

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

This does not meet the requirement to provide the Kurie Road ROW.

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:

Include IQ Investors LLC also if the plat includes part of that parcel.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST 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 SOUTHEAST 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 S42°47'58"E A DISTANCE OF 235.00 FEET; THENCE S43°20'42"E A DISTANCE OF 189.85 FEET; THENCE S20°29'11"W A DISTANCE OF 211.29 FEET; THENCE N61°55'48"W A DISTANCE OF 448.93 FEET; THENCE S50°31'31"W A DISTANCE OF 312.04 FEET; THENCE 282.84 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 40°00'49" THE CHORD OF 277.13 FEET WHICH BEARS S03°27'17"W; THENCE S66°32'18"E, NON-TANGENT TO THE PREVIOUS COURSE, 361.10 FEET; THENCE S42°22'15"W A DISTANCE OF 138.26 FEET; THENCE S60°37'49"W A DISTANCE OF 180.68 FEET; THENCE N78°29'29"W A DISTANCE OF 167.50 FEET; THENCE S41°06'13"W A DISTANCE OF 33.89 FEET; THENCE S25°42'00"E A DISTANCE OF 276.39 FEET; THENCE S01°08'27"W A DISTANCE OF 43.93 FEET; THENCE S27°43'52"E A DISTANCE OF 37.54 FEET; THENCE S07°08'16"E A DISTANCE OF 32.61 FEET; THENCE N72°20'57"W A DISTANCE OF 43.27 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 1,535,822 SQUARE FEET (35.258 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 & C:

EAGLE RISING OWNERS ASSOCIATION

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN PLAT NOTE 24 IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION.

THE DEDICATION OF TRACTS B AND C FOR THE PURPOSES SPECIFIED IN PLAT NOTE 25 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

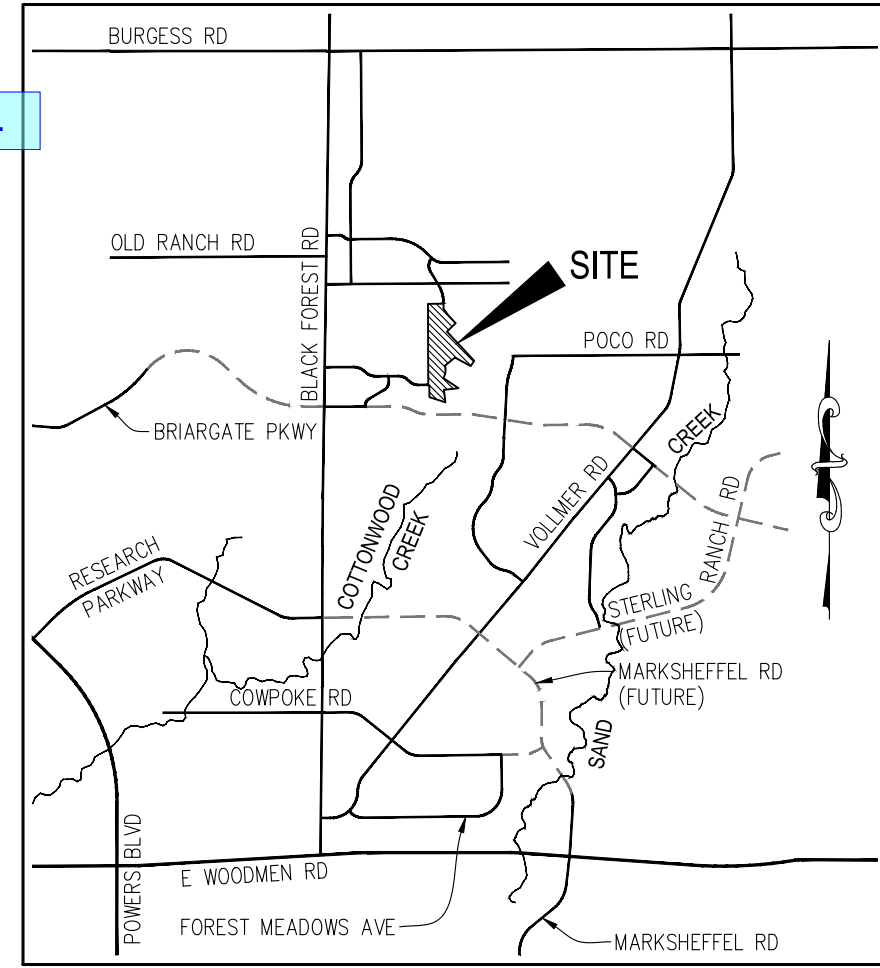
STATE OF COLORADO } ss COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, A.D. BY STEPHEN J. JACOBS, JR, AS PRESIDENT, EAGLE RISING OWNERS ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:



The dates and commitment no. will need to be updated when the plat is recorded to reflect the new title commitment. This is especially important if the external boundary of the subdivision is changing.

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.

Add signature block for IQ Investors LLC also if the plat includes part of that parcel.

THE AFOREMENTIONED CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT THIS DAY OF 2024, A.D.

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

STATE OF COLORADO } ss COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, 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 TRACTS B & C:

MYPAD INC., A COLORADO CORPORATION

THE DEDICATION OF TRACTS B AND C FOR THE PURPOSES SPECIFIED IN PLAT NOTE 25 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 } ss COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, 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 JUNE 20, 2022 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.
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 FILING 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 AND OTHERS.
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. 22-402 OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. 222141806 OF THE EL PASO COUNTY RECORDS. APPROVAL OF THIS PLAT REMOVES CONDITION NO. 2 REGARDING ADDITIONAL BUILDING PERMITS.
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 DRIVEWAY 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. DRIVEWAYS CURRENTLY EXIST FOR 10195 KURIE DRIVE AND 7495 EAGLE WING DRIVE. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ANY NECESSARY DRIVEWAY CULVERT CONSTRUCTION AND DRIVEWAY GRADING. IF ALL OWNERS OF LOTS 3,4,5,6 AGREE TO FILL POND FOR DRIVEWAYS, ENGINEERING CONSULTATION RECOMMENDED. ACCESS TO LOTS 4,5,7 PROVIDED BY ACCESS EASEMENT OVER LOT 6. NO ADDITIONAL DRIVEWAYS CAN BE CONSTRUCTED WITHOUT OWNER'S ASSOCIATION APPROVAL.
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 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. ADDITIONAL INVESTIGATIONS BY SOILS ENGINEER AT TIME OF FOUNDATION DESIGN IS RECOMMENDED TO BE CONDUCTED ON THE SITE TO DETERMINE BASEMENT FEASIBILITY ONCE BUILDING SITES HAVE BEEN DETERMINED.
- "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. TRACTS B AND C LAND AND WELLS SHALL BE OWNED BY MYPAD, INC., AND OR ASSIGNS. THE EXISTING WELLS ON TRACTS B AND C 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.
27. THIS PROPERTY IS SUBJECT TO A STORMWATER FACILITY MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. THE EAGLE RISING OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
28. WHEN FOUR OR MORE LOTS ACCESS KURIE ROAD, A TURNAROUND IS REQUIRED TO BE CONSTRUCTED AS SHOWN ON THE PRELIMINARY PLAN.
29. OWNER'S ASSOCIATION REQUIRES ADVANCED NOTICE FOR ALL NON-EMERGENCY ACCESS.

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 2024.

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

Please address the Colorado Geological Survey comments on Note 18 by providing for mitigation measures. Staff recommends updating the highlighted part to state that basements are prohibited.

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

Administrative final plat does not have BoCC certificate. Please replace with the following PCD Director signature certificate: This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the day of 20, subject to any notes or conditions specified herein.

Planning and Community Development Director

No BoCC signature block needed

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)) ss COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT DAY OF 2024, A.D., AND DULY RECORDED IN NO. OF THE RECORDS OF EL PASO COUNTY.

BY: STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

FEES:

Table with columns for Fee Type, Amount, and Notes. Includes Drainage Fees (\$61,516.11), Bridge Fees (\$4,486.46), School Fees (\$3,600.00), and Park Fees (\$4,600.00).

D20 fees \$306 x 10 lots = \$3,060.

