



July 17, 2017

Revised: Dec. 30, 2017

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 application 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 Hodgin 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 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 ranch called Settlers View Subdivision that is currently in the process of subdividing into 2.5 acre and larger lots for residential purposes.

This subdivision proposes 10 lots varying from 2.50 to 6.27 acres which complies with the minimum lot size required in the district. 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 2.5 acres at the west boundary to at least 5.0 acres (6.27 acres in this case) along Stepler Road. The resulting overall density for the proposed 10 lots is 1 dwelling unit per 4.04 acres. An owner requested condition of approval is the requirement that any lot larger than 5.0 acres must remain larger than 5 acres and the total number of lots may not exceed 10. This protects the increasingly more rural nature of the lots near and along Stepler Road.

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.

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 ultimately provide direct access to Steppler Road and complete the loop along Silver Nell Drive back to Steppler. 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 Steppler and Silver Nell is Level A through year 2040.

Because this property is unaffiliated with the adjoining Settlers View Subdivision to the west and the two might not develop at the same time (though that is the plan) and because the timing of the construction of Settlers Ranch Road is currently unknown, some waivers are necessary. They include one for the maximum length of a cul-de-sac. 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.

As you see, the plan also provides for a temporary roadway to connect Abert Ranch Road easterly to Steppler Road. If Settlers Ranch Road will be completed from Steppler 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) If 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 will be removed when Settlers Ranch Road is completed.

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, perhaps 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 for the proposed zone district and subdivision.