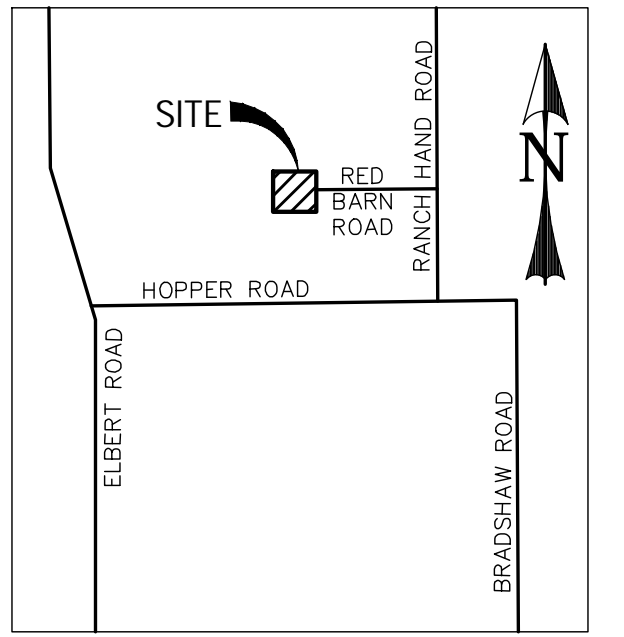
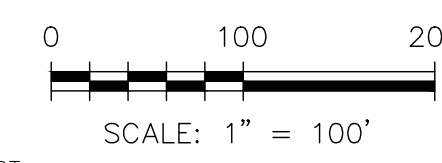


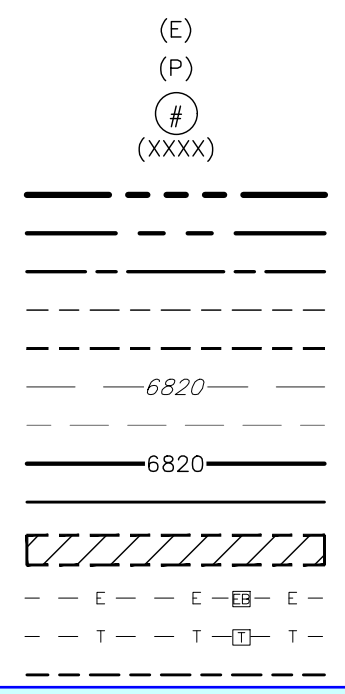
PINE VIEW ESTATES FILING NO. 1 PRELIMINARY PLAN

SECTION 13, TWP 11, RANGE 64 WEST OF 6TH PRINCIPLE MERIDIAN
EL PASO COUNTY, COLORADO

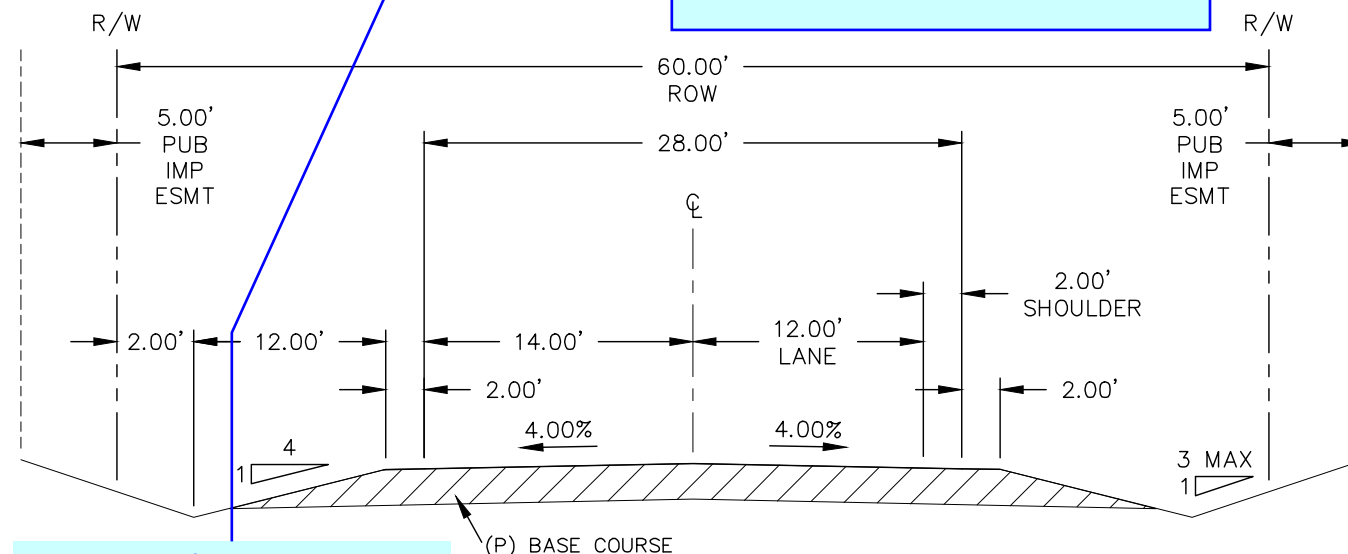


VICINITY MAP
SCALE: N.T.S.

