. 1 is subject to the El Paso County Road Impact Fee Program (Resolution 18-471), as amended.

H. SERVICES

1. Water

Sufficiency:

Quality:

Quantity:

Dependability:

Attorney's summary: The Colorado Division of Water has provided a recommendation that there is sufficient water in terms of water quantity and dependability. The El Paso County Environmental Health Division has recommended that there is sufficient water quality. The El Paso County Attorney recommendation will be provided at the hearing.

2. Sanitation

Wastewater disposal will be via onsite wastewater treatment systems (OWTS).

The soils report submitted with the preliminary plan demonstrates that the requirements of Section 8.4.8, Wastewater Disposal, of the Code have been met.

3. Emergency Services

The property is within the Black Forest Fire Protection District. The district was sent a referral and had no response

4. Utilities

Natural gas service will be provided by Black Hills Energy. Mountain View Electric Association will provide electrical service.

5. Metropolitan Districts

The property is not within a metropolitan district.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the final plat(s).

7. Schools

The site is within the boundaries of Lewis Palmer School District No. 38. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at time of recording the final plat(s).

I. APPLICABLE RESOLUTIONS

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Disapproval	Page 26

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2018) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of

applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 18-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified seven (7) adjoining property owners on February 27, 2019, for the Planning Commission hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing
El Paso County Public Health Letter
State Engineer's Letter
County Attorney's Letter (to be provided at the hearing)

El Paso County Parcel Information

File Name: SP-18-003/SF-18-024

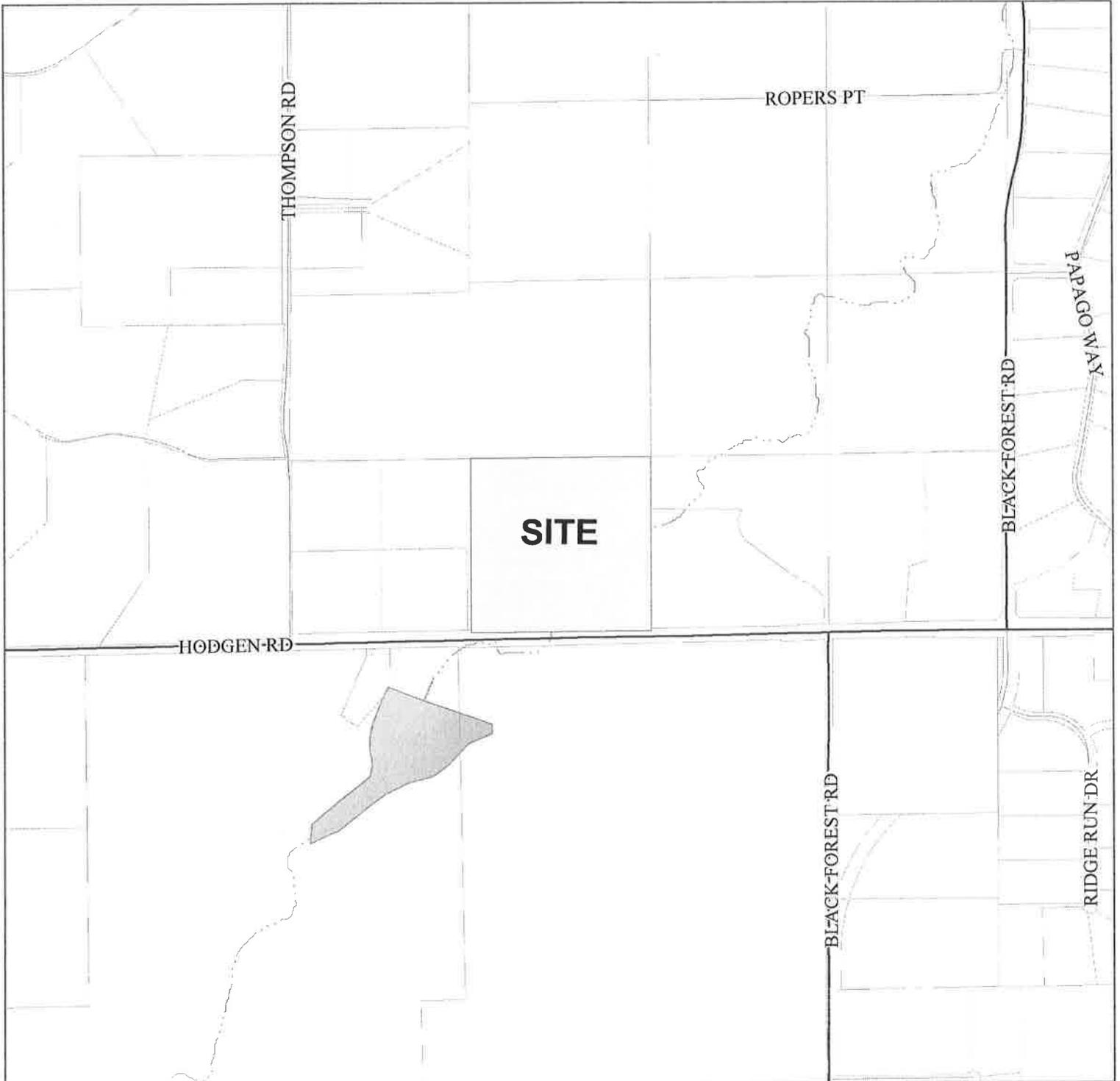
PARCEL	NAME
5119001009	SAVAGE DEVELOPMENT INC.

