



Hunsinger Subdivision

Letter of Intent

June 2018

Owners/Developers: Hunsinger Development Corporation (Attn: Steve Hunsinger)

10140 Otero Avenue
Colorado Springs, CO 80920

Planner: Terra Nova Engineering, Inc.

721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

Engineer: Terra Nova Engineering, Inc.

721 S. 23rd Street
Colorado Springs, CO 80903
(719) 635-6422

SITE LOCATION: The Hunsinger Subdivision is located on the southwest corner of the intersection of Otero Avenue and Old Ranch Road.

INTRODUCTION: The Hunsinger Development Corporation is working to subdivide three existing lots into five residential lots. One existing lot is currently in use as a residence, which will remain a residence as one of the proposed lots.

PROPOSAL: The application covered by this Letter of Intent includes a Final Plat for the proposed subdivision of three lots into five lots and a preliminary development plan.

THE PLAN: The existing Lots 10, K, and L will be subdivided into Lots 1 through 5. An access easement connecting Lots 2 and 3 to Otero Avenue is also included, which will allow all five lots to be accessed from Otero Avenue. Development of the subdivided lots is not included in this submission and lot specific development plans have not yet been started. For this submittal, a building pad and drive access were assumed for each of the four undeveloped subdivision lots, but are only suggested locations.

Please provide justification and how you meet the standards for a subdivision according to Chapter 8 of the LD. Also, provide information of why you are not required to tie into CSU utilities for water and wastewater.

no preliminary plan with this application

No significant grading has been included as part of this subdivision. Some grading can be expected when the individual lots are developed; however, substantial grading of the subdivided lots is not expected.

Utilities for the subdivided lots will include individual wells and onsite septic systems for each lot. Some existing wells are to remain, some existing wells are to be abandoned, and some new wells have been proposed for the subdivided lots. No connections to municipal water or sewer services are proposed.

DRAINAGE: A Final Drainage Report has been prepared for the Hunsinger Subdivision. The purpose of this report is to identify and analyze the onsite and offsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County Drainage Criteria Manual.

There should also be a waiver request for frontage of one of the lots, please refer to LDC 8.4.3

You are within 400 feet of a Municipal Sewer line, per previous discussion and the LDC a waiver of this requirement is required. The municipal authority must agree in writing that they do not require a connection due to some limiting feature. There are conflicting letters from CSU, one says you are within the electric area and are able to hook up, the other says you are not.

Markup Summary

Daniel Torres (1)

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dsdseigny (5)

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preliminary development plan

is currently in use as a residence, which is not required to tie into CSU utilities for water and wastewater. The letter of intent includes a Final Plat for the subdivision and a preliminary development plan. The letter of intent includes a Final Plat for the subdivision and a preliminary development plan. The letter of intent includes a Final Plat for the subdivision and a preliminary development plan.

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no preliminary plan with this application

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