



Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

July 17, 2017

Rev: 12/30/17; 10/10/18; 7-08-19

Job No. 16-009

**PRELIMINARY PLAN 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 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 fourteen 2.5 to 3.14 acre lots.

Settlers View lies to the West; Silver Nell extends throu Settlers View connecting Abert Ranch Rd to Silvernell.

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.

State a finding of water sufficiency is requested with prelimin plan.

In reviewing any Preliminary Plan, consideration focuses on the more technical items necessary to establish that the subdivision can be completed as proposed. Water, sufficient in quality and quantity to satisfy the County's 300 year rule must be available. In this case, water for the lots has been adjudicated and an augmentation plan has been approved by the Water Court. Individual Sewage Disposal Systems (ISDS) are proposed for each of the lots and preliminary 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.

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.

call Gilbert to discuss EGM criteria to site

Access is necessary for each proposed lot and it must be suitable. 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. Expected levels of service through these connections are all excellent. Indeed, even without a connection to Settlers Ranch Road, the Level of Service folks will experience at the intersection of Stepler and Silver Nell is Level A through year 2040.

deviation will be required if your leaving this language in applicant is required to make ER connection to the south now that the plat is approved and clearly depicts the tract for public use and ER access.

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. These are acceptable to the Fire District.

I thought it was agreed that the Emergency access would be through the south as Mark Davis has indicated on the approved Filing 2 C plat. Construction of 2C improvements is happening now

They only see the final version remove this.

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 and be asphalt paved. If Silver Nell is available and Settlers Ranch Road is not available then the access road will be gravel and will serve as emergency access only and it will be gated at Stepler with a Knox Box Lock. In each case, the access road is temporary and it's connection within the Stepler Road right of way will be removed when Settlers Ranch Road is completed.

No- remove this statement- You can not have temp access for daily use to Stepler. Settlers Views plat is being recorded this week creating the ROW

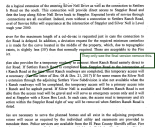
Utilities are necessary to serve the planned homes and all exist in the adjoining properties. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency 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, approximately 5 minutes away.

In summary, Preliminary Plan review includes a more detailed evaluation through various studies, reports and plans. We have on file a Drainage Study, Preliminary 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. All indicate that this property is suitable for development into residential lots as planned and proposed. All proposed lots can and will comply with the requirements of the Land Development Code.

State a water sufficiency finding is requested now. State that the Road will be dedicated to the County for ownership maintenance. State the dollar amt for the escrow to be collected at plat recording for Stepler. (call Gilbert) This enables the final plat to be approved administratively if the Board adopts the Code change August 27.

# Markup Summary 7-30-2019

dsdparsons (7)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 7/30/2019 7:25:01 AM  
**Color:** ■

They only see the final version remove this.



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**Author:** dsdparsons  
**Date:** 7/30/2019 7:28:02 AM  
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**Date:** 7/30/2019 7:30:59 AM  
**Color:** ■

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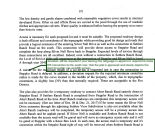
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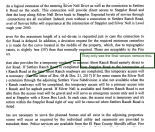


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