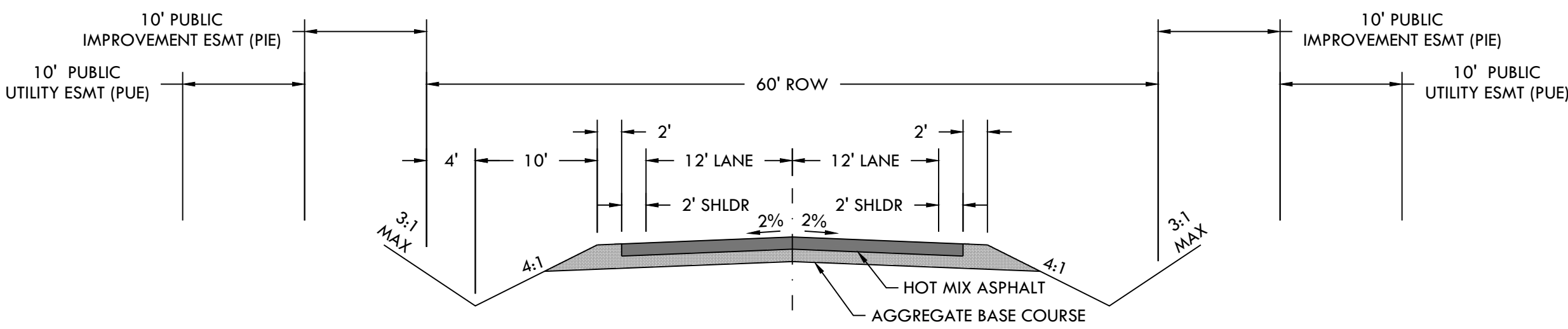
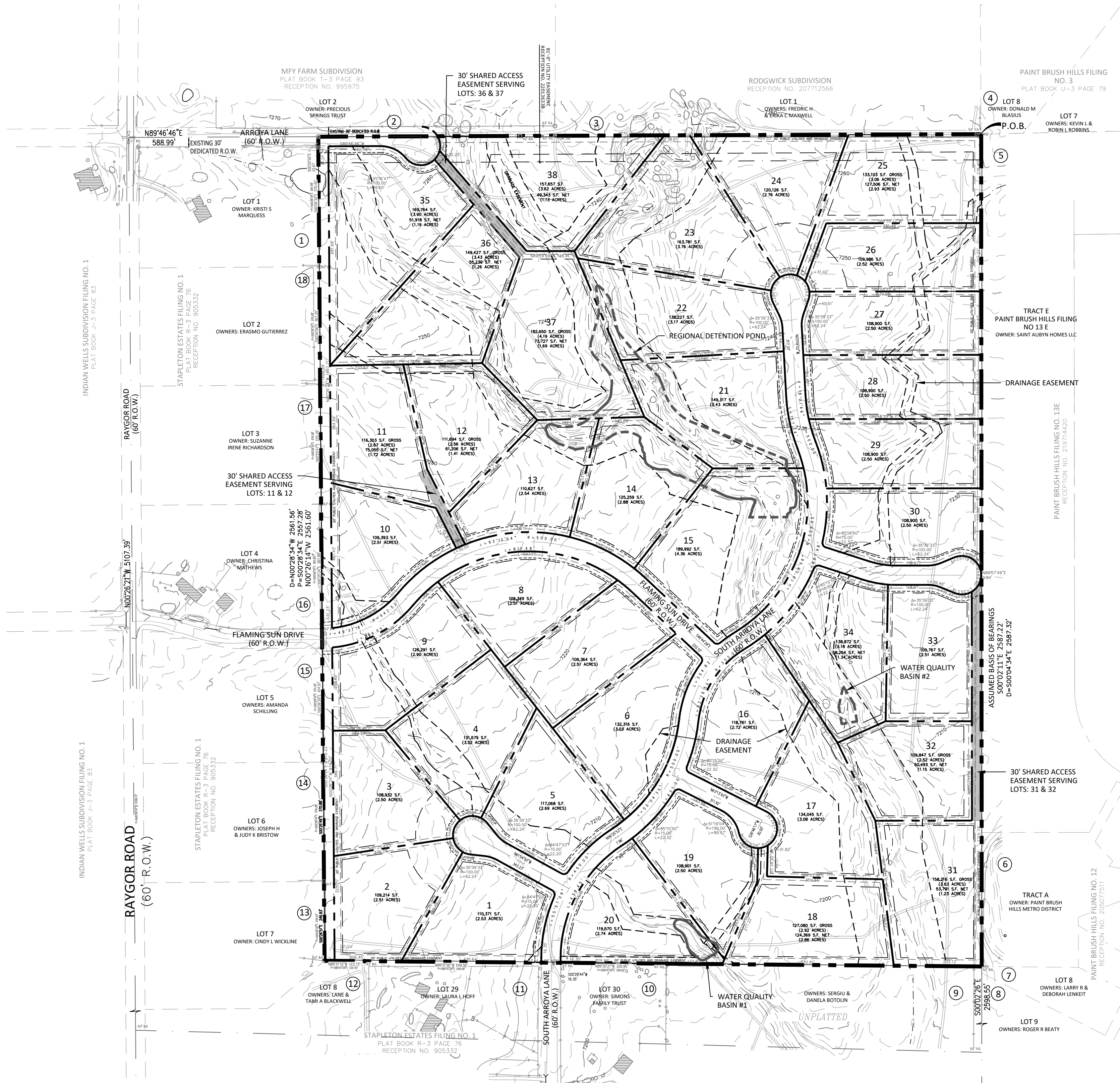


