



ENTECH
ENGINEERING, INC.

505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599

**GEOLOGIC HAZARD REPORT VALIDTION
PARCEL NO. 63200-03-002
1210 EAGLE ROCK ROAD
LOT 1, RILEY SUBDIVISION
COLORADO SPRINGS, COLORADO**

Prepared for:

Kathy Rountree
1210 Eagle Rock Road
Colorado Springs, CO 80918

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401
303.384.2655



September 8, 2025

Matthew L. Morgan
State Geologist

Hao Vo, Ph.D., P.E.
Engineering Development Review
City of Colorado Springs

Location:
SW ¼ Section 20
T13S, R66W of the 6th PM
38.9028, -104.8040

Subject: 1210 Eagle Rock Road, STM-REV25-0558
Colorado Springs, El Paso County, CO, CGS Unique No. EP-25-0079

Dear Hao,

The Colorado Geological Survey (CGS) has reviewed the resubmitted documents for the existing shotcrete wall at 1210 Eagle Rock Road in Colorado Springs. The applicant requests a variance for a shotcrete-stabilized slope that was constructed without obtaining a permit during the original building construction in 2003. With this resubmittal, CGS received the updated hillside site plan (MVE, Inc., August 13, 2025).

In our previous comment letter, CGS recommended that erosion control measures be presented in the site plan. As shown on the updated hillside plan, "Install erosion protection in the form of landscape rock in areas of apparent minor erosion (already completed)." CGS recommends that these measures be routinely maintained and replaced as needed.

Geologic Hazard Disclosure Statement: The geohazard disclosure statement is provided on the hillside plan, however, Entech's report referenced should be May 29, 2025 (not 2023). Erosion should be listed as a geologic hazard/condition in the statement.

Provided the geohazard disclosure statement is updated, CGS has no further comments regarding the variance of the shotcrete-stabilized slope submittal.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall". The signature is written in a cursive style.

Amy Crandall, P.E.
Engineering Geologist



GEOLOGIC HAZARD STUDY APPLICATION

Applicant: Kathy Rountree Telephone: _____

Address: 1210 Eagle Rock Road Email: _____

City/State/Zip: Colorado Springs, CO 80918

Site Location: 1210 Eagle Rock Road

The following documents have been included and considered as part of this study (checked off by individual(s) preparing the geologic study):

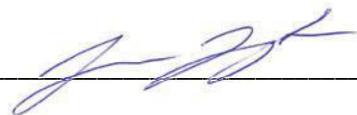
- Rezoning
- Development Plan
- Land Use Plan
- Public Improvement construction drawings
- Final Plat

ENGINEER'S STATEMENT

I hereby attest that I am qualified to prepare a Geologic Hazard Study in accordance with the provisions of the City of Colorado Springs Unified Development Code Section, 7.4.5 Geological Hazards. I am qualified as:

X Professional Geologist as defined by C.R.S. § 23-41-208; or,

A Professional Geotechnical Engineer licensed by the Colorado State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors.

Submitted by:  Logan L. Langford, P.G. Date: 5/29/2025

This Geologic Hazard Study is filed in accordance with the City of Colorado Springs Unified Development Code Section 7.4.5 Geological Hazards.

City Engineering:  Hao Vo Date: 9/11/2025



ENTECH
ENGINEERING, INC.

505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599

May 29, 2025

Kathy Rountree
1210 Eagle Rock Road
Colorado Springs, CO 80918

Re: Geologic Hazards Report Validation
Parcel No. 63200-03-002
1210 Eagle Rock Road
Lot 1, Riley Subdivision
Colorado Springs, Colorado
Entech Job No. 250184

Dear Mrs. Rountree:

As requested, personnel of Entech Engineering, Inc. (Entech) have reviewed the above referenced site with respect to geologic conditions where a variance for a shotcrete stabilized slope is being requested. The site is located east of Eagle Rock Road and Stanton Road at the end of Eagle Rock Road in the central portion of Colorado Springs, Colorado. The site location is shown on the Vicinity Map, Figure 1.

PREVIOUS INVESTIGATIONS

Information from the *Geologic Hazards Study* previously prepared for the subdivision by CTL Thompson, Inc. (CTL), dated December 3, 1998 (Reference 1, Appendix A), a *Geologic Hazards Report Validation* prepared for the neighboring lot by Entech, dated August 28, 2024 (Reference 2), *Site Observation – Shotcrete Stabilized Slope* by Entech, dated February 11, 2025 (Reference 3, Appendix B), and the *Excavation Observation and Density Testing Report* by Entech completed for the residence (Reference 4, Appendix C).

SITE CONDITIONS

The site is located in a portion of the SW¹/₄ of Section 20, Township 13 South, Range 66 West, of the 6th Principal Meridian in Colorado Springs, Colorado. The topography of the site is generally gradually to moderately sloping to the northwest in the area of the existing residence with steep slopes to the northwest located to the east and west of the residence. Outcroppings of sandstone were observed on the slopes above the residence. The approximate location of the site is shown on the USGS Map, Figure 2. The site was revisited by personnel of Entech. Site photographs taken May 17, 2024 are included in Appendix D; locations are shown on the Site and Exploration Plan, Figure 3. The site is zoned as R-E HS (Residential Estate Hillside) in the City of Colorado Springs (Reference 5).

SOIL CONDITIONS

The soils encountered in the Test Boring completed by CTL consisted of 10.5 feet of sand with silt, clay and pebbles overlying hard to very hard potentially expansive claystone (Reference 1, Appendix A). Sandstone was encountered in the foundation excavation for the residence completed by Entech on September 14, 1999 (Reference 4, Appendix C). Groundwater was not encountered in the test boring or during the excavation observation.



GEOLOGIC CONDITIONS

Current site conditions in the area of the existing structure are consistent with that which was described in the original *Geologic Hazards Study* by CTL (Reference 1). The site is mapped as Qfo: Older fan deposits of late and middle? Pleistocene Age, and TKda₁: Facies unit one of the Dawson Formation of Upper Cretaceous and Tertiary Age (Reference 6) and shown of Figure 4.

ENGINEERING GEOLOGIC HAZARDS

The geologic hazards and constraints identified on this site include erosion, expansive soils and bedrock, steep slopes, shallow bedrock, and steeply dipping bedrock. These hazards and recommendations have been addressed in the CTL *Geologic Hazards Study* (Reference 1), and are further discussed below. These areas can be either avoided or mitigated through proper design and construction practices. It is our opinion the geologic hazards identified by CTL remain valid.

Expansive Soils

Potentially expansive claystone was encountered in the test boring drilled on-site (Reference 1). The site is mapped in areas of very high swell potential according to the *Map of Potentially Swelling Soil and Rock in the Front Range Urban Corridor* by Hart, 1974 (Reference 9). Claystone and siltstone lenses can be encountered with the Dawson Formation that can have high expansive potential. These clays, claystone, and siltstones can cause differential movement in the structure foundation if not properly mitigated.

Shallow Bedrock

Bedrock was encountered in the excavation observation for the residence and outcroppings of sandstone were observed on the slopes above the shotcrete stabilized slope. No construction is proposed at this time, however, shallow bedrock will be encountered across most of this site. Where claystone or sandstone are encountered, excavation/grading may be difficult requiring track-mounted excavators.

Landslide Hazard, and Slope Stability Analysis

Slopes observed in the northeast portion of the site are generally gradually sloping to the southwest across the building area with steep slopes along the southwestern portion of the lot. The steep slopes area located within the no-build area on the western edge of the lot. The site is not mapped in any areas susceptible to landslides, according to *The Map of Potential Areas of Landslide Susceptibility in Colorado Springs, El Paso County, Colorado* by White and Wait in 2003 (Reference 8).

Debris Fans/Debris Flow

The site is located within an area mapped as susceptible to debris flows according to the *Debris Flow Susceptibility Map of El Paso County, Colorado*, by McCoy, Morgan, and Berry (Reference 9, Figure 5). Based on site observations, recent debris flows were not observed, however, due to the material type and steepness of the slopes, the potential for significant erosion and sediment laden flows in the southern portion of the site following significant precipitation events exist.



Subsidence

Based on a review of a subsidence investigation report for the Colorado Springs area by Dames and Moore, 1985 (Reference 10), the site is not undermined. The closest underground mines in the area are approximately 0.5 mile to the south of the site the area is not mapped within any potential subsidence zones.

Floodplain, Groundwater, and Drainage Areas

The site is not located within any floodplain zones according to the FEMA Map No. 08041C0513G (Reference 11, Figure 8). Minor drainage swales were observed on portions of the slope above the residence, but flow away from the structure. Existing erosion protection and positive surface drainage was observed at the top of the shotcrete stabilized slope, and no signs of accelerated erosion were observed.

Proper control of drainage at both the surface and in the subsurface is extremely important to slope stability. Saturation of the slope could result in weakening of the materials and slope failure. Water should not be allowed to pond anywhere on site but should be intercepted by either drains or swales and carried off site in a non-erosive manner.

Radon

Radon is a colorless, tasteless radioactive gas with a United States Environmental Protection Agency (EPA) specified action level of 4.0 picocuries per liter (pCi/L) of air. Radon gas has a very short half-life of 3.8 days. Radon levels for the area have been reported by the Colorado Geologic Survey in the open-file, Report No. 91-4 (Reference 12). Average radon levels 2.87 pCi/L have been measured in the 80918-area code. The following is a table of radon levels in this area.

Average Radon Levels for the 80918 Zip Code	
0 < 4 pCi/L	33.33%
4 < 10 pCi/L	33.33%
10 < 20 pCi/L	11.11%
> 20 pCi/L	22.22%

The potential for high radon level is present for the site. Build-ups of radon gas can be mitigated by providing increased ventilation of basements and crawlspaces and sealing of joints. Specific requirements for mitigation should be based on site specific testing.

Kathy Rountree
Geologic Hazard Report Validation
Parcel No. 63200-03-002
1210 Eagle Rock Road
Lot 1, Riley Subdivision
Colorado Springs, Colorado
Page 4



CLOSURE

It is our opinion the conclusions and recommendations in the *Geologic Hazards Study and Preliminary Geotechnical Investigation* by CTL remain valid.

This report has been prepared for Jay and Priscilla Englen for application to the proposed project in accordance with generally accepted geologic, soil and engineering practices. No other warranty expresses or implied is made.

We trust this has provided you with the information you required. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Logan L. Langford".

Logan L. Langford, P.G.
Sr. Geologist

Reviewed by:



tin Nossokoff
ate: 05/29/25

Austin M. Nossokoff, P.E.
Sr. Engineer

Encl.

