

From: Duncan Bremer <duncan.bremer@gmail.com>
Sent: Tuesday, July 30, 2024 10:19
To: Steve Jacobs; Jacobs, Stephen; Wayne M Timura; Gorman, David; Brian Frantz
Subject: Fwd: Eagle Rising Filing No. 1 - Basic Issues for Resolution

FYI

Duncan Bremer

(719) 310-4431
Fax (719) 466-2059
duncan.bremer@gmail.com

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----- Forwarded message -----

From: **Meggan Herington** <MegganHerington@elpasoco.com>
Date: Mon, Jul 29, 2024 at 5:26 PM
Subject: RE: Eagle Rising Filing No. 1 - Basic Issues for Resolution
To: Duncan Bremer <duncan.bremer@gmail.com>
Cc: Ryan Howser <RyanHowser@elpasoco.com>, Justin Kilgore <JustinKilgore@elpasoco.com>, Kenny Hodges <KennyHodges@elpasoco.com>

Duncan, the requirement from the last meeting was that the lots had to be out of the 100-year floodplain plus 15 feet for maintenance unless the current owner still wants an agreement allowing others to access a 15-foot easement on the two lots in question. This is an engineering item and I'm relaying what staff has told me is needed to meet the requirements of the ECM.

My last email reiterated the requirements for Kurie Road. I understand that there is a chance the current owner might only desire to plat a minimal number of lots within the preliminary plan. HOWEVER.... This owner or a future owner may decide to plat the entirety of the approved preliminary plan. County staff is requiring the design for infrastructure based on the approved preliminary plan design. The requirements are based on a portion of what is required to implement the approved preliminary plan. This is tough because if you don't want to design to the approved preliminary plan, the preliminary should be amended. For this project, however, an amendment triggers the updated criteria and as I understand it that is not the preference of the owner.



Meggan Herington, AICP

Executive Director

El Paso County Planning and Community Development

719-520-7941

<https://planningdevelopment.elpasoco.com>

From: Duncan Bremer <duncan.bremer@gmail.com>

Sent: Friday, July 26, 2024 3:13 PM

To: Meggan Herington <MegganHerington@elpasoco.com>

Cc: Ryan Howser <RyanHowser@elpasoco.com>; Justin Kilgore <JustinKilgore@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>

Subject: Re: Eagle Rising Filing No. 1 - Basic Issues for Resolution

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Meggan,

Private Stormwater Facility and Wetland Maintenance Agreement and Easement

The Eagle Rising Final Plat Filing No. 1 Applicant has followed your suggestion and is removing all lots from the 100-year flood limit as established in the approved drainage documents. As you stated, with this accomplished, it should remove the need for a drainage maintenance agreement. That issue will be dealt with when the land to the east is platted. Since accomplishing this involves considerable costs, please confirm this approach satisfies your Option 2 "Pull all lots in the first filing out of the channel area. Then

all requirements will be implemented with the next phase or filing that impacts the channel”, (July 1, 2024, 12:20 MST email).

Kurie Road Turnaround.

The other major issue we have been wrestling with is what to do about the turnaround shown on the Preliminary Plan as the extension of Kurie Road. I am sure you agree that the purpose of the turnaround is to permit the four lots shown on the Preliminary Plan to each have the required 30-foot frontage on Kurie Road. Eagle Rising Final Plat Filing No. 1 has only one lot accessing Kurie Road with its existing driveway, and we all agree Lot 10 has 30 feet of frontage and access on Kurie Road. There is no need for the Applicant to build or dedicate the land for the turnaround in Eagle Rising Final Plat Filing No. 1 where only one lot is platted with frontage and access off Kurie Road.

The Applicant is fully aware of the turnaround in the Preliminary Plan and if required in the future and will note this on the Eagle Rising Final Plat Filing No. 1.. However, the Applicant does not understand the need at this time to put any land at this location into a tract, removing it from Lot 10, and thus reducing the value of Lot 10. This is the issue we need to solve.

From your July 1, 2024, email, Kurie Road Option 1 and 2 are not acceptable to the Applicant as there is no essential nexus between the impact of Filing No. 1 and the County demand. See C.R.S. § 29-20-203. Eagle Rising Final Plat No. 1 is in substantial conformance with the Eagle Rising Preliminary Plan and meets all El Paso County criteria for approval without such an exaction.

We have only two landowners here. They both are in agreement that they do not want to plat a tract. They both believe a tract in this location devalues their property and implies that they or future landowners are obligated to build the turnaround.

Please consider the following. Suppose the owner of the land to the east (IQ Investors LLC or its successor) decides to plat only one lot off Kurie Rd. That lot would have 30 ft of frontage and access on Kurie Rd. and should be able to be a legal lot. The Preliminary Plan shows a total of four lots off the turnaround. But if only two lots are platted, there is no need for extending the current existing Kurie Road turnaround. This is a very reasonable and even a likely scenario. Since there is only 60 feet of frontage on Kurie Road, it is inherent in the Code that two lots, but only two, can be provided with 30 feet of frontage on Kurie Rd.

We believe the landowners have a right to that option.

Possible Solution for consideration. In prior conversations we have heard that the County wants some assurance that if the landowners want to build the turnaround, they will be able to do so. I believe this County concern can be addressed adequately here, where the two landowners are in agreement. I know the County has preferred the landowners to sort out such things between themselves and prefers not to be involved in negotiations between the landowners as to how two such landowner go about getting the road built when they need it. If the County is indeed concerned, can we pursue something along the following lines here?

We could draft a note for the plat that acknowledges that it will take agreement between the owner of Lot 10, Filing No. 1 and the owner of the land to the east in order to accomplish the turnaround shown on the approved Preliminary Plan, if and when the landowners desire it.

I think this should satisfy any County concern along these lines.

Please let me know your thoughts.

Duncan Bremer

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On Mon, Jul 1, 2024 at 12:20 PM Meggan Herington <MegganHerington@elpasoco.com> wrote:

Duncan, thanks for the meeting last week. I've done additional research and have come to the following findings based on the documents currently under review. My apologies for the very long email but you asked for the Code requirement and criteria that are the basis for the requirements.

Planning Issue 1

Based on the Code, the final plat implements the preliminary plan as the first phase of development as depicted in the approved preliminary plan. Therefore, addressing the right-of-way for Kurie Road (not construction at this time) is appropriate and within the authority of the Land Development Code. I believe the sections highlighted below are specific to that authority.

Land Development Code 7.2.1 – Subdivisions

This Section of the Code states that subdivision is usually a 3 step process. For Eagle Rising, it was a 2 step process requiring a preliminary plan and a final plat. This Code Section states the purpose of a Preliminary Plan; *The purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses.* Code further states that an approved preliminary plan is required to proceed to the final plat. I think we all agree that the preliminary plan illustrates an extension of Kurie Road as a public road right-of-way.

Next is the final plat. Code states:

3)Final Plat.

a)Description of Final Plat. The final plat is the last step in the approval process for a division of land. The final plat process will review the final engineering plans, the SIA, financial assurance, CC&Rs (if applicable), the plat, and any other documents, reports, or studies as necessary; and may also review issues such as building height, landscaping, and building envelopes which have been deferred.

*The purpose of this Section is to detail the approval review and approval criteria for a final plat, engineering plans, SIA, and other legal requirements for platting a division of land. During this step, there **may** be public hearings before the Planning Commission and BoCC.*

And;

(d)Final Plat Requires Preliminary Plan Approval! Where a preliminary plan is required, a final plat may only be submitted if a preliminary plan for the subject property has been approved and the final approved version of the preliminary plan, incorporating any changes or conditions of approval, has been provided to the PCD. Similarly, in the case of concurrent submittal of a preliminary plan and final plat, the final plat may only be filed for recording if the final approved version of the preliminary plan, incorporating any changes or conditions of approval, has been provided to the PCD.

(e) Final Plat for Portion of Preliminary Plat Area. The final plat may be for a distinct portion of the preliminary plan area to provide for phased development.

The criteria for approval of a final plat are listed in Code Section 7.2.1(D)(3)(f). While all the criteria for approval apply to the decision on the final plat, the below support the need for the Kurie Road right-of-way, as depicted in the preliminary plan. Because the applicant team has asked for administrative approval of the plat, the PCD Director is the approving authority.

(f) Criteria for Approval. In approving a final plat, the approving authority shall find that:

- *The subdivision is in substantial conformance with the approved preliminary plan;*
- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*
- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;*
- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8;*
- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;*

I believe that the authority for the requested right-of-way is based on the planning process outlined in the County Land Development Code and that the final plat implements the approved preliminary plan. The final plat your client submitted is considered the first phase of development of the preliminary plan. The final plat includes lots adjacent to Kurie Road, as depicted on the preliminary plan. Therefore, the criteria for approval of the final plat require you to dedicate or reserve the adjacent portion of Kurie Road. If your client does not agree to a reservation, plating and dedication of the adjacent portion of Kurie Road right-of-way is required in order to ensure that the criteria for approval are met.

*** If the property owner is not comfortable with the reservation of right-of-way for Kurie Road, dedication of all or a portion of the right-of-way is required. The two options are reservation of right-of-way for future use or dedication of right-of-way as depicted on the preliminary plan. Construction of the roadway is not being required with this first phase of development.

Planning Issue 2

I go back to the above explanation that this final plat is the first phase of development as approved in the preliminary plan. A few of the lots within this final plat touch the channel. Because the final plat impacts the channel area, the Engineering Criteria Manual requires the agreements and easements as outlined in the review comments from County Engineering.

A maintenance agreement is needed for the grass buffers being used for water quality and the drainageway/channel since lots are being platted in it. Approval of a deviation allowing no channel improvements, but specifying maintenance of the wetlands vegetation, was contingent on having the maintenance agreement. LDC 6.3.2(D) 6.3.5(D), 8.5.1(B) and 6.3.8(B)(4) (regarding wetland preservation) apply, as well as ECM 8.4.5 (several subsections) and Appendix I (mainly I.7.7 but several mentions) and DCM 1.4.2, 1.7, and 2.9 (for the grass buffers).

As of now, staff is finding that the final plat, as submitted and under review, does not meet the Code requirements (above) and therefore does not meet the criteria for approval as outlined in the Land Development Code Section 7.2.1(D)(3)(f). Specifically, as it relates to this issue, the below criteria have not been met:

- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision meets other applicable sections of Chapters 6 and 8; and
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8;

*** In order for staff to make a finding that the criteria for approval have been met, the request is to submit the required documents related to the channel OR pull all lots within this plat out of the channel thus triggering the channel to be addressed with the next final plat or next phase of development (again, per the approved preliminary plan). This is based on the request that the final plats be under administrative approval.

Planning Issue 3

PCD staff and the property owner may be at an impasse on how the approval criteria are to be met and the provisions of the Code. Since you have requested an administrative review of the Final Plat, per the process outlined in the Code, I will deny the final plat for a finding that the plat, as currently submitted, does not meet the criteria for approval as outlined in 7.2.1(D)(3)(f). That action is an appealable action of the approving authority. As the submittal stands currently, it does not meet the Code criteria or the Engineering Criteria Manual requirements. This is contingent upon the water finding moving separately to the PC and BoCC for approval, as you have requested.

In order for staff to make a finding that the final plat meets the approval criteria:

1. Kurie Road

Option 1 - Put the right-of-way in a tract and include a tract table on the plat that states this tract will be owned by the HOA and the future intended use is public right-of-way for Kurie Road. We can discuss the specific language if you are uncomfortable using the term "reservation". Or,

Option 2 - Dedicate all or a determined portion of the Kurie Road right-of-way as public road right-of-way. No construction of the road is required at this point, just dedication or reservation of the right-of-way.

2. Private Stormwater Facility and Wetland Maintenance Agreement and Easement

Option 1 – Per the approved deviation that allows no channel improvements, submit the agreements for the maintenance of wetlands vegetation. The deviation approval is contingent upon having this maintenance agreement in place.

Option 2 – Pull all lots in the first filing out of the channel area. Then all requirements will be implemented with the next phase or filing that impacts the channel.



Meggan Herington, AICP

Executive Director

El Paso County Planning and Community Development

719-520-7941

<https://planningdevelopment.elpasoco.com>

From: Duncan Bremer <duncan.bremer@gmail.com>

Sent: Friday, June 28, 2024 7:53 AM

To: Meggan Herington <MegganHerington@elpasoco.com>; Ryan Howser <RyanHowser@elpasoco.com>; Justin Kilgore <JustinKilgore@elpasoco.com>

Cc: Lori Seago <LoriSeago@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>

Subject: Eagle Rising Filing No. 1 - Basic Issues for Resolution

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MATC Staff Manual Rev. 9.2022

Megan, Ryan, Justin,

I had a short call with Kenny Hodges. He suggested that I put my thoughts on issues/resolutions in writing to you.

Planning Issue #1: Kurie Rd. Turnaround re Filing No. 1.

The applicant wants clarity. Does the County have a clear, legal requirement for more than the applicant's suggested plat note? If so, what is it? Citation and clarity, please. The applicant will not agree to a "reservation" which the CAO agrees has no definition.

