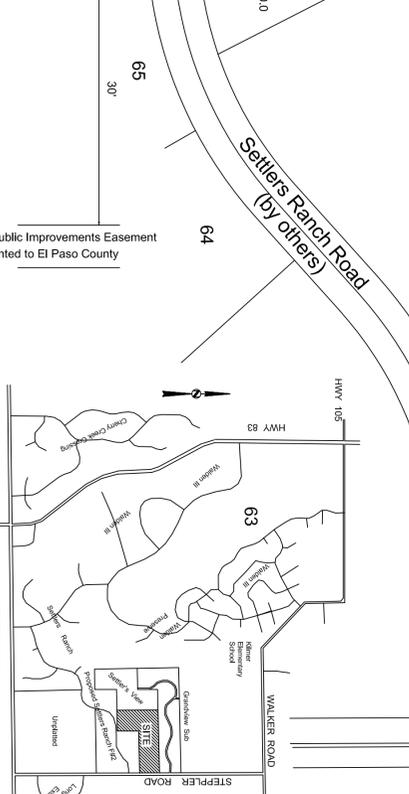
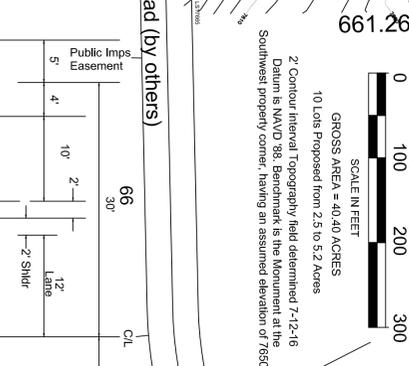
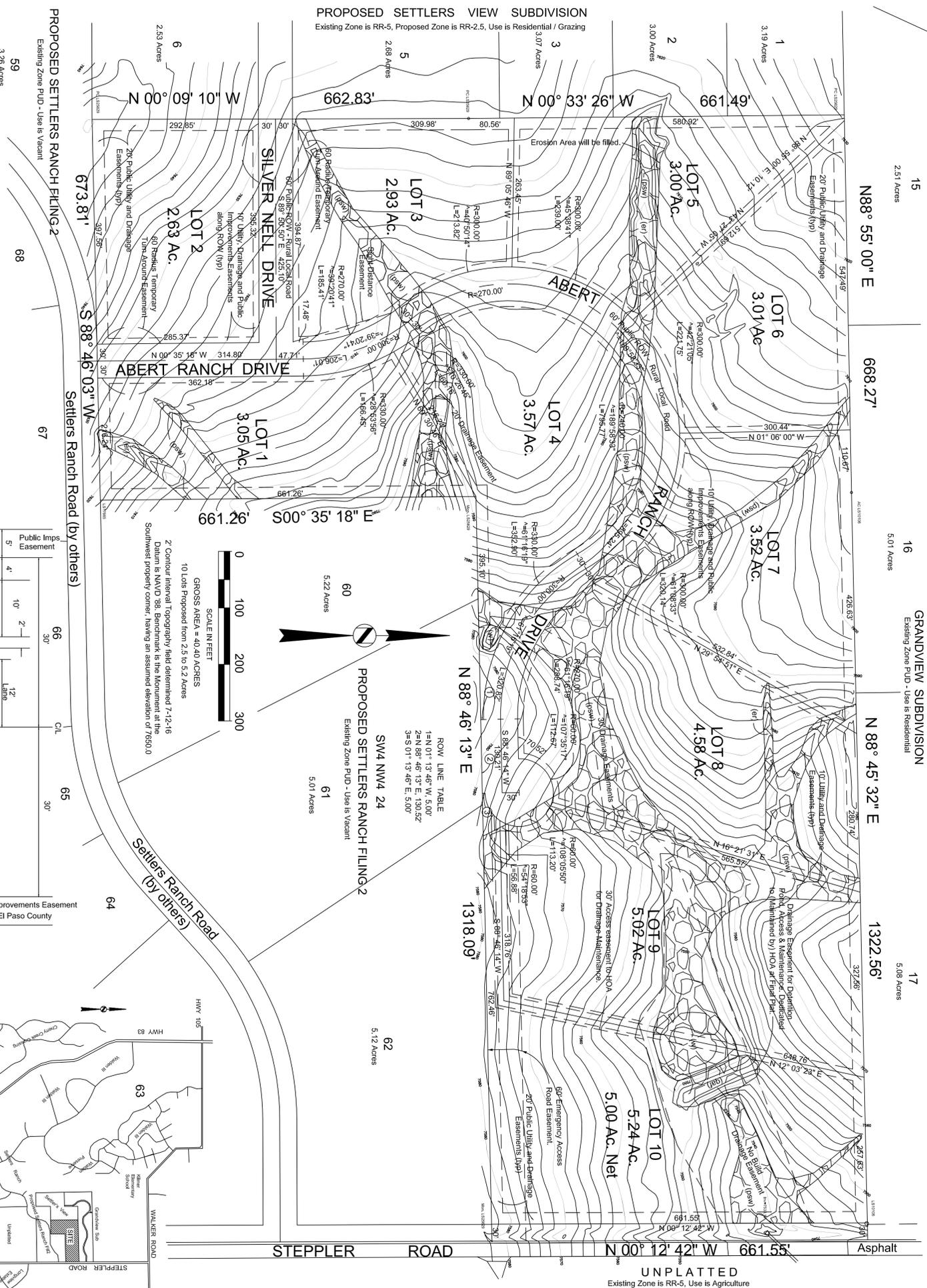