Per Parks Advisory Board comment letter, the correct fee amount should be \$4,140.

SUMMARY:

Summary table with columns for Tracts, Right-of-Way, and Total. Shows 10 lots, 3 tracts, 0.341 acres right-of-way, and 35.258 acres total at 100.00%.

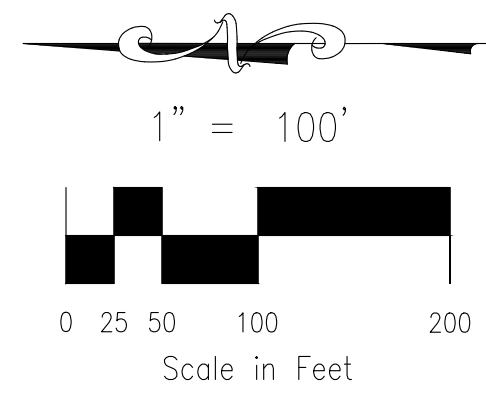
EAGLE RISING FILING NO. 1 FINAL PLAT JOB NO. 43-043 DATE PREPARED: 06/30/2022 DATE REVISION: 06/30/2022 DATE REVISION: 01/31/2023 DATE REVISION: 03/14/2023 DATE REVISION: 07/17/2023 DATE REVISION: 08/28/2023 PCD FIL. NO. SF-22-25



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

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)

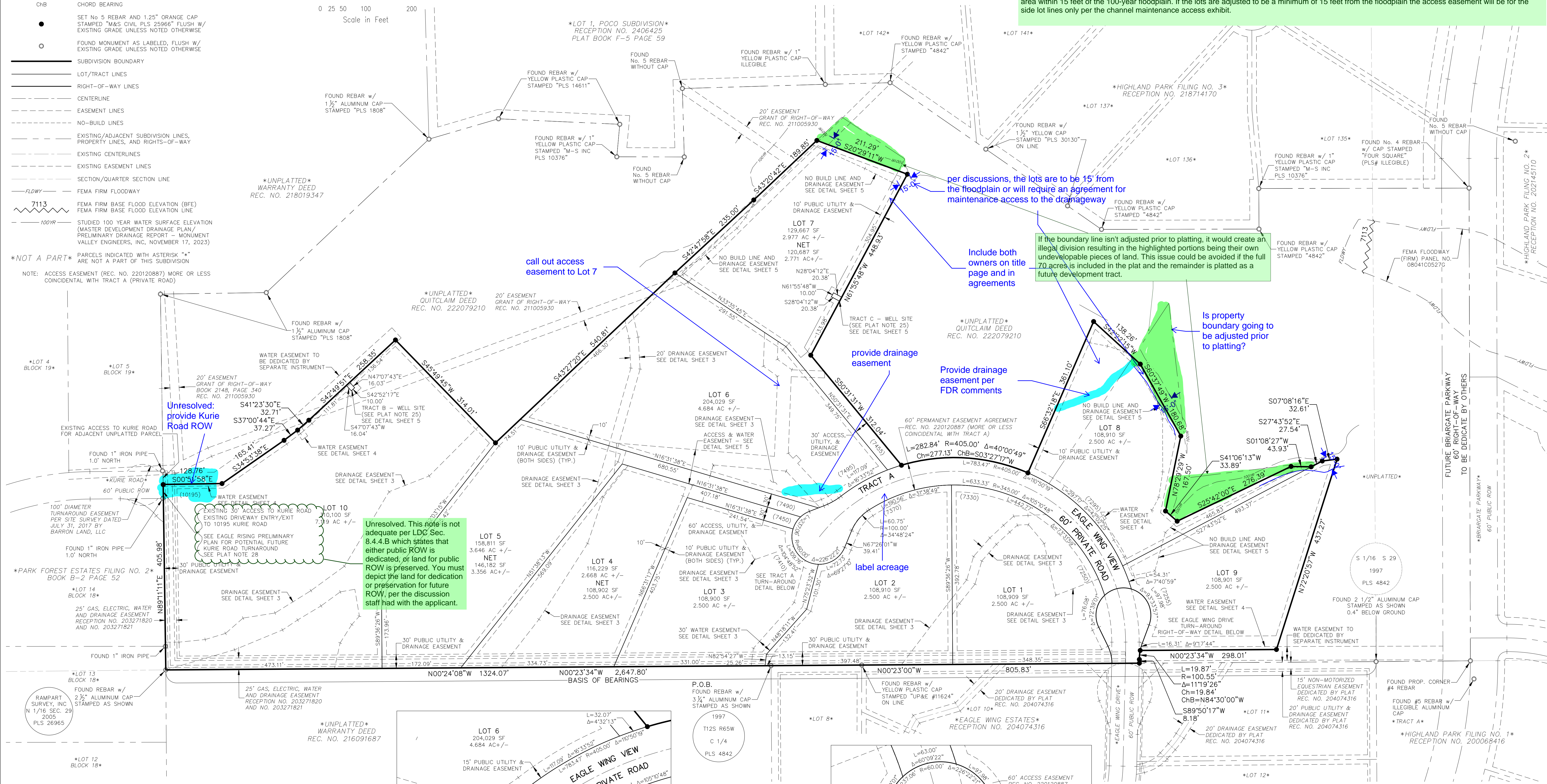


EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

1. As shown on the plat below, both owners would need to be signatory to all documents. This would involve resubmitting the SIA, DMA, and any other agreements that require owner certification since the property in question would incorporate land owned by both parties. If you shift the boundary of the two unplatted master parcels prior to plat recording (and show coincident property line on the plat) this would avoid the need for the second owner to sign all the documents.

2. The plat still needs to account for Kurie Road ROW, also requiring a new legal description and closure calculations, which also need to be revised if the lots are adjusted any further.

3. If the lots remain as shown, the channel maintenance access easement agreement (for access to the channel along the lot lines) needs to include the area within 15 feet of the 100-year floodplain. If the lots are adjusted to be a minimum of 15 feet from the floodplain the access easement will be for the side lot lines only per the channel maintenance access exhibit.



Unresolved: provide Kurie Road ROW

Unresolved. This note is not adequate per LDC Sec. 8.4.4.B which states that either public ROW is dedicated, or land for public ROW is preserved. You must depict the land for dedication or preservation for future ROW, per the discussion staff had with the applicant.

