

**STANDARD DSD PLAT NOTES**

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
4. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
5. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE PROVIDED WITH FINAL PLAT SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

**NET BUILDABLE AREAS**

- FIL 1 LOT 1 - 73,809 SF  
 LOT 2 - 64,325 SF  
 LOT 3 - 84,135 SF  
 LOT 4 - 50,007 SF  
 LOT 5 - 107,877 SF  
 LOT 6 - 178,745 SF  
 LOT 7 - 30,033 SF  
 LOT 8 - 53,155 SF  
 LOT 9 - 50,249 SF  
 LOT 10 - 46,197 SF  
 LOT 11 - 43,560 SF  
 LOT 12 - 89,249 SF  
 LOT 13 - 96,697 SF  
 FIL 2 LOT 1 - 104,628 SF  
 LOT 2 - 90,571 SF  
 LOT 3 - 55,367 SF  
 LOT 4 - 59,271 SF

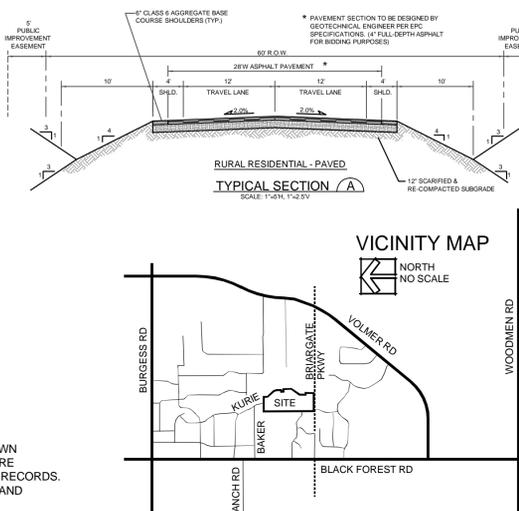
\* NET BUILDABLE EQUALS AREAS OUTSIDE OF EASEMENT, NO BUILD AREAS AND AREAS OF 30% OR GREATER SLOPES

**DEVELOPMENT DATA -**

- EXISTING ZONING - RR5  
 PROPOSED ZONING - RR2.5  
 SINGLE FAMILY RESIDENTIAL - 17 LOTS, 55.06 AC, 78%  
 OPEN SPACE (TRACT A) - 12.55 AC, 18%  
 ROAD ROW - 3.16 AC, 4%  
 TOTAL PROJECT - 17 LOTS, 70.79 AC, 100%  
 MIN LOT SIZE - 2.5 AC  
 AVE LOT SIZE - 3.24 AC  
 GROSS DENSITY - 1 LOT PER 4.16 AC  
 MAX BLDG HEIGHT - 35 FEET

**DEVELOPMENT NOTES:**

1. TRACT A - USE OPEN SPACE - TO BE PLACED INTO A CONSERVATION EASEMENT AND OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION OR OTHER ENTITY ACCEPTABLE TO BOTH THE APPLICANT AND THE BOARD OF COUNTY COMMISSIONERS.
2. AREAS WITHIN THE PRUDENT LINE RESERVATION AREA AND TRACT A SHALL BE A DRAINAGE & DRAINAGE MAINTENANCE ACCESS EASEMENT IN ITS ENTIRETY GRANTED TO EL PASO COUNTY. NO BUILDINGS, BUILDING PERMITS, WELLS OR SEPTIC SYSTEMS SHALL BE ALLOWED WITHIN THIS AREA.
3. NO NON-MOTORIZED TRAILS OR TRAIL EASEMENTS ARE INCLUDED WITHIN THIS APPLICATION.
4. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STREETS WITHIN FILING 1 SHALL BE ASPHALT SURFACED WHILE STREETS WITHIN FILING 2 SHALL BE GRAVEL SURFACED.
5. WATER TO A CENTRAL DISTRIBUTION SYSTEM OWNED AND OPERATED BY THE PARK FOREST WATER DISTRICT. FIRE HYDRANTS TO BE PROVIDED WITH THE CENTRAL WATER DISTRIBUTION SYSTEM PER THE BLACK FOREST FIRE PROTECTION DISTRICT'S CODE AND SPECIFICATION REQUIREMENTS.
6. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
7. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE BLACK FOREST FIRE DISTRICT, THE ACADEMY SCHOOL DISTRICT NO. 20 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
8. MAXIMUM BUILDING HEIGHT - 35'
9. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25' UNLESS SHOWN OTHERWISE.
10. STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 15', SIDE - 10', REAR - 10' AND PERIMETER 30'.
11. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
12. ALL RECORDED EASEMENTS WHOSE LOCATION CAN BE DEFINED ARE SHOWN ON THE PLAN. A UTILITY MAINTENANCE EASEMENT WHICH AFFECTS THE ENTIRE PROPERTY IS RECORDED IN BK 3673 PG 917 OF THE EL PASO COUNTY PUBLIC RECORDS.
13. AREAS WITHIN THE PRUDENT LINE RESERVATION AREA SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS OF THE AFFECTED LOTS.
14. UTILITY LINES PROVIDING SERVICES TO EXISTING BUILDINGS AND FACILITIES MAY BE RELOCATED DEPENDING UPON FINAL UTILITY ENGINEERING PROVIDED BY INDIVIDUAL UTILITY COMPANIES.



