

**DEVELOPMENT NOTES:**

- 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.
- AREAS WITHIN PLATTED DRAINAGE EASEMENTS 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.
- NO NON-MOTORIZED TRAILS OR TRAIL EASEMENTS ARE INCLUDED WITHIN THIS APPLICATION.
- THE EAGLE WING DRIVE EXTENSION SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE KURIE ROAD EXTENSION SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY. BOTH ROADWAY EXTENSIONS SHALL BE GRAVEL SURFACED AND DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS.
- 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 DISTRICTS CODE AND SPECIFICATION REQUIREMENTS.
- WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
- 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.
- MAXIMUM BUILDING HEIGHT - 35'
- BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25' UNLESS SHOWN OTHERWISE
- STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 15', SIDE - 10', REAR - 10' AND PERIMETER 30'.
- PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
- 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.
- UTILITY LINES PROVIDING SERVICE TO EXISTING BUILDINGS AND FACILITIES MAY BE RELOCATED DEPENDING UPON FINAL UTILITY ENGINEERING PROVIDED BY INDIVIDUAL UTILITY COMPANIES.

**DEVELOPMENT DATA -**

- SINGLE FAMILY RESIDENTIAL - 17 LOTS, 55.29 AC, 78%
- OPEN SPACE (TRACT A) - 12.08 AC, 17%
- PUBLIC ROAD ROW - 2.11 AC, 3%
- COUNTY PROPOSED BRIARGATE (ASPHALT) - 1.43 AC
- KURIE ROAD CUL-DE-SAC (GRAVEL) - 0.34 AC
- EAGLE WING DRIVE CUL-DE-SAC (ASPHALT) - 0.34 AC
- PRIVATE ROAD ROW (TRACT B) - EAGLE WING DRIVE - 1.31 AC, 2% (GRAVEL)
- TOTAL PROJECT - 17 LOTS, 70.79 AC, 100%
- MIN LOT SIZE - 2.5 AC
- AVE LOT SIZE - 3.25 AC
- GROSS DENSITY - 1 LOT PER 4.16 AC
- MAX BLDG HEIGHT - 35 FEET
- EXISTING ZONING - RR-2.5

Based on deviations proposed this does not apply

and to be maintained by the property owner

for public improvements

and ECM Administrator

**STANDARD DSD PLAT NOTES**

- 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.
- 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.
- 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- 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.

(this is not typical)

(this is not typical)

Parks and

**GEOLOGIC HAZARDS NOTE:**

PORTIONS 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, HAZARDS AND WASTE WATER STUDY FOR THE EAGLE RISING SUBDIVISION BY ENTECH ENGINEERING DATED 5/20/2012 AND 9/14/12 AND REVISED 1/9/23. IN COUNTY PLANNING AND

AREAS OF PONDED WATER: LOTS 3, 6, 11 & 16 (PORTIONS OF)  
 AREAS OF POTENTIALLY SHALLOW GROUND WATER: LOTS 1, 7, 8, 9 & 10 (PORTIONS OF)  
 AREAS OF SEASONALLY WET SOILS: LOTS 4, 5, 6, 9, 10, 11, 14, 15, 16 & 17 (PORTIONS OF)  
 AREAS WHERE SEPTIC SYSTEMS ARE NOT RECOMMENDED: LOTS 3, 6, 7, 8, 9, 10, 11, 14, 15, 16 & 17 (PORTIONS OF)  
 AREAS WHERE SHALLOW BEDROCK MAY REQUIRE ENGINEERED SEPTIC SYSTEMS: LOTS 3, 5, 8, 12 & 14 (PORTIONS OF)  
 AREAS WHERE 30% + SLOPES EXIST: LOT 17 (PORTIONS OF)

