

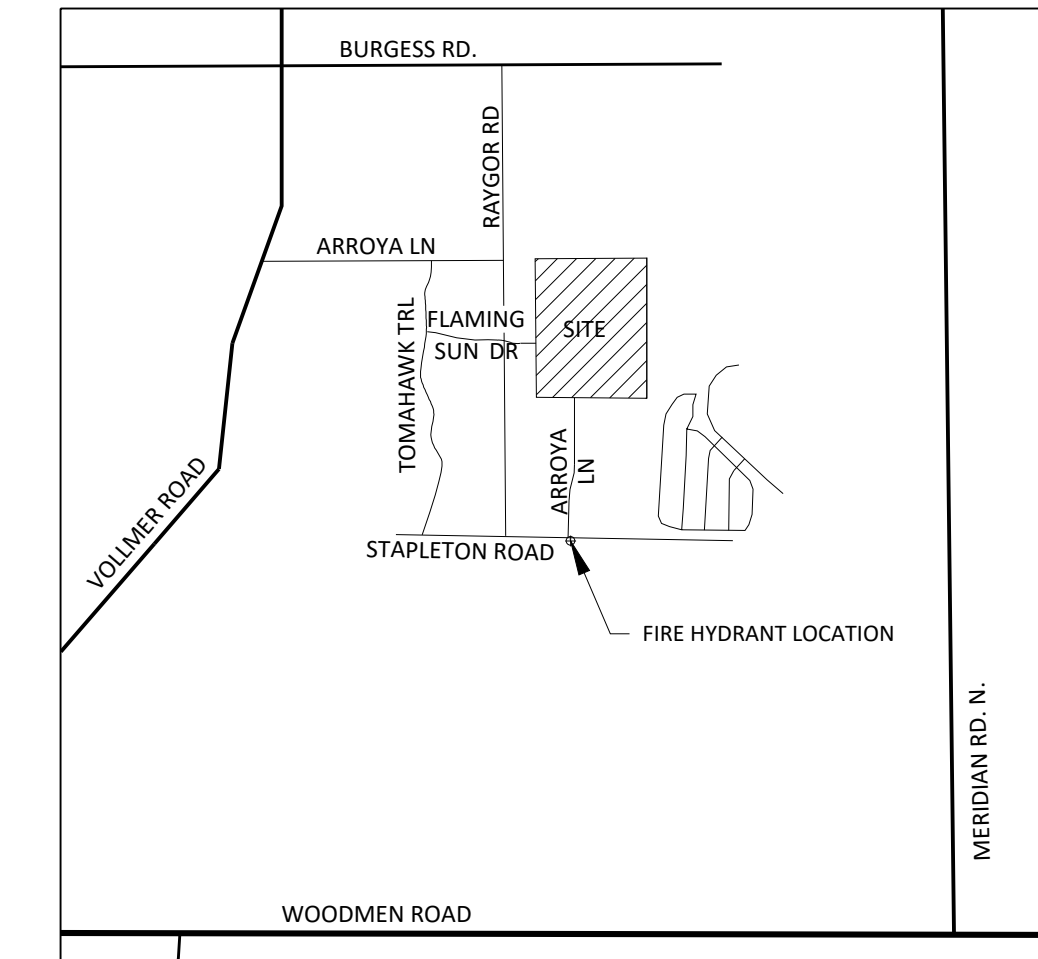
# EAGLEVIEW SUBDIVISION

## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

#### VICINITY MAP



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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#### PROJECT TEAM

OWNER/DEVELOPER: PT Eagleview LLC  
1864 Woodmoor Dr., Suite 100  
Monument, CO 80132  
N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
Kimley-Horn  
2 N. Nevada Ave., Suite 300  
Colorado Springs, CO 80903

