

Forsgren Associates, LLC
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Englewood, CO 80112
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Warner 4-Lot Subdivision – Minor Subdivision
Letter of Intent

Site Location: 17350 W Goshawk RD
Colorado Springs, CO 80908

Site Data The 40-acre site, zoned RR-5, is located just northwest the intersection of Roller Coaster Rd and W Goshawk Rd in Colorado Springs.

Request/Justification To gain approval for platting the current lot at 17350 W Goshawk RD to include 4-lots. The center lot will be 20-acres, easterly lot shall be 10-acres, and each of the two westerly lots shall be 5-acres each, with one being a flag lot. No site work is proposed at this time. Each individual owner and builder shall conduct their own due-diligence when developing each individual lot.

This application meets all requirements of a Minor Subdivision, as described in Section 7.2.1 of the El Paso County Land Development Code. The proposed use is for only 4-lots, which meets the standard of “4 or fewer lots”. In addition, the four lots are simply for residential use, on large acreage lots. This Minor Subdivision will not “discernibly impact surrounding properties, environmental resources or public facilities”.

The subdivision as shown on the Final Plat is in substantial conformance with the submitted Preliminary Plan. Direct coordination between the Engineer and Surveyor completing the Final Plat was conducted throughout the design process and consistency between all applicable, submitted documents was provided.

The subdivision is consistent with its current RR-5 zoning designation and is consistent with the subdivision design standards, engineering and surveying requirements of the county all mapping, data, surveys, analyses, plans, reports and studies.

Sufficient water supply has been secured for the subdivision, and is summarized in the Colorado Ground Water Determination of Water Rights, as provided to the County. The supply has been deemed sufficient in terms of quality, quantity and dependability. Individual wells shall provide each property with its water supply.

A Geology and Soils Report, as well as an Onsite Wastewater Treatment System Report, have been prepared and submitted to the County. The Owner shall comply with the recommendations of the report. A public sewage disposal

system shall not be provided. A private Onsite Wastewater Treatment System shall be installed, per the reports submitted to the County.

All areas of the proposed subdivision which involve soil or topographical conditions presenting hazards or requiring special precautions have been identified on the Preliminary Plan and Final Plat. These have been shown as "No-Build Areas". The Owner shall not disturb these areas.

A Drainage Letter has been prepared and submitted to the County. It was determined that no drainage improvements shall be required for the two-lot subdivision, and all applicable fees shall be paid as provided in said Drainage Letter.

The property is within the Falcon Fire Protection District. The District has agreed to continue to serve this area and any building permits submitted within the subdivision shall meet applicable District standards and requirements.

The property is located within Colorado Springs, CO and is within the jurisdiction of the Colorado Springs Police Department, Falcon Command Division. It shall be served by this department.

Mountain View Electric Association, Inc. has provided an electric service commitment letter and has agreed to continue to serve the area.

Black Hills Energy has provided a natural gas commitment letter and has agreed to provide Natural Gas Distribution Service to the development.

Off-site impacts were evaluated and it was determined that no off-site improvements shall be required. Impacts of the two-lot subdivision shall be negligible. This Minor Subdivision shall not "discernibly impact surrounding properties, environmental resources or public facilities".

No public facilities or infrastructure shall be provided, as this is a Minor Subdivision expanding from one lot to two lots. Impacts of this subdivision shall be negligible.

It was determined that there are no existing mineral estate owners on the property. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

Existing/Proposed
Facilities, Structures
and Roads

The site has a single-family home with an access road located at the southerly edge of the property and is covered in native grasses, trees and shrubs. An existing roadway runs east-west south of the southern property boundary and shall remain undisturbed. No additional features are proposed as part of the work.

Landscaping/Screening Currently, the site is covered in native grasses, trees and shrubs with abundant screening for each of the large size lots. Each individual owner shall provide landscaping/screening for their lots, if it is deemed necessary by El Paso County.

Grading/Erosion Control Each property owner will be responsible for property specific grading and erosion control. Erosion control measures selected for utilization on the site shall be installed per City of Colorado Springs standards as follows:

- Clearing and grubbing – Silt fence/sediment control log will be used.
- Initiation of perimeter controls – Silt fence/sediment control log will be used.
- Remaining clearing and grubbing – Silt fence/sediment control log and vehicle tracking pad will be used.
- Road Grading – Sediment control logs will be used on the downgradient side of all roadways and parking lots being graded.
- Final grading – All areas will receive final landscaping.
- Stabilization – All areas will receive final landscaping.

Traffic Control This project is an internal, private project with no disturbance to existing roadways. Only a maximum of 3 new homes shall be built in the future as a result of this major subdivision. This will not result in any substantial increase in traffic. As a result, no additional traffic control shall be provided

Waiver Requests N/A

For any questions regarding this letter of intent, please contact the Applicant/Engineer as listed below.

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Applicant/Engineer: Forsgren Associates, Inc
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