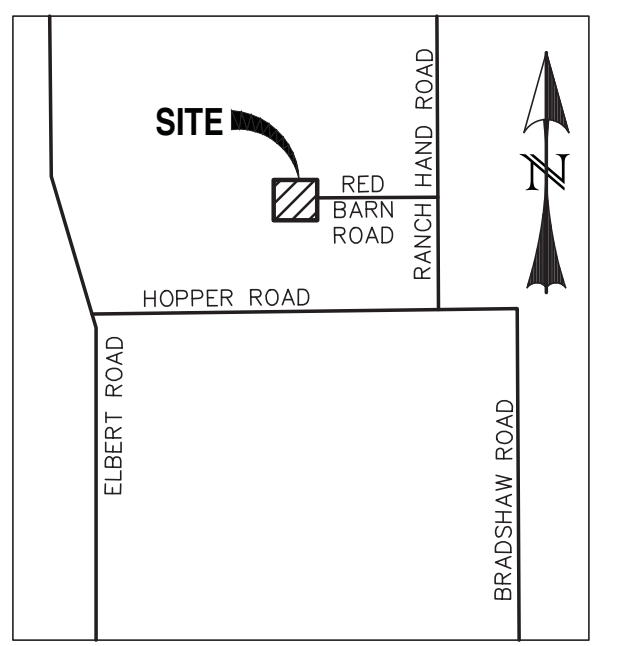
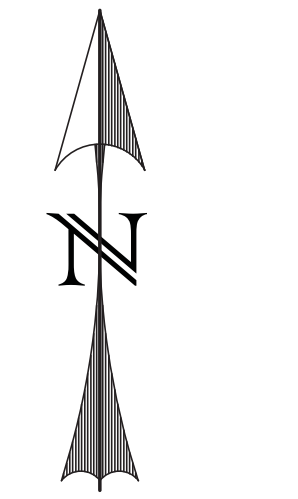


PINE VIEW ESTATES FILING NO. 1 PRELIMINARY PLAN

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



VICINITY MAP
SCALE: N.T.S.

Per direction from the State, subdivision developments that include impervious pavement roads do not qualify for Exclusion E (Large Lot Single-Family Site) Exclusion on the PBMP form. Therefore, some sort of permanent WQ facility should be included in design.

Response: Gravel Roadway proposed. Runoff reduction from roadway included in drainage report exceeds 60% of WQCV.

Please add this note and list the reports that have been provided for review with the Preliminary Plan as applicable.

Note Regarding Reports on File:
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; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

Response: Note as requested has been added to the drawing.

- 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)
(P)
(#)
(XXXX)

Please provide a preliminary grading plan.

It doesn't appear that proposed grading contours are shown. Show grading on plan.

Response: The missing proposed contours have been added to the dwg.

? remove floating text

Response: This is not floating text. There is an existing carport building outline shown next to the text. It has been hatched for better visibility.

Does this area include the required utility easement? If so, why is a duplicate easement line shown here? If it can be included in the 70' easement provided?

Side setbacks only need to be 25' wide. Why are they so much wider here? If this is proposed to be an access easement for the lot to the west, please indicate as such.

Response: This is a 70' P.I.E. reservation for future right-of-way with a 25' setback for the future P.I.E.

per previous notes it appears that the proposed roadway was intended to be a gravel roadway and would be allowed per ECM 2.2.7. Please revise the section detail so that the roadway is per the County gravel roadway section detail SD 2-10.

Response: The typical street section has been revised to remove any pavement. The street is proposed to be native gravel.

This soil type linetype is not shown in Legend. Either freeze layer (don't need it on GEC Plans) or add linetype to Legend.

Response: The soil type information has been added to the legend as requested.

RR-5 Zoning district requires that each lot have a minimum width (measured at front setback line) of 200 feet. Please adjust the setback lines for Lots 3, 4, and 5 to comply with this requirement. It will result in those lots have a much larger front setback than 25 feet to get to the point where the lots measure 200 feet wide.

Response: A 200' wide bldg setback has been added to lots 3, 4 & 5 as requested.

Where will access to the north be provided?

Response: The note has been revised to reflect a future 70' r/w at no cost to county.

As indicated in the staff report for the rezone (P192) future right of way for connections to the west and north shall be provided. It appears that this has been provided but it has not been labeled on the plan. Please label these as easements for future ROW dedication at no cost to the County. Staff will discuss with the County attorney to ensure that the easement is the best method for these future connections.

Label and dimension

Provide the curve data for the cul-de-sac (radius,)

Response: Curve data for the cul-de-sac has been added as requested.

Please identify the bearing; typical throughout the plan.

Response: The lot line bearings have been added as requested.

Identify what the interior black line is at the proposed roadway.

Response: The interior dark line is the proposed road edge. The exterior dark line indicates the shoulder of the road. The shoulder line has been removed for clarity on this plan.

Please identify on the plan that the applicant/developer shall be responsible for the conversion of the existing cul-de-sac to the typical County road cross-section and site restoration shall be the responsibility of the applicant/developer (ECM 2.3.8.C.3)

Response: The note has been added to the plan as requested.

Response: A 200' wide bldg setback has been added to lots 3, 4 & 5 as requested.

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 MUJARES, 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

Front lot setbacks for lots 3, 4, and 5 will be more than 25' because they have to be shown where the lots measure 200 feet wide.

