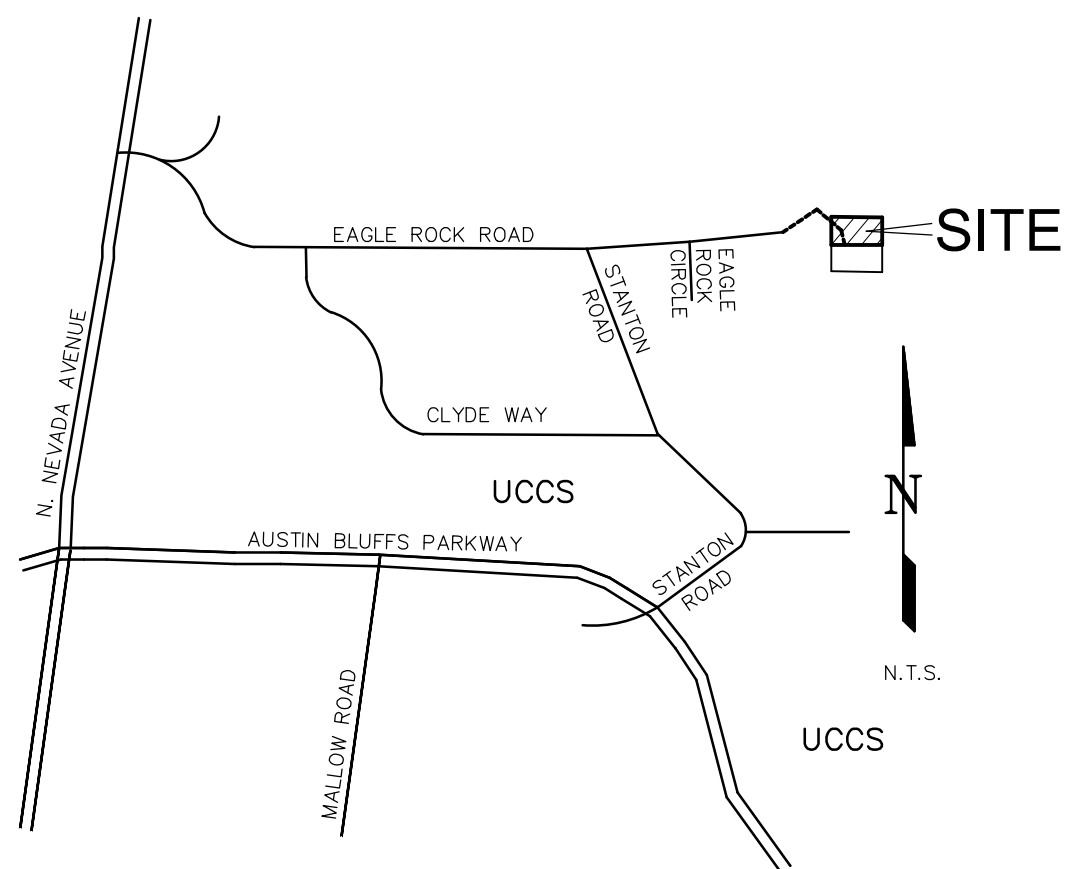


COVER SHEET/HILLSIDE SITE PLAN
COLORADO SPRINGS, EL PASO COUNTY, COLORADO



APPLICANT/OWNER:

DANIEL L. AND KATHRYN A. ROUNTREE
1210 EAGLE ROCK ROAD
COLORADO SPRINGS, COLORADO
80918-3968
(719) 331-0086

PLANNING/SURVEYING:

LAND DEVELOPMENT CONSULTANTS, INC
ATTN: DAVID V. HOSTETLER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909
(719) 528-6133

CIVIL ENGINEERING:

MONUMENT VALLEY ENGINEERS, INC.
1903 LELARAY STREET
COLORADO SPRINGS, COLORADO
80909
(719) 635-5736

SOILS ENGINEERING:

ENTECH ENGINEERING, INC.
ATTN: LOGAN L. LANGFORD, PG
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 531-5599

SITE DATA:

ADDRESS: 1210 EAGLE ROCK ROAD

EPC APN: 63200-03-002

EXISTING ZONE: R-E HS (RESIDENTIAL ESTATE HILLSIDE OVERLAY)

LOT SIZE: 1.45 ACRES

EXISTING SINGLE-FAMILY RESIDENTIAL STRUCTURE: 15,334 SQUARE FEET PLUS COVERED PORCH/WALKWAY: 2,153.5 SQUARE FEET = 17,487.5 SQUARE FEET

LOT COVERAGE: 40.79%

PROPERTY DESCRIPTION: 1210 Eagle Rock Road


Lot 1, RILEY SUBDIVISION (Reception No. 099061893, El Paso County, Colorado records), situate in the City of Colorado Springs, El Paso County, Colorado.

