



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

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To: Kari Parsons, Project Manager
EPCPCD

Re: Response to Comments from Susan Koch
Dated 10-06-24

From: Jerry Hannigan, Applicant / Planner
Hannigan and Associates, Inc.

October 16, 2024

Dear Kari,

I submit the following comments as well as an annotated vicinity map in response to the above referenced letter:

Comment: In the past we have been successful in maintaining that the land east of the ridge between Tri-Lakes and the Black Forest Preservation Plans be held to 5 acre lot size.

Response: Not correct. The ridge in question passes southerly through Grandview Estates, Settlers View, Abert Ranch Estates and the west end of the portion of Settlers Ranch proposed for rezoning before passing through the recently rezoned parcel adjoining the Koch residence. None of those subdivisions have a 5 acre zoning or density, as developed. These Master Plans have been superceded by the current County Master Plan and the ridge in question is no longer a zone or land use boundary.

Comment: The Black Forest Plan stated that development should focus on the forested, rather than the open areas and recognize the Northern Grasslands as an area that should be developed only minimally in order to protect agricultural areas in Black Forest.

Response: The Northern Grasslands area lay east of the previously discussed ridge and is generally not forested. The area of Settlers Ranch proposed for rezoning is in that area and is not currently forested, however, the Settlers Ranch Covenants require each lot owner to plant and maintain 10 trees on each lot in addition to the required street trees along Settlers Ranch Drive. This area will no longer be grassland.

Comment: We want to remind the BoCC that the Cross Bar P Land & Cattle property and the Robinson property are both conservation easements with strict stipulations as to use, prohibited use and reserved rights.....continuing.....We feel there should be a 5 acre lot size buffer between this open space and any 2.5 acre subdivision thereby providing a better transition and some compatibility between subdivisions and our adjacent agricultural properties.

Response: Both the Cross Bar P and the Robinson parcels are zoned RR-5. Creating a conservation easement was not accompanied with a request to rezone those parcels to Agriculture zoning. The Robinson parcel adjoins 2 lots (across Steppler Rd.) in the current Settlers Ranch PUD. If rezoned to RR-2.5 the Robinson parcel will still adjoin 2 lots. These are 4.24 acres and 4.21 acres respectively. After rezoning, the Cross Bar P parcel adjoins 4.5 lots with an average area of 3.35 acres as well as a tract of 1.34 acres.

Comment: Water Run-Off

Response: Please see comments by JPS Engineering.

Comment: In all cases, we are extremely concerned about the adequacy of the water supply. And we have a concern about the environmental impacts that more individual septic systems will have. This not only affects our drinking supply but also our ranching needs.

Response: The water supply for Settlers Ranch Filing No. 3 has been adjudicated and an augmentation plan was approved by the Water Court. The water supply is sufficient for the proposed 24 lots without injury to the water rights of any adjoining property. All proposed individual sewage disposal systems will meet all requirements of the State and the County Department of Health.

In summary, this proposed rezoning from the currently approved 10 lots to 16 lots and the subdivision and plat for all 24 lots is in compliance with the current El Paso County Master Plan and is directly compatible with the adjoining subdivisions and properties.