Preliminary Plan for ABERT RANCH SUBDIVISION

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.



<p>PROPERTIES</p> <p>9-19-17: Staff Letter 8-01-18: New Lot Layout</p>	<p style="text-align: center;">HANNINGAN and ASSOCIATES, INC.</p> <p style="text-align: center;">LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING</p> <p style="text-align: center;">MONUMENT, COLORADO 80132-8613 16369 SPRING VALLEY ROAD FAX: 719-481-9071</p>
<p>CLIENT</p> <p>BF Ranch Trust 2015</p>	<p>TITLE</p> <p>ABERT RANCH SUBDIVISION Preliminary Plan El Paso County, Colorado</p>
<p>SCALE</p> <p>1" = 100'</p>	<p>DATE</p> <p>11-04-16</p>
<p>DRAWN BY</p> <p>JWB</p>	<p>SHEET</p> <p>1 OF 1</p>

PCD Project No. SP 17-007

- The Following Documents, Studies and Reports are on file:
- 1.) Findings, Conclusions, Judgement and Degree in Water Rights Case Nos 15CW3153 and 15CW3082.
 - 2.) Wastewater Study & Report by Enech Engineering.
 - 3.) Soil, Geology & Geologic Hazard Report by Enech Engineering.
 - 4.) Preliminary Drainage Study and Report by JPS Engineering.
 - 5.) Preliminary Grading and Erosion Control Plan by JPS Engineering.
 - 6.) Traffic Impact Study and Report by USC Transportation Consultants, Inc.
 - 7.) Natural Feature Site Assessment & Report by ERC Resources Corporation.
 - 8.) Wildlife Hazard Assessment & Mitigation Report by Hartigan and Associates, Inc.

PROPERTY DESCRIPTION:

The Northeast quarter of the Southeast quarter of the Northeast quarter of the Northeast quarter of the Northeast 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.

NOTE:

There are 10 Lots in this subdivision with the following areas:

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.			

ZONING IS RR-2.5

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.

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 those permits. Water in the Denver Basin Acquirers is allocated based on a 100 year acquirer life; however, for El Paso County planning purposes, water in the Denver Basin Acquirers is evaluated based on a 300 year acquirer 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 Acquirer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. 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.

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

Geologic Hazards Note: The following lots 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, Stepler Road and Hodgen Road, El Paso County, Colorado" by Enech Engineering Inc., dated February 02, 2017 in PCD File No. SP-17-007, available at the El Paso County Planning and Community Development Department:

Artificial Fill: (qaf) Earthen Dam on Lot 10

Expansive & Collapsible Soils: Not Mapped. Any lot may be impacted.

Seasonal Shallow Groundwater: (sw) Not Mapped. Could occur in drainages.

Potentially Seasonal Shallow Groundwater: (psw) All except Lot 2.

Areas of Erosion & Gullyng: (er) Lots 1, 5 & 8.

Areas of Ponded Water: (w); 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 Nell Drive or Abert Ranch Drive are extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cut-de-sea will be vacated, leaving a standard steel ROW and the cut-de-sea improvements will be removed and replaced with a standard street section. The easement vacation, cut-de-sea removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Silver Nell Drive or Abert Ranch Drive.

The Temporary Access Easement connecting to Stepler 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.

Developer shall comply with federal and state laws, regulations, ordinances, review 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.

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