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 080401C0518 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be outside of 500-year flood plain).
2. This Non-Use Variance represents a "modified" Site Development Plan as all improvements are existing, and issues regarding the on-site shotcrete erosion control/sheathed covering (retaining wall ENF24-08762) are being addressed.
3. Access to this lot is via Eagle Rock Road (a combined variable-width public and private r.o.w.), an improved City-maintained road with common private access drive serving both 1210 and 1220 Eagle Rock Road.
4. Existing City/Service Authority utilities provide water, sanitary sewer, gas, electric and communications services to this existing structure.
5. This property is subject to the findings, summary and conclusions of a Site Observation-Shotcrete Stabilized Slope Conclusion and Recommendations, and Geologic Hazard Report Validation, Job No. 250184 prepared by ENTECH ENGINEERING, INC. dated February 11, 2025 and May 29, 2025, respectively. A copy of said Observation and Validation have been placed within the subdivision City File No. NVAR-25-0010 of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 S. Nevada Avenue, Suite 701, Colorado Springs, CO, if you would like to review said Study.
6. As defined by the City of Colorado Springs, this private retaining wall system (this shotcrete erosion control/sheathed covering exists over a scarified rock formation in the back of this house), is existing and the responsibility of the construction and maintenance lies with the property owner. The City of Colorado Springs has not reviewed or approved the design, and the owner hereby releases and forever discharges, and agrees to indemnify, defend and hold harmless, the City of Colorado Springs, its officers, employees, administrators, representatives, agents, successors and assigns, from any and all damages, injuries or accidents which might arise from the retaining wall system or the Project . . . a residential Certificate of Occupancy was issued in August, 2000.
7. Refer to the HILLSIDE Site Plan attached as Sheets 2 through 6 for appropriate Site details.

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action be based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...

811

DIAL 811
BEFORE YOU DIG, CALL US

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER

[illegible]

H Scale: 1" = 20'

V Scale: N/A

Designed By:	N/A
--------------	-----

Drawn By: HFW

Checked By: _____
Date: _____



PLANNING • SURVEYING

www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848

ROUNTREE NON-USE VARIANCE
1210 EAGLE ROCK ROAD

COVER SHEET/NON-USE VARIANCE/HILLSIDE SITE PLAN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,
T13S, R66W OF THE 6TH P.M., IN THE CITY OF COLORADO
SPRINGS, EL PASO COUNTY, COLORADO

Project No.

23027

Sheet:

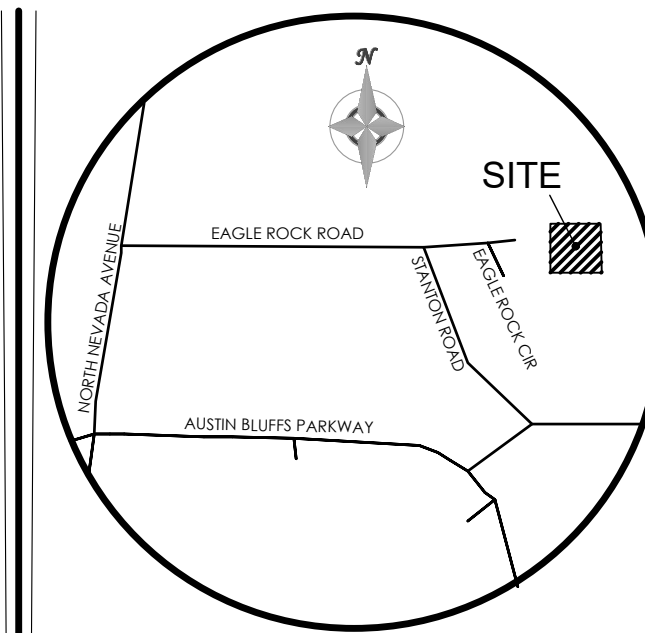
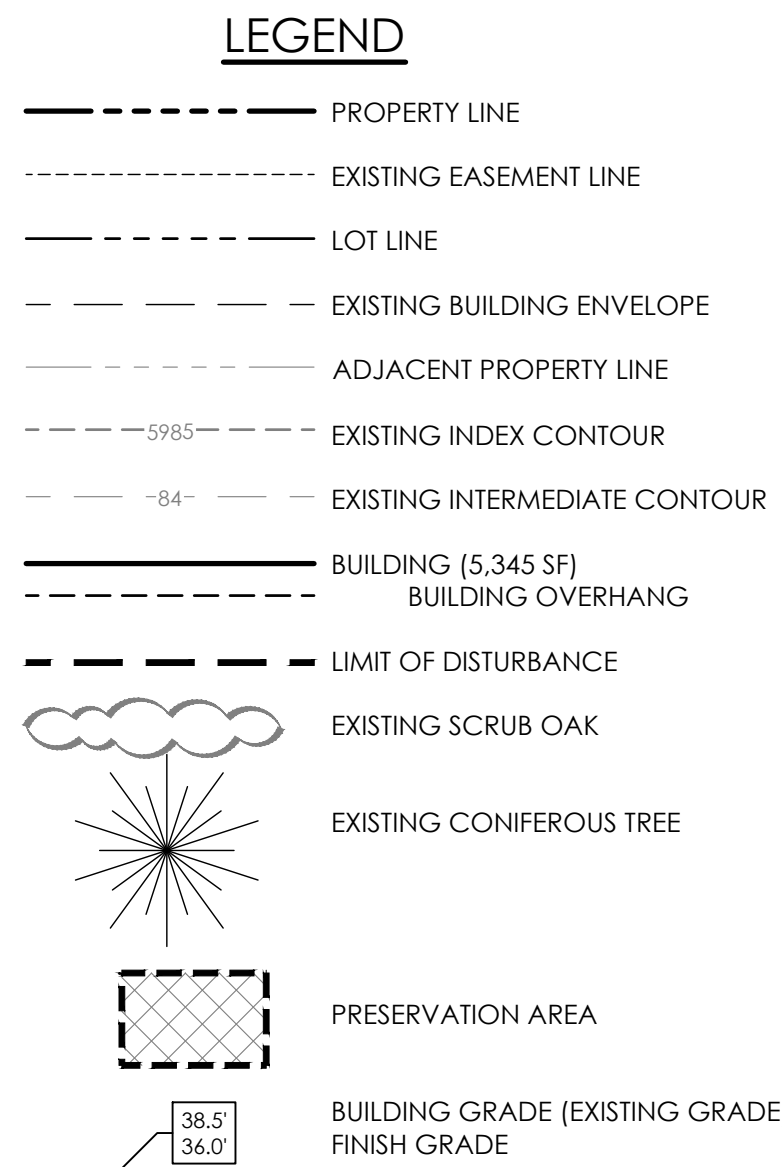
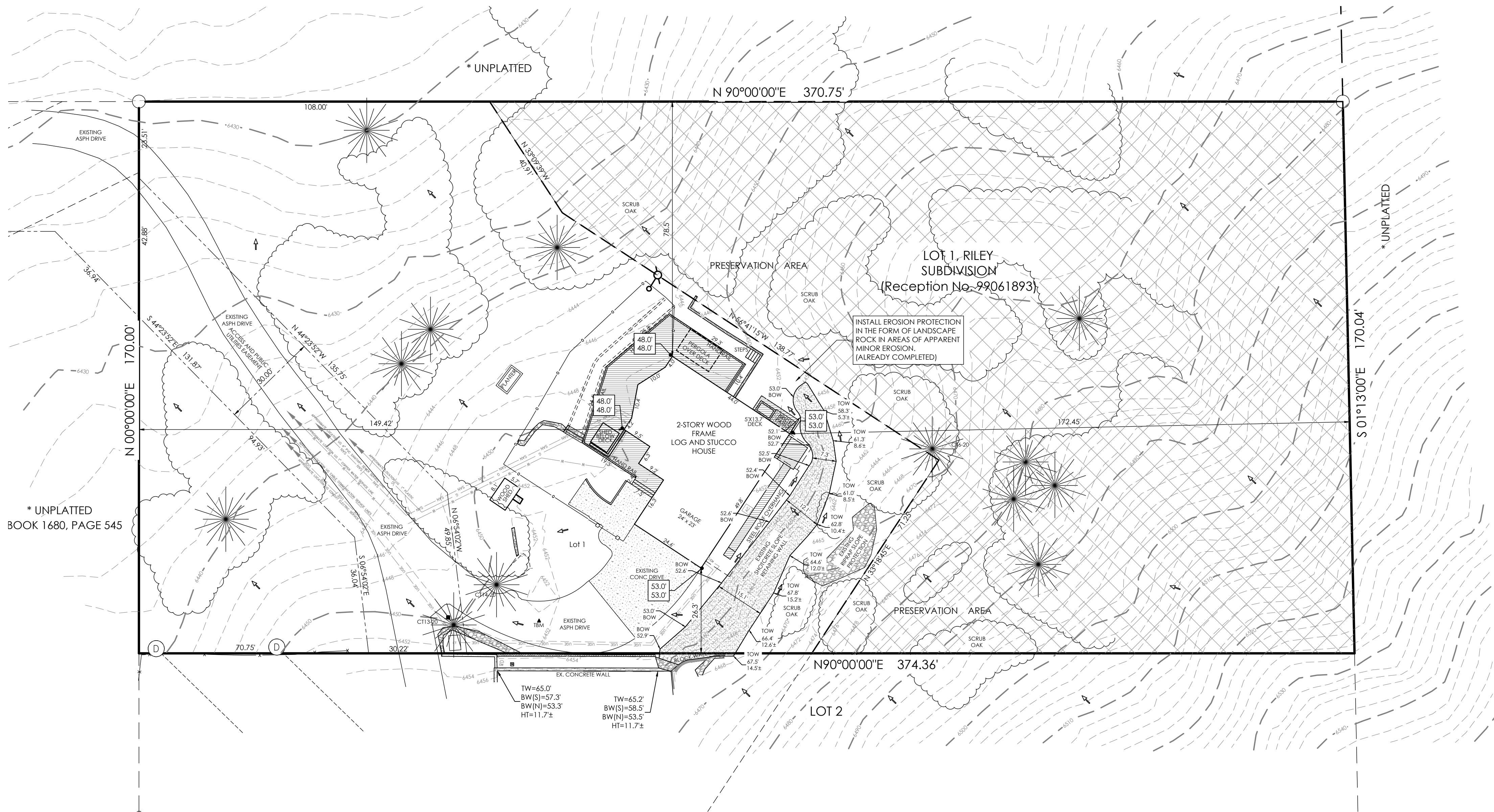
1 of 6