Zone Map No. --

ADDRESS	CITY	STATE
1125 DIAMOND RIM DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	8430

Date: FEBRUARY 20, 2019



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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Savage Development Inc.: High Plains FILING 1

Preliminary Plan

LETTER OF INTENT

October 2018

PROPERTY OWNER:

Savage Development Inc.
1125 Diamond Rim Drive,
Colorado Springs, CO 80921

DEVELOPER:

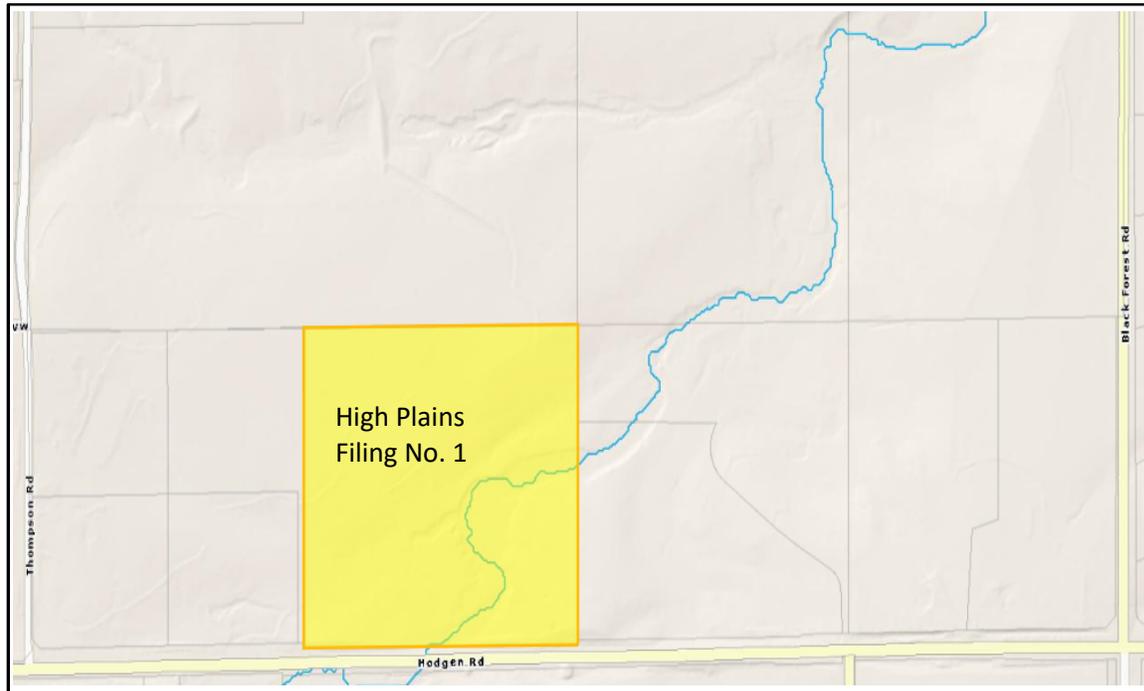
Savage Development Inc.
1125 Diamond Rim Drive,
Colorado Springs, CO 80921

CONSULTANT:

Catamount Engineering
321 W. Henrietta Ave Ste. A
Woodland Park, CO 80866

LOCATION

High Plains Filing No.1 is located north of Hodgen Road, east of Thompson Road, and west of Black Forest Road, Colorado Springs, Colorado. The site comprises approximately 40 acres and is zoned RR-5. To the north lies unplatted 80 acres, to the east the Lesley Subdivision, and to the west the Rockin' Four-ESE development.