Planning Issue #2: Private Stormwater Facility and Wetland Maintenance Agreement and Easement

This Agreement should not involve the IQ property. Filing No. 1 requires no stormwater facilities on the IQ property because Filing No. 1 has no stormwater impact on the IQ property. According to the approved Master Development Drainage Plan/Preliminary Drainage Report, the IQ property is being left in its existing natural condition, capable of handling existing stormwater. Any imposition requiring the applicant to maintain that property would be unjustified and a regulatory taking.

The applicant's position is that the County not require the Filing No. 1 owners to have any responsibility to "maintain" the IQ property. Nevertheless, the applicant has obtained a letter from IQ Investors LLC saying that IQ is (a) willing to accept the developed stormwater from Filing No. 1 in accordance with the approved preliminary drainage plan and (b) will permit the natural vegetation to remain undisturbed, except for reasonable fire mitigation and noxious weed control.

Planning Issue #3: Getting to a Final Appealable Decision by the BOCC.

The applicant and PCD may be at an impasse. The applicant has requested a pathway to present the controversy to the BOCC for a final determination appealable to court. The applicant has requested to schedule the process of coming before the BOCC, so that Final Plat can be recorded before the second anniversary of the Preliminary Plan reconsideration. E.g., If a Planning Commission hearing is required, placards for the Planning Commission hearing on July 18 need to be picked up and posted.

Engineering Issues: As you are aware, there are various relatively minor engineering issues which the engineers are currently trying to resolve. Some of them involve requirements that appear to the applicant to be unjustified, especially when some clear objective can be reached with a lesser burden.

Duncan Bremer

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DUNCAN S. BREMER, P.C.

Attorney At Law

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Meggan Herington
Executive Director
El Paso County Planning and Community Development
By Email: megganherington@elpasoco.com

CC
Ryan Howser, AICP, Planner III
By Email: RyanHowser@elpasoco.com

Joshua Palmer, PE
County Engineer
El Paso County Department of Public Works
By Email: joshuapalmer@elpasoco.com

Elizabeth Nijkamp, PE
Deputy County Engineer
El Paso County Department of Public Works
By Email: ElizabethNijkamp@elpasoco.com

RE: Eagle Rising Final Plat Filing No. 1 (Minor) SF2225: Existing Driveway Access to Existing Kurie Road via existing platted permanent turnaround

May 21, 2024

Dear Meggan:

Please accept our request that you agree the Final Plat as submitted is consistent with the approved Preliminary Plan.

The only obstacle we can see is that unfortunately, in a November 30, 2023, email Ms. Nijkamp has stated her position (which is restated in Ryan Howser's email of 5/16/24) that

“...any portion of the cul-de-sac that is within this subdivision plat should be platted as ROW at this time to accommodate the cul-de-sac shown, when the east side plats (the balance of the remainder parcel) they will be required to plat and construct the cul-de-sac.

“The reason for this is due to existing ROW for the cul-de-sac on the adjacent property being substandard for a turnaround to be constructed to County standards. The County currently has a 60’ ROW at this location with turnaround easements that are not sufficient for permanent use. The current approved prelim plan shows the addition of a cul-de-sac which is necessary for safe turnaround and snow removal. I feel that it would be a major amendment to the approved prelim plan to remove this feature.”

We strongly disagree with Ms. Nijkamp’s position for the following reasons.

1. **Preliminary Plan Permissive Only.** The Preliminary Plan permits platting of additional lots in this area, but like any Preliminary Plan, it does not require the platting of all lots shown on the Preliminary Plan with the initial Final Plat. In fact, approval of a Preliminary Plan does not require that all lots shown on the Preliminary Plan ever be platted.
2. **No Public Road Involved in the Final Plat.** The Final Plat does not include or affect any public road. As concerns Kurrie Rd. the Final Plat simply plats a single lot accessing the existing public road by an existing driveway that has been in use for over 20 years. The new Lot 10 in the Final Plat has 30 feet of frontage on the existing County road at the existing driveway. Ms. Nijkamp misstates that the current turnaround is only 60 feet, when the dedicated existing turnaround has a 100-foot diameter as noted on the Final Plat and has been sufficient for many years for plows to turn around.
3. **Potential Future Turnaround Noted.** We understand Ms. Nijkamp’s concern that at some time in the future additional lots may be platted, and therefore, at some time in the future, the turnaround shown on the approved Preliminary Plan may be required. However, we do not believe that the turnaround is required to be dedicated in connection with this first Final Plat.

As justification for requiring the potential future ROW to be platted, Mr. Howser cited LDC Sec. 8.4.4.B., which applies to future roads identified in the MTCP. It does not actually apply because the Final Plat does not include any road identified in the MTCP. In any event, the purpose of that provision and Ms. Nijkamp’s concerns are fully satisfied by the note on the Final Plat referencing the potential future turnaround in the approved Preliminary Plan. We note that even for a road identified in the MTCP, LDC Sec. 8.4.4.B states:

In accordance with BoCC policy, the BoCC may allow a disclosure such as "public ROW easement" or "future ROW" to be placed on a plat as an alternative to dedication.

We believe the notation on the Final Plat is sufficient disclosure of the potential future turnaround.

4. **Consistent with Prior Direction from County Engineer.** In prior discussions with your staff (notably on 10/25/23 with Josh Palmer, Justin Kilgore and others) Josh Palmer indicated the Final Plat would not require dedication of any right of way for the potential future new Kurrie Rd. turnaround. We have proceeded to develop the Final Plat on the basis of those indications.
5. **Compliant with Land Development Code.** The current terminus of Kurrie Rd. is an existing publicly dedicated turnaround, as referenced on the Final Plat and survey. Lot 10's 30-foot frontage on Kurrie Rd. at the existing driveway is fully consistent with the requirements for a lot to access an existing public road and should be eligible for a driveway permit upon recording the Final Plat.
6. **No Public Burden.** This Final Plat imposes no new burden on Kurrie Rd. We do not understand Ms. Nijkamp to suggest that it somehow requires dedication of the full right of way for the full turnaround. We think dedication of half a turnaround is an unreasonable requirement and serves no purpose. We hope you agree that such a dedication would be an impermissible disproportionate imposition and is unnecessary at this time.

We appreciate the extensive attention your staff, and especially the Engineering staff, has given the difficult issues around the drainage on the Preliminary Plan. Now that the Preliminary Plan has been approved, the first Final Plat should be easy to resolve and move to the BOCC for final approval.

Duncan S. Bremer

Duncan S. Bremer,
On behalf of the Applicant, MyPad, Inc.

Attachments:

October 27, 2023, email Wayne Timura to El Paso County Staff "Eagle Rising SP205 SF225 10.25.23 Meeting Results Summary"

November 30, 2023, email Elizabeth Nijkamp "Eagle Rising and Kurie cul-de-sac"

May 16, 2024, email Ryan Howser and Jeff Rice "Eagle Rising SF225 Plat & related documents to review"

Final Plat (as currently submitted) showing the notation disclosing potential future Kurrie Rd. turnaround in the approved Preliminary Plan.

Eagle Rising SP205 SF2225 _10.25.2023 Meeting Results Summary w_Comment Trackers

1 message

Wayne Timura <wtimura@nldevelopment.com>

Fri, Oct 27, 2023 at 2:53 PM

To: "megganherington@elpasoco.com" <megganherington@elpasoco.com>, "JoshuaPalmer@elpasoco.com" <JoshuaPalmer@elpasoco.com>, "JustinKilgore@elpasoco.com" <JustinKilgore@elpasoco.com>, "RyanHowser@elpasoco.com" <RyanHowser@elpasoco.com>, "GilbertLaForce@elpasoco.com" <gilbertlaforce@elpasoco.com>, Steve Jacobs S2J <s2j1@me.com>, Stephen Jacobs <stripejacobs@gmail.com>, Bill Guman <Bill@guman.net>, "David Gorman (daveg@mvecivil.com)" <daveg@mvecivil.com>, "Duncan Bremer (duncan.bremer@gmail.com)" <duncan.bremer@gmail.com>

El Paso County and Eagle Rising Development Teams,

Following up on our October 25th meeting attached is the Meeting Results Summary that I agreed to issue. The attached also includes Preliminary Plan Reinstatement and PLAT Comment Trackers.

As noted in the meeting results summary I will request a follow meeting.

Thank you,

Wayne M. Timura, P.E.

Principal



Westmont Construction

Commercial Real Estate, Development and Construction Management

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Eagle Rising SP205 SF2225 _10.25.2023 Meeting Results Summary w_Comment Trackers.pdf
309K



Meeting Results Summary – Distributed Via e-mail only

Project:	Eagle Rising: SP205 + SF2225	Meeting No.:	1
Owner/Client:		Date:	10/25/2023
Prepared By:	Wayne Timura	Start Time:	14:00
Participants:	Development Team: Steve Jacobs, Stephen Jacobs, Bill Guman, Dave Gorman, Duncan Bremer, and Wayne Timura El Paso County: Meggan Herington, Josh Palmer, Justin Kilgore, Ryan Howser and Gilbert LaForce		
Distribution to:	Participants via e-mail only		

Note: The following represents our understanding of the topics/items discussed during the meeting, decisions made, items resolved, and actions required and to occur following this meeting. Please notify us in the event of any oversight, omissions and/or disagreement.

LEGEND: R-Resolved O/C- Open/Closed

Tracker/No.	Topic and Summary Results/Resolution	Responsibility	R	O/C
Prelim Plan 53	Lots 16 & 17 Limits of Construction: Keep limits of construction as shown. Add note that Downslope Creep (DCS) areas require engineered mitigation in the area of disturbance.	Timura/Gorman	R	O
Prelim Plan 3 & 54	Lots 7,8,9, & 10 Limits of Construction: Keep limits of construction line shown which is 2 feet above 100 year water level. Acceptance to be verified by Palmer.	Palmer	O	O
Prelim Plan 7,8, 10,24	Preliminary Drainage Report / Plans: Channel stabilization, maintenance access. Site visit by Palmer and LaForce, (excluding Rice), with Development Team members. Noted that the Eagle Rising Development will not add to the stormwater flow in the creek. Gorman to research to provide information to support that the existing well established willow vegetation can withstand 5 fps velocity. Then prepare a deviation request.	Palmer Gorman	R R	O O
Unscheduled Agenda Item Prelim Plan	Existing Eagle Wing Drive Temporary turn around easement to be vacated plus asphalt to be removed and revegetated. County is responsible and needs to obtain effected property owner’s consent.	Palmer	R	O

Commercial Real Estate, Development and Construction Management

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Final PLAT 11,36	Kurie Road Cul-de-Sac: Not Required per Palmer and Kilgore		R	C
Final PLAT 21,27	Geological Hazards: Review requirements for Final Plat based on the Entech report.	Timura/Yokom M&S Civil	R	O
Final PLAT 45	Lots 3 & 4 Corral fence straddle lot lines. Add note to Plat	Timura/Yokom M&S Civil	R	O
Final PLAT 46	Lot 6 Existing Barn is allowed as pre-existing. Okay per Kilgore. Add a note.	Timura/Yokom M&S Civil	R	O
Final PLAT 47	Lot 7 has existing accessory structures. Per Kilgore add a note that no building permits can be obtained on this lot before a building permit for a principal residence is issued.	Timura/Yokom M&S Civil	R	O
Final PLAT 49	It's understood that the Black Forest Fire District will not review or comment.		R	C
Final PLAT 52	Private Road/Cul-de-Sac length. Submit a deviation that Palmer will approve and understands that the Black Forest Fire District will not review or comment.	Timura/Gorman	R	O
	Unfinished October 25 th Agenda Items. Schedule Next Meeting with Herington and Palmer as soon as possible to complete agenda and follow up to resolution on the attached Preliminary Plan Reinstatement and Final PLAT trackers.	Timura		O

Respectfully Submitted,

NEXT LEVEL DEVELOPMENT, INC.

Wayne M. Timura

Wayne M. Timura, P.E.
Principal

Ryan Howser

From: Ryan Howser
Sent: Friday, December 1, 2023 9:44 AM
To: 'David Gorman'; Wayne Timura
Subject: FW: Eagle Rising and Kurie cul-de-sac

Dave / Wayne,

Please see below for DPW / Engineering response on the Kurie Road question, as a follow-up to our meeting from earlier this week. Please let us know if you have any questions at this time. I will also place this correspondence in the file for the final plat.

From: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>
Sent: Thursday, November 30, 2023 4:48 PM
To: Ryan Howser <RyanHowser@elpasoco.com>; Justin Kilgore <JustinKilgore@elpasoco.com>; Jeff Rice <JeffRice@elpasoco.com>
Cc: Joshua Palmer <JoshuaPalmer@elpasoco.com>; Gilbert LaForce <GilbertLaForce@elpasoco.com>
Subject: Eagle Rising and Kurie cul-de-sac

Ryan,

Can you please inform the applicant and place in the file that it is this department's position that any portion of the cul-de-sac that is within this subdivision plat should be platted as ROW at this time to accommodate the cul-de-sac shown, when the east side plats (the balance of the remainder parcel) they will be required to plat and construct the cul-de-sac.