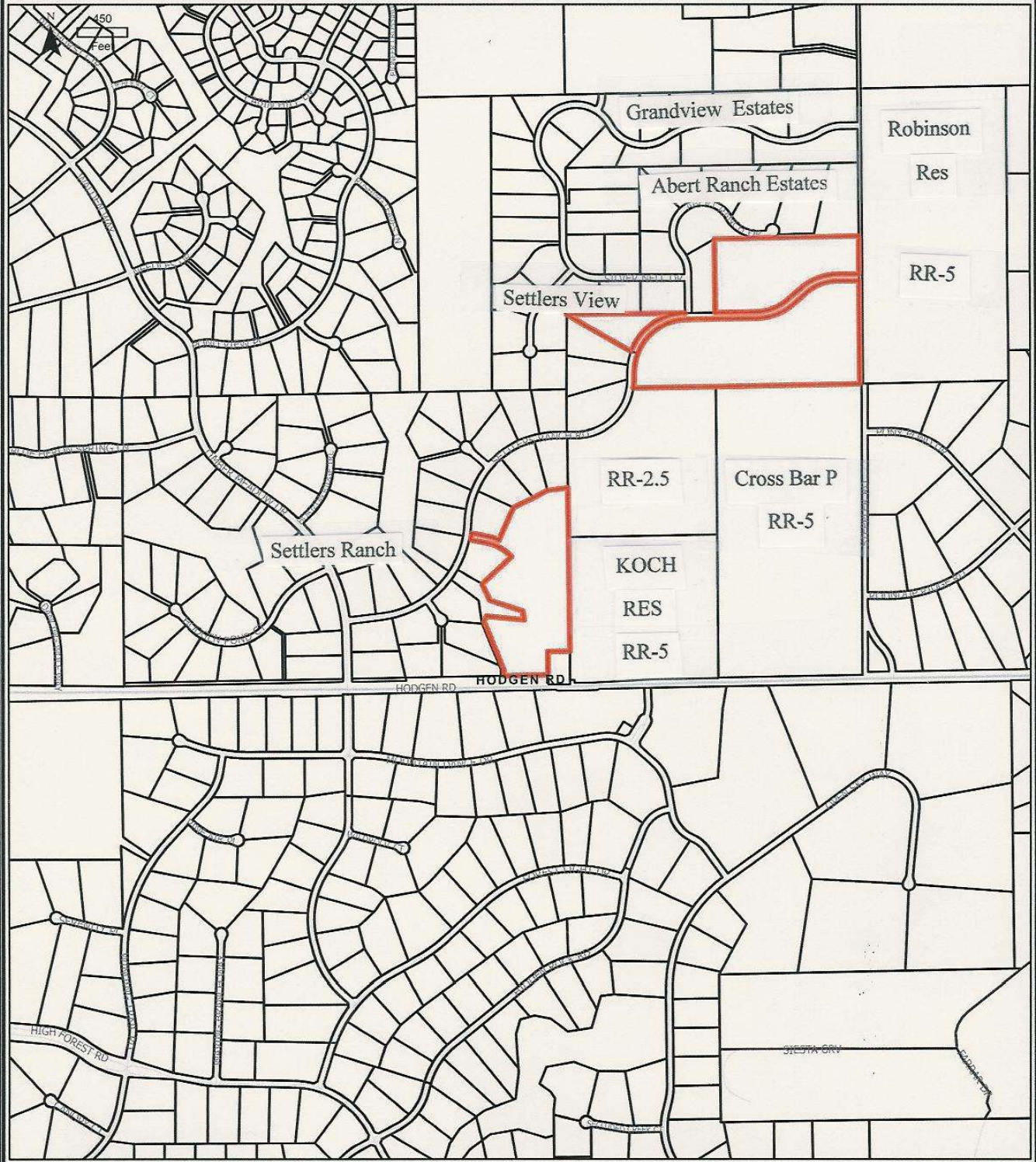
El Paso County Assessor's Office

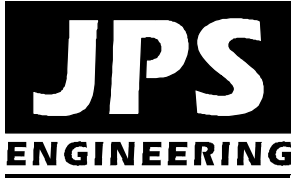
Parcel Numbers

6123004048 | 6123007024

6124005001 | 6124004003

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October 15, 2024

El Paso County Planning & Community Development
Attn: Kari Parsons, Senior Planner
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: Settlers Ranch Filing No. 3 (P2223 / SF249)
Response to Drainage Comment from Neighboring Property Owners**

Dear Kari:

We have reviewed the letter dated October 6, 2024 from Nolan and Susan Koch, Amy (Koch) and John Robinson. In response to the paragraph regarding “Water Runoff,” we have taken the downstream property owners’ concerns into account throughout preparation of the drainage report for this subdivision. As detailed in our “Final Drainage Report for Settlers Ranch Subdivision Filing No. 3” dated August 26, 2024, the subdivision drainage plan includes a proposed Stormwater Detention Pond at the southeast corner of the site (Tract A, Filing No. 3).

The proposed full-spectrum detention pond has been designed to provide stormwater detention and water quality control, mitigating the impacts of developed drainage from the southeast area of the subdivision (upstream of these neighbors’ properties). The design of “Detention Pond #5” has fully accounted for the increased impervious areas associated with the currently proposed rural residential lots ranging in size from 2.5-acres to 5-acres, providing for appropriate control of runoff in accordance with County Drainage Criteria Manual requirements.

The paragraph in the neighbors’ letter regarding drainage concludes with the underlined statement that “Engineering needs to be performed to evaluate this issue.” Having provided drainage planning for the Settlers Ranch Subdivision since the initial filing in 2005, as well as the majority of the adjoining subdivisions (Walden Preserve, Grandview, Settlers View, and Abert Ranch), we have performed substantial engineering analysis to ensure that subdivision drainage impacts are properly mitigated in full conformance with County standards.

In summary, we acknowledge the reasonable concerns expressed by the downstream property owners, and the proposed subdivision drainage plan has incorporated an on-site detention pond to address these concerns.

The subdivision drainage report has addressed County review comments through multiple rounds of technical review, and all County Engineering comments have been adequately addressed as noted on EDARP. Please contact me if you have any questions or need any additional information.

Sincerely,
JPS Engineering, Inc.

John P Schwab

John P. Schwab, P.E.

