

Architectural
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning

Job No. 192027

April 11, 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

April 11, 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

Unresolved from Review
1:

Letter of Intent does not address all items on the checklist. Please review the checklist for a Letter of Intent Final Plat. This can be found on the website.

Missing LDC, Master Plan Compliance, constraints and sensitive or physical features, etc.

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 6th 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.

SOILS

A soils and geology report has been provided for the site and has been submitted with the Final Plat.

WAIVER REQUEST

There are no Waiver Request or Special Request.

State if there were any constraints found with the report

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.

Any payment of the County Road Impact Fee will be made at 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.

Please revise statement as previously shown on version 1.

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.

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



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

Unresolved Review 1 Comment:
The Letter of Intent shall address how each criteria bullet point and condition shown on Appendix B, 1.2D is met. Please see the attached criteria image.

D. **No TIS Required.** No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (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; (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; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with 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.
- 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.

FINAL PLAT
GUNNERS RIDGE
 PORTION THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:
 ANDREW MARKELL MARINOS AND EMILIE ANN MARINOS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION

PARCEL 1
 A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 210600235 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEGINNING:
 ALL BEGINNINGS ARE OLD BEGINNINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR 50027841'E, INDICATED ON THE NORTH 514 513, 1984, 1728 REW AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "THE INC. RLS 17855, 1/4, 514, 513, 1984, 1728 REW," AT THE WEST CORNER OF THE EAST QUARTER CORNER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF COODSON ROAD;
 THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, S89°08'22"W, A DISTANCE OF 409.14 FEET TO THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED 198702478, AT RECEPTION NO. 207039315, AND BEING A POINT OF NON-TANGENT CURVE TO THE RIGHT;
 THENCE WITH SAID SOUTH LINE, S89°08'22"W, A DISTANCE OF 1,309.24 FEET;
 THENCE DEPARTING SAID SOUTH LINE, N00°29'41"W, A DISTANCE OF 465.80 FEET TO THE RIGHT;
 THENCE BEARING S40°24'E, A DISTANCE OF 465.80 FEET TO A POINT OF CURVE TO THE RIGHT;
 THENCE ALONG SAID CURVE, BEING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 234.62 FEET, A CHORD BEARING OF 270°27'20", WITH A CHORD DISTANCE OF 234.62 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
 THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 419.80 FEET, A CHORD BEARING OF 87°03'20", WITH A CHORD DISTANCE OF 407.55 FEET;
 THENCE BEARING S41°04'E, A DISTANCE OF 363.93 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF COODSON ROAD;
 THENCE WITH SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, S00°28'41"E, A DISTANCE OF 1082.00 FEET TO THE POINT OF BEGINNING
 LEGAL DESCRIPTION PREPARED BY BRIAN J. DENNIS WITH GALLOWAY & CO., SURVEY DATED DECEMBER 3, 2021 AND JOB NO. SA19000012.0.
 CONTAINING CALCULATED AREA OF 38.828

PARCEL 2
 TOGETHER WITH A PARCEL OF LAND LINDS WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE EAST CORNER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING

THENCE S89°08'22"W, ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 85.00 FEET;
 THENCE BEARING S89°17'N, A DISTANCE OF 238.11 FEET TO A POINT OF CURVE, HAVING A RADIUS OF 1089.77'N, A DISTANCE OF 174.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, SAID POINT ALSO BEING A POINT ON CURVE HAVING A RADIUS OF 1089.77'N, A DISTANCE OF 174.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 409.15 FEET TO THE POINT OF BEGINNING;
 BASES OF BEGINNING FOR THE ABOVE DESCRIBED PARCEL IS AS FOLLOWS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ASSUMED TO BEAR 50027841'E, INDICATED ON THE NORTH 514 513, 1984, 1728 REW AND AT THE SOUTH END BY A FOUND 2.5" ALUMINUM CAP STAMPED "THE INC. RLS 17855, 1/4, 514, 513, 1984, 1728 REW," ASSUMED TO BEAR 50027841'E, A DISTANCE OF 2640.62 FEET
 CONTAINING A TOTAL CALCULATED AREA OF 0.284 ACRES