The reason for this is due to existing ROW for the cul-de-sac on the adjacent property being substandard for a turnaround to be constructed to County standards. The County currently has a 60' ROW at this location with turnaround easements that are not sufficient for permanent use. The current approved prelim plan shows the addition of a cul-de-sac which is necessary for safe turnaround and snow removal. I feel that it would be a major amendment to the approved prelim plan to remove this feature.

Below is a part of the adjacent plat to the north and a part of the approved prelim plan.

Respectfully.



Elizabeth Nijkamp, PE
Deputy County Engineer
Department of Public Works
2880 International Circle
Colorado Springs, CO. 80910
O: 719.520.7852 C:719.237-7206
<https://planningdevelopment.elpasoco.com/>

From: Ryan Howser <RyanHowser@elpasoco.com>

Sent: Thursday, May 16, 2024 14:33

To: Wayne M Timura <wtimura@nldevelopment.com>; Jeff Rice <JeffRice@elpasoco.com>; David Gorman <daveg@mvecivil.com>

Cc: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>; Bryan Frantz <bfrantz@collinsengr.com>; Mikayla Hartford <MikaylaHartford@elpasoco.com>; Christina Prete <ChristinaPrete@elpasoco.com>; Glenn Reese <GlennReese@elpasoco.com>

Subject: RE: Eagle Rising SF2225 Plat & related documents review

Wayne,

A reminder from our meeting yesterday:

Land Development Code Sec. 8.4.4.B states: *Right-of-Way Dedication Required. Roads shall be located within a dedicated public right-of-way meeting the requirements of the ECM for the roadway classification proposed. In addition, adequate right-of-way shall be dedicated to accommodate the construction of the roads identified within the MTCP in accordance with BoCC policy. In accordance with BoCC policy, the BoCC may allow a disclosure such as "public ROW easement" or "future ROW" to be placed on a plat as an alternative to dedication.*

Additionally, since this Kurie Road cul-de-sac bulb was identified and accepted by the BoCC as right-of-way with the preliminary plan, it would be considered an inconsistency with the preliminary plan if it was not included on the plat, and I believe it would not be compliant with the ECM if Kurie Road is left as is.

From: Jeff Rice <JeffRice@elpasoco.com>

Sent: Thursday, May 16, 2024 12:51

To: Wayne M Timura <wtimura@nldevelopment.com>; David Gorman <daveg@mvecivil.com>

Cc: Ryan Howser <RyanHowser@elpasoco.com>; Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>; Bryan Frantz <bfrantz@collinsengr.com>; Mikayla Hartford <MikaylaHartford@elpasoco.com>; Christina Prete <ChristinaPrete@elpasoco.com>; Glenn Reese <GlennReese@elpasoco.com>

Subject: RE: Eagle Rising SF2225 Plat & related documents review

Wayne / Dave,

I have direction from Stormwater staff (copied) on the plat note.

Large lot excluded 10% Impervious Plat Note: On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualification for this exclusion is presented in the ECM section 1.7.1.B.5: "Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent." Add a note to the plat acknowledging that per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

Also, regarding the cul-de-sac criteria, that is ECM Section 2.3.8:

https://library.municode.com/co/el_paso_county/codes/engineering_criteria_manual?nodeId=ENCRMA_CH2TRFA_2.3RODE#:~:text=2.3.8.-,Roadway%20Terminations,-A

LDC Section 6.3.3(C)(2)(d) states the following: "Turnaround Required on Dead-End Roads. Every dead-end road more than 300 feet in length shall be provided with a roadway termination meeting ECM standards."



Jeffrey D. Rice, PE, CFM

Senior Engineer

Department of Public Works

719-520-7877 (Office)

719-439-0614 (Cell)

<https://planningdevelopment.elpasoco.com/>

PERSONAL WORK SCHEDULE

Monday - Friday, 8:00 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

EAGLE RISING FILING NO. 1

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SE1/4) SECTION 29, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216091687 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°24'08"W ALONG THE EAST LINE THEREOF, 1,324.07 FEET TO THE SOUTH LINE OF "PARK FOREST ESTATES FILING NO. 2" AS RECORDED IN BOOK B-2 AT PAGE 52 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N89°11'11"E ALONG THE SOUTH LINE THEREOF, 405.98 FEET; THENCE S00°51'58"E A DISTANCE OF 128.76 FEET; THENCE S34°53'38"E A DISTANCE OF 165.41 FEET; THENCE S37°00'44"E A DISTANCE OF 37.27 FEET; THENCE S41°23'30"E A DISTANCE OF 32.71 FEET; THENCE S42°49'51"E A DISTANCE OF 258.35 FEET; THENCE S45°49'45"W A DISTANCE OF 314.01 FEET; THENCE S43°27'20"E A DISTANCE OF 540.81 FEET; THENCE S43°02'35"E A DISTANCE OF 499.61 FEET; THENCE S33°35'45"W A DISTANCE OF 165.64 FEET; THENCE N61°55'48"W A DISTANCE OF 467.41 FEET; THENCE S50°31'31"W A DISTANCE OF 334.09 FEET; THENCE S34.73 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 4721°17" THE CHORD OF 325.28 FEET WHICH BEARS S07°07'31"W; THENCE S56°24'15"E, NON-TANGENT TO THE PREVIOUS COURSE, 474.06 FEET; THENCE S83°20'23"W A DISTANCE OF 384.26 FEET; THENCE S07°08'16"E A DISTANCE OF 325.86 FEET; THENCE N72°20'57"W A DISTANCE OF 437.27 FEET; THENCE N00°23'34"W A DISTANCE OF 298.01 FEET; THENCE 19.87 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26" THE CHORD OF 19.84 FEET WHICH BEARS N84°30'00"W TO A POINT OF TANGENT; THENCE S89°15'17"W A DISTANCE OF 8.18 FEET TO THE EAST LINE OF "EAGLE WING ESTATES" AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°23'00"W ALONG SAID EAST LINE, 805.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,536,904 SQUARE FEET (35.282 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

A PORTION OF THE NORTH-SOUTH CENTERLINE OF SECTION 29, T12S, R65W, 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH 1/16TH QUARTER WITH A FOUND 2 1/2" ALUMINUM CAP STAMPED "S1/16 S29 - 1997 - PLS 4842" FROM WHICH THE NORTH 1/16TH QUARTER, MONUMENTED WITH A 2 1/2" ALUMINUM CAP STAMPED "RAMPART SURVEY, INC - N1/16 SEC. 29 - 2005 - PLS 26965", BEARS N00°23'34"W A DISTANCE OF 2,647.80 FEET. ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BASED ON SIMULTANEOUS STATIC GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF THE MONUMENTS AT THE ENDS OF THE BASIS OF BEARINGS LINE. DATE OF OBSERVATIONS: DECEMBER 12, 2022, LENGTH OF OBSERVATIONS: 1 HOUR 42 MINUTES.

ACCEPTANCE CERTIFICATE FOR TRACTS A & B:

EAGLE RISING OWNERS ASSOCIATION

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN PLAT NOTE 27 IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION.

THE DEDICATION OF TRACT B FOR THE PURPOSES SPECIFIED IN PLAT NOTE 28 IS HEREBY ACCEPTED FOR MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "EAGLE RISING FILING NO. 1".

BY: STEPHEN J. JACOBS, JR, AS PRESIDENT, EAGLE RISING OWNERS ASSOCIATION

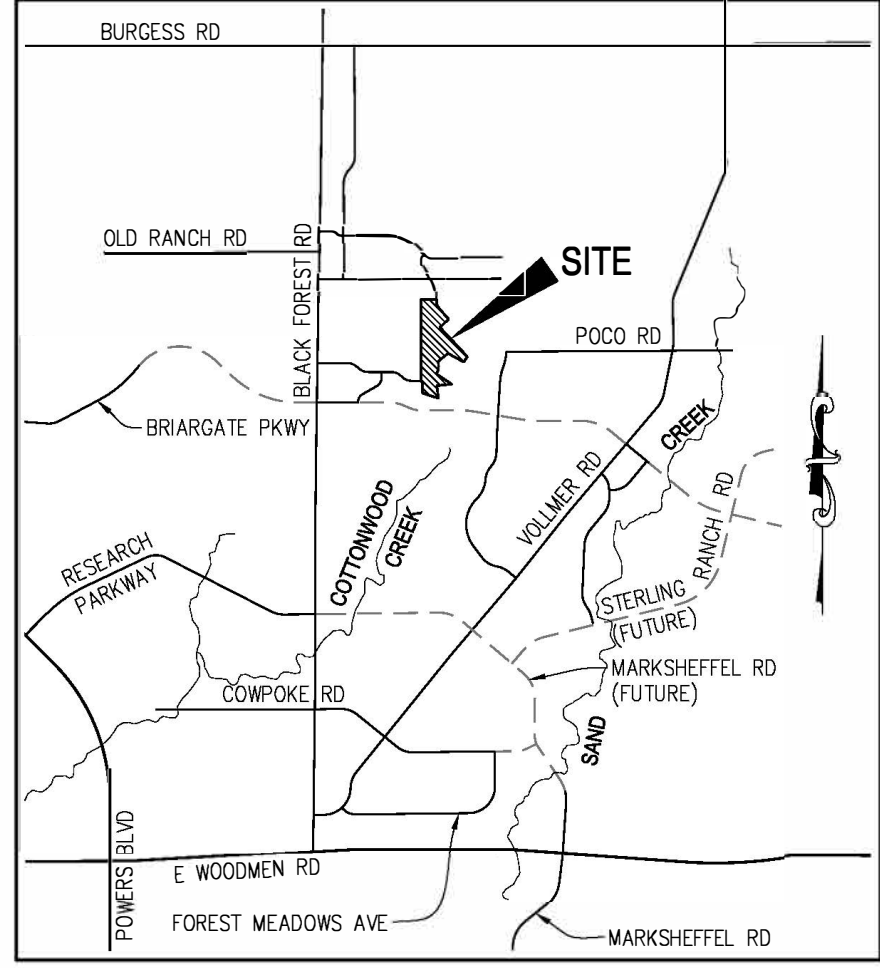
STATE OF COLORADO } COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS DAY OF 2023, A.D. BY STEPHEN J. JACOBS, JR, AS PRESIDENT, EAGLE RISING OWNERS ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:



OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "EAGLE RISING FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT THIS DAY OF 2023, A.D.

BY: STEPHEN J. JACOBS, JR, AS GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

STATE OF COLORADO } COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2023, A.D. BY STEPHEN J. JACOBS, JR, AS GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

ACCEPTANCE CERTIFICATE FOR TRACT B:

MYPAD INC., A COLORADO CORPORATION

THE DEDICATION OF TRACT B FOR THE PURPOSES SPECIFIED IN PLAT NOTE 28 IS HEREBY ACCEPTED FOR OWNERSHIP BY MYPAD INC., AND MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "EAGLE RISING FILING NO. 1".

BY: STEPHEN J. JACOBS, JR, AS PRESIDENT, MYPAD INC., A COLORADO CORPORATION

STATE OF COLORADO } COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS DAY OF 2023, A.D. BY STEPHEN J. JACOBS, JR, AS PRESIDENT, MYPAD INC., A COLORADO CORPORATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

GENERAL PLAT NOTES:

- 1. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD (FIRM PANEL NO. 08041C0527G, EFFECTIVE DATE DECEMBER 7, 2018.) DRAINAGE CONCERNS WERE IDENTIFIED IN THE MASTER DEVELOPMENT DRAINAGE PLAN/PRELIMINARY DRAINAGE REPORT BY MONUMENT VALLEY ENGINEERS, INC., DATED NOVEMBER 17, 2023. SAID STUDY FOUND THAT 100 YEAR WATER SURFACE ELEVATIONS EXTEND INTO SOME OF THE LOTS PLATTED HEREBY. FOR LOTS AFFECTED BY THE STUDIED FLOODPLAIN AREA ALL STRUCTURES SHALL BE AT LEAST 2 FEET ABOVE THE BASE FLOODPLAIN ELEVATION.
2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR THE EASEMENTS OF RECORD SHOWN HEREON, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LEGACY TITLE GROUP AS AGENT FOR STEWART TITLE COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2022 AT 8:00 A.M., COMMITMENT NO. 1705644, REVISION NUMBER C2.
3. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES WITH A FIFTEEN (15) FOOT WIDE PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT, REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. LOTS 1, 2, 3, 4, 5, 9, AND 10 ARE PLATTED WITH A THIRTY (30') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (AS SHOWN ON SHEET 2). THE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
4. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.
5. WASTE WATER TREATMENT WILL BE PROVIDED VIA INDIVIDUAL ON-SITE SEPTIC SYSTEMS, DESIGNED, PERMITTED, CONSTRUCTED AND OPERATED PER THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT AND THE COLORADO STATE HEALTH DEPARTMENT'S CODES AND REGULATIONS. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
6. WATER SERVICES FOR ALL LOTS AND THE FIVE (5) EXISTING FIRE HYDRANTS IS PROVIDED BY THE PARK FOREST WATER DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
7. INDIVIDUAL LOT OWNERS ACKNOWLEDGE ACCEPTANCE OF OFF-SITE HISTORIC STORMWATER FLOWS AND EAGLE RISING NO. 1 DEVELOPED FLOWS. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE EASEMENTS WITH THEIR PROPERTIES. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. NO STRUCTURE OR FENCES ARE PERMITTED WITHIN THE AREAS DESIGNATED "FLOODPLAIN" OR "NO-BUILD".
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
10. NATURAL GAS SERVICE PROVIDED BY BLACK HILLS ENERGY.
11. FIBER-OPTIC TELECOM SERVICE PROVIDED BY CENTURY LINK.
12. THE 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 DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF STATE PARKS AND WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
13. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
14. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 20-043 OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. 220200116 OF THE EL PASO COUNTY RECORDS.
15. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN/FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION AND WILDFIRE MITIGATION PLAN; NATURAL FEATURES REPORT.
16. NEW DRIVEWAYS LOCATIONS WILL REQUIRE BLACK FOREST FIRE PROTECTION DISTRICT APPROVAL. NO NEW DRIVEWAY ONTO AN EL PASO COUNTY ROAD SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. APPROVED DRIVEWAYS CURRENTLY EXIST FOR 10195 KURIE DRIVE AND 7495 EAGLE WING DRIVE.
17. THE PROPERTY OWNERS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS HERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL, THE FEE OBLIGATION, IF NOT PAID AT TIME OF FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
18. LOT OWNERS ARE ADVISED THAT SEVERAL AREAS ON THIS FILING CONTAIN GEOLOGIC HAZARDS INCLUDING STANDING WATER, WET AREAS, SEASONALLY HIGH WATER AND WET AREAS, AND POTENTIALLY UNSTABLE SLOPES. LOCATION OF THESE CONSTRAINTS ARE REFERENCED IN THE ENTECH ENGINEERING REPORT NO. 221458, DATED JANUARY 25, 2023. LOT OWNERS AND HOMEBUILDERS SHOULD CONSULT THIS REPORT, WHICH IS ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND ONLINE VIA EDARP.
- "NO BUILD LINES" ON LOTS 6, 7, 8, AND 9.
- PONDED WATER ON LOTS 3, 4, 5, AND 6.
- POTENTIALLY UNSTABLE SLOPE ON LOT 4 UNTIL MITIGATED.
- SEASONAL SHALLOW GROUND WATER IN DRAINAGE EASEMENTS ON LOTS 1, 7, 8, AND 10.
- SHALLOW BEDROCK MAY REQUIRE ENGINEERED SEPTIC SYSTEMS ON PORTIONS OF LOTS 3, 5, AND 9.
- SEPTIC SYSTEMS ARE NOT RECOMMENDED ON PORTIONS OF LOTS 3, 6, 7, AND 8.
19. EXISTING CORRAL FENCE CROSSES LOT LINES ON LOTS 3 AND 4.
20. EXISTING HOUSE AT 7495 EAGLE WING DRIVE, INDOOR ARENA, STABLE, EQUIPMENT SHOP, CONTAINERS, AND BARN ON LOT 6 EXCEEDS CURRENT BUILDING SIZE REQUIREMENTS AND 10% IMPERVIOUS SURFACE AREA OF LOT AND ARE ALLOWED BY EL PASO COUNTY AND EAGLE RISING OWNERS ASSOCIATION.
21. LOT 7 REQUIRES BUILDING PERMIT FOR MAIN HOUSE PRIOR TO APPLYING FOR ADDITIONAL BUILDING PERMITS. EXISTING GARAGE, CHICKEN FACILITY, TOOL CONTAINER, FENCE, AND GREENHOUSE ARE ALLOWED BY EL PASO COUNTY AND EAGLE RISING OWNERS ASSOCIATION. LOT 10 EXISTING HOUSE AT 10195 KURIE RD., DETACHED GARAGE AND DRIVEWAY ACCESS TO KURIE ROAD ARE ALLOWED BY EL PASO COUNTY AND EAGLE RISING OWNERS ASSOCIATION.
22. THE ARTICLES OF INCORPORATION FOR THE EAGLE RISING OWNERS ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO. 20181706832 OF THE OFFICE OF SECRETARY OF STATE.
23. COVENANTS AFFECTING THIS SUBDIVISION SHOULD BE READ BY LOT OWNERS. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRS) IS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY.
24. TRACT A (EAGLE WING VIEW, PRIVATE ROAD) SHALL BE OWNED AND MAINTAINED BY THE EAGLE RISING OWNERS ASSOCIATION, THEREFORE EL PASO COUNTY SHALL NOT BEAR ANY RESPONSIBILITY OF THE MAINTENANCE OF THIS PRIVATE TRACT. TRACT IS MORE OR LESS COINCIDENTAL WITH THE ACCESS EASEMENT GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 220120887 OF THE EL PASO COUNTY RECORDS. TRACT A WILL NOT BE MAINTAINED BY EL PASO COUNTY.
25. TRACT B LAND AND WELL SHALL BE OWNED BY MYPAD, INC., AND OR ASSIGNS. THE EXISTING WELL ON TRACT B SHALL BE EQUIPPED, OPERATED, MAINTAINED, AND REPLACED BY THE EAGLE RISING OWNERS ASSOCIATION IN ACCORDANCE WITH INCLUSION AGREEMENT RECORDED OCTOBER 4, 2013 UNDER RECEPTION NO. 213125555 AND RE-RECORDED SEPTEMBER 16, 2014 UNDER RECEPTION NO. 214084282, AND DISTRICT COURT WATER DIVISION No. 2, COLORADO CASE NUMBER 2014CW3010 RECORDED NOVEMBER 13, 2015 UNDER RECEPTION NO. 215123578 OBLIGATE PARK FOREST WATER DISTRICT TO PROVIDE THE WATER SUPPLY FOR "STOCK WATERING, COMMON AREA LANDSCAPE IRRIGATION, HOBBY USE AND IRRIGATION OF COMMUNITY GARDENS". ACCESS GRANTED TO MYPAD, INC. AND THE EAGLE RISING OWNERS ASSOCIATION WILL BE GRANTED BY IQ INVESTORS, LLC BY SEPARATE EASEMENT AGREEMENT.
26. PER FINAL DRAINAGE REPORT: EAGLE RISING FILING NO. 1, IF TOTAL LOT IMPERVIOUS AREA EXCEEDS 10 PERCENT, INDIVIDUAL LOT SITE PLAN MUST BE ENGINEERED TO MEET WATER QUALITY REQUIREMENTS.

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS DAY OF 2023.

VERNON P. TAYLOR COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NOTICE:

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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "EAGLE RISING FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO) COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK A.M. THIS DAY OF 2023, A.D. AND DULY RECORDED UNDER RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

FEES:

DRAINAGE FEES: BRIDGE FEES: SCHOOL FEES: PARK FEES:

SUMMARY:

Table with 3 columns: Description (10 LOTS, 2 TRACTS, RIGHT-OF-WAY, TOTAL), Area (33.623 ACRES, 1.318 ACRES, 0.341 ACRES, 35.282 ACRES), and Percentage (95.30%, 3.73%, 0.97%, 100.00%).

EAGLE RISING FILING NO. 1 FINAL PLAT JOB NO. 43-043 DATE PREPARED: 08/30/2022 DATE REVISION: 01/31/2023 DATE REVISION: 03/14/2023 DATE REVISION: 07/17/2023 DATE REVISION: 08/28/2023 PCED FIL. NO. SF-22-25

DATE REVISION: 11/20/2023 DATE REVISION: 05/17/2024

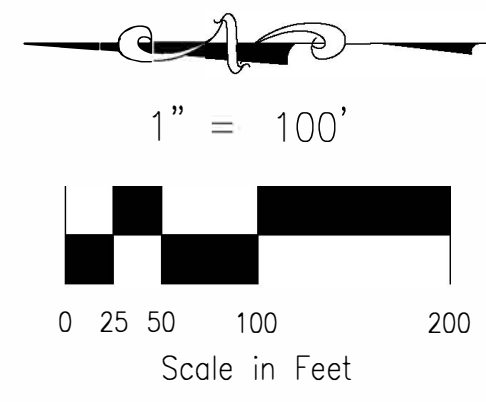


212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

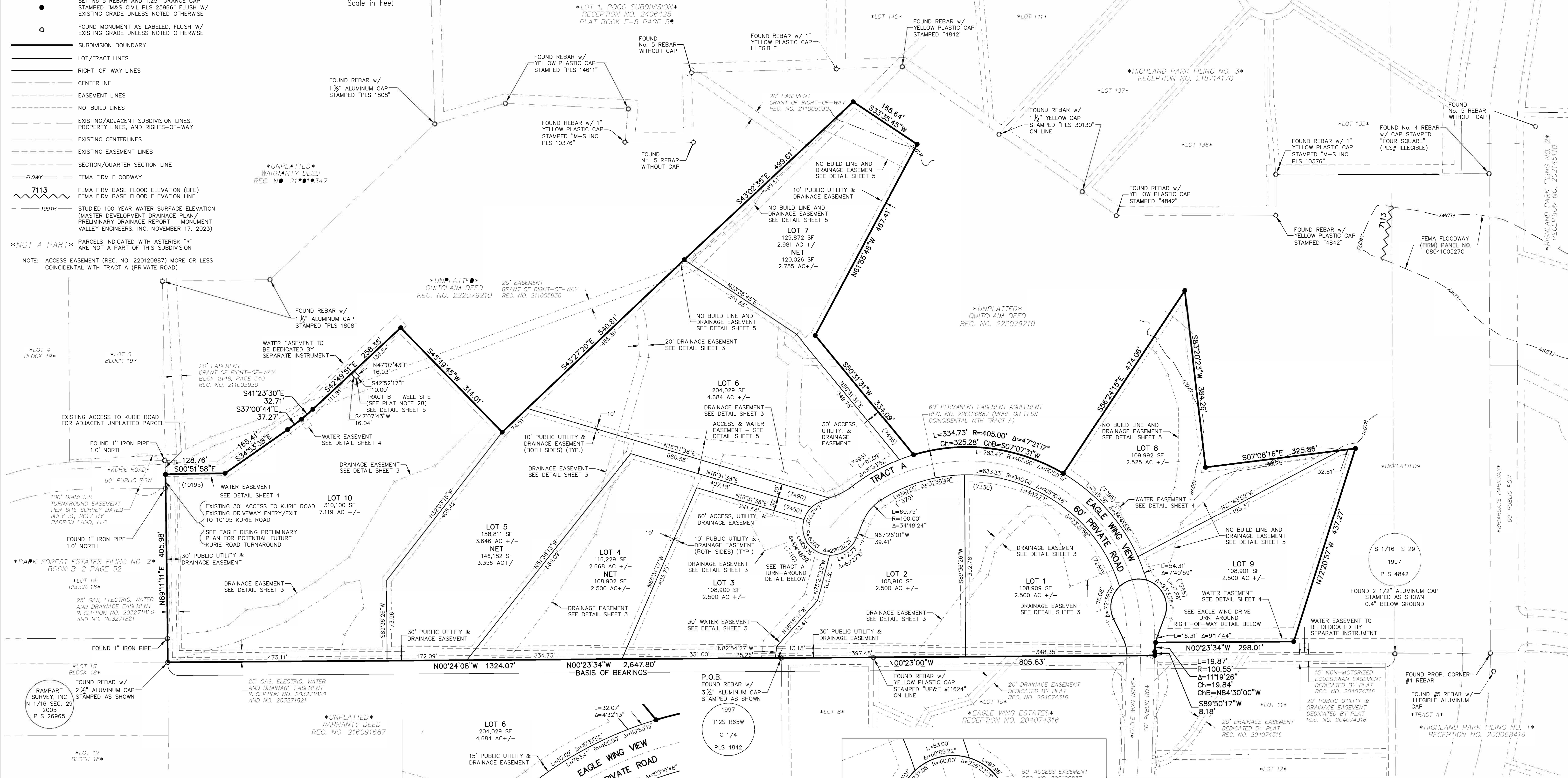
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LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- SUBDIVISION BOUNDARY
- LOT/TRACT LINES
- RIGHT-OF-WAY LINES
- CENTERLINE
- EASEMENT LINES
- NO-BUILD LINES
- EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- EXISTING CENTERLINES
- EXISTING EASEMENT LINES
- SECTION/QUARTER SECTION LINE
- FLOWY FEMA FIRM FLOODWAY
- 7113 FEMA FIRM BASE FLOOD ELEVATION (BFE)
- 100YR FEMA FIRM BASE FLOOD ELEVATION LINE
- STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/PRELIMINARY DRAINAGE REPORT - MONUMENT VALLEY ENGINEERS, INC, NOVEMBER 17, 2023)

