

Show and label the wetland areas and floodplain

Contact El Paso County Parks Department. The previous prelim plan identified a 30' public trail easement owned/maintained by parks department.

See Paintbrush Hills Fil 14 (PCD File No SF-20-024) to the east, the extension of the regional trail was placed in a tract. Parks may require the same for this subdivision.

Provide 30' ROW Preservation per the previous preliminary plan

Move label closer to the ROW line or add a leader

Revise the highlighted corridor to a tract, not ROW

Per the previously approved preliminary plan this was Tract 'A' for open space and public trail easement owned/maintained by the HOA

Shared driveway exceeds 150 and is considered a fire apparatus access road. A turnaround shall be provided. Coordinate with the Fire Chief for the turnaround location and configuration. Adjust the shared access easement accordingly to accommodate the turnaround.

Provide a preliminary grading plan which shows proposed contours and slope tag labels along the roadway centerline.

For Information Only: It appears the following lots are likely to require engineered site plans and will need to be identified on the final plat for sizing driveway culverts in the event driveways are proposed to cross the drainage easements: Lots 4, 5, 25-30, and 38

Provide/show maintenance access roads to the drainage facilities to be owned/maintained by EPC. These must be within the drainage easements. See ECM Chapter 3 Section 3.3.3.K for open channel easement and access criteria.

Show/label the drop structures.

Draw the line of sight triangle at intersections. Any line of sight located within private property must be located within a sight distance easement. Add a note identify the restrictions within the easement. See ECM 2.3.6.G.2

provide centerline alignment bearing/distance, curve data information

Identify these drainage easements as no-build areas. Include a note explaining

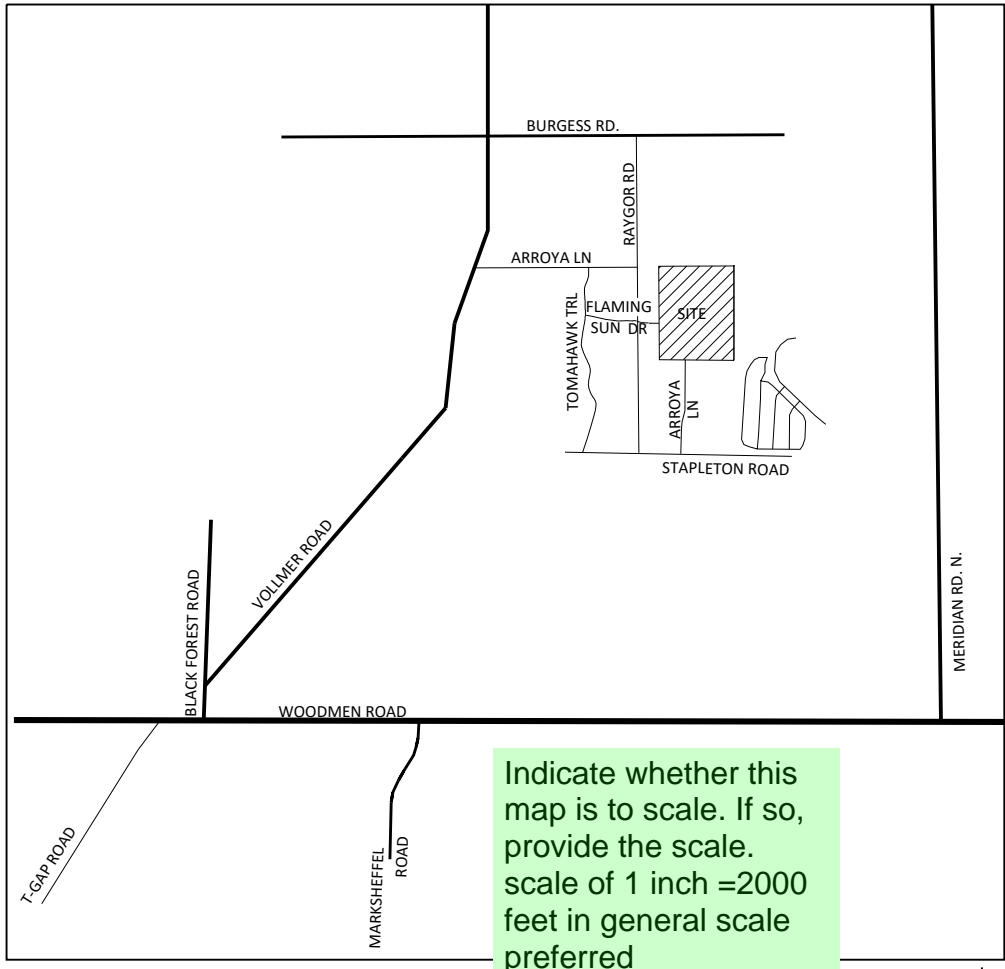
Show all proposed fire hydrant and/or cistern locations.