LLL:AMN

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REFERENCES

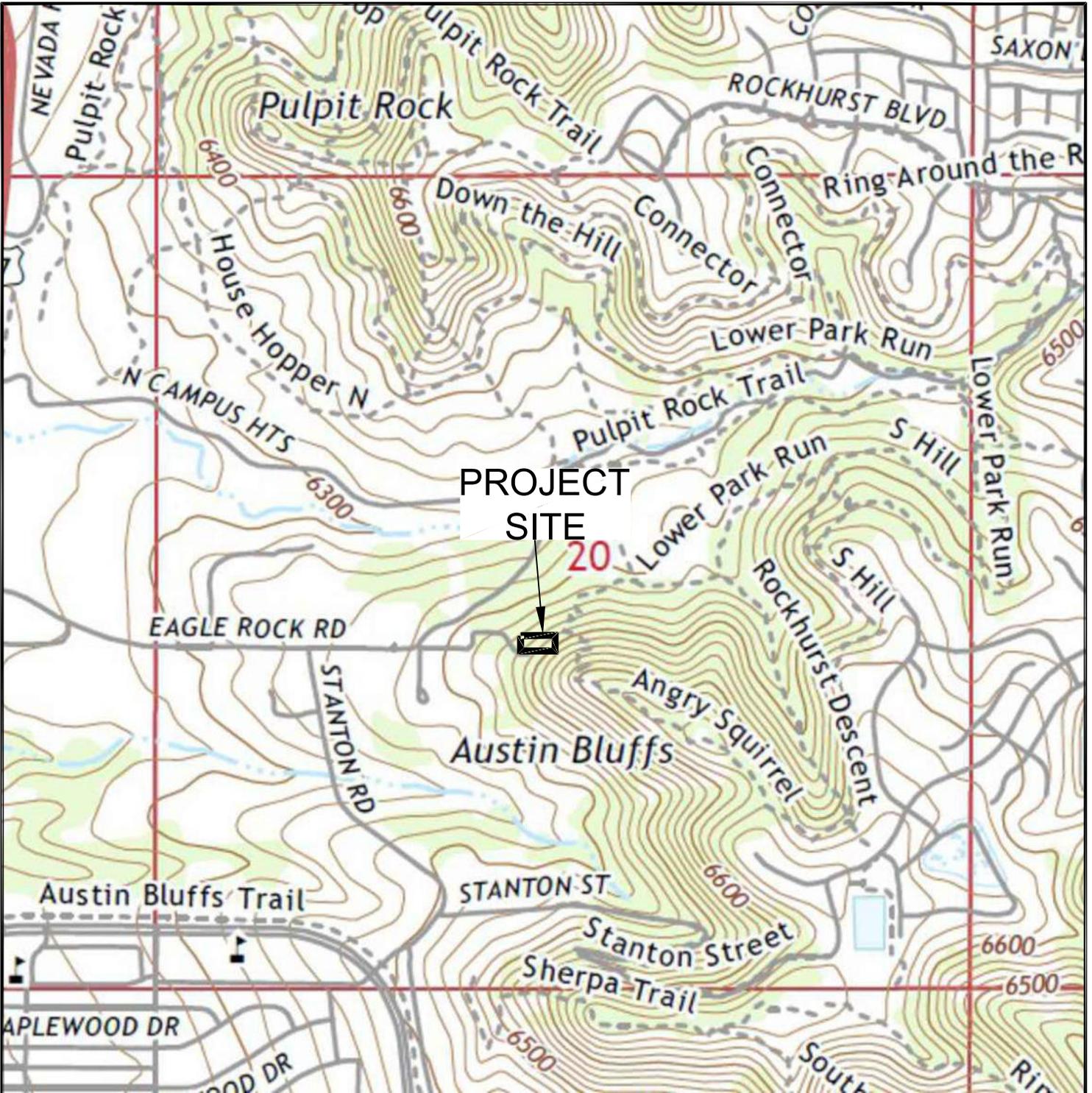
1. CTL Thompson, Inc., dated December 3, 1998. *Geologic Hazards Study, Riley Subdivision, Lots 1 and 2, Colorado Springs, Colorado*. CTL Job No. CS-9120.
2. Entech Engineering, Inc. dated August 28, 2024. *Geologic Hazards Report Validation, 1220 Eagle Rock Road, Lot 2, Riley Subdivision, Colorado Springs, Colorado*. Entech Job No. 240246.
3. Entech Engineering, Inc. dated February 11, 2025. *Site Observation – Shotcrete Stabilized Slope, 1210 Eagle Rock Road, Colorado Springs, CO*. Entech Job No. 250184.
4. Entech Engineering, Inc. dated September 16, 1999. *Excavation Observation, 1210 Eagle Rock Road, Colorado Springs, CO*. Entech Job No. 70029.
5. City of Colorado Springs. *Zoning Map, City of Colorado Springs, Colorado*. <http://gis.coloradosprings.gov>
6. Thorson, Jon P., Carroll, Christopher J. and Morgan, Matthew L. 2001. *Geologic Map of the Pikeview Quadrangle, El Paso County, Colorado*. Colorado Geological Survey. Open-File Report 01-3.
7. Hart, Stephen S. 1974. *Potentially Swelling Soil and Rock in the Front Range Urban Corridor, Colorado*. Colorado Springs-Castle Rock Map. Colorado Geological Survey. Environmental Geology 7.
8. White, Jonathan, L. and Wait, T.C. 2003. *Map of Potential Areas of Landslide Susceptibility in Colorado Springs, El Paso County, Colorado*. Colorado Geological Survey. Map Series 42.
9. McCoy, Kevin M., Morgan, Matthew L., and Berry, Karen A., 2018. *Debris Flow Susceptibility Map of El Paso County, Colorado*. Colorado Geological Survey. Open-File Report 18-11.
10. Dames and Moore. 1985. *Colorado Springs Subsidence Investigation*. State of Colorado, Division of Mined Land Reclamation.
11. Amuedo and Ivey. *Inactive Mine Reclamation Program, Extent of Mining Map*. Pikeview Quadrangle.
12. Federal Emergency Management Agency, March 17, 1997. *Flood Insurance Rate Maps for the City of Colorado Springs, Colorado*. Map Number 08041C0518F.
13. Colorado Geological Survey. 1991. *Results of the 1987-88 EPA Supported Radon Study in Colorado*. Open-file Report 91-4.

FIGURES



VICINITY MAP
1210 EAGLE ROCK ROAD
KATHY ROUNTREE

JOB NO.
250184
FIG. 1



USGS TOPOGRAPHY MAP

1210 EAGLE ROCK ROAD
KATHY ROUNTREE

JOB NO.
250184

FIG. 2



EXISTING
SHOTCRETE WALL

1210



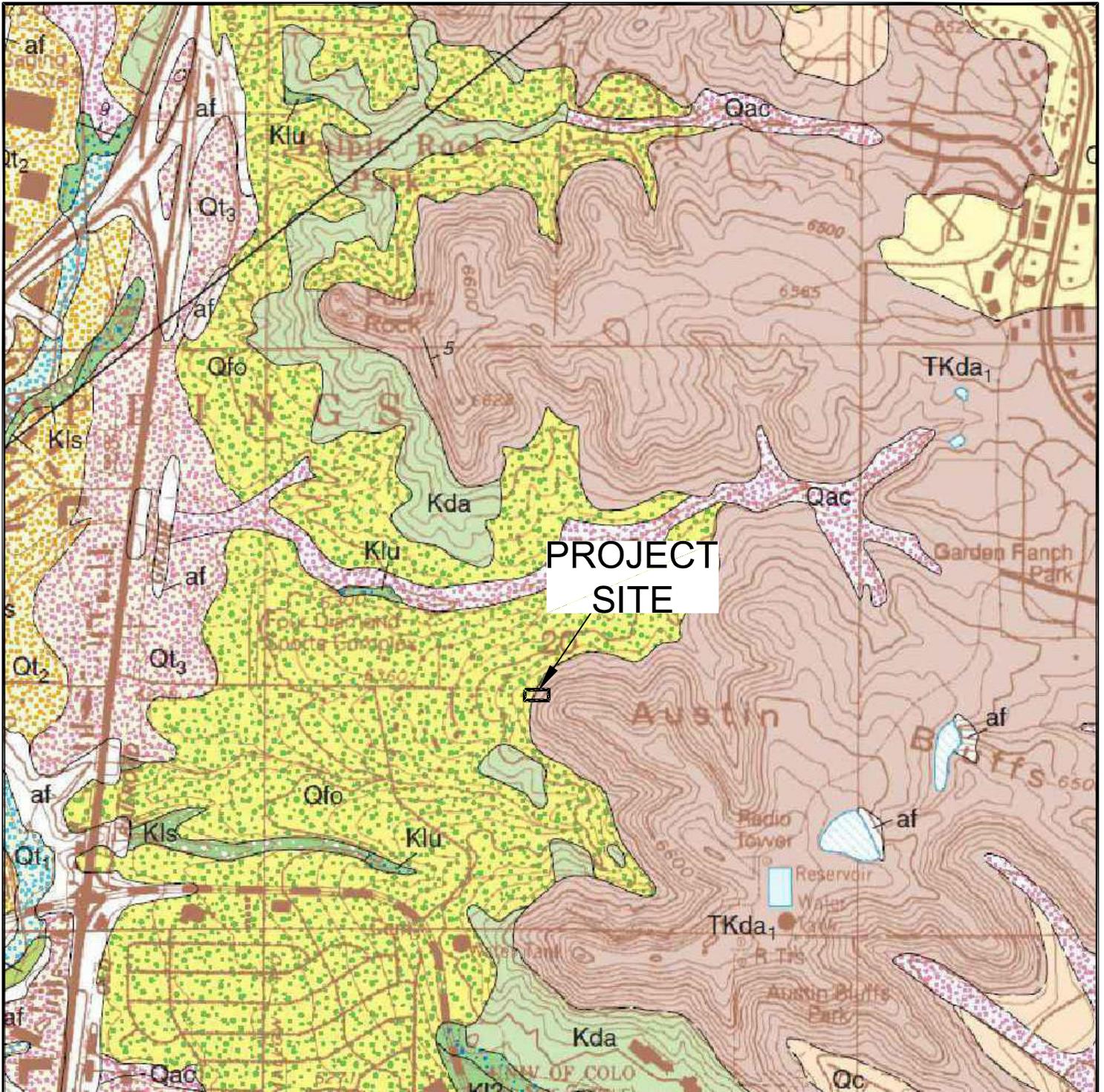
ENTECH
ENGINEERING, INC.