CITY FILE NO.: NVAR-25-0010

HILLSIDE SITE PLAN

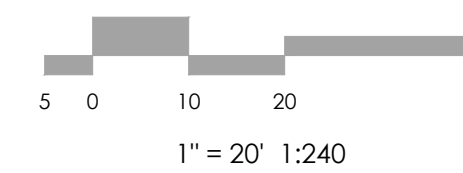
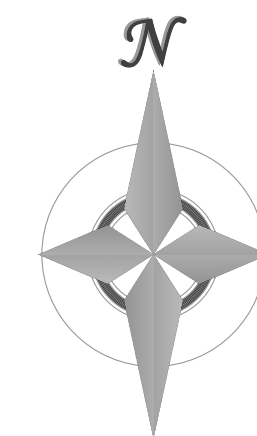
LOT 1, RILEY SUBDIVISION

1210 EAGLE ROCK ROAD



VICINITY MAP
NOT TO SCALE

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



1" = 20' 1:240



MVE, INC.
ENGINEERS / SURVEYORS
1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 719.635.5736

SITE DATA

OWNER / APPLICANT

DANIEL & KATHRYN ROUNTREE
1210 EAGLE ROCK ROAD
COLORADO SPRINGS, CO 80918

CONSULTANT

M.V.E., INC.
DAVID GORMAN, P.E.
1903 LELARAY STREET
COLORADO SPRINGS, CO 80909
Ph: (719) 635-5736
DAVEG@MVEGIVIL.COM

TAX SCHEDULE NUMBER

6320003002

LEGAL DESCRIPTION

LOT 1, RILEY SUBDIVISION

ADDRESS

1210 EAGLE ROCK ROAD

ZONING

R-E (HS)

LAND USE

SINGLE FAMILY RESIDENTIAL

ACREAGE

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 FIMS 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

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

1210 EAGLE ROCK
ROAD

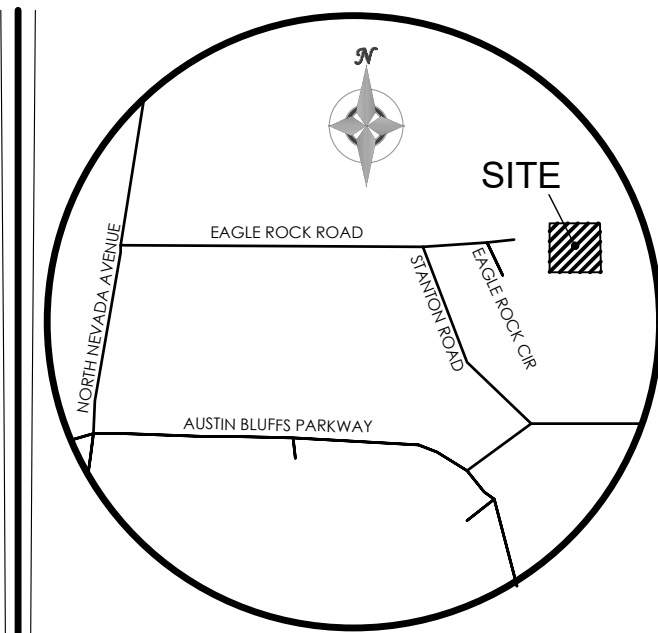
HILLSIDE SITE PLAN

51564

MVE PROJECT
MVE DRAWING HILLSIDE-PS

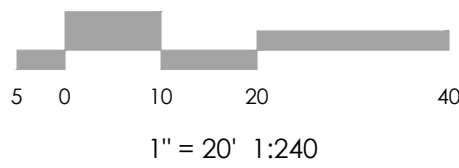
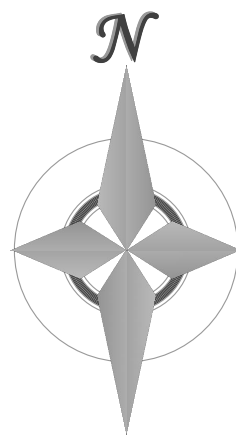
AUGUST 13, 2025