1. SIDE & REAR LOT LINE BUILDING SETBACKS = 25' FOR ALL LOTS (EXCEPT LOT 5)
2. 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'
3. LOT 4 NORTH LOT LINE BUILDING SETBACKS = 60'
4. ALL FRONT LOT PUBLIC IMPROVEMENTS EASEMENTS = 5' (BASED ON RED BARN ROAD EXTENSION INTO PROJECT SITE)
4. REAR LOT DRAINAGE & UTILITY EASEMENTS = 20' (ALL LOTS)
5. LOT LINE DRAINAGE & UTILITY EASEMENTS FOR LOT 4 (NORTH LINE) & LOT 5 (SOUTH LINE) ARE = 30'
6. LOT 5 WEST LOT LINE DRAINAGE, UTILITY & PUBLIC IMPROVEMENTS EASEMENT = 70'
7. SERVICE FEES TO BE PAID AS FOLLOWS:
PARK \$ 3,010
SCHOOL \$ 2,156
DRAINAGE \$ 0
TRAFFIC \$ 0
NO DRAINAGE FEE
PINE VIEW ESTATES FILING NO. 1 PROPOSES INCLUSION INTO THE 10 MIL PID.

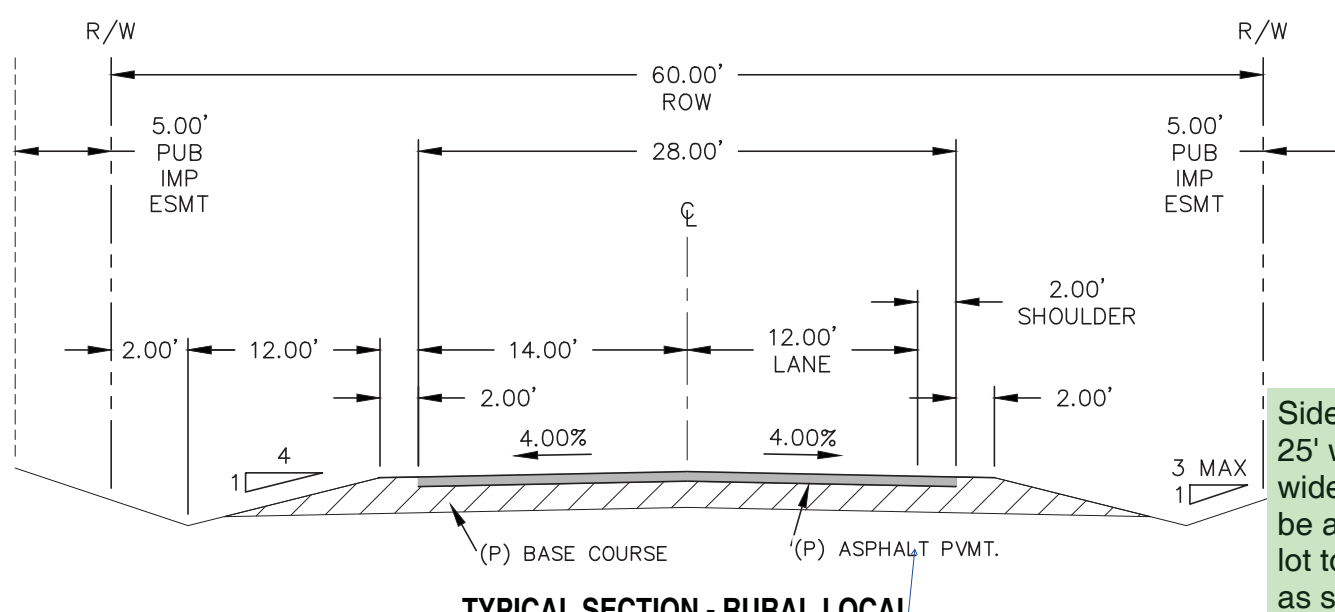
Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby plotted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby plotted with a 20 foot (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.

Response: Note 10 added.

QUARTER 1/4 SECTION 13, TWP 11N, R 64W, EL PASO COUNTY, COLORADO, BEING 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 NORTHERLY 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 1286.36' TO THE SOUTHEAST 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 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

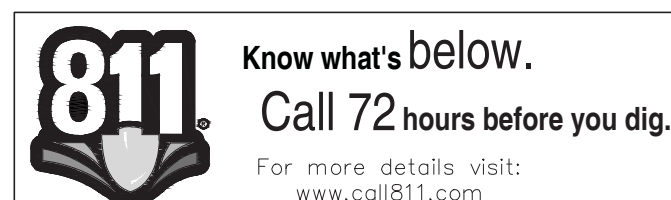


TYPICAL SECTION - RURAL LOCAL
SCALE: N.T.S.

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	wrong address 0922-4303
4	ROBERTO GARZA	ROBERTO GARZA	wrong address 0922-4303
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

ADJACENT OWNERS LIST

Response: The owner address has been revised.



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



PINE VIEW ESTATES
FILING NO. 1
PRELIMINARY PLAN

DESIGNED BY:	DLM	DRAWN BY:	DBM
SCALE:	1"=100'	DATE:	05/05/20
JOB NUMBER:	18-158	SHEET:	1 OF 1

PCD FILE NO: XX-XX-XXX

SP-20-004