SITE AND EXPLORATION MAP

1210 EAGLE ROCK ROAD
KATHY ROUNTREE

JOB NO.
250184

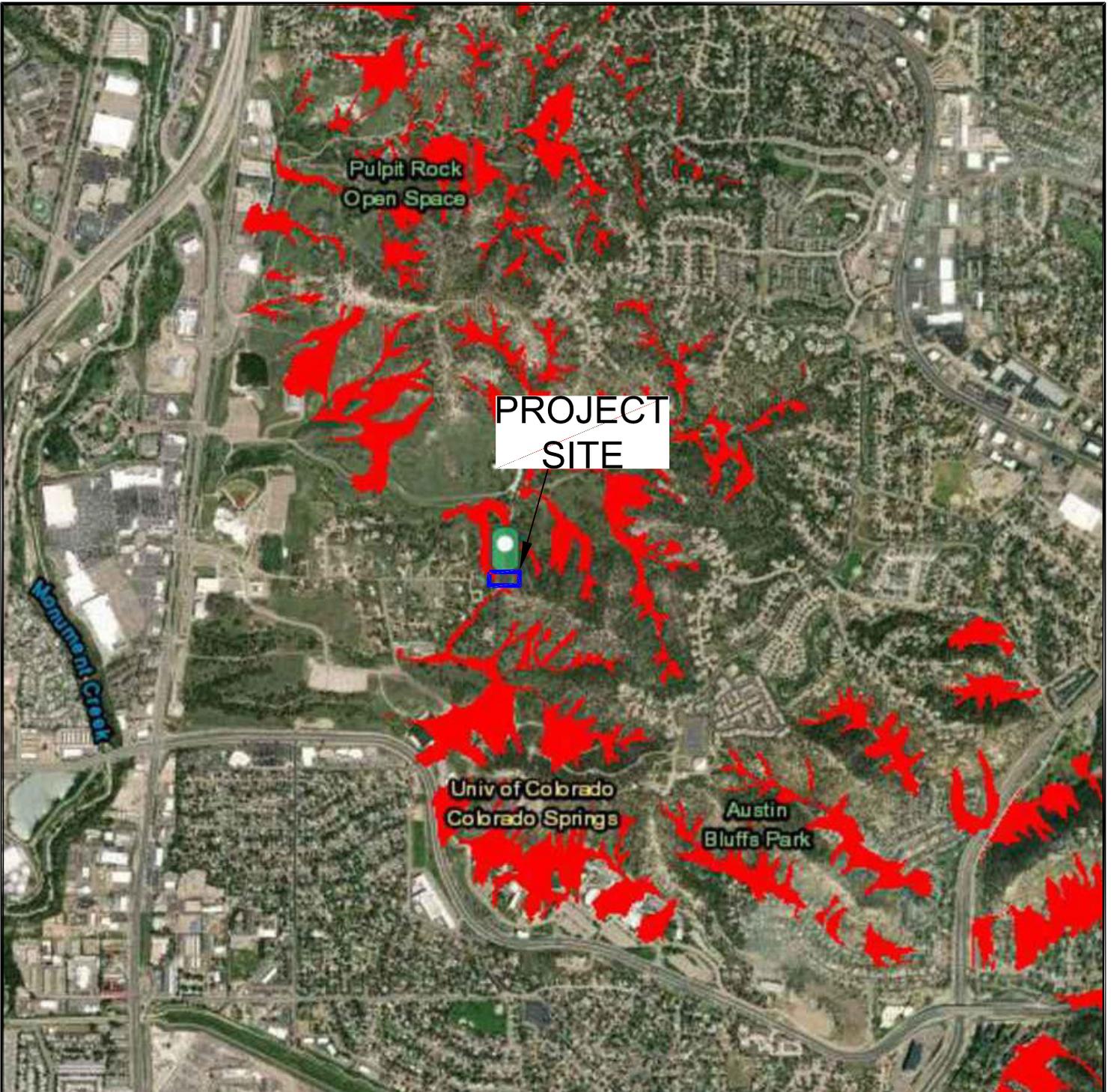
FIG. 3



**GEOLOGIC MAP OF THE
PIKEVIEW QUADRANGLE**
1210 EAGLE ROCK ROAD
KATHY ROUNTREE

JOB NO.
250184

FIG. 4



DEBRIS FLOW SUSCEPTIBILITY MAP

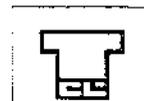
1210 EAGLE ROCK ROAD
KATHY ROUNTREE

JOB NO.
250184

FIG. 5



**APPENDIX A: CTL Thompson, Geologic Hazards Study,
Job No. CS-9120**



December 3, 1998

Mr. Willard E. Riley
1190 Eagle Rock Road
Colorado Springs, Colorado 80918

Subject: Geologic Hazards Study
Riley Subdivision, Lots 1 and 2
Colorado Springs, Colorado
Job No. CS-9120

RECEIVED

DEC 15 1998

City Engineering/Stormwater

Dear Mr. Riley:

As requested, we evaluated the subject property for the occurrence of potential Geologic Hazards as detailed by the City of Colorado Springs Ordinance 96-74. This letter summarizes our opinions regarding the possible occurrence of potential geologic hazards that may effect the property and concepts for mitigation or risk management. Conditions disclosed by additional subsurface investigations, more detailed studies, or those encountered during construction may make revisions of the conclusions and recommendations of this report appropriate.

SITE DESCRIPTION

The site lies within Township 13 South, Range 66 West in a portion of the southwest quarter of Section 20. This is in north Colorado Springs at the eastern end of Eagle Rock Road. Topographically, the site lies within an area characterized by mesa, valley and side-slope landforms. The site lies along the slope break between a steep mesa side slope and the more gently sloping ground above the Monument River valley. Two relatively flat "benches" occur within the site with gradients estimated to be about 6:1 (horizontal to vertical). The majority of the site is characterized by steeper gradients. The southeast portion of the site slopes down to the northwest at gradients estimated to be about 2.2:1. The northeast portion of the site slopes down to the northwest at slopes estimated to be about 5:1. The site is incised by shallow drainages trending both to the northwest and southwest where intermittent surface runoff is channelized following storm events. The site is in a natural condition with current dwellings adjacent to the site to the west. Undeveloped ground occurs to the north, south, and east. Vegetation consists of grasses, yucca, shrubs, and pine trees. The size and shape of the parcel, and its general vicinity, are shown on Fig. 1.

PROJECT DESCRIPTION

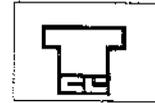
We understand that residential houses on two individual lots are proposed for the two flatter portions of the site. We anticipate the residences will be wood-frame construction with brick veneer and/or wood-siding exteriors. Foundation loads will be comparatively light and within the range normally associated with residential construction.

CTL/THOMPSON, INC.
CONSULTING ENGINEERS

5240 MARK DABLING BLVD. ■ COLORADO SPRINGS, COLORADO 80918 ■ (719) 528-8300

AR DP 98-727
AR S 98-728PF

2306



GEOLOGIC AND ENGINEERING GEOLOGIC DESCRIPTIONS

The geologic formations at the site have been generally mapped and described by Trimble, D.E., and Machette, M.N., 1979 of the USGS. During our site visit, the surficial geologic conditions were mapped and the approximate contact between the two geologic formations present was preliminarily established. The mapped conditions are presented in Fig. 2. The various map units are described in the following sections.

Bedrock Units and Associated Surficial Deposits

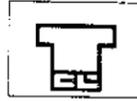
The geologic formations at the site are the upper and lower Dawson Formations. The precise contact between these formations is obscured at the site. We have located it in the north west portion of the site based upon regional mapping, the results of our test boring, and outcrops at the site.

The upper Dawson Formation (map unit Qc-Tkd) is a coarse arkosic (feldspar rich) sandstone, containing many large quartz and some chert pebbles. This map unit is generally stable colluvium and bedrock on steep slopes. It forms the cliffs and steep slopes in the surrounding areas of Palmer Park, Austin Bluffs and Pulpit Rock, as well as the steep slopes at the site. Outcrops of the formation can be seen in various locations within the site but is otherwise covered by a variable thickness of colluvium. Colluvium is a mixture of loose material derived from in-place weathering of bedrock and soils and deposited by gravity and slopewash. The colluvial layer at the site is thickest where the slopes are gentle and thinnest on the steeper slopes. The engineering geologic considerations for this unit include slope, thickness of the colluvium, bedrock structure, and surface and subsurface drainage.

The lower Dawson Formation (map unit Qac-Kda) is andesitic (derived from volcanic rocks) sandstone, siltstone, and claystone containing andesite pebbles. The claystone forms the gentler slopes beneath the sandstone of the upper Dawson Formation and has been mapped as potentially very expansive (Hart, 1974). At the site the lower Dawson Formation is overlain by an undifferentiated mixture of alluvium and colluvium. These loose deposits are derived from in-place weathering of bedrock and soils deposited by various processes, including gravity, slopewash and channelized surface flow. The engineering geologic considerations for this unit include the potential for swell of expansive soil and rock, depth of bedrock, and drainage.

Surface Drainage

Several shallow drainages incise the site. These are primarily erosional features derived from the channelized surface flow that follows storm events (map unit Qal). The engineering geologic considerations for this unit include potential for erosion, and surface and subsurface drainage.



SUBSURFACE CONDITIONS

Subsurface conditions were investigated by drilling one (1) exploratory boring at the approximate location shown on Fig. 1. This was the only accessible location for our rubber-tired drill rig. The boring was advanced using a four-inch diameter, continuous flight, truck mounted power auger. Drilling operations were directed by our representative who logged the soils and bedrock and obtained samples for testing in our laboratory. A log of our exploratory boring and results of penetration resistance tests are shown on Fig. 3.

Our exploratory boring encountered 10 ½ feet of sand with silt, clay and pebbles. Below the surficial soils, the boring encountered hard to very hard, potentially expansive, claystone bedrock.

GEOLOGIC HAZARDS AND CONSTRAINTS

Erosion

Intermittent, channelized surface water flow continues to incise the drainage ways on the site. The claystone bedrock of the lower Dawson Formation is susceptible to the effects of water erosion. This material "slakes" (disintegrates upon exposure to water and air) and is susceptible to considerable erosion where long-term disturbance of the natural vegetation cover and overlying soils exposes the claystone to the effects of water and air. Water flowing across the site, in an uncontrolled manner, will likely result in a considerable amount of erosion, particularly where the water flow is concentrated. Maintaining vegetation cover and utilizing surface drainage collection and distribution systems will reduce the potential for water erosion.

Expansive Soil and Bedrock

This is in an area mapped with very high swell potentials (Hart, 1974 - Color Plate 6). The underlying bedrock of the lower Dawson Formation includes expansive and potentially expansive claystone. Experience in the area indicates the sandy soils and sandstone bedrock should be non-expansive or of low expansion potential. As residential construction progresses, a detailed soils and foundation investigation will be necessary. The presence of expansive soils and bedrock, and proper construction practices to mitigate expansive materials, will be discussed in detail in that report.

Potentially Unstable Slopes

No unstable or potentially unstable slopes were observed at the time of our site visit. Our review of the "El Paso County, Colorado - Potential Geologic Hazards and Surficial Deposits, Environmental and Engineering Geologic Maps and Tables for Land Use", prepared by Charles Robinson and Associates, Inc. (1977), indicates



that the steep slopes on the site are “stable colluvium and bedrock on steep slopes (greater than 24%)”. Our analysis concurs in general with this previous work. The side-slope landforms, with slopes exceeding 33 percent (or gradients greater than 3:1) exhibit geomorphic evidence of general stability. This evidence includes intact bedrock outcrops and shallow colluvium that is moving downhill primarily by gravity and slope wash. It is our understanding that these steep slopes will not be developed. Residential and driveway construction must not create unstable slopes.

Shallow Groundwater

Groundwater was not encountered in our test boring. Perched water-tables may occur seasonally, at the contact between the surficial material and underlying bedrock of the lower Dawson Formation. Locations of perched water tables can be expected to fluctuate both with the seasons and after development and accompanying irrigation.

Shallow Bedrock

Outcrops of bedrock occur in the side slope areas with gradients of 3:1 or greater. It is not known at what depth the bedrock lies beneath the relatively flat bench areas where development is planned. It is also possible that claystone will underlie these sites, as subsurface data for the flat bench areas was not available for this report. However, based upon our current information, we believe it is likely that sandstone underlies portions of the building sites. The density of the sandstone will probably vary from dense and well cemented to poorly cemented units with various amounts of quartz and chert pebbles.

Where sandstone bedrock is encountered it can probably be excavated using conventional heavy duty equipment and break down to a size suitable for structural fill. Pre-ripping and trackhoes with rock teeth may be needed where more cemented materials occur. Blasting may be required to facilitate excavation. The excavation characteristics of the bedrock are generally controlled by the degree of weathering, rock type, degree of cementation and amount of fracturing. We have found, however, that the amount of cementation plays the largest role in whether the rock is rippable and reusable as structural fill. The higher the cementation the harder to excavate and the less workable the rock is after excavation.

Radioactivity

We reviewed a report published in 1991 by the Colorado Geological Survey, “Results of the 1987-1988 EPA Supported Radon Study in Colorado”. This study indicates that some residential structures constructed on geologic formations similar to those at the site develop radon gas accumulations exceeding Environmental Protection Agency standards. We suggest the owner test for radon after the buildings are completed to determine if mitigation procedures are necessary. Hazards associated with radon are successfully mitigated through many commonly employed measures in Colorado Springs.



Seismicity

This area, like most of central Colorado, is subject to a degree of seismic risk. Geologic evidence indicates that movement along some Front Range faults has occurred during the last two million years (Quaternary). This includes the Rampart Range Fault which is located about 4.5 miles west of the site. The Colorado Geological Survey considers this fault potentially active and that this portion of Colorado is within Seismic Risk Zone 2A. The Uniform Building Code (UBC), 1994, indicates that this area is in Seismic Risk Zone 1. We understand the City of Colorado Springs has adopted the 1994 Edition of the UBC and that current local practice in structural engineering is to utilize the UBC criteria.

NATURAL HAZARDS

Flooding

Information presented on the "Flood Insurance Rate Map" (FIRM), Community Panel No. 080060 0162 B, map revised December 18, 1986, indicates the project site has been determined to be outside the 500 year flood plain.

HILLSIDE OVERLAY ZONE

The site lies within the Hillside Overlay zone as shown on page 6329 of the "Zoning Map Book of the City of Colorado Springs", dated October 21, 1995, as prepared by the Planning, Development, and Finance Department.

UNDERGROUND MINING

The site is not in the area covered by the "Colorado Springs Subsidence Investigation", State of Colorado, Division of Mined Land Reclamation, prepared by Dames and Moore, dated April of 1985. We observed no evidence of subsurface mining at the site. In our opinion, the project site is not underlain by abandoned mine workings and should not be subject to future ground surface movements due to mine subsidence.

