

Revise title to Preliminary Plan

Settlers View Subdivision

# SETTLERS VIEW SUBDIVISION

## An Estate Residential Subdivision in the NE Quarter of Section 23, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado

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

Who are the utility providers to be? Add notes.

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.

Add note regarding western access easement.

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

**PROPERTY DESCRIPTION:**  
The Southwest one quarter of the Northeast one quarter together with 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 2 is 3.05 acres  
Lot 3 is 3.07 acres  
Lot 4 is 2.52 acres  
Lot 5 is 2.68 acres  
Lot 6 is 2.57 acres  
Lot 7 is 2.57 acres  
Lot 8 is 2.65 acres  
Lot 9 is 2.60 acres  
Lot 10 is 2.60 acres  
Lot 11 is 2.59 acres  
Lot 12 is 2.60 acres  
Lot 13 is 2.61 acres  
Lot 14 is 2.70 acres gross & 2.63 acres net (excluding the 30' wide "Flag" that is 89.69' long)  
Overall density is 1 dwelling unit per 2.90 acres.

**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. 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 Nos 11C0W04 and 11C0W023.  
2.) Wastewater Study & Report by Eitech Engineering.  
3.) Soil, Geology & Geologic Hazard Report by Eitech Engineering.  
4.) Final Drainage Study and Report by JPS Engineering.  
5.) Preliminary Geologic 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.

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

Revise to Preliminary Drainage Report.

Add the correct 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.

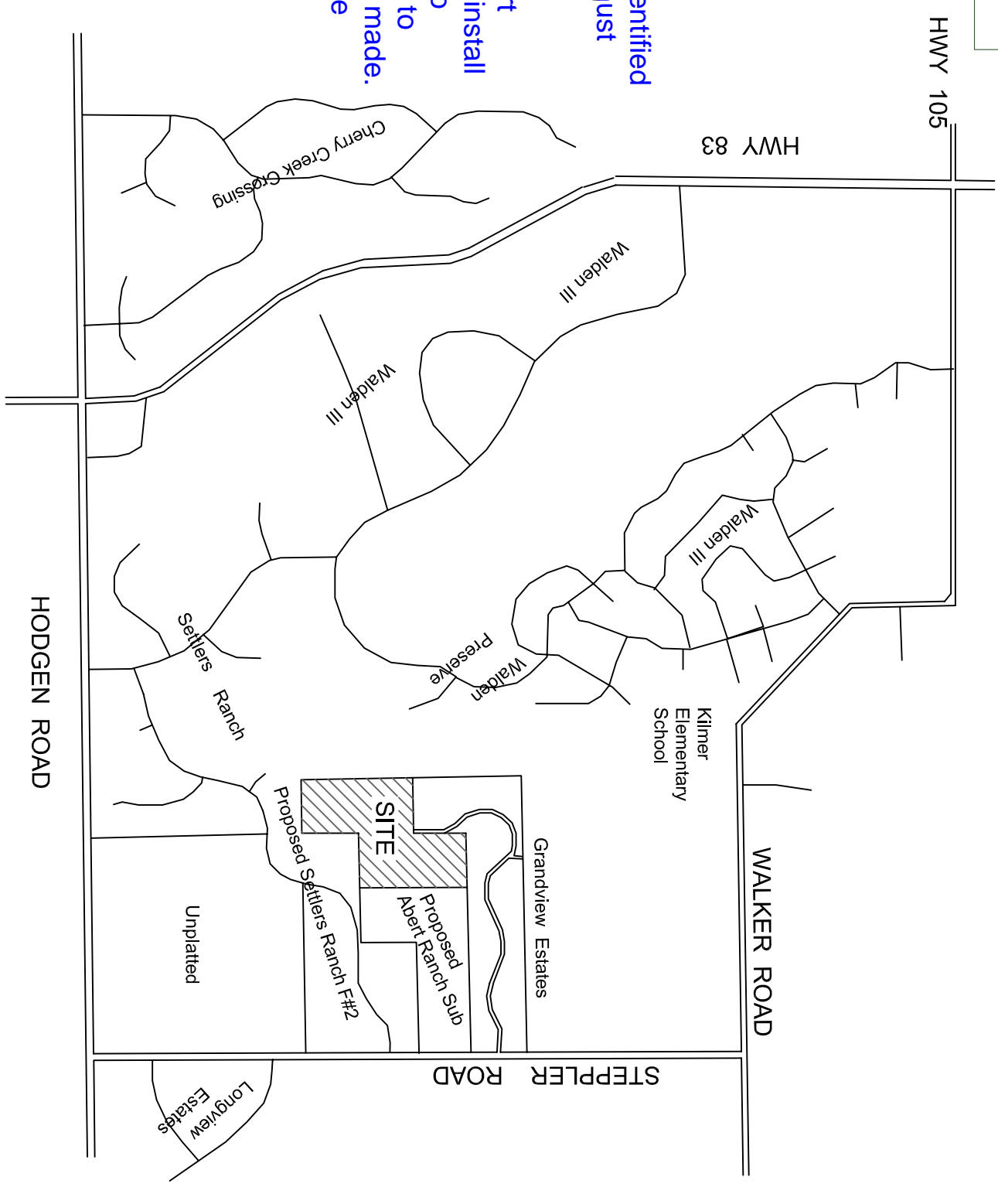
Depending on the timing between Settlers View and Abert Ranch, the first developer to construct will be required to install the temporary cul-de-sac at the interface between the two developments while the second developer will be required to remove the temporary cul-de-sac when the connection is made.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

- Lot 14 Line and Curve Table** both subdivisions occur simultaneously, the
- ① N 79° 19' 06" W, 13.70' L=59.96'
  - ② R=158.41'; Δ=21° 41' 10"; L=69.96'
  - ③ R=290.00'; Δ=41° 43' 07"; L=211.16'
  - ④ R=290.00'; Δ=1° 12' 36"; L=6.13'
  - ⑤ R=195.00'; Δ=52° 51' 11"; L=179.88'



GROSS AREA = 40.61 ACRES  
14 Lots Proposed from 2.52 to 3.19 Acres

2' Contour Interval Topography field determined 7-12-16  
Datum is NAD83. Bench mark is the Monument at the Southeast property corner, having an assumed elevation of 7650.0  
Note: Settlers View Road will be renamed Hodgkin Lane at Final Plat.



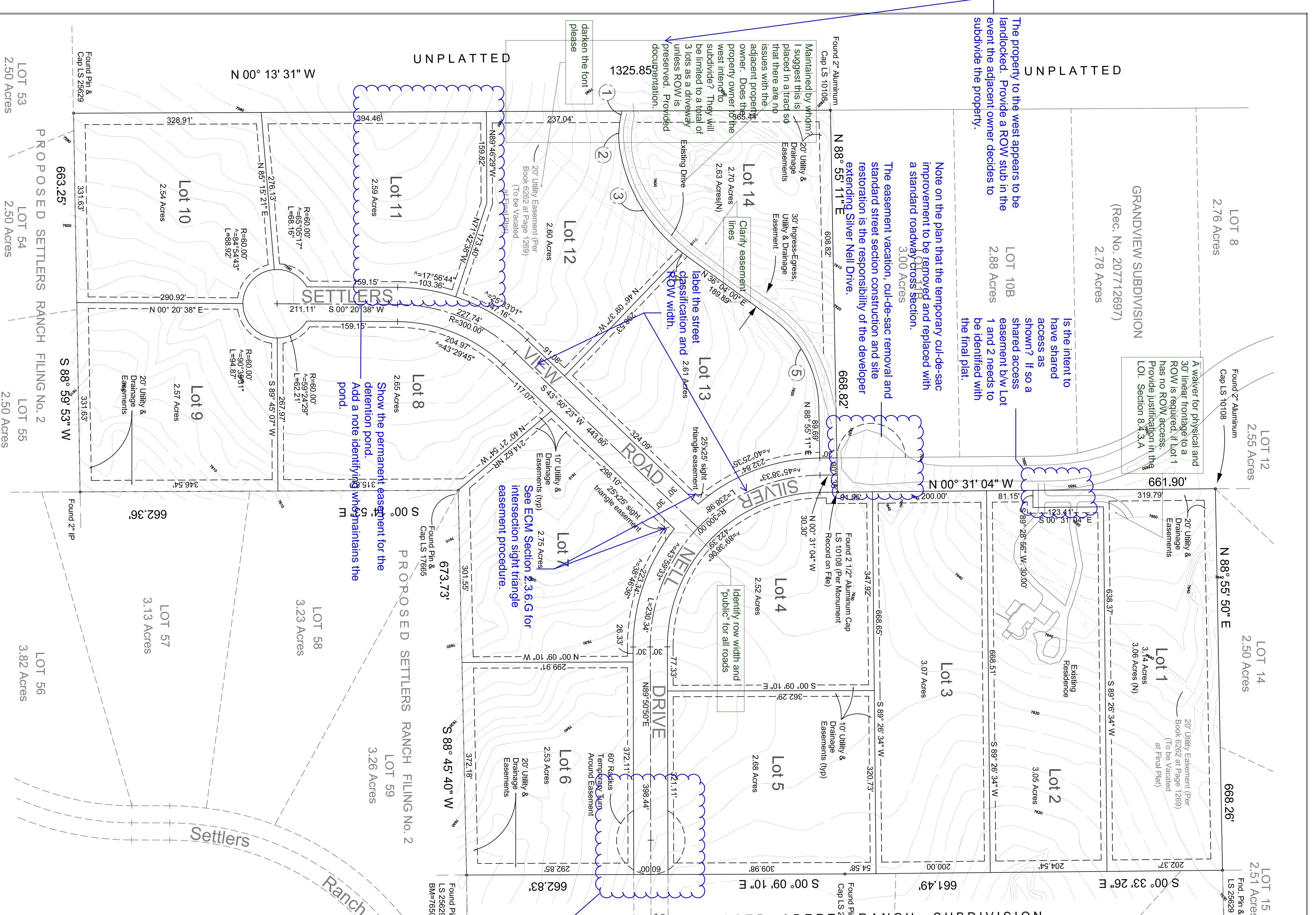
VICINITY MAP  
N.T.S.

Revise to Preliminary Plan  
Add: PCD File No.: SP-17-006

HANNINGAN and ASSOCIATES, INC.  
LAND SURVEYING • LAND PLANNING  
LAND DEVELOPMENT CONSULTING  
16960 SPRING VALLEY ROAD  
MONUMENT, COLORADO 80132-8813  
719-481-8292 • FAX: 719-481-9071  
www.hanningan.com

SETTLERS VIEW SUBDIVISION  
Preliminary Plat  
El Paso County, Colorado

Birkman / Meier  
JOB NUMBER: 16-009



The property to the west appears to be landlocked. Provide a ROW stub in the event the adjacent owner decides to subdivide the property.

Is the intent to have shared access as shown? If so a shared access assessment b/w Lot 1 and 2 needs to be identified with the final plat.

Note on the plan that the temporary cul-de-sac improvement to be removed and replaced with a standard roadway cross section.

The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the developer extending Silver Neil Drive.

Classify the street as a driveway with a ROW width.

See ECM Section 2.3.6 G for intersection sight triangle easement procedure.

Show the permanent easement for the definition pond. Add a note identifying what maintains the pond.

LOT 53  
2.50 Acres

LOT 54  
2.50 Acres

LOT 55  
2.50 Acres

LOT 56  
3.82 Acres

LOT 57  
3.13 Acres

LOT 58  
3.23 Acres

LOT 59  
3.26 Acres

LOT 6  
2.50 Acres

LOT 7  
2.57 Acres

LOT 8  
2.76 Acres

LOT 9  
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LOT 10  
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LOT 11  
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LOT 12  
2.80 Acres

LOT 13  
2.63 Acres

LOT 14  
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LOT 15  
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Markup Summary

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8/1/2017 4:32:13 PM (1)

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See ECM Section 2.3.6.G for intersection sight triangle easement procedure.

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8/1/2017 4:35:56 PM (1)

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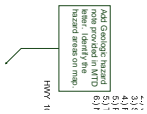
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label the street classification and ROW width.

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8/14/2017 12:08:40 PM (1)

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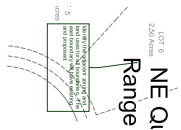
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Add Geologic hazard note provided in MTD letter. Identify the hazard areas on map.

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8/14/2017 12:08:50 PM (1)

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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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8/14/2017 12:11:10 PM (1)

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Identify row width and "public" for all roads

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8/14/2017 12:12:22 PM (1)

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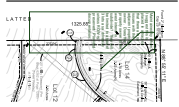
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darken the font please

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8/14/2017 12:15:56 PM (1)

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Maintained by whom? I suggest this is placed in a tract so that there are no issues with the adjacent property owner. Does the property owner to the west intend to subdivide? They will be limited to a total of 3 lots as a driveway unless ROW is preserved. Provided documentation.

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8/14/2017 12:16:34 PM (1)

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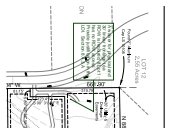
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Clarify easement lines

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8/14/2017 12:20:08 PM (1)

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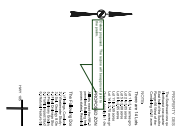
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A waiver for physical and 30' linear frontage to a ROW is required, if Lot 1 has no ROW access. Provide justification in the LOI. Section 8.4.3.A

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8/14/2017 12:23:29 PM (1)

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

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8/14/2017 12:25:01 PM (1)

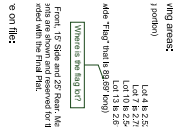
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Add note regarding western access easement.

8/14/2017 12:25:46 PM (1)



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Where is the flag lot?

8/14/2017 12:26:40 PM (1)



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Who are the utility providers to be? Add notes.

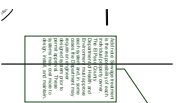
8/14/2017 12:31:11 PM (1)



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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)  
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.

8/14/2017 12:32:58 PM (1)



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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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8/2/2017 11:47:47 AM (1)

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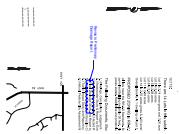
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The property to the west appears to be landlocked.  
Provide a ROW stub in the event the adjacent owner decides to subdivide the property.

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8/3/2017 10:02:08 AM (1)

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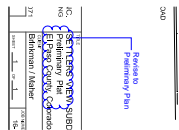
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Revise to Preliminary Drainage Report.

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8/3/2017 10:02:43 AM (1)

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Revise to Preliminary Plan

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8/3/2017 10:03:58 AM (1)

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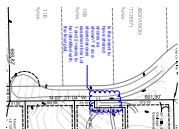
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Revise title to  
"Preliminary Plan  
for  
Settlers View Subdivision"

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8/3/2017 10:32:40 AM (1)

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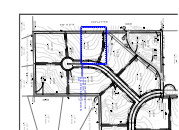
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Is the intent to have shared access as shown? If so a shared access easement b/w Lot 1 and 2 needs to be identified with the final plat.

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8/3/2017 10:32:48 AM (1)

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Show the permanent easement for the detention pond.  
Add a note identifying who maintains the pond.

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8/3/2017 10:35:40 AM (1)

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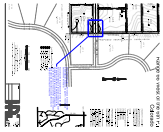
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Add a typical roadway cross section detail.  
Per the EPC standard detail for Rural Local Roadway, a 5' public improvement along the ROW shall be granted to El Paso County.

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8/3/2017 10:40:37 AM (1)

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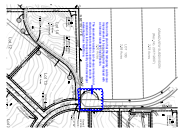
Add the criteria language for the temporary cul-de-sac identified in ECM Chapter 2 Section 2.3.8.C (pg 2-63). The note must also be added in the final plat.

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.

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8/3/2017 10:43:07 AM (1)

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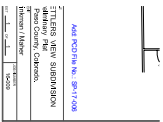
Note on the plan that the temporary cul-de-sac improvement to be removed and replaced with a standard roadway cross section.

The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the developer extending Silver Nell Drive.

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8/3/2017 9:41:15 AM (1)

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Add: PCD File No.: SP-17-006