- LEGEND**
- EXISTING
 - PROPOSED
 - ADJACENT OWNER TABLE ID NUMBER
 - LOT ADDRESS
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT
 - EASEMENT - "NO BUILD"
 - (E) CONTOUR, INDEX
 - (E) CONTOUR
 - (P) CONTOUR, INDEX
 - (P) CONTOUR
 - (P) "NO BUILD" AREA
 - (E) UG ELECTRIC
 - (E) UG TELEPHONE
 - (E) SOIL AREA BOUNDARIES



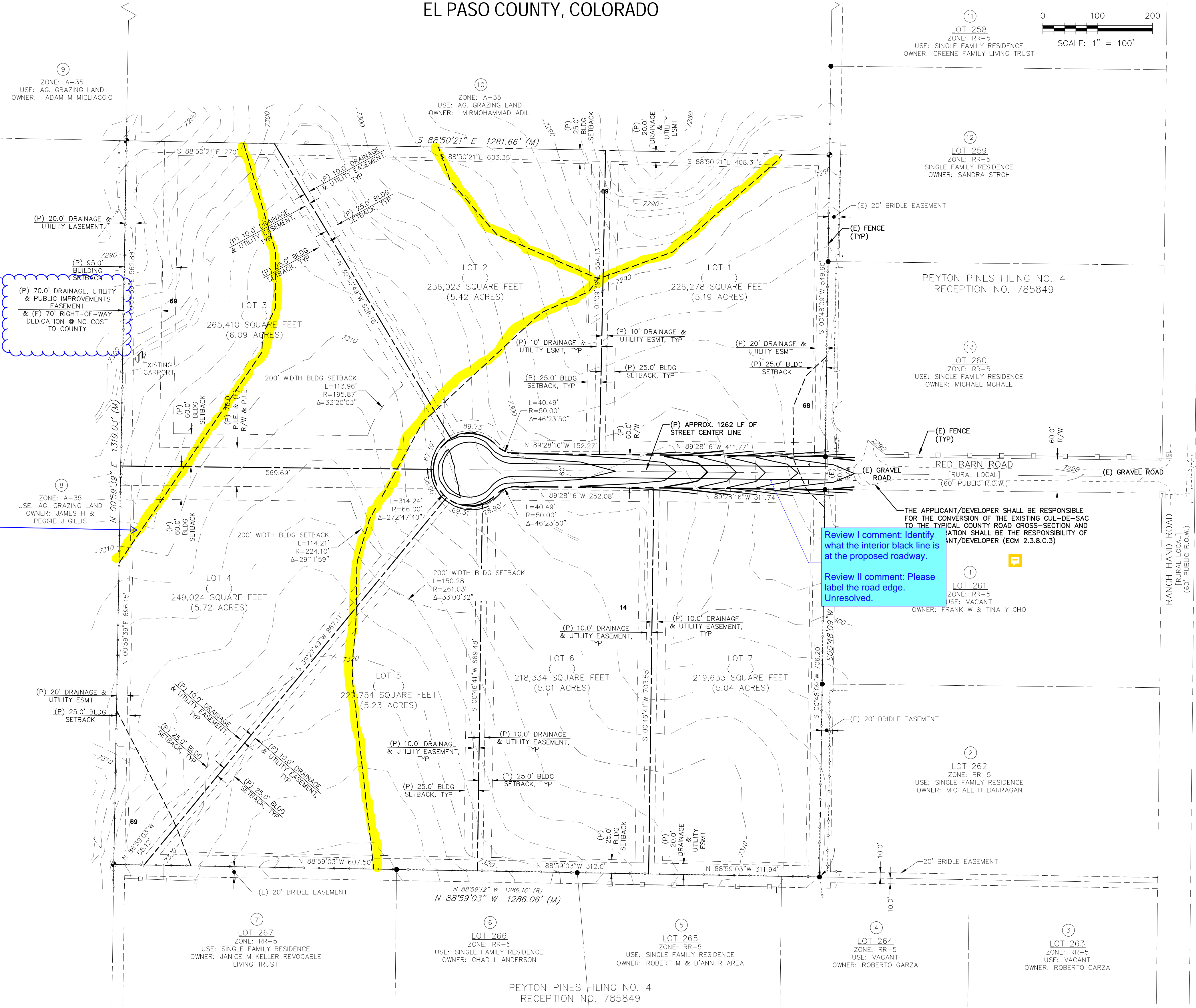
After staffs discussion with the County Attorney and with other engineering staff, the connections to the west and north should just be indicated as public ROW similar to what is done for red barn road. Please adjust the property lines for lots 3 & 4 accordingly. Please feel free to call me (719-208-6783) if you'd like to discuss.



