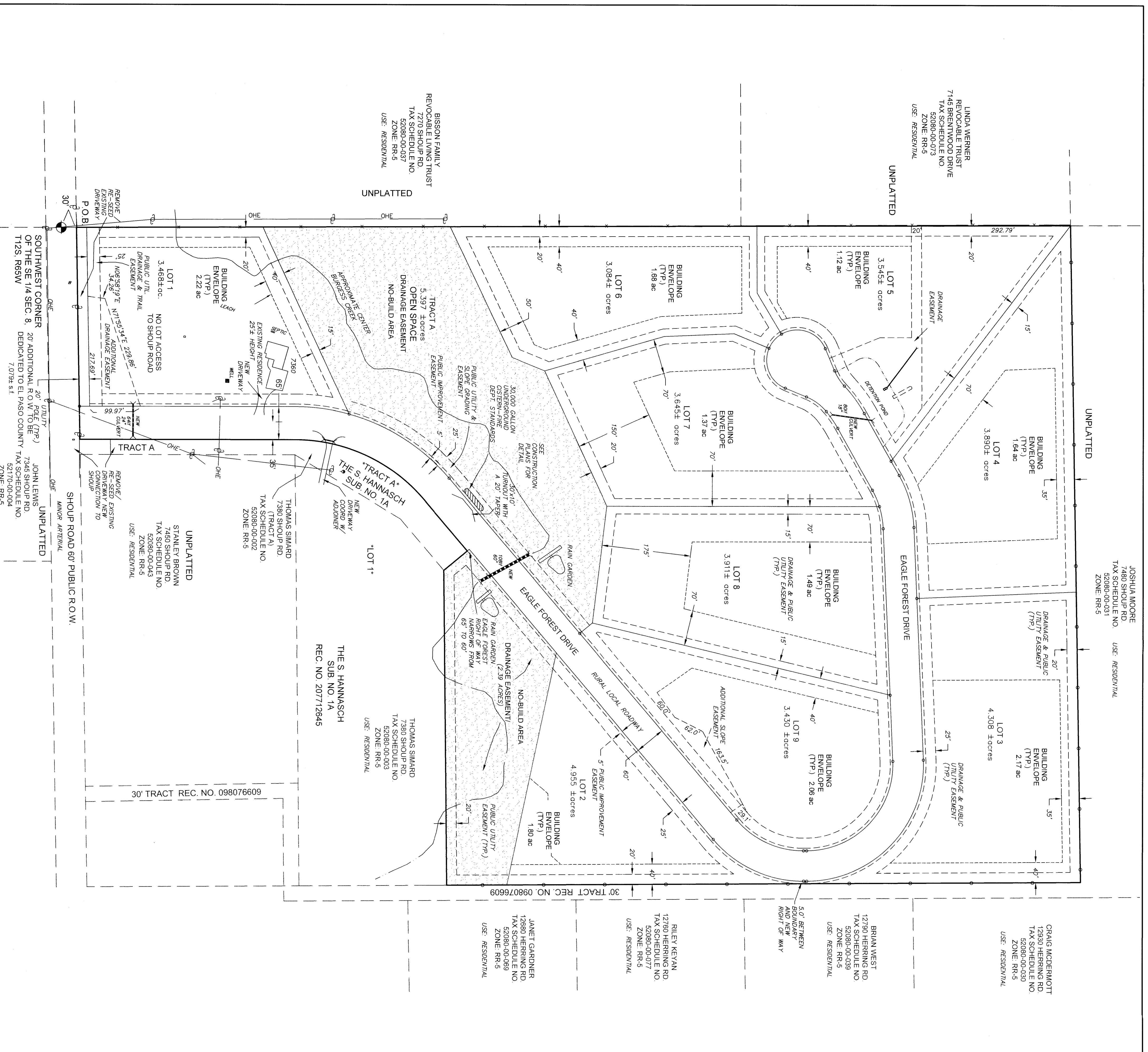


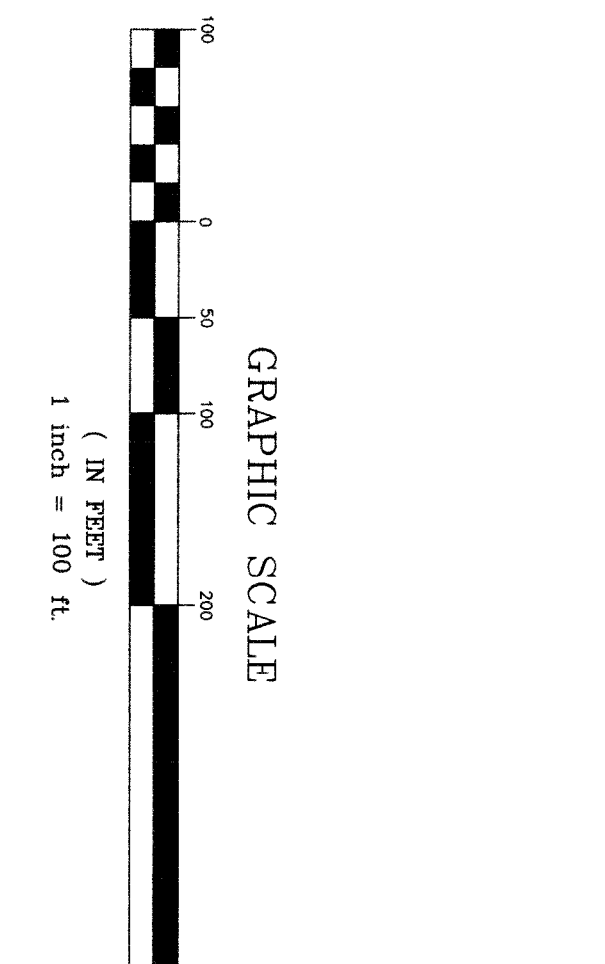
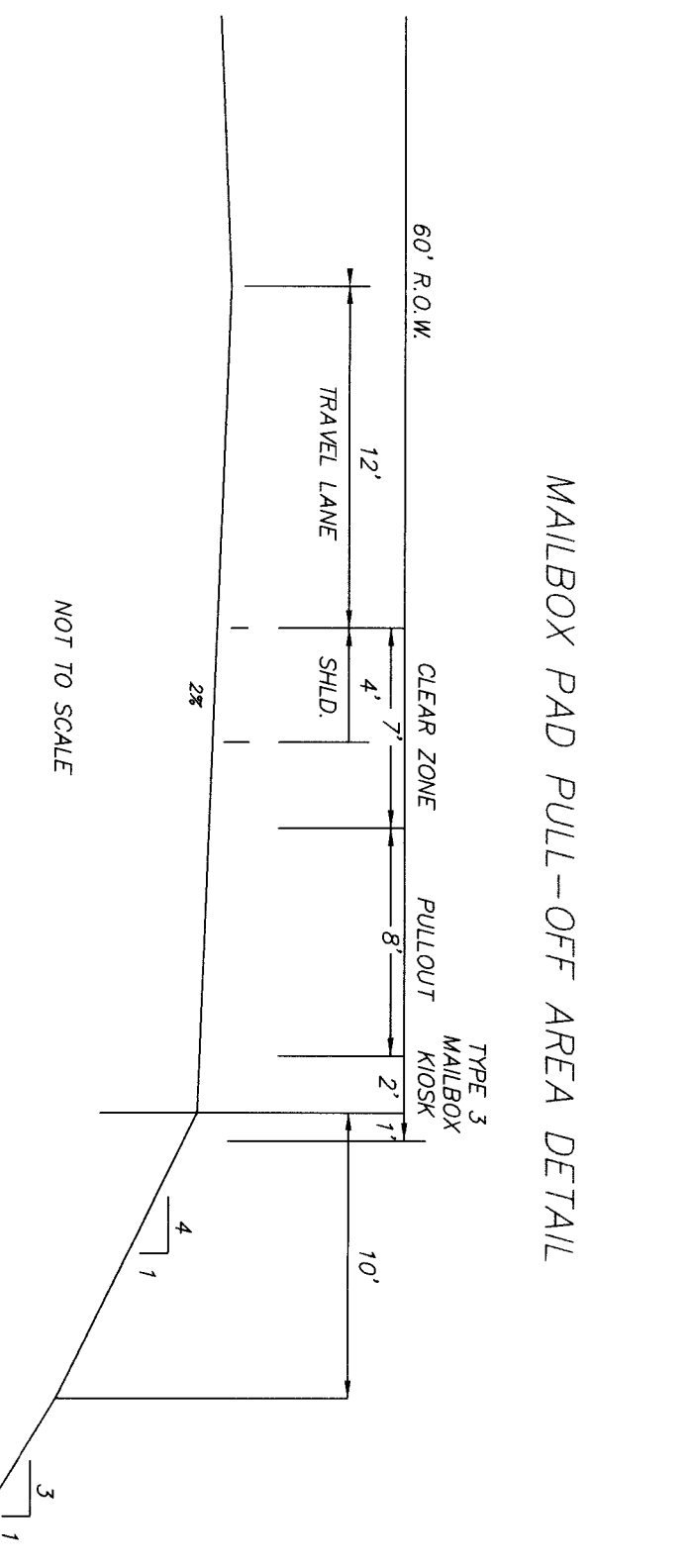
EAGLE FOREST SUBDIVISION PUD AND PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4-15502.4°	1,395.00	106.90	070245.50°E	106.58
C2	4-14294.96°	395.00	237.60	N3744.50°E	234.22
C3	4-5020.32°	230.00	202.09	N2450.02°E	195.65
C4	4-5020.32°	170.00	148.37	N2450.02°E	144.61
C5	4-8204.11°	230.00	169.59	N4822.19°W	244.72
C6	4-8204.11°	230.00	169.59	N4822.19°W	244.72
C7	4-1344.54°	280.00	67.23	N6358.24°E	67.07
C8	4-8018.40°	100.55	56.09	N5719.44°E	55.90
C9	4-8018.40°	60.00	102.91	N1828.35°E	90.75
C10	4-8018.40°	60.00	102.91	N1828.35°E	90.75
C11	4-8018.40°	60.00	102.91	N1828.35°E	90.75
C12	4-8017.59°	60.00	94.56	N6745.44°E	85.07
C13	4-8017.59°	60.00	94.56	N6745.44°E	85.07
C14	4-1148.02°	170.00	35.06	N8531.16°E	48.34
C15	4-1148.02°	170.00	35.06	N8531.16°E	35.00
C16	4-1458.22°	170.00	44.43	N8028.22°E	44.30