CONCLUSIONS

Based on the site reconnaissance performed by personnel of CTL/Thompson, Inc., information obtained from our exploratory borings and our review of the "El Paso County, Colorado - Potential Geologic Hazards and Surficial Deposits, Environmental and Engineering Geologic Maps and Tables for Land Use", prepared by Charles Robinson and Associates, Inc. (1977), we believe the geologic hazards present at the site can be mitigated using generally accepted engineering and construction techniques. Evaluation of the site for the presence of additional hazards such as environmental conditions, wildfire, erodible or corrosive soils, and extent of flooding was beyond the scope of this investigation.



This report provides geologic hazard opinions. Our investigation was based upon development plans for residential development. Should development plans change, our office should be notified.

Several sources, in addition to those stated above, were used during the evaluation of the subject property for the occurrence of potential geologic hazards. A reference list is attached to this letter.

LIMITATIONS

The opinions presented in this investigation were developed from the review and analysis of geologic data derived from geologic maps, aerial photographs, published and unpublished information, site reconnaissance and our exploratory borings. Should additional surface or subsurface data become available, or if construction plans change, our office should be contacted to review the data and provide modified recommendations, as needed.

We believe this report was prepared with that level of skill and care normally used by engineering geologists and geotechnical engineers practicing in this area at this time. No other warranty, express or implied, is made.

If you have any questions regarding the contents of this letter or if we can be of further service, please call.

Very truly yours,

CTL/THOMPSON, INC.

Jonathan R. Lovekin
Jonathan R. Lovekin, P.G.
Geologic Engineer

Reviewed by:

Martin F. Essigmann
Martin F. Essigmann, P.E.
Associate



JRL:MFE:mge
Enc.

(3 copies sent)

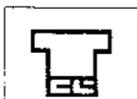
1 cc: LDC, Inc.,

3 cc: Development Services and Comprehensive Planning Division



REFERENCES

1. Bates, R.L., and Jackson, J.A., editors, 1980, Glossary of Geology, 2nd edition. American Geological Institute, Falls Church, Va., 751 pp.
2. Colorado Geological Survey, 1991, Results of the 1987-88 EPA Supported Radon Study in Colorado, with a Discussion on Geology. Colorado Geological Survey Open File Report 91-4.
3. Charles Robinson and Associates, Inc., 1977, El Paso County, Colorado - Potential Geologic Hazards and Surficial Deposits, Environmental and Engineering Geologic Maps and Tables for Land Use.
4. City of Colorado Springs, May 15, 1996, Geologic Hazards Ordinance.
5. City of Colorado Springs, Planning, Development, and Finance Department, October 21, 1995, Zoning Map Book of the City of Colorado Springs.
6. Hart, S.S., 1974, Potentially Swelling Soil and Rock in the Front Range Urban Corridor, Colorado. Colorado Geological Survey Publication, Environmental Geology 7.
7. Kirkham, R.M., and Rogers, W.P., 1981, Earthquake Potential in Colorado. Colorado Geological Survey, Bulletin 43.
8. State of Colorado, Division of Mined Land Reclamation, April, 1985, prepared by Dames and Moore, Colorado Springs Subsidence Investigation.
9. Trimble, D.E., and Machette, M.N., 1979, Geologic Map of the Colorado Springs-Castle Rock Area, Front Range Urban Corridor, Colorado. U.S. Geological Survey, Miscellaneous Investigation Series, Map I-857-F.
10. Uniform Building Code, 1994.



**GEOLOGIC HAZARD STUDY STATEMENT
RILEY SUBDIVISION
COLORADO SPRINGS, COLORADO**

ENGINEER'S/GEOLOGIST'S STATEMENT

We hereby attest that we are qualified to prepare a Geologic Hazard Study in accordance with the provisions of Section 504 of the Geologic Hazards Ordinance of Colorado Springs. We are qualified as:

 X Professional Geologists as defined by CRS 34-1-201(3).

 Professional Engineers as outlined by Board Policy Statement 15 - "Engineering in Designated Natural Hazards Areas" of the Colorado State Board of Registration for Professional Engineers and Professional Land Surveyors; Board authority as defined by CRS 12-25-107(1).

Submitted by:

CTL/THOMPSON, INC.

Jonathan R. Lovekin
Jonathan R. Lovekin, P.G.
Geological Engineer

12/3/98
Date

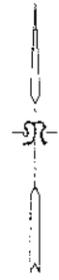
This Geologic Hazard Study is filed in accordance with Chapter 14.1, Article 3, Part 5 of the Code of the City of Colorado Springs, 1980, as amended.

Tom Matson
City Engineer

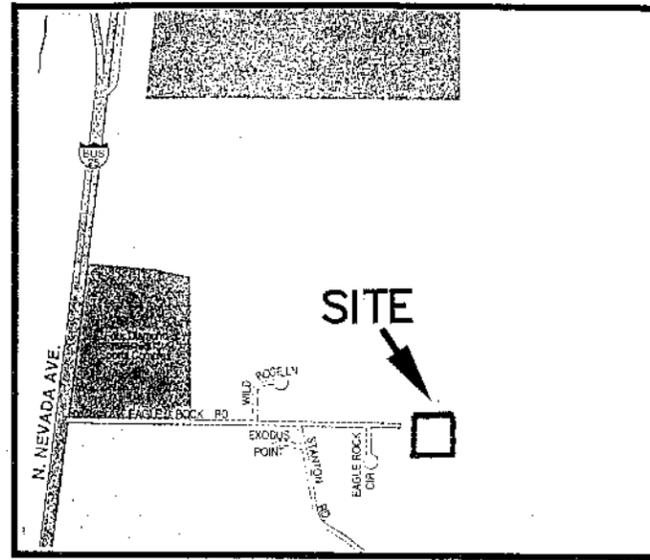
12/19/98
Date

Manager of Development Services
Manager of Development Services

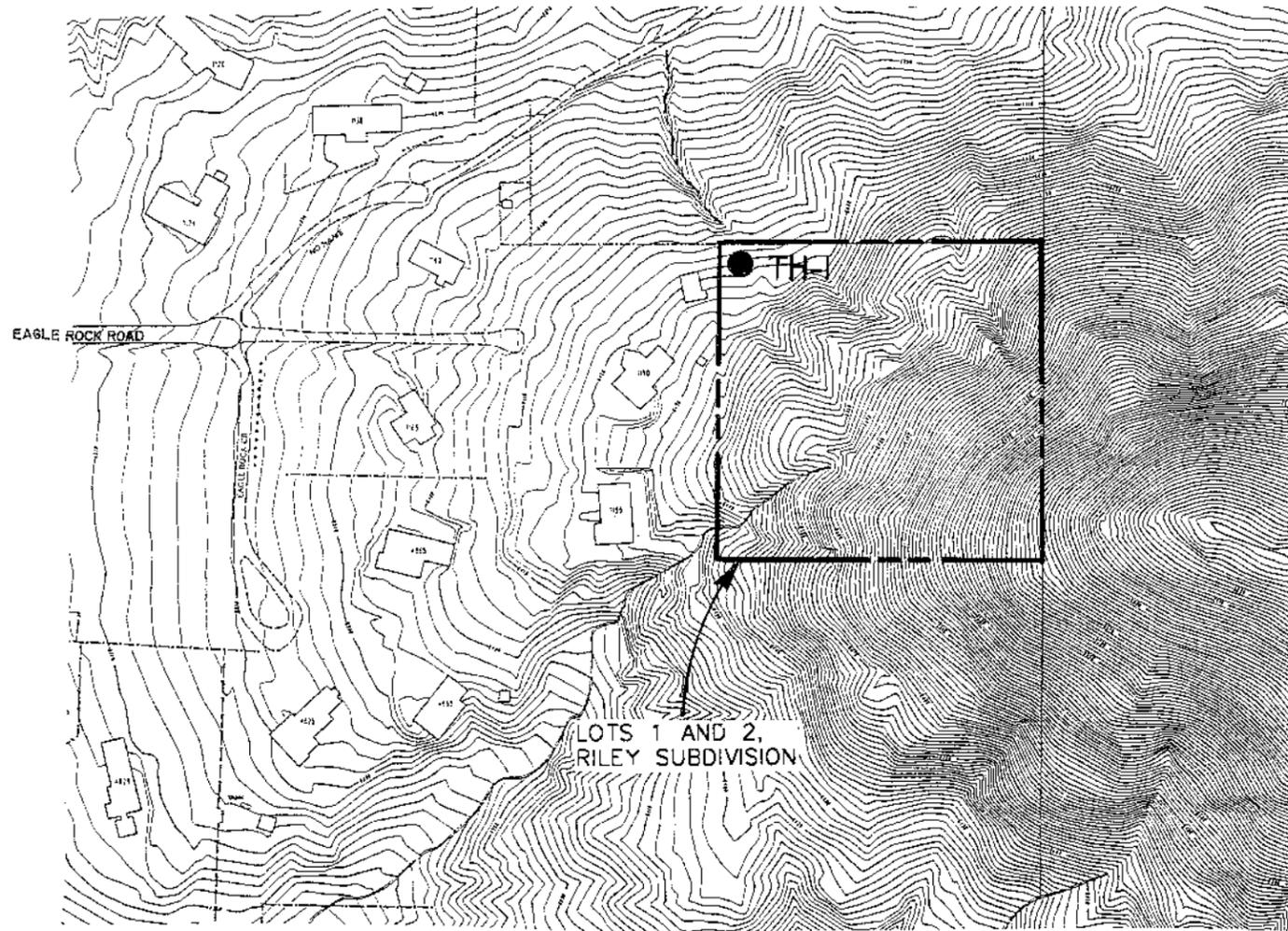
12.28.98
Date



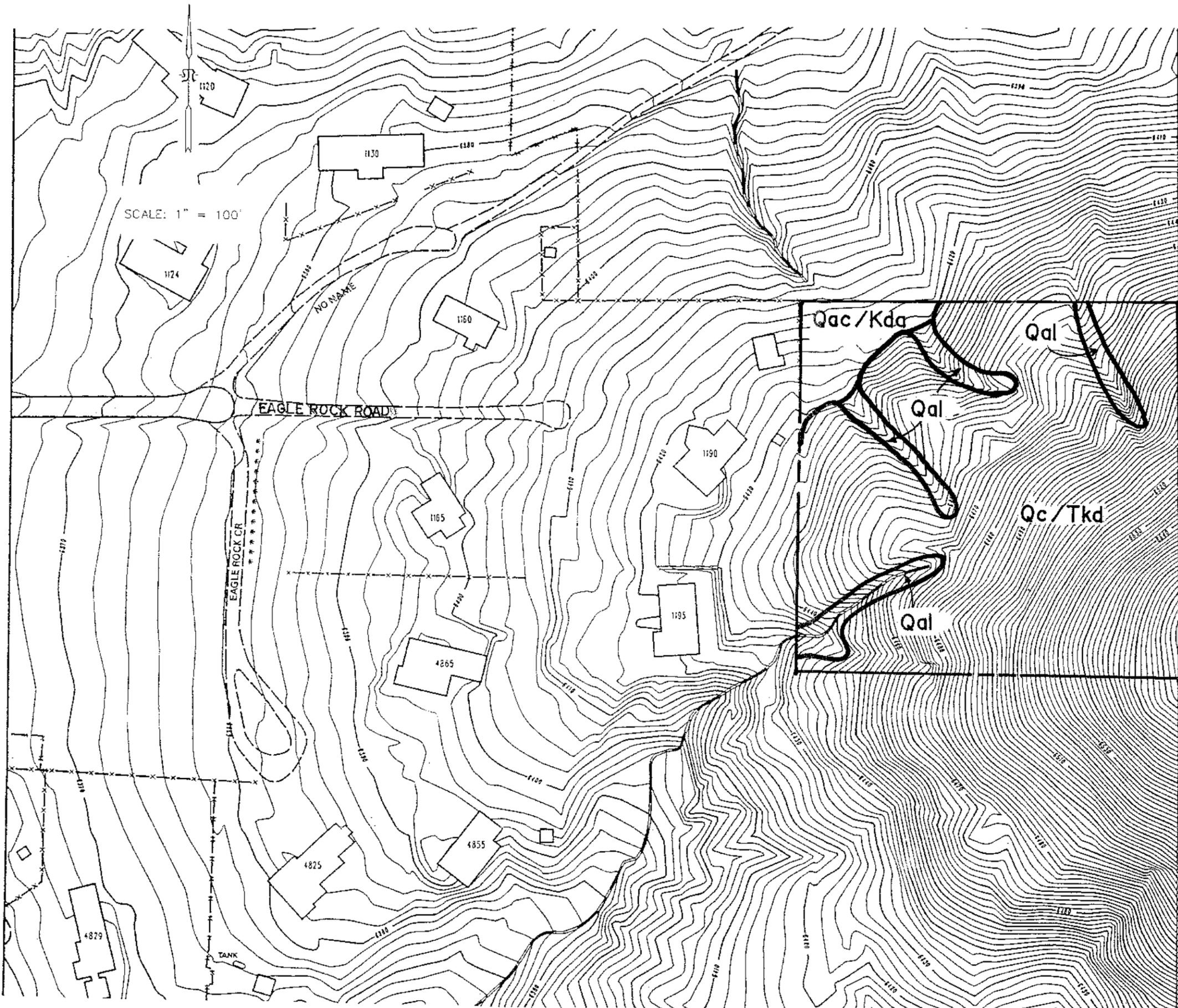
SCALE: 1" = 200'



