

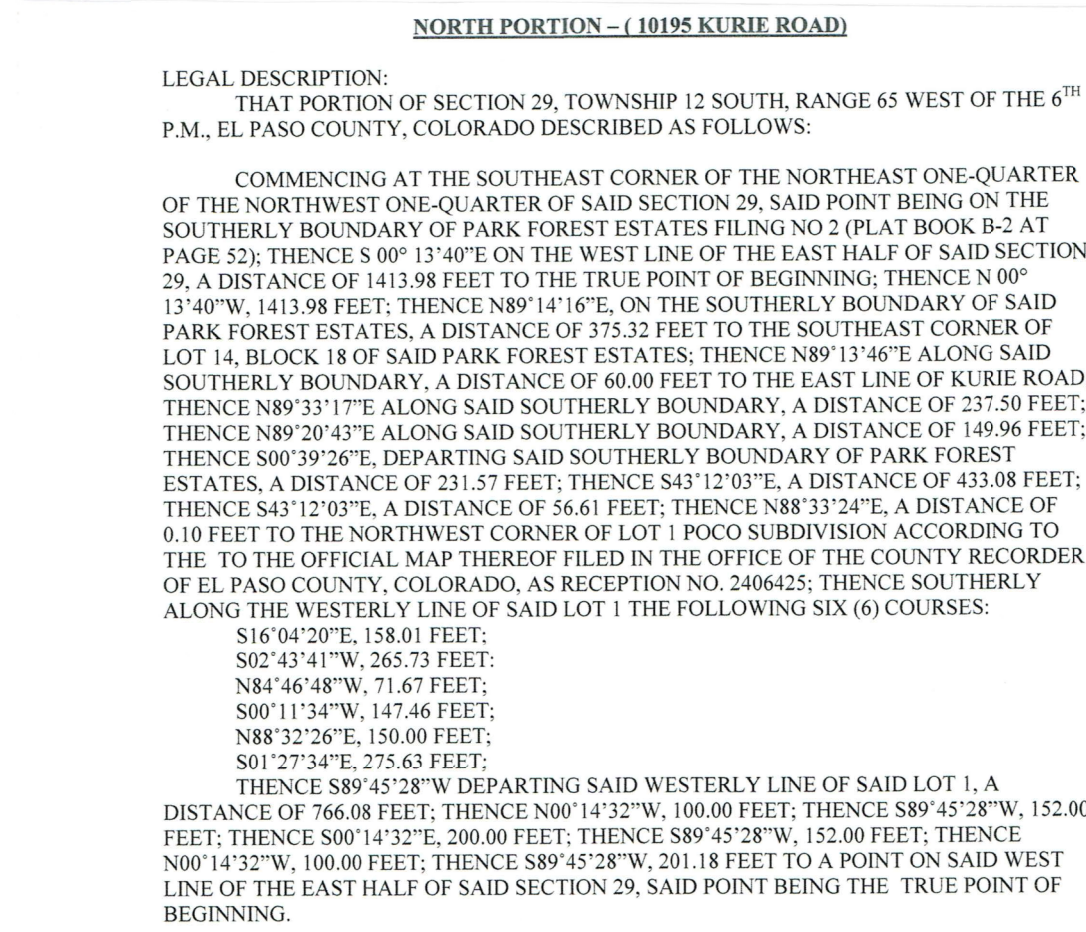
1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTE MANAGEMENT DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE 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 OBSTRUCT OR IMPAIR THE PROPER DRAINAGE 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, PARTICULAR AS APPLICATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENT.
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 COMPLETED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

FIL 1	LOT 1 - 73,809 SF	EXP
	LOT 2 - 84,325 SF	PR
	LOT 3 - 84,135 SF	SL
	LOT 4 - 50,007 SF	RO
	LOT 5 - 107,877 SF	TO
	LOT 6 - 178,745 SF	RC
	LOT 7 - 30,033 SF	MI
	LOT 8 - 53,155 SF	AV
	LOT 9 - 50,240 SF	MA
	LOT 10 - 46,197 SF	
	LOT 11 - 43,580 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	

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

EXISTING ZONING - RR5
PROPOSED ZONING - RR2.5
SINGLE FAMILY RESIDENTIAL - 17 LOTS, 55%
OPEN SPACE (TRACT A) - 12.55 AC, 18%
ROAD ROW - 3.18 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

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-AUTHORIZED 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 DISTRICT 1, 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. ALL 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.