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2 | 23 | 2022

**EAGLE FOREST SUBDIVISION
PUD/PRELIM DEV. PLAN
EAGLE FOREST DEVELOPMENT, LLC
EL PASO COUNTY, CO**

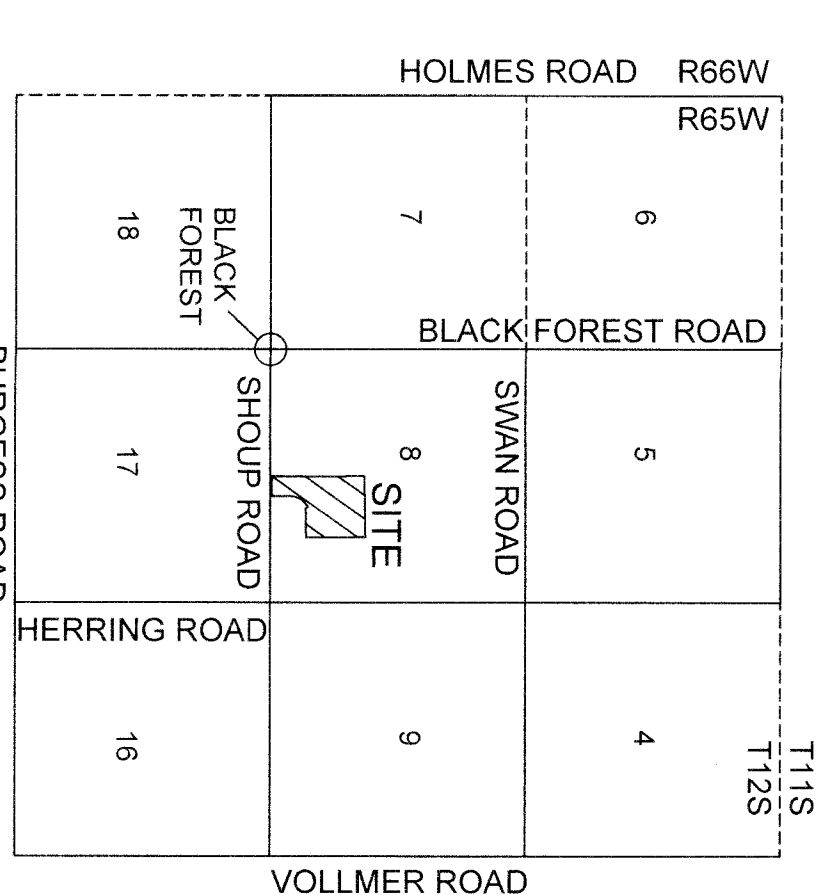
DWG: EAGLE FOREST PUD
SCALE: 1"=100'
DATE: 1/21/21
PROJECT NO. 11065
SHEET 2 OF 4

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

REVISIONS:
COUNTY COMMENTS 4-1-21
COUNTY COMMENTS 5-13-21

EAGLE FOREST SUBDIVISION PUD AND PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 12 SOUTH RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, N0°10'49"W, 1982.45 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY UNITED PLANNING AND ENGINEERING, DATED NOVEMBER 23, 2004, DEPOSIT NUMBER 204800192, AND THE LINE IS MONUMENTED BY A 1/2" DIAMETER ALUMINUM CAP IS #1624 ON THE SOUTH AND A REBAR AND CAP IS 25929 ON THE NORTH.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE N0°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, THENCE CONTINUE N0°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1952.45 FEET.