#### SITE DATA

Tax ID Number: 522600001, 522600002  
Total Area: 121.21 AC  
Development Schedule: Fall 2022  
Drainage Basin: West Tributary of the Falcon Drainage Basin  
Current Zoning: RR-2.5  
Current Use: Vacant  
Proposed Use: Rural Residential  
ROW Area: 7.87 AC  
Total Lots: 38  
Total Lot Area: 113.34 AC  
Proposed Density: 0.31 DU/AC  
Lot Standards:  
Average Lot Size: 2.95 AC  
Minimum Lot Size: 2.50 AC  
Minimum Lot Width: 200'  
Maximum Lot Coverage: None  
Maximum Building Height: 30 ft  
Building Setbacks:  
Front: 25 ft  
Side: 15 ft  
Rear: 25 ft  
Drainage & Utility Easements:  
Front: 10 ft  
Side: 10 ft  
Rear: 10 ft  
Perimeter: 20 ft

#### ADJACENT PROPERTY OWNERS

- Kristi S. Marquess - 10475 Raygor Road, Colorado Springs, CO 80908
- Precious Springs Trust - 10535 Raygor Road, Colorado Springs, CO 80908
- Fredric H. & Erica C. Maxwell - 7390 Clovis Way, Colorado Springs, CO 80908
- Donald M. Blasius - 10585 Arrowgrass Loop, Colorado Springs, CO 80908
- Saint Aubyn Homes LLC - 212 N Wahsatch Ave, Ste 301, Colorado Springs, CO 80903
- Paint Brush Hills Metro District - 9985 Tower Ave, Peyton, CO 80831
- Larry R Lenket - 9890 Rockingham Drive, Peyton, CO 80831
- Roger Beaty - 9876 Rockingham Drive, Peyton, CO 80831
- Sergiu & Daniela - Botolin9725 Arroya Lane, Peyton, CO 80831
- Simons Family Trust - 9825 Arroya Lane, Colorado Springs, CO 80908
- Laura L. Hoff - 9850 Arroya Lane, Colorado Springs, CO 80908
- Lane & Tami A. Blackwell - 9915 Raygor Road, Colorado Springs, CO 80908
- Cindy L. Wickline - 9975 Raygor Road, Colorado Springs, CO 80908
- Joseph H. & Judy K. Bristow - 10065 Raygor Road, Colorado Springs, CO 80908
- Amanda & James Schilling - 10155 Raygor Road, Colorado Springs, CO 80908
- Christina Mathews - 9750 Flaming Sun Drive, Colorado Springs, CO 80908
- Suzanne Irene Richardson - 10295 Raygor Road, Colorado Springs, CO 80908
- Erasmio Gutierrez & Nidia T. Vargas - 10385 Raygor Road, Colorado Springs, CO 80908

#### GENERAL NOTES

- Water to be provided via individual on site wells.
- Waste water to be individual on site septic systems.
- This property is located within and serviced by Mountain View Electric Association District, Black Hills Energy Gas Service District, Falcon Fire Protection District, and the Falcon School District.
- All roadways and drainage facilities within dedicated rights of way and drainage easements as shown on lots 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 31, 32, 34, 37, 38 shall be constructed to El Paso County standards, and are to be owned and maintained by the County upon acceptance.
- Proposed method of guaranteeing funds will be one of any approved acceptable to the El Paso County Attorneys Office.
- Mountain View Electric Association requires that their easements be exclusive of grading and drainage easements.
- This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0535G, effective December 7, 2018.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- Soil and Geology Considerations:  
Geologic Hazard Note-Final Plat:  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study Prepared by Entech Engineering, Inc. November 19, 2021, revised August 22, 2022, in file SP-2106 available at the El Paso County Planning and Community Development Department:  
  - Potentially Seasonal Shallow Groundwater: Lots 21-23, 32
  - Seasonal Shallow Groundwater: 4, 5, 9, 32, 34-38
  - Potentially Unstable Slopes: 12-18, 21, 23, 24, 31, 32, 34, 36-38
  - Artificial Fill Lots 4, 5, and 35
  - Expansive Soils are sporadic and have not been mapped. If encountered, over excavation and replacement is recommended.
- In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate and underground drainage system.
- Structure, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Certified engineer CWTs are required where this is shallow bedrock groundwater. CWTs shall not be located within 25ft of drainage areas and easements.
- Drainage Easements as shown on lots 4, 5, 6, 9, 10, 11, 12, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38 are no build areas. No construction or accessory structures are permitted in these easements.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report;
- Property owners are responsible for maintaining proper storm water drainage in and through their property. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to drainage facilities. Homeowners shall not change the grade of the lot or drainage swales as constructed by the builder in a manner that would cause adverse drainage impacts to adjacent properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 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 listed species (e.g., Preble's Meadow Jumping Mouse).
- No driveway shall be established unless an access permit or waiver has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The following lots will require engineered site plans for the construction design of driveway culverts in the event driveways are proposed to cross the drainage easements: Lots 4, 5, 9, 19, 20, 25-30, 34-36, and 38.
- A new Metropolitan District will be formed to serve this development.