SHEET 2 OF 6



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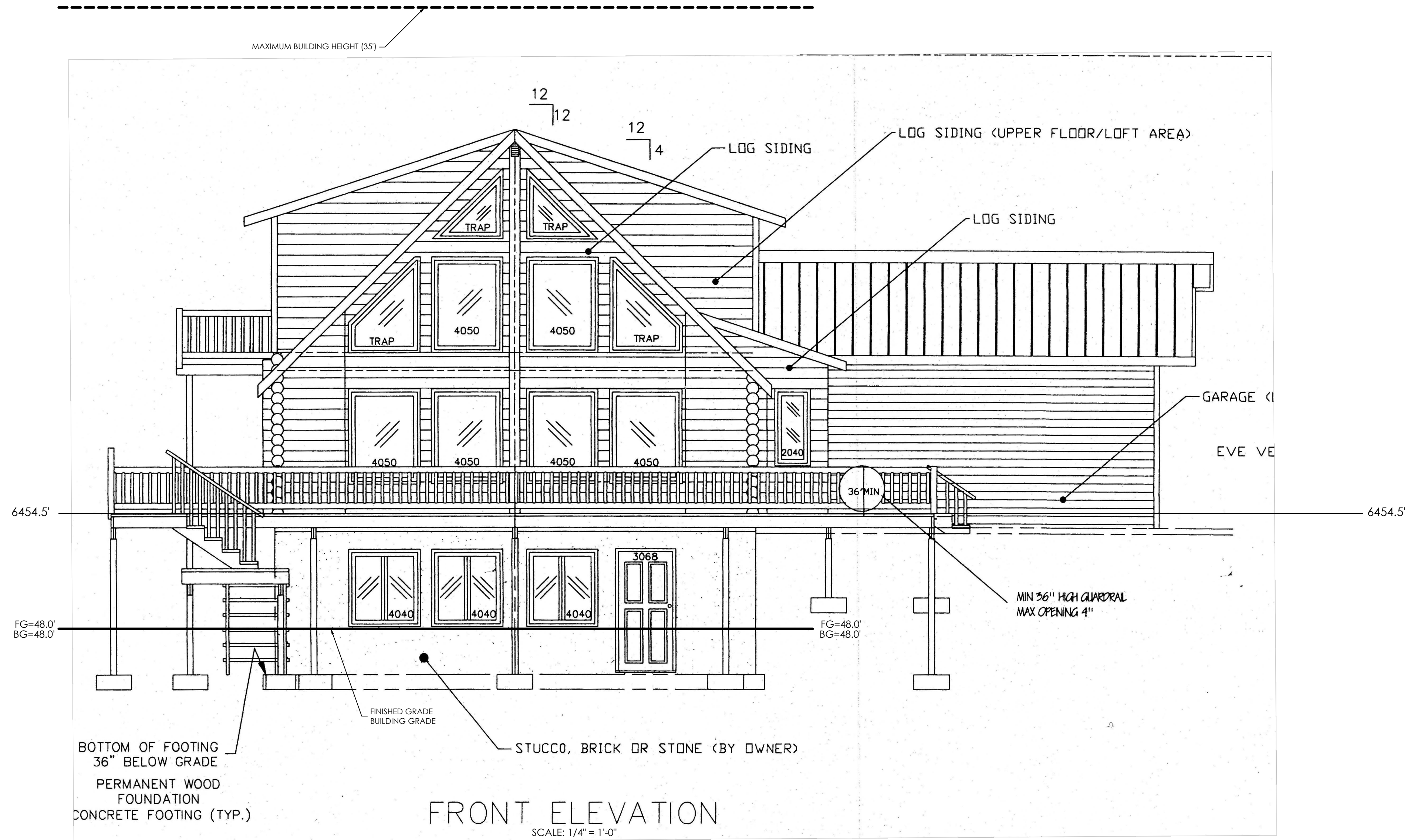
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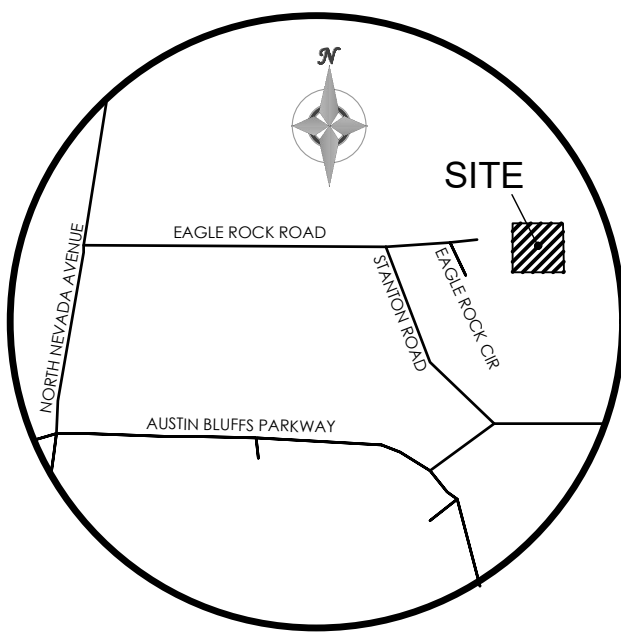
1210 EAGLE ROCK
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HILLSIDE SITE PLAN

MVE PROJECT 51564
MVE DRAWING HILLSIDE-PS

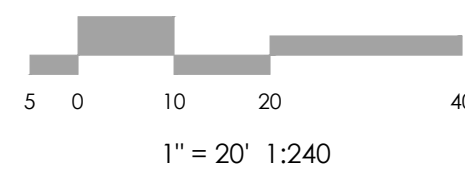
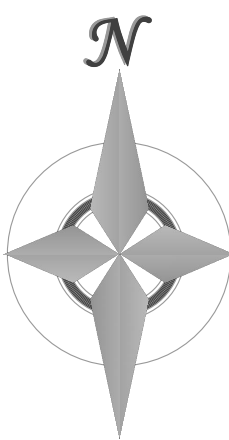
AUGUST 13, 2025
SHEET 3 OF 6





