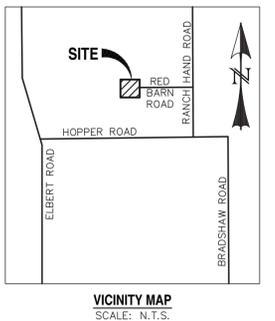
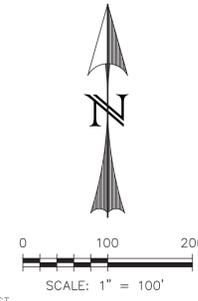


PINE VIEW ESTATES FILING NO. 1 PRELIMINARY PLAN

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



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.

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

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

Response: The lines have been labeled and dimensioned as requested.

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

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

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.

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

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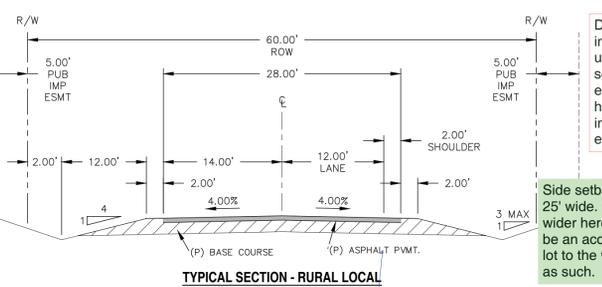
Response: The note has been added to the plan as requested.

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

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

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

- 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



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

REV.	DESCRIPTION	DATE



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
SCALE: 1"=100'
JOB NUMBER: 18-158

DRAWN BY: DBM
DATE: 05/05/20
SHEET: 1 OF 1

PCD FILE NO: XX-XX-XXX

OWNER / SUBDIVIDER:
ALICE OWENS
18430 LOST RANGER ROAD
PEYTON, CO 80831-7650
CONTACT: DAVID MIJARES - (719) 596-7447

CIVIL ENGINEER:
CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID WALDNER, ENGINEERING MANAGER
(719) 428-2124

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 OWNERS

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.

SEWAGE & WATER INFO:
SEWAGE DISPOSAL MEANS:
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

WATER SOURCE:
INDIVIDUAL WELLS

ADJACENT OWNERS LIST

ADJACENT OWNERS LIST