VICINITY MAP
(NO SCALE)



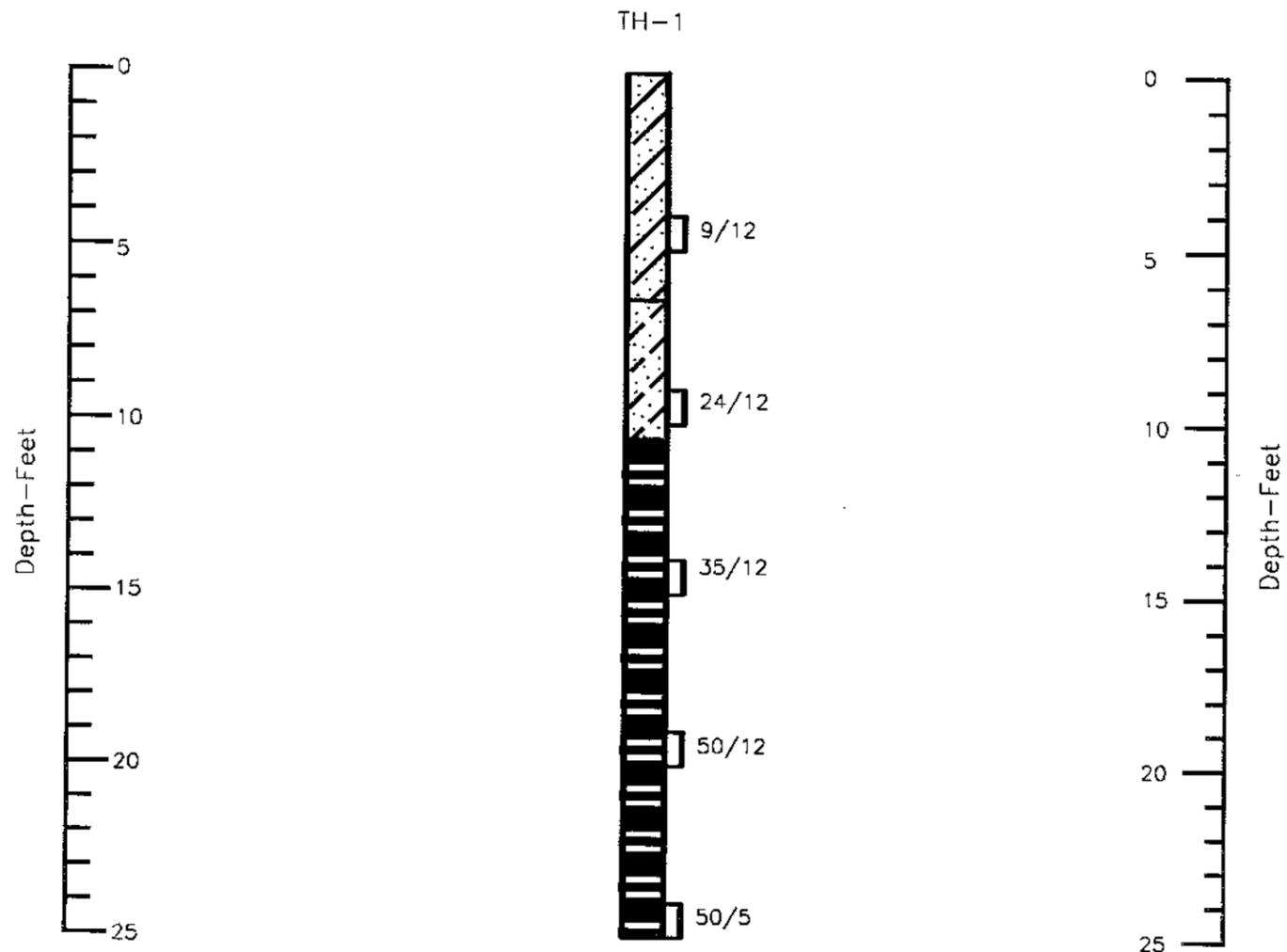
Location of
Exploratory
Boring



MAP LEGEND:

- Qal** MINOR DEPOSITS OF ALLUVIUM IN AREAS OF ACTIVE EROSION.
- Qc/Tkd** UPPER PART OF THE DAWSON FORMATION, COARSE ARKOSIC SANDSTONE AND VARIABLE THICKNESS OF OVERLYING COLLUVIUM.
- Qac/Kda** LOWER PART OF THE DAWSON FORMATION, ANDESITIC SANDSTONE, SILTSTONE, AND CLAYSTONE WITH VARIABLE THICKNESS OF OVERLYING ALLUVIUM/COLLUVIUM.

NOTE: ALL BOUNDARIES SHOWN ARE APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED GEOLOGIC MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION.



LEGEND:

Sand, silty, loose, slightly moist, light brown (SM).

Sand, clayey, with pebbles, medium dense, slightly moist, tan (CL).

Claystone bedrock. Medium hard to very hard, moist, light olive brown to brown.

Drive Sample. The symbol 9/12 indicates that 9 blows of a 140-pound hammer falling 30 inches were required to drive a 2.5 inch O.D. sampler 12 inches.

Notes:

1. The boring was drilled October 6, 1998 using a 4-inch diameter, continuous-flight, truck-mounted power auger.
2. No free groundwater was encountered in the boring either at time of drilling or when boring was checked eight days later.
3. The boring is subject to the explanations, limitations, and conclusions as contained in the report.



**APPENDIX B: Entech, Site Observation – Shotcrete Stabilized
Slope, Job No. 250184**

February 11, 2025

Kathy Rountree
1210 Eagle Rock Road
Colorado Springs, CO

Attn: Kathy Rountree

Re: Site Observation – Shotcrete Stabilized Slope
1210 Eagle Rock Road
Colorado Springs, CO
Entech Job No. 250184



Dear Ms. Rountree,

On February 7, 2025, at your request, personnel representing Entech Engineering, Inc., visited the address referenced above for the purpose of performing a limited assessment of the current condition of the existing shotcrete stabilized slope.

Observations: A shotcrete stabilized slope was observed on the southeastern portion of the property. The wall was reportedly constructed in 2003. The shotcrete wraps around the side of the existing house and existing driveway. At the time of our observation, construction on the property at 1220 Eagle Rock exposed a portion of the shotcrete wall.

The shotcrete consists of approximately 2 to 4 inches of concrete, with embedded 6x6 wire mesh. The shotcrete stabilization retains approximately 12 to 15 feet of soil at the highest point. Sandstone and interbedded claystone were observed behind the shotcrete.

Hairline cracking was observed on the face of the concrete in various locations. No expansion joints were observed in the concrete. Minor erosion was also observed on the northern portion of the shotcrete.

Conclusions and Recommendations: The shotcrete stabilization is approximately 22 years old and appears to be performing as intended. Cracking on the face of the wall appears to be cosmetic in nature. Areas of erosion at the base of the shotcrete should be remediated.

Exterior soil grades at the top and base of the shotcrete stabilization should be installed and upkept for positive drainage away from the shotcrete stabilization and adjacent structures. This may have to be coordinated with adjacent landowners to ensure that surface drainage is discharged away from structures. Landscaping should be carefully designed to minimize irrigation adjacent to the stabilization. To minimize infiltration of water into the foundation zone, vegetative plantings placed close to stabilization should be limited to those species having low watering requirements and irrigated grass should not be located within 5 feet of the stabilization. Similarly, sprinklers are not recommended to discharge water within 5 feet of stabilization. Irrigation near structures should be limited to the minimum amount of sufficient to maintain vegetation. Maintaining proper grading and drainage is critical to foundation and slab performance.

Disclaimer: The observations described in this document are valid for the date of the observation and have been made under the conditions noted in the report. We prepared the report for the exclusive use of Kathy Rountree (Client). Entech Engineering, Inc. does not intend any other individual or party, other than local building departments and/or other regulatory



agencies, to rely upon this report without our express written consent. If another individual or party relies on this report, they shall indemnify and hold Entech Engineering, Inc. harmless for any damages, losses, or expenses that may incur as a result of its use, except as allowed by law.

A review of the landscaping or structural conditions, other than those items specifically discussed, nor a comprehensive review of compliance with applicable building codes was not included in this site visit.

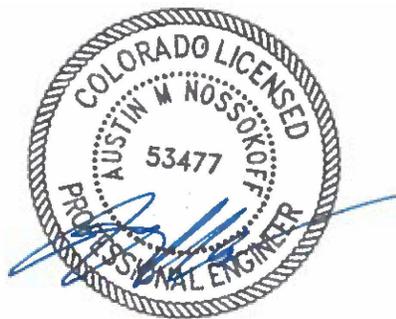
This report does not express or imply any warranty of the future performance of the structure or drainage condition. This report should not be considered a warranty of condition, and no warranty is implied. The opinions and recommendations presented in this report are based solely on visual observations available for viewing at the time of the site visit and information, if any, provided by the Client and/or their representative(s). We are not responsible for conditions that were not within the scope of our services at the time of inspection. We did not undertake any digging or excavation, or perform any destructive or invasive testing.

No surface testing, materials testing, calculations, nor monitoring over time of the conditions presented in the report were performed by Entech Engineering, Inc. Accordingly, we cannot comment on the condition of components that we could not see. These additional investigations can be performed upon request for an additional charge, which may or may not provide more information to better address the above-mentioned concerns.

We trust this has provided you with the information you required. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.



Austin Nossokoff
Date: 02/11/25

Austin M. Nossokoff, P. E.
AMN/amn
Entech Job No. 250184

F:\AA Projects\2025\250184-Kathy Rountree-1210 Eagle Rock-Site Obs\09-Reports\250184_SiteObs_020725.doc



**APPENDIX C: Entech, Excavation Observation and Density
Testing Report, 1210 Eagle Rock Road, Job No. 70029**

057154

September 16, 1999

Bristlecone Log Homes
11505 Highway 24 West
Divide, Colorado 80814



ENTECH
ENGINEERING, INC.

305 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5699
FAX (719) 531-5238

Attn: Greg Smith

Re: Excavation Observation
1210 Eagle Rock Road
Colorado Springs, Colorado

Dear Mr. Smith:

Personnel of Entech Engineering, Inc. have observed the excavation at the site referenced above. Specific findings for the site are presented in this letter.

Two test borings were placed at the above referenced address by Entech Engineering, Inc. The results are presented in our report dated February 14, 1997, Job No. 13907.

The following recommendations are based on conditions observed on September 14, 1999. Entech Engineering, Inc. should be notified if any changes in conditions are encountered or if the excavation depth or location should change.