REQUEST

Savage Development Inc. is requesting approval of the following:

1. A Preliminary Plan for High Plains Filing 1, consisting of 7 lots on approximately 40 acres.

PROJECT JUSTIFICATION

The Preliminary Plan is in compliance with the RR-5 zoning criteria set out in Section

7.2.1(D)(f) as follows:

a. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

High Plains Filing No. 1 is identified as part of the Black Forest Preservation plan within the Northern Grasslands Small Area Plan. As such it accords with the goals of the plan to promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

b. The subdivision is consistent with the purposes of this code;

The subdivision is entirely in accordance with the land use code.

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

The proposed subdivision is consistent with the subdivision design standards and any approved sketch plan.

- d. 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 and the requirements of Chapter 8 of this Code;**

Individual wells will service the High Plains Filing No. 1 Subdivision. The source water for each lot will be the Dawson bedrock aquifer. The water rights were adjudicated in Division 1 Water Court, case 18CW3017 and Division 2 Water Court case 18CW3006 with an approved augmentation plan for up to 0.54 AF/YR per lot. The individual wells will be able to provide the quantity and dependability required for these 7 lots. The water has been tested for quality and will be in compliance with State and County Water standards.

- e. 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, and the requirements of Chapter 8 of this Code;**

Individual on-site wastewater treatment systems (OWTS) will be utilized for each of the 7 lots. The site has been tested and is deemed suitable for individual OWTS provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained.

- f. 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;**

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints include artificial fill, expansive or loose soils, potentially unstable slopes, floodplain, potentially seasonal shallow groundwater and shallow groundwater conditions. These conditions can be either avoided or mitigated with proper engineering and construction practices relating to foundation design and drainage.

- g. Adequate drainage improvements are proposed that comply with State Statute and the requirements of this Code and the ECM;**

A Preliminary/Final Drainage Report for the High Plains Filing No. 1 is submitted with this application package.

- h. 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;**

Legal and physical access is provided to all lots by public rights-of-way except for lot #4. A deviation request has been submitted for lot #4 attached with the final plat application.

- i. 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 will be available to serve the proposed subdivision.

k. 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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;

We've incorporated all of the elements above within our proposed preliminary plan. We have designed the site to be consistent with surrounding RR-5 developments and believe that we've done a good job incorporating all physical characteristics of the land in the design. This proposed subdivision will not negatively impact the levels of service of county services and facilities or the surrounding land and homeowners.

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

All necessary services will be available to serve the proposed subdivision.

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

A Fire Protection Report is included with this application and demonstrates that the Black Forest FRPD has sufficient capacity to serve this development.

n. The proposed subdivision meets other applicable sections of Chapter 6 and 8;

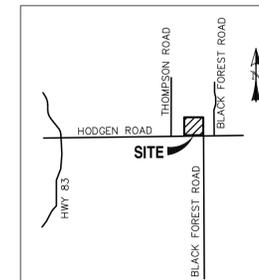
The proposed subdivision meets all code requirements found in Chapter 6 and 8 of this code.

HIGH PLAINS FILING NO. 1

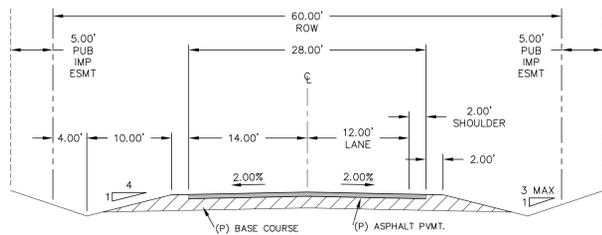
PRELIMINARY PLAN

SECTION 19, TWP 11 S, R 65 W OF 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



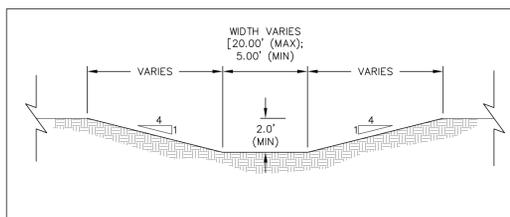
VICINITY MAP
SCALE: N.T.S.