TYPICAL SECTION - RURAL LOCAL
SCALE: N.T.S.

Please clarify the significance of the soil area boundaries. Are these hazard areas that should be on the plat also? Also staff suggests using a different line type as it is very similar to the easement line type.

| ID NO. | OWNER | POINT OF CONTACT | MAILING ADDRESS |
|--------|--|---|--|
| 1 | FRANK W & TINA Y CHO | FRANK W & TINA Y CHO | 400 MACKENA PLACE PLACENTIA, CA 92870-5158 |
| 2 | BARRAGAN MICHAEL H | BARRAGAN MICHAEL H | 18030 RANCH HAND ROAD PEYTON, CO 80831-7125 |
| 3 | ROBERTO GARZA | ROBERTO GARZA | 3755 TUTT BLVD, APT. 120 COLORADO SPRINGS, CO 80922-2527 |
| 4 | ROBERTO GARZA | ROBERTO GARZA | 3755 TUTT BLVD, APT. 120 COLORADO SPRINGS, CO 80922-2527 |
| 5 | ROBERT M & D'ANN R AREA | ROBERT M & D'ANN R AREA | 16605 OAK BRUSH LOOP PEYTON, CO 80831-7128 |
| 6 | CHAD L ANDERSON | CHAD L ANDERSON | 16715 OAK BRUSH LOOP PEYTON, CO 80831-7114 |
| 7 | JANICE M KELLER REVOCABLE LIVING TRUST | JANICE M KELLER, CO-TRUSTEE JOHN R KELLER, CO-TRUSTEE | 16755 OAK BRUSH LOOP PEYTON, CO 80831-7114 |
| 8 | JAMES H & PEGGIE J GILLIS | JAMES H & PEGGIE J GILLIS | 16746 HOPPER RD PEYTON, CO 80831-9407 |
| 9 | ADAM M MIGLIACCIO | ADAM M MIGLIACCIO | 16561 WILD HORSESHOE VW PEYTON, CO 80831-9548 |
| 10 | MIRMOHAMMAD ADILI | MIRMOHAMMAD ADILI | 17400 SW 48TH ST FORT LAUDERDALE, FL 33331-1106 |
| 11 | GREENE FAMILY LIVING TRUST | GREENE FAMILY LIVING TRUST | 18220 RANCH HAND ROAD PEYTON, CO 80831-7125 |
| 12 | SANDRA STROH | SANDRA STROH | 18175 SUNBURST DRIVE MONUMENT, CO 80132-8297 |
| 13 | MICHEAL MCHALE | MICHEAL MCHALE | 17170 RED BARN ROAD PEYTON, CO 80831-7124 |



Review I comment: Identify what the interior black line is at the proposed roadway.

Review II comment: Please label the road edge. Unresolved.

THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR THE CONVERSION OF THE EXISTING CUL-DE-SAC TO THE TYPICAL COUNTY ROAD CROSS-SECTION AND THE APPLICANT/DEVELOPER SHALL BE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER (ECM 2.3.8.C.3)

- OWNER / SUBDIVIDER:**
ALICE OWENS
18430 LOST RANGER ROAD
PEYTON, CO 80831-7650
(719) 596-7447
- CIVIL ENGINEER:**
CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID MIJARES, PE
(719) 426-2124
- ELECTRIC:**
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 EAST WOODMEN ROAD
FALCON, CO 80831
CONTACT: DAVID WALDNER, ENGINEERING MANAGER
(719) 494-2675
- GAS:**
TO BE PROPANE BY INDIVIDUAL LOT OWNER