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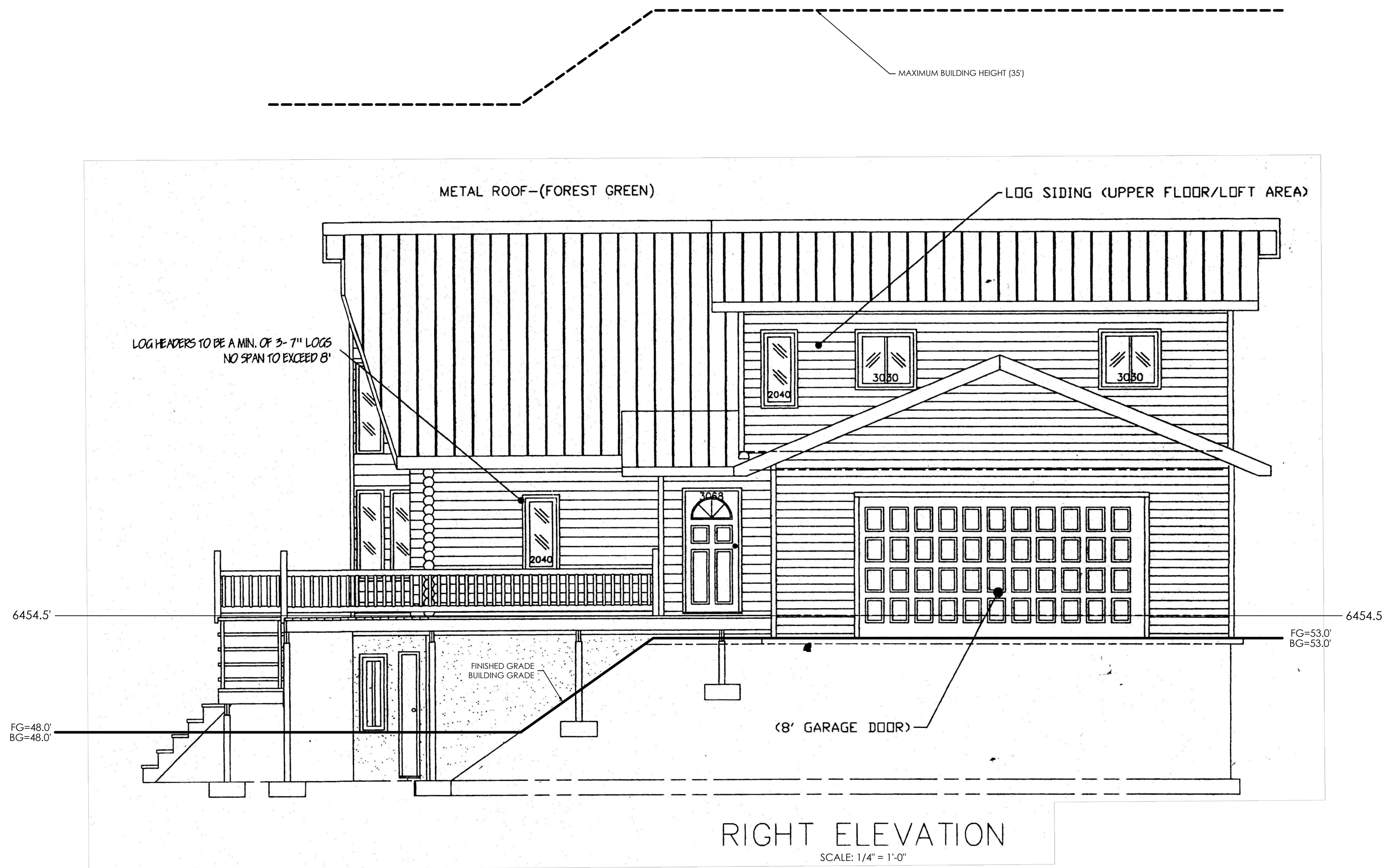
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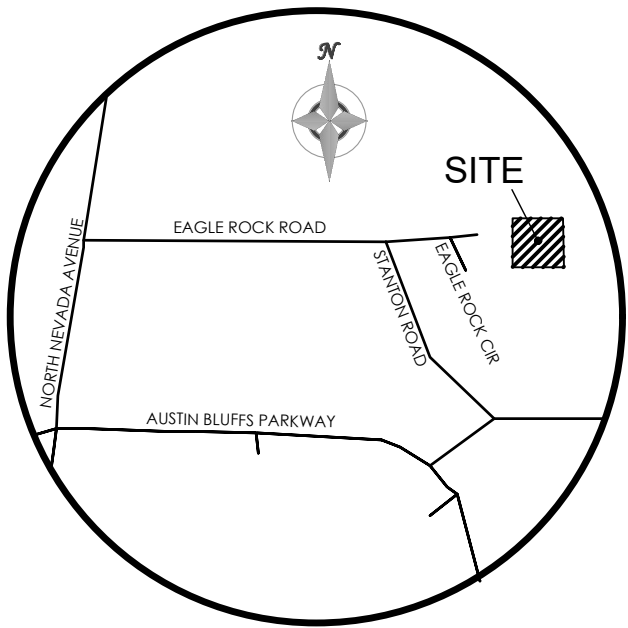
1210 EAGLE ROCK
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HILLSIDE SITE PLAN