#### LEGAL DESCRIPTION

AS DESCRIBED IN TITLE COMMITMENT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MIFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK R-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY, THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 2587.32 FEET TO THE CENTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 978.90 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, 1032.07 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 34 SECONDS WEST, 2561.56 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MIFY FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

AS MEASURED:

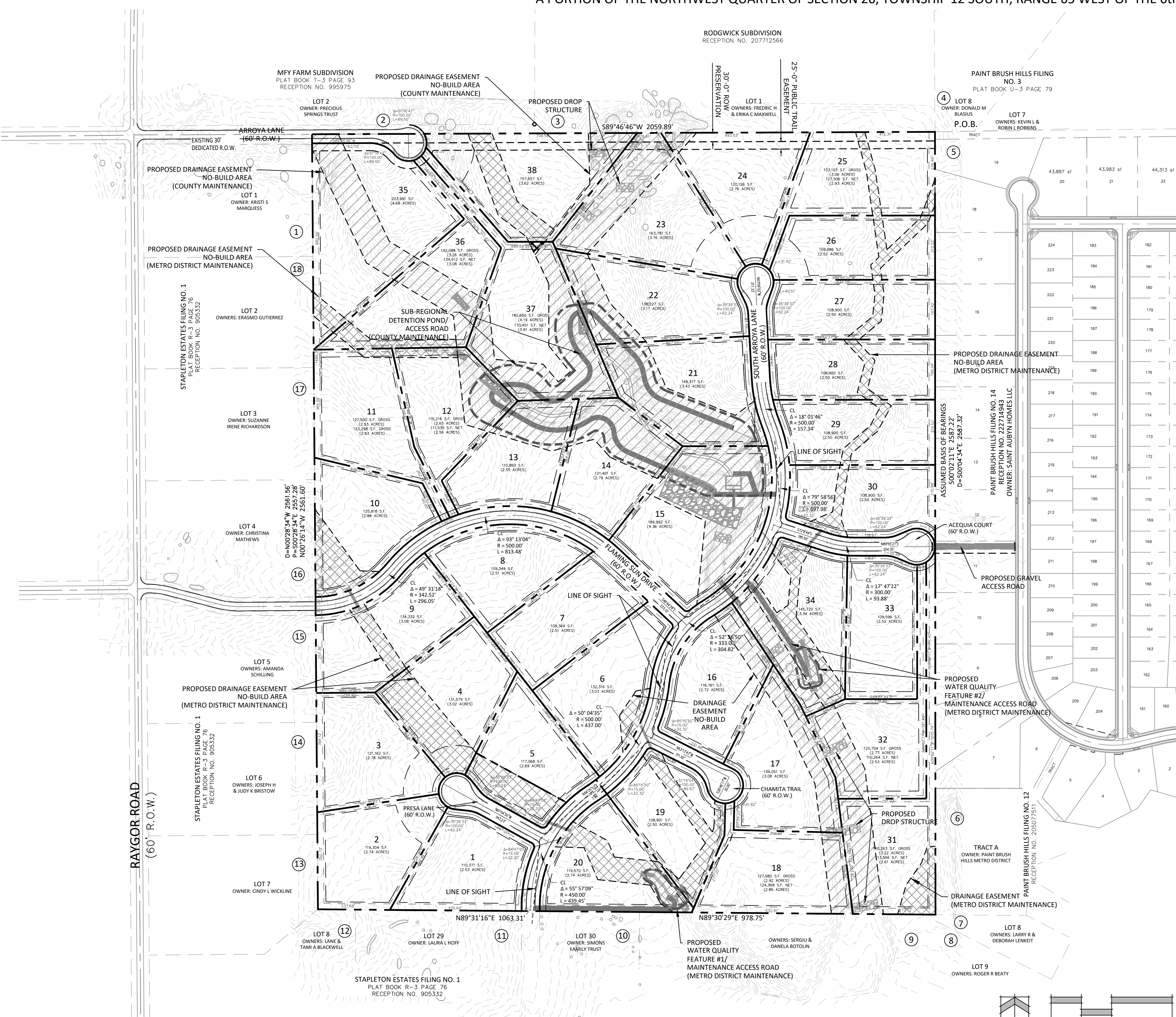
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SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

