

Add note: Water supply: (utilized when the water supply is individual wells). The exact wording of plot notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office).

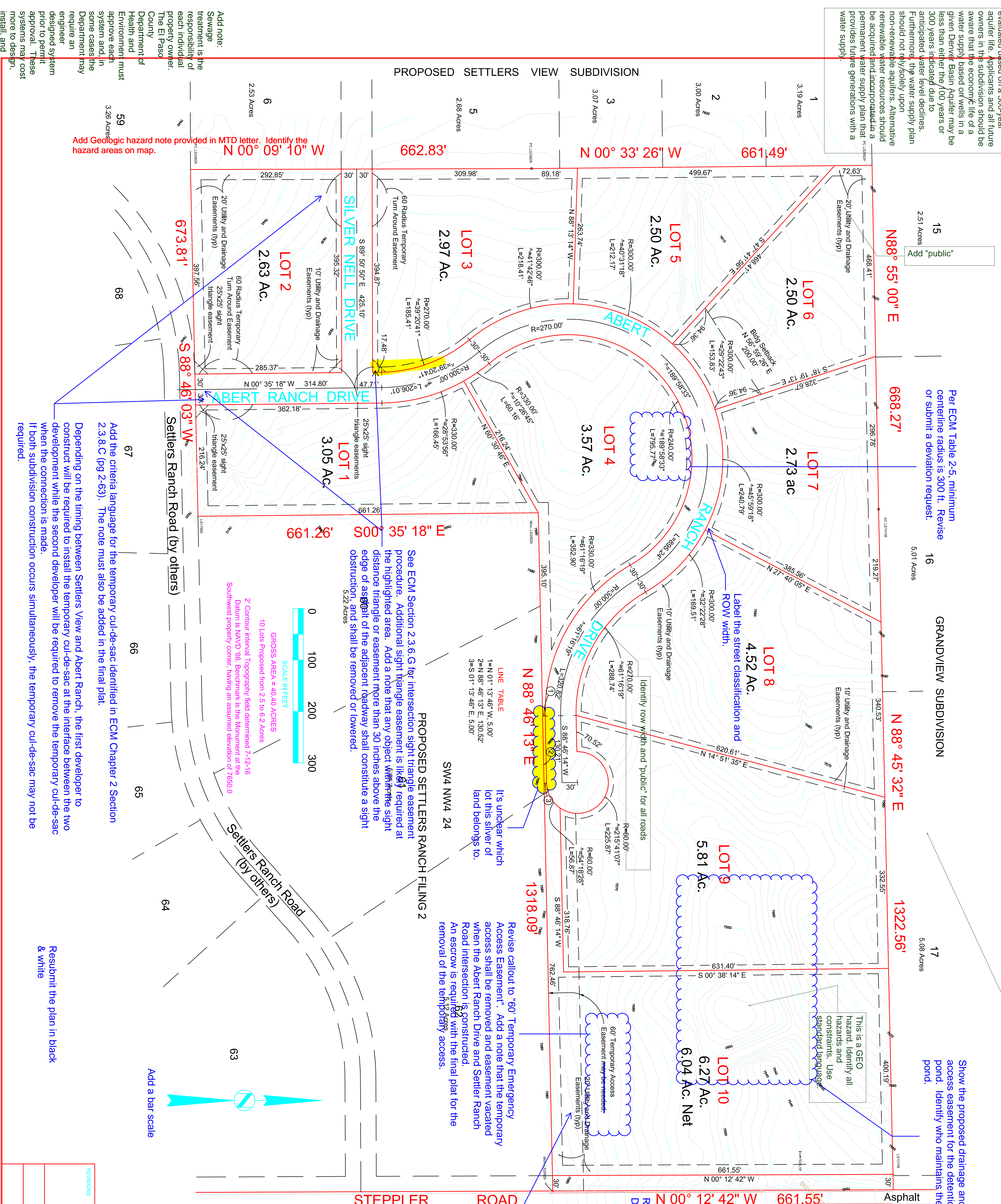
Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life. However, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer 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 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.

Per ECM Table 2-5, minimum centerline radius is 300 ft. Revise or submit a deviation request:  
 15 2.51 Acres Add "public"  
 16 5.01 Acres GRANDVIEW SUBDIVISION  
 17 5.08 Acres

Revise title to "Preliminary Plan for Abert Ranch Subdivision"

# 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.



**ADD NOTE:** Sewerage 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.

**ADD NOTE:** Add the criteria language for the temporary cul-de-sac identified in ECM Chapter 2 Section 2.3.8 C (pg 2-63). The note must also be added in the final plat.

Depending on the timing between Settlers View and Abert Ranch, the first developer to construct will be required to install the temporary cul-de-sac at the interface between the two development while the second developer will be required to remove the temporary cul-de-sac when the connection is made. If both subdivision construction occurs simultaneously, the temporary cul-de-sac may not be required.

Resubmit the plan in black & white

**SCALE IN FEET**

**SCALE:** 1" = 100'

**GROSS AREA = 40.40 ACRES**  
 10 Lots Proposed from 2.5 to 6.2 Acres

**2** Control Internal Topography field determined 7-1-21-16  
 Datum is NAVD 88. Benchmark is the Monument at the Southwest property corner, having an assumed elevation of 7650.0

**LINE TABLE**  
 1-N 01° 13' 46" W, 5.00'  
 2-N 88° 46' 13" E, 130.52'  
 3-S 01° 13' 46" E, 5.00'

**PROPOSED SETTLERS RANCH FILING 2**  
 It is unclear which lot this sliver of land belongs to.

**REVISIONS:**

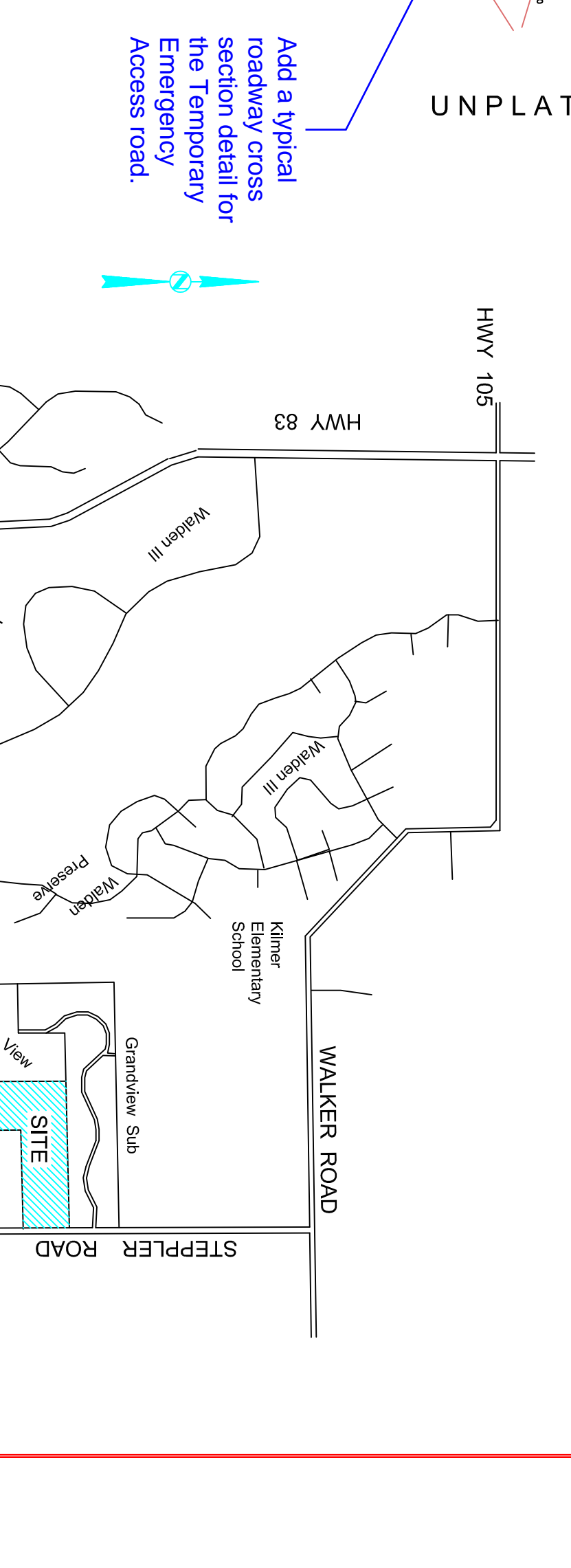
1	Findings, Conclusions, Judgment and Decree in Water Rights Case Nos 15CW3153 and 15CW3062.
2	Wastewater Study & Report by Entech Engineering.
3	Soil, Geology & Geologic Hazard Report by Entech Engineering.
4	Final Drainage Study and Report by JPS Engineering.
5	Preliminary Grading and Erosion Control Plan by JPS Engineering.
6	Traffic Impact Study and Report by LSC Transportation Consultants, Inc.
7	Natural Feature Site Assessment & Report by ERO Resources Corporation.

**PROPOSED 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. Restorative and 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 future subdivision of either Lot 9 or 10, as will the unavailability of an additional well permit from the State Engineer in accordance with the approved Water Plan.

**PROPERTY DESCRIPTION:**  
 The Northeast quarter of the Southeast quarter of the Northeast quarter and 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 and the South half of the Northwest quarter 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 2.97 acres  
 Lot 4 is 3.57 acres  
 Lot 5 is 2.50 acres  
 Lot 6 is 2.50 acres  
 Lot 7 is 2.73 acres  
 Lot 8 is 4.52 acres  
 Lot 9 is 5.81 acres  
 Lot 10 is 6.27 acres gross and 6.04 acres net (excluding the flag portion)  
 Overall Density is 1 dwelling Unit per 4.04 acres.