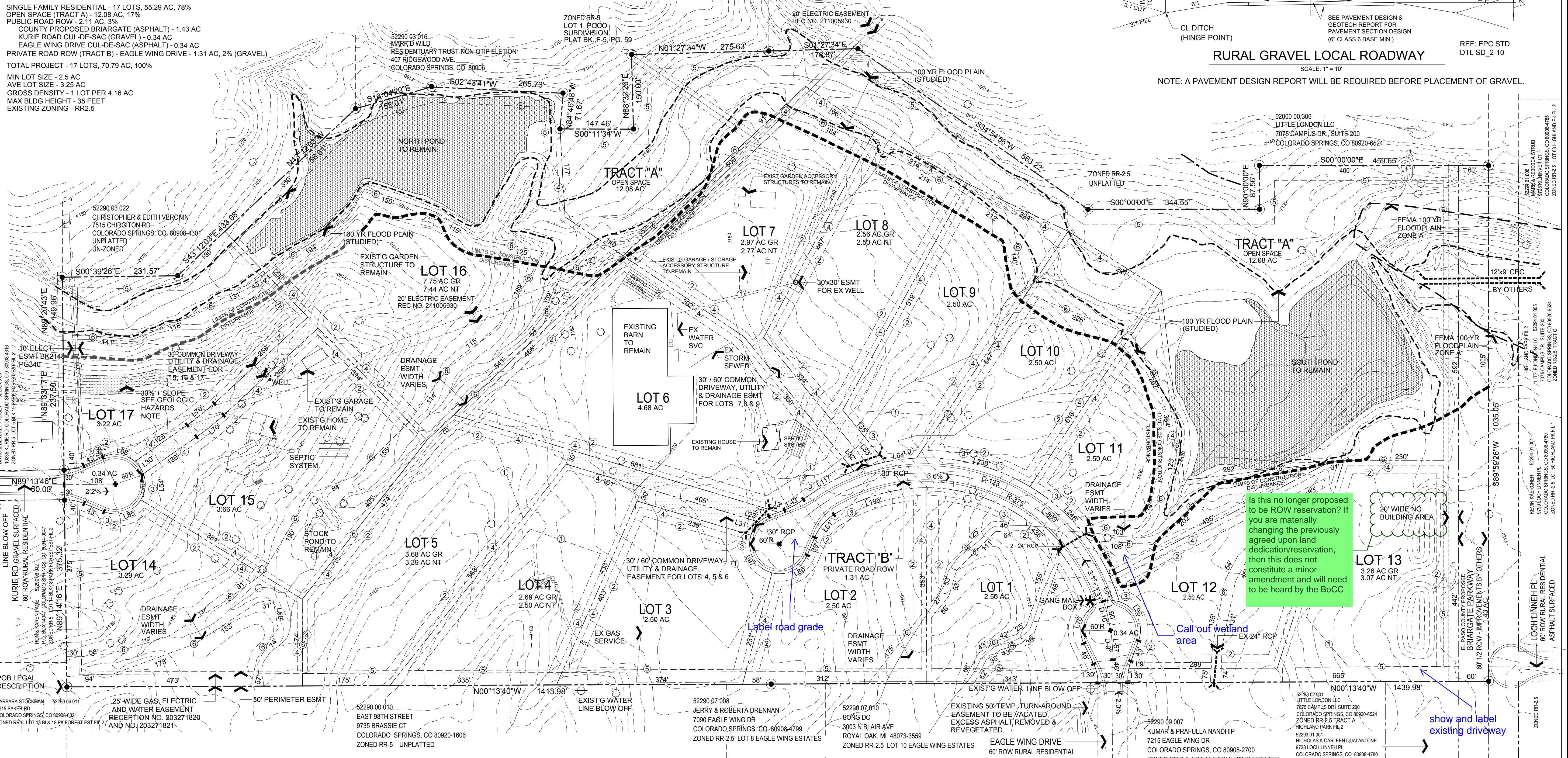
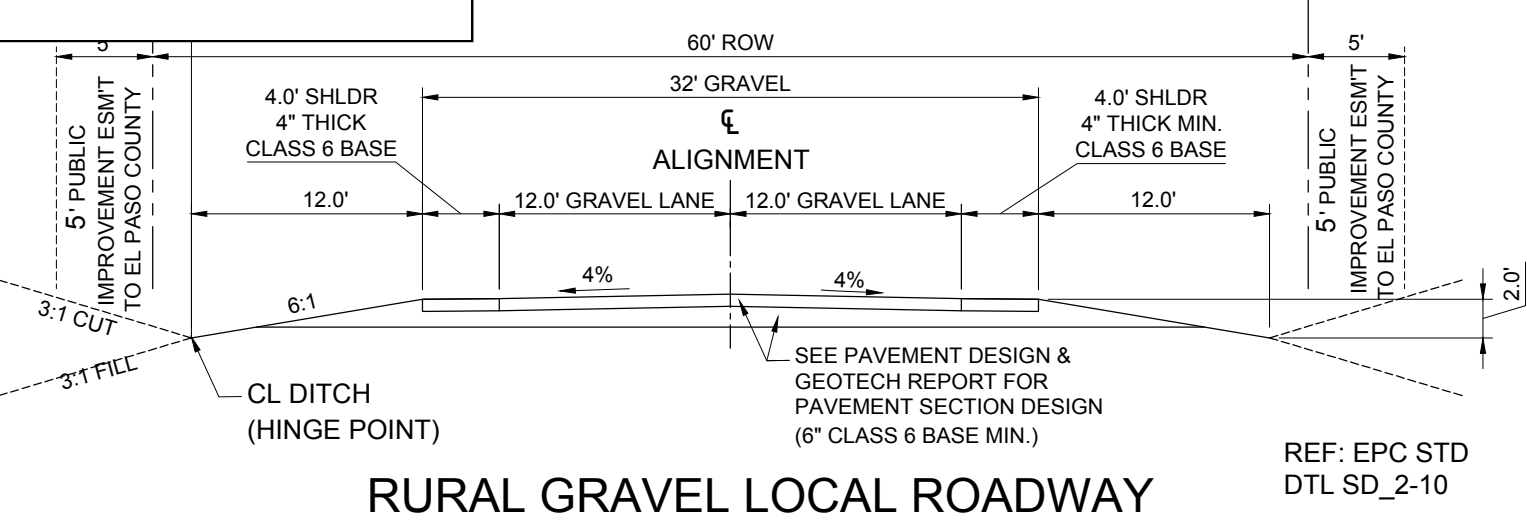
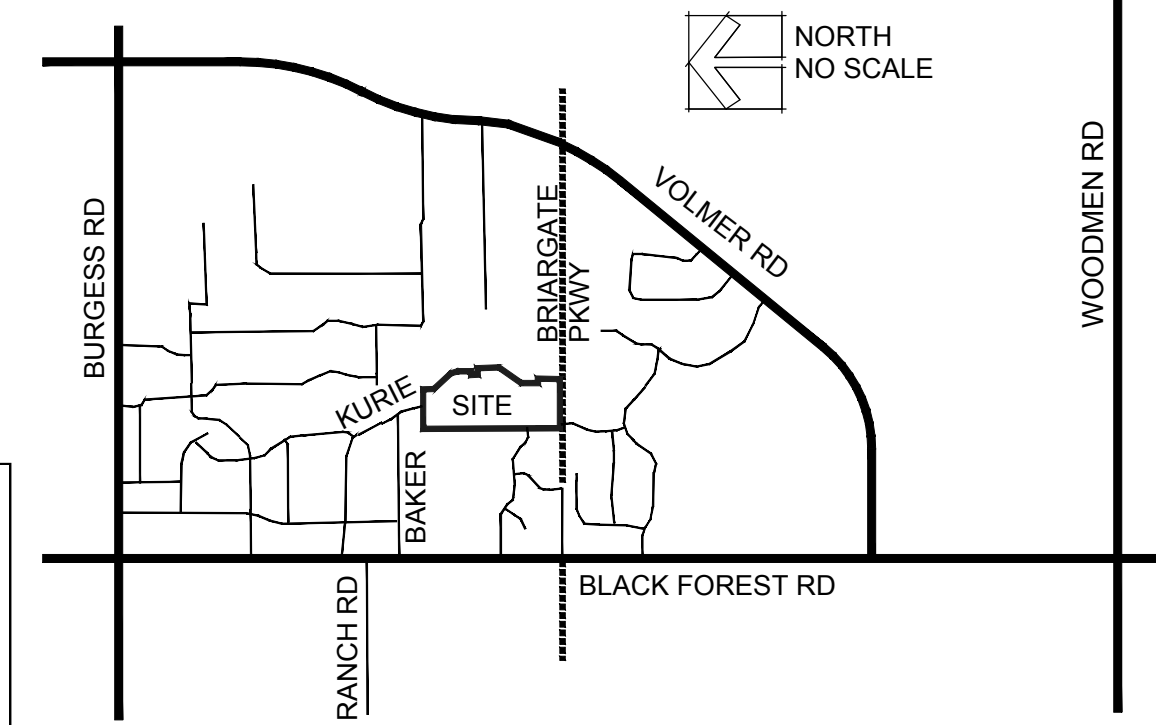
These areas need to be depicted on the plan and identified as no-build areas. See the below snippet from LDC