Soil types observed in the foundation excavation were found to consist of sandstone. An allowable bearing capacity on the order of 3500 psf with an equivalent hydrostatic fluid pressure (in the active state) of 40 pcf is recommended for this site.

A no-footing, stemwall-on-grade foundation system or a spread footing foundation system is anticipated for this site, depending on building loads and bearing material. Point load bearing pads should be sized for the allowable bearing capacity given in this letter. **This recommendation does not constitute a foundation design.** Qualified personnel should verify that building loads do not exceed the bearing value given in this letter. The bottoms of exterior foundations should be located at least 30 inches below finished grade for frost protection.

The steep slopes on the lot required deep cuts during construction. Slope excavation should be benched to minimize potential slope instability conditions. The foundation design should include provisions for higher lateral forces due to the sloping conditions.

Due to the moderate to steep slopes at this site, foundation stiffeners such as tie-beams, buttresses or additional reinforcement may be required to stabilize the foundation and minimize foundation movement. The need for stiffeners should be determined and, if applicable, used in the final construction plans.

A subsurface drain is recommended for the entire structure. This includes foundation walls between the basement and a crawlspace or garage. Typical drain details are included with this letter.

1210 Eagle Rock Rd

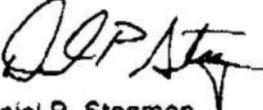
Bristlecone Log Homes
Excavation Observation
1210 Eagle Rock Road
Page Two

Floor slabs on grade, if any, should be separated from structural portions of the building and allowed to float freely. Interior partitions must be constructed in such a manner that they do not transmit floor slab movement to the roof or overlying floor. Backfill placed below floor slabs should be compacted to a minimum of 90% of its maximum Modified Proctor dry density, ASTM D-1557.

Recommendations regarding drainage, concrete, etc., contained in the Subsurface Soil Investigation performed by Entech Engineering, Inc. remain valid and should be followed.

We trust that this report has provided you with the information you required. If you have any questions or need additional information, please do not hesitate to contact us.
Respectfully Submitted,

ENTECH ENGINEERING, INC.


Daniel P. Stegman

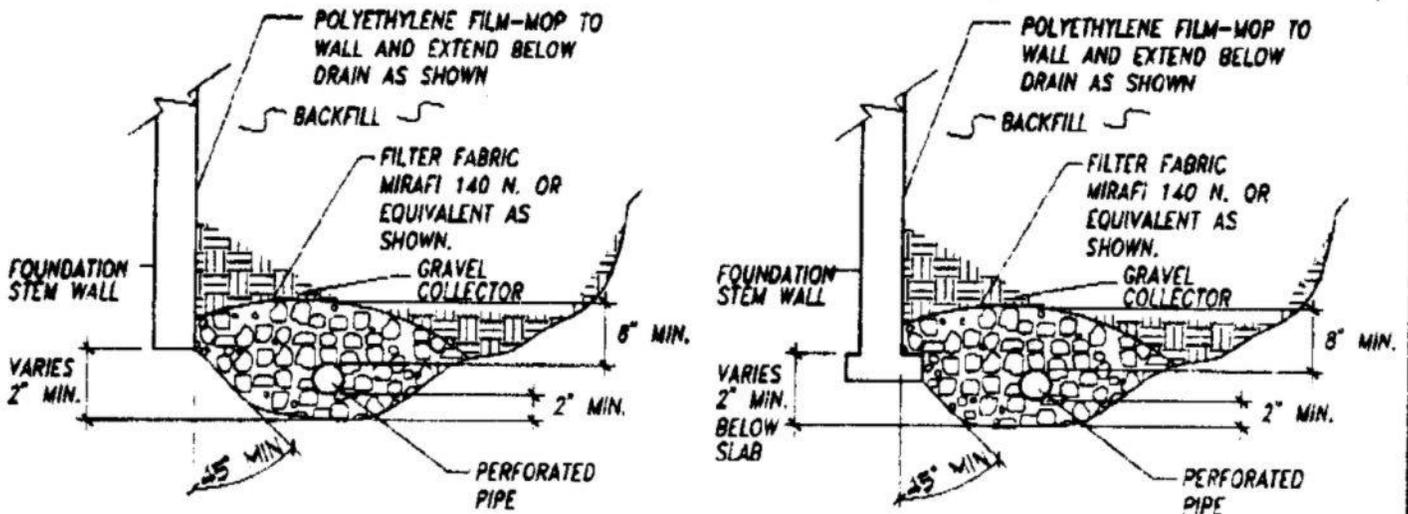
DPS/mls

Encl.

Entech Job No. 70029
2MSWres/70029ex.doc

Reviewed by:

Paul E. Hoskins
P.E. #13863

NOTES:

-GRAVEL SIZE IS RELATED TO DIAMETER OF PIPE PERFORATIONS-85% GRAVEL GREATER THAN 2x PERFORATION DIAMETER.

-PIPE DIAMETER DEPENDS UPON EXPECTED SEEPAGE. 4-INCH DIAMETER IS MOST OFTEN USED.

-ALL PIPE SHALL BE PERFORATED PLASTIC. THE DISCHARGE PORTION OF THE PIPE SHOULD BE NON-PERFORATED PIPE.

-FLEXIBLE PIPE MAY BE USED UP TO 8 FEET IN DEPTH, IF SUCH PIPE IS DESIGNED TO WITHSTAND THE PRESSURES. RIGID PLASTIC PIPE WOULD OTHERWISE BE REQUIRED.

-MINIMUM GRADE FOR DRAIN PIPE TO BE 1% OR 3 INCHES OF FALL IN 25 FEET.

-DRAIN TO BE PROVIDED WITH A FREE GRAVITY OUTFALL, IF POSSIBLE. A SUMP AND PUMP MAY BE USED IF GRAVITY OUT FALL IS NOT AVAILABLE.

PERIMETER DRAIN DETAILS



ENTECH
ENGINEERING, INC.

300 CLAYTON DRIVE
1775 HUNTERS CREEK ROAD
HUNTERS CREEK, VA 22089

REVISION	BY



**ENTECH
ENGINEERING, INC.**

505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

November 5, 1999

Bristlecone Log Homes
11505 Highway 24 West
Divide, Colorado 80814

Re: Density Testing – Foundation Backfill
1210 Eagle Rock Road
Divide, Colorado

Dear Mr. Hodges:

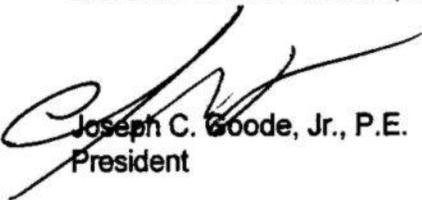
As requested, personnel of Entech Engineering, Inc. have performed density testing at the above referenced site.

Density testing on this site was performed on October 28, 1999. Final testing indicates that the materials have been adequately compacted. Results of the density tests are attached with this letter.

We trust that this has provided you with the information you required. Should you have any questions or need further information, please do not hesitate to contact us.

Respectfully submitted,

ENTECH ENGINEERING, INC.


Joseph C. Goode, Jr., P.E.
President



JCG/pj

Encl.

Entech Job No. 70029
3MSWDEN/70029d

Client: Bristlecone Log Homes	Entech Job #: 70029.1	Proctor Value Key: M = modified, ASTM D-1557
Project: 1210 Eagle Rock Road	Tested By: S. Wood	S = standard, ASTM D-698
Subject: Foundation Backfill	Report Date: 11-05-1999	T = AASHTO, T-180

Test #	Test Location	Testing Date	Percent Compaction	Percent Required	Percent Moisture	Soil Type	Proctor Type/Value	Pass/Fail
1	Center south wall, 6' south of wall, 5' below grade.	10/28/99	97	90	16.7	SC	M - 109.0 @ 16.0	<input checked="" type="checkbox"/>

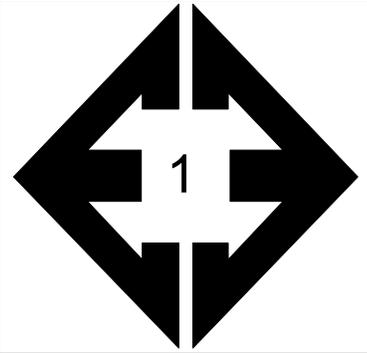
Comments:

Scope of Observation: FULL TIME; PERIODIC; CONTRACTOR'S OR CLIENT'S REPRESENTATIVE ADVISED. All dimensions are approximate. Cl = Centerline

 <p>ENTECH ENGINEERING, INC. 505 Elkton Drive Colorado Springs, CO 80907 (719) 531-5598 • (719) 531-5238 (fax)</p>	<p>FIELD DENSITY RESULTS</p>	 <p>Joseph C. Goode, Jr., P.E.</p>
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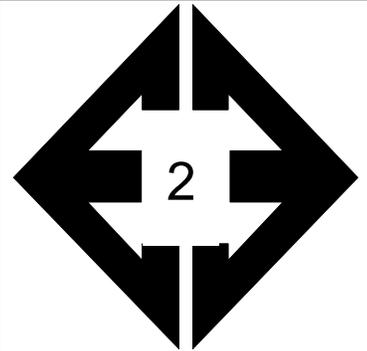


APPENDIX D: Site Photographs



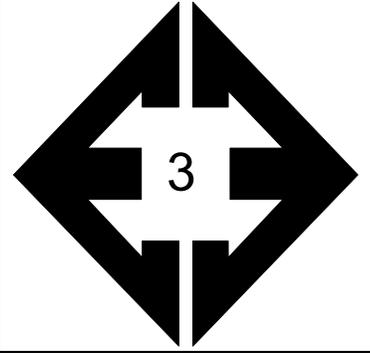
Looking east towards the southwestern end of the shotcrete stabilized slope from the driveway.

April 17, 2025



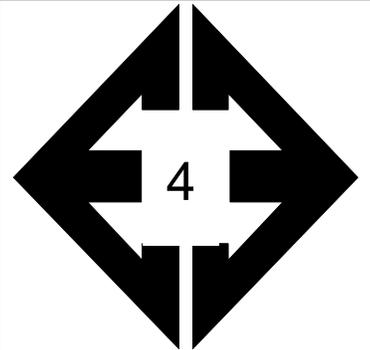
Looking southwest along the top of the shotcrete stabilized slope.

April 17, 2025



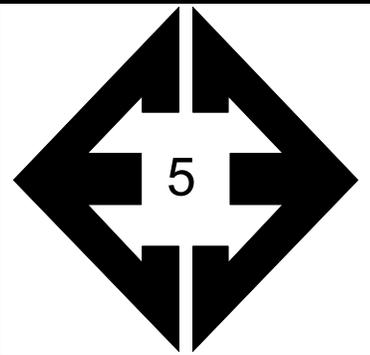
Looking southeast towards the northeastern end of the shotcrete stabilized slope.

April 17, 2025



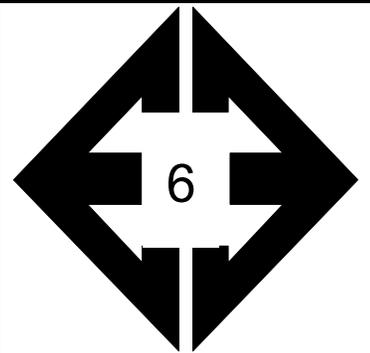
Looking west along steep slope above the shotcrete stabilization.