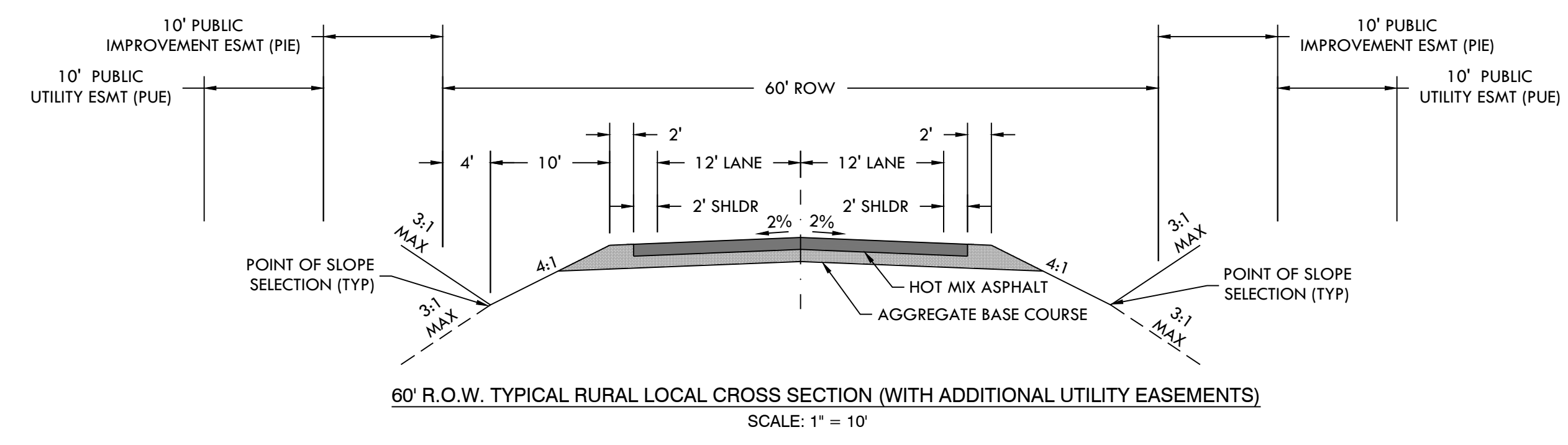
#### SHEET INDEX

Sheet 1 of 4: Preliminary Plan  
Sheet 2 of 4: Geology Map  
Sheet 3 of 4: Preliminary Grading Plan  
Sheet 4 of 4: Preliminary Grading Plan