**NORTH PORTION - (10195 KURIE ROAD)**

LEGAL DESCRIPTION:  
 THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAT BOOK B-2 AT PAGE 52); THENCE S 00° 13' 40" E ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 1413.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 13' 40" W, 1413.98 FEET; THENCE N 89° 45' 28" E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N 89° 13' 46" E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N 89° 33' 17" E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N 89° 20' 43" E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S 00° 39' 26" E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S 43° 12' 03" E, A DISTANCE OF 433.08 FEET; THENCE S 43° 12' 03" E, A DISTANCE OF 56.61 FEET; THENCE N 83° 32' 24" E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:  
 S16°04'20"E, 158.01 FEET;  
 S02°43'41"W, 265.73 FEET;  
 N84°46'48"W, 71.67 FEET;  
 N88°22'26"E, 150.00 FEET;  
 S01°27'34"E, 147.46 FEET;  
 N88°22'26"E, 150.00 FEET;  
 S01°27'34"E, 275.63 FEET;  
 THENCE S 89° 45' 28" W DEPARTING SAID WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 366.88 FEET; THENCE N 00° 13' 40" W, 100.00 FEET; THENCE S 89° 45' 28" W, 152.00 FEET; THENCE S 00° 14' 32" W, 200.00 FEET; THENCE S 89° 45' 28" W, 152.00 FEET; THENCE N 00° 14' 32" W, 100.00 FEET; THENCE S 89° 45' 28" W, 201.18 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING.

**GEOLOGIC HAZARDS NOTE:**

AREAS OF THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE EAGLE RISING SUBDIVISION BY ENTECH ENGINEERING DATED 9/30/2012 AND 9/14/2012. IN FILE SP-12-006 EAGLE RISING PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

AREAS OF PONDED WATER: FIL 1- LOTS 3,6,11 & FIL 2- LOT 2  
 AREAS OF POTENTIALLY SHALLOW GROUND WATER: FIL 1- LOTS 1, 7, 8, 9, 10  
 AREAS OF SEASONALLY WET SOILS: FIL 1- LOTS 4,5,6,9,10,11 & FIL 2- LOTS 1, 2, 3, 4  
 AREAS WHERE SEPTIC SYSTEMS ARE NOT RECOMMENDED: FIL 1- 3,6,7,8,9,10,11 & FIL 2- 1,2,3,4  
 AREAS WHERE SHALLOW BEDROCK MAY REQUIRE ENGINEERED SEPTIC SYSTEMS: FIL 1- 3,5,8,12 & FIL 2- LOT 3  
 AREAS WHERE 30%+ SLOPES EXIST: FIL 2, LOT 4

