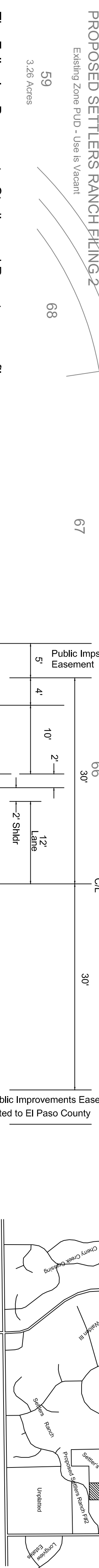


A Rural Residential Subdivision in the NE Quarter of Section 23 and in the NW Quarter of Section 24, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado.



A Rural Residential Subdivision in the NE Quarter of Section 23 and in the NW Quarter

17
5.08 Acres

The Northeast quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.

Lot 1 is 3.05 acres	Lot 2 is 2.63 acres	Lot 3 is 2.93 acres	Lot 4 is 3.57 acres	Lot 5 is 3.00 acres
Lot 6 is 3.01 acres	Lot 7 is 3.52 acres	Lot 8 is 4.58 acres	Lot 9 is 5.02 acres	
Lot 10 is 5.24 acres gross and 5.00 acres net (excluding the flag portion)				
Overall Density is 1 dwelling Unit per 4.04 acres.				

No Build areas or easements are shown and reserved for the purposes stated. Restrictive & protective covenants will be recorded with the Final Plat. The proposed covenants, as well as a note on the final plat and a requested Condition of Zoning Approval will prevent the future subdivision of either Lot 9 or 10, as will the unavailability of an additional well permit from the State Engineer.

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who, by law, has the authority to set conditions for the issuance of these permits. Water in the Denver Basin Aquifers is allocated based on a 100 year acquire life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300 year acquire life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level decreases. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

Sewage Treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

Water and sewage treatment is provided by the individual lot owners.

Geologic Hazards Note: The following lists have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report "Soil, Geology, Geologic Hazard, and Wastewater Study, Abert Ranch, Stepietle Road and Hodgen Road, El Paso County, Colorado" by Eriech Engineering, Inc., dated February 02, 2017 in PCD File No. SP-17-007, available at the El Paso County Planning and Community Development Department:

Potentially Seasonal Shallow Groundwater (pswg) All except Lot 2.
 Bodentical Groundwater (bwg) Not mapped. Could occur in surrounding areas.
 Areas of Erosion and Gullyng: (er) Lots 1, 5 & 8.
 Areas of Pooled Water: (pw) Lot 4, 9 & 10.
 In areas of high groundwater, all foundations shall incorporate an underground drainage system.

The Temporary Turn Around Easements shown hereon are intended for turn around and emergency response purposes. At such time as Silver Nail Drive or Abert Ranch Drive are extended by the adjacent property owner/developer and accepted by the County, the non-reversible public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement, vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Silver Nail Drive or Abert Ranch Drive.


Developer shall comply with federal and state laws, regulations, ordinances, permits and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

Lots 1 shall not have direct access from Settlers Ranch Road. Lot 10 shall not have direct access from Stepler Road.

a sight obstruction and shall be removed or lowered.

Emergency Access will be provided through either Settlers Ranch Road or the ER Access Easement from Abert Ranch Drive to Stepieler Road. The roadway cross section will be that of a County Gravel Roadway. Once Settlers Ranch Rd. is completed, the Abert Ranch ER Road (if constructed) will be removed by the HOA.

Qaf: Artificial Fill (Late Holocene)
 Human made deposit.



PCD Project No. SP 17-007

<p>REVISIONS</p> <p>9-19-17 Staff Letter</p> <p>8-01-18 New Lot Layout</p> <p>4-29-19 Temp Emergency Access Easement Removed</p> <p>7-08-19, Staff comments</p> <p>8-04-19, Staff comments</p>	<p>James W.</p> <p>HANNIGAN and ASSOCIATES, INC.</p> <p>LAND SURVEYING & LAND PLANNING</p> <p>LAND DEVELOPMENT CONSULTING</p> <p>19360 SPRING VALLEY ROAD</p> <p>MONUMENT, COLORADO 80132-9613</p> <p>719-481-8292 FAX: 719-481-9071</p> <p>SCALE 1"=100'</p> <p>DATE 11-04-16</p> <p>DRAWN BY jwh</p>	<p>TITLE</p> <p>ABERT RANCH SUBDIVISION</p> <p>Preliminary Plan</p> <p>El Paso County, Colorado</p> <p>CLIENT</p> <p>Bf Ranch Trust 2015</p>
	<p>JOB NUMBER</p> <p>16-009</p>	<p>SHEET 1 OF 1</p>