



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

October 25, 2018

Job No. 16-009

Add PCD File No. SF1911

**FINAL PLAT LETTER of INTENT
ABERT RANCH SUBDIVISION**

who are the owner(s)?

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 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 15, 2.5 to 3.14 acre lots that is currently in the Final Plat review process.

to be recorded any day so id say it was BoCC approved and anticipated to be recorded June 2019 (check to see)

This 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 may 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.

a finding for water sufficiency is requested at preliminary plan. Plat is requested to be approve administratively

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, sufficient in quantity to satisfy the County's 300 year rule is available, has been adjudicated and an augmentation plan has been approved by the Water Court. Water quality testing has been completed. 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.

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.

Include discussion regarding escrow for the cost of paving of Stepler Road as indicated in the TIS. Escrow in the amount of \$24,605 will be required. (2)

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.

A waiver for the maximum length of a cul-de-sac is requested just in case the connection to Stepler Road is delayed. In addition, 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.

stand alone app; the approving party is not looking through previous files

The plan also provides for a temporary roadway to connect Abert Ranch Road easterly direct to Stepler Road. If Settlers Ranch Road is completed from Stepler Road to the intersection of Abert Ranch Road at the time Abert Ranch roadways are completed, this temporary access will not be necessary. (See our letter of Dec. 08 & Dec. 21, 2017) If for some reason the Silver Nell Drive extension through the adjoining Settlers View Subdivision is also not available when the Abert Ranch roadways will be completed, the temporary access will be a primary access into Abert Ranch. If Silver Nell is available and Settlers Ranch Road is not available then the access will serve as emergency access only. In each case, the access road is temporary and it's physical connection within the Stepler Road right of way will be removed when Settlers Ranch Road is completed.

Modify this scenario accordingly

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.

Please delineate what is to be approved with the prelim verses plat. Waivers are granted with prelim if needed not again at plat.

Add -zoning restriction no further subdivision

Add Plat approval criteria and how this meets it

PID or no PID? Escrow for Stepler?

Markup Summary

Daniel Torres (2)

October 25, 2018
Job No. 16-009
Add PCD File No. SF1911
Abert Ranch Subdivision (N subdivision in Section 23 and generally, the property lies as

Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 6/10/2019 10:45:52 AM
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Add PCD File No. SF1911

The low density and gentle slopes combined with mature developed flows. Other on and off-site flows are carried ditches and appropriate culverts. Water quality is enhanced from historic times. Maintenance of this alternative is preferred over alternative B. Alternative B is both efficient and cost-effective.

Subject: Text Box
Page Label: 2
Author: Daniel Torres
Date: 6/13/2019 7:31:05 AM
Color: ■

Include discussion regarding escrow for the cost of paving of Stepler Road as indicated in the TIS. Escrow in the amount of \$24,605 will be required.

dspdparsons (10)

Abert Ranch and Stepler Road has been shown to have the capacity of an existing drainage system. The proposed drainage system would be a low density residential development with a maximum density of 10 units per acre. The proposed drainage system would be a low density residential development with a maximum density of 10 units per acre.

Subject: Callout
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Author: dspdparsons
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Please delineate what is to be approved with the prelim verses plat. Waivers are granted with prelim if needed not again at plat.

The site also provides for a temporary roadway to connect Abert Ranch Road to Stepler Road. The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road. The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road.

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Author: dspdparsons
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Modify this scenario accordingly

The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road. The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road. The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road.

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Author: dspdparsons
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a finding for water sufficiency is requested at preliminary plan. Plat is requested to be approve administratively

The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road. The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road. The proposed roadway would be a temporary roadway to connect Abert Ranch Road to Stepler Road.

Subject: Callout
Page Label: 2
Author: dspdparsons
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Add Plat approval criteria and how this meets it

INDICATE WHETHER THIS PROPERTY IS SUITABLE FOR DEVELOPMENT INTO 10 RESIDENTIAL UNITS PER ACRE.

Subject: Callout
Page Label: 2
Author: dspdparsons
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Color: ■

PID or no PID?
Escrow for Stepler?

INDICATE WHETHER THIS PROPERTY IS SUITABLE FOR DEVELOPMENT INTO 10 RESIDENTIAL UNITS PER ACRE.

Subject: Callout
Page Label: 2
Author: dspdparsons
Date: 6/10/2019 3:24:25 PM
Color: ■

Add -zoning restriction no further subdivision

Small text snippet, possibly a callout or note.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/10/2019 3:25:18 PM
Color: ■

stand alone app; the approving party is not looking through previous files

IT

who are the owner(s)?

g Shoup Road) is a proposed El Paso County, Colorado. More

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 6/10/2019 3:25:55 PM
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who are the owner(s)?

Small text snippet, possibly a callout or note.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 6/10/2019 3:27:55 PM
Color: ■

to be recorded any day so id say it was BoCC approved and anticipated to be recorded June 2019 (check to see)

Land FI

October 25, 2018
Job No. 16-009

Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 6/10/2019 3:36:47 PM
Color: ■