Architectural Structural Geotechnical



Materials Testing Forensic Civil/Planning

Job No. 192027

May 12, 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

May 12, 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.

### 12172 Goodson Rd El Paso County, Colorado

State the trip generation of the development and peak hour adt (i.e. 4 lot subdivision = approximately 40 adt).

# **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.* 

(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.  $\S$  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

XCWalla.

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

# BE IT KNOWN BY THESE PRESENTS:

ANDREW MAXWELL MAKINGS TRACT OF LAND, TO WIT: AND EMILEE ANN MAKINGS, BEING THE OWNERS ę ŦĦ FOLLOWING DESCRIBED

# LEGAL DESCRIPTION

σ ARCEL

A PORTION OF SPECIAL WARRANTY DEED RECORDED PASO COUNTY CLERK AND RECORDER OFFICE, BEING SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS: AT RECEPTION NO. 219050325 OF THE EL SITUATED IN THE NORTHEAST QUARTER OF OF THE SIXTH PRINCIPAL MERIDIAN, BEING

# BASIS Ŷ **BEARING**:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR SO0'28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1988, T12S R65W."

BEGINNING RIGHT OF V G AT THE WAY LINE EAST QUARTER CORNER OF OF GOODSON ROAD; SECTION 14 AND BEING A POINT ON THE WEST

THENCE WITH THE SOUTH LINE OF A DISTANCE OF 409.14 FEET RECORDED AT RECEPTION NO. 20 THE RIGHT; OF THE NORTHEAST QUARTER OF TO THE SOUTHEAST CORNER 207039933 AND BEING A POINT SAID SECTION 14, S89'06'22'W, OF SPECIAL WARRANTY DEED OF NON- TANGENT CURVE TO

**OWNERS** 

THENCE DEPARTING SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID DEED AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A FEET, A CENTRAL ANGLE OF 22'07'49", A DISTANCE OF 168.02 FEET, A N56'41'15" W WITH A CHORD DISTANCE OF 166.97 FEET: CHORD B AL WARRANTY S OF 435.00 BEARING OF

THENCE O CONTINUING WITH SAID NORTH LINE OF 5 OF 16.45 FEET; SPECIAL WARRANTY DEED, N45°37'21"W, ⊳

THENCE S44'22'39'W, NORTHEAST QUARTER; A DISTANCE OF 149.99 FEET TO A POINT 0 N THE SOUTH LINE ę SAID

THENCE WITH SAID SOUTH LINE, S89\*06'22"W, A DISTANCE OF 754.91 FEET;

THENCE DEPARTING SAID SOUTH LINE, NOO'28'41"W, A DISTANCE OF 1309.24 FEET;

THENCE N89"31'24"E, ⊳ DISTANCE OF 465.80 FEET TO A POINT OF CURVE ТО THE RIGHT;

THENCE ANGLE ( CHORD | DISTANCE OF 2 CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL A DISTANCE OF 235.62 FEET, A CHORD BEARING OF S70'37'25"E WITH A 230.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE REVERSE OF 4 HE LEFT, HAVING 415.80 FEET, A A RADIUS OF 600.00 FEET, A CHORD BEARING OF S70'37'25"E

CENTR, WITH A ≥ AL ANGLE CHORD [ G SAID REVERSI LE OF 39.42'22: DISTANCE OF 4 RSE CURVE TO 2. A DISTANCE 407.53 FEET:

COUNTY

ę

Ē

PASO

 $\smile \bigcirc$ 

ACKNOWLEDGED

BEFORE

ME

SIHL

DAY

ç

2023 BY

STATE

ę

COLORADO

ANDREW

MAXWELL

THENCE N QUARTER ROAD; N89'31'24"E, R OF SECTION A DISTANCE OF 14 AND BEING A F 353.93 A POINT FEET TO ON THE V 0 THE WEST EAST RIGHT LINE OF OF WAY LINE O NORTHEAST

THENCE 1082.07 WITH SAID EAST LINE AND SAID WEST FEET TO THE POINT OF BEGINNING RIGHT ę WAY LINE, S00°28°41°E, ≻ DISTANCE ç