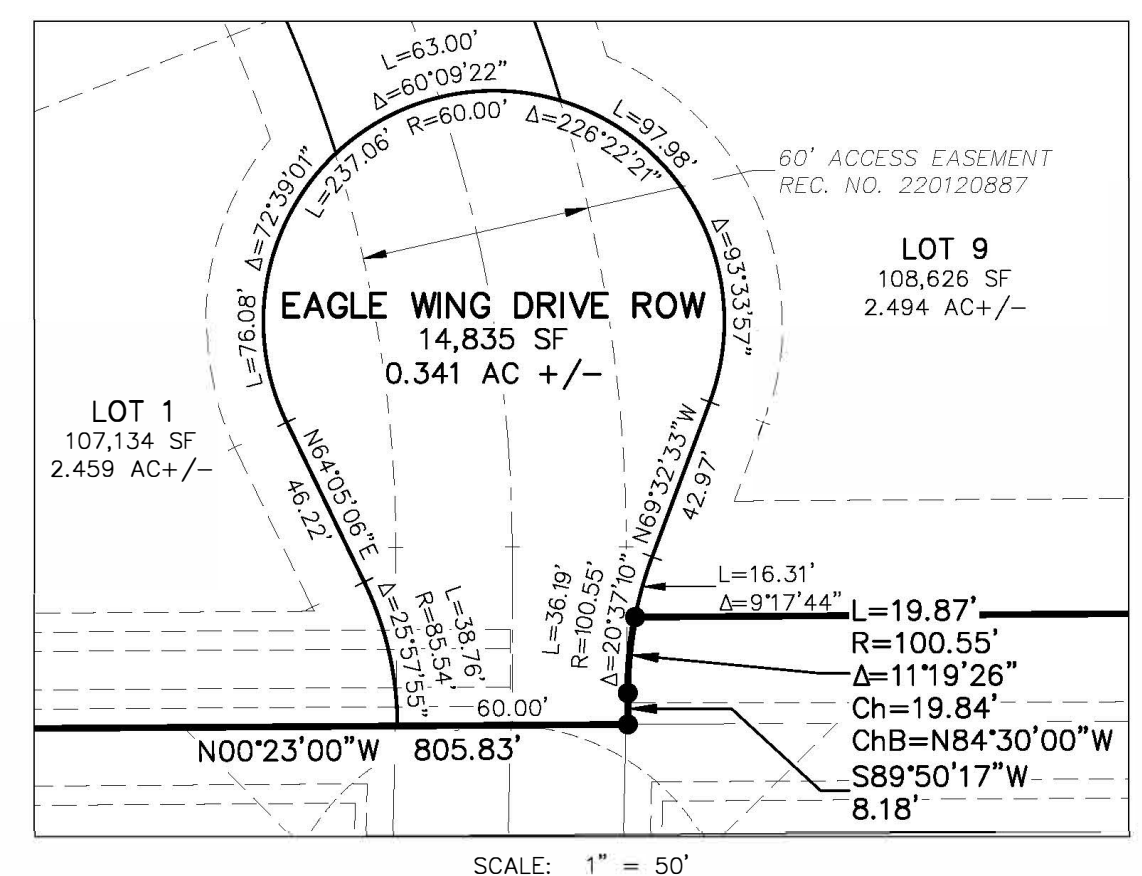
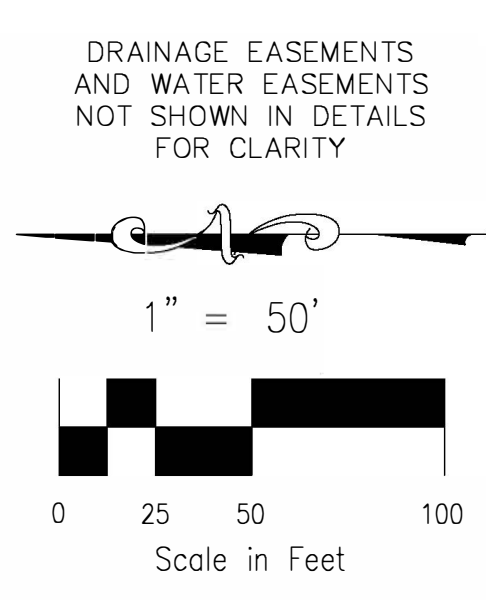
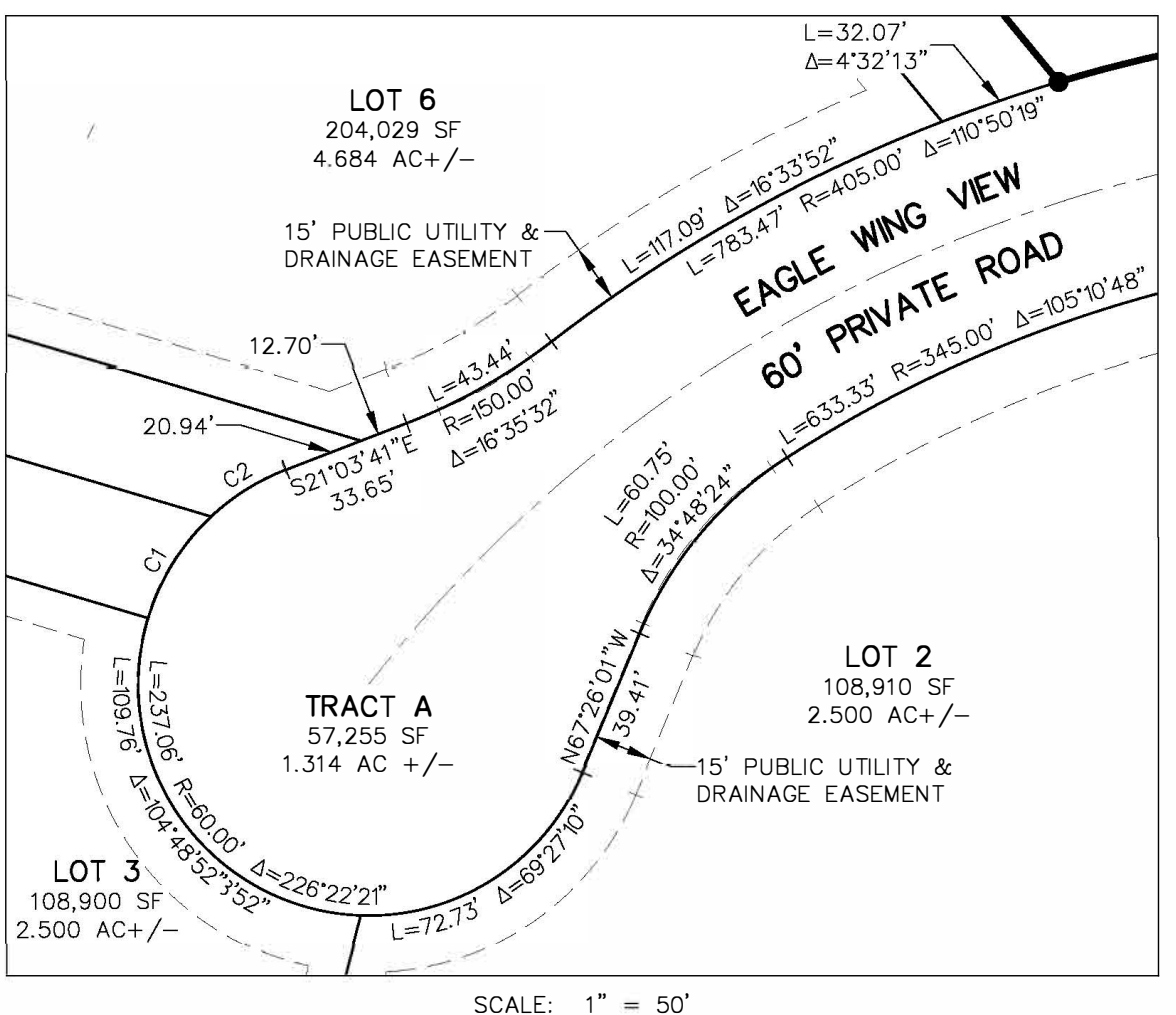


EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LOT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	31.47	60.00	30°02'53"
C2	23.10	60.00	22°03'26"



ADDRESSES FOR LOTS 1 AND 9 ARE ON EAGLE WING DRIVE.
 ADDRESSES FOR LOTS 2 THROUGH 8 ARE ON EAGLE WING VIEW.
 ADDRESS FOR LOT 10 IS ON KURIE DRIVE.

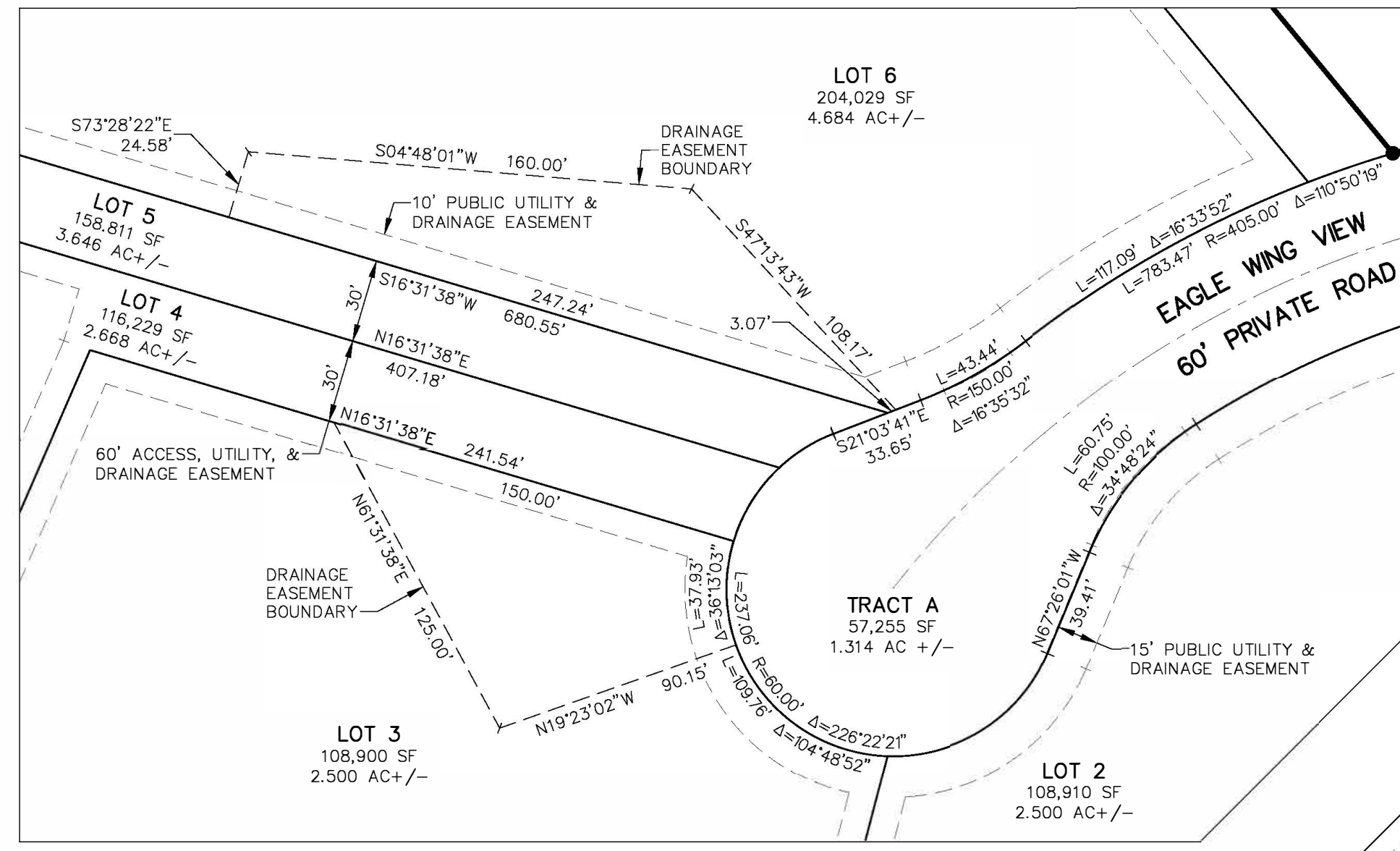
EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022 DATE REVISION: 11/20/2023
 DATE REVISION: 01/31/2023 DATE REVISION: 05/17/2024
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 DATE REVISION: 08/28/2023
 PCD FIL. NO. SF-22-25

CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485
 SHEET 2 OF 5

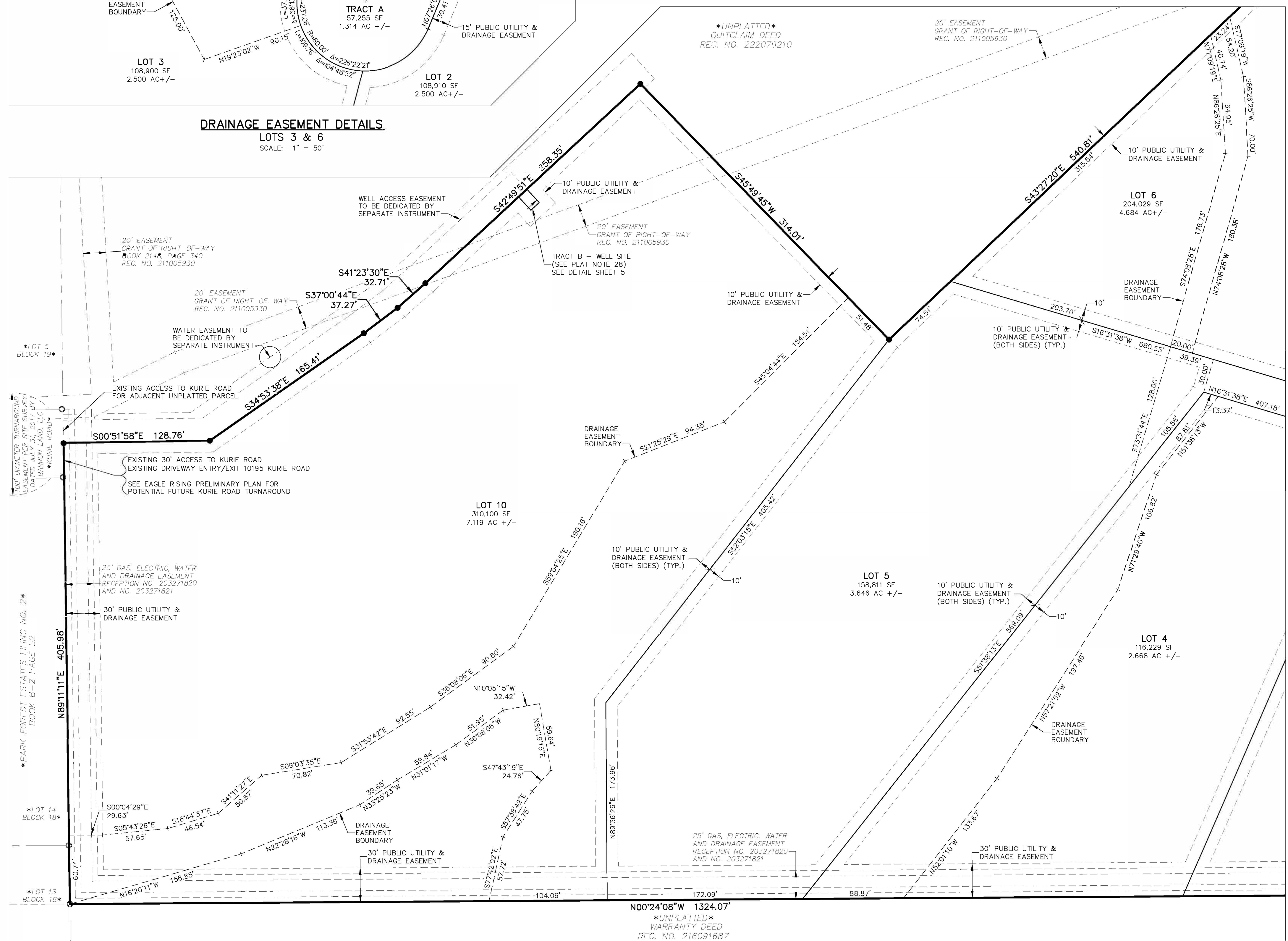
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EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
DRAINAGE EASEMENTS DETAILS
 WATER EASEMENTS (SEE SHEET 4) AND NO-BUILD LINES (SEE SHEET 5)
 NOT SHOWN FOR CLARITY

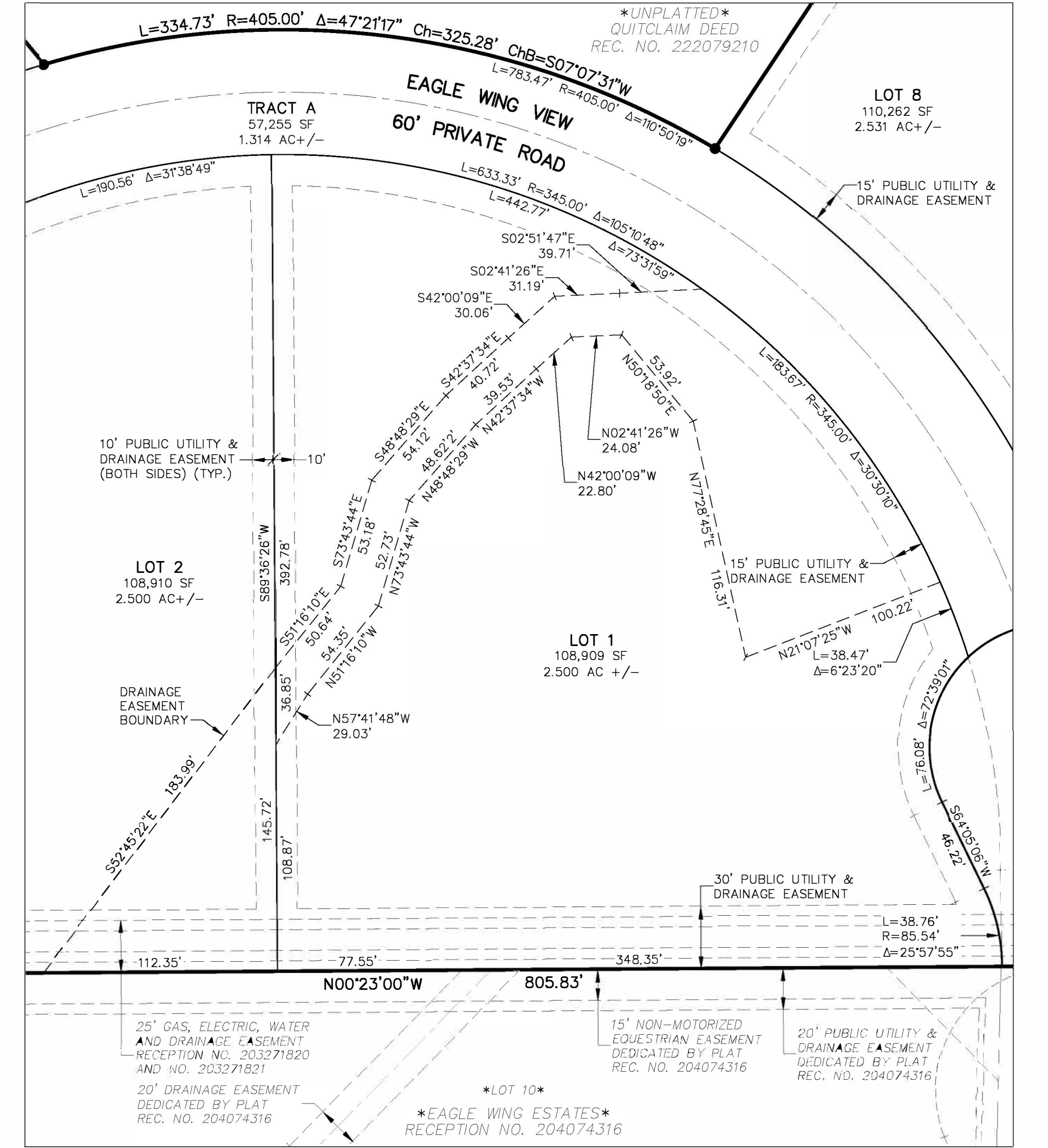
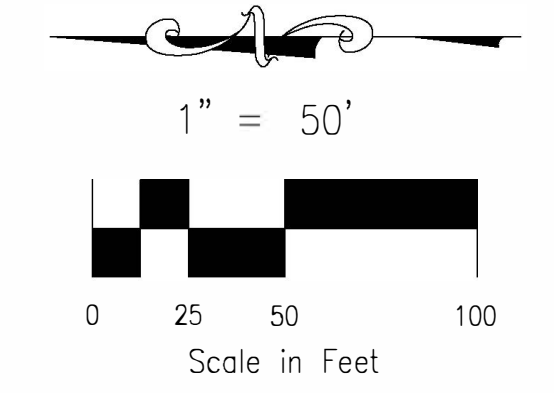
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - SUBDIVISION BOUNDARY
 - LOT/TRACT LINES
 - RIGHT-OF-WAY LINES
 - CENTERLINE
 - EASEMENT LINES
 - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - EXISTING CENTERLINES
 - EXISTING EASEMENT LINES
 - SECTION/QUARTER SECTION LINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



DRAINAGE EASEMENT DETAILS
 LOTS 3 & 6
 SCALE: 1" = 50'



DRAINAGE EASEMENT DETAILS
 LOTS 4, 5, 6, & 10
 SCALE: 1" = 50'



DRAINAGE EASEMENT DETAIL
 LOTS 1 & 2
 SCALE: 1" = 50'

EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022 DATE REVISED: 11/20/2023
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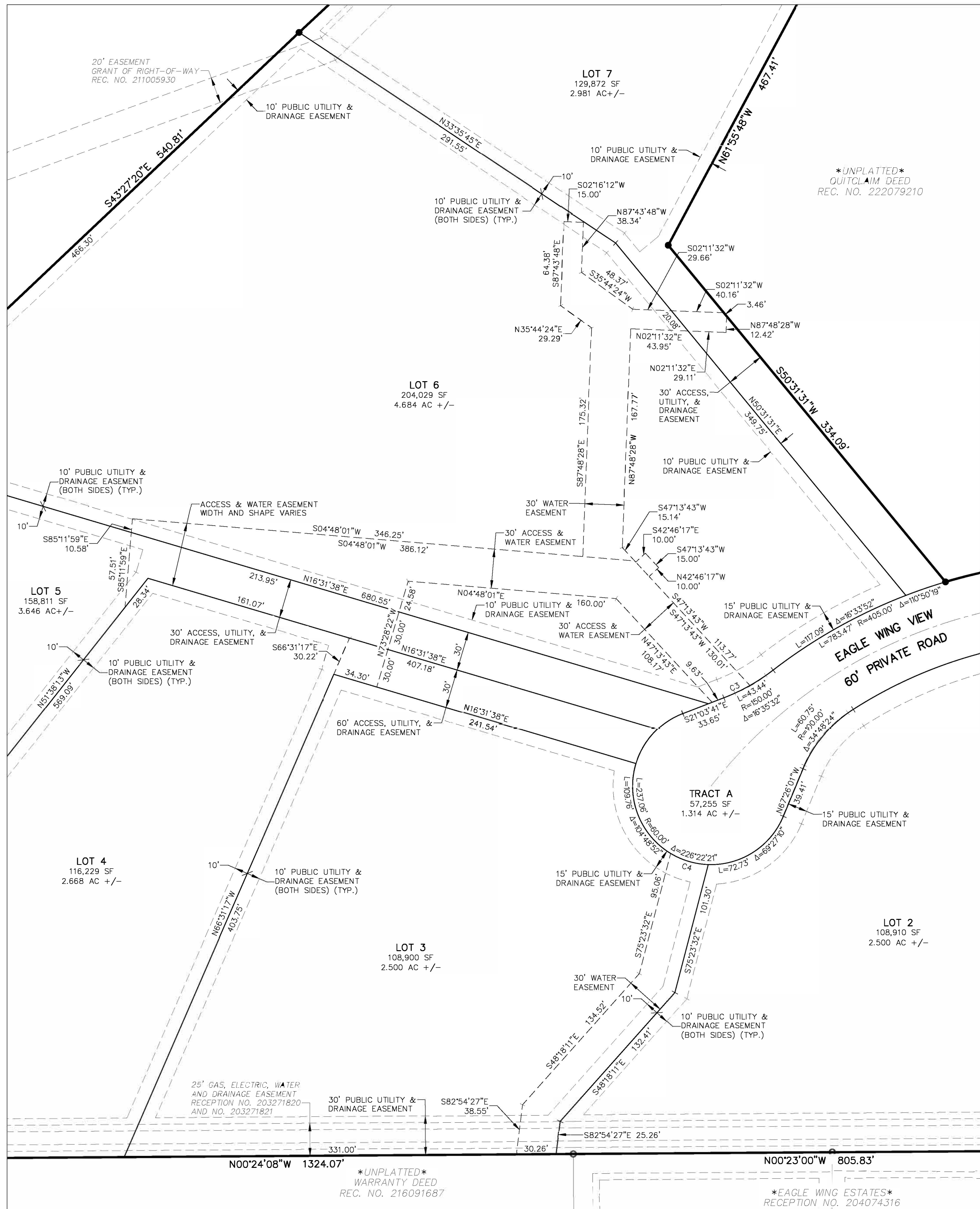
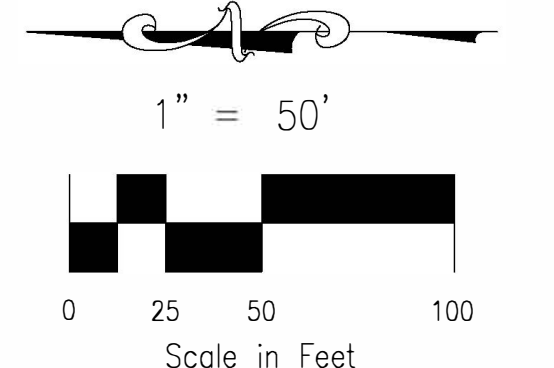
M&S CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE. 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 3 OF 5