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 STUDIED IN THE SOILS, GEOLOGIC, HAZARD AND WASTE WATER STUDY FOR THE EAGLE RISING SUBDIVISION BY ENVTEC ENGINEERING, DATED 01/20/2012 AND 01/20/2012. 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 12,3,4
AREAS WHERE SEPTIC SYSTEMS ARE NOT RECOMMENDED:
FIL-1: 3.67,8,9,10,11 & FIL-2: 1,2,3,4
AREAS WHERE SHALLOW BEDROCK MAY REQUIRE ENGINEERED SEPTIC SYSTEMS:
FIL-1: 3.5,8,12 & FIL-2: FIL-3
AREAS WHERE 30% + SLOPES EXIST: FIL-2 LOT 4

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.E., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

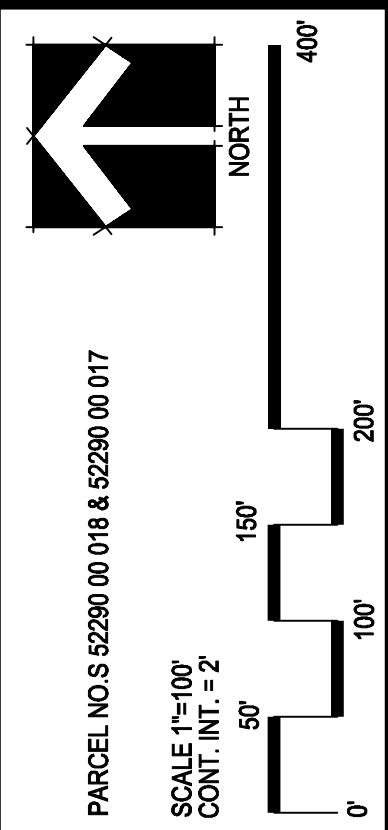
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAY BOOK B-2 AT PAGE 14), THENCE N89°31'46" E, ALONG SAID SOUTHERLY BOUNDARY OF SAID FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 1 OF SAID PARK FOREST ESTATES, THENCE N89°13'40" E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET, THENCE S89°33'24" E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET, THENCE N89°33'24" E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET, THENCE N89°29'26" E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.47 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 29, THENCE S43°10'28" E, A DISTANCE OF 56.61 FEET, THENCE N88°33'24" E, A DISTANCE OF 0.0 FEET TO THE NORTHWEST CORNER OF LOT 1 (PO BOX SUBDIVISION) ACCORDING TO THE TO THE TRACT MAP THEREIN, THENCE S89°29'26" E, ALONG SAID SOUTHERLY BOUNDARY OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2046625, 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" E, 245.75 FEET;
N84°46'58" E, 147.66 FEET;
S01°13'44" E, 147.46 FEET;
N88°23'20" E, 150.00 FEET;
S01°27'34" E, A DISTANCE OF 275.63 FEET TO THE TRUE POINT OF BEGINNING, THENCE S01°27'34" E, A DISTANCE OF 178.87 FEET, THENCE S43°54'56" E, A DISTANCE OF 149.96 FEET, THENCE S01°00'00" E, A DISTANCE OF 344.55 FEET, THENCE S01°00'00" E, A DISTANCE OF 87.55 FEET, THENCE S00°00'00" E, A DISTANCE OF 459.65 FEET, THENCE N89°29'26" E, A DISTANCE OF 1035.05 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, THENCE N00°13'40" E, ALONG SAID WEST LINE, A DISTANCE OF 149.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29, THENCE S89°29'26" E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 231.47 FEET TO THE TRUE POINT OF BEGINNING, THENCE N89°45'28" E, A DISTANCE OF 20.18 FEET, THENCE S00°14'32" E, 100.00 FEET, THENCE N89°45'28" E, 152.00 FEET, THENCE N00°14'32" E, 200.00 FEET, THENCE S89°45'28" E, 152.00 FEET, THENCE N00°14'32" E, 200.00 FEET, THENCE S89°45'28" E, 166.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

- 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

52290 00 017
CASAS LIMITED PARTNERSHIP #4
PO BOX 2076
COLORADO SPRINGS, CO 80901-2076
52290 00 018
IQ 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
719-684-2298

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 DFJ
checked by
revisions JUNE 28, 2013 JULY 30, 2013

sheet number

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