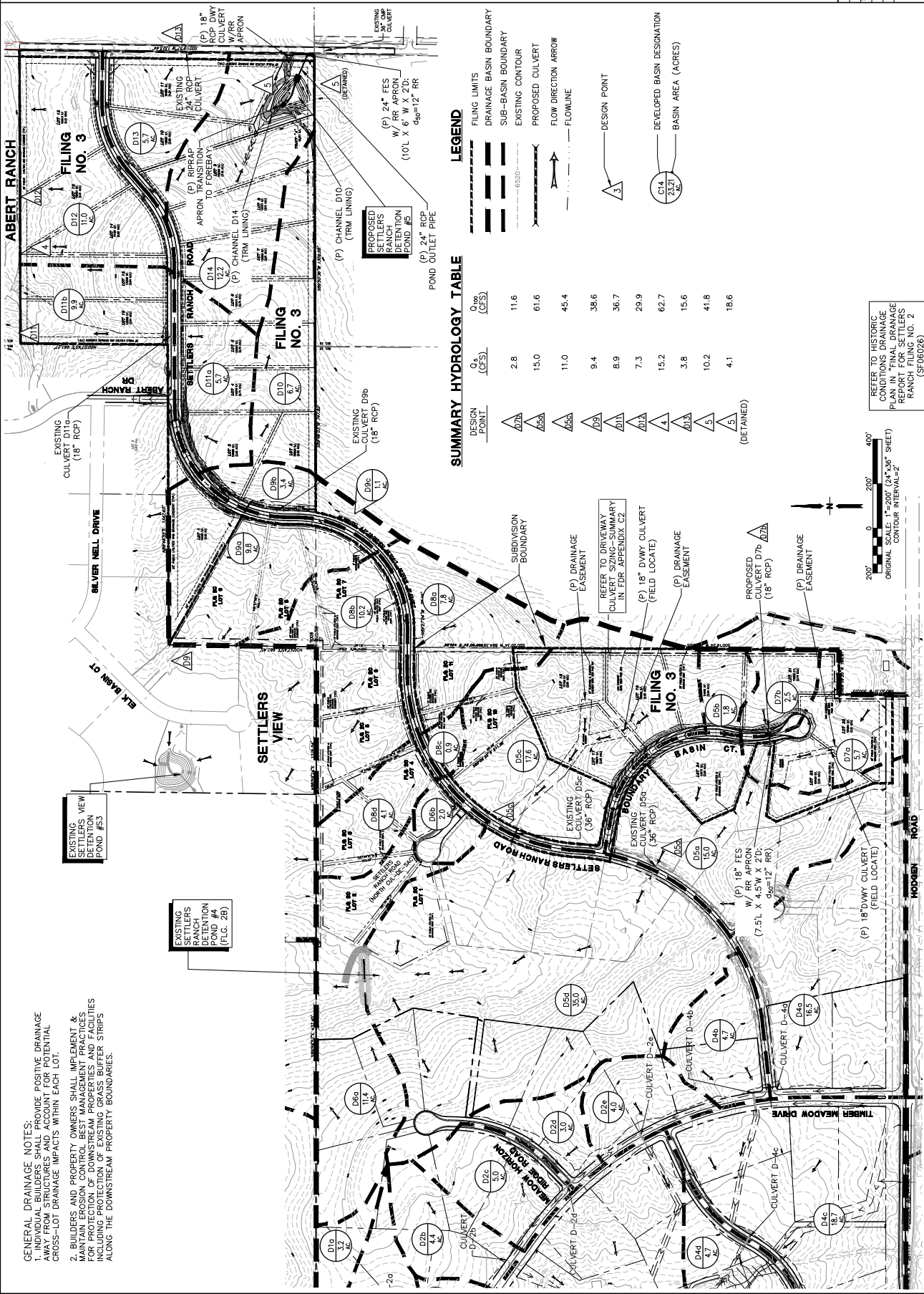
cc: Jerry Hannigan
Mark Davis

SETTLERS RANCH - FILING NO. 3

DEVELOPED DRAINAGE PLAN

DATE	BY	REVISION

D1-SR
 SHEET # 03/02/01



GENERAL DRAINAGE NOTES:
 1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
 2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

EXISTING SETTLERS RANCH DETENTION POND #4 (FLG. 2B)

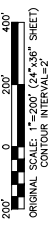
EXISTING SETTLERS VIEW DETENTION POND #53

SUMMARY HYDROLOGY TABLE

DESIGN POINT	Q ₁ (CFS)	Q ₂ (CFS)
△70a	2.8	11.6
△65a	15.0	61.6
△65b	11.0	45.4
△69a	9.4	38.6
△61a	8.9	36.7
△61b	7.3	29.9
△4	15.2	62.7
△13	3.8	15.6
△5	10.2	41.8
△5 (DETAINED)	4.1	18.6

LEGEND

- FILING LIMITS
- DRAINAGE BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- EXISTING CONTOUR
- PROPOSED CULVERT
- FLOW DIRECTION ARROW
- FLOWLINE
- DESIGN POINT
- DEVELOPED BASIN DESIGNATION
- BASIN AREA (ACRES)



REFER TO HISTORIC CONDITIONS DRAINAGE PLAN IN "FINAL DRAINAGE REPORT FOR SETTLERS RANCH FILING NO. 2 (3/03/02)