

Architectural  
Structural  
Geotechnical



Materials Testing  
Forensic  
Civil/Planning

Job No. 192027

June 7, 2023

Drew Makings  
9630 Arroya Lane  
Colorado Springs, CO 80908

Re: 12172 Goodson Road  
El Paso County, Colorado  
PCD File No. MS233

Dear Mr. Makings:

Below is the Letter of Intent for your minor subdivision.

EL PASO COUNTY

LETTER OF INTENT FOR: 38.83 ACRES  
GUNNERS RIDGE MINOR SUBDIVISION  
PCD File No. MS233

June 7, 2023

Owner/Applicant: Drew Makings  
9630 Arroya Lane  
Colorado Springs, CO 80908  
719-482-6050

Engineer: RMG Engineers and Architect  
David G. Walker, PE  
2910 Austin Bluffs Parkway, Suite 100  
Colorado Springs, CO 80918  
719-548-0600

El Paso County Planner Meggan Herington, Executive Director  
2889 International Circle  
Suite 110  
Colorado Springs, CO 80918  
719-520-6300

### **PROJECT LOCATION/DESCRIPTION**

The 38.83 acre Gunners Ridge Minor Subdivision is located in El Paso County at 12172 Goodson Road. The Parcel number is 5214000014. The parcel is zoned RR-5 Residential Rural and is currently vacant. The parcel is a Portion of the Northeast Quarter of Section 14, Township 12 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, County of El Paso, State of Colorado. The parcel is not in a Flood Zone according to Map 08041C0320G eff. Date 12/7/2017.

### **TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION**

The underdeveloped size of this lot is 38.83 acres +/-.

The proposed subdivided lot acreage is:

Lot #1 will be 23.0530 acres +/-

Lot #2 will be 5.0168 acres +/-

Lot #3 will be 5.0156 acres +/-

Lot #4 will be 5.0116 acres +/-

### **EXISTING AND PROPOSED IMPROVEMENTS**

There will be no public infrastructure to serve the new lots.

Lot #1 shall have a driveway access off Goodson Road. Lots #2, #3, and #4 will have a shared driveway off Goodson Road.

Each lot will have a private well. An augmentation plan is in review with the Division of Water Resources at this time. The plan shows that there is adequate water under the current lot to feed these proposed lots.

Each lot will have an On-Site Wastewater Treatment System.

There are no drainage improvements planned for the property. The proposed lots are not anticipated to produce any adverse stormwater impacts to the development or surrounding properties.

### **UTILITIES**

Electric power will be provided by Mountain View Electrical Association per their commitment letter dated January 30, 2023. Black Hills Energy has a commitment letter dated February 4, 2023. These letters has been submitted with the subdivision packet.

## **TRAFFIC GENERATION**

There is no need for a Transportation Impact Study according to ECM Appendix B. 1.2 D. because this minor subdivision is below the limits stated in this section.

- Vehicular Traffic:

(1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10. *The vehicle trip generation is below these limit. The trip generation of the development and the peak hour adt (i.e. 4 lot subdivision = approximately 40 adt).*

(2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways. *There are no proposed intersections.*

(3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. *There is no increase to exceed these limits.*

(4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property. *There is no change in the type of traffic.*

(5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained. *There will be no change in LOS in the area of this site.*

(6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems. *We are not aware of any safety or accident history in the area of the site.*

(7) There is no change of land use with access to a State Highway. *This site does not have access to a State Highway.*

- Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic. *There are currently no pedestrian travel methods installed in the surrounding areas, there is nothing proposed for this subdivision as it is matching what has been in place for the area.*

- Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic. *There are currently no bicycle travel methods installed in the surrounding areas, there is nothing proposed for this subdivision as it is matching what has been in place for the area.*

## **SOILS**

The Soil and Geology Study for this site was completed by RMG Engineers/Architects as Amended April 11, 2023. As stated in 12.0 Conclusions: “Based upon our evaluation of the geologic conditions, it is our opinion that the proposed development is feasible.”

The study has been provided for the site and has been submitted with the Final Plat.

## **CRITERIA for APPROVAL**

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. *Yes*
- The subdivision is in substantial conformance with the approved preliminary plan. *N/A*
- 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. *Yes*
- 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. *Yes*
- 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. *Yes, each lot will have a OWTS.*
- 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)]. *Yes, please refer to the Soil and Geology Study dated Amended April 11, 2023 by RMG Engineers/Architects.*
- 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. *Yes*
- 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. *Yes*
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. *Yes*

- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code. *Yes.*
- 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. *N/A*
- 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. *N/A*
- The subdivision meets other applicable sections of Chapter 6 and 8. *Yes*
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]. *Yes*

### **MASTER PLAN COMPLIANCE**

The Land use of this subdivision will be keeping with the rural definition. Uses like Agriculture and Farm/Homestead in forested areas. These lots will be 2.5 acres or greater. The lots will have minimal change and undeveloped area. The lots will preserve the trees and natural features to be consistent with the surrounding lots and areas. The use can be characterized by predominately residential use with single family detached housing.

The Soil and Geology Study for this site was completed by RMG Engineers/Architects as Amended April 11, 2023. As stated in 12.0 Conclusions: “Based upon our evaluation of the geologic conditions, it is our opinion that the proposed development is feasible.”

The only no build area are shown on the plat as easements and set backs.

### **WAIVER REQUEST**

There are no Waiver Request or Special Request.

### **OVERLAY ZONING**

There no Overlay Zoning requirements for this parcel.

### **GENERAL DISCUSSION**

This minor subdivision application is following the criteria of the County in the processing and approving the division of land. It also is following the purpose of promoting health, safety, convenience and welfare of the general public. The Final Plat will be consistent with the associated zoning district standards. The utilities will include an on site well with an On-site waste treatment system, gas and electricity will be provided to each lot. An Augmentation Plan from the state has been approved (Replacement Plan No. 463-RP) There are no public improvement so there will be

no phasing. There are no constraints, hazards, and potentially sensitive natural or physical feature with in this area.

This development is subject to fees established by the El Paso County Impact Fee Program. The fees will be paid at the time of building permit application.

There is no public improvements including on-site or off-site of this site. There will be a private improvement of a common driveway with the ownership and maintenance agreement between the lots concerned.

There are no waiver request(s) with this application.

There are no deviations from the County's Engineering Design Standards.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group

A handwritten signature in blue ink, appearing to read "D Walker".

David Walker, P.E.  
Sr. Civil Project Manager







# National Flood Hazard Layer FIRMette

104°37'55"W 28°40'43"N



## Legend

SEE THE REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, APB
  - With BFE or Depth Zone AE, AH, XE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone)
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
  - Area with Flood Risk due to Levee Zone O
- OTHER AREAS**
  - NO SCREEN
  - Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**
  - Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- OTHER FEATURES**
  - Digital Data Available
  - NO Digital Data Available
  - Unmapped
- MAP PANELS**
  - The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/24/2023 at 11:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map imagery for unmapped and unmodernized areas cannot be used for regulatory purposes.