#### LEGEND

- PROPERTY BOUNDARY
- - - BUILDING SETBACK
- - - PUBLIC IMPROVEMENT EASEMENT
- - - PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- - - DRAINAGE EASEMENT
- - - UTILITY EASEMENT
- - - LINE OF SIGHT
- DETENTION/WATER QUALITY FEATURE #1/ MAINTENANCE ACCESS ROAD (METRO DISTRICT MAINTENANCE)
- PROPOSED DRAINAGE EASEMENT (COUNTY MAINTENANCE)
- PROPOSED DRAINAGE EASEMENT (METRO DISTRICT MAINTENANCE)
- EXISTING TREES
- # ADJACENT OWNER KEY



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## EAGLEVIEW SUBDIVISION

### PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 12/10/2021  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
8/26/2022	JBS	PER COUNTY COMMENTS
10/25/2022	JBS	PER COUNTY COMMENTS
12/2/2022	JBS	PER COUNTY COMMENTS

## PRELIMINARY PLAN

**1**  
OF 4  
SP-2106

# EAGLEVIEW SUBDIVISION

## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STAMP

ISSUE INFO

SHEET / PERIODIC

SHEET TITLE

SHEET NUMBER

PLAN FILE #

## EAGLEVIEW SUBDIVISION

### PRELIMINARY PLAN

EL PASO COUNTY, CO

PROJECT INFO

DATE:	12/10/2021
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BY:

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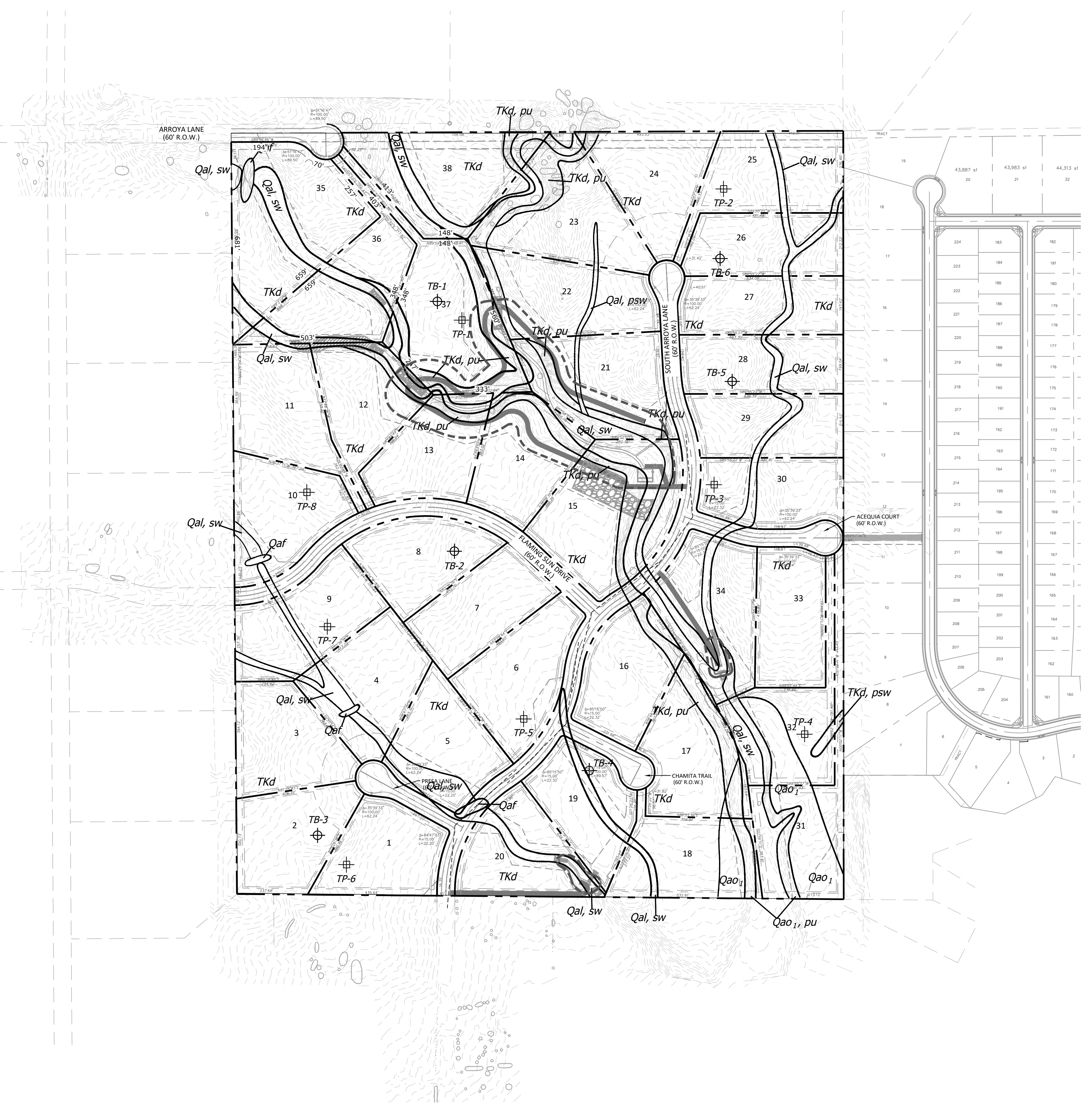


