

Forsgren Associates, LLC  
56 Inverness Drive East, Ste 112  
Englewood, CO 80112  
720-214-5884

Please make significant revisions to this LOI. There are multiple references to a two lot subdivision, City of Colorado Springs, etc. and staff cannot provide relevant comments when the information does not match the proposed subdivision.

- Minor Subdivision  
tent

Letter of Intent does not specifically address the approval criteria of a minor Subdivision and does not contain any information regarding compliance with EPC Policy Plan, Water Master Plan, or Master Plan. Significant revisions are needed

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

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

Request/Justification To gain approval for platting the current lot into 4-lots. The center lot will be 20-acres, east 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.

Waiver required for private roadway. Easements cannot access more than 4 lots, and proposed subdivision will exceed lot threshold taking access from 40 foot easement. Revise LOI to include specific request and justification.

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.

Provide summary of estimated demand and supply

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

Summarize the recommendations of the report.

OWTS report recommends engineered systems. Include that information here

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

Indicate what these hazards are

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.

Include summary of findings of Wildland Fire Report here.

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.

This is incorrect. Unincorporated El Paso County

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".

Not a two-lot subdivision

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.

Explain the County Roads adjacent to the property, access, etc.

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.

### El Paso County standards

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

Explain how each lot is obtaining access, easements needed/existing, etc.

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

Owner:

Warner 5-Lot Subdivision  
Brian J Warner  
17350 W Goshawk RD  
Colorado Springs, CO 80908  
719-244-8672

Applicant/Engineer:

Forsgren Associates, Inc  
Conner Burba  
56 Inverness Drive East, Ste 112  
Englewood, CO 80112  
720-214-5884

Are these the correct criteria? And above you mentioned no improvements would be needed. Please revise and provide consistency in LOI

Please address access for each lot in a narrative. Note that for any lots sharing a driveway a joint access easement and a maintenance agreement will be required.

Add file number

PCP File No. xxxxxx