April 17, 2025



**Looking southeast
from the northern side
of the existing
residence.**

April 17, 2025



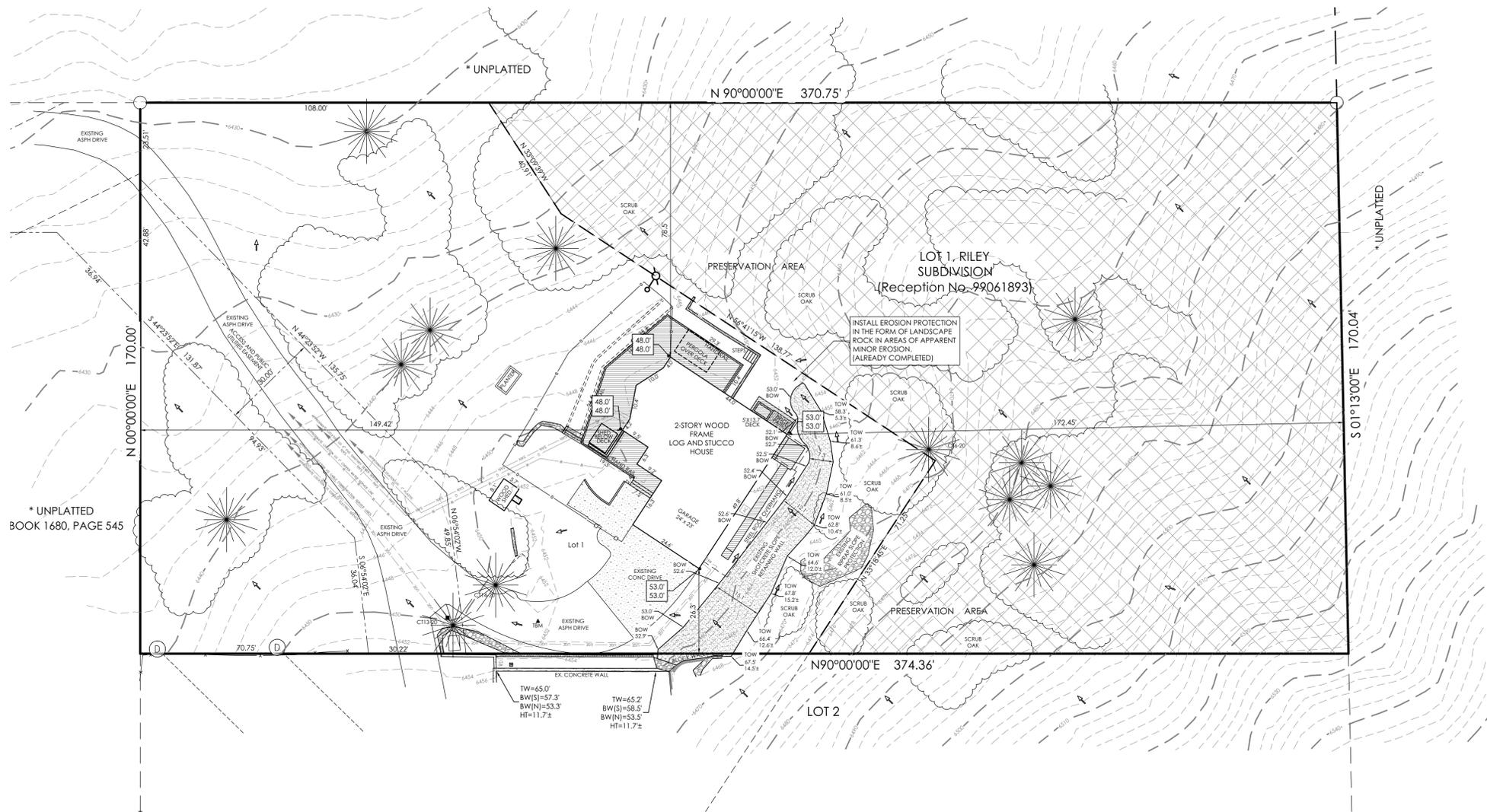
**Looking southwest
towards the existing
residence.**

April 17, 2025

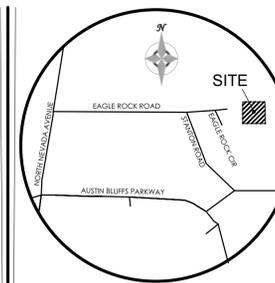
HILLSIDE SITE PLAN

LOT 1, RILEY SUBDIVISION

1210 EAGLE ROCK ROAD

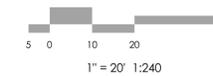


LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT LINE
	LOT LINE
	EXISTING BUILDING ENVELOPE
	ADJACENT PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	BUILDING (5,345 SF)
	BUILDING OVERHANG
	LIMIT OF DISTURBANCE
	EXISTING SCRUB OAK
	EXISTING CONIFEROUS TREE
	PRESERVATION AREA
	BUILDING GRADE (EXISTING GRADE) FINISH GRADE



VICINITY MAP
NOT TO SCALE

BENCHMARK
THE DATUM FOR ELEVATIONS SHOWN ON THIS DRAWING IS NAVD'88.



MVE, INC.
ENGINEERS / SURVEYORS
1903 Lelaray Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

SITE DATA

OWNER / APPLICANT	ADDRESS
DANIEL & KATHRYN ROUNTREE 1210 EAGLE ROCK ROAD COLORADO SPRINGS, CO 80918	1210 EAGLE ROCK ROAD
CONSULTANT	ZONING
M.V.E., INC. DAVID GORMAN, P.E. 1903 LELARAY STREET COLORADO SPRINGS, CO 80909 Ph: (719) 635-5736 DAVEG@MVECIVIL.COM	R-E (HS)
TAX SCHEDULE NUMBER	LAND USE
6320003002	SINGLE FAMILY RESIDENTIAL
LEGAL DESCRIPTION	ACREAGE
LOT 1, RILEY SUBDIVISION	63,335 SF (1.454± ACRES)
	COVERAGE
STRUCTURE	= 2,450 SF (3.9%)
GARAGE SF	= 530 SF / 2 DOORS
DRIVEWAY	= N/A

GEOHAZARD DISCLOSURE STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT VALIDATION PREPARED BY ENTECH ENGINEERING DATED MAY 29, 2023, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: EXPANSIVE SOILS, SHALLOW BEDROCK, DEBRIS FANS/DEBRIS FLOW, AND POTENTIALLY HIGH RADON. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE CITY PLANNING FILE NVAR-25-0010 FOR LOT 1, RILEY SUBDIVISION OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

NOTES:

- NO LAND DISTURBANCE IS PROPOSED.
- CONTOURS SHOWN ARE FROM THE TOPOGRAPHIC / IMPROVEMENT EXHIBIT BY LAND DEVELOPMENT CONSULTANTS, INC DATED 04/16/2025 FOR AREAS AROUND THE RESIDENCE OUTSIDE OF THE PRESERVATION AREA.
- CONTOURS SHOWN FOR ALL OTHER AREAS ARE FROM THE COLORADO SPRINGS UTILITIES FIRMS MAPPING.
- ALL RETAINING WALLS SHOWN ARE EXISTING IN PLACE. THE SHOTCRETE RETAINING WALL ADJACENT TO THE RESIDENCE WAS CONSTRUCTED IN 2003 AS PART OF THE ORIGINAL HOME CONSTRUCTION. THE EXISTING SHOTCRETE RETAINING WALL HAS BEEN OBSERVED AND EVALUATED BY THE GEOTECHNICAL ENGINEER PER THE LETTER DATED FEBRUARY 11, 2025 BY ENTECH ENGINEERING, INC. AND FOUND TO PERFORMING AS INTENDED. NO NEW RETAINING WALLS ARE NECESSARY OR RECOMMENDED FOR THIS SITE.
- THE ADJACENT OFFSITE CONCRETE RETAINING WALLS WERE CONSTRUCTED IN 2025.

I, KATHRYN A. ROUNTREE, AS APPLICANT AND DULY REPRESENTATIVE OF THE OWNER, HEREBY CERTIFY THAT THE INFORMATION INCLUDED UPON THE ATTACHED HILLSIDE SITE/LOT GRADING PLAN IS TRUE AND ACCURATE; AND THE DEVELOPMENT OF THE SITE WILL OCCUR IN ACCORDANCE WITH THE APPROVED SITE PLAN. AS THE APPLICANT, I UNDERSTAND AND AGREE TO THE FOLLOWING:

- NO DISTURBANCE, GRADING OR SIGNIFICANT NATURAL FEATURE/VEGETATION REMOVAL WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" BOUNDARY AS SHOWN ON THIS PLAN.
- THE "LIMIT OF DISTURBANCE" BOUNDARY AND ANY TREES TO BE RETAINED WITHIN THE LIMIT OF DISTURBANCE AREA SHALL BE DELINEATED WITH A 4' TALL CONSTRUCTION FENCE. THE PRESERVATION EASEMENT AREA SHALL BE DELINEATED WITH 4' TALL STAKES WITH ROPE CONNECTING THE STAKES OR A 4' TALL CONSTRUCTION FENCE.
- STOCKPILING SHALL ONLY OCCUR WITHIN THE "LIMIT OF DISTURBANCE BOUNDARY" ACCORDING TO THE APPROVED SITE PLAN.
- PURSUANT TO CITY CODE SECTION 7.5.1004, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE SUBJECT PROPERTY FOR THE PURPOSES OF ENFORCING THE CITY CODE.
- FAILURE TO COMPLY WITH THE APPROVED HILLSIDE SITE/LOT GRADING PLAN MAY RESULT IN CODE ENFORCEMENT ACTION.

SIGNATURE: *Kathryn A. Rountree* DATE: 8/12/25

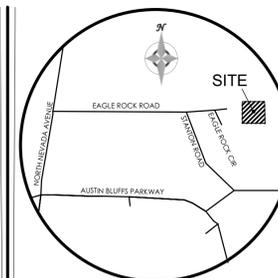
APPLICANT:
DANIEL L. AND KATHRYN A. ROUNTREE
1210 EAGLE ROCK ROAD
COLORADO SPRINGS, CO
(719) 331-0086

REVISIONS

NO.	DESCRIPTION	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		
AS-BUILTS BY		
CHECKED BY		

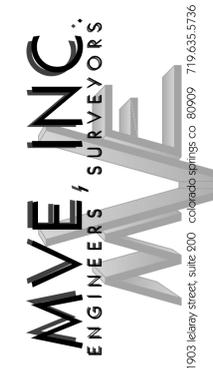
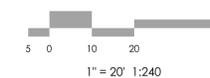
1210 EAGLE ROCK ROAD
HILLSIDE SITE PLAN

MVE PROJECT 51564
MVE DRAWING HILLSIDE-PS
AUGUST 13, 2025
SHEET 2 OF 6



VICINITY MAP
NOT TO SCALE

BENCHMARK
THE DATUM FOR ELEVATIONS SHOWN ON THIS
DRAWING IS NAVD'88.