### GEOLOGY MAP

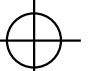
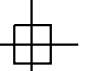
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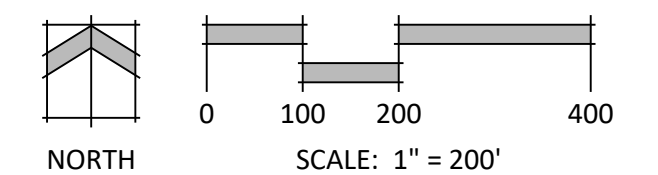
2 OF 4

SP-2106



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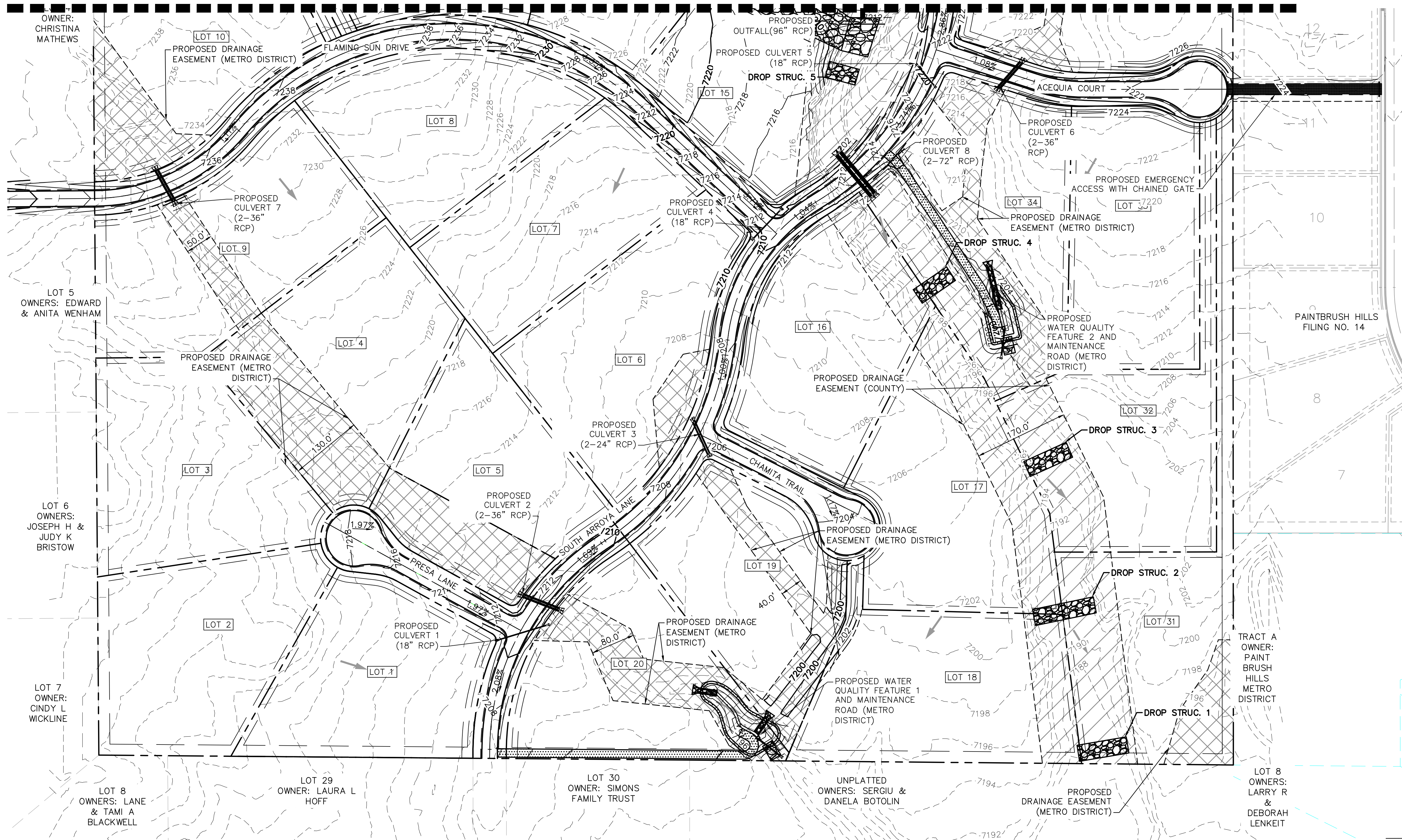
- Qaf** RECENT ARTIFICIAL FILL OF HOLOCENE AGE:  
THESE ARE MAN MADE FILL DEPOSITS ASSOCIATED WITH  
EROSION BERMS ON-SITE.
- Qal** RECENT ALLUVIUM OF HOLOCENE AGE:  
RECENT WATER DEPOSITED SEDIMENT ALONG MINOR  
DRAINAGE
- Qao<sub>1</sub>** OLD ALLUVIUM ONE OF LATE-MIDDLE PLEISTOCENE AGE:  
RECENT WATER DEPOSITED SEDIMENT ALONG MINOR  
DRAINAGE
- TKd** DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE:  
ARKOSIC SANDSTONE WITH INTERBREDED FINE-GRAINED SANDSTONE,  
SILTSTONE AND CLAYSTONE.
- fp** FLOODPLAIN
- pu** POTENTIALLY UNSTABLE SLOPE
- psw** POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA
- sw** SEASONAL SHALLOW GROUNDWATER AREA
- w** FLOWING WATER
-  APPROXIMATE TEST BORING LOCATION
-  APPROXIMATE TEST PIT LOCATION