call out access easement to Lot 7

label acreage

provide drainage easement

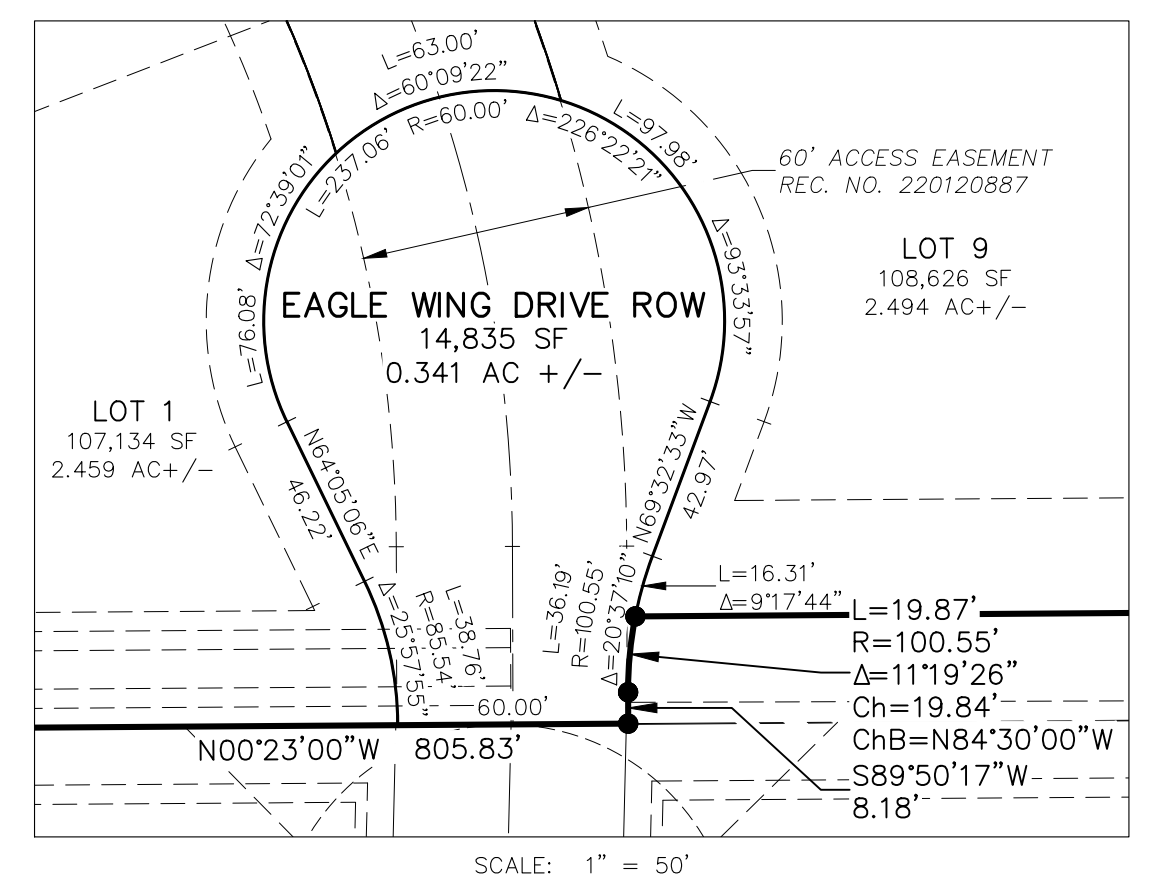
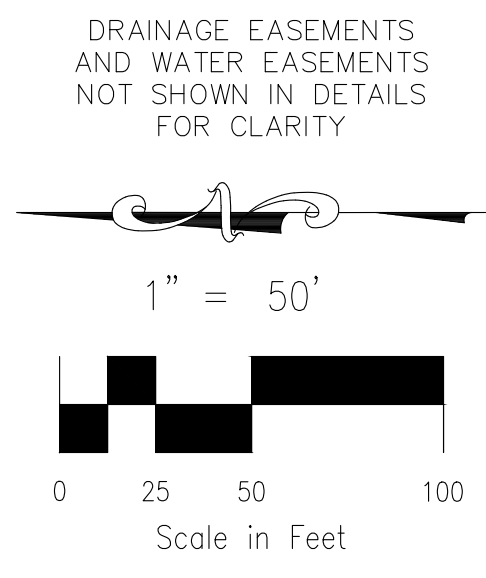
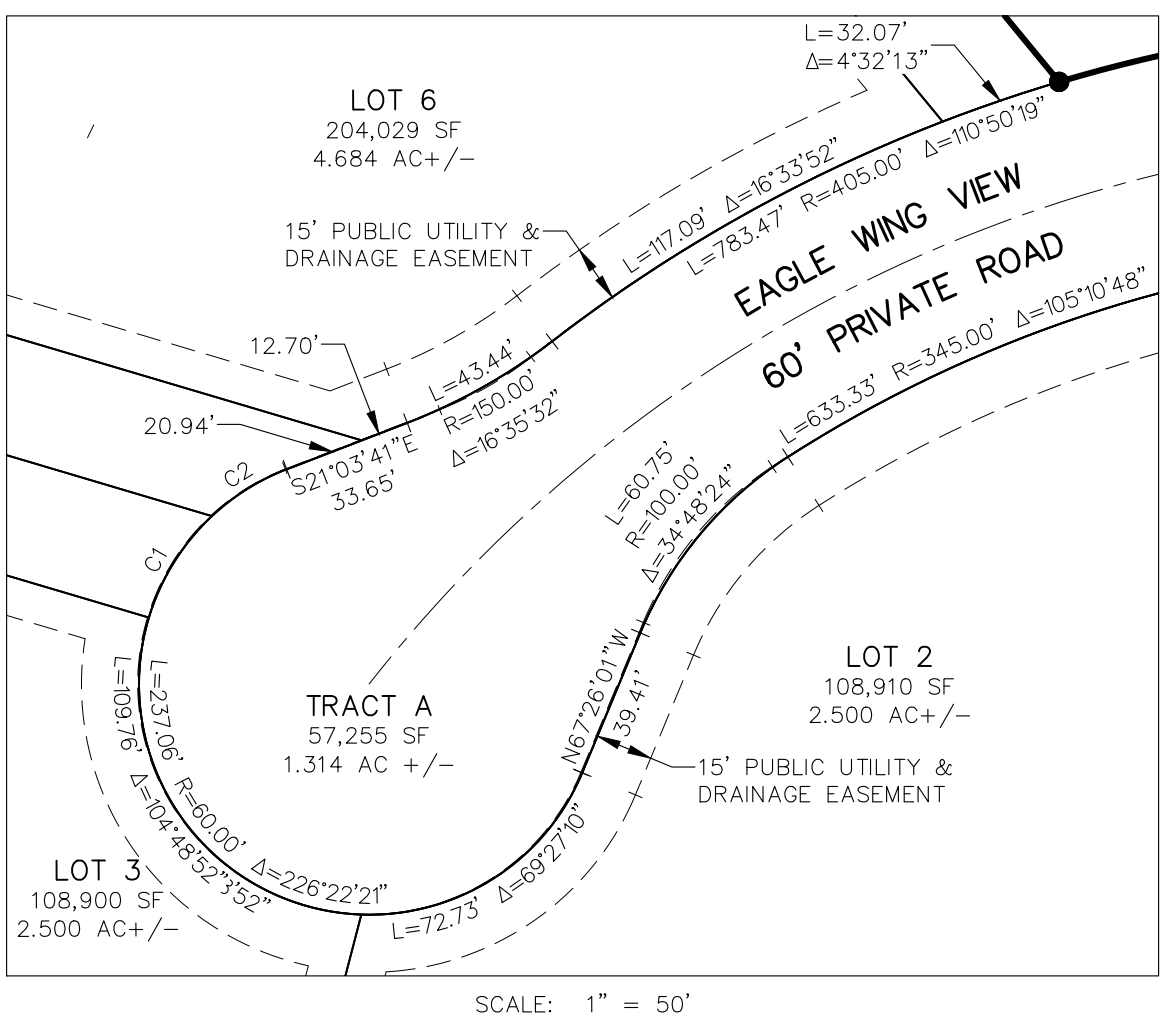
Provide drainage easement per FDR comments

per discussions, the lots are to be 15' from the floodplain or will require an agreement for maintenance access to the drainageway

Include both owners on title page and in agreements

Is property boundary going to be adjusted prior to platting?

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
 DATE REVISION: 03/14/2023 DATE REVISION: 07/30/2024
 DATE REVISION: 07/17/2023
 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

