

Hunsinger Subdivision

Letter of Intent (Plat)

October 2018

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

10140 Otero Avenue
Colorado Springs, CO 80920

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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.

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.

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.

EXISTING AND PROPOSED FACILITIES: There is an existing residence and associated out building on proposed Lot 1. No changes to the existing structures and no proposed facilities are included in this application. All of the existing structures are outside the proposed setbacks for Lot 1.

Due to the site being outside CSU's Electric Service Territory, connecting the proposed lots to a municipal sewer and/or water system is not required (see Waiver Requests section for details).

WAIVER REQUESTS:

- A waiver is requested related to the Land Development Code Section 8.4.8(E)(2)(d)(iii) for the requirement of a municipal sewer line connection for lots within 400 feet of a municipal sewer line. This waiver will apply to the five lots proposed in this plat. The justification for this waiver is the Colorado Springs Utilities letter, dated April 5, 2018, stating that the connection requirement is not applicable. An excerpt from the CSU letter reads:

"Currently, the three subject properties are ineligible to connect because they're located outside Colorado Springs city limits and Springs Utilities' Electric Service Territory.

City Code, Sections 12.5.401 and 7.6.204.C specifies connection requirements for properties located within 400 feet of an existing wastewater collection line, and stipulates water and wastewater services may not be extended into areas not presently within our Electric Service Territory, respectively; therefore, the connection requirement is not applicable, and the properties would need to be incorporated into our Electric Service Territory in order to receive City water and/or wastewater service."

- A waiver is requested related to the Land Development Code Section 8.4.3(A)(1) for the requirement of minimum frontage of 60 feet on a public road. This waiver will apply to proposed Lot 2 in this plat. Lot sizing requirements and existing limitations to lot layouts

resulted in one of the proposed lots having no public road frontage. Additionally, it is preferable for the proposed lot driveways to connect to Otero Avenue, rather than Old Ranch Road, due to both traffic conditions and topography. To provide access to Lot 2 (and Lot 3, possibly Lots 4 and 5 as well) an access easement has been included running along the boundary between Lots 4 and 5.

ENVIRONMENTAL: The existing and proposed use for the site is rural residential, as is most of the adjacent parcels. The relevant environmental conditions on the site (the biggest being the flood plain) have been identified and addressed.

TRANSPORTATION: No additional public roads are required for this subdivision. Private driveways will provide access to the existing public roads for the proposed Lots.

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. No drainage improvements are required for this subdivision.

UTILITIES: Private water supply wells and wastewater septic systems are existing or proposed for the proposed lots. Colorado Springs Utilities has stated that connections to municipal lines is not required for these lots. Colorado Springs Utilities can provide natural gas services to the proposed lots. Mountain View Electric can provide electrical services to the proposed lots. Utility easements are existing or proposed to accommodate the proposed utility services.

WASTEWATER: Private water supply wells and wastewater septic systems are existing or proposed for the proposed lots.

GEOLOGY AND SOILS: A geology and soils report has been prepared for the subdivision. This report found that the subdivision was feasible as long as some common geologic hazards were mitigated.

CRITERIA FOR APPROVAL:

REPLAT

- This final plat amendment (replat) complies with the Land Development Code, and the original conditions of approval associated with the recorded plat. This plat was designed based on the recorded plat and the Land Development Code. Any deviations from the Land Development Code have associated waiver requests.

- This final plat amendment (replat) does not create any nonconforming lots. This plat conforms to the County Master Plan, Land Development Code, proposed zoning for the site (separate application), and Engineering Criteria Manual.
- This final plat amendment (replat) is in keeping with the purpose and intent of the Land Development Code. This plat creates lots that are suitable for rural residential use per the Lane Development Code.
- This final plat amendment (replat) conforms to the required findings for a major subdivision per the previous discussion in this letter.
- This final plat amendment (replat) provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. Lots 1, 3, 4, and 5 all have direct access to existing public roads. Lot 2 (and Lots 3, 4, and 5) have been provided access to Otero Avenue by a proposed access easement.
- Approval of this final plat amendment (replat) will not adversely affect the public health, safety, and welfare.
- All CC&Rs or other restrictions to the proposed lots have been addressed. Major restrictions include various easements, setbacks, and potable water supply quantity.

FINAL PLAT

- This plat conforms with the goals, objectives, and policies of the Master Plan.
- This 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.
- 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 the Land Development Code. Private water supply wells are existing or proposed for each proposed lot and the State Engineer's Office has agreed that this water supply is adequate for this subdivision.
- Private waterwater septic systems are existing or proposed for each proposed lot that comply with State and local laws and regulations [C.R.S. §30-28-133(6)(b)], and the requirements of Chapter 8 of the Land Development Code.
- The proposed subdivision was evaluated for soil and topographic hazards and was found to be compatible with the identified hazards.
- No drainage improvements are required per the State and local standards.
- This plat provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. Lots 1, 3, 4, and 5 all have direct

access to existing public roads. Lot 2 (and Lots 3, 4, and 5) have been provided access to Otero Avenue by a proposed access easement.

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are available or proposed to serve the proposed subdivision. The site is already served by a fire protection district and has access to existing public roads. Private water supply wells and wastewater septic systems are existing or proposed.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. The site is currently served by the Donald Wescott Fire Protection District.
- Offsite impacts were evaluated and no offsite improvements are required per Chapter 8 of the Land Development Code.
- The County is charging various fees to mitigate the impacts of this proposed subdivision.
- No commercial mining deposits have been identified within the proposed subdivision.