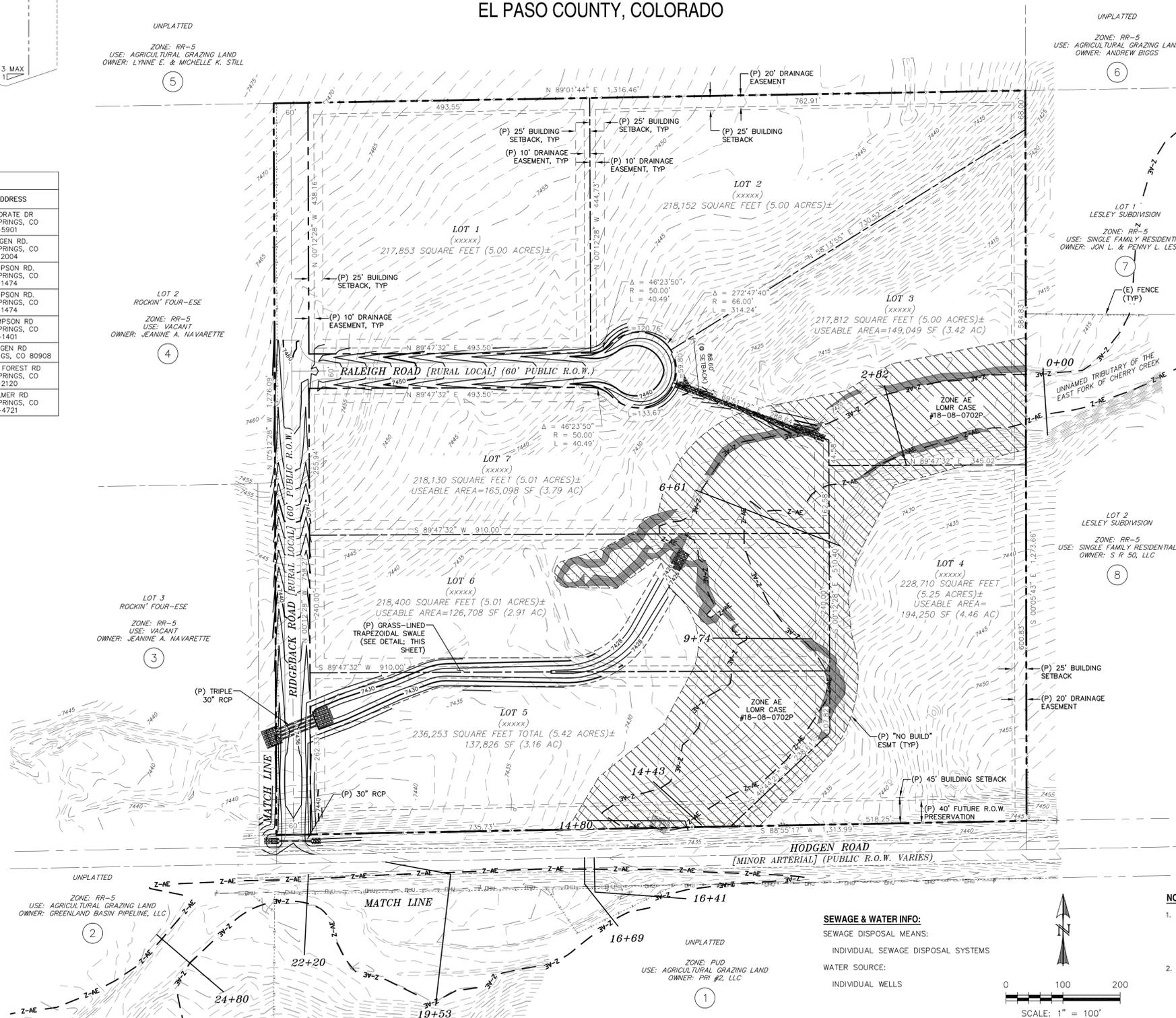
TYPICAL SECTION - RURAL LOCAL
SCALE: N.T.S.