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

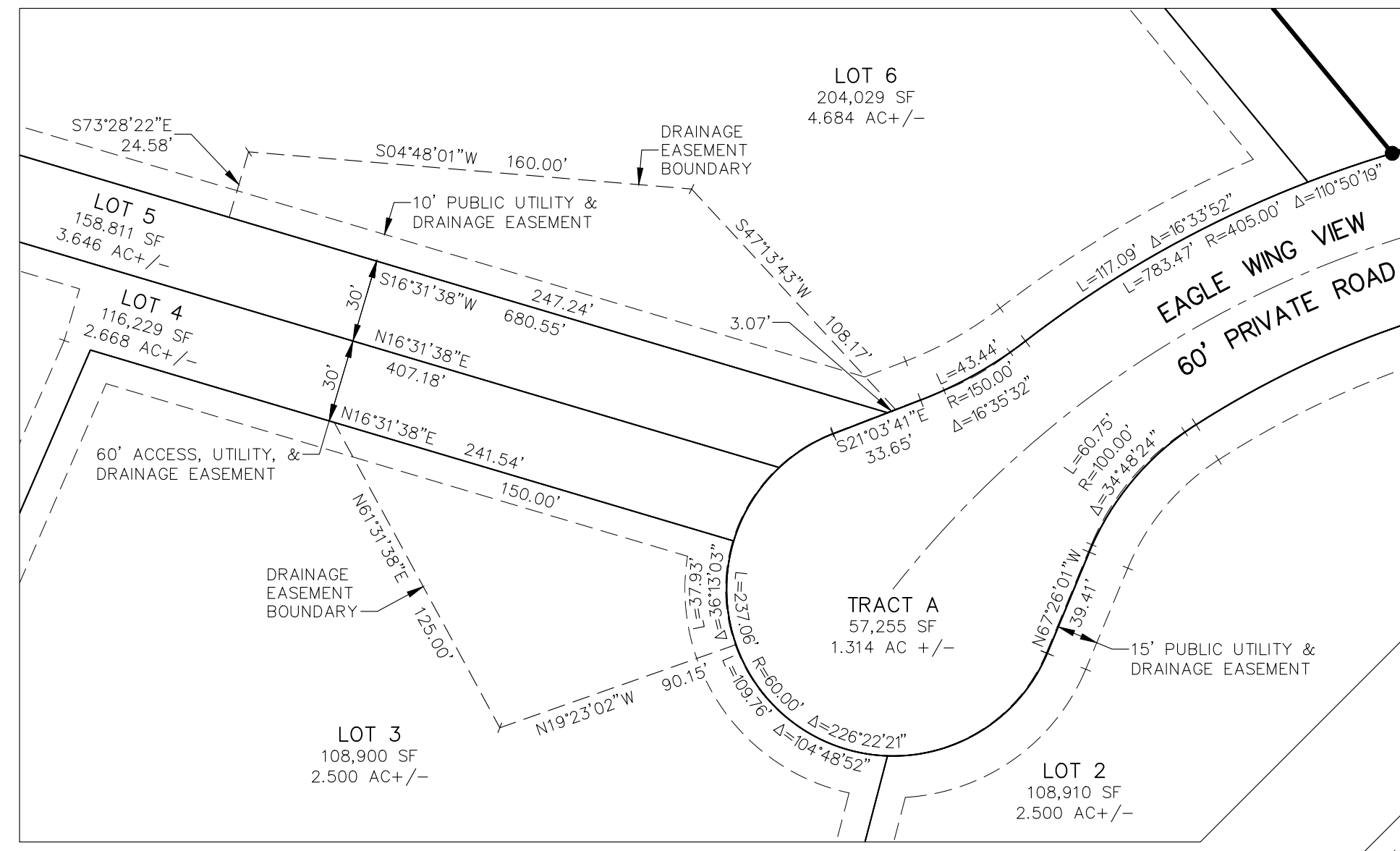
DRAINAGE EASEMENTS DETAILS

WATER EASEMENTS (SEE SHEET 4) AND NO-BUILD LINES (SEE SHEET 5)
NOT SHOWN FOR CLARITY

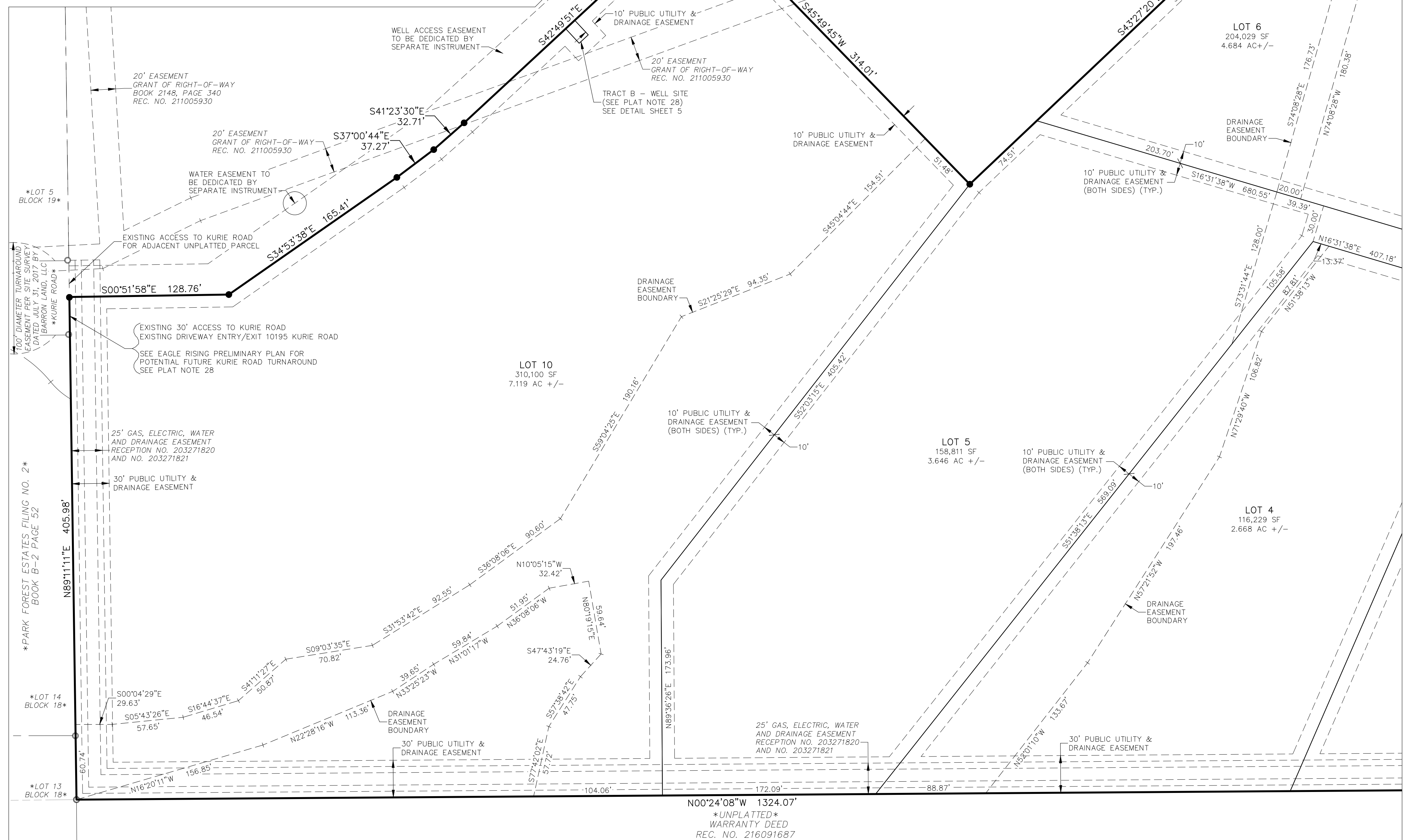
LEGEND:

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

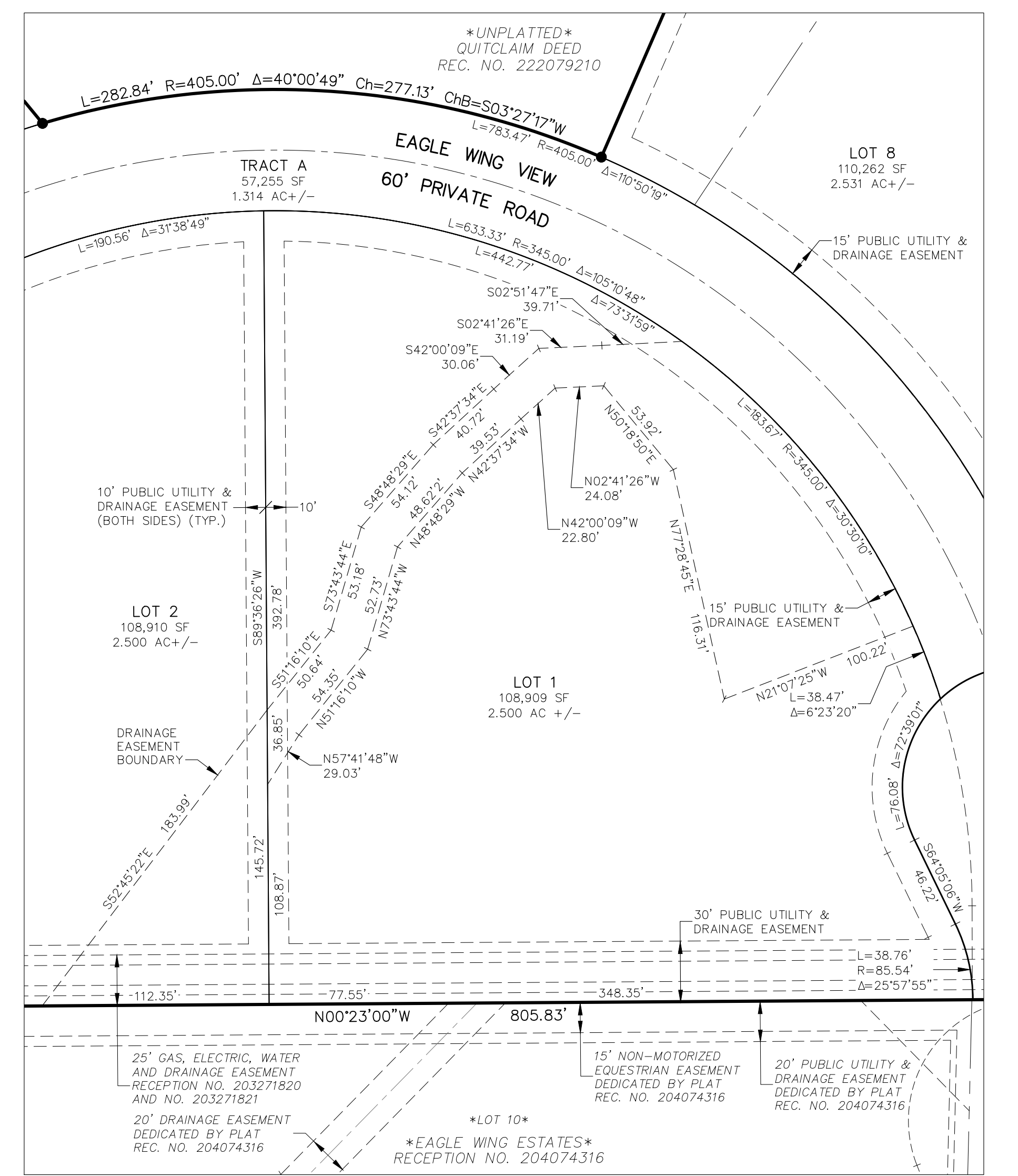
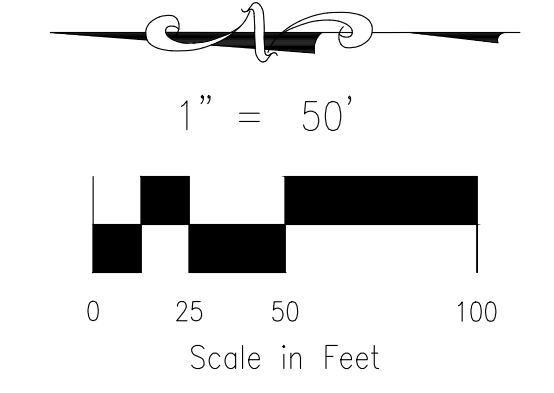
NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



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 REVISION: 01/31/2023
DATE REVISION: 03/14/2023
DATE REVISION: 07/17/2023
DATE REVISION: 08/28/2023
PCD FIL. NO. SF-22-25

DATE REVISION: 11/20/2023
DATE REVISION: 05/17/2024
DATE REVISION: 07/30/2024

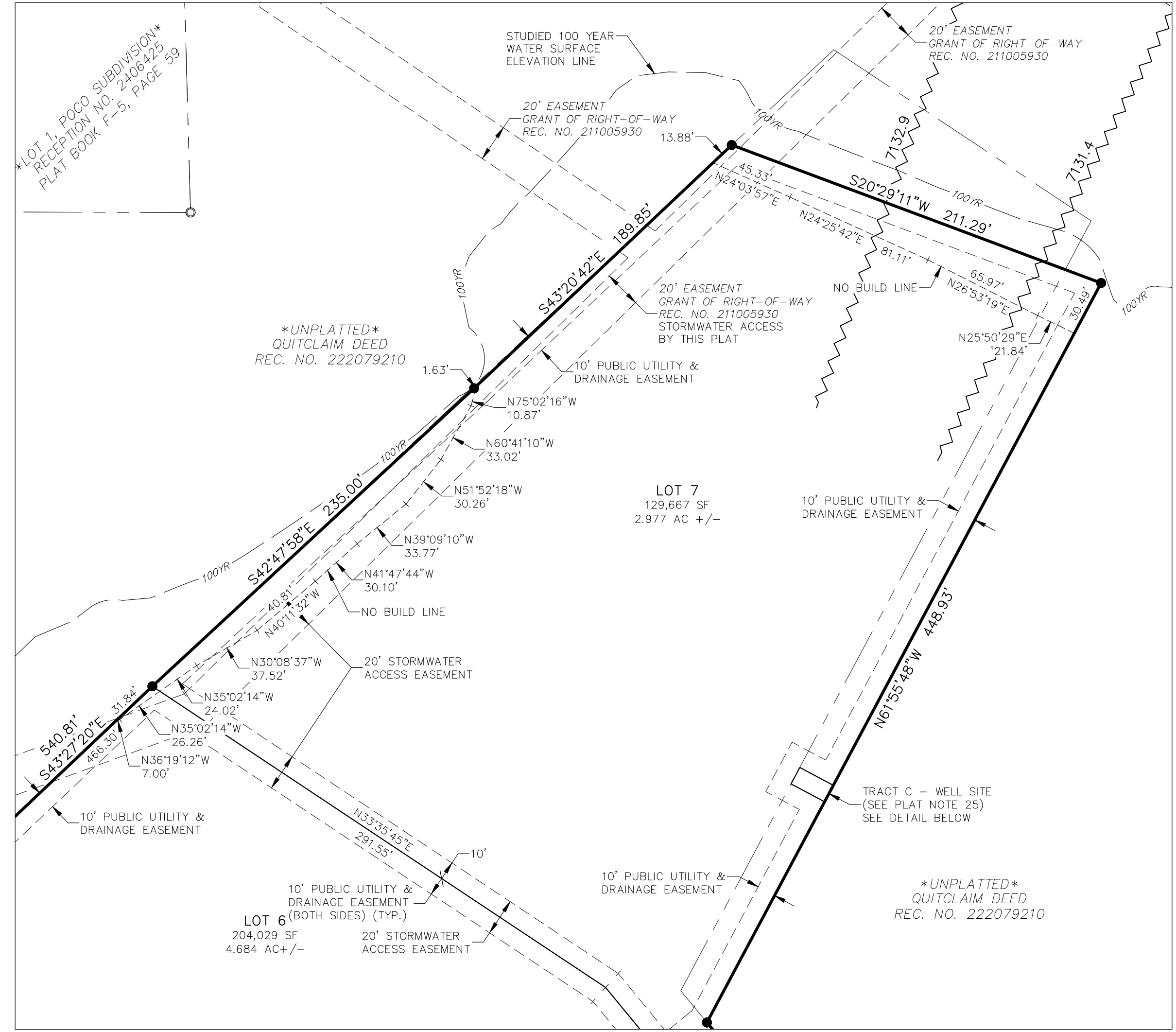
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 3 OF 5