For drainage areas or easements on individual owner property those areas must be designated as tracts and a responsible maintenance entity identified in the notes.

Differentiate between public and private easement areas with different crosshatching within legend

Add General Note #15 "Drainage facilities such as swales running through private lots will be owned and maintained by the private lot owners or HOA. No construction or accessory structure are permitted in these easements."

#### VICINITY MAP



Indicate whether this map is to scale. If so, provide the scale. scale of 1 inch =2000 feet in general scale preferred

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

APPLICANT:

CIVIL ENGINEER:

Please add phone numbers and email

Include in summary: Final total gross acreage, the total number of lots, gross density, net density, and net acreage of the subdivision.

#### 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'  
Building Setbacks:  
Front: 10 ft  
Side: 10 ft  
Rear: 10 ft  
Drainage & Utility Easements: 10 ft  
Front: 10 ft  
Side: 10 ft  
Rear: 20 ft  
Perimeter: 20 ft

Only drainage facilities identified in the DBPS shall be specified for County maintenance.

Revise the last sentence to "...and maintained by El Paso County upon acceptance."

#### 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 be 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 & 12, 31 & 32, 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.
- At the time of construction, the drainage easement within the subdivisions estimate of guaranteed funds.
- Drainage access to lot No. 5 shall be limited to Flaming Sun Drive.
- Drainage easements shall be constructed to the centerline of the drainage easement. The centerline of the drainage easement shall be located 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 plan 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 Soils are located in drainage areas. A minimum 30-foot setback should be maintained.
  - Artificial Fill Areas are located in drainage areas. 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 available at the El Paso County Planning and Community Development Department:

State which ones

Correct note. Lot # incorrect

Add to note #14 for OWTs  
"Certified engineer OWTs are required where this is shallow bedrock and groundwater. OWTs shall not be located within 25ft of drainage areas and easements".

#### 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 MY 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, 978.50 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 MY FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

Please note PLS survey monuments used.

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:

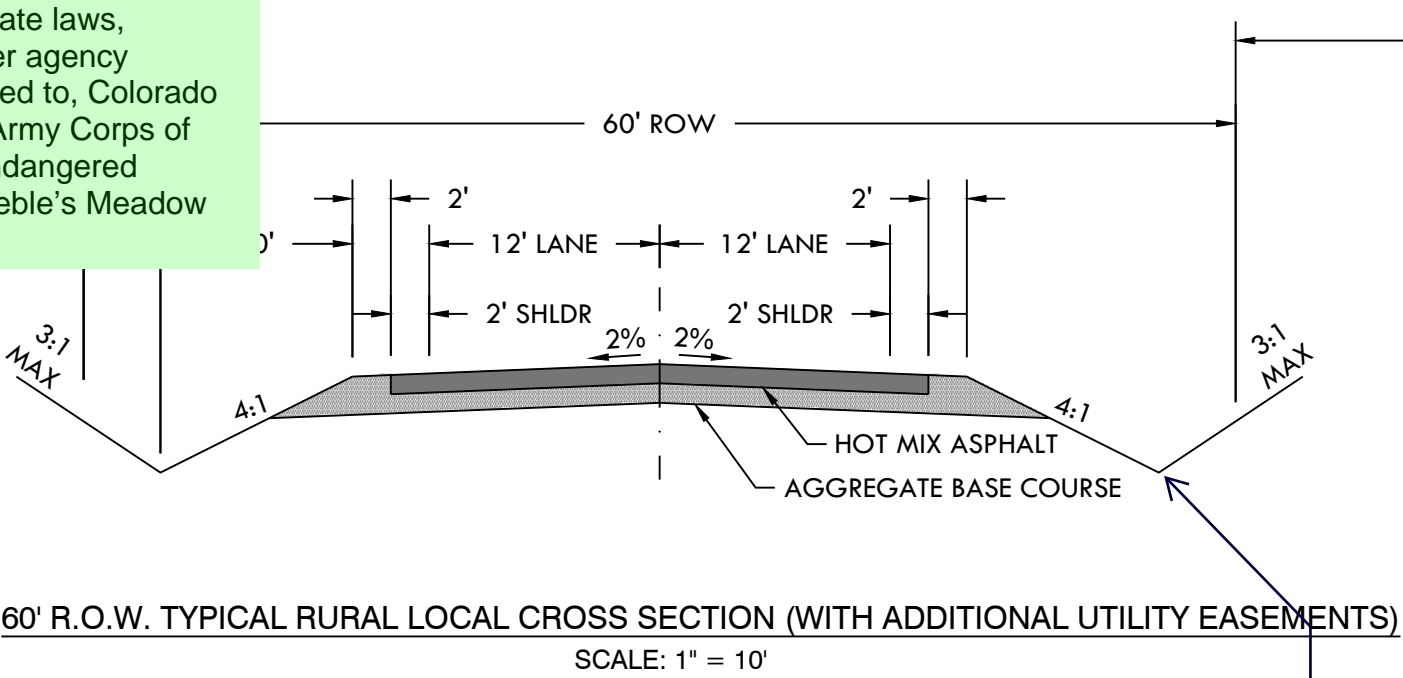
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE SOUTH 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, 978.50 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 MY FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

Page 1 of 2  
STAPLETON ESTATES FILING NO. 1; THENCE N00°26'34"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 MY FARM SUBDIVISION, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

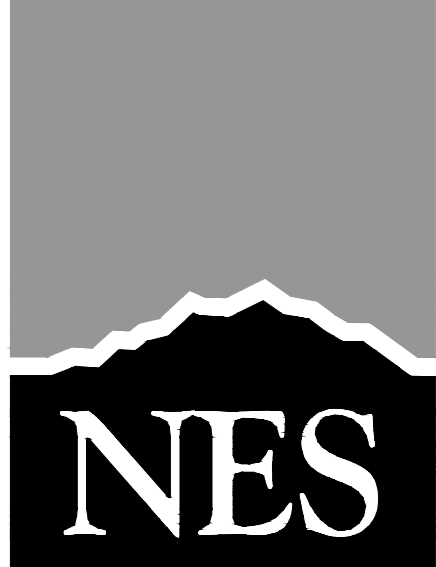
SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

#### LEGEND

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



show the point of slope selection with 3:1 Max



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## EAGLEVIEW SUBDIVISION

### PRELIMINARY PLAN

EL PASO COUNTY, CO

12/10/2021  
A. BARLOW  
B. SWENSON

Add the following note:  
Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Update Note 13. Current template: Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Dropslope Creep: (name lots or location of area)  
•Rockfall Source:(name lots or location of area)  
•Rockfall Runout Zone:(name lots or location of area)  
•Potentially Seasonally High Groundwater:(name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

You need to identify the impacted lots and depict the areas on the plan as shown in the soils report.

Please ensure CGS comments are addressed on this plan.

### PRELIMINARY PLAN

1

1 OF 1