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MVE DRAWING HILLSIDE-PS

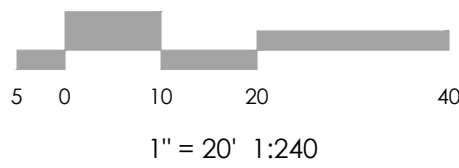
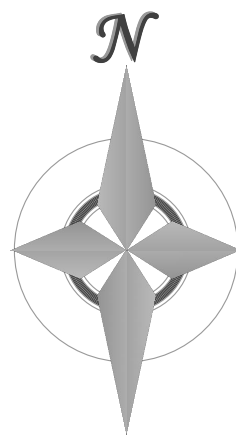
AUGUST 13, 2025
SHEET 4 OF 6





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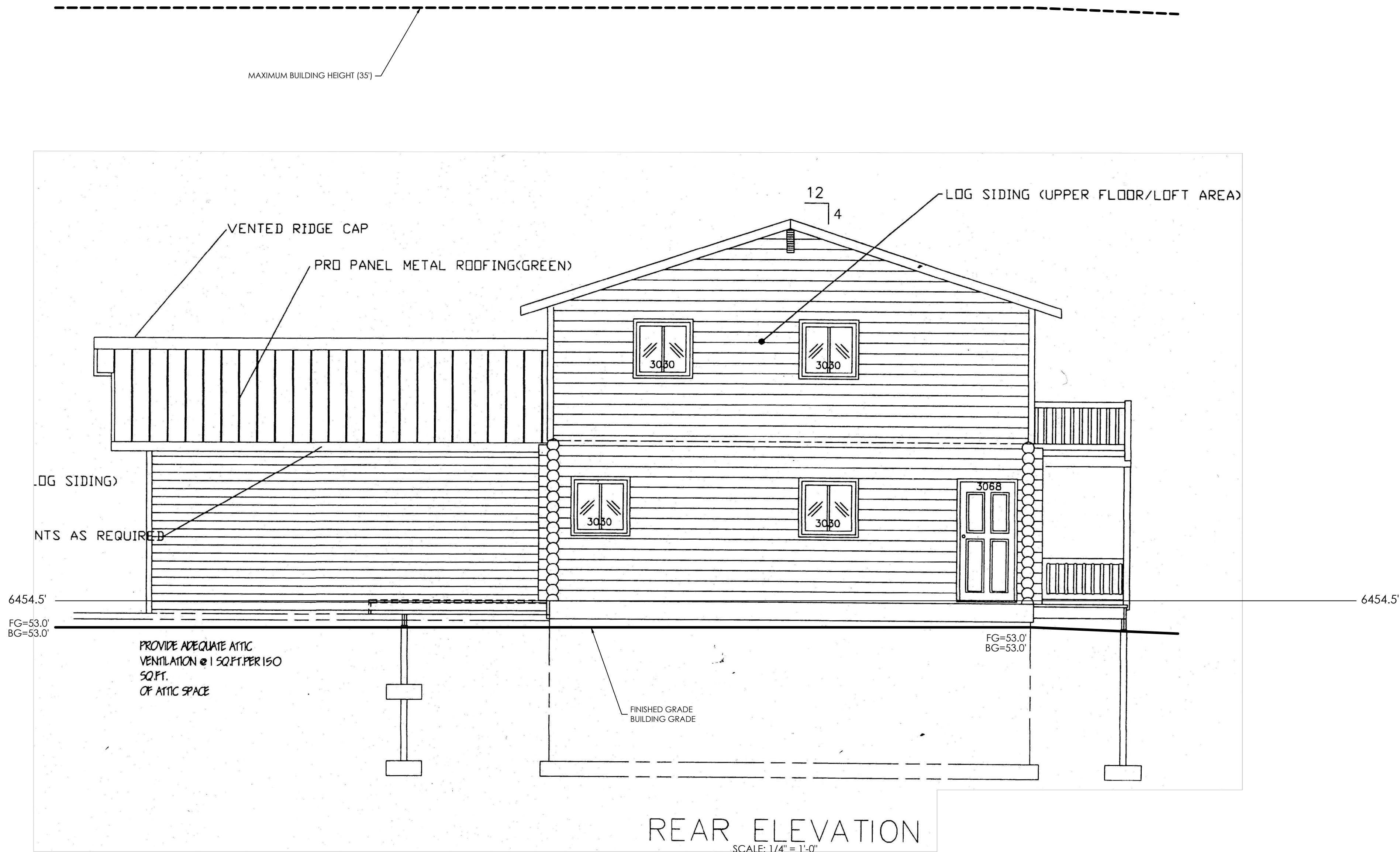
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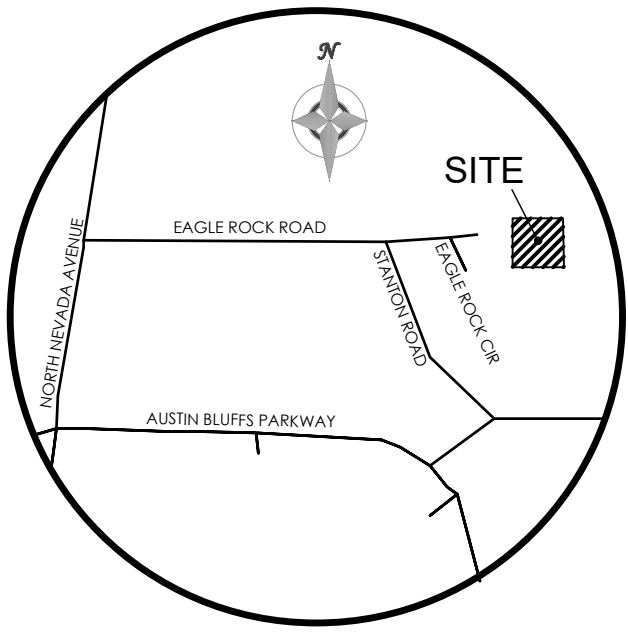
