

OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
FAX (719) 265-9660
CELL (719) 964-0733
olliewatts@aol.com
Celebrating over 40 years in business

September 26, 2019

El Paso County Development Services
2880 International Circle
suite 110
Colorado Springs, CO 80910

ATTN: *Gabe Sevigny*

SUBJECT: Letter of Justification
Poenitsch Subdivision
PCD File No.: MS193

Mr. Sevigny,

We propose to subdivide the South half of the Southeast quarter of the Southeast quarter of Section 8, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado into a 3-lot, residential subdivision, to be known as the Poenitsch Subdivision. This 18.86 acres site is located on the northwest corner of Shoup Road and Herring Road. The assessor's parcel number is 5208000041. The site is zoned RR 5. We have notified all adjacent property owners and received no comments.

We will subdivide the site into three, single family home lots: Lot 1 will be 7.97 acres, Lots 2 and 3 will be 5 acres each. Access for the site will be via a 50' Ingress and Egress Easement, on the north end of the site, onto Herring Road. We have dedicated 20' of additional right-of-way to Shoup Road and 15' of additional right-of-way for Herring Road with the plat.

Water is provided by an existing well, permit 1633813-A, for 1-acre foot a year for Lot 3. Lots 1 and 2 have Ground Water Rights, per Court Decree 18CW3054. Sewer disposal will be via on-site septic. An OWTS has been provided with this submission. Utility providers MVEA, and Black Hills Energy were contacted and have provided letters for service. The lots have 20' wide exterior lot / boundary line and 10' interior lot line for utility easements.

We ask that the County approve the Poenitsch Subdivision request. The subdivision will allow all three lots to be of legal size for the RR-5 zone; it will not adversely affect access, drainage, utility easements or rights-of-way serving the property; it will not result in nonconformity, not otherwise existing prior to the subdivision; the subdivision is necessary to achieve compliance with County Code; all separation distances for an OWTS can be met by the proposed lot layout; and, the extraction of areas designated as 100-year floodway on said plat (since it is not in a

designated FEMA floodplain), major drainageways and slopes in excess of 30% leaves a single, buildable area of at least 30% of each, proposed lot's total, net area.

Please contact our office with any comments you may have regarding this action.

BY: _____
Erik S. Watts, Authorized Representative