

# Preliminary Plan for

# SETTLERS VIEW SUBDIVISION

## NE Quarter of Section 23, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Co.

### PROPERTY DESCRIPTION:

The Southwest one quarter of the Northeast one quarter of the Northwest one quarter of the Southeast one quarter of the Northeast one quarter and together with the East half of the Southwest one quarter of the Northeast one quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado. Containing 40.61 acres, more or less.

### NOTE:

There are 14 Lots in this subdivision with the following areas:

Lot 1 is 3.14 acres gross and 3.06 acres net (excluding the flag portion)	Lot 4 is 2.52 acres
Lot 2 is 3.06 acres	Lot 5 is 2.97 acres
Lot 3 is 3.07 acres	Lot 6 is 2.53 acres
Lot 4 is 2.68 acres	Lot 7 is 2.73 acres
Lot 5 is 2.57 acres	Lot 8 is 2.63 acres
Lot 6 is 2.59 acres	Lot 9 is 2.57 acres
Lot 7 is 2.60 acres	Lot 10 is 2.60 acres
Lot 8 is 2.70 acres gross & 2.63 acres net (excluding the flag portion)	Lot 11 is 2.61 acres
Lot 9 is 2.70 acres gross & 2.63 acres net (excluding the flag portion)	Lot 12 is 2.61 acres
Lot 10 is 2.70 acres gross & 2.63 acres net (excluding the flag portion)	Lot 13 is 2.61 acres
Lot 11 is 2.70 acres gross & 2.63 acres net (excluding the flag portion)	Lot 14 is 2.70 acres gross & 2.63 acres net (excluding the flag portion)
Overall density is 1 dwelling unit per 2.90 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. Hazard Areas or easements are shown and reserved for the purposes stated. Restrictive and Protective covenants will be recorded with the Final Plat.

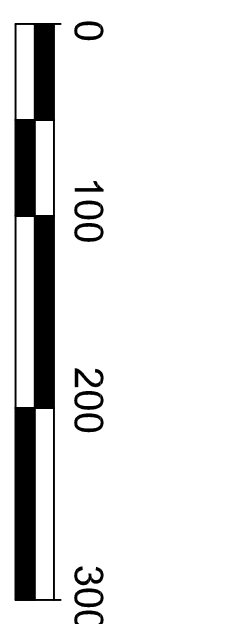
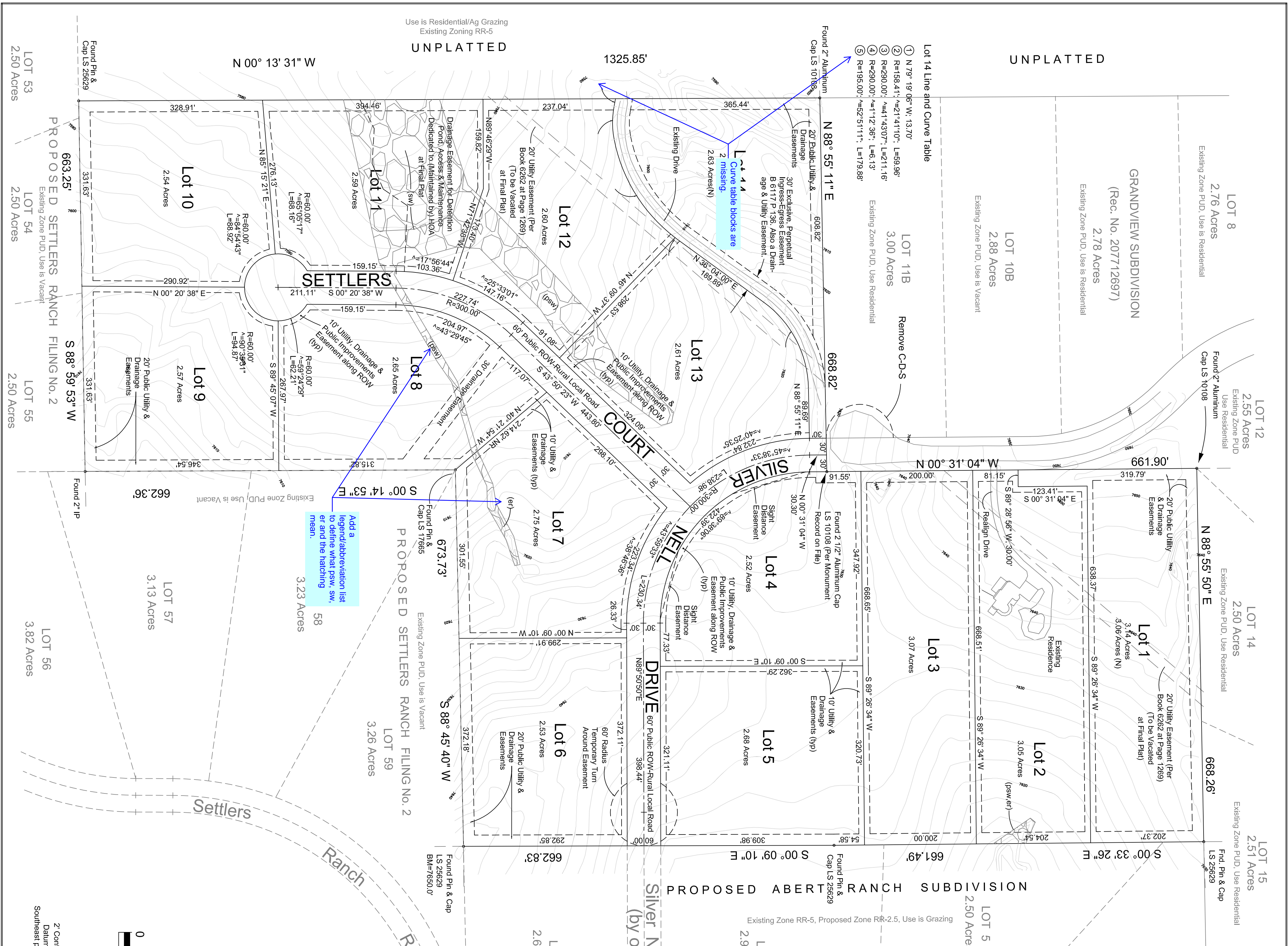
### The Following Documents, Studies and Reports are on file:

- 1) Findings, Conclusions, Judgement and Decree in Water Rights Case Number 11CW045 and 11CW023.
- 2) Wastewater Study & Report by Ertch Engineering.
- 3) Soil, Geology & Geologic Hazard Report by Ertch 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 LSC Transportation Consultants, Inc.
- 7) Natural Feature Site Assessment & Report by ERO Resources Corporation.
- 8) Wildlife Hazard Assessment & Mitigation Report by Hannigan and Associates, Inc.

The Temporary Turn Around Easement shown hereon is intended for turn around and emergency response purposes. At such time as Silver Nail Drive is extended by the adjacent property owner/developer and accepted by the County, the non-revocable 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.

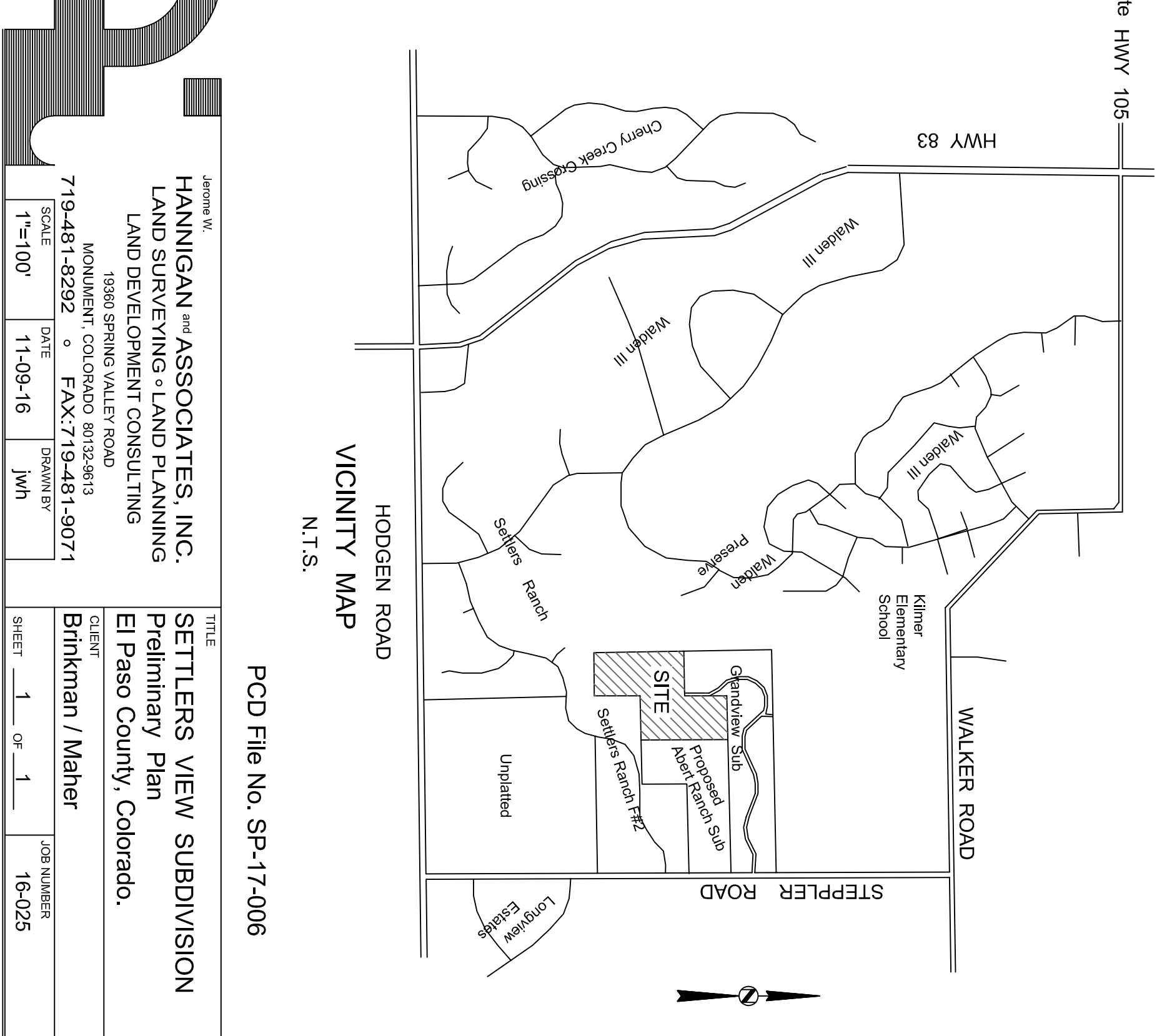
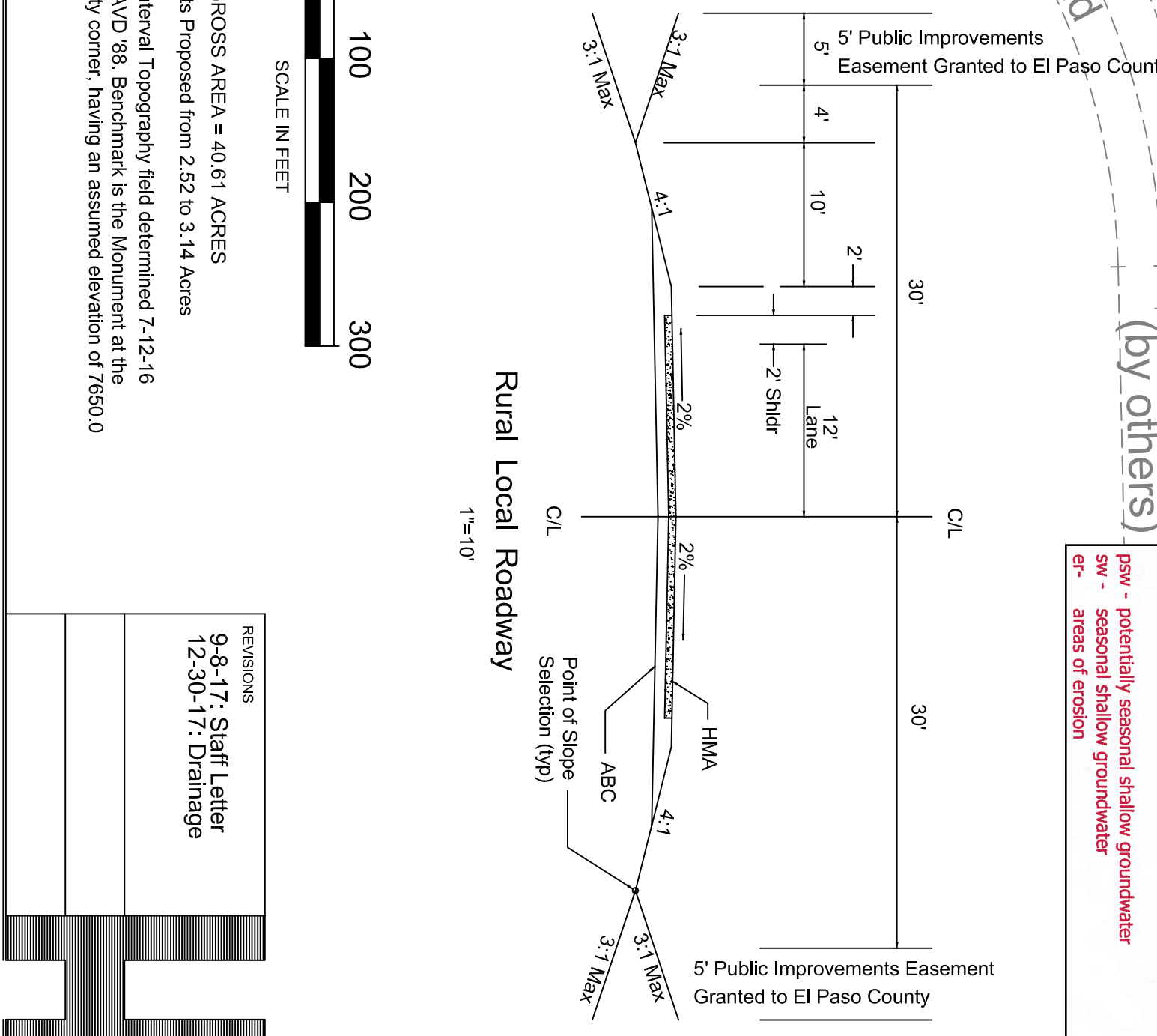
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Pribilof Meadow Jumping Mouse as a listed species. In areas of high groundwater, all foundations shall incorporate an underground drainage system.