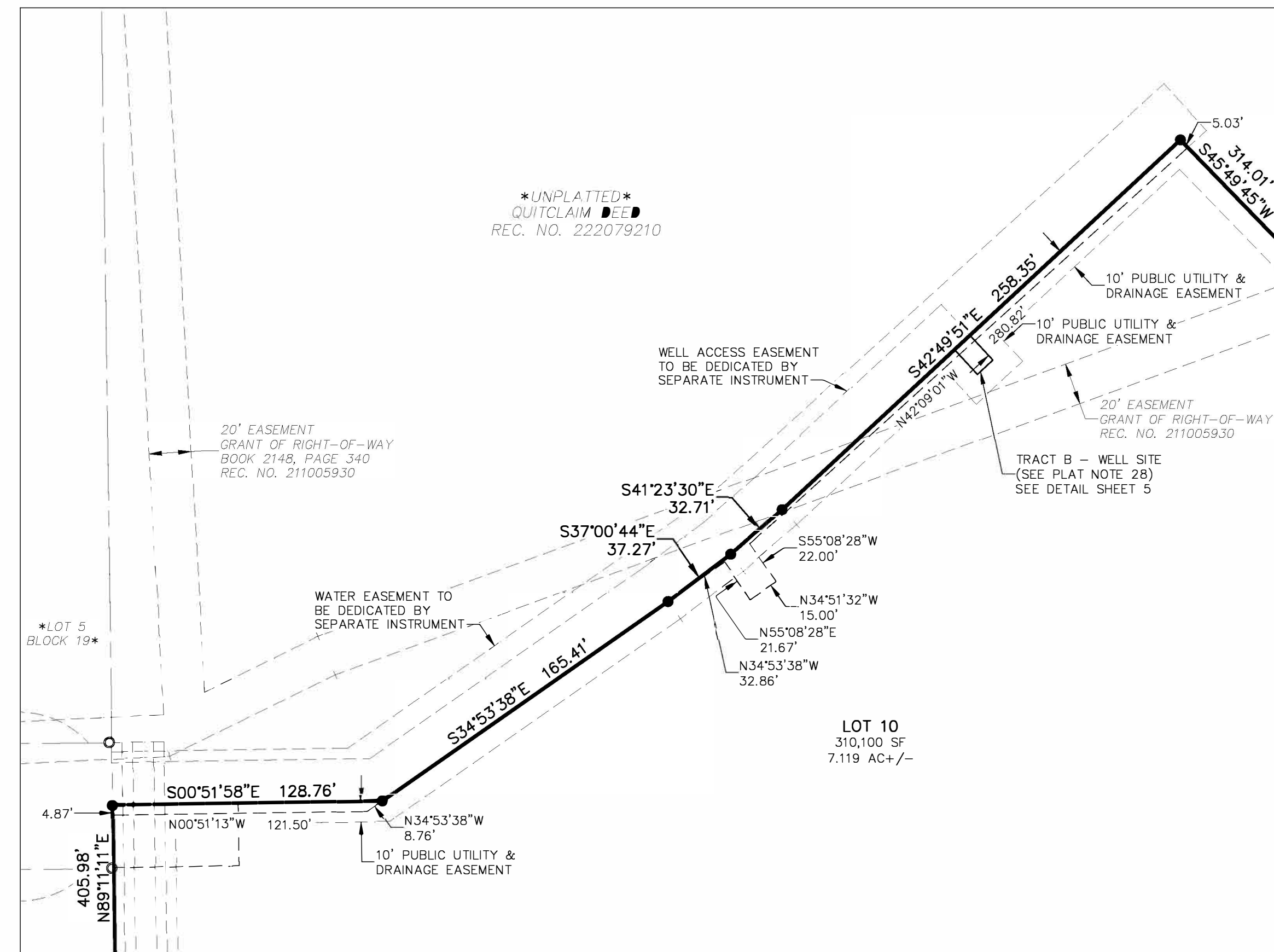
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EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
WATER EASEMENTS DETAILS
 DRAINAGE EASEMENTS (SEE SHEET 3) AND NO-BUILD LINES (SEE SHEET 5)
 NOT SHOWN FOR CLARITY

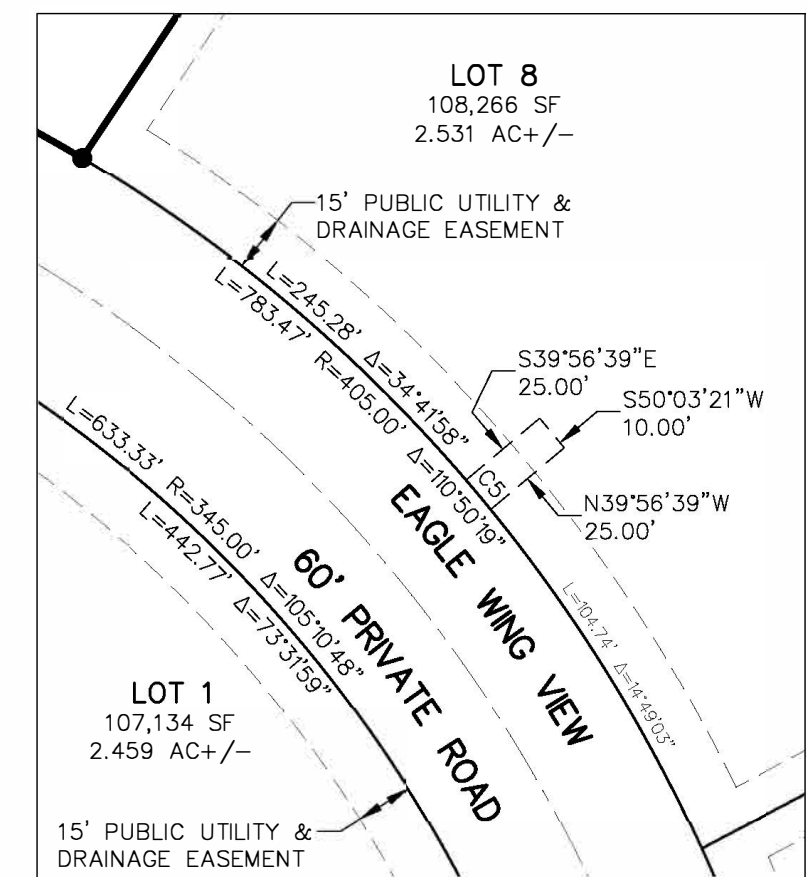
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - SUBDIVISION BOUNDARY
 - LOT/TRACT LINES
 - RIGHT-OF-WAY LINES
 - CENTERLINE
 - EASEMENT LINES
 - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - EXISTING CENTERLINES
 - EXISTING EASEMENT LINES
 - SECTION/QUARTER SECTION LINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



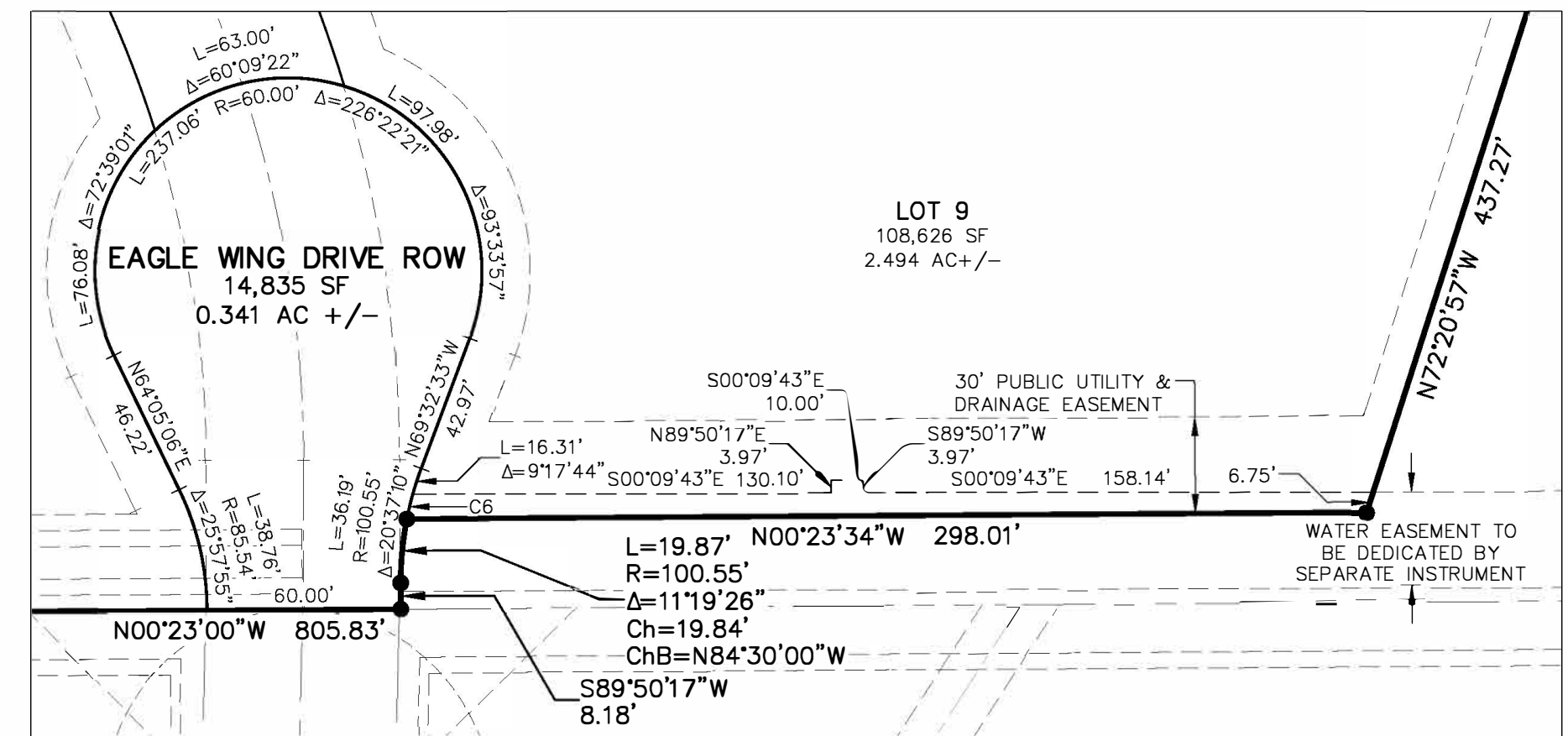
ACCESS & WATER EASEMENT DETAILS
 LOTS 3, 5, 6, & 7
 SCALE: 1" = 50'



WATER EASEMENT DETAILS
 LOT 10
 SCALE: 1" = 50'



WATER EASEMENT DETAIL
 LOT 8
 SCALE: 1" = 50'



WATER EASEMENT DETAIL
 LOT 9
 SCALE: 1" = 50'

EASEMENT CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C3	22.09	150.00	8°26'15"	22.07	N25°16'48"W
C4	30.34	59.50	29°13'14"	30.02	S16°30'17"W
C5	10.00	405.00	1°24'53"	10.00	N50°03'21"E
C6	7.85	100.55	4°28'27"	7.85	S76°36'04"E