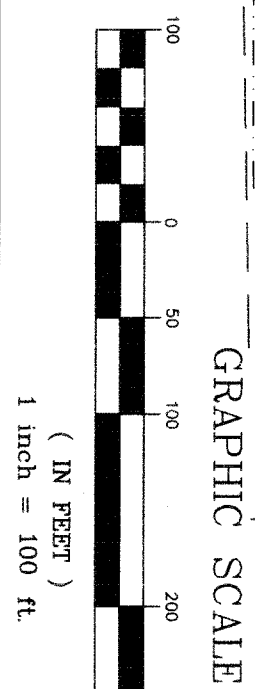
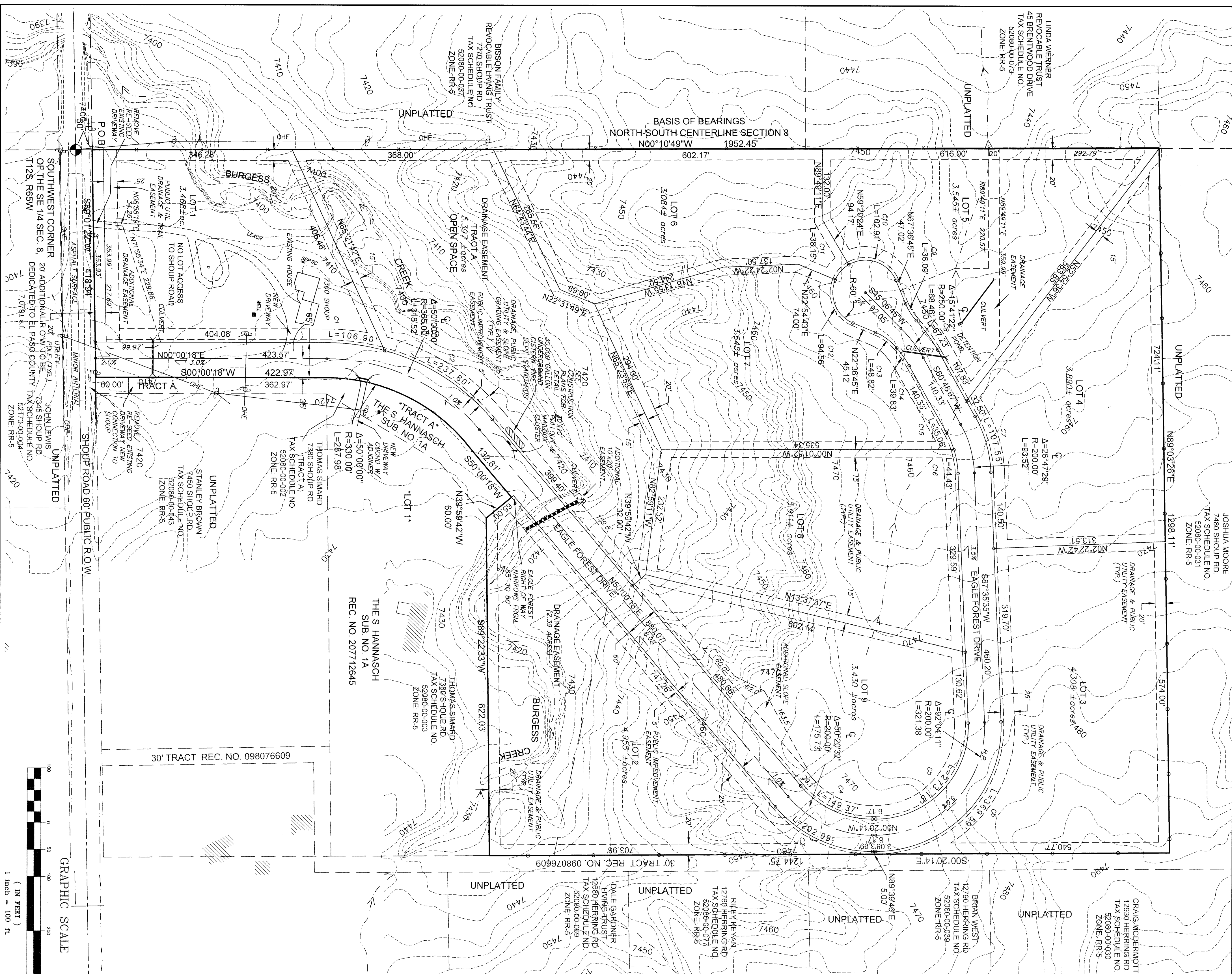
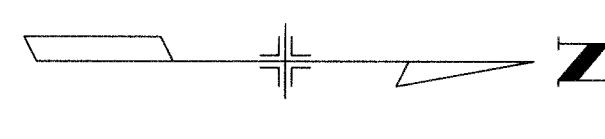
THENCE S02°07'07"E A DISTANCE OF 1284.75 FEET TO THE NORTHEAST CORNER OF LOT 1, THE S. HANNASCH SUBDIVISION, REC. NO. 207712645, THENCE S02°07'07"E A DISTANCE OF 1284.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE S88°22'23"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 822.03 FEET TO THE MOST EASTERLY CORNER OF TRACT A OF SAID S. HANNASCH SUBDIVISION NO. 1A, THENCE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT:

- 1) THENCE N89°59'42"W A DISTANCE OF 60.00 FEET.
- 2) THENCE S 50°00'18"W A DISTANCE OF 132.81 FEET TO A POINT OF CURVE.
- 3) THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 297.98 FEET TO A POINT OF TANGENT.
- 4) THENCE S82°59'57"E A DISTANCE OF 62.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT.

THENCE CONTINUE S00°00'18"W A DISTANCE OF 60.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD.

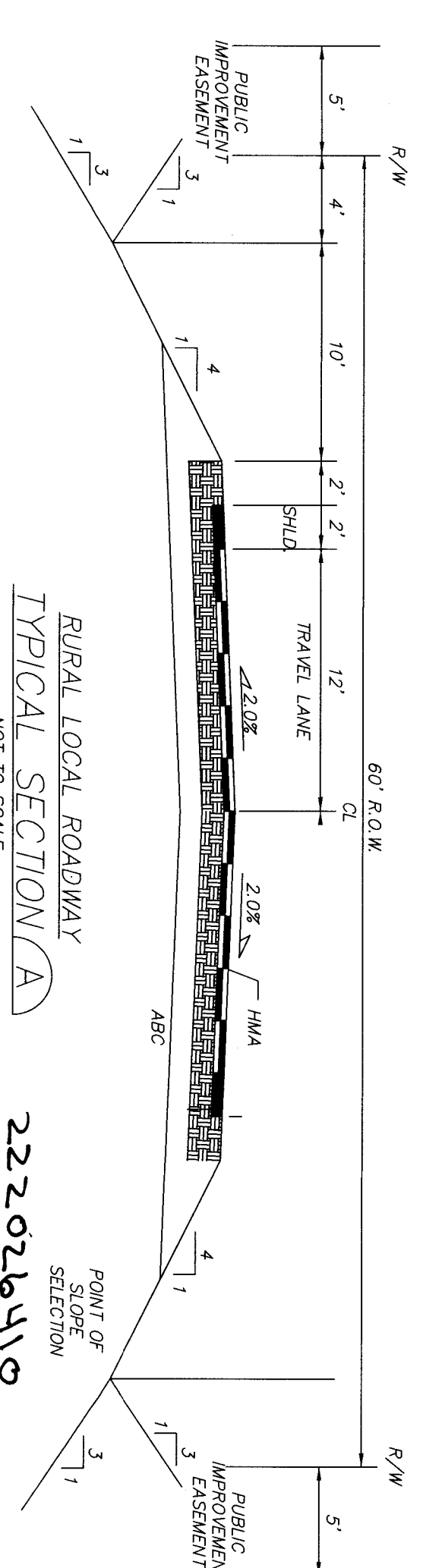
THENCE S89°01'22"W ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 418.94 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 44.193 ACRES, MORE OR LESS.



UTILITIES:
WASTEWATER: THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER, THE EL PASO COUNTY DEPARTMENT OF PUBLIC UTILITIES, SHALL BE TO PROVIDE EACH SYSTEM, THE SPECIFIC INVESTIGATIONS AND DESIGN REQUIREMENTS FOR EACH PROPOSED SINGLE-FAMILY RESIDENCE. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
NATURAL GAS WILL BE PROVIDED BY BLACK HILLS ENERGY.
ELECTRIC WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
THE PETITIONER ACKNOWLEDGES THAT FEES WILL BE PAID IN LIEU OF A LAND DONATION.
A SECOND FIRE DEPARTMENT TURN OUT WILL BE PROVIDED PER THE REQUEST OF THE BLACK FOREST FIRE RESCUE PROTECTION DISTRICT TO MEET THE CURRENT CODE NFPA 1141 SEC. 5.2.17.3 AND THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND WILL BE INCLUDED ON THE SUBDIVISION CONSTRUCTION DRAWINGS.
WATER IN THE DENVER BASIN ACQUIRES IS ALLOCATED BASED ON A 100 YEAR ACQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN ACQUIRES IS EVALUATED BASED ON A 500 YEAR ACQUIFER LIFE. APPLICATIONS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE GLEN DENVER BASIN ACQUIRES MAY BE LESS CONSERVING OF WATER. THE WATER SUPPLY WELLS FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY RESOURCES SHOULD NOT RELY SOLELY UPON NON-RENEWABLE ACQUIRES. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