CONTAINING A TOTAL CALCULATED AREA OF 38.11 ACRES



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 16, 2023.
2. DATE OF PREPARATION IS JANUARY 20, 2023.
3. THE TRACT OF LAND HEREIN PLATTED IS WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.
4. THE C.E.S. 3941-104, TALL GRASS, TALL GRASS PRAIRIE, AND GRASSLANDS ARE SHOWN UNDER THE NAME SURVEY FEET. ONE METER EQUALS 39.3701 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. ALL WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO, THE SURVEY DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO, VIZ: DEEDS OF TRUST AND DEEDS OF SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NOS. 210600235, 210600236, 210600237, 210600238, 210600239, 210600240, 210600241, 210600242, 210600243, 210600244, 210600245, 210600246, 210600247, 210600248, 210600249, 210600250, 210600251, 210600252, 210600253, 210600254, 210600255, 210600256, 210600257, 210600258, 210600259, 210600260, 210600261, 210600262, 210600263, 210600264, 210600265, 210600266, 210600267, 210600268, 210600269, 210600270, 210600271, 210600272, 210600273, 210600274, 210600275, 210600276, 210600277, 210600278, 210600279, 210600280, 210600281, 210600282, 210600283, 210600284, 210600285, 210600286, 210600287, 210600288, 210600289, 210600290, 210600291, 210600292, 210600293, 210600294, 210600295, 210600296, 210600297, 210600298, 210600299, 210600300, 210600301, 210600302, 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210600849, 210600850, 210600851, 210600852, 210600853, 210600854, 210600855, 210600856, 210600857, 210600858, 210600859, 210600860, 210600861, 210600862, 210600863, 210600864, 210600865, 210600866, 210600867, 210600868, 210600869, 210600870, 210600871, 210600872, 210600873, 210600874, 210600875, 210600876, 210600877, 210600878, 210600879, 210600880, 210600881, 210600882, 210600883, 210600884, 210600885, 210600886, 210600887, 210600888, 210600889, 210600890, 210600891, 210600892, 210600893, 210600894, 210600895, 210600896, 210600897, 210600898, 210600899, 210600900, 210600901, 210600902, 210600903, 210600904, 210600905, 210600906, 210600907, 210600908, 210600909, 210600910, 210600911, 210600912, 210600913, 210600914, 210600915, 210600916, 210600917, 210600918, 210600919, 210600920, 210600921, 210600922, 210600923, 210600924, 210600925, 210600926, 210600927, 210600928, 210600929, 210600930, 210600931, 210600932, 210600933, 210600934, 210600935, 210600936, 210600937, 210600938, 210600939, 210600940, 210600941, 210600942, 210600943, 210600944, 210600945, 210600946, 210600947, 210600948, 210600949, 210600950, 210600951, 210600952, 210600953, 210600954, 210600955, 210600956, 210600957, 210600958, 210600959, 210600960, 210600961, 210600962, 210600963, 210600964, 210600965, 210600966, 210600967, 210600968, 210600969, 210600970, 210600971, 210600972, 210600973, 210600974, 210600975, 210600976, 210600977, 210600978, 210600979, 210600980, 210600981, 210600982, 210600983, 210600984, 210600985, 210600986, 210600987, 210600988, 210600989, 210600990, 210600991, 210600992, 210600993, 210600994, 210600995, 210600996, 210600997, 210600998, 210600999, 210601000, 210601001, 210601002, 210601003, 210601004, 210601005, 210601006, 210601007, 210601008, 210601009, 210601010, 210601011, 210601012, 210601013, 210601014, 210601015, 210601016, 210601017, 210601018, 210601019, 210601020, 210601021, 210601022, 210601023, 210601024, 210601025, 210601026, 210601027, 210601028, 210601029, 210601030, 210601031, 210601032, 210601033, 210601034, 210601035, 210601036, 210601037, 210601038, 210601039, 210601040, 210601041, 210601042, 210601043, 210601044, 210601045, 210601046, 210601047, 210601048, 210601049, 210601050, 210601051, 210601052, 210601053, 210601054, 210601055, 210601056, 210601057, 210601058, 210601059, 210601060, 210601061, 210601062, 210601063, 210601064, 210601065, 210601066, 210601067, 210601068, 210601069, 210601070, 210601071, 210601072, 210601073, 210601074, 210601075, 210601076, 210601077, 210601078, 210601079, 210601080, 210601081, 210601082, 210601083, 210601084, 210601085, 210601086, 210601087, 210601088, 210601089, 210601090, 210601091, 210601092, 210601093, 210601094, 210601095, 210601096, 210601097, 210601098, 210601099, 210601100, 210601101, 210601102, 210601103, 210601104, 210601105, 210601106, 210601107, 210601108, 210601109, 210601110, 210601111, 210601112, 210601113, 210601114, 210601115, 210601116, 210601117, 210601118, 210601119, 210601120, 210601121, 210601122, 210601123, 210601124, 210601125, 210601126, 210601

National Flood Hazard Layer FIRMette

104°37'53"W 39°0'43"N



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



0 250 500 1,000 1,500 2,000 Feet 1:6,000

104°37'15"W 39°0'15"N

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AS5
- With BFE or Depth Zone AE, AO, AH, VE, 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 1)
- 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 D)

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

- 20.2
- 17.5
- 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

- Digital Data Available
- No Digital Data Available
- Unmapped

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 2/21/2023 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 images for unmapped and unmodernized areas cannot be used for regulatory purposes.