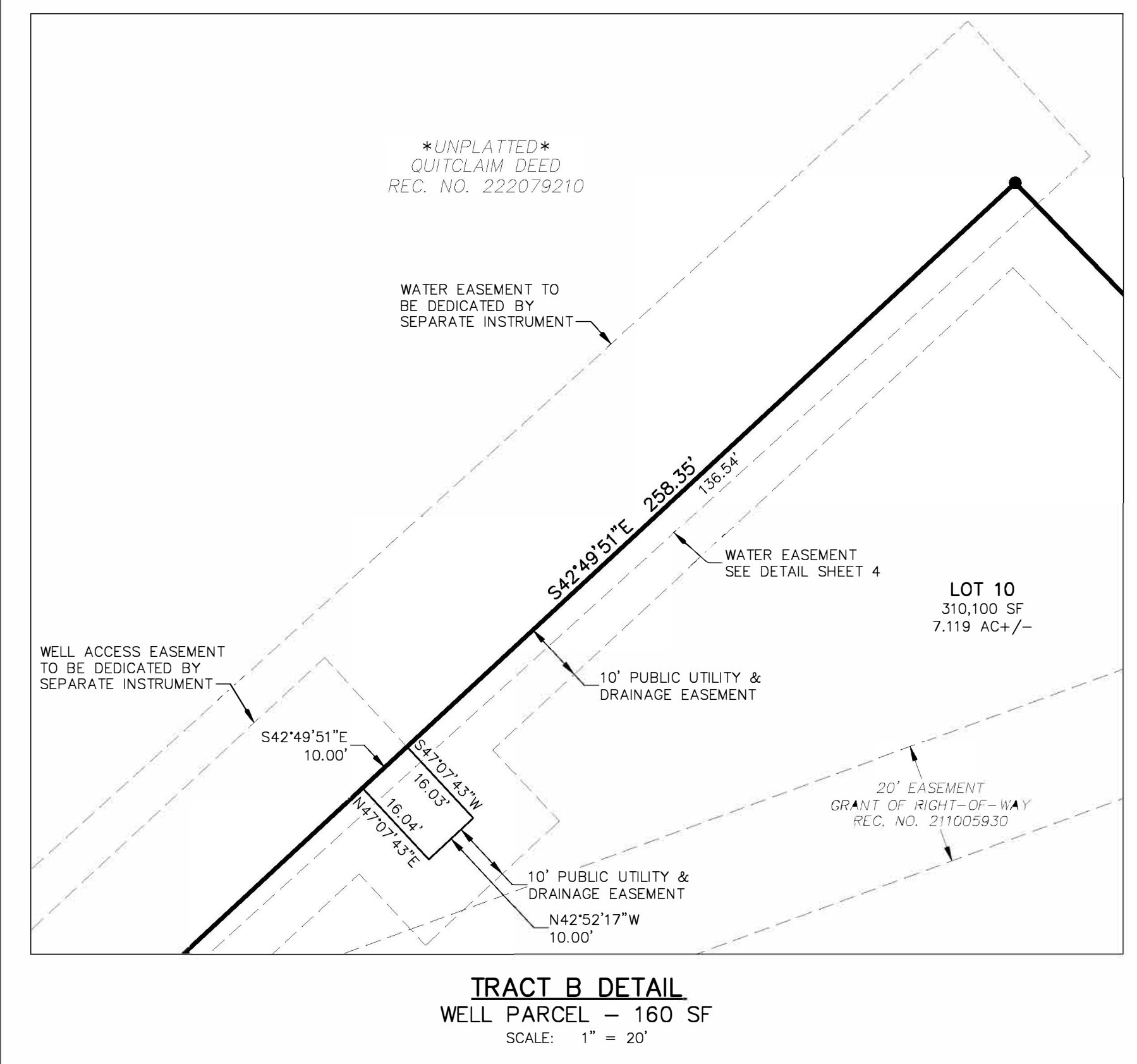
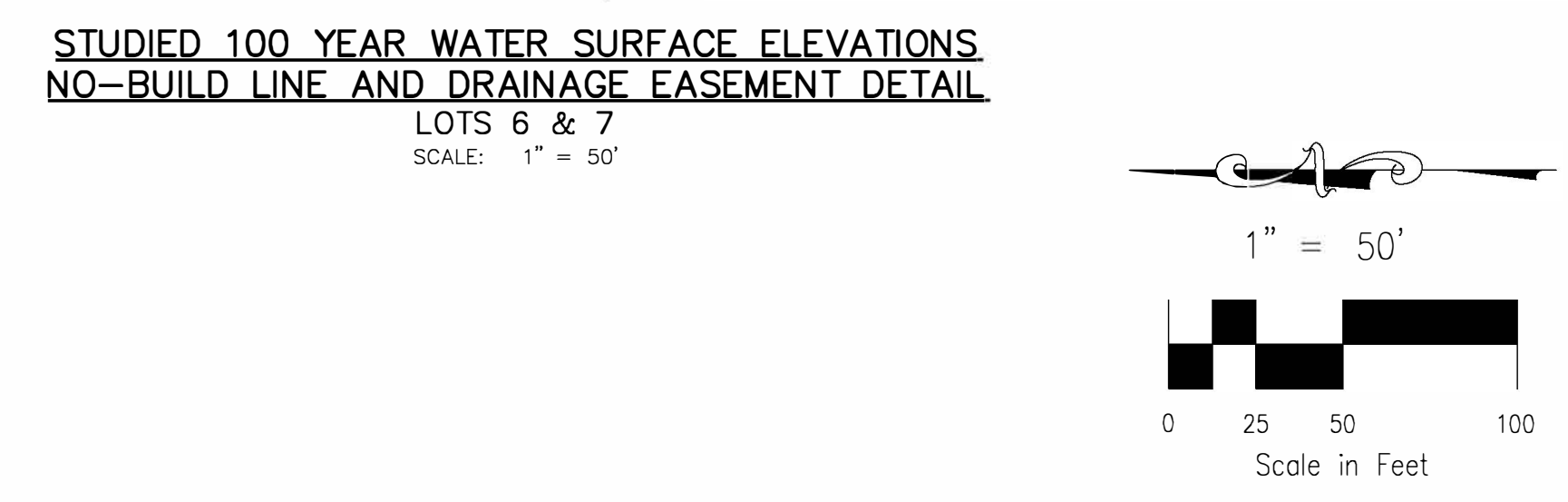
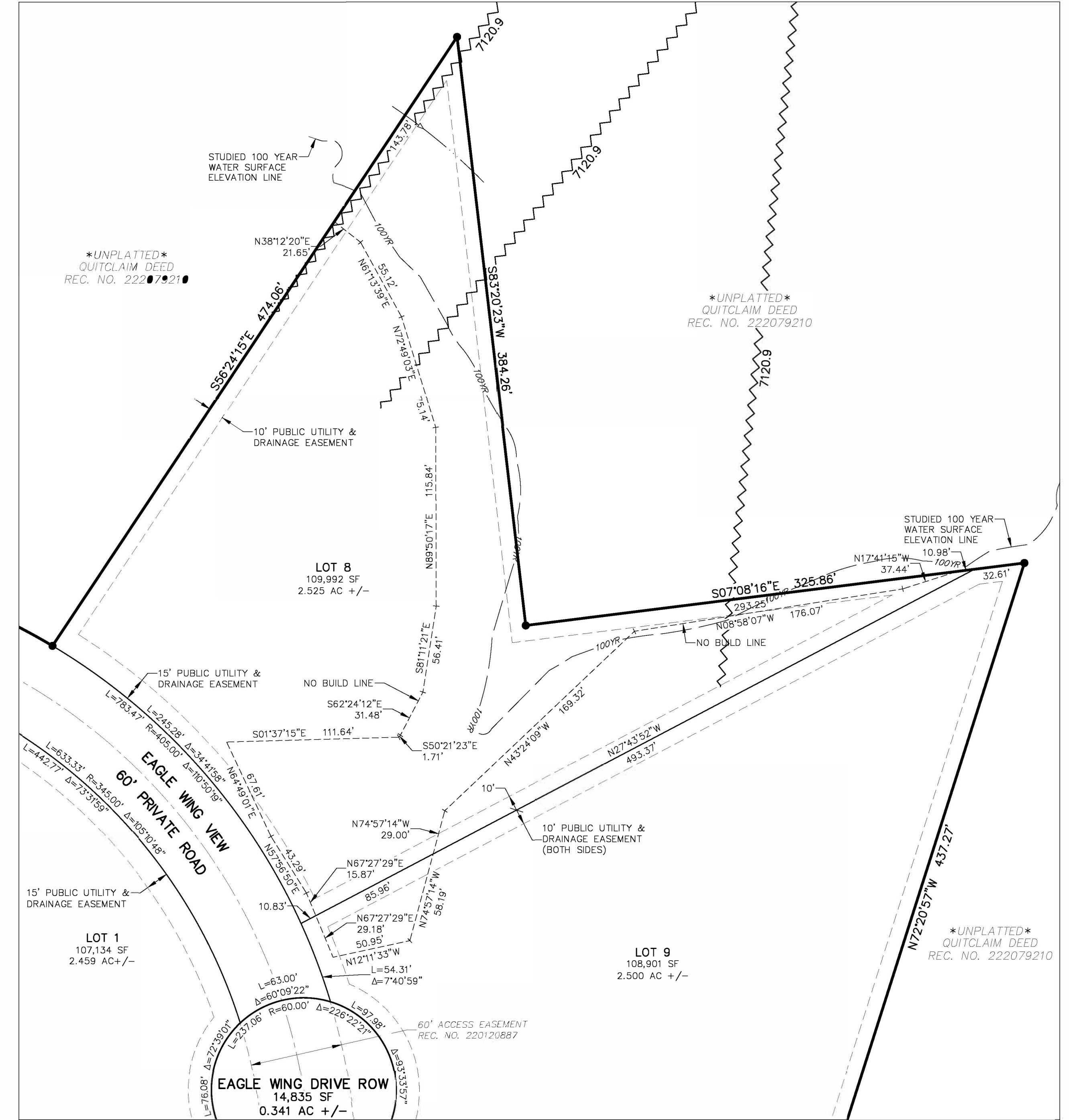
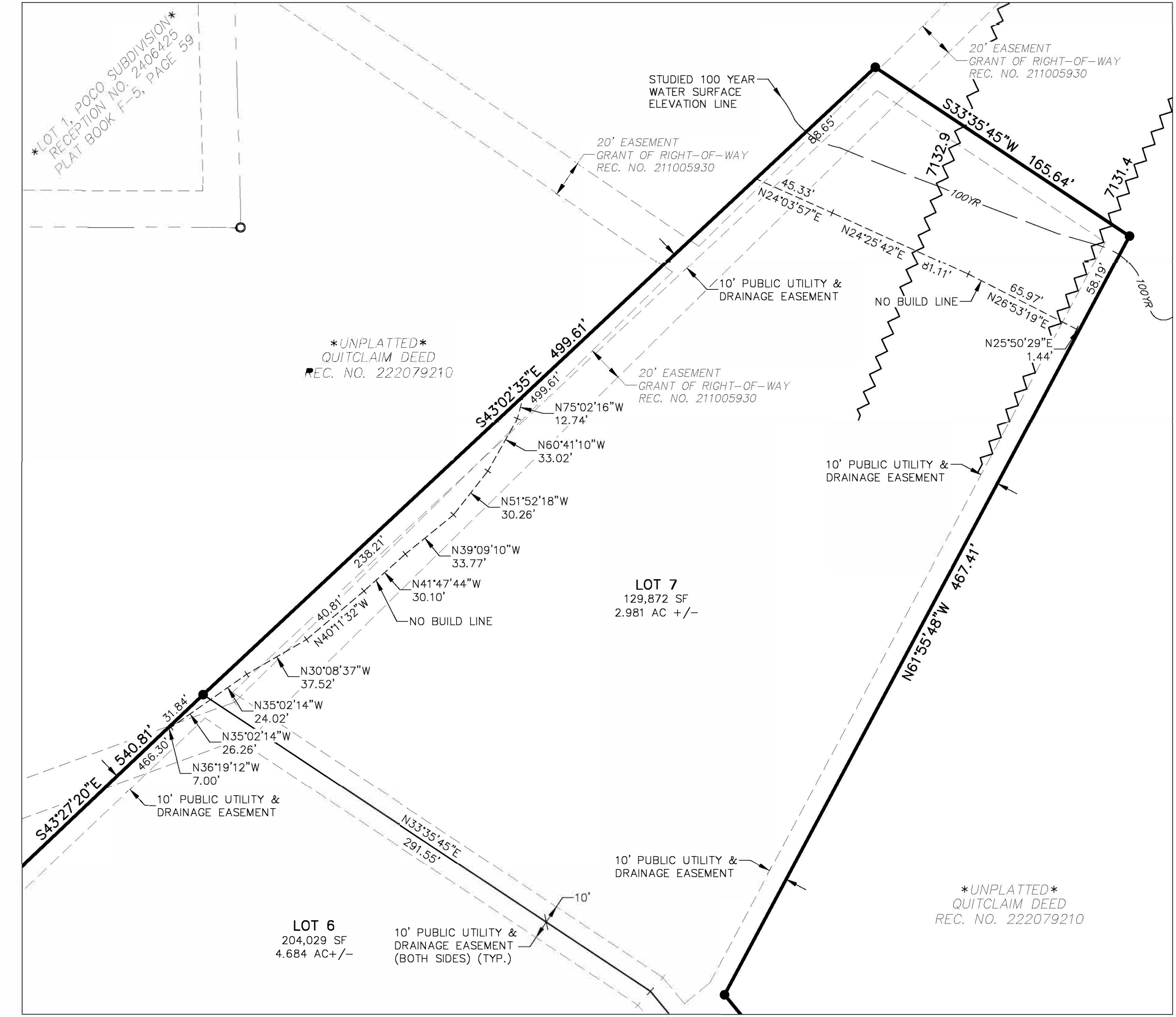
EAGLE RISING FILING NO. 1
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M&S CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE. 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485
 SHEET 4 OF 5

File: C:\3003\EA[Eagle Rising]Survey\Draw\43043 Eagle Rising No 1 Final Plat.dwg Plotstamp: 5/17/2024 9:33 AM

EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NO-BUILD LINES / DRAINAGE EASEMENTS
TRACT B DETAILS
 WATER EASEMENTS (SEE SHEET 4) NOT SHOWN FOR CLARITY

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - - - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - - - EXISTING CENTERLINES
 - - - EXISTING EASEMENT LINES
 - - - SECTION/QUARTER SECTION LINE
 - 100YR STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT - MONUMENT VALLEY ENGINEERS, INC, NOVEMBER 17, 2023)
 - 7121.4 STUDIED BASE FLOOD ELEVATION (BFE) STUDIED BASE FLOOD ELEVATION LINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
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EAGLE RISING FILING NO. 1
 FINAL PLAT
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212 N. WAHSATCH AVE., STE. 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 5 OF 5

File: C:\3003A[Eagle Rising]Survey\Draw\43043 Eagle Rising No. 1 Final Plat.dwg Plotstamp: 5/17/2024 9:33 AM