- NOTES:**
- SIDE & REAR LOT LINE BUILDING SETBACKS = 25' FOR ALL LOTS (EXCEPT LOT 5)
 - LOT 5 SIDE & REAR LOT LINE BUILDING SETBACKS ARE AS FOLLOWS:
NORTH & EAST LOT LINE BUILDING SETBACKS = 25'
WEST LOT LINE BUILDING SETBACK = 95'
SOUTH LOT LINE BUILDING SETBACK = 60'
SOUTHWEST LOT LINE BUILDING SETBACK = 200'
 - LOT 4 NORTH LOT LINE BUILDING SETBACK = 60'
NORTHEAST LOT LINE BUILDING SETBACK = 200'
 - LOT 3 NORTH LOT LINE BUILDING SETBACK = 200'
 - ALL FRONT LOT PUBLIC IMPROVEMENTS EASEMENTS = 5' (BASED ON RED BARN ROAD EXTENSION INTO PROJECT SITE)
 - REAR LOT DRAINAGE & UTILITY EASEMENTS = 20' (ALL LOTS) & LOT 5 (SOUTH LINE) ARE = 30'
 - LOT 5 WEST LINE DRAINAGE, UTILITY & PUBLIC IMPROVEMENTS EASEMENT = 70'
 - SERVICE FEES TO BE PAID AS FOLLOWS:
PARK SCHOOL DRAINAGE TRAFFIC = \$ 2,156
NO DRAINAGE FEE
PINE VIEW ESTATES FILING NO. 1 PROPOSES INCLUSION INTO THE 10 MI. PID.
 - UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5' FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS:
THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO - EXCLUDING THAT PORTION OF SAID SECTION 13 AS BEING DESCRIBED IN BOOK 6715 AT PAGE 96 THRU PAGE 102 AT RECEPTION NO. 9550782 AND AS DESCRIBED AT RECEPTION NO. 218065458, AS RECORDED IN EL PASO COUNTY, COLORADO.
SAID PARCEL DESCRIBED AS COMMENCING AT THE SURVEY MONUMENTED NORTHWEST CORNER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN, SAID SECTION CORNER BEING THE SOUTHWEST CORNER OF PEYTON PINES SUBDIVISION - FILING #4 AS RECORDED IN PLAT BOOK N3 AT PAGE 120, SHEET 7, EL PASO COUNTY; THENCE S 89°02'04" EAST ON A TRUE NORTH NORTH/MERIDIAN BEARING AS DETERMINED BY SOLAR OBSERVATION 300.00' ALONG THE SECTION LINE COMMON TO SECTIONS 12 AND 13 TO THE NORTHEAST CORNER OF THAT PORTION (SECTION 13) OF THE PARCEL DESCRIBED IN SAID BOOK 6715 AT PAGE 96, SAID POINT BEING THE TRUE POINT-OF-BEGINNING FOR THE FOLLOWING DESCRIBED REMAINING PORTION OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S 0°39'33" W, 435.60' TO A POINT; THENCE N 89°02'04" W, 300.00' TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 13 AND 14; THENCE S 0°39'33" W, 2202.71' ALONG SAID SECTION LINE TO THE SURVEY MONUMENTED WEST QUARTER CORNER OF SAID SECTION 13; THENCE EASTERLY ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 13 AND BEING COMMON TO THE NORTHERLY BOUNDARY OF "PEYTON PINES SUBDIVISION" APPROXIMATELY 1286.16' TO THE SOUTHWEST CORNER OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER; THENCE NORTHERLY APPROXIMATELY 2631.43' ALONG THE EASTERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND COMMON TO THE WESTERLY LINE OF SAID "PEYTON PINES SUBDIVISION" TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER; THENCE WESTERLY APPROXIMATELY 977.34' ALONG THE SECTION LINE COMMON TO SECTIONS 12 AND 13 AND ALSO COMMON TO THE SOUTHERLY BOUNDARY OF SAID "PEYTON PINES SUBDIVISION" TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

- SEWAGE & WATER INFO:**
- SEWAGE DISPOSAL MEANS:
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
- WATER SOURCE:
INDIVIDUAL WELLS

PCD FILE NO: SP-20-004

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |

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PREPARED FOR:
ALICE OWENS
18430 LOST RANGER ROAD
PEYTON, CO 80831-7650
PHONE: (719) 596-7447

CATAMOUNT ENGINEERING
351 W. HENRIETTA AVE
WOODLAND PARK, CO 80866
PO BOX 221
(719) 426-2124

**PINE VIEW ESTATES
FILING NO. 1
PRELIMINARY PLAN**

DESIGNED BY: DLM
DRAWN BY: DBM
SCALE: 1"=100'
DATE: 10/12/20
JOB NUMBER: 18-158
SHEET: 1 OF 1