LEGAL DESCRIPTION PREPARED DECEMBER 3, 2021 AND JOB NO. BY BRIAN J. D 0. SLV000012.10. DENNIS WITH GALLOWAY ጵ со., SURVEY DATED

CONTAINING CALCULATED AREA ę 38.826

PARCEL N

TOGETHER WITH A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER ( TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING QUARTER CORNER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT L PASO COUNTY, L PASO COUNTY, NG AT THE EAST T OF THE SIXTH NT OF BEGINNING;

SOUTHEAST

THENCE S01'0053"W. ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHE QUARTER OF SAID SECTION 14, A DISTANCE OF 35.00 FEET; THENCE N89'08'17"W, A DISTANCE OF 238.11 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23'0828' RADIUS OF 435.00 FEET. A DISTANCE OF 175.69 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST QUARTER OF SAID SECTION 14, SAID POINT ALSO BEING A POINT ON CURVE: THENCE S89'0817"E, ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 40' FEET TO THE POINT OF BEGINNING. 409.15 ". A THE

BASIS OF BEARING 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 SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED "RLS 17665" AND AT THE SOUTH END BY A 2-1/2 STAMPED ALUMINUM CAP STAMPED "RLS 17665", ASSUMED TO BEAR SO1"16'02"W, A DISTANCE OF 2640.62 FEET