EAGLEVIEW SUBDIVISION
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN

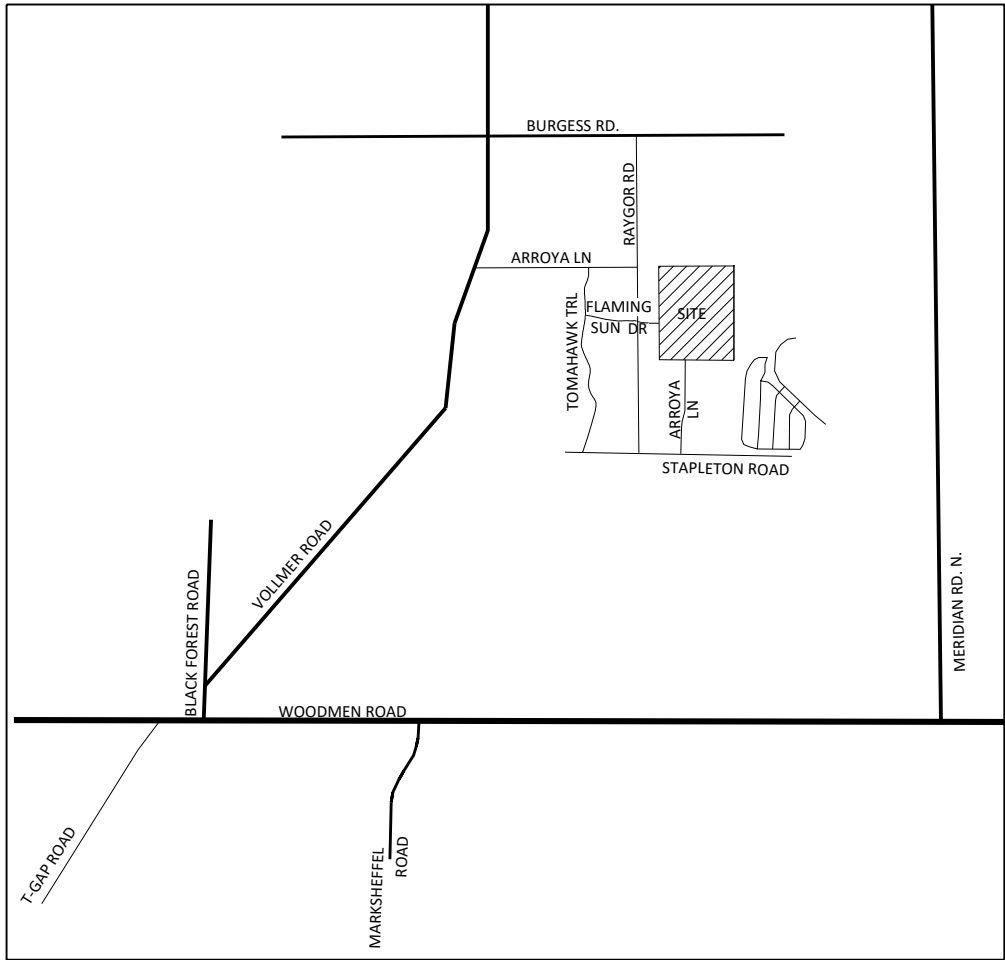


60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION (WITH ADDITIONAL UTILITY EASEMENTS)
SCALE: 1" = 10'

LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- PUBLIC IMPROVEMENT EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- EXISTING TREES
- STREAM
- ADJACENT OWNER KEY

VICINITY MAP



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: 5226000001, 5226000002
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
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

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 specified easements to be constructed to El Paso county standards and to owned and maintained by El Paso County.
- Proposed method of guaranteeing funds will be one of any approved acceptable to the El Paso County Attorneys Office.
- Lots 11, 812, 31832, and 36 & 37 shall have a shared driveway to be constructed by the developer.
- Mountain View Electric Association requires that their easements be exclusive of grading and drainage easements.
- A 16' wide gravel driveway and culvert shall be constructed over the drainage easement within the subdivisions estimate of guaranteed funds.
- Driveways access to lot No. 5 shall be limited to Flaming Sun Drive.
- The developer shall be responsible for constructing the driveway and drainage crossing on lot 38. The cost of the construction shall be included within the estimate of guaranteed funds.
- 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.
- Geotechnical Constraints and Hazards may be encountered as follows:
 - Potentially Seasonal High Groundwater may be exist in drainage areas. Recommend minimum 30" foundation depth and installation of subsurface perimeter drain.
