

LETTER of INTENT
for the proposed
HUDSON MINOR SUBDIVISION
El Paso County, Colorado.

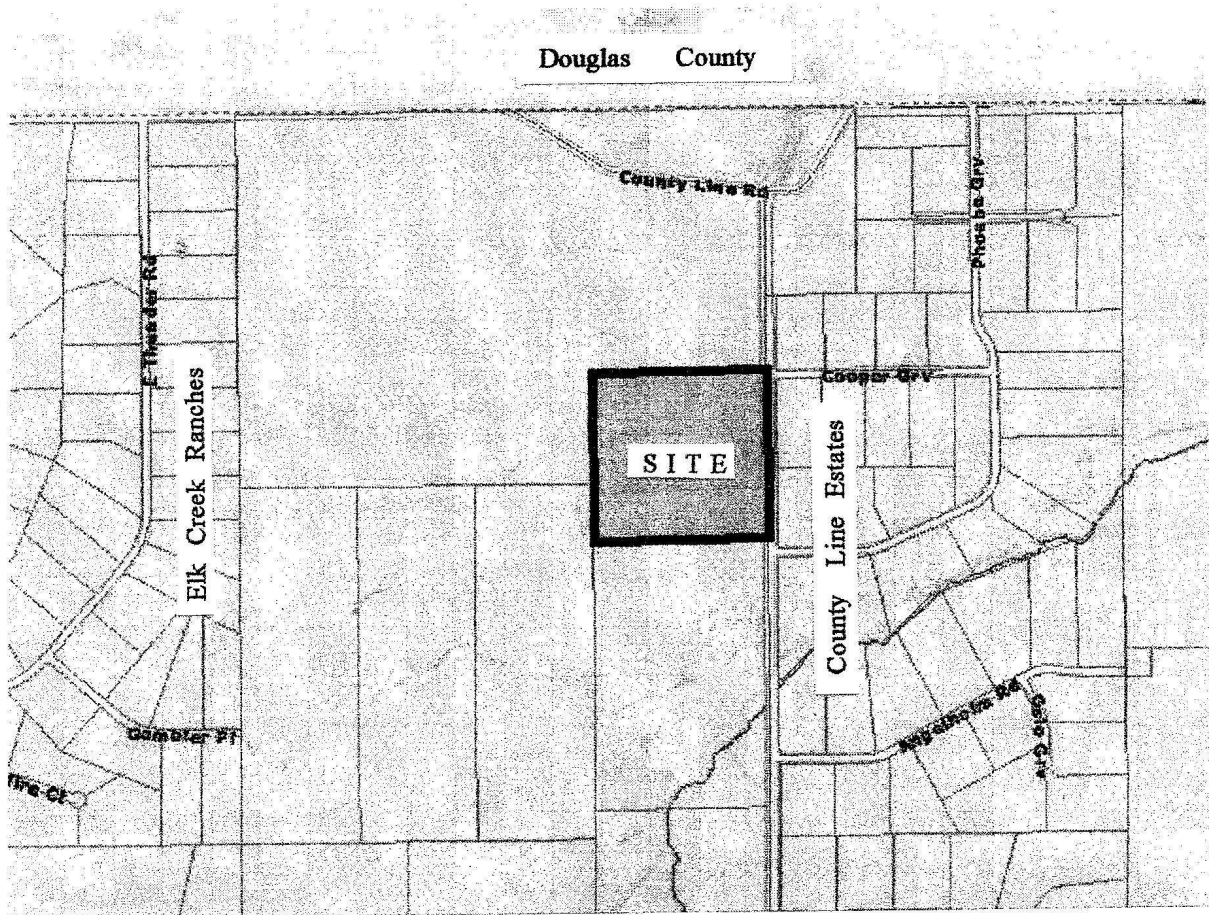
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Hudson Minor Subdivision is a proposed four lot subdivision of 38 acres located in Section 05, T11S, R65W of the 6th P.M., El Paso County. More generally, the property lies in the northeastern part of the County, about 4.5 miles east of Highway 83, just south of County Line Road, and on the west side of Black Forest Road. The street address is 20310 Black Forest Road. The parcel schedule number is 51000-00-323. The property has previously been used as grazing for cattle. Currently the property includes one existing home constructed in 2004 (on proposed lot 3) and one new home currently under construction (on lot 4). Each home has an onsite wastewater treatment system. Currently there is one well onsite, now being re-permitted. Existing and proposed zoning is RR-5. Each of the four lots is proposed to become the new residence of a family member.



(2)

Adjoining to the north and northwest of the property is about 200 acres of ranch land, still used for grazing. West of that is Elk Creek Ranches, a residential subdivision of 5 acre homesites. Adjoining the property to the southwest are three 50 acre parcels that are also used for grazing and directly south lies a 60 acre parcel that is residential/agricultural in use. Across, on the east side of Black Forest Road lies County Line Estates, with perhaps fifty or sixty 5 acre lots. Shiloh Pines Subdivision lies south of that. This area of the County is rather more populated than most folks realize. Subdivisions of 5 acre residential lots are common.

The County small area plan that applies to this parcel is the Black Forest Preservation Plan. The property lies in Plan Unit 7, The Northeastern Area. Recommended lot sizes are 5 acres or greater. The four lot sizes proposed are Lot 1 = 18.14 acres, Lot 2 = 5.59 acres, Lot 3 = 5.73 acres and Lot 4 = 6.25 acres.

Access to the property will be through a short cul-de-sac that is to be constructed directly across from the existing Cooper Grove, a County dedicated road in County Line Estates. This new-cul-de-sac will be dedicated to the County and the four new lots will each access from it, rather than from Black Forest Road. The gravel drive that serves the two existing homes will be abandoned and reclaimed. Separate new drives will serve these two homes and the two to be constructed. The east property line of the 38 acres lies within Black Forest Road and a total width of 45 feet will be dedicated along the entire east line for Black Forest Road right of way so that in the future adequate right of way will be available for expansion.

Soils are suitable for residential uses. The site is not undermined and it is located outside any mapped FEMA floodplain. It does not contain, nor is it exposed to any identified geologic hazards that would preclude the proposed residential use and density. Steep slopes (in excess of 30%) may be encountered along drainages. These have been mapped and identified as No Build Areas. Individual lot specific geotechnical investigations, prepared by a Professional Geologist for both structural and leach field design, are required prior to building permit application.

Electricity is provided by Mountain View Electric. Natural gas is provided by Black Hills Energy. Individual onsite wastewater systems have been permitted and installed that serve each of the two existing homes and two more individual on lot systems are proposed to address the need for those homes. Fire protection is provided by the Tri Lakes Monument Fire Protection District who have agreed to serve. The property is grass land and wildfire concerns are therefore somewhat lower than areas that are forested. TLMFPD Station Number 2 is closest at Highway 105 and Roller Coaster Road. Station 2 houses an engine, an ambulance and a brush truck. It is manned with 4 personnel at all times. Response time is 8 minutes. Two other stations (#1 & 3) are located in Monument.

Water is, and will be provided to each home through an individual on lot well drilled into the Dawson formation in accordance with the Court approved water adjudication and augmentation plan. The existing well is located on what is proposed to be Lot 2.

(3)

Water and water rights were decreed to the Hudsons in Water Division No. 1 in Consolidated Case No. 16CW3180 and 16CW3090 in the following amounts:

3498 acre feet of water and water rights in the not nontributary Dawson aquifer;
2747 acre feet of water and water rights in the nontributary Denver aquifer;
1745 acre feet of water and water rights in the nontributary Arapahoe aquifer;
1141 acre feet of water and water rights in the nontributary Laramie-Fox Hills aquifer.

The approved plan for augmentation allows for the use of up to 6 wells completed in the Dawson aquifer. Each well may withdraw up to 0.815 acre feet (265,569 gallons) of water per year. Not more than 4.89 acre feet per year may be withdrawn in total. Each well must be used for a residence and is limited to a maximum pumping rate of 15 gallons per minute. The water is expected to be used for indoor uses for drinking and sanitary purposes in the principal houses and in detached guest houses or offices, for livestock watering, for landscape and garden irrigation, hot tubs, swimming pools, and decorative ponds and fountains, for augmentation purposes through septic system return flows, and for all beneficial uses except municipal uses. Thus it can be seen that sufficient water to support the proposed four lots is available for the County required 300 years.

In summary, this proposed four lot minor subdivision is in general conformance with the master plan, it is compatible with the uses and parcel sizes in the area and it will be adequately served by utility and service providers. Soils are suitable for the proposed onsite wastewater treatment, geology presents no hazards that cannot be avoided or mitigated (No Build excessive slope areas are mapped) and water, sufficient in quantity and dependability is available. Water quality in the Dawson aquifer is quite good as attested by the existing well water.