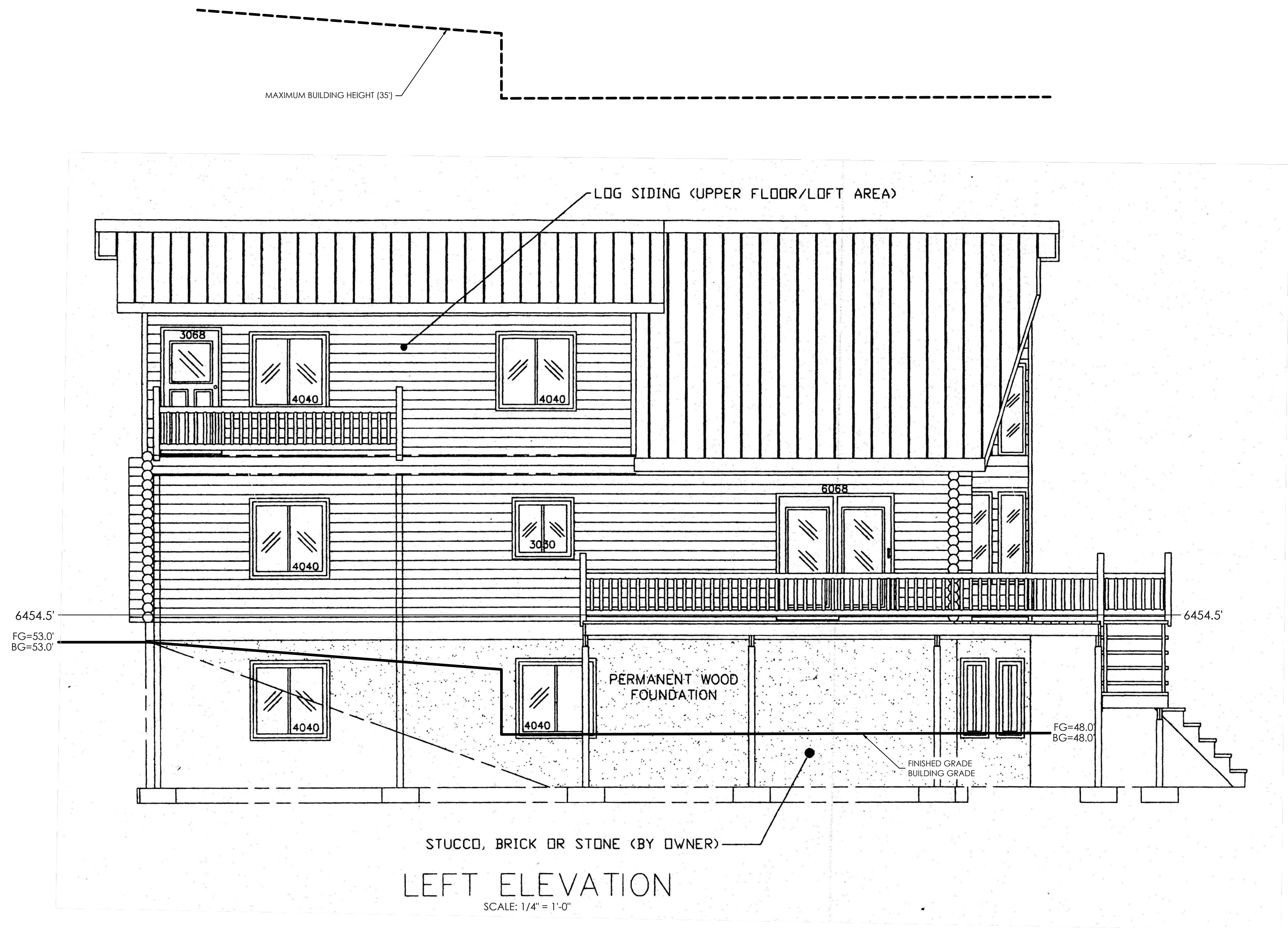
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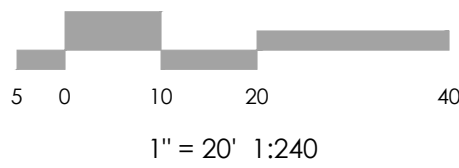
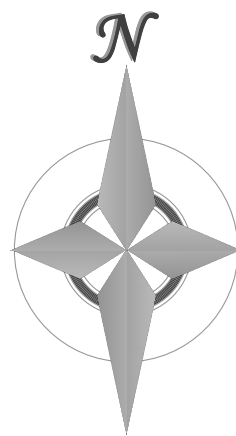
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SHEET 5 OF 6





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HILLSIDE SITE PLAN

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AUGUST 13, 2025
SHEET 6 OF 6