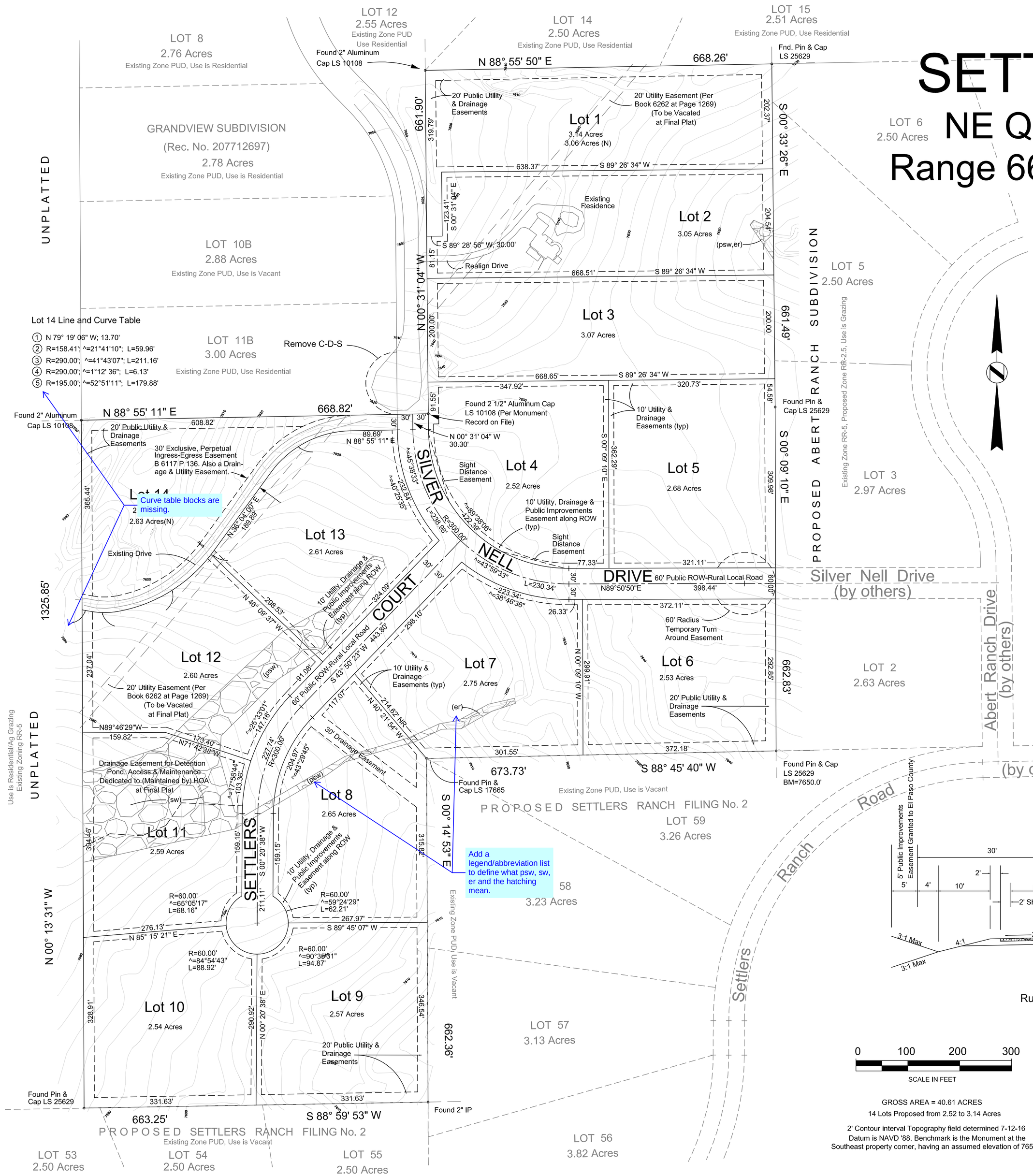
Preliminary Plan for

SETTLERS VIEW SUBDIVISION

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



NOTE:

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 Acquifers is allocated based on a 100 year acquifer life; however, for El Paso County planning purposes, water in the Denver Basin Acquifers is evaluated based on a 300 year acquifer 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 Acquifer 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 acquifers. Alternative renuable 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.

The existing temporary cul-de-sac improvement is 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.

Geologic Hazards Note: The following lots have been found to be impacted by geolocic hazards. Mitigation measures and a map of the hazard area can be found in the report "Soil, Geology, Geologic Hazard, and Wastewater Study, Settlers View Subdivision, Steppler Road and Hodgen Road, El Paso County, Colorado" by Entech Engineering, Inc., dated February 02, 2017 in PCD File No. SP-17-006, available at the El Paso County Planning and Community Development Department:
Expansive & Collapsive Soils: Not Mapped. Any lot may be impacted.
Seasonal Shallow Groundwater: (sw) Lot 11.
Potentially Seasonal Shallow Groundwater: (psw) Lots 2, 7,8,11,12 &13.
Areas of Erosion & Gullying: (er) Lots 2 & 7.

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.

In areas of high groundwater, all foundations shall incorporate an underground drainage system.

PROPERTY DESCRIPTION:

The Southwest one quarter of the Northeast 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 2.53 acres	Lot 7 is 2.75 acres
Lot 8 is 2.65 acres	Lot 9 is 2.57 acres	Lot 10 is 2.54 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 flag portion)		

Overall density is 1 dwelling unit per 2.90 acres.

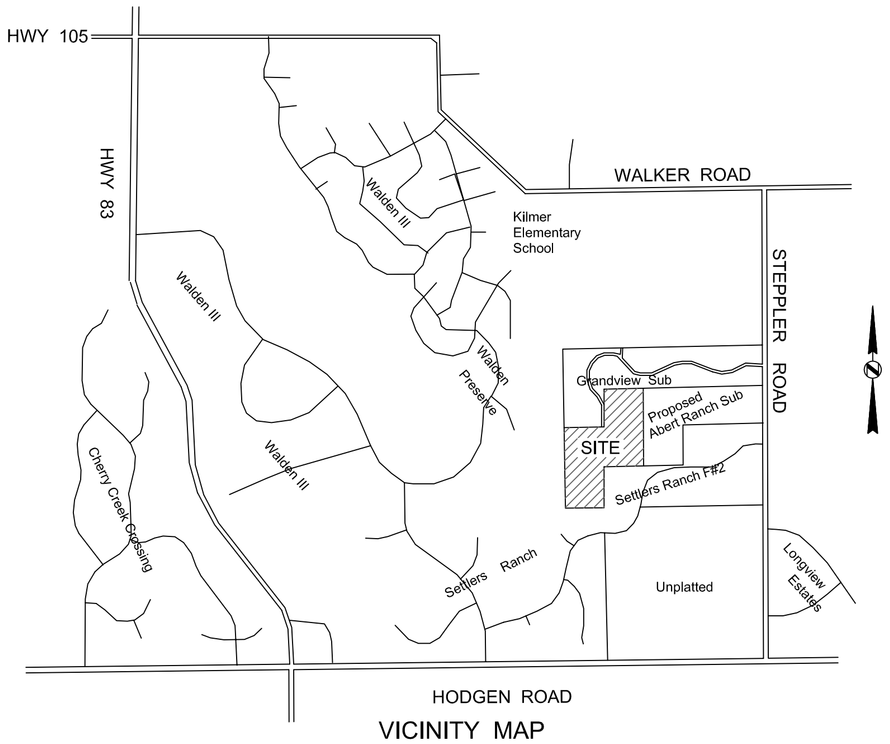
ZONING is RR-2.5

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, Stüdies and Reports are on file:

1.) Findings, Conclusions, Judgement and Decree in Water Rights Case Number 11CW045 and 11CW023.
2.) Wastewater Study & Report by Entech Engineering.
3.) Soil, Geology & Geologic Hazard Report by Entech 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.) Wildfire 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 Nell Drive is extended by the adjacent property owner/developer and accepted by the County, the nonrevocable 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 Nell Drive.



VICINITY MAP
N.T.S.

PCD File No. SP-17-006

REVISIONS
9-8-17: Staff Letter
12-30-17: Drainage

Jerome W. HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING ◦ LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 ◦ FAX:719-491-9071

SCALE	DATE	DRAWN BY
1"=100'	11-09-16	jwh

TITLE: SETTLERS VIEW SUBDIVISION Preliminary Plan El Paso County, Colorado.
CLIENT: Brinkman / Maher
SHEET 1 OF 1
JOB NUMBER: 16-025