<b>Legend:</b>
<b>Color:</b>
<b>Red:</b> Recent Alluvium of Holocene Age;
<b>Blue:</b> water depositor stream terrace deposits
<b>Yellow:</b> T4d - Denson Formation of Tertiary to Cretaceous Age;
<b>Orange:</b> atoxic sandstone with siltstone and calcareous lenses
<b>Green:</b> ps - potentially seasonal shallow groundwater
<b>Purple:</b> sw - seasonal shallow groundwater
<b>Grey:</b> ar - areas of erosion



0 100 200 300  
SCALE IN FEET

GROSS AREA = 40.61 ACRES  
14 Lots Proposed from 2.52 to 3.14 Acres  
2' Contour Interval Topography field determined 7-12-16  
Datum is NAVD 88. Benchmark is the Monument at the Southeast property corner, having an assumed elevation of 7550.0



**HANNIGAN and ASSOCIATES, INC.**  
LAND SURVEYING & LAND PLANNING  
LAND DEVELOPMENT CONSULTING  
16360 SPRING VALLEY ROAD  
MONUMENT, COLORADO 80132-9813  
719-481-8292 • FAX: 719-481-9071

**SETTLERS VIEW SUBDIVISION**  
Preliminary Plan  
El Paso County, Colorado.

CLIENT: **Brinkman / Maher**  
JOB NUMBER: **16-025**

TITLE: **SETTLERS VIEW SUBDIVISION Preliminary Plan**  
DATE: **11-09-16**  
SCALE: **1"=100'**  
DRAWN BY: **JMN**  
SHEET: **1** OF **1**

PCD File No. SP-17-006