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HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

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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 RR-2.5 acre residential rezoning 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, originally and currently zoned RR-5 and is vacant grazing land. This tract is one part of an earlier ranch property that has been divided among family heirs.

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. Adjoining the property to the south is Settlers Ranch Filing No 2, also zoned PUD with 3.26 to 5.22 acre lots planned, though not yet final platted. Adjoining to the west is another 40 acre part of the original ranch called Settlers View Subdivision that is currently in the process of subdividing into 2.5 acre and larger lots for residential purposes.

This proposed residential subdivision is both suitable and compatible with the surrounding neighborhood. Additionally, the proposal is in general conformance with the goals, objectives and policies of the Master Plan, which in this area is the Black Forest Preservation Plan. For a more detailed discussion of these conditions, please see our Rezoning Letter of Intent.

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 will be 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 will be used in those designs.

Topography is rolling and slopes generally down to the center of the parcel and to the east. Surface drainage (both onsite and offsite) flows through the property into an ideally located 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 onsite flows are carried there through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic flows.

Add the request for
early grading
(2)

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 a loop along Silver Nell Drive back to Stepler. Expected levels of service through these connections are all excellent. The plan also provides for a temporary roadway easement to extend Abert Ranch Road easterly tying into Stepler Road should circumstances occur such that Silver Nell is not constructed in a timely manner through the adjoining Settlers View Subdivision. Although not expected since both owners agree to work together on the road construction, should it occur, the road will be removed and the easement abandoned once Silver Nell is completed.

Utilities are necessary to serve the planned homes and all are adjoining in the Settlers View Property. 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, perhaps 5 minutes away.

In summary, Preliminary Plan approval requires a more technical evaluation of the proposal which necessitates 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 for the proposed zone district and subdivision.

This statement is incorrect. Update accordingly.

Due to the number of lots which will be using Silver Nell Drive the temporary access from Albert Drive to Stepler Road is required. Depending on the construction timing of Settlers View subdivision this may need to be the primary access to the lots until the Silver Nell/Albert Drive connection is made.

If the Silver Nell/Albert Drive connection is constructed in conjunction with Settlers View Subdivision, then the temporary access is still required and will function as a secondary access for emergency access only.

The emergency access and easement will be removed once the Albert Drive/Settlers Ranch Road intersection is constructed. An escrow is required with the final plat for the removal of the temporary access.

Markup Summary

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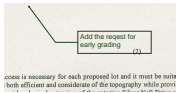
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Add the request for early grading