



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

June 05, 2018

Job No. 16-025

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

Provide dates 4/10/18

P17-004

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 Steppler 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 RR-2.5 and includes the owners' home on what is to be Lot 2. The Preliminary Plan was approved 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.

SP17-006

Applicant is requesting 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 existing cul-de-sac pavement will be removed and that area restored.

By whom?

Identify the final plat criteria and then the summary you have provided addresses the criteria for approval.

Because Silver Nell currently exceeds the standard permitted length and because connection to Steppler Road must occur through two additional properties, our extension will end in a temporary cul-de-sac. 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 Steppler.

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. 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.

(2)

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 it's maintenance is the responsibility of the Homeowners Association.

Electric gas by whom?

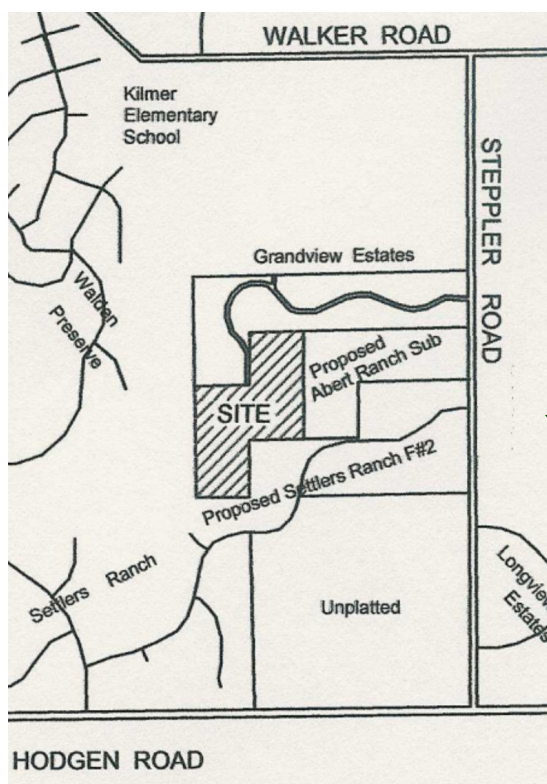
Utilities are necessary, of course, to serve the planned homes and all are either adjoining or already onsite serving the existing Brinkman residence. Extensions will occur as required by the individual utilities and easements are provided to accommodate them. Police services are available from the El Paso County 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, 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. It is zoned appropriately and the lot and road layout meet all code requirements. Necessary infrastructure either exists or is planned for and will be provided.

As the Board found at both the rezoning and preliminary plan application approvals.

criteria of approval for final plat Section 7.2.1

You may want to add this graphic for clarification??



dsdparsons (11)

By whom?

Identify the final plat criteria and then the summary you have provided addresses the criteria for approval.

Electric gas by whom?

As the Board found at both the rezoning and preliminary plan application approvals.

criteria of approval for final plat Section 7.2.1

Provide dates 4/10/18

Applicant is requesting water sufficiency with this plat.

P17-004


SP17-006

in the Preliminary



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 12/13/2018 9:56:09 AM
Color: 

You may want to add
this graphic for
clarification??

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/13/2018 9:56:37 AM
Color: 

You may want to add this graphic for clarification??