



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

Kari Parsons, Project Manager
El Paso County Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Co. 80910

Re: Abert Ranch Subdivision
My Job Number: 16-009
Your P-17-005 & SP-17-007

December 28, 2017

Dear Kari,

This letter will respond to your Rezoning comment letter dated September 05, 2017 and your Preliminary Plan comment letter dated September 07, 2017.

Rezoning:

Planning Division:

- 1.) Acreage added.
- 2.) Acreage added.
- 3.) Lot sizes taper from 2.5 (min.) to 6.27 adjoining Stepler Road. Please see the Rezoning Letter of Intent for a more detailed discussion.

Preliminary Plan:

Planning Division:

Letter of Intent:

- 1.) No reference is made to the Rezoning Letter of Intent.
- 2.) Concurrent rezoning request is for RR-2.5, permitting a minimum 2.50 acre lot. A total of 10 lots from 2.50 to 6.27 acres are planned.
- 3.) The existing stock pond will be administered and maintained by the Homeowners Association and will serve as detention for both onsite flows and those from Grandview and Settlers Ranch.
- 4.) Early Grading is not requested.
- 5.) Lot sizes have been coordinated with the Black Forest Preservation Plan Committee and range from 2.50 to 6.27 acres.

Reports:

- 1.) Geologic Hazard note added. The report did not locate expansive clayey sandstone and claystone nor conditions favorable to perched groundwater. Those areas not mapped are mentioned in the note as possible anywhere.
- 2.) Areas depicted.
- 3.) No septic suitability map was provided. Constraints are noted as possible on any lot and each proposed leach field area must be individually tested.

(2)

Engineering Division:

- 1.) Early Grading not requested.
 - 2.) Redline comments to the Drainage Report, Preliminary Grading Plan and Traffic Study have been addressed by their authors. The Preliminary Plan redline comments have been addressed on the plan and those in the Letter of Intent have been addressed.
- Review Agency Comments are noted and those requiring action at future stages will be addressed then. (i.e.: Covenants, Final Plat, etc.)

Respectfully submitted,

A handwritten signature in blue ink, reading "J.W. Hannigan". The signature is fluid and cursive, with the first name and last name clearly legible.

Jerome W. Hannigan, PP,PLS

Jerome W. Hannigan and Associates, Inc.