**Who are the utility providers to be? Add notes.**



**ADD NOTE:** Add a typical roadway cross section detail for the Temporary Emergency Access road.

**ADD NOTE:** Show the proposed drainage and access easement for the detention pond. Identify who maintains the pond.

**ADD NOTE:** This is a GEO hazard. Identify all hazards and use standard language to flag the hazard.

**ADD NOTE:** Label the street classification and ROW width.

**ADD NOTE:** Identify row width and "public" for all roads

**ADD NOTE:** Revise to Preliminary Drainage Report.

**ADD NOTE:** Revise callout to "60' Temporary Emergency Access Easement". Add a note that the temporary access shall be removed and easement vacated when the Abert Ranch Drive and Settler Ranch Road intersection is constructed. An escrow is required with the final plat for the removal of the temporary access.

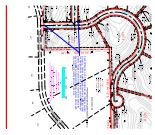
**ADD NOTE:** Note on the plan that Lot 1 and 2 shall not have direct lot access from Settlers Ranch Road and Lot 10 shall not have direct lot access from Steppler Road.

**ADD NOTE:** Add a bar scale

**ADD NOTE:** Note on the plan that Lot 1 and 2 shall not have direct lot access from Settlers Ranch Road and Lot 10 shall not have direct lot access from Steppler Road.

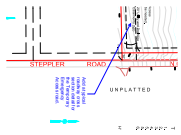
Markup Summary

dsdlaforce (17)



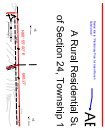
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**Date:** 8/24/2017 2:37:24 PM  
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See ECM Section 2.3.6.G for intersection sight triangle easement procedure. Additional sight triangle easement is likely required at the highlighted area. Add a note that any object within the sight distance triangle or easement more than 30 inches above the edge of asphalt of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered.



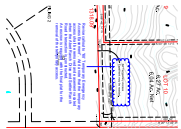
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Add a typical roadway cross section detail for the Temporary Emergency Access road.



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Revise title to "Preliminary Plan for Abert Ranch Subdivision"



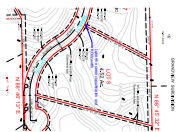
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Revise callout to "60' Temporary Emergency Access Easement". Add a note that the temporary access shall be removed and easement vacated when the Abert Ranch Drive and Settler Ranch Road intersection is constructed. An escrow is required with the final plat for the removal of the temporary access.



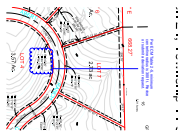
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Add PCD Project No. SP-17-007



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Label the street classification and ROW width.



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Per ECM Table 2-5, minimum centerline radius is 300 ft. Revise or submit a deviation request.

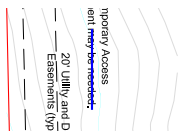


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Add the criteria language for the temporary cul-de-sac identified in ECM Chapter 2 Section 2.3.8.C (pg 2-63). The note must also be added in the final plat.

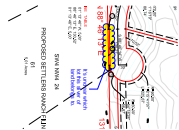
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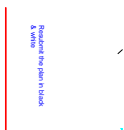
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remove



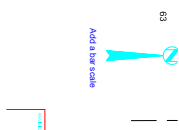
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It's unclear which lot this sliver of land belongs to.



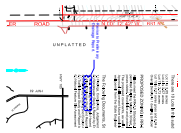
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Resubmit the plan in black & white



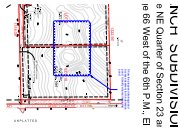
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Add a bar scale



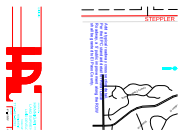
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Revise to Preliminary Drainage Report.



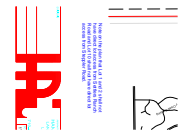
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Show the proposed drainage and access easement for the detention pond. Identify who maintains the pond.



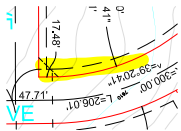
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Add a typical roadway cross section detail. Per the EPC standard detail for Rural Local Roadway, a 5' public improvement along the ROW shall be granted to El Paso County.



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Note on the plan that Lot 1 and 2 shall not have direct lot access from Settlers Ranch Road and Lot 10 shall not have direct lot access from Stepler Road.



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dsdparsons (9)



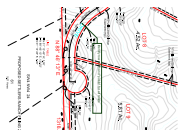
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Delete proposed. The rezone will be approved prior to the prelim.



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Add "public"



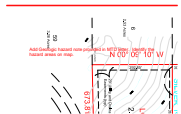
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Identify row width and "public" for all roads



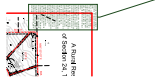
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Who are the utility providers to be? Add notes.



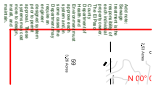
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Add Geologic hazard note provided in MTD letter.  
Identify the hazard areas on map.



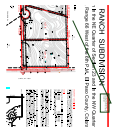
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Add note: Water Supply: (utilized when the water supply is individual wells)  
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)  
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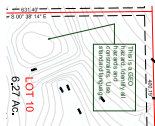
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Add note: Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.



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Identify the adjacent zoning and land uses for all boundaries. The east boundary will have existing and proposed.



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This is a GEO hazard. Identify all hazards and constraints. Use standard language.