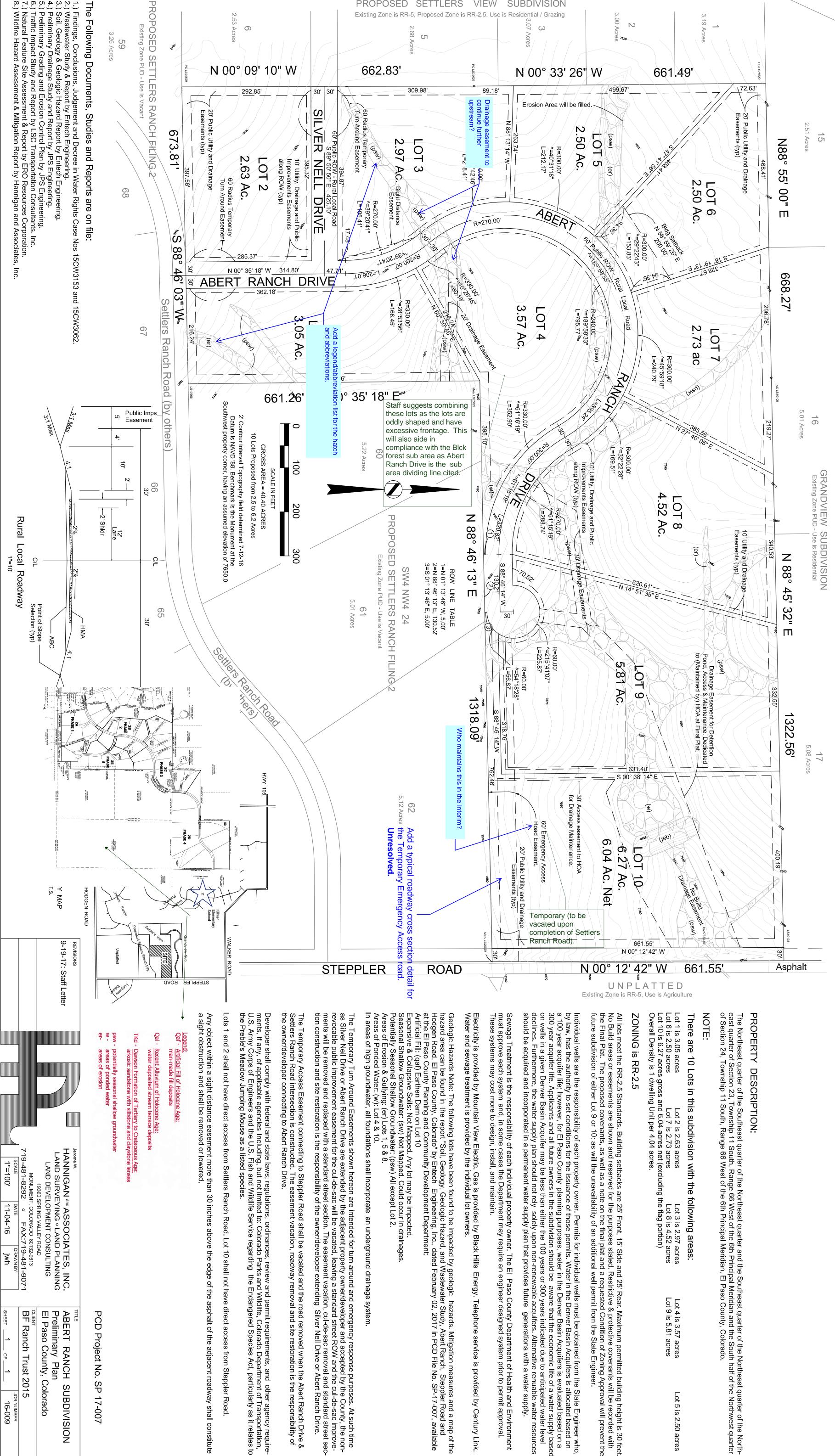
Rural Residential ownship /ISIOI Range 66 West of Luarter the 6th **Q** d in the NW Quarter Paso County, Colorado.



PROPOSED SETTLERS VIEW

The Northeast quarter of the Southeast quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian and the South half of the Northwest quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.

Lot 5 is 2 50 acres

All lots meet the RR-2.5 Standards. Building setbacks are 25' Front, 15' Side and 25' Rear. Maximum permitted building height is 30 feet. 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.

If wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who, as the authority to set conditions for the issuance of those permits. Water in the Denver Basin Acquifers is allocated based on a ar acquifer life; however, for El Paso County planning purposes, water in the Denver Basin Acquifers is evaluated based on a acquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based in a given Denver Basin Acquifer may be less than either the 100 years or 300 years indicated due to anticipated water level. Furthermore, the water supply plan should not rely solely upon non-renewable acquifers. Alternative renuable water resources 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 nust 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.

ris provided by Mountain View Electric. Gas is provided by Black Hills Energy. Telephone service is provided by Century Link. d sewage treatment is provided by the individual lot owners.

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

The Temporary Access Easement connecting to Steppler Road shall be vacated and the road removed when the Abert Ranch Drive & Settlers Ranch Road intersection is constructed. The easement vacation, roadway removal and site restoration is the responsibility of the owner/developer connecting to Abert Ranch Drive.

ots 1 and 2 shall not have direct access from Settlers Ranch Road. Lot 10 shall not have direct access from Steppler Road.

ct within a sight distance easement more than 30 inches above the edge of the asphalt of the adjacent roadway shall constitute ostruction and shall be removed or lowered.

PCD Project No. SP 17-007

ABERT RANCH SUBDIV Preliminary Plan El Paso County, Colorado **SUBDIVISION** 

BF Ranch Trust 2015

## Markup Summary

1 (11)



Subject: Star 5 Page Label: 1 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/29/2018 1:52:18 PM

Color:



Subject: Callout Page Label: 1 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdlaforce

Date: 1/23/2018 5:05:48 PM

Color:



Subject: Callout Page Label: 1 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/29/2018 1:42:45 PM

Color:

6.64 A

Subject: Callout Page Label: 1 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdlaforce

**Date:** 1/23/2018 2:30:03 PM **Color:** 



Subject: Arrow Page Label: 1 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/29/2018 1:48:47 PM

Color:



Subject: Snapshot Page Label: 1 Lock: Unlocked Status:

Checkmark: Unchecked Author: dsdparsons

Date: 1/30/2018 11:20:32 AM

Color:

Ν

Add a legend/abbreviation list for the hatch and

abbreviations.

Temporary (to be vacated upon completion of

Settlers Ranch Road).

Who maintains this in the interim?

Who maintains this in the interim



Subject: Callout Page Label: 1 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdlaforce Date: 1/23/2018 2:32:17 PM

Color:

Status:

Add a typical roadway cross section detail for the Temporary Emergency Access road.

Subject: Callout Page Label: 1 Lock: Unlocked

Checkmark: Unchecked Author: dsdparsons Date: 1/30/2018 12:05:22 PM

Color:

oddly shaped and have excessive frontage. This will also aide in compliance with the Blck forest sub area as Abert Ranch Drive is the sub area dividing line cited.

Staff suggests combining these lots as the lots are

Unresolved.



Subject: Arrow Page Label: 1 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons Date: 1/29/2018 1:48:55 PM

Color:



Subject: Snapshot Page Label: 1 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdparsons

Date: 1/30/2018 10:58:55 AM

Color:



Subject: Callout Page Label: 1 Lock: Unlocked

Status:

Checkmark: Unchecked Author: dsdlaforce Date: 1/23/2018 5:06:38 PM

Color:

Drainage easement to continue further upstream?