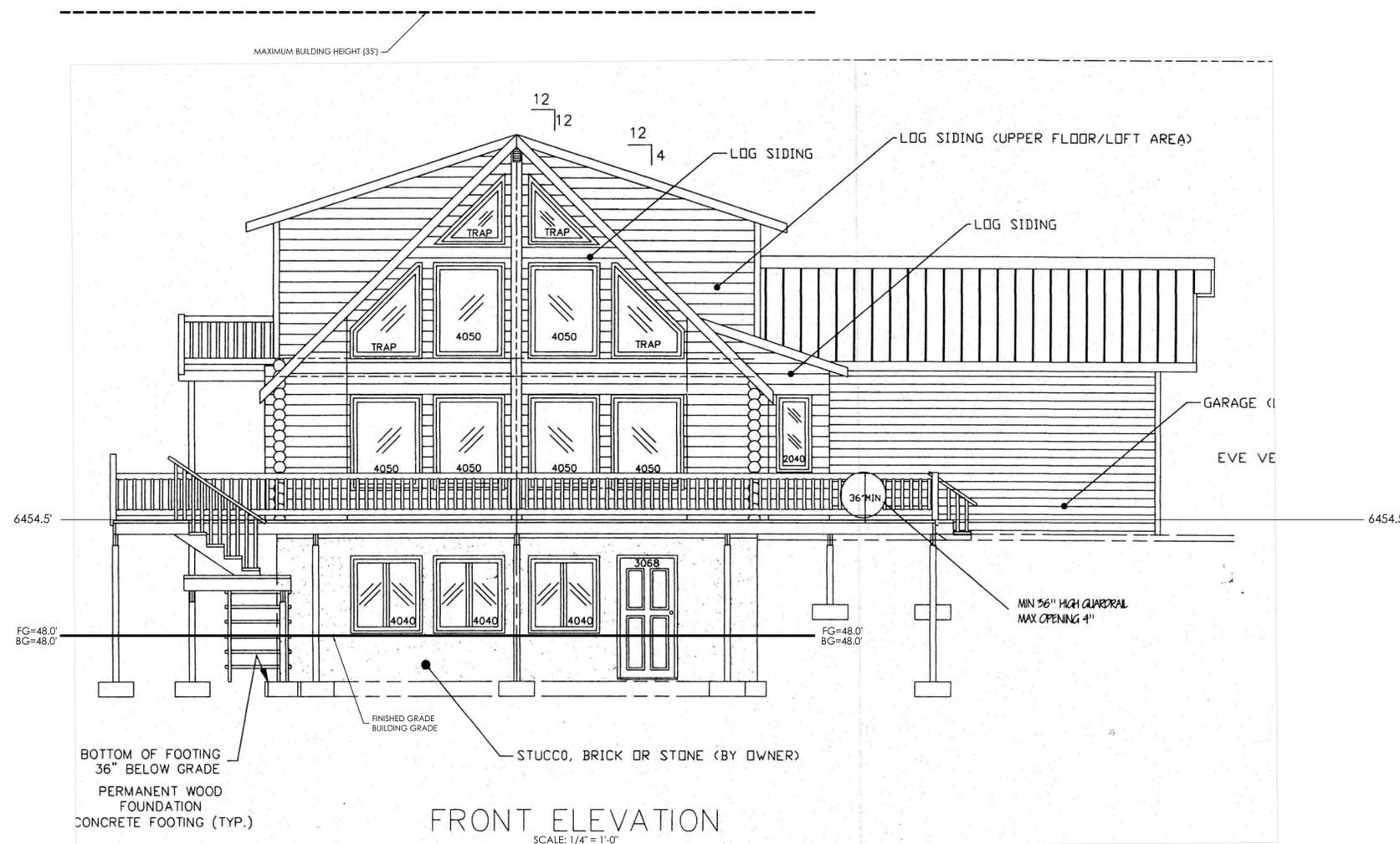


REVISIONS

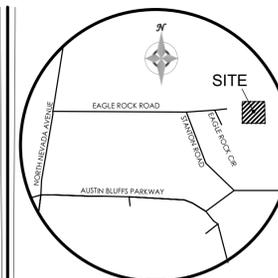
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

1210 EAGLE ROCK
ROAD
HILLSIDE SITE PLAN

MVE PROJECT 51564
MVE DRAWING HILLSIDE-PS
AUGUST 13, 2025
SHEET 3 OF 6

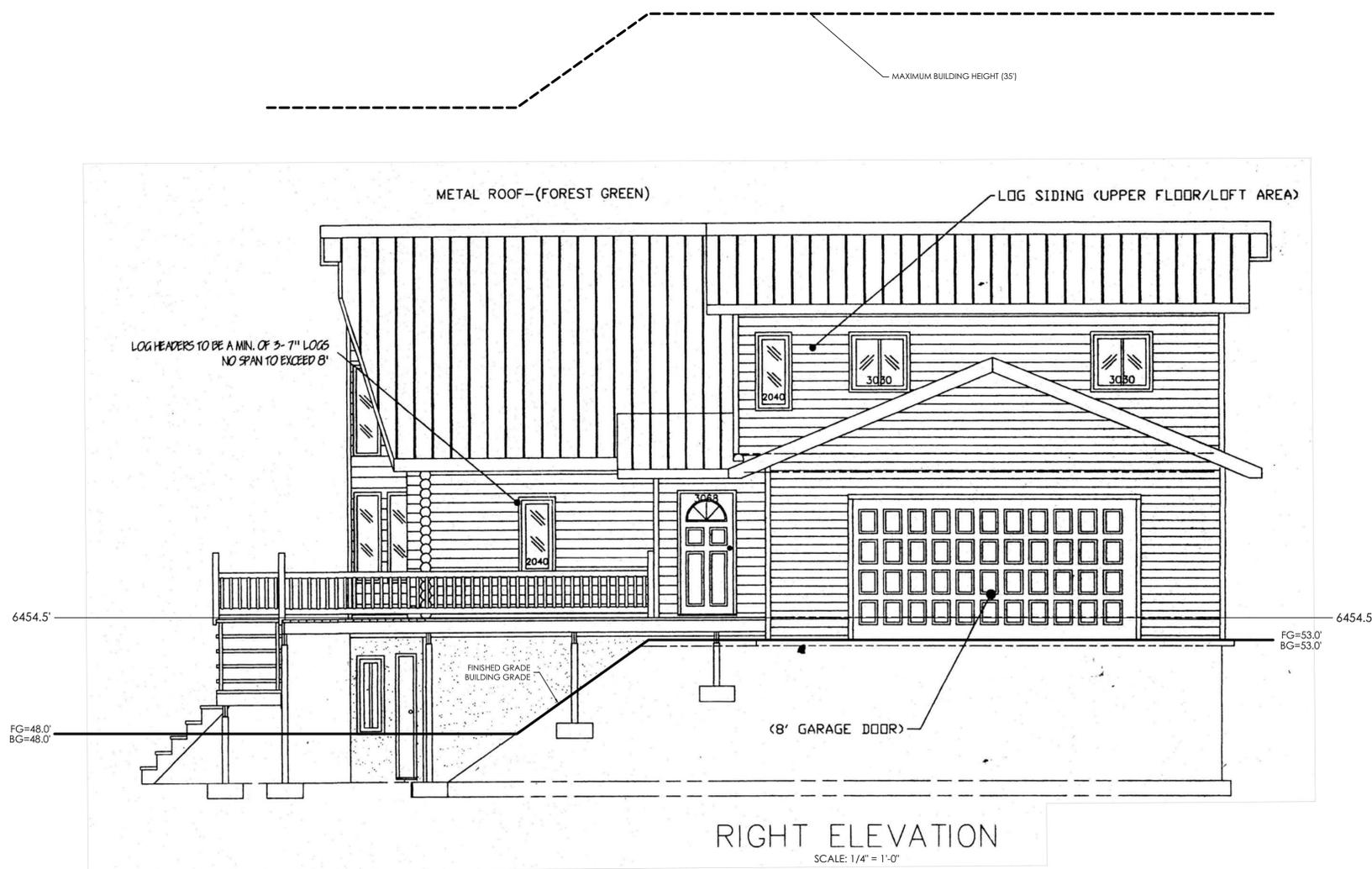
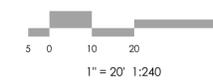


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



VICINITY MAP
NOT TO SCALE

BENCHMARK
THE DATUM FOR ELEVATIONS SHOWN ON THIS
DRAWING IS NAVD'88.



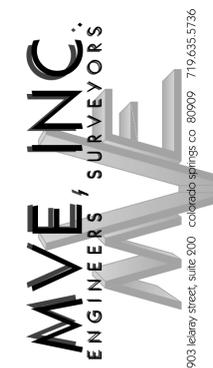
REVISIONS

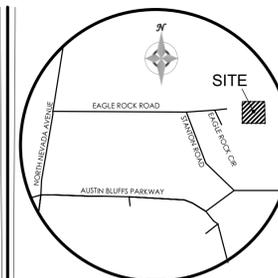
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

1210 EAGLE ROCK
ROAD
HILLSIDE SITE PLAN

MVE PROJECT 51564
MVE DRAWING HILLSIDE-PS

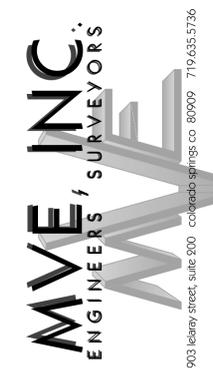
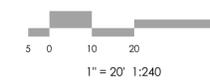
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SHEET 4 OF 6





VICINITY MAP
NOT TO SCALE

BENCHMARK
THE DATUM FOR ELEVATIONS SHOWN ON THIS
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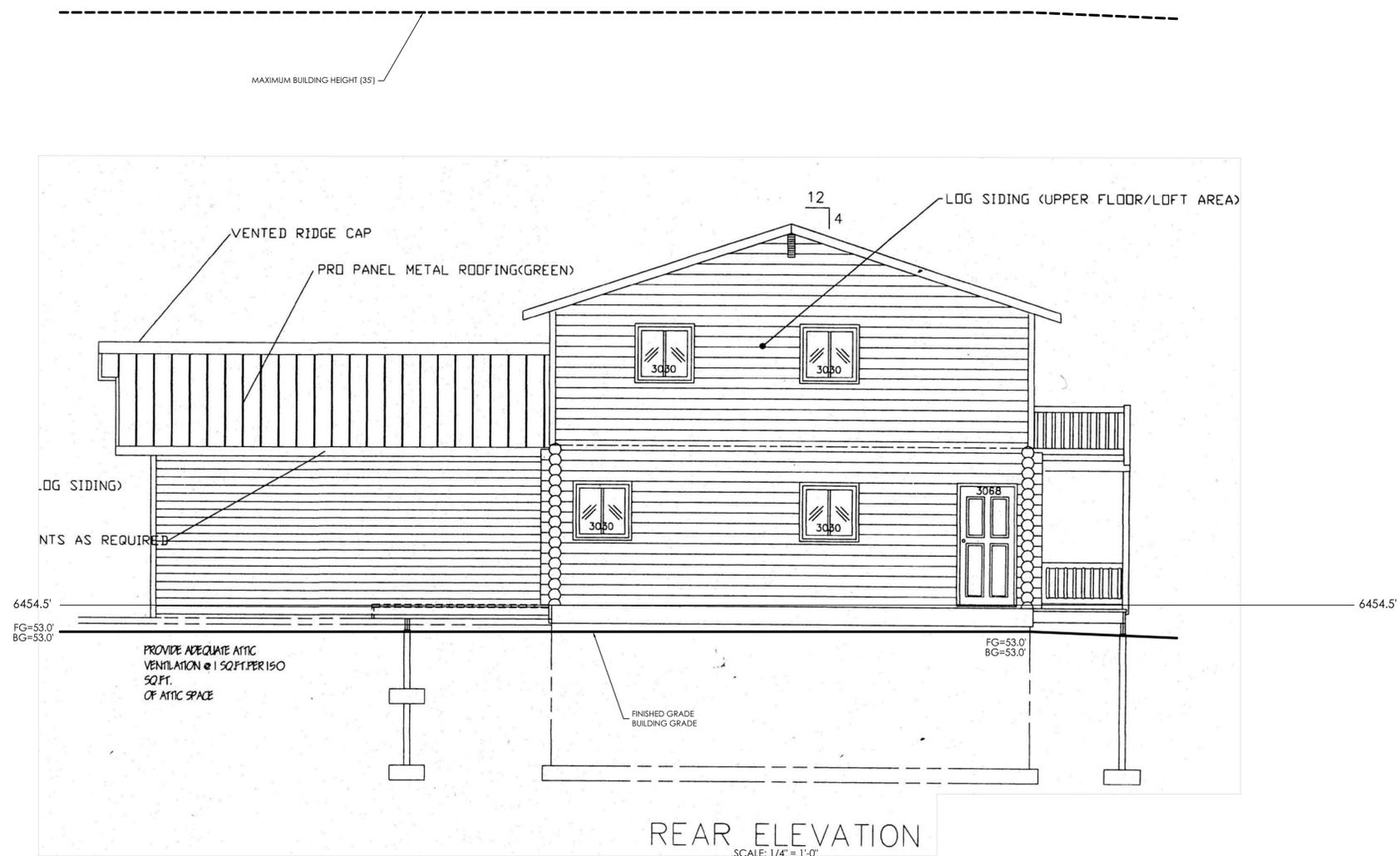


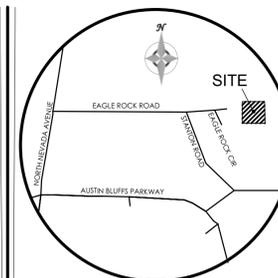
REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

1210 EAGLE ROCK
ROAD
HILLSIDE SITE PLAN

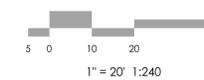
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SHEET 6 OF 6