**SOUTH PORTION - (10195 KURIE ROAD)**

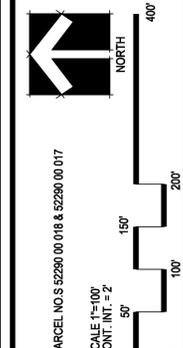
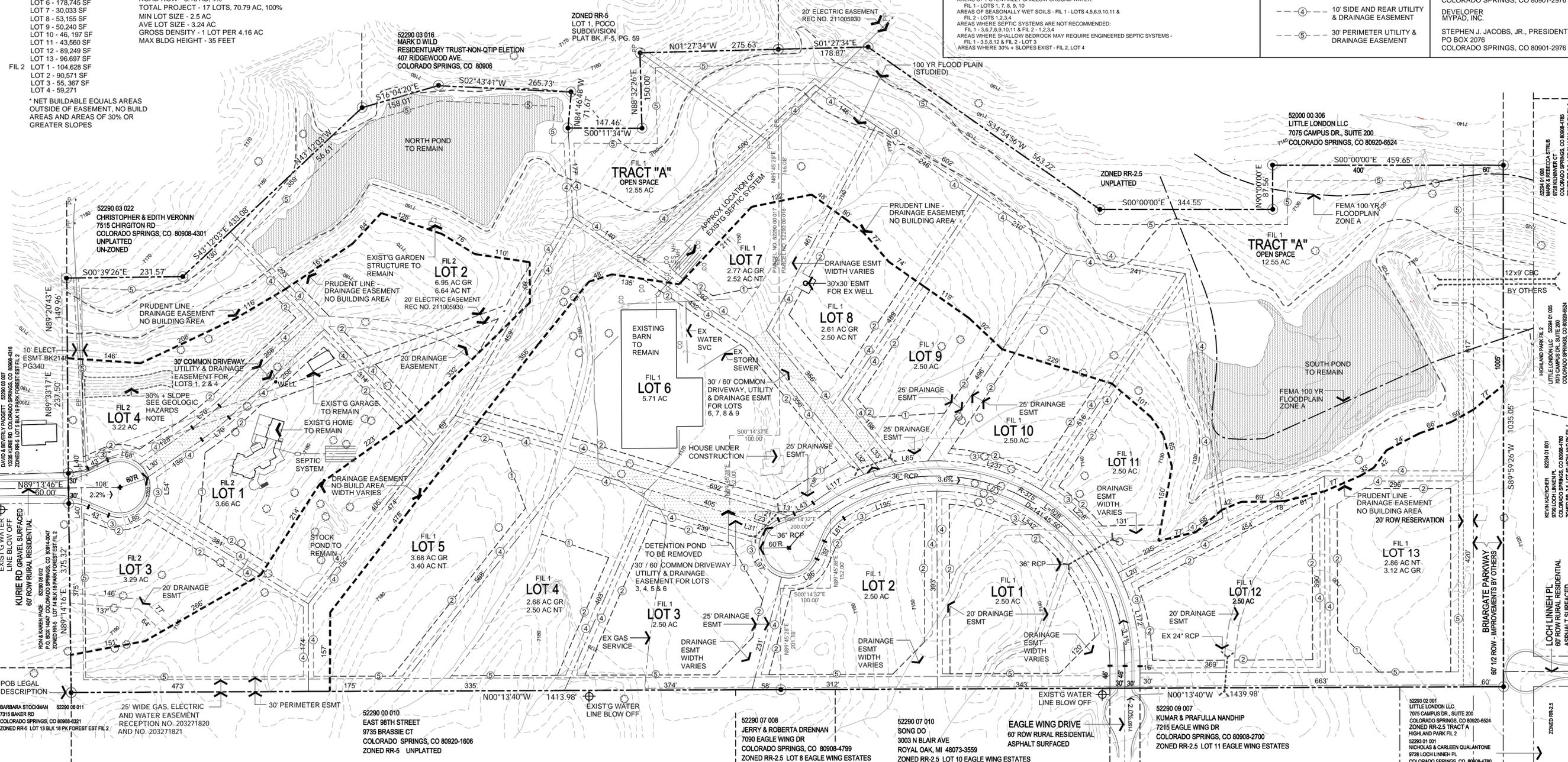
LEGAL DESCRIPTION:  
 THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAT BOOK B-2 AT PAGE 52); THENCE N 89° 13' 46" E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N 89° 13' 46" E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N 89° 33' 17" E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N 89° 20' 43" E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S 00° 39' 26" E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S 43° 12' 03" E, A DISTANCE OF 433.08 FEET; THENCE S 43° 12' 03" E, A DISTANCE OF 56.61 FEET; THENCE N 83° 32' 24" E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:  
 S16°04'20"E, 158.01 FEET;  
 S02°43'41"W, 265.73 FEET;  
 N84°46'48"W, 71.67 FEET;  
 N88°22'26"E, 150.00 FEET;  
 S01°27'34"E, 147.46 FEET;  
 N88°22'26"E, 150.00 FEET;  
 S01°27'34"E, 275.63 FEET;  
 THENCE S 89° 45' 28" W DEPARTING SAID WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 366.88 FEET; THENCE N 00° 13' 40" W, 100.00 FEET; THENCE S 89° 45' 28" W, 152.00 FEET; THENCE S 00° 14' 32" W, 200.00 FEET; THENCE S 89° 45' 28" W, 152.00 FEET; THENCE N 00° 14' 32" W, 100.00 FEET; THENCE S 89° 45' 28" W, 201.18 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING.

**TYPICAL LINE SCHEDULE**

①	FRONT BLDG SETBACK AT 200' MIN. LOT WIDTH
②	25' BUILDING SETBACK
③	15' FRONT UTILITY & DRAINAGE EASEMENT
④	10' SIDE AND REAR UTILITY & DRAINAGE EASEMENT
⑤	30' PERIMETER UTILITY & DRAINAGE EASEMENT

**PROPERTY OWNERS:**

52290 00 017  
 CASAS LIMITED PARTNERSHIP #4  
 PO BOX 2076  
 COLORADO SPRINGS, CO 80901-2076  
 52290 00 018  
 IO INVESTORS LLC  
 PO BOX 2076  
 COLORADO SPRINGS, CO 80901-2976  
 DEVELOPER  
 MYPAD, INC.  
 STEPHEN J. JACOBS, JR., PRESIDENT  
 PO BOX 2076  
 COLORADO SPRINGS, CO 80901-2976



**LRA**  
 LAND RESOURCE ASSOCIATES  
 9736 MOUNTAIN RD.  
 CHIPITA PARK, CO 80809  
 718-684-2298

**PRELIMINARY PLAN**  
**EAGLE RISING**  
 CASAS LIMITED PARTNERSHIP #4  
 P.O. BOX 2076, COLORADO SPRINGS, CO 80901-2076

ISSUED FOR: COUNTY REVIEW

project number

computer file

issue date  
 OCT 4, 2012

drawn by  
 DJF

checked by

revisions  
 JUNE 28, 2013  
 JULY 30, 2013

sheet number  
 1 OF ONE