



# William Guman & Associates, Ltd.

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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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## EL PASO COUNTY

### LETTER OF INTENT FOR: CORNERSTONE ESTATES

Final Plat Filing No. 1

TSN# 5223000003

**OWNER/APPLICANT, AND PLANNING CONSULTANT:**

**Owner/Applicant:** Robert and Ann Marie Bartlett  
11340 Goodson Road  
Colorado Springs, CO 80908  
707-365-6891

**Planner:** William Guman & Associates, Ltd.  
Bill Guman, RLA/ASLA  
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**El Paso County Planner:** Kari Parsons, Project Manager/Planner III  
El Paso County Development Services  
2880 International Circle  
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### PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

*Cornerstone Estates* Final Plat is located generally northwest of Falcon and southeast of Black Forest, situated northwest of the intersection at Goodson Road and Rex Road to be approximately 58.67 Acres.

As described in the project's preliminary plan, the total acreage of the proposed Cornerstone Estates development is approximately 58.67 acres, which will be developed for 16 single family residences on 48.43 acres. No lot shall be less than 2.5 acres. Additionally, approximately 5.98

acres will be detention/open space, 3.82 acres are rights of way and .44 acres are designated for future rights of way. The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community. Density is .27 DU/AC (gross density) and .33 DU/AC (net density).

The overall Cornerstone Estates development provides approximately 5.98 acres (10.2%) of the 58.67 acre site as open space/detention/drainage, which is identified on the preliminary plan as a separate tract (Tract A). This area will be preserved as open space (no-build) with limited recreational use having a primary emphasis on passive recreation.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Black Forest and Falcon communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

### **DEVELOPMENT REQUEST**

The Owner and Applicant request approval of a Final Plat for the development of 16 rural residential single family residential lots on approximately 58.67 acres.

**TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA:** Approximately 58.67 acres single family residential.

### **JUSTIFICATION FOR REQUEST**

This request is consistent with the purposes of the **Your El Paso County Master Plan (2021)** (adopted May 26, 2021). The proposed Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

### **EXISTING AND PROPOSED IMPROVEMENTS**

There is an existing residence with several buildings on the property. All existing structures to be removed at some future point in time. Several dirt access roads currently exist within the Rezone Plan boundaries, along with the Xcel Energy & MVEA powerline easements. All existing road will be restored to match the surrounding landscape.

The existing Goodson Road has a right-of-way of 75' with an asphalt pavement width of approximately 24'. The existing road is in good condition and roadway improvements are not required with this development. There is approximately 0.44 acres of varying Right-Of-Way

width to be dedication along Goodson Road for the future realignment of Rex Road, Goodson Road, and Burgess Road. All internally proposed roads include rural local roadways in accordance with county design standards.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a note on the Final Plat.

#### **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION**

There are no waivers, exceptions, or deviations from the PUD zoning requirements at this time.

#### **ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), AND WATER MASTER PLAN**

***Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.***

The 2021 Your El Paso County Master Plan (the "Master Plan") addresses issues directly related to the Preliminary Plan and development of the *Cornerstone Estates* development. The policies specifically related to the Final Plat request include:

#### **Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity***

The Final Plat proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Burgess Road and Goodson Road corridors. New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods. The proposed lot areas for Cornerstone Estates range in size from 2.5 acres to 3.62 acres. The application is in good general conformity as a transitional use between the urban density and RR-2.5 developments to the south and the large lot RR-5 developments to the north.

#### **Goal 1.4 – *Continue to encourage policies that ensure "development pays for itself".***

Cornerstone Estates is proposed as a development of single family rural residences within a non-urban density area of the Black Forest community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

***Housing & Communities, Core Principle:*** *Preserve and develop neighborhoods with a mix of housing types.*

**Goal 2.2** – *Preserve the character of rural and environmentally sensitive areas.*

The Final Plat with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5 and RR-5. The Applicant proposes to avoid overlot grading across the 58.67 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

***Transportation & Mobility, Core Principle:*** *Connect all areas of the County with a safe and efficient multimodal transportation system.*

**Goal 4.2**-*Promote walkability and bikability where multimodal transportation systems are feasible.*

The Applicant proposes to incorporate a 5.98-Acre public open space area within the development providing unstructured recreation. Currently, there are no known public open spaces, or extensions of any trail systems that are planned to extend to or abut Cornerstone Estates.

***Community Facilities & Infrastructure, Core Principle:*** *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

**Goal 5.3** – *Ensure adequate provision of utilities to manage growth and development.*

Concerning utilities, Cornerstone Estates has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Black Hills Energy is reviewing our request for natural gas provision to the development. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by our environmental and geotechnical engineers, it has been determined that Filing No. 1 is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

**Goal 5.4-** *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volume, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report have been submitted with the FDR to support the Filing No. 1 development.

***Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.***

**Goal 9.2-** *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Final Plat has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Final Plat application.

The Final Plat design, which includes 2.5 to 3.62 acre home sites and a public, 5.98 acre open space for recreation, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .27 DU/AC (gross), Cornerstone Estates Filing No. 1 is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

### **WATER DEPENDABILITY**

The following information was provided by request of El Paso County:

Water Sufficiency:

- The water supply report has been prepared in compliance with Section 8.4.7 of the El Paso County Land Development Code.
- The Basis of Design Report (BDR) for the system was submitted to and accepted by CDPHE in late 2021.
- Per the Water Resource Report submitted in 2021, Cornerstone Estates has the following Supply and Demands:

#### **Water Supply and Demand Summary**

<b>LOTS</b>	<b>Total Supply (AF/Year)</b>	<b>Total Demand (AF/Year)</b>
16	7.83	5.06

- The proposed source of water supply is the non-renewable, non-tributary Arapahoe formation aquifer. The Arapahoe aquifer water will be used in accordance with Colorado Ground Water Commission’s Findings and Order for Determination of Water Right No. 1302-BD.

#### Water Quality

- The water quality of the Arapahoe aquifer under the proposed subdivision has not been tested. However, water quality of the Arapahoe aquifer has been reported in the United States Geological Survey “Water Quality in the Denver Basin Aquifer System, Colorado 2003-05”, Circular 1357, to generally be in compliance with the minimum safe drinking requirements set by the State of Colorado pursuant to the Colorado Water Quality Control Commission’s Primary Drinking Water Regulations (Regulation #11) and the requirements of the EPCDHE.
- Arapahoe aquifer groundwater is used by numerous water suppliers for drinking water in public water supply systems throughout the aerial extent of the Arapahoe aquifer. It is unlikely but possible that Arapahoe aquifer water will contain levels of iron and/or manganese higher than the requirements of Regulation #11 or the requirements of the EPCDHE.
- Upon drilling of the first Arapahoe aquifer well within the subdivision, the well water will be sampled, tested, and the resultant water quality test results will be provided to the County.
- If any of the well water constituents exceeds the requirements of Regulation #11 or the requirements of EPCDHE, individual home treatment systems will be required for the portion of the water supply to be used for potable uses

**END**