ROAD SURFACE DESIGN



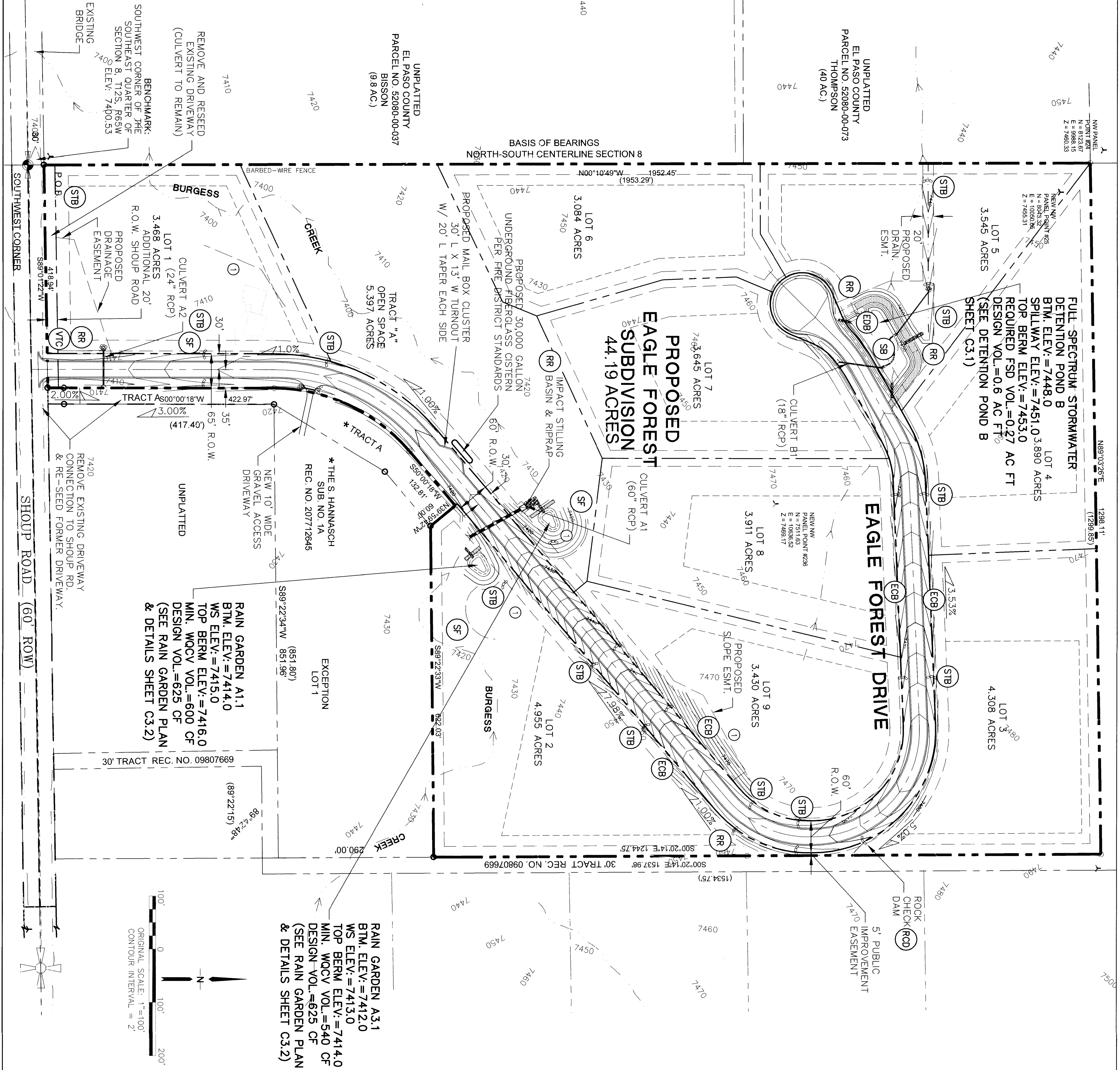
RURAL LOCAL ROADWAY
TYPICAL SECTION (A)
NOT TO SCALE
22-2026-410
02/23/2022
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

REVISIONS:
PER COUNTY COMMENTS 12-2-20
PER COUNTY COMMENTS 4-1-21
PER COUNTY COMMENTS 6-1-21
WATER COUNTY COMMENTS 6-14-21