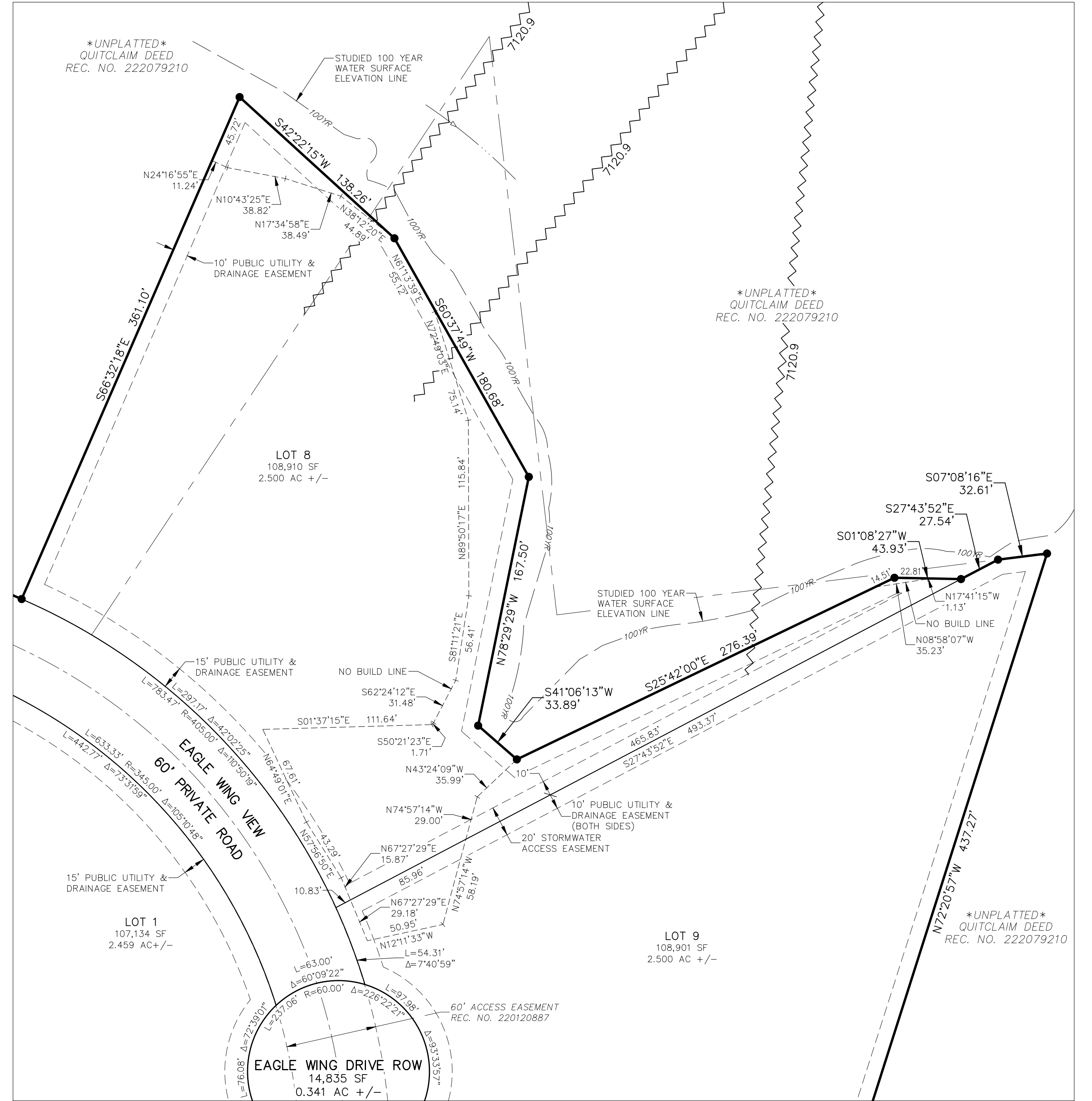
File: C:\3003A[Eagle Rising]Survey\Draw\43043 Eagle Rising No. 1 Final Plat.dwg Plotstamp: 7/31/2024 9:12 AM

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
NO-BUILD LINES / DRAINAGE EASEMENTS
TRACT B DETAILS
 WATER EASEMENTS (SEE SHEET 4) NOT SHOWN FOR CLARITY

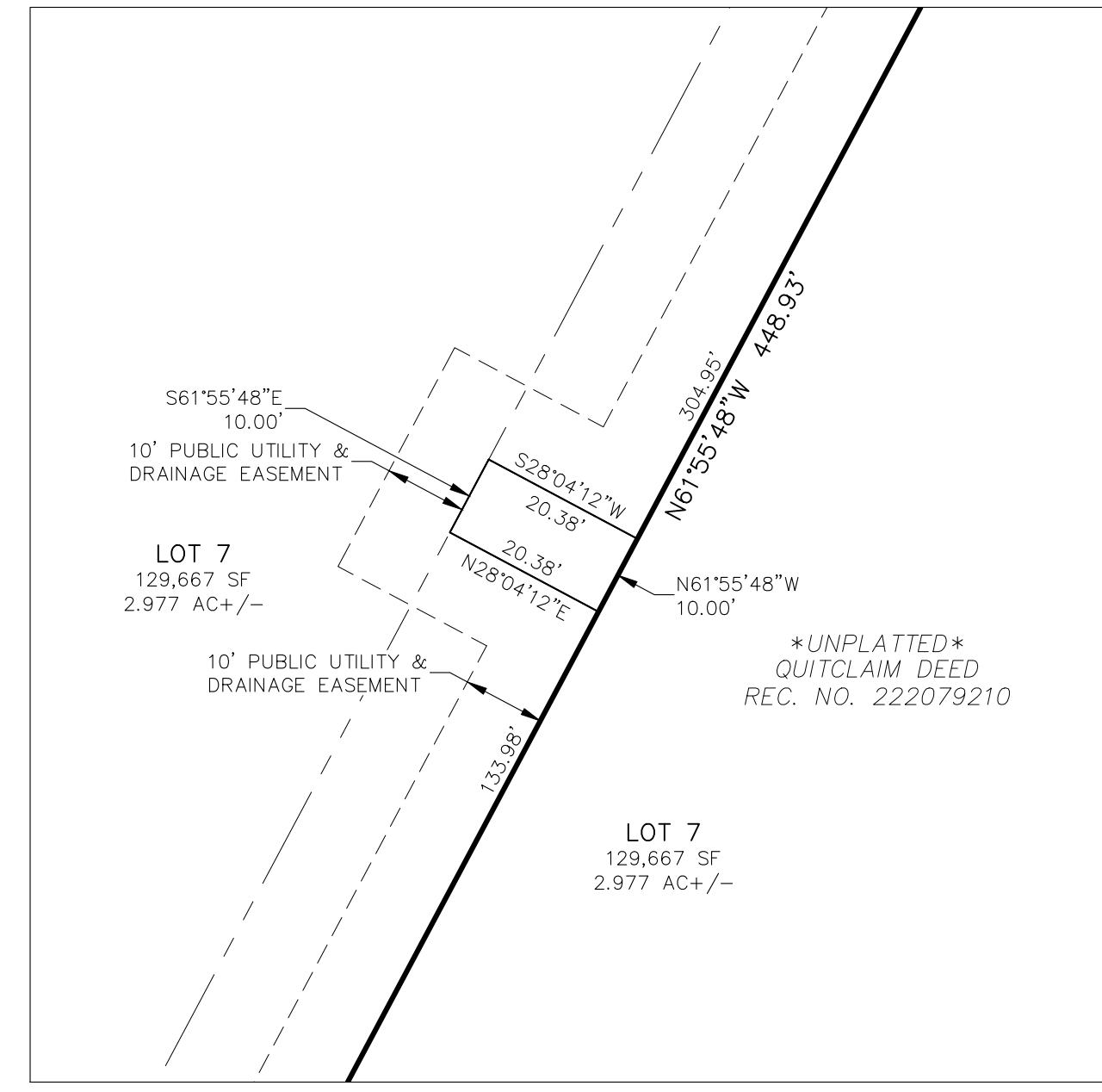
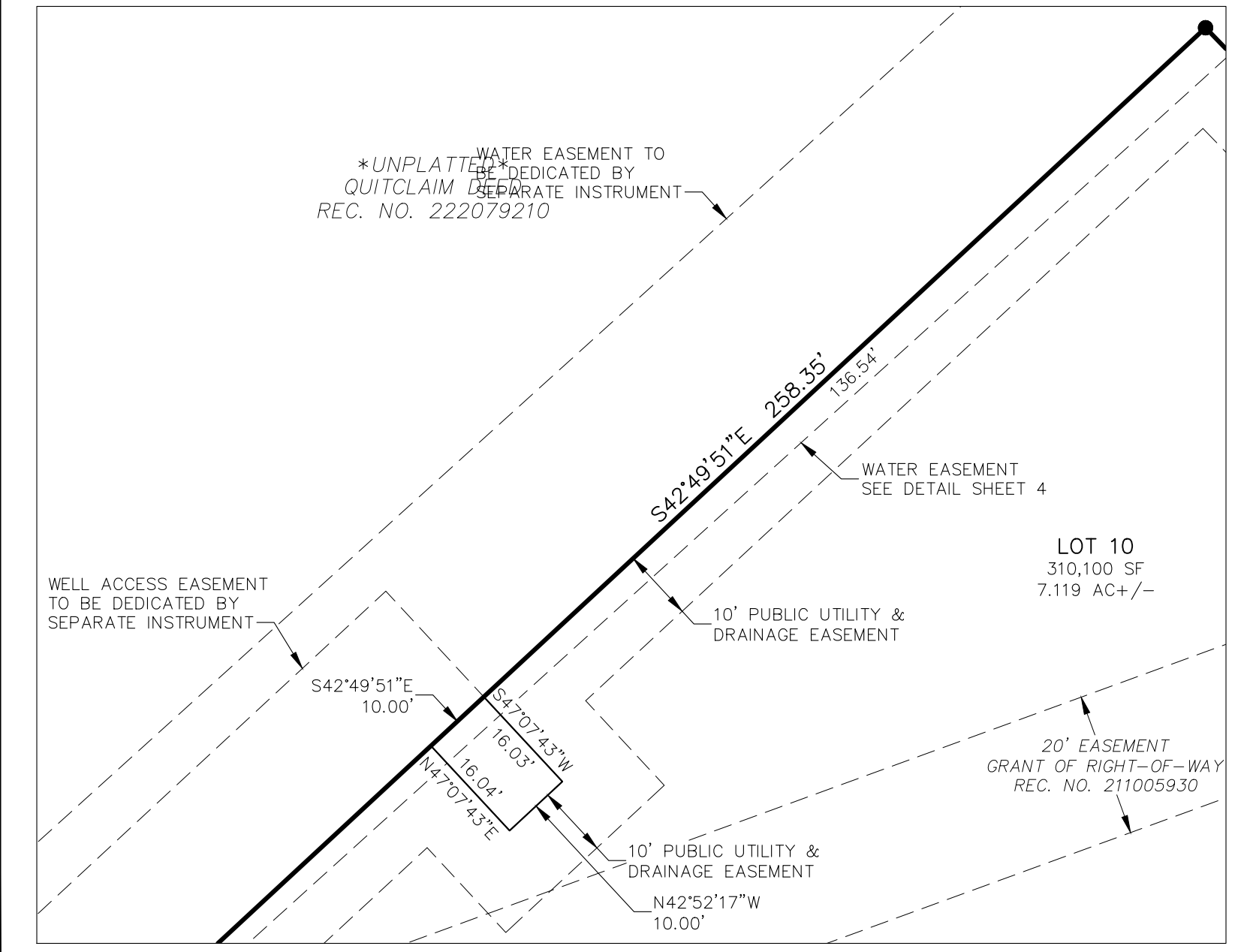
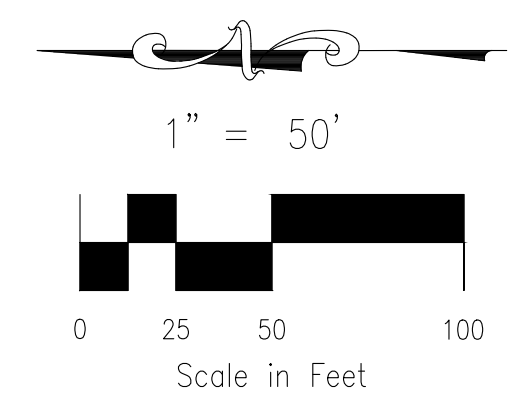
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - SUBDIVISION 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
 - 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
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL**
 LOTS 6 & 7
 SCALE: 1" = 50'



