

14982 Longwall Court

Letter of Intent (Administrative Plat Amendment)

August 2024

Owner/Developer: Jason & Megan Cain
9946 Buffer Creek Court
Colorado Springs, CO 80924

Applicant: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

SITE LOCATION: 14982 Longwall Drive

SIZE: 2.51 Acres

ZONING: PUD

TAX SCHEDULE NUMBER: 6136004028

INTRODUCTION: The owner seeks an Administrative Plat Amendment to revise a drainage easement on the sites known as 14982 Longwall Drive (AKA Lot 60 Flying Horse North Filing No 1) and 5021 Gold Run Court (AKA Lot 61 Flying Horse North Filing No 1). Both sites are zoned PUD and have existing residences. The revision is necessary because retaining walls were placed in the existing drainage easement on 14982 Longwall Drive which moved the drainage swale out of the existing drainage easement on both 14982 Longwall Drive and 5021 Gold Run Court. The revised location of the drainage easement has been agreed to by the owners of both lots and an easement agreement between them is being recorded at this time. The new easement will be larger in order to accommodate the 100-year flow in the existing conditions, but will not be a burden on either lot. Turf reinforcement mat will be installed within the existing swale just as it was intended in the approved drainage report for this subdivision. No new structures are proposed. Utilities for both lots are already in place. Access will be obtained from the existing private drives. The layout is shown on the amended plat and site plan that is attached with the drainage letter.

PROPOSAL: The application covered by this Letter of Intent includes an Administrative Plat Amendment to revise a drainage easement on Lot 60 & 61 of Flying Horse North Filing No. 1.

THE PLAN: No disturbance is proposed for this site as the existing drainage path will not be changed. The change will be on the amended plat.

EXISTING AND PROPOSED FACILITIES: There is an existing residence on each lot along with associated grading. No changes are proposed for the site.

WAIVER REQUESTS: No waivers are requested as part of this plan.

TRANSPORTATION: The lots will be accessed from existing drives.

UTILITIES: Utilities already exist for these lots.

OVERLAY ZONING: No overlay zoning applies to these sites.

ALTERNATIVES: The alternative to revising the drainage easement would be to tear out the walls, drive, existing swale, and associated grading on 14982 Longwall Court. This would be burdensome on the owner of 14982 Longwall Court. The proposed plan would not be a burden on any of the neighbors or downstream lots and so would be a better option.