CONTAINING CONTAINING  $\triangleright$ ⊳ TOTAL CALCULATED CALCULATED AREA Ŷ AREA 0.284 ę ACRES 39.11 ACRES

> МY COMMISSION

WITNESS

ΜY

HAND

AND

OFFICIAL

SEAL

NOTARY

EXPIRES

ACKNOWLEDGED BEFORE

ΜE

THIS

DAY

ç

2023

ВY

COUNTY STATE ę ę COLORADO Ē PASO  $\smile \bigcirc$ 

EMILEE ANN MAKINGS

DATE

WITNESS ΜY HAND

OFFICIAL

SEAL

NOTARY

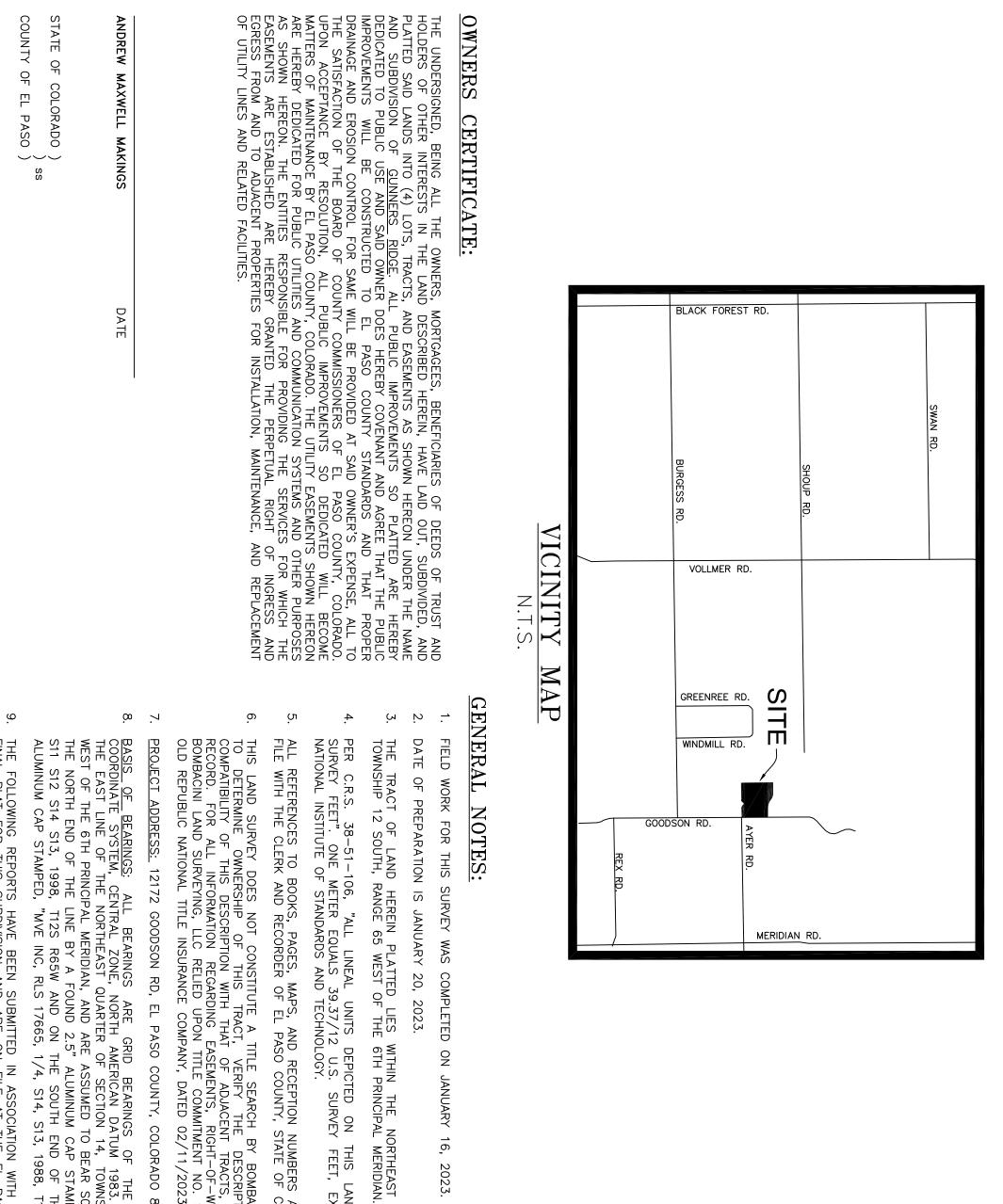
PUBLIC

ΜY COMMISSI 0 N EXPIRES

AND

# **⊢** ¬ FINAL $\mathbb{Z}$ Í PLAT T $\Box$

QUARTER  $\bigcirc$  $\bigcirc$ ECTION COUNTY  $\rightarrow$  $\bigcirc$ **4** TOWNSHIP PASO, STATE  $\rightarrow$  $\sim$ SOUTH  $\bigcirc$ ৽ COLORADO RANGE  $\bigcirc$ СЛ  $\leq$  $\bigcirc$  $\bigcirc$  $\bigcirc$ =



- JANUARY 16, 2023.
- QUARTER
- ç
- THIS LAND SURVEY PL FEET, EXACTLY ACCORD

\_AT ARE DING TO

U.S. THE

Q

SECTION

14,

- REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO. DOCUMENTS
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BOMBACINI LAND SURVEYING, LLC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BOMBACINI LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT NO. SR55109762. PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 02/11/2023 AT 5:00 PM.
- ADDRESS: 12172 GOODSON RD, EL PASO COUNTY, COLORADO 80908
- BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR SO0'28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1988, T12S R65W."
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINA FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY PL COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT. ARY PLAN OR PLANNING AND ; WASTEWATER
- 10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAI AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL STRUCTURES, FENCES, MATERIALS OR LANDSCAPING SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. MAINTAINING PROPER STORM WATER DRAINAGE IN GE EASEMENTS AS SPECIFICALLY NOTED ON THE LL LOT OWNERS UNLESS OTHERWISE INDICATED. NG THAT COULD IMPEDE THE FLOW OF RUNOFF
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 12 DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLOI TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH A REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO (E.G., PREBLE'S MEADOW JUMPING MOUSE). OF APPLICABLE AGENCIES OF APPLICABLE AGENCIES OLORADO DEPARTMENT OF H AND WILDLIFE SERVICE S TO THE LISTED SPECIES
- PURPOSES ONLY. ᅻ Ę
- 13. ΞĦ ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 1 4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED CURRENTLY REGISTERED IN THE STATE OF COLORADO. AND DESIGNED ВΥ ⊳ PROFESSIONAL

ENGINEER,

ARE NOT

- <del>1</del>5. SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO
- 16. NO DRIVEWAY COUNTY. Ī ACCORDANCE WITH ALL Ē PASO COUNTY AND UNITED STATES
- 17. MAILBOXES SHALL BE INSTALLED POSTAL SERVICE REGULATIONS.
- 7. THE SUBDIVIDERS AGREE ON BEHALF SUCCESSORS AND ASSIGNS SHALL BE RE WITH THE COUNTYWIDE TRANSPORTATION IM AT OR PRIOR TO THE TIME OF BUILDING P FINAL PLAT RECORDING SHALL BE DOCUMEI ENSURE THAT A TITLE SEARCH WOULD FIND FIND THE FOF HIM/HERSELF AND ANY DEVELOPER REQUIRED TO PAY TRAFFIC IMPACT FEES IN IMPROVEMENT FEE (RESOLUTION NO. 19–471) S PERMIT SUBMITTALS. THE FEE OBLIGATION, IF MENTED ON ALL SALE DOCUMENT'S AND ON PI IND THE FEE OBLIGATION BEFORE SALE OF THE THE THE OR BUILDER ACCORDANCE ) AS AMENDED . NOT PAID AT LAT NOTES TO E PROPERTY.
- ANY PERSON MONUMENTS O 18-4-508, C.H OR C.R.S. WHO KNOWINGLY REMOVES, ALTERS ACCESSORY, COMMITS A CLASS TWO (2) 2) R DEFACES ANY MISDEMEANOR F PURSUANT ω L AND TATE

<u>1</u>00

19. THE TOTAL NUMBER ę LOTS BEING PLATTED  $\overline{\Omega}$ 4 LOTS

Ö

NS-

 $\sim$ 

Ś

003

PRINCIPAL	
MERIDIAN	

# COUNTY APPROVAL CERTIFICATE

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

# BOARD OF COMMISSIONERS CERTIFICATE

THIS PLAT FOR <u>GUNNERS RIDGE</u> WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD 읶 COUNTY COMMISSIONERS

DATE

# SURVEYOR'S STATEMENT

I, RAFAEL BOMBACINI, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10.000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. ATTEST THE ABOVE ON THIS. DAY OF 20

RAFAEL BOMBACINI, PROFESSIONAL LAND SURVEYOR. COLORADO P.L.S. NO. 38794 FOR AND ON BEHALF OF BOMBACINI LAND SURVEYING, LLC

# NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

# CLERK AND **RECORDER:**

STATE OF COLORADO ) ) SS COUNTY OF EL PASO ) STATE OF COLORADO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AND IS DULY RECORDED AT RECEPTION NO. PASO COUNTY, COLORADO. ΑT O'CLOCK M, THIS DAY OF ,20\_ , A.D. Ŷ ŦĦ RECORDS

ę

凹

EL PASO COUNTY CLERK AND RECORDER

BY DEPUTY

OWNER OF RECORD

ጵ

80908

BRIDGE: FEES DRAINAGE:

URBAN PARK: SCHOOL FEE:

SURVEY STATUTE

DATE 5/11/2023 ဂ္ဂ Rer narks REVISIONS

S

County unty comments

LAND < E

ΥΙΝG \_\_\_\_

825 Tyco Ct. Colorado Springs — Colorado E-mail: rafael@bombacini.com www.bombacini.com (719) 440—3763

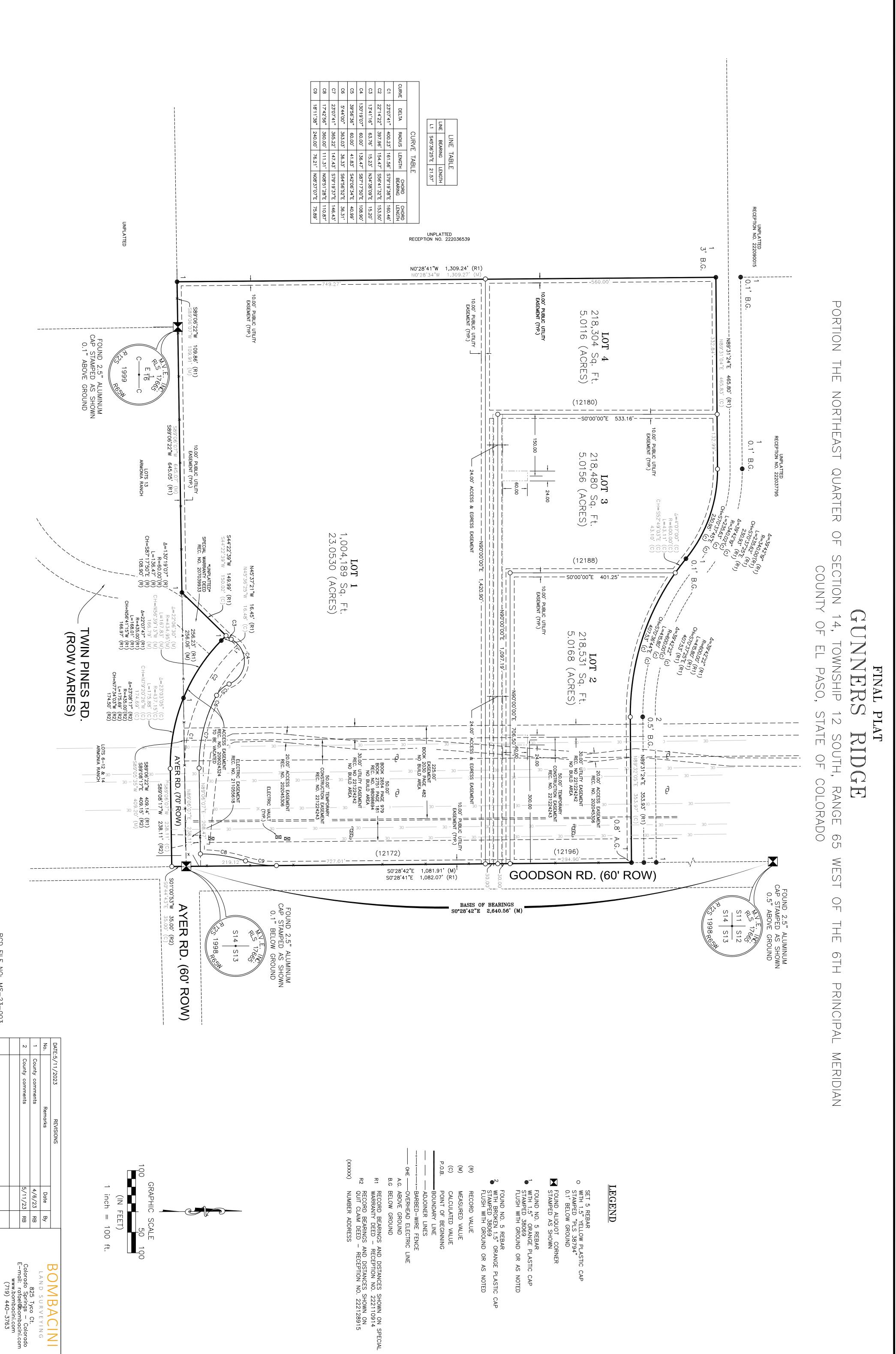
NO

BACIN

 $\square$ 

ANDREW MAXWELL MAKINGS & EMILEE ANN MAKINGS 9630 ARROYA LANE COLORADO SPRINGS, COLORAI (719) 482-6050 COLORADO,

Date By 4/6/23 RB 5/11/23 RB



8

Ö

MS-

-23-003

ç

R

RE

# National Flood Hazard Layer FIRMette

N-E4-D-GE M-E5-/C-401





reflect changes or amendments subsequent to this date and time. The NFML and effective informetion may change or become superseded by new data over time. fhis map image is void if the one or more of the following map

EL PASO, COUNTY

T125 R65W S014

080059

HAZARD

AREA OF MINIMAL FLOOD

T125 R6514.00.2

elements do rot appear: basemap imagery, flood zone rabels, legend, scalo bot, map creation date, community identifiers, FIRM panaf number, and FIRM effective date. Map images for unmapped and unmodemized areas cannot be used for regulatory purposes.

NL91,0+62 M-S1,/E+01

1:6,000

Feet 2,000

1,500

1,000

200

250

0

# V3\_Letter of Intent Redlines.pdf Markup Summary

Carlos (1)



Subject: Callout Page Label: 3 Author: Carlos Date: 6/5/2023 4:12:41 PM Color:

State the trip generation of the development and peak hour adt (i.e. 4 lot subdivision = approximately 40 adt).