- (b) Unsuitable Building Areas. Areas within lots or tracts which reflect 1 or more of the following characteristics shall be deemed unsuitable for building and shall be identified as no build areas on the plat:
- Areas not suitable for location of water or sewage disposal systems as determined by State and County health regulations.
  - Areas where slopes are greater than 30%.
  - Areas of identified or designated geologic, soil, or natural hazards as identified in the geology and soils report or designated in the El Paso County hazard identification inventory; provided that the limitations cannot be overcome through the application of specialized engineering or mitigation.
  - Areas within the 100-year floodplain as reflected on FEMA Flood Insurance Rate Map (FIRM), within proposed boundaries as reflected in LOMR/CLOMR, or as determined by a flood study as approved by the Floodplain Administrator.
  - Areas within easements, without the permission or release from the beneficiary of the easement holder.

**PROPERTY OWNERS:**

- CASAS LIMITED PARTNERSHIP #4  
PO BOX 2076  
COLORADO SPRINGS, CO 80901-2076
- 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

**VICINITY MAP**



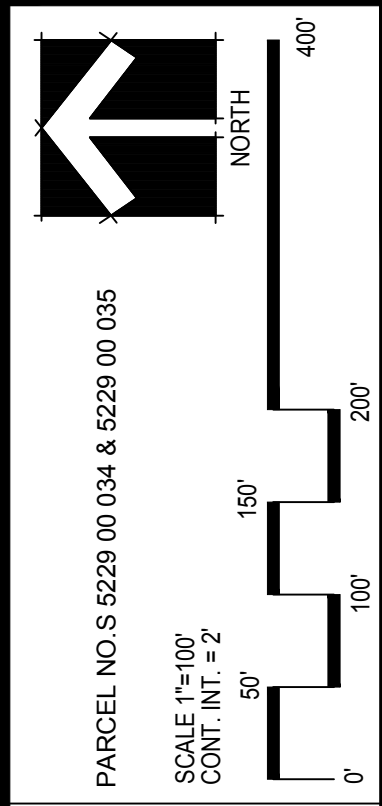
Is this no longer proposed to be ROW reservation? If you are materially changing the previously agreed upon land dedication/reservation, then this does not constitute a minor amendment and will need to be heard by the BoCC

20' WIDE NO BUILDING AREA

Label road grade

Call out wetland area

show and label existing driveway



**LRA**  
LAND RESOURCE ASSOCIATES  
9736 MOUNTAIN RD.  
CHIPPITA PARK, CO 80809  
719-684-2298

What does this mean? Either delete this word or replace with "reconsideration" if this project still qualifies as a reconsideration.

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

ISSUED FOR:	COUNTY REINSTATEMENT
DATE:	DEC 08, 2022
project number	
computer file	
issue date	APRIL 16, 2022
drawn by	DFJ
checked by	
revisions	JAN 06, 2023 JAN 18, 2023 JAN 23, 2023
sheet number	1
PCD PROJECT NUMBER	SP205