 - Seasonal High Groundwater areas are mostly within drainageways. These areas are not suitable for structures and septic fields.
 - Expansive Soils are sporadic and have not been mapped. If encountered, over excavation and replacement is recommended.
 - Potentially Unstable Slopes due to steep slopes adjacent to drainageways. A minimum 30-foot setback should be maintained.
 - Artificial Fill is associated with earthen dams. If beneath foundation, material shall be removed and recompacted.Mitigation measures and a map of the hazard area can be found in the "Soil, Geology, and Geologic Hazard Study" by Logan Langford November 19, 2021, in file [redacted] available at the El Paso County Planning and Community Development Department:

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 MYF FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-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 MYF FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

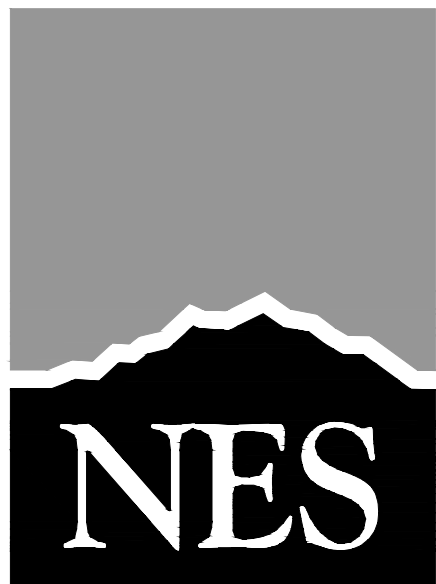
AS MEASURED:

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 MYF FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-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, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF 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 MYF FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

Page 1 of 2
STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MYF FARM SUBDIVISION, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

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



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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

EAGLEVIEW SUBDIVISION

PRELIMINARY PLAN

EL PASO COUNTY, CO

PROJECT INFO

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

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

PRELIMINARY PLAN

1

1 OF 1

PLAN FILE #

