



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: Settlers View Subdivision
My Job Number: 16-025
Your P-17-004 & SP-17-006

January 09, 2018

Dear Kari,

This letter will respond to your Rezoning comment letter dated August 04, 2017 and your Preliminary Plan comment letter dated August 14, 2017.

Rezoning:

Planning Division:

- 1.) LOI-Adjoining 40 remains.
- 2.) Zone district boundary widened. Drawing all black.

Engineering:

- 1.) Traffic study redlines addressed.

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 14 lots from 2.52 to 3.14 acres are planned.
 - 3.) The ROW width is 60 feet with a 28 foot wide paved section. A Deviation Request with justification is included in the traffic engineer's revised study.
 - 4.) The 40 acre parcel adjoining to the west is residential and belongs to Barbara Morehead. She has an ingress-egress easement to her home that traverses part of Grandview Subdivision and Settlers View. Our plan will continue to provide that access to Silver Nell Drive.
 - 5.) The detention pond located on lot 11 captures and detains runoff from this parcel and Settlers Ranch to the east. Maintenance of the pond and drainage easements is to be the responsibility of the Homeowners Association.
 - 6.) Early grading is not requested.
 - 7.) Waiver request for Section 8.4.3.A is requested for Lot 1 and Lot 14 as each is 30 feet wide.
- Reports:

- 1.) A copy of my letter requesting specific Fire District support for the cul-de-sac is attached. I have no reply but perhaps you do. Please note their earlier reply requires compliance with IFC-09 and TLMFPD amendments which identify turn around requirements.
- 2.) Geologic Hazard Note added. Constraints not mapped are noted as possible throughout.

(2)

3.) Geologic Hazards are shown on the plan.

4.) No septic suitability map was provided relating to high groundwater. Hazard possibility exists though, and is noted on the plan.

Engineering Division:

1.) There is no jurisdictional wetland per our Natural Features Report by ERO Resources. Discussed and agreed with Nancy Prieve.

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 cursive script, reading "J. W. Hannigan".

Jerome W. Hannigan, PP,PLS

Jerome W. Hannigan and Associates, Inc.



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Jamey Bumgarner, Fire Marshal
Tri Lakes Fire Protection District
15455 Gleneagle Drive, Suite 230
Colorado Springs, Colorado 80921

September 29, 2017

Re: Cul-de-sac Extension Approval
Settlers View Subdivision, my 16-025
Abert Ranch Subdivision, my 16-009

Dear Sir,

As part of the approval process for these two proposed subdivisions you recently reviewed, El Paso County is asking for your specific approval for the extending of Silver Nell Drive as a cul-de-sac. As often occurs with small developments such as these, roads cannot provide a direct secondary access or loop to tie into a collector. The property simply isn't large enough. Consequently the road system is designed giving consideration to how that connectivity will occur through adjacent properties. In this case, Silver Nell will continue into the adjoining proposed Abert Ranch Subdivision to Abert Ranch Road and then south to the planned and platted Settlers Ranch Road which connects to Stepler Road thus completing the loop that starts at Silver Nell and Stepler perhaps half a mile to the north. Per the Traffic Study, expected levels of service through these connections are all excellent.

Silver Nell Drive is approximately 4288 feet in length and ends in a temporary cul-de-sac. We propose to extend Silver Nell Drive approximately 898 feet to the boundary of Abert Ranch Subdivision where we will provide a temporary cul-de-sac. We then propose to extend Silver Nell through Abert Ranch approximately 425 feet to Abert Ranch Drive which turns south for 315 feet and intersects the currently platted (though not yet constructed) Settlers Ranch Road. A temporary cul-de-sac will be provided at this location as well. Settlers Ranch Road extends from this intersection east to Stepler Road thus completing the loop from Stepler Road back to Stepler Road. The required roadway cross section is a 28 foot wide asphalt pavement within a dedicated 60 foot wide right of way which is recognized as a County Rural Local Roadway.

District approval for each of these two extensions is requested. You can respond either to myself or Kari Parsons, Planner II, El Paso County Planning and Community Development. Her email address is kariparsons@elpasoco.com

Thank you,

Jerome W. Hannigan, PP, PLS
Jerome W. Hannigan and Associates, Inc.