ADJACENT OWNERS LIST			
ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	PRI #2 LLC	PRI #2 LLC	6385 CORPORATE DR COLORADO SPRINGS, CO 80919-5901
2	GREENLAND BASIN PIPELINE LLC	GREENLAND BASIN PIPELINE LLC	5975 HODGEN RD. COLORADO SPRINGS, CO 80908-2004
3	JEANINE A. NAVARETTE	JEANINE A. NAVARETTE	16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474
4	JEANINE A. NAVARETTE	JEANINE A. NAVARETTE	16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474
5	LYNNE E. & MICHELLE K. STILL	LYNNE E. & MICHELLE K. STILL	16845 THOMPSON RD COLORADO SPRINGS, CO 80908-1401
6	ANDREW BIGGS	ANDREW BIGGS	6740 HODGEN RD COLORADO SPRINGS, CO 80908
7	JON L. & PENNY L. LESLEY	JON L. & PENNY L. LESLEY	16550 BLACK FOREST RD COLORADO SPRINGS, CO 80908-2120
8	S R 50, LLC	S R 50, LLC	8355 VOLLMER RD COLORADO SPRINGS, CO 80908-4721

NET AREA ACREAGE CALCULATIONS			
LOT NO.	TOTAL AREA	NO BUILD AREA	NET BUILDABLE AREA
3	5.00 ACRES	1.09 ACRE	3.91 ACRES
4	5.02 ACRES	1.58 ACRES	3.44 ACRES
5	5.08 ACRES	1.78 ACRES	3.30 ACRES
6	5.01 ACRES	2.62 ACRES	2.39 ACRES
7	5.01 ACRES	1.36 ACRES	3.65 ACRES



TYPICAL SECTION - GRASS-LINED TRAPEZOIDAL SWALE
SCALE: N.T.S.



OWNER:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR
COLORADO SPRINGS, CO 80921
(719) 649-5266

CIVIL ENGINEER:
CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID MIJARES, PE
(719) 428-2124

ELECTRIC:
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 EAST WOODMEN ROAD
FALCON, CO 80831
CONTACT: DAVID WALDNER, ENGINEERING MANAGER
(719) 494-2675

GAS:
BLACK HILLS ENERGY
18965 BASE CAMP ROAD A-7
MONUMENT, CO 80831
CONTACT: JASON MOKUNE, UTILITY CONSTRUCTION PLANNER
(303) 549-2271

LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 19; THENCE N00°08'55"W, A DISTANCE OF 1,325.15 FEET; THENCE N88°59'57"E, A DISTANCE OF 1,313.94 FEET; THENCE S00°04'28"E, A DISTANCE OF 1,323.40 FEET; THENCE S88°55'17"W, A DISTANCE OF 1,312.25 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO
EXCEPTING THEREFROM THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 21, 2010 AS RECEPTION NO. 210105382
(PER FILE NO. 01330-105335-C3)

LEGEND

EXISTING	(E)
PROPOSED	(P)
ADJACENT OWNER TABLE ID NUMBER	(#)
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
EASEMENT - "NO BUILD"	---
(E) CONTOUR, INDEX	---6820---
(E) CONTOUR	---
(P) CONTOUR, INDEX	---6820---
(P) CONTOUR	---
(P) "NO BUILD" AREA	///

NOTES:

1. GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGICAL HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT BY ENTECH ENGINEERING, INC. DATED APRIL 20, 2018 IN FILE NO. SP-18-003, AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
-POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 3, 4, 5, 6, AND 7 AROUND FLOODPLAIN AREAS.
-OTHER HAZARD: POTENTIAL UNSTABLE SLOPE OVER LOTS 4, 5, AND 6 AROUND FLOODPLAIN AREAS.
2. SERVICE FEES TO BE PAID AS FOLLOWS:
PARK \$ 3,010
SCHOOL \$ 2,156
DRAINAGE NO DRAINAGE FEE
TRAFFIC HIGH PLAINS FILING NO. 1 PROPOSES INCLUSION INTO THE 10 ML PID.

