Residential Solutions, LLC
Bob W. Hurford, P.E. bwhurford@gmail.com

February 25, 2014

Gunnison County Community Development
221 N. Wisconsin St. Suite D
Gunnison, CO 81230

RE: LUC-13-00014 – Sonrise Mountain Ranch, Submittal of Aerial Photo with Proposed ISDS Locations and 100-feet Buffer

Dear Planning Commissioner,

Enclosed are eight copies of an aerial photo which we discussed at the February 7th planning commission meeting. In my opinion, the map will not help too much more in addressing your questions beyond what we already discussed at the meeting. However, you can see the sage brush areas, which are higher dry ground, and the grass areas, which are lower flatter ground. Also, the main drainage through the parcel (from south to north) can be seen well enough.

There are 1:24,000 scale USGS topographical lines at 40-ft elevation increments and some point elevations to help you get a sense of the slope of the terrain. Conducting a survey of the parcel for finer detail topography is very prohibitive for this project and a sight visit would actually be better for your decision making purposes.

Finally, there are rectangular hatched areas which depict the size of proposed leachfield disposal areas, which will be approximately 16x52-feet. Surrounding those disposal areas is a buffer of 100-feet to show the potential impact to surrounding areas. In my opinion, Homesite #2 will have the most constraint at sighting a leachfied due to the natural drainage just to the south. However, I believe you will find that sighting it to the north addresses potential impacts to the natural drainage.

I look forward discussing this with you at our next scheduled meeting.

Sincerely,

Bob W. Hurford, P.E.
#37799