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FINAL PLAT LETTER of INTENT ABERT RANCH SUBDIVISION

Abert Ranch Subdivision (No relation to Abert Estates along Shoup Road) is a proposed subdivision in Section 23 and 24, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road and adjoining the west side of Stepler Road. The property is 40.40 acres in area, zoned RR-2.5 and is vacant grazing land. This tract is one part of the original Hodgkin Ranch property that has been divided among family heirs and has since resold. The property is owned by B.F. Ranch Trust 2015.

The property is bounded on the north by Grandview Subdivision which is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only 1 lot remains vacant. Adjoining the property to the south is Settlers Ranch with 57 platted lots and Settlers Ranch Filing No 2, also zoned PUD with 29, 2.5 to 5.22 acre lots planned, though not yet final platted. Adjoining to the west is another 40 acre part of the original Hodgkin Ranch called Settlers View Subdivision consisting of 14, 2.5 to 3.14 acre lots. Recently recorded, construction of Settlers View is already underway.

Abert Ranch Subdivision proposes 10 lots varying from 2.63 to 5.24 acres which complies with the minimum lot size required in RR-2.5. Lots have been planned and sited just as has been done in both Grandview and Settlers Ranch, with lot sizes that taper in area from 2.63 acres at the southwest boundary to 5.24 acres along Stepler Road. The resulting overall density for the proposed subdivision is 1 dwelling unit per 4.04 acres. A Condition of zoning approval is the requirement that the total number of lots not exceed 10. In accordance with staff and BoCC suggestions, lot sizes have shifted somewhat providing more equal areas with those adjoining to the west in Settlers View.

Final Plat review is the last step in the subdivision process before recording. All the technical issues and requirements necessary to establish that the subdivision can be completed as proposed are finalized. Water has been adjudicated and an augmentation plan has been approved by the Water Court. Water quality testing reveals excellent quality. A Finding of Sufficiency for water quality, quantity and dependability was made at Preliminary Plan approval. The Final Plat is requested to be approved administratively. Individual Sewage Disposal Systems (ISDS) are proposed for each of the lots and on site testing has determined that soils are suitable for those systems. As with all systems permitted by the Health Department, individual testing is required at the specific leach field location on each lot to determine field sizing and design. Further soils studies have been done to evaluate their other characteristics with respect to this residential use including roadway construction and homes. Specific engineering criteria result and are used in those designs.

(2)

Topography is rolling and slopes generally down to the center of the parcel and toward the east. Surface drainage (both onsite and offsite) flows through the property into a shallow stock pond near Stepler Road that will be used for detention. The low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. Other on and offsite flows are carried to the pond through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic rates. Maintenance of the detention is provided by the Homeowners Association.

The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the entering Silver Nell Drive as well as the connection to Settlers Ranch Road on the south. This connection will provide direct access to Stepler Road and complete the loop along Silver Nell Drive back to Stepler Road. The owners of both Abert Ranch and Settlers Ranch have agreed to a plan for construction of this portion of Settlers Ranch Road and it will be constructed with the internal roads. Expected levels of service through these connections are all excellent. Indeed, even without a connection to Settlers Ranch Road, the Level of Service that folks will experience at the intersection of Stepler and Silver Nell remains Level A through year 2040. The project does have an impact to Stepler Road with a small percentage of trips heading north. Since this section of Stepler is still gravel and needs to be paved, that impact will be mitigated by escrow of funds in the amount of \$24,605.00. No PID is proposed for funding the County Road Impact fee requirement.

The co-operative construction of that portion of Settlers Ranch Road connecting Abert Ranch Drive to Stepler Road will initially result in the normal county standard cross section that is without asphalt paving. In this configuration the road will function as an emergency access for Abert Ranch. As development of the tracts adjoining that portion of Settlers Ranch Road is desired by Settlers Ranch, they will provide the asphalt paving bringing the roadway up to the then current standards and allowing platting of adjacent lots. Once paving is completed to Stepler Road this becomes a full service county roadway serving the entire neighborhood.

A deviation request for the required minimum centerline radius is made for the curve located in the middle of the property, which, due to topographic constraints, is slightly less (30') than that normally required.

Necessary utilities exist in the adjoining properties. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency medical services are provided by the Tri Lakes Fire Protection District who has agreed to continue to serve the property. Their Station Number 2 is the closest at Highway 105 and Roller Coaster Road, 5 minutes away.

The project file includes a Final Drainage Study, Grading and Erosion Control Plan, Soil, Geology, Geologic Hazard and Wastewater Study, Natural Features Report including wetlands and wildlife impacts, a Wildfire Risk Assessment and Mitigation Plan, and of course, the Traffic Impact Study. In summary, review items have been completed and all indicate that this property is suitable for development into 10 residential lots as planned and proposed.

(3)

Approval criteria for a Final Plat include its compliance with the density and dimensional standards of the RR-2.5 zone district including the Condition of Approval requiring 10 lots maximum and the area of each of the three lots closest to Stepler Road.

Final Plat submittal requirements and standards for Division of Land in Chapter 7 of the Land Development Code as well as Standards of Subdivision in Chapter 8 must be adhered to.

A Finding of consistency with the El Paso County Policy Plan was made at Preliminary Plan approval. A Finding of conformance with the Black Forest Preservation Plan was also made at Preliminary Plan approval. Final Plats must remain consistent with the El Paso County Wildlife Habitat Descriptors Map, the El Paso County Parks Master Plan and the Master Plan for Mineral Extraction.

The El Paso County Major Transportation Corridors Plan discussion was addressed at Preliminary Plan approval.

The proposed Final Plat conforms with the above Approval Criteria as discussed here and as illustrated on the plat itself.