SCALE: 1" = 100'

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	10/09/18



PREPARED FOR:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR.
COLORADO SPRINGS, CO 80921



HIGH PLAINS FILING NO. 1		DESIGNED BY: DLM	DRAWN BY: DBM
PRELIMINARY PLAN		SCALE: 1"=100'	DATE: 11/26/18
		JOB NUMBER: 17-135	SHEET: 1 OF 1



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

High Plains, SF-18-024

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the 39.4 acre, 7 residential lot development project referenced above:

- Water service for the development will be provided by individual private wells, and wastewater service will be provided by onsite wastewater treatment systems (OWTS).
- El Paso County Public Health has determined there is a finding for sufficiency in terms of water quality based upon the acceptable sample results of the 18-19April2018, Colorado Analytical Laboratories, Inc., Analytical Results report. The Analytical Results were missing the Required Secondary Drinking Water Standards sample results; however, sampling was planned and results will be provided upon receipt and analysis of the results.
- The Entech Engineering, Inc., Soil, Geology, Geologic Hazard, and Wastewater Study Report dated 20April2018 was reviewed to determine OWTS suitability for the site. Based on the referenced report the site is found suitable for OWTS installations. OWTS's on the site may require a professional engineer design due to areas with poor soil conditions. Shallow ground water and bedrock were not encountered in the soil tests.
- Careful planning is required when locating a private well and onsite wastewater treatment system (OWTS) on lots 3 and 6 due to identified areas of potential seasonal shallow groundwater identified in the Entech Engineering, Inc., Soil, Geology, Geologic Hazard, and Wastewater Study Report.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk-ability features help reduce obesity and associated heart diseases.
- Earthmoving activities Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to the El Paso County Public Health site <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for the link to the Colorado Department of Public Health and Environment, Air Pollution Control Division, for the permit application.

**Mike McCarthy, R.E.H.S.
El Paso County Public Health
mikemccarthy@elpasoco.com
719-575-8602
06Feb2019**



July 25, 2018

Nina Ruiz
 El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: High Plains, Filing No. 1 Subdivision
 Part of the SW ¼ of the SE ¼, Section 19, T11S, R65W, 6th P.M.
 Water Division 1, Water District 8

Dear Ms. Ruiz,

We have reviewed the submittal documents related to High Plains Filing 1 Subdivision, concerning the above referenced proposal to subdivide a 39.4 acre parcel into 7 single-family residential lots (approximately 5 acres per lot).

Water Supply Demand

Based on the water supply information summary provided, the estimated annual demand for each residential lot is 0.54 acre-feet per year for 300 years, of which 0.26 acre-feet per year will be used for in house use, and 0.28 acre-feet per year for other uses such as irrigation of 4,920 square-feet of lawn and garden and the watering of up to four horses or equivalent livestock. The total annual water requirement for the seven proposed lots is 3.78 acre-feet.

Source of Water Supply

The proposed water source is individual on lot wells constructed in the Dawson aquifer operating pursuant to the decreed augmentation plan in consolidated case nos. 2018CW3017 (Division 1) and 2018CW3006 (Division 2). The decree quantified the amount of water underlying the subject 39.4 acre parcel. According to the decree the following amounts of water were determined to be available underlying the 39.4-acre parcel:

Aquifer	Annual amount available for 39.4 acre parcel (acre-feet)	
	Based on 100 year allocation approach	Based on 300 year allocation approach
Dawson	38.2	12.7
Denver	33.5	11.1
Arapahoe	16.2	5.4
Laramie-Fox Hills	11.5	3.8

The decreed augmentation plan in Division 1 Water Court Case no. 18CW3017 allows for the annual withdrawal of 3.78 acre-feet from the not nontributary Dawson aquifer for up to seven individual on lot wells, based on a 300 year allocation approach. The augmentation plan states the ground water allocation for each well lot is 0.54 acre-feet per year for 300 years, which will be used for household use (0.26 acre-feet per year) and 0.28 acre-feet per year per residence is available for other uses, for example irrigation of approximately 4,920 square feet of lawn and garden and the watering of up to four horses or equivalent livestock.



The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed in consolidated case nos. 18CW3017 and 18CW3006 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"- Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on three hundred years, the annual demand for the subdivision is equal to the allowed average annual amount of withdrawal of 3.78 acre-feet/year, allowed by the augmentation plan. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Applications for on lot well permits, submitted by entities other than the water court Applicants, must include evidence that the Applicant has acquired the right to the portion of the water being requested on the application.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

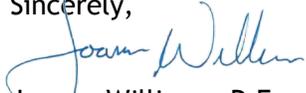
The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water

level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the Applicant have any questions, please contact Ailis Thyne of this office at 303-866-3581 x8216.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer