

Architectural
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning

Job No. 192027

February 22, 2023

Drew Makings
9630 Arroya Lane
Colorado Springs, CO 80908

Re: 12172 Goodson Road
El Paso County, Colorado

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

February 21, 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

Add "PCD File No. MS233"

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

Southern Office:
Colorado Springs, CO 80918
719.548.0600

Central Office:
Englewood, CO 80112
303.688.9475

Northern Office:
Windsor, CO 80550
970.330.1071

Monument: 719.488.2145
Summit County: 303.688.9475
Woodland Park: 719.687.6077

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.

DEVELOPMENT REQUEST

The applicant proposes to develop the parcel into 4 Single Family residential lots. Lot #1 would like to have the option for a second house (larger than 1,800 square feet) in the future. A driveway permit has been issued for Lot #1.

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 23.7969 acres +/-

Lot #2 will be 5.0060 acres +/-

Lot #3 will be 5.0144 acres +/-

Lot #4 will be 5.0110 acres +/-

Remove discussion
not related to current
subdivision
application

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.

The owner/applicant of Lot #1 would like to include horse boarding on Lot #1. There are 7 horse paddocks proposed. Each paddock will be 100 feet by 125 feet +/- with a maximum of 5 horses per paddock. Each paddock will have a lean-to shelter. Manure will be hauled off as needed to eliminate any odors. There will be a Barn (40' X 120') for hay storage only. There will be no living quarters in the barn.

Remove discussion not related
to current subdivision application

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

The development is expected to generate 40 trips per day +/- based on 10 trips per day for a single family residence. This number is below the county threshold of 100 trips per day. Therefore a Transportation Impact Study is not required. 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.

Refer to ECM Appendix B .1.2D for "No TIS" requirements. All criteria shall be met and addressed in the Letter of Intent.

SOILS

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

WAIVER REQUEST

The applicant is requesting a waiver for Section 8.4.3.e, to share a driveway for Lot #4 without the required 30 feet of public frontage and have access from a public road. The waiver is requested and will be approved by the BoCC pursuant to waiver granted under 8.4.4.

8.4.4 would waive standards for private roads, you are requesting a driveway.

The sharing of a common driveway is an acceptable access arrangement as stated in the Engineering Criteria Manual in rural residential zoning district. The layout for access.

You will need to request a waiver from 8.4.3.A: A division of land shall have a minimum of 60 feet frontage on a public road.

Each Criteria for Approval of Waivers is listed below.

Provide justification why a flag lot would not work for Lot 4

1. The waiver does not have the effect of nullifying the requirements of 8.4.3.e. The request conforms to the requirements of 8.4.4 and conforms to the design standards.
2. The waiver will not result in the need for additional subsequent waivers. The approval of this waiver will provide Lot #4 with a waiver from the required frontage and there is no need for additional subsequent waivers.
3. The granting of this waiver will not be detrimental to the public safety, health, or welfare, or injurious to other properties. The proposed reduction of the frontage requirement for Lot #4 will not be detrimental to the public safety, health, or welfare or injurious to other property. It will go unseen and the common driveway will provide safe ingress and egress.

4. The conditions upon which the request is based are unique for which the wavier is sought and are not applicable to other property.

The unique basis for this waiver request is the shape of Lot #1 compared to Lot #4, as the applicant wants to enjoy Lot #1. If a wavier is not granted to Lot #4, there would be hardship because there is a power line easement along Goodson Road. The power line easement restricts the use for frontage of Lot #4, and is a burden to Lot #4.

5. A particular non-economical hardship to the owner would result from a strict application of this code.

The strict application of this code would require the shape of Lot #4 and the area to include the power line easement. The power line easement restricts the use of the land and would limit the total enjoyment of the lot.

6. The wavier will not in any manner vary with the zoning provision of this code.
All other zoning provisions will be met.

7. The proposed waiver is not contrary to any provision of the master plan.
The waiver request is not contrary to the master plan and is consistent to the RR-5 Zoning District.

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

Cordially,

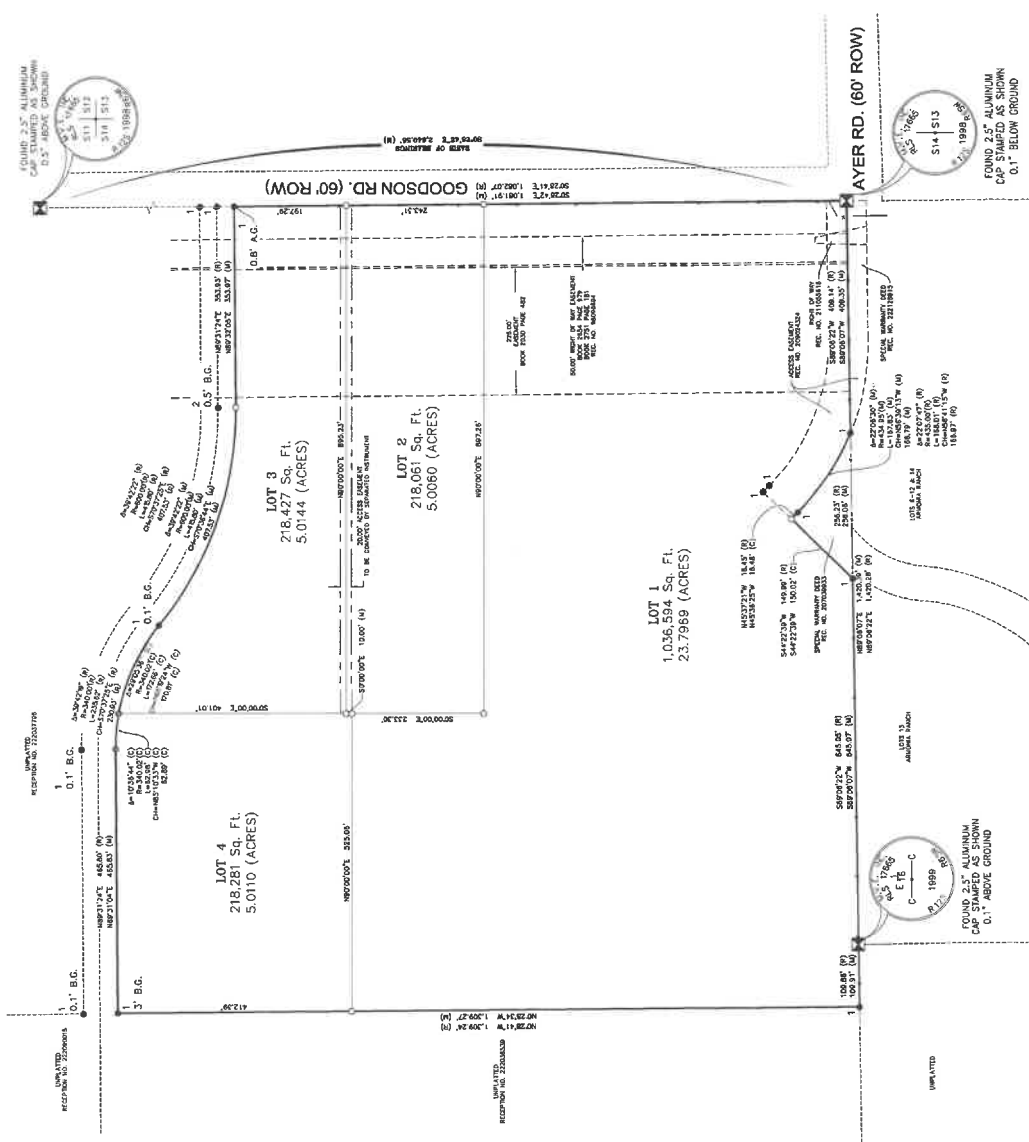
RMG – Rocky Mountain Group



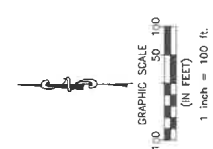
David Walker, P.E.
Sr. Civil Project Manager

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



- LEGEND**
- SET 5 REPAIR FOUND ALUMINUM CAP STAMPED AS SHOWN 0.5" ABOVE GROUND
 - FOUND ALUMINUM CORNER 0.5" BELOW GROUND
 - FOUND ALUMINUM CORNER 0.5" ABOVE GROUND
 - FOUND 1.5" ORANGE PLASTIC CAP
 - FOUND 1.5" ORANGE PLASTIC CAP FLUSH WITH GROUND OR AS NOTED
 - FOUND U.S. & REBAR WITH BRONZE 1.5" ORANGE PLASTIC CAP FLUSH WITH GROUND OR AS NOTED
 - RECORD VALUE
 - MEASURED VALUE
 - CALCULATED VALUE
 - POINT OF BEGINNING
 - ADJACENT LINES
 - BARBED-WIRE FENCE
 - AS ABOVE GROUND
 - AS BELOW GROUND



BOMBACINI
SURVEYORS & ENGINEERS, P.C.
825 15th St. S.
Colorado Springs, Colorado
www.bombacini.com
(719) 440-2763

No.	Date	By

DATE: 7/14/2023
PROJECT NO.: 03311
SHEET 2 OF 2

PLAT FILE NO. _____
DRAWN BY: _____
CHECKED BY: _____

National Flood Hazard Layer FIRMette

104°37'53"W 39°0'43"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- 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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

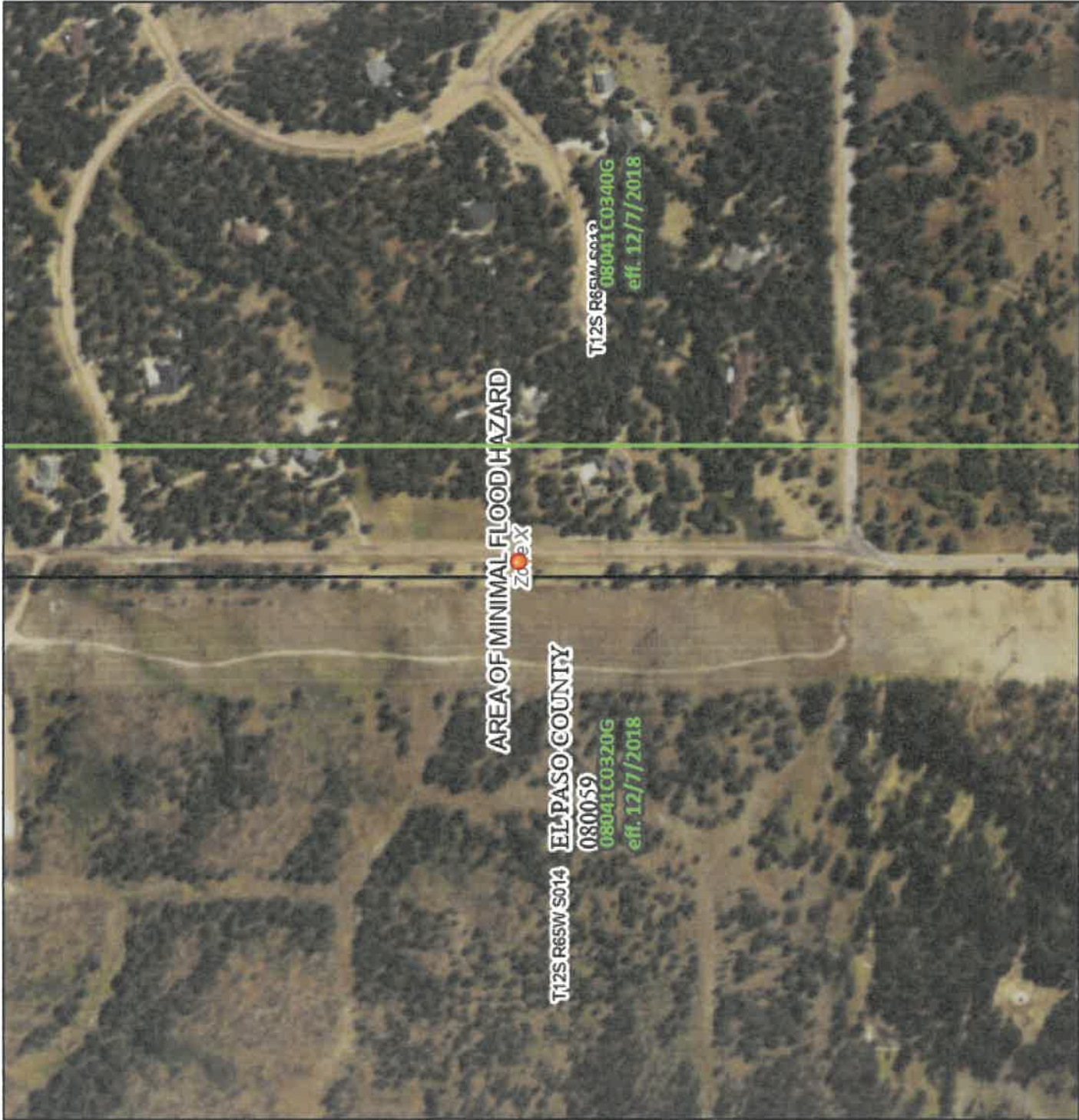
- Digital Data Available
- No Digital Data Available
- Unmapped

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.



104°37'15"W 39°0'16"N