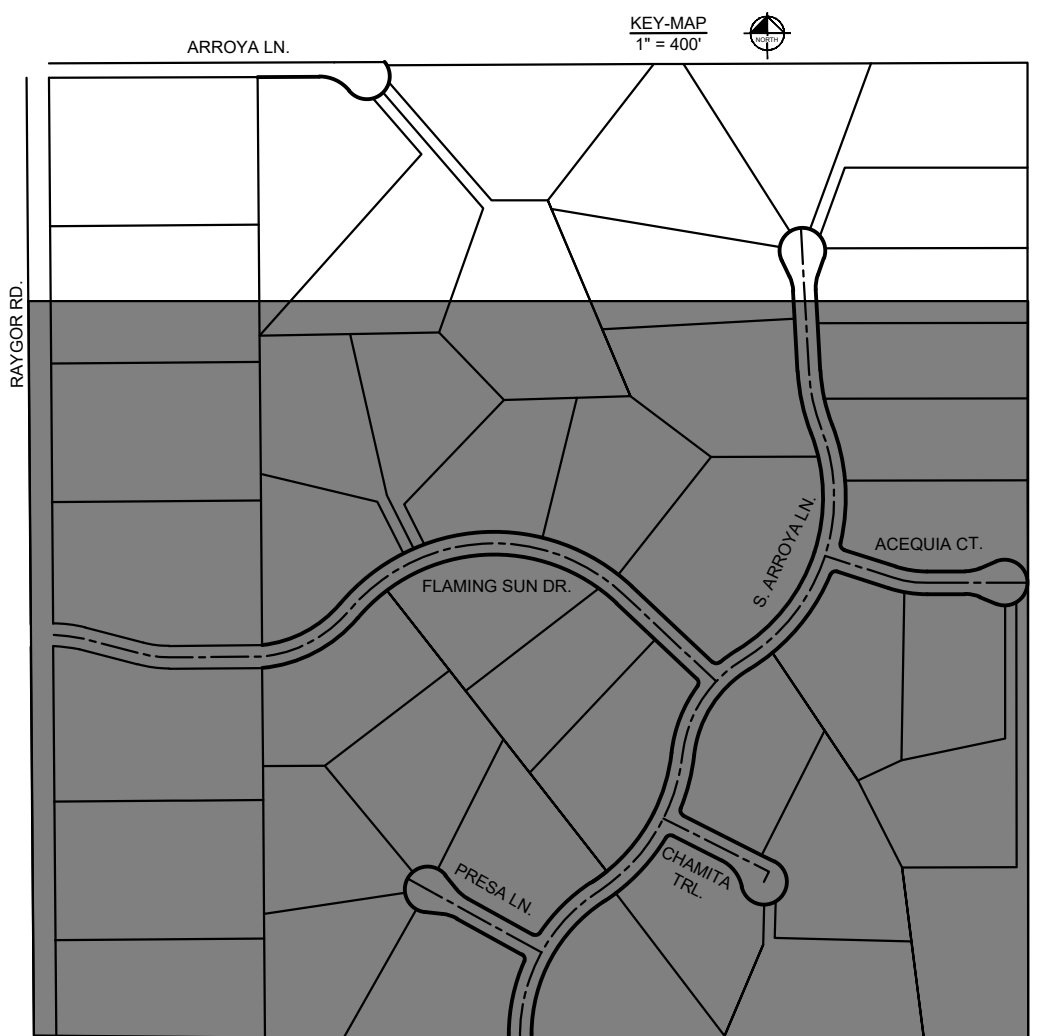
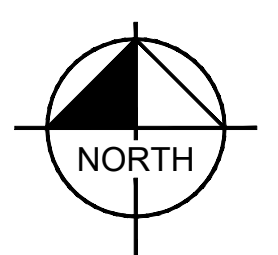
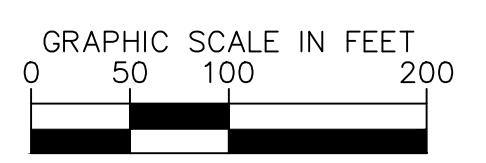
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MATCHLINE SEE SHEET 2 FOR CONTINUATION



- LEGEND**
- PROPERTY LINE
  - PROPOSED EASEMENT
  - PROPOSED DRAINAGE EASEMENT (COUNTY MAINTENANCE)
  - PROPOSED DRAINAGE EASEMENT (METRO DISTRICT MAINTENANCE)



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CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK  
DRAWN BY: MJK  
CHECKED BY: KRK  
DATE: 10/XX/2021

EAGLEVIEW  
EL PASO COUNTY, COLORADO  
PRELIMINARY GRADING PLAN

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196106001  
SHEET  
4 OF 4