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**FINAL PLAT LETTER of INTENT
SETTLERS VIEW SUBDIVISION**

Settlers View Subdivision (no relation to Settlers Ranch to the south) is a proposed 14 lot residential subdivision in Section 23, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road, west of Stepler Road and at the south end of Silver Nell Drive, which is the access road through Grandview Subdivision. This tract is one part of the earlier Hodgin Ranch property that has long been used as grazing land for cattle and is now being developed. The property is 40.61 acres in area, recently zoned (P17-004) RR-2.5 and includes the owners' home on what is to be Lot 2. The Preliminary Plan (SP17-006) was approved April 10, 2018 by the Board of County Commissioners at the same time as the zoning. Proposed lots vary in area from 2.52 acres to 3.14 acres with an overall density of 1 dwelling unit per 2.90 acres. The Applicant is requesting a finding of Water Sufficiency with this plat.

The road alignment as well as the lot layout and sizing remains as approved with the Preliminary Plat. 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 existing Silver Nell Drive. The cul-de-sac pavement at the current end of Silver Nell will be removed and that area restored by the developer of Settlers View.

In approving a Final Plat, the Board of County Commissioners makes several findings. Among those are conformance with the Goals, Objectives and Policies of the Master Plan; conformance with the LDC and ECM and other County requirements; conformance with the approved preliminary plan; identification of potential hazards and mitigation techniques therefore and, of course, a finding of sufficiency for water quality, quantity and dependability.

Because Silver Nell currently exceeds the standard permitted length and because connection to Stepler Road must occur through two additional properties, our extension will end in a temporary cul-de-sac which will ultimately be removed by the connecting developer. A Deviation from the Engineering Criteria Manual standard for dead end roadway length and a Waiver from the Land Development Code for the number of lots on a dead end street were approved with the Preliminary Plan. Both the Deviation and the Waiver are Temporary in that the road will be extended through Abert Ranch and Settlers Ranch to Stepler.

Two of the proposed lots will access with a short "flag" configuration. One occurs because of the geometry of the existing roadway and the owners house location and the second occurs because of an existing 30 foot wide perpetual ingress-egress easement that must be respected. That access easement serves a single residence on the adjoining Morehead property. The owner of that property and access easement concurs with this design and supports the proposed subdivision. As is normal, that 30 foot flag configuration requires a waiver to the usual 60 foot minimum road frontage which is also part of this request.

Water for 15 lots (one more than proposed) has been adjudicated and an augmentation plan has been approved by the Water Court. Specific laboratory testing has been done on samples of water withdrawn from the existing well at the Brinkman's home on Lot 2. The El Paso County Health Department has reviewed those results and made a finding of sufficiency for water quality. 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 that have been used in those designs.

Surface drainage is a consideration that is accounted for and the low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. The southern portion of the property is subject to offsite flows that are carried in a swale to a detention pond. 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. The pond and its maintenance is the responsibility of the Homeowners Association.

Utilities are necessary to serve the planned homes and all are either adjoining or already onsite serving the existing Brinkman residence. Mountain View Electric supplies power and Black Hills Energy supplies natural gas. Extensions will occur as required by the individual utilities and easements are provided to accommodate them. Police services are available from the El Paso County Sheriff's 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, this proposed residential subdivision is both suitable and compatible with the surrounding neighborhood. Additionally, as the Board found at both the rezoning and preliminary plan application approvals, the proposal is in general conformance with the goals, objectives and policies of the Master Plan, which in this area includes the Black Forest Preservation Plan. It is zoned appropriately and the lot and road layout can meet all code requirements. Necessary infrastructure either exists or is planned for and will be provided. Natural hazards can be avoided or otherwise mitigated. Individual sewage disposal systems are appropriate and a sufficient and dependable quantity of excellent quality water will be available through individual onsite wells.