**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL**
 LOTS 8 & 9
 SCALE: 1" = 50'



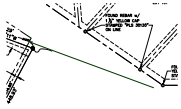
EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022 DATE REVISED: 11/20/2023
 DATE REVISED: 01/31/2023 DATE REVISED: 05/17/2024
 DATE REVISED: 03/14/2023 DATE REVISED: 07/30/2024
 DATE REVISED: 07/17/2023
 DATE REVISED: 08/28/2023
 PCD FIL. NO. SF-22-25

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

File: C:\3003A\Eagle Rising\Draw\43043 Eagle Rising No. 1 Final.dwg PlotStamp: 7/31/2024 9:14 AM

V6_Final Plat Drawings comments.pdf Markup Summary

Arrow (2)

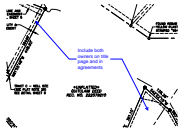


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Page Label: Sheet 2
Author: Ryan Howser
Date: 8/13/2024 1:33:41 PM
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Layer:
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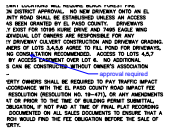
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Author: Ryan Howser
Date: 8/13/2024 1:35:00 PM
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Callout (11)



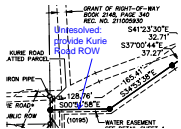
Subject: Callout
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 10:39:22 AM
Status:
Color: ■
Layer:
Space:

Include both owners on title page and in agreements



Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 4:08:26 PM
Status:
Color: ■
Layer:
Space:

approval required



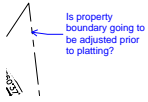
Subject: Callout
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 4:14:36 PM
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Unresolved: provide Kurie Road ROW



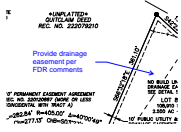
Subject: Callout
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 12:16:14 PM
Status:
Color: ■
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Space:

per discussions, the lots are to be 15' from the floodplain or will require an agreement for maintenance access to the drainageway



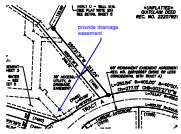
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Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 10:39:54 AM
Status:
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Layer:
Space:

Is property boundary going to be adjusted prior to platting?



Subject: Callout
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 11:23:02 AM
Status:
Color: ■
Layer:
Space:

Provide drainage easement per FDR comments



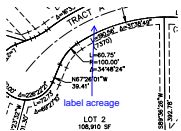
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Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 12:14:48 PM
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Space:

provide drainage easement



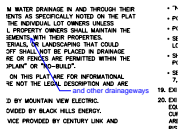
Subject: Callout
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 12:15:09 PM
Status:
Color: ■
Layer:
Space:

call out access easement to Lot 7



Subject: Callout
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 12:21:25 PM
Status:
Color: ■
Layer:
Space:

label acreage



Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Jeff Rice - EPC Engineering Review
Date: 8/14/2024 12:00:12 PM
Status:
Color: ■
Layer:
Space:

and other drainageways

ION OF DRAINAGE EASEMENTS WITH THEIR P
CTURES, FENCES, MATERIALS, OR LANDSCAP
SE THE FLOW OF RUNOFF SHALL NOT BE PL
MENTS. NO STRUCTURE OR FENCES ARE PI
S DESIGNATED "FLOODPLAIN" OR "NO-BUILD
ADDRESSES EXHIBITED ON THIS PLAT ARE F
OSES ONLY. THEY ARE NOT THE LEGAL DE
ECT TO CHANGE. of drainageways
TRIC SERVICE PROVIDED BY MOUNTAIN VIEW
RAL GAS SERVICE PROVIDED BY BLACK HILL
-OPTIC TELECOM SERVICE PROVIDED BY CE

Subject: Callout
Page Label: Sheet 1 - Cover & Notes
Author: Jeff Rice - EPC Engineering Review
Date: 8/14/2024 12:00:41 PM
Status:
Color: ■
Layer:
Space:

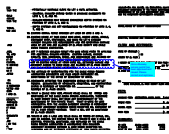
or drainageways

Cloud+ (2)



Subject: Cloud+
Page Label: Sheet 1 - Cover & Notes
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 4:13:33 PM
Status:
Color: ■
Layer:
Space:

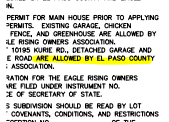
This does not meet the requirement to provide the Kurie Road ROW.



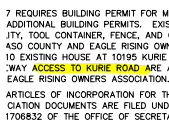
Subject: Cloud+
Page Label: Sheet 1 - Cover & Notes
Author: eschoenheit
Date: 8/15/2024 11:56:45 AM
Status:
Color: ■
Layer:
Space:

Once driveway access permit has been approved and issued. Please correct and rephrase.