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: EAGLE FOREST PUD
SCALE: VARIES
DATE: 1/21/21
PROJECT NO: 11065
SHEET 3 OF 4

EAGLE FOREST SUBDIVISION
PUD PRELIM DEV. PLAN
EAGLE FOREST DEVELOPMENT, LLC
EL PASO COUNTY, CO



GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 13,633 CY
 * EMBANKMENT FILL = 9,011 CY
 NET (CUT) = 4,622 CY

*(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME NOT INCLUDING ANY ADJUSTMENTS FOR PAYMENT DEPTH'S. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

DRIVEWAY CULVERT TABLE

LOT NO.	SIZE (DIA.)	MIN. SLOPE
1	18"	1.0%
2	18"	1.0%
3	18"	1.0%
4	18"	1.0%
5	18"	1.0%
6	18"	1.0%
7	18"	1.0%
8	18"	1.0%
9	18"	1.0%

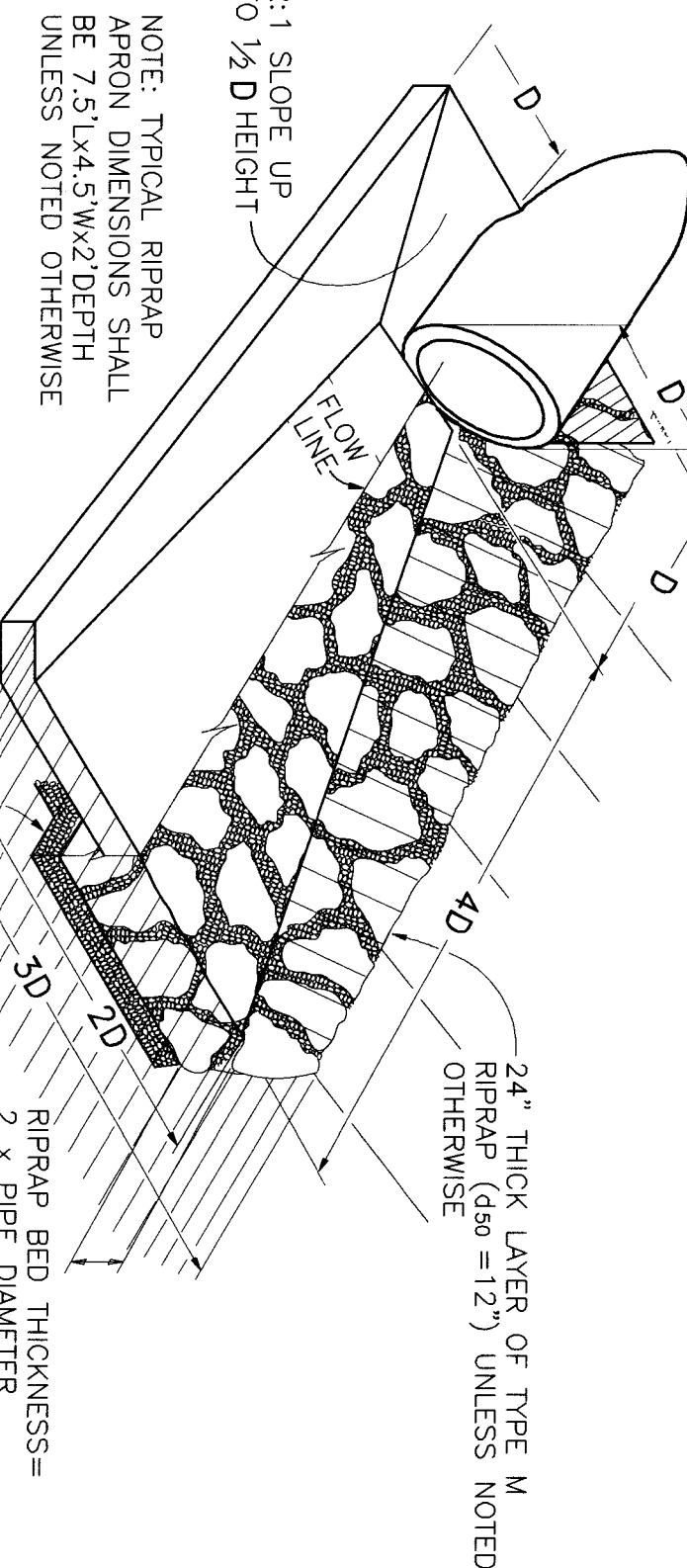
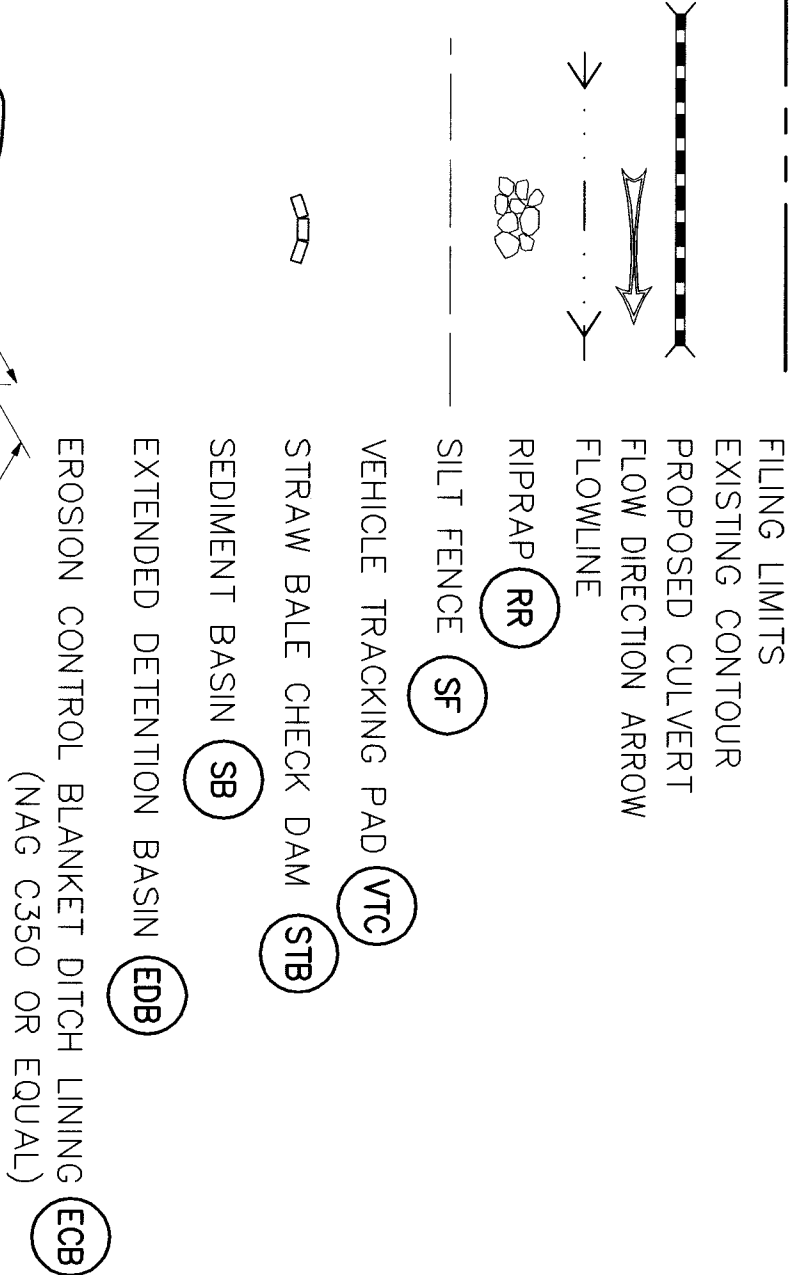
KEYED NOTES:

- CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.

BMP PHASING

- INITIAL BMP'S
- INSTALL VTC
- INSTALL SILT FENCE
- INTERIM BMP'S
- STRAW BALE CHECK DAMS
- FINAL BMP'S
- RRAP APRONS
- SEEDING

EROSION CONTROL:



NOTE: TYPICAL RIPRAP APRON DIMENSIONS SHALL BE 7.5' (L) x 5' (W) x 2' (DEPTH) UNLESS NOTED OTHERWISE

TYPICAL RIPRAP APRON / CULVERT OUTLET PAVING / NOT TO SCALE

EAGLE FOREST SUBDIVISION

GRADING & EROSION CONTROL PLAN

No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	7/20/20
2	ADD RAIN GARDENS	JPS	11/24/20
3	REV. CUL-DE-SAC, KIOSK PULL OUT	JPS	12/8/20
4	REVISE MAIL KIOSK, UPDATE TOPO	JPS	12/28/20
5	REVISE MAIL KIOSK PULL OUT	JPS	1/31/21

JPS ENGINEERING

19 E. Wilmette Ave.
 Greenwood Springs, CO
 80503
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsengr.com

PROJECT NO.	061003
SHEET:	C1
DATE:	3/17/21
DESIGNED BY:	LWA
CHECKED BY:	JPS
DATE:	3/17/21
PROJECT NO.:	061003
DATE:	3/17/21
DESIGNED BY:	LWA
CHECKED BY:	JPS
DATE:	3/17/21