Highlight (2)

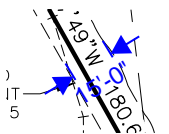


Subject: Highlight
Page Label: Sheet 1 - Cover & Notes
Author: eschoenheit
Date: 8/15/2024 11:55:27 AM
Status:
Color: ■
Layer:
Space:



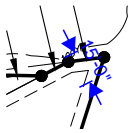
Subject: Highlight
Page Label: Sheet 1 - Cover & Notes
Author: eschoenheit
Date: 8/15/2024 11:55:29 AM
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Color: ■
Layer:
Space:

Length Measurement (4)

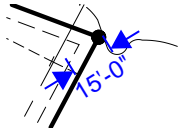


Subject: Length Measurement
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 2:35:41 PM
Status:
Color: ■
Layer:
Space:

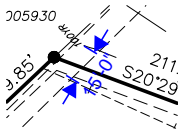
15'-0"



Subject: Length Measurement
Page Label: Sheet 2 15'-0"
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 2:37:20 PM
Status:
Color: ■
Layer:
Space:

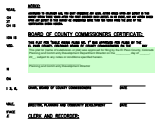


Subject: Length Measurement
Page Label: Sheet 2 15'-0"
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 3:19:03 PM
Status:
Color: ■
Layer:
Space:



Subject: Length Measurement
Page Label: Sheet 2 15'-0"
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 3:19:58 PM
Status:
Color: ■
Layer:
Space:

PCD Director (1)



Subject: PCD Director
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/13/2024 1:37:21 PM
Status:
Color: ■
Layer:
Space:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

 Planning and Community Development Director

Planner (15)

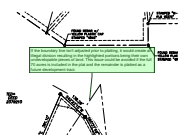


Subject: Planner
Page Label: Sheet 2
Author: Ryan Howser
Date: 8/13/2024 1:29:10 PM
Status:
Color: ■
Layer:
Space:

Unresolved. This note is not adequate per LDC Sec. 8.4.4.B which states that either public ROW is dedicated, or land for public ROW is preserved. You must depict the land for dedication or preservation for future ROW, per the discussion staff had with the applicant.

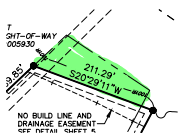


Subject: Planner
Page Label: Sheet 2
Author: Ryan Howser
Date: 8/13/2024 1:32:22 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: Sheet 2
Author: Ryan Howser
Date: 8/14/2024 12:03:09 PM
Status:
Color: ■
Layer:
Space:

If the boundary line isn't adjusted prior to platting, it would create an illegal division resulting in the highlighted portions being their own undevelopable pieces of land. This issue could be avoided if the full 70 acres is included in the plat and the remainder is platted as a future development tract.



Subject: Planner
Page Label: Sheet 2
Author: Ryan Howser
Date: 8/13/2024 1:33:34 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: Sheet 2
Author: Ryan Howser
Date: 8/13/2024 1:34:18 PM
Status:
Color: ■
Layer:
Space:



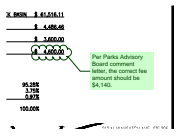
Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/13/2024 1:37:12 PM
Status:
Color: ■
Layer:
Space:

Administrative final plat does not have BoCC certificate. Please replace with the following PCD Director signature certificate:



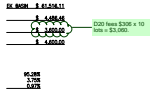
Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/13/2024 1:37:29 PM
Status:
Color: ■
Layer:
Space:

No BoCC signature block needed



Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/13/2024 1:41:02 PM
Status:
Color: ■
Layer:
Space:

Per Parks Advisory Board comment letter, the correct fee amount should be \$4,140.



Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/13/2024 1:41:00 PM
Status:
Color: ■
Layer:
Space:

D20 fees \$306 x 10 lots = \$3,060.



Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/13/2024 5:21:20 PM
Status:
Color: ■
Layer:
Space:

The dates and commitment no. will need to be updated when the plat is recorded to reflect the new title commitment. This is especially important if the external boundary of the subdivision is changing.



Subject: Planner
Page Label: Sheet 2
Author: Ryan Howser
Date: 8/14/2024 11:50:51 AM
Status:
Color: ■
Layer:
Space:

This is more of a general comment / advice on addressing the remaining issues.

1. As shown on the plat below, both owners would need to be signatory to all documents. This would involve resubmitting the SIA, DMA, and any other agreements that require owner certification since the property in question would incorporate land owned by both parties. If you shift the boundary of the two unplatted master parcels prior to plat recording (and show coincident property line on the plat) this would avoid the need for the second owner to sign all the documents.

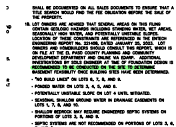
2. The plat still needs to account for Kurie Road ROW, also requiring a new legal description and closure calculations, which also need to be revised if the lots are adjusted any further.

3. If the lots remain as shown, the channel maintenance access easement agreement (for access to the channel along the lot lines) needs to include the area within 15 feet of the 100-year floodplain. If the lots are adjusted to be a minimum of 15 feet from the floodplain the access easement will be for the side lot lines only per the channel maintenance access exhibit.

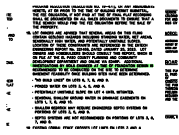


Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/15/2024 10:53:15 AM
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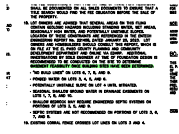
Please address the Colorado Geological Survey comments on Note 18 by providing for mitigation measures. Staff recommends updating the highlighted part to state that basements are prohibited.



Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/15/2024 10:52:41 AM
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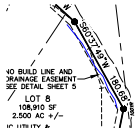


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Author: Ryan Howser
Date: 8/15/2024 10:52:49 AM
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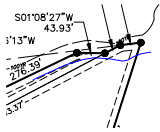


Subject: Planner
Page Label: Sheet 1 - Cover & Notes
Author: Ryan Howser
Date: 8/15/2024 10:53:05 AM
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PolyLine (2)



Subject: PolyLine
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 2:38:55 PM
Status:
Color: ■
Layer:
Space:



Subject: PolyLine
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 2:38:55 PM
Status:
Color: ■
Layer:
Space:

Text Box (2)



Subject: Text Box
Page Label: Sheet 1 - Cover & Notes
Author: Jeff Rice - EPC Engineering Review
Date: 8/5/2024 5:07:50 PM
Status:
Color: ■
Layer:
Space:


Add signature block for IQ Investors LLC also if the plat includes part of that parcel.

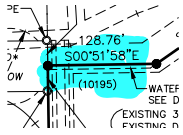



Subject: Text Box
Page Label: Sheet 1 - Cover & Notes
Author: Jeff Rice - EPC Engineering Review
Date: 8/5/2024 5:07:42 PM
Status:
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Space:

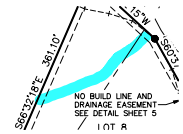
Include IQ Investors LLC also if the plat includes part of that parcel.


COUNTY ROAD SHALL BE ESTABLISHED UNLESS IT HAS BEEN GRANTED BY EL PASO COUNTY. ENTIRELY EXIST FOR 10195 KURIE DRIVE AND 7490. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR NECESSARY DRIVEWAY CULVERT CONSTRUCTION AND THE OWNERS OF LOTS 3,4,5,6 AGREE TO FULLY FUND NECESSARY CONSULTATION RECOMMENDED ACCESS EASEMENT OVER LOT 6. NO DRIVEWAYS CAN BE CONSTRUCTED WITHOUT OWNER'S CONSENT. PROPERTY OWNERS SHALL BE REQUIRED TO PAID IN ACCORDANCE WITH THE EL PASO COUNTY PLANNING DEPARTMENT RESOLUTION NO. 10-2713.

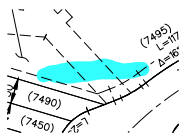
Subject:
Page Label: Sheet 1 - Cover & Notes
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 4:08:08 PM
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Space:




Subject:
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/9/2024 4:15:37 PM
Status:
Color: 
Layer:
Space:



Subject:
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 11:22:40 AM
Status:
Color: 
Layer:
Space:



Subject:
Page Label: Sheet 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/13/2024 12:14:00 PM
Status:
Color: 
Layer:
Space: