

February 28, 2020

FIRE PROTECTION REPORT

THE RESERVE AT CORRAL RANCH SUBDIVISION, Filings 3, 4 and 5
FINAL PLAT APPLICATION

PROJECT DESCRIPTION

Filings 3, 4 and 5 are the last Filings to be developed within the Reserve at Corral Bluffs subdivision. They total 146.94 acres facilitating 19 single family residential lots at a minimum lot size of 5.0 acres. The three Filings are located south and west of the existing Corral Ranches subdivision, north of the City of Colorado Spring's Corral Bluffs open space and west of the Waste Management landfill (see attached Vicinity Map).

Vehicular access to the subdivision will be provided from the north and east by Hoofprint Road, a 60' right-of-way gravel surfaced roadway owned and maintained by El Paso County. Interior roadways will be gravel surfaced, constructed to El Paso County engineering standards and dedicated to El Paso County for ownership and maintenance. Following the implementation of Filing No. 3, an interior roadway will connect the north and east ends of Hoofprint Road eliminating the two existing dead end streets (see attached copy of the Preliminary Plan).

Water will be provided to the future homes via individual on site wells. As no central water system or fire hydrants will be available, the developer will be providing a fire protection water cistern as part of Filing No. 3's public improvements. The size and location of the cistern will conform to the requirements of NFPA and the Falcon Fire Protection District.

WILDFIRE HAZARDS RATING

The proposed subdivision is located within the "LOW HAZARD – NON FORESTED" grass – dryland agriculture (21) Colorado Vegetation Classification Project indicator group as illustrated on the attached El Paso County Wildfire Hazards Map. Wildland fires within this rated area can be expected to be grass and brush related. Structural fires and grass fires have the potential to interact.

The low hazard area Defensible Space Clearing and Structural Summary Recommendations developed by the NFPA and incorporated within the El Paso County Land Development Code include;

- 30 ft clearance
- Class A roof
- No portion of trees or other vegetation within 10 ft of chimney outlets
- Trees within defensible space shall be pruned to minimize ladder fuels

FIRE PROTECTION DISTRICT

The proposed subdivision is located within the southerly portion for the Falcon Fire Protection District's FAL D3. See attached Falcon Fire District Map. The District provides fire fighting and medical response services.

The Falcon Fire Protection District operates 5 stations with a wide variety of apparatus and staff. Station 1 is located in the Woodmen Hills neighborhood and is staffed 24/7. Station 2 is located at 14550 N. Meridian Road and is unstaffed. Station 3 is the primary headquarters, staffed 24/7 and is located at 7030 Old Meridian Road. Station 4 is located on Capital Drive north of Constitution Ave and is staffed 24/7. Station 6 is located at 15355 Jones Road and is unstaffed. See attached station and apparatus lists and departmental staff lists.

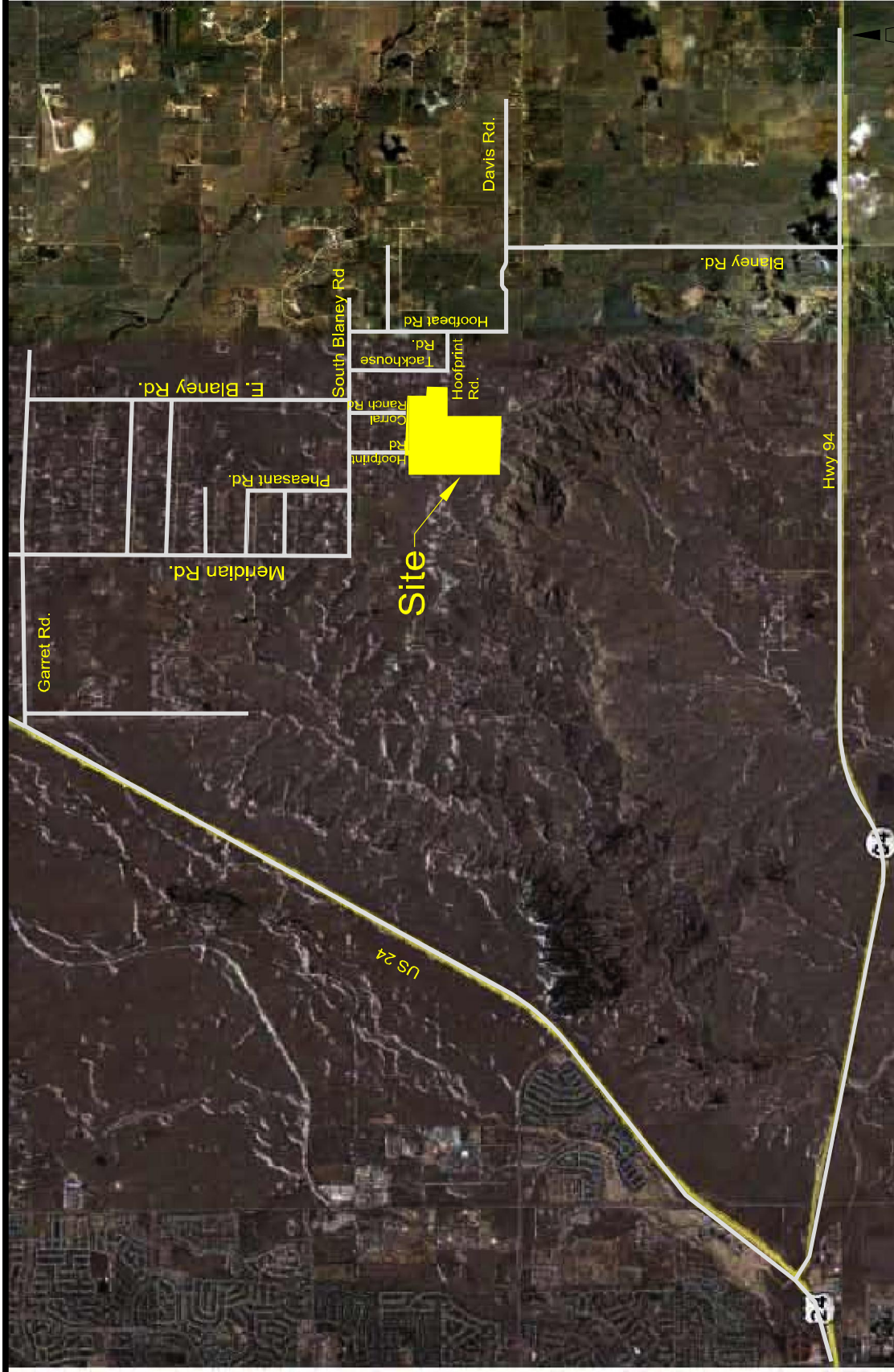
The Falcon Fire Protection District operates under a Class 3/10 (Insurance Services Office) rating system. This rating system determines the amount of a subdivision's residential structure fire insurance premiums and is based in part upon the distance to the nearest fire station. See attached ISO Score explanation and examples. The Reserve at Corral Bluffs subdivision is located within 4.5 miles of the nearest station and is rated Class 3.

WILDLAND FIRE MITIGATION AND RESIDENTIAL RISK ASSESSMENT

See attached Wildland Fire Mitigation, Residential Risk Assessment and Appendixes taken from the Falcon Fire Protection District web site.

ATTACHMENTS

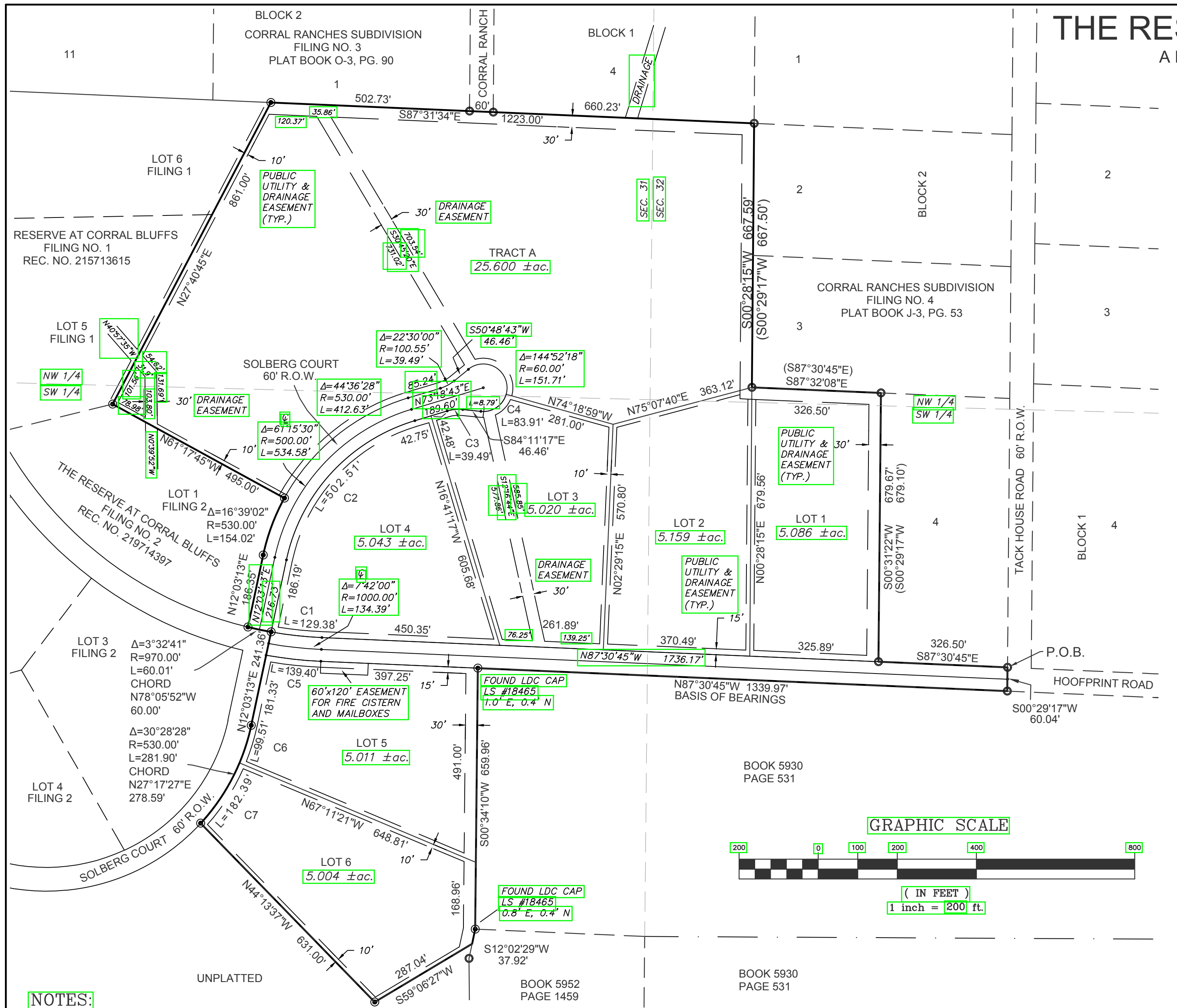
- VICINITY MAP
- FILING LOCATION MAP – PRELIMINARY PLAN
- FINAL PLAT – THE RESERVE AT CORRAL BLUFFS, FILING 2
- EL PASO COUNTY WILDFIRE HAZARDS MAP
- FALCON FIRE DISTRICT LOCATION MAP
- STATIONS AND APPARATUS LIST AND DESCRIPTION
- DEPARTMENT STAFF LIST
- ISO SCORE EXPLANATION AND EXAMPLES
- COMMUNITY WILDFIRE PROTECTION PLAN
 - Wildland Fire Mitigation Plan
 - Residential Risk Assessment
 - Appendix



Not to Scale

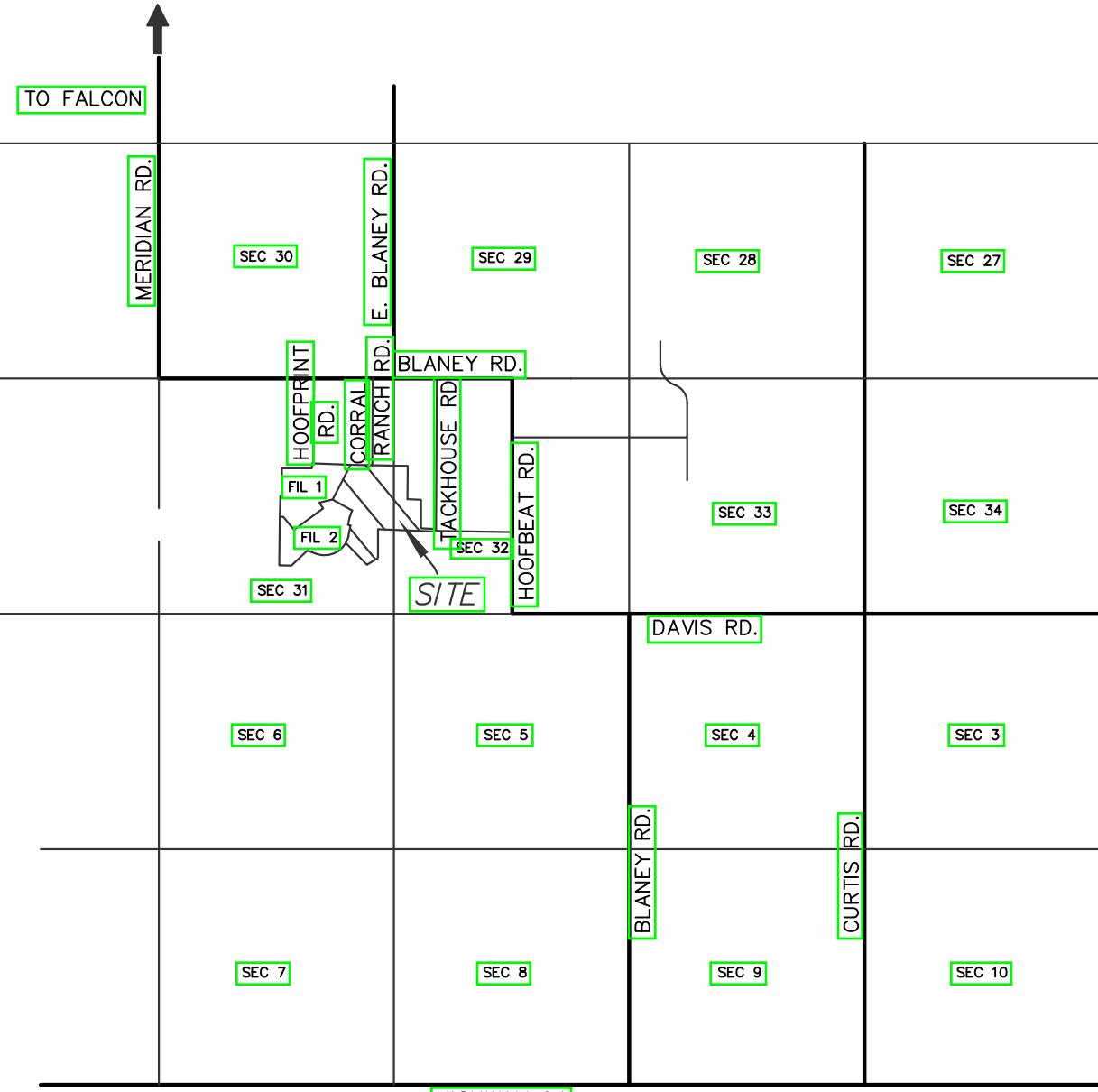
Site Vicinity Map
The Reserve at Corral Bluffs

Figure 1
LSC #114740



THE RESERVE AT CORRAL BLUFFS FILING NO. 3

A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW PE & LS 2892" OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

IN WITNESS WHEREOF:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY HOWARD J. KUNSTLE, PRESIDENT

CORRAL RANCHES DEVELOPMENT CO INC.
HOWARD J. KUNSTLE, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY HOWARD J. KUNSTLE, PRESIDENT
CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DESIGNATIONS OF LAND TO THE PUBLIC, 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2020, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

RESERVE AT CB FIL 3.DWG
DECEMBER 27, 2019
PROJECT 11032
SHEET 11 OF 11

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2020.

"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."

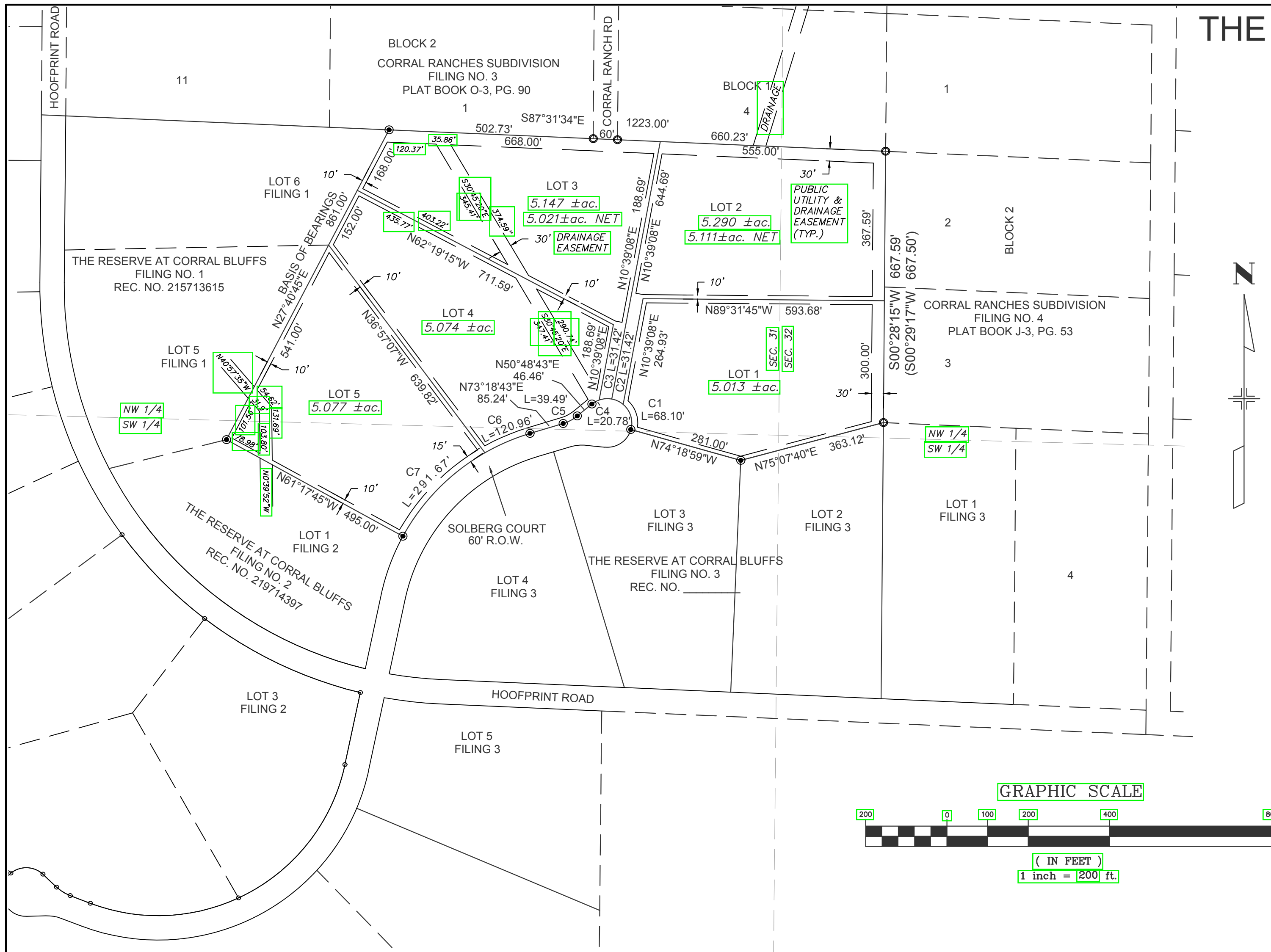
SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 _____, 2020.

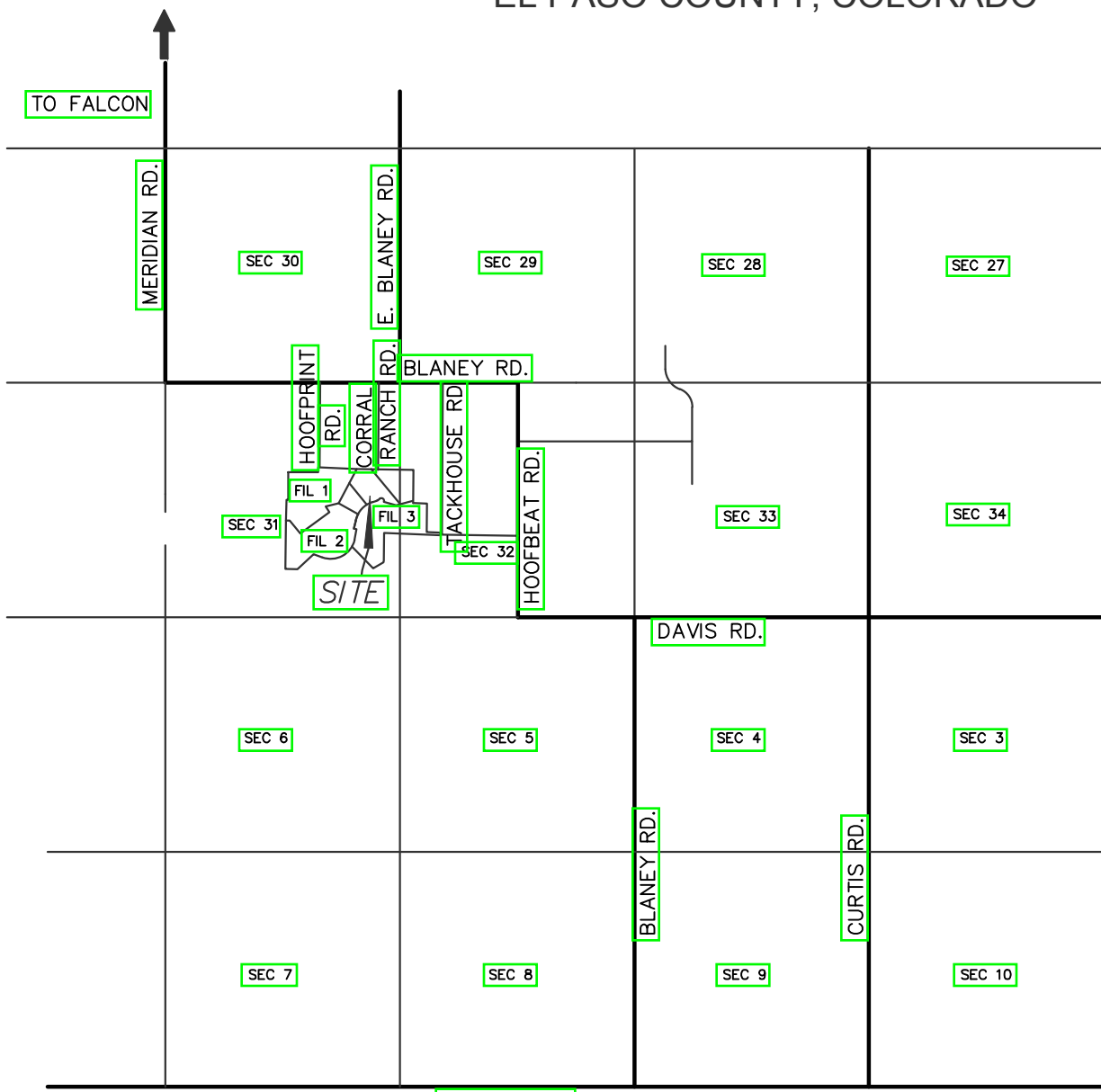
NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP12-001.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 AND COMMON DEVELOPMENT 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 NO. 219104584 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. THE 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 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.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT. NO. 516-BD AND 517-BD.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 3 IS RECORDED AT RECEPTION NO. 219104585 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRINT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3 DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
- 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0780G AND 08041C0564G, DATED DECEMBER 7, 2018.
- GEOLOGIC HAZARD NOTE. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, TRACT A - AREAS OF PONDED WATER, LOT 4 AND TRACT A - AREAS OF POTENTIALLY SHALLOW GROUNDWATER: LOTS 1 AND 2 AND TRACT A - AREAS POTENTIALLY REQUIRING DESIGNED SEPTIC SYSTEMS DUE TO PERCOLATION TEST DATA SLOWER THAN 60 MIN/IN; MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTCH ENGINEERING DATED JANUARY 30, 2012 IN FILE SP-12-1. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- TRACT A IS DEDICATED AS A FUTURE DEVELOPMENT TRACT WITH OWNERSHIP AND MAINTENANCE BEING RETAINED BY THE OWNER.



THE RESERVE AT CORRAL BLUFFS FILING NO. 4

A REPLAT OF TRACT A, THE RESERVE OF CORRAL BLUFFS FILING NO. 3
A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T13S, R64W OF THE 6th P.M., THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6th P.M.; EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, THE RESERVE AT CORRAL BLUFFS FILING 3, EL PASO COUNTY, COLORADO.
CONTAINING 26.00 ACRES, MORE OR LESS.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW PE & LS 2692" OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE EAST LINE OF THE FILING NO. 1, N27°40'45"E - 861.00' THE DIRECTION IS BASED ON THE RECORDED PLAT OF FILING NO. 1 AND THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55042831, DATED AUGUST 4, 2011.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	$\Delta=65^{\circ}11'53"$	60.00'	68.10'	N16°49'55"W	64.50'
C2	$\Delta=30^{\circ}00'00"$	60.00'	31.42'	N64°20'52"W	31.06'
C3	$\Delta=30^{\circ}00'00"$	60.00'	31.42'	N85°39'08"E	31.06'
C4	$\Delta=19^{\circ}50'25"$	60.00'	20.72'	N60°43'55"E	20.67'
C5	$\Delta=22^{\circ}30'00"$	100.55'	39.49'	N62°03'43"E	39.23'
C6	$\Delta=13^{\circ}04'35"$	530.00'	120.96'	N66°46'25"E	120.70'
C7	$\Delta=31^{\circ}31'53"$	530.00'	291.67'	N44°28'11"E	288.01'

"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."

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 _____, 2020.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

OWNERS CERTIFICATE

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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 4. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2020.

CORRAL RANCHES DEVELOPMENT CO INC.
HOWARD J. KUNSTLE, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2020, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

RESERVE AT CB FIL 3.DWG
OCTOBER 26, 2019
PROJECT 11022
SHEET 11 OF 11

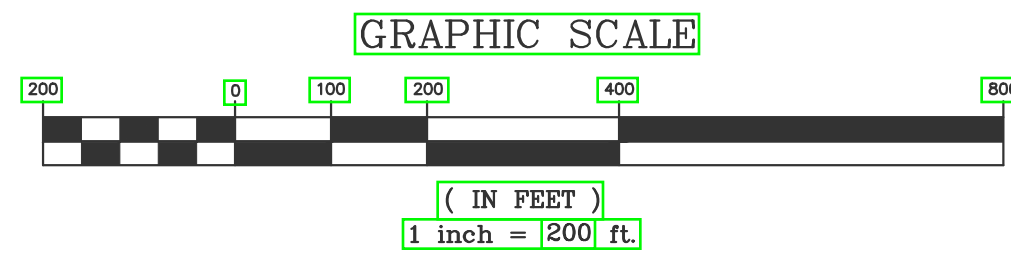
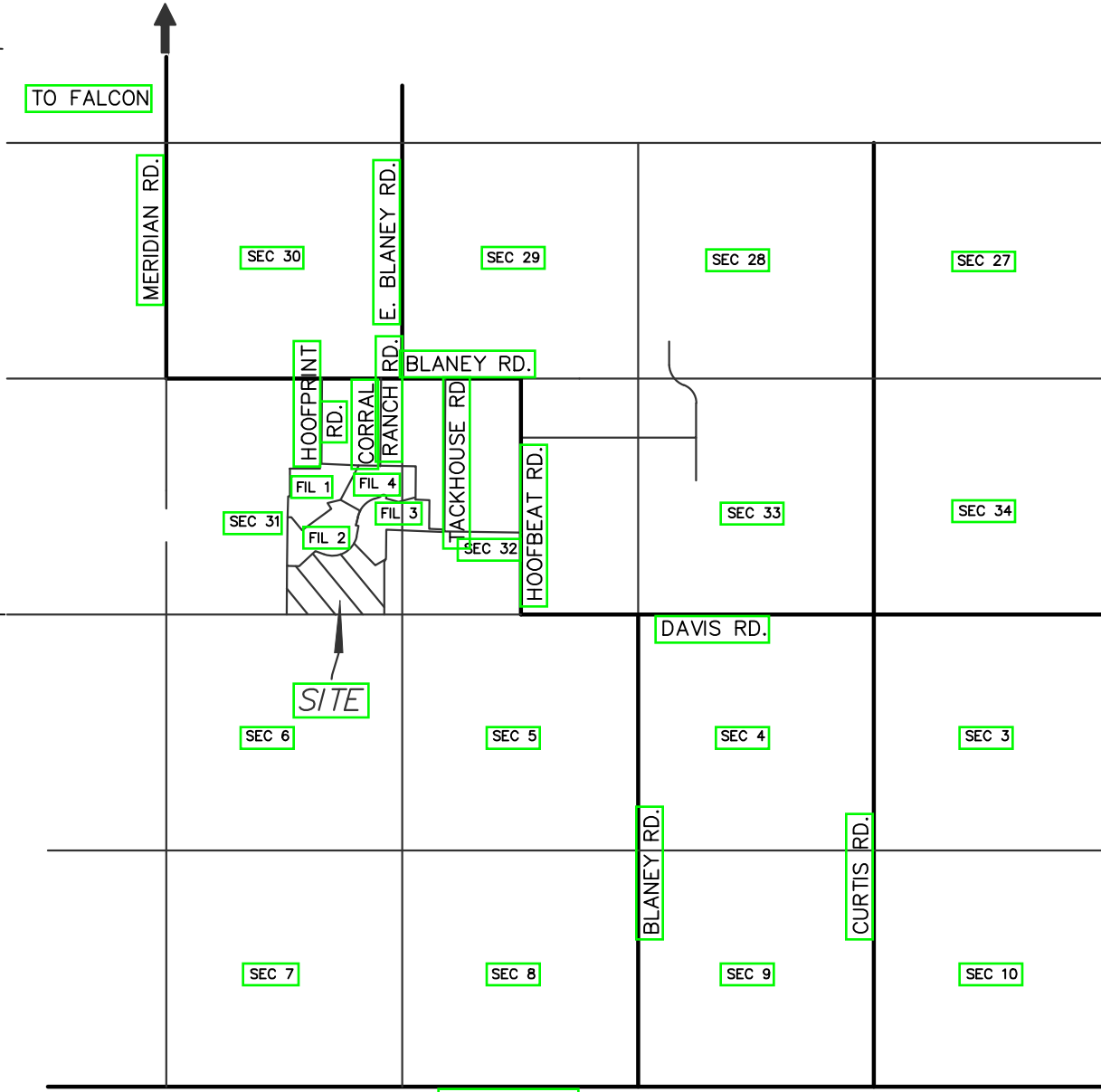
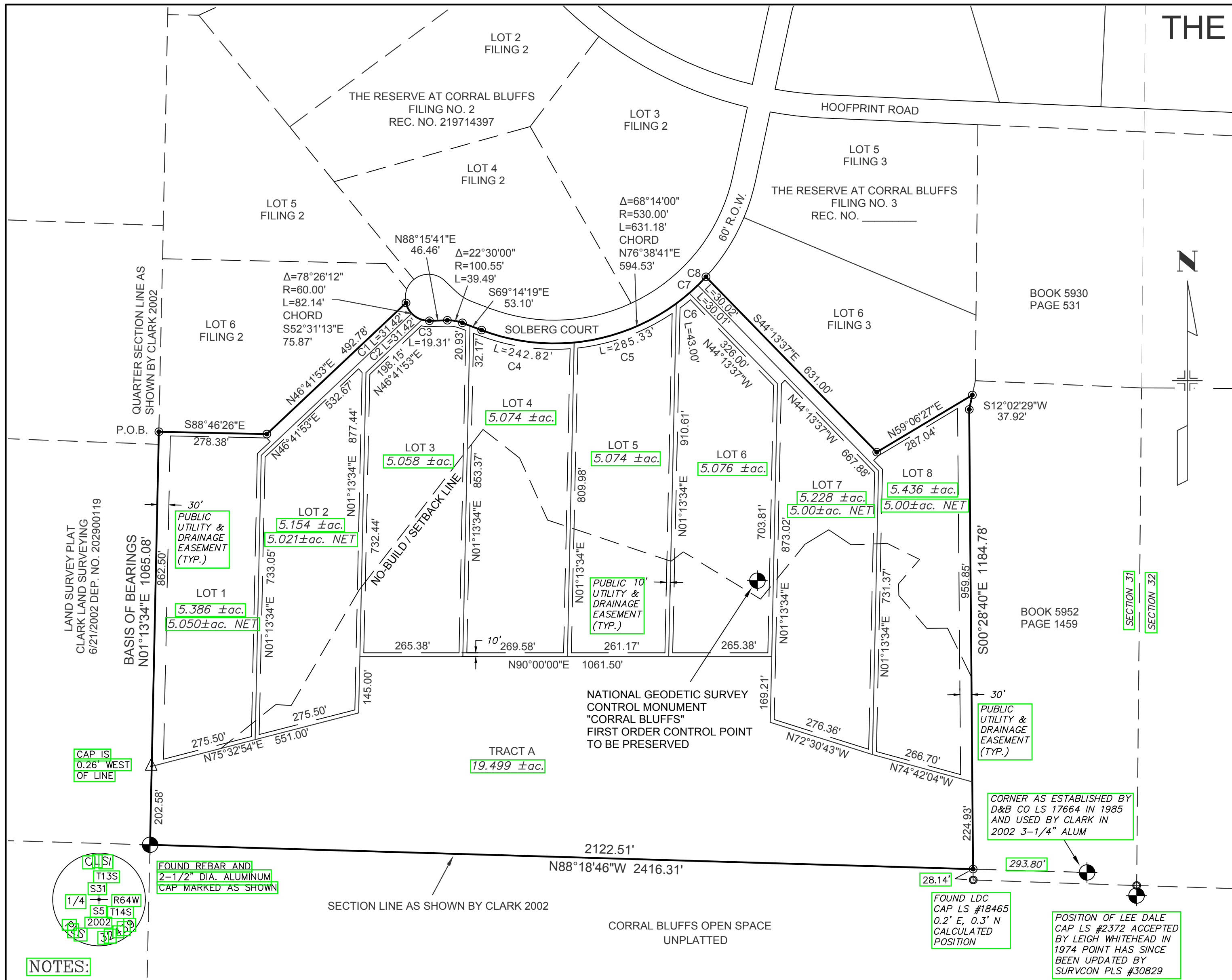
FILE NO. SF-19-__

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP12-001.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 AND COMMON DEVELOPMENT 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 NO. 219104584 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. THE 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 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.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-BD AND 517 BD.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 4 IS RECORDED AT RECEPTION NO. 219104585 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRIENT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3 DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
- 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0780G AND 08041C0564G, DATED DECEMBER 7, 2018.
- GEOLOGIC HAZARD NOTE. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. LOT 5 - AREAS OF PONDED WATER. LOT 3 - AREAS OF POTENTIALLY SHALLOW GROUNDWATER. LOT 1 - AREAS POTENTIALLY REQUIRING DESIGNED SEPTIC SYSTEMS DUE TO PERCOLATION TEST DATA SLOWER THAN 60 MIN/IN; MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTECH ENGINEERING DATED JANUARY 30, 2012 IN FILE SP-12-1. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

THE RESERVE AT CORRAL BLUFFS FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW PE & LS 2692" OR AS NOTED
- FOUND A 1/2" DIAMETER REBAR AND PLASTIC CAP "GLSI LS 32439"
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND ALIQUOT CORNER AS SHOWN

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, N11°13'34"E - 1065.08', THE DIRECTION IS BASED ON THE RESERVE AT CORRAL BLUFFS FILING NO. 2 PLAT THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC550342934*, DATED AUGUST 4, 2011.

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	A=30°00'00"	60.00'	31.42'	S281°8'07"E	31.06'
C2	A=30°00'00"	60.00'	31.42'	S281°8'07"E	31.06'
C3	A=18°26'12"	60.00'	19.31'	S82°31'13"E	19.22'
C4	A=26°15'00"	530.00'	242.82'	S82°21'49"E	240.70'
C5	A=30°50'44"	530.00'	285.33'	N69°05'19"E	281.90'
C6	A=4°38'53"	530.00'	43.00'	N51°20'31"E	42.98'
C7	A=314°41'	530.00'	30.01'	N47°34'44"E	30.01'
C8	A=314°42'	530.00'	30.02'	N44°09'02"E	30.01'

"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."

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 _____, 2020.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, T13S, R64W OF THE 6th P.M, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 219714397 OF THE EL PASO COUNTY RECORDS;
THENCE S88°46'28"E ON THE SOUTH LINE OF LOT 6 A DISTANCE OF 278.38 FEET;
THENCE N46°41'53"E ON THE EAST LINE OF LOT 6 A DISTANCE OF 492.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SOLBERG COURT AS PLATTED BY SAID SUBDIVISION;
THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID SOLBERG COURT:
1. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 78°26'12", AN ARC DISTANCE OF 82.14 FEET, THE LONG CHORD OF WHICH BEARS S52°31'13"E A DISTANCE OF 75.87 FEET;
2. THENCE N88°15'41"E A DISTANCE OF 46.46 FEET;
3. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.55 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00", AN ARC DISTANCE OF 39.49 FEET;
4. THENCE S69°14'19"E A DISTANCE OF 53.10 FEET;
5. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 68°14'00", AN ARC DISTANCE OF 631.18 FEET TO THE MOST WESTERLY CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 3;
THENCE S44°13'37"E ON THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 631.00 FEET;
THENCE N59°06'27"E ON THE SOUTHEASTERLY LINE OF SAID LOT 6 A DISTANCE OF 287.04 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE TRACT DESCRIBED IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS;
THENCE S12°02'29"W ON THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 37.92 FEET TO AN ANGLE POINT THEREON;
THENCE S00°28'40"E CONTINUING ON SAID WESTERLY LINE A DISTANCE OF 1184.78 FEET TO INTERSECT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31 AS SHOWN ON THE LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING IN JUNE OF 2002 AND DEPOSITED IN THE RECORDS OF THE EL PASO COUNTY LAND SURVEY PLATS UNDER RECEPTION NO. 202900119;
THENCE N88°18'46"W ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2122.51 FEET TO THE SOUTHWEST CORNER THEREOF AS MONUMENTED BY A 2-1/2" DIAMETER ALUMINUM CAP LS #32439;
THENCE N01°13'34"E ON THE WEST LINE OF SAID SOUTHEAST QUARTER AS SHOWN ON SAID LAND SURVEY PLAT A DISTANCE OF 1065.08 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 60.986 ACRES, MORE OR LESS.

OWNERS CERTIFICATE

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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 5. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020.

CORRAL RANCHES DEVELOPMENT CO INC.
HOWARD J. KUNSTLE, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 5 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2020, SUBJECT TO ANY NOTICES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE EASEMENTS OF LAND TO THE PUBLIC, 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2020, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

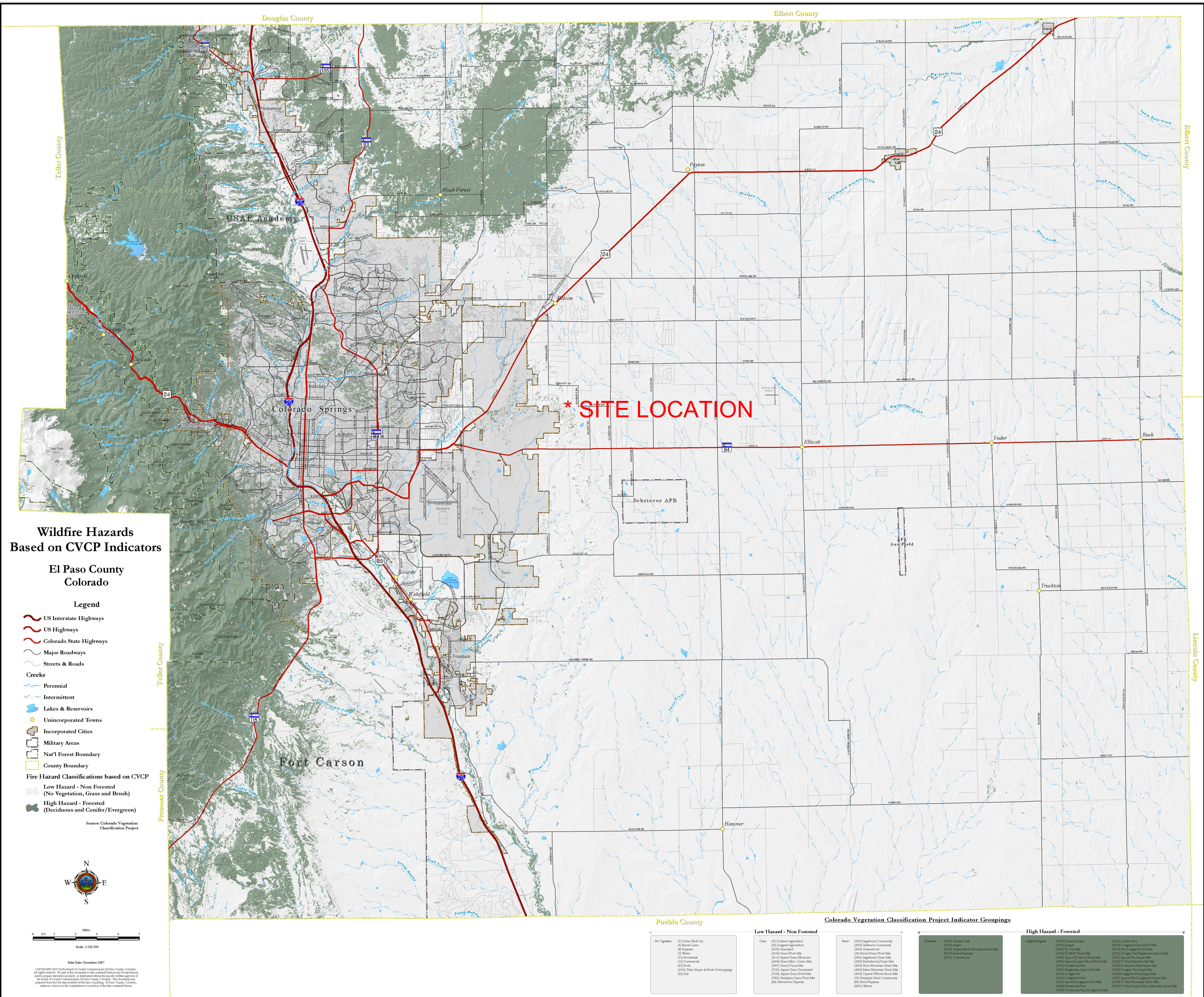
LWA LAND SURVEYING, INC.

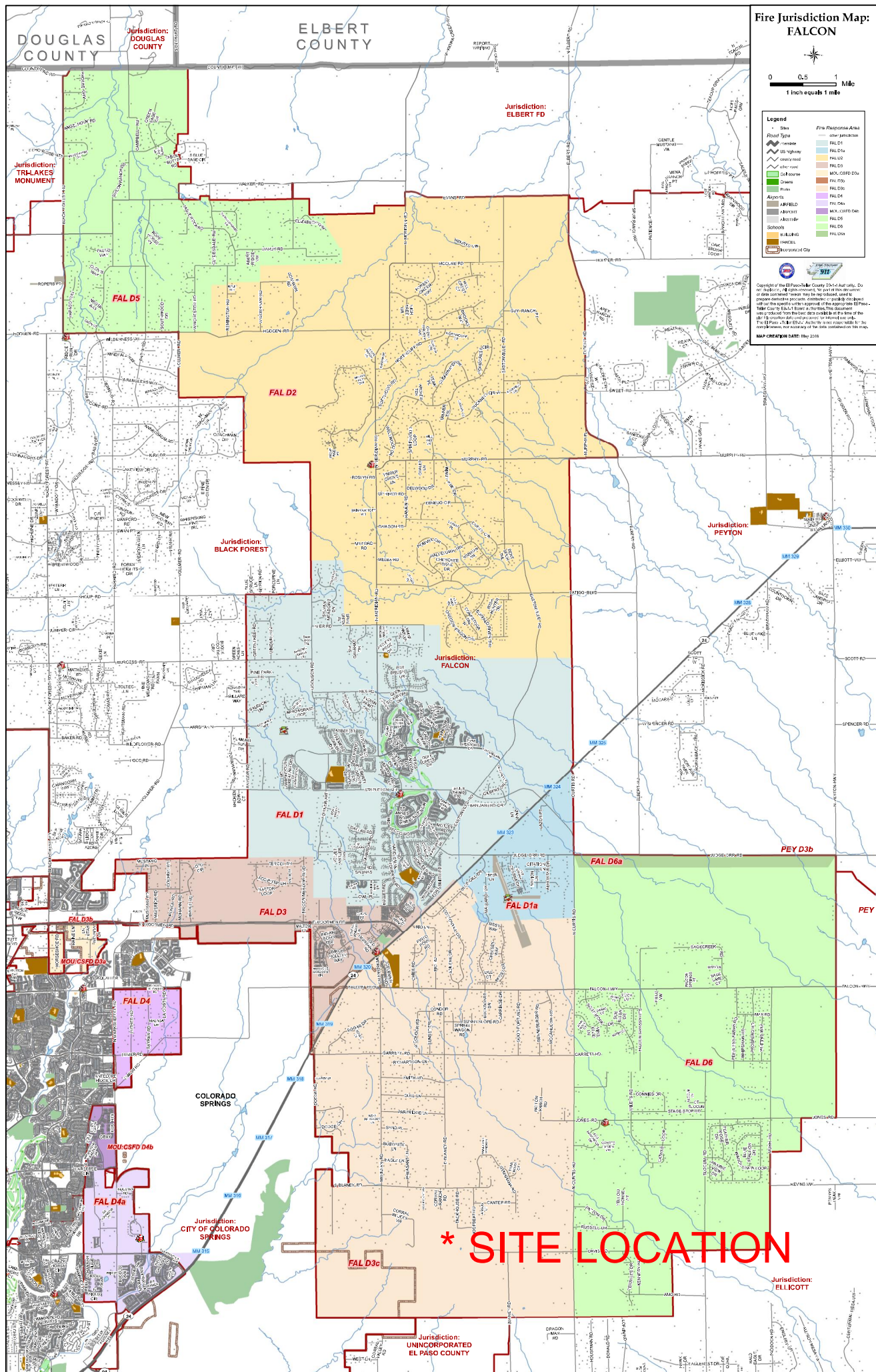
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

FILE NO. SF-19-_____
RESERVE AT CB FIL 3.DWG
OCTOBER 27, 2019
PROJECT 11034
SHEET 11 OF 11

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP12-001.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN AGREEMENT WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT, 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. THE 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 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.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-BD AND 517 BD.
- WATER IN THE DENVER BASIN AQUIFERS IS ALL LOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 5 IS RECORDED AT RECEPTION NO. 219104585 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRINT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3 DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
- 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0780G AND 08041C0564G, DATED DECEMBER 7, 2018.
- GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. LOTS 1 THROUGH 8 - POTENTIALLY UNSTABLE SLOPES; MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTECH ENGINEERING DATED JANUARY 30, 2012 IN FILE SP-12-1. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- TRACT A IS DEDICATED AS OPEN SPACE WITH OWNERSHIP AND MAINTENANCE BEING RETAINED BY THE OWNER.





[Home](#)[About The Department](#)Stations & Apparatus

FIRE Stations & Apparatus

Visit our [Contact Us](#) page for a complete listing of hours, addresses, and locations, as well as information about our Community Rooms.

STATION 1

Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road.

Groundbreaking for the 15,500-square foot station took place July 31, 2009, and the station became operational in May 2010.

The station has a Community Room and a First Aid room. It also serves as the District's primary fitness center for its personnel.

Apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- An AMR ambulance
- A utility truck
- A command vehicle



STATION 2

Apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck



STATION 3 / HEADQUARTERS / TRAINING

With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road became a true headquarters facility that houses administration offices as well as a fire crew 24/7.

It hosts the monthly Falcon Fire Protection District Board meetings, and serves as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials, and technical rescue disciplines.

Apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck



STATION 4

Falcon Fire Department's newest station is located on Capital Drive north of Constitution Avenue. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District.

Groundbreaking for the station took place June 15, 2016 and the station became operational on May 13, 2017.

The station has a Community Room and a First Aid room.

Click [here](#) to see photos from Station 4's construction.

Apparatus at Station 4 include:

- An engine
- A water tender
- A brush truck



STATION 6

Apparatus at Station 6 include:

- A water tender
- A brush truck

[Visit our Photo Gallery](#) to see more of our Stations and Apparatus.

[Home](#)[About The Department](#)[Staff](#)

Staff

Fire Chief

T. Harwig

Administrative Assistant

G. Tetzlaff

Deputy Chief OF OPERATIONS

J. Petersma

Training Captain

T. Saben

data analyst / Plo

R. Widmar

CAPTAINS

C. Kirt

A. Olsson

D. Smith

Lieutenants

J. Cosgrove

C. Finn-Kueker

D. Hawkins

N. Koory

T. Kuemmerle

R. Riege

Firefighter/driver OPERATOR/paramedic

C. Kauffman

Firefighter/driver operator/EMT

K. DeLaney

M. Gibbs

I. Haas

B. Millwright
A. Webb

firefighter/EMT

L. Bell
J. Callahan
B. Deckard
N. Hale
K. Kirbow
T. Kurtz
D. Miller
B. Rackl

Volunteer/Reserves

Reserve Firefighter

J. Bebb
W. Benoit
M. Bowman
Y. Ghodgeri
C. Hodgins
M. James
B. McKenna
P. Wood

Chaplains

M. Collins
D. Glasgow

Fleet Technician

R. Wilkerson

CMC Manual Plus

Community Report

Report Criteria: State: **Colorado** | Community: **FALCON FPSA** | County: **EL PASO**

PPC Eff: 02/01/2017	Class: 03/10	Prior Class:	Territory: 210
---------------------	--------------	--------------	----------------

Fire Department Type: **Combination**

Population: **30,000**

Population Census Year: **2016**

Footnotes: **PRIMARY FIRE DEPARTMENT RESPONSE IS PROVIDED BY THE FALCON FIRE DEPARTMENT STATIONS 1, 2, 3, 4 AND 6. RECOGNIZED AUTOMATIC AID RESPONSE IS PROVIDED TO THE ENTIRE GRADED AREA BY THE ELLICOTT STATIONS 1, 2 AND 3, BLACK FOREST STATIONS 1 AND 2, COLORADO SPRINGS STATIONS 17 AND 21 AND PEYTON FIRE DEPARTMENTS. HYDRANT DISTANCE REQUIREMENT DOES NOT APPLY DUE TO AN ALTERNATE, CREDITABLE WATER SUPPLY.**

Class 3:	Applies to all residential properties within five road miles of any Falcon FPD fire station or any of our neighboring Automatic Aid fire district stations, whether or not these areas are supplied with fire hydrants.
Class 10:	Applies to all properties that are <u>not</u> within five road miles of a Falcon FPD fire station or one of our neighboring Automatic Aid fire district stations, regardless of fire hydrant protection.

HomeCommunity ResourcesYour ISO Score

Your ISO Score

Insurance Service Organization (ISO) RATING:

Effective February 01, 2017, the **Falcon Fire Protection District's** ISO (Insurance Services Office) grading schedule has been updated to a **Class 3/10** Fire Department.



Class 3: Applies to all residential properties within five road miles of any Falcon FPD fire station or any of our neighboring Automatic Aid fire district stations, whether or not these areas are supplied with fire hydrants.

Class 10: Applies to all properties that are not within five road miles of a Falcon FPD fire station or one of our neighboring Automatic Aid fire district stations, regardless of fire hydrant protection.

ISO Rating Sheet

The ISO is a nationwide nonprofit advisory organization that provides rating and other information services to property and casualty insurance industries. Its Public Protection Classification (PPC™) program assesses the quality of public fire protection services for communities nationwide. This classification applies only to fire protection and does not take into account a community's risk for natural disasters such as floods, hail, or high winds.

The PPC rating is just one factor used by some insurance companies to determine homeowner's insurance premiums. However, it is important to note that not all insurers utilize ISO's information.

When ISO representatives evaluate a community to determine its PPC, they look at the fire prevention and structural fire suppression capabilities of the area's fire department. According to the ISO website (www.isomitigation.com), these include:

- Emergency communications (emergency reporting and dispatch systems)
- Fire department (equipment, staffing, training, response times, facilities, equipment maintenance and testing)
- Water supply systems (amount of water available for firefighting, inspection and flow testing of fire hydrants)
- Fire risk reduction (fire prevention codes and enforcement, public fire safety education, fire investigation)

ISO's PPC grading scale ranges from Class 1, which denotes "superior property fire protection" to Class 10, which indicates that an area's fire protection does not meet the minimum criteria established by ISO. Lower ratings reflect the quality of a fire department and the services it provides, and usually translate into lower-cost homeowners insurance premiums for customers of insurance companies that use ISO information.

HOW DO I KNOW WHAT MY ISO RATING IS?

1. Look at your property tax bill or visit the El Paso County Assessor's website (<http://land.elpasoco.com>) to determine whether your property is located within the boundaries of the Falcon Fire Protection District.

2. Next, you can refer to an Internet mapping web page such as [Google maps](#) to determine your driving distance from the nearest Falcon FPD fire station or one of our neighboring Automatic Aid fire stations.

3. Compare your findings to the definitions shown on this page.

Once you have this information, check with your insurance agent or carrier to verify that the correct ISO rating is on file for your homeowners insurance policy.

STILL HAVE QUESTIONS?

Call the Falcon Fire Protection District at 719-495-4050 from 8:00 a.m. to 4:00 p.m. Monday through Friday.



**BY SUPPORTING THE EXPANSION AND GROWTH
OF THE FALCON FIRE PROTECTION DISTRICT,
MANY RESIDENTS CAN SAVE MONEY ON INSURANCE**

HomeCommunity ResourcesWildland Mitigation

WildFIRE mitigation

The Falcon Fire Protection District (FFPD) protects approximately 113 square miles and a population of about 30,000. Over one-third of the property is located in boundary areas or in the urban interface. The urban interface is best defined as the area where homes meet the wildlands or where homes are intermixed with the wildlands. This includes both grasslands and forest.

All these areas are covered with vegetation that will sustain wildfire under certain weather conditions and promote destructive wildfires. El Paso County has experienced many wildfires in the past, with the 2012 Waldo Canyon fire and the 2013 Black Forest fire as the most destructive in Colorado history. Studies have revealed that historically large wildfires impacted the Front Range an average of every 2-7 years. The vegetation that occupies the foothills, Ponderosa Pine and native grasses, are fire-adapted species which thrive in fire environments.

FFPD's weather has a very strong influence on fire behavior. We are located in a rain shadow due to the topography to the west. In addition, the Front Range experiences strong and erratic winds due to thunderstorm activity in the spring and summer, and Chinook winds in the fall and winter. In addition, we experience local wind phenomena that occur due to extreme topographic features to the west. A combination of high temperatures, low humidities, little or no moisture for prolonged periods, and combustible vegetation make the Front Range environment susceptible to large wildfires. Small fires can turn large in an instant.

Urban sprawl and development in the wildlands has contributed to the ever increasing wildfire problem. It is our goal to work with our community as well as other local fire departments, citizens, local, state, and federal agencies to mitigate and manage the wildfire danger in the FFPD.

Because many of the homes in our district are located within the wildland urban interface, it is crucial that homeowners work in partnership with us to create the safest environment possible. Homeowners must take a personal investment in understanding the risk and the ways that defensible spaces and defendable structures not only help themselves, but their entire community.

The Falcon Fire Protection District has staff that are trained and prepared to help homeowners better protect their families, homes, and property. It's never too early to start preparing. Please review the links below and let us know how we can help!

For additional information or assistance with your property, please call us at 719-495-4050 or email us at falconfire@falconfirepd.org.



Homeowner's Guide to VegEtation Management

This 10-page guide provides an overview of wildfire mitigation and vegetation management principles, steps homeowners can take to improve their home's survivability, information about fire-resistant plants, and more.

FIREWISE COMMUNITIES PROGRAM

The National Fire Protection Association (NFPA) Firewise Communities Program encourages homeowners to take individual responsibility for preparing their homes from the risk of wildfire. Two neighborhoods in the Falcon Fire Protection District have been recognized under the Firewise Communities USA program; will yours be next?

CSFS QUICK GUIDE: PROTECTING YOUR HOME FROM WILDFIRE

The Colorado State Forest Service offers tips for creating wildfire-defensible zones around structures in this 12-page guide.

PROTECT YOUR HOME, PROPERTY, AND FOREST FROM WILDFIRE (CSFS)

This is a Colorado State Forest Service website with information about mitigation and links to additional resources.

Pikes Peak Wildfire Prevention PartnerS (PPWPP)

PPWPP is a consortium of private and public entities working to educate residents on the importance of forest health, wildfire prevention, and wildfire mitigation. The organization hosts meetings and workshops on relevant topics. The PPWPP Resources page contains links to numerous resources for preparedness, evacuation, mitigation, and more.

creating a fire adapted Home (IIBHS)

The Insurance Institute for Business and Home Safety compiled this guide to help homeowners select appropriate materials and construction methods when building or renovating a home. It also explains the science behind fire resistance ratings and best practices such as keeping gutters free of vegetative material.

reducing wildfire risk (IIBHS)

This printable tri-fold pamphlet from the Insurance Institute for Business and Home Safety provides a concise, illustrated overview of mitigation best practices.

WILDFIRE HOME ASSESSMENT & CHECKLIST (IIBHS)

What to know and what you can do to prepare as presented by the Insurance Institute for Business and Home Safety.

El Paso County Open Burning Permit Process

Controlled burning is one method used to dispose of slash that results from mitigation efforts. However, all such burns in El Paso County require a permit and can only be done under certain conditions per [El Paso County Ordinance 15-001](#). Click the link above to access the website where you can apply for a burn permit. We also have more information on our [Open Fire/Open Burning](#) page.

NATURAL RESOURCES GRANTS & ASSISTANCE DATABASE

This website lists grants and assistance opportunities for natural resource projects including wildfire mitigation.

INCOME 65: WILDFIRE MITIGATION MEASURES SUBTRACTION

You may be eligible to deduct a portion of your mitigation expenses from your federal taxable income. Click the link above for details.

RESIDENTIAL WILDLAND FIRE RISK ASSESSMENT



FALCON FIRE PROTECTION DISTRICT

Administration Office - 7030 Old Meridian Road - Falcon, Colorado 80831



Residential Wildland Fire Risk Assessment

✓	MITIGATION RECOMMENDATIONS	Reference
Accessibility and Address Identification		
	Address visibility: Address numbers should be at least 4" high on contrasting background, and a "remote" address shall be placed at the street, if the home sits 100-ft or more away from the road	IFC H105.2
	Drive ways should be at least 12 feet wide	IFC H
	Clear driveways to 12 feet minimum unobstructed surface width	IFC H104.1
	Clear driveways to 13.5 feet minimum unobstructed vertical width	IFC H104.1
LPG Tanks and Firewood Piles		
	Move LPG and heating oil tanks at least 25 feet from all structures	NFPA 299-7-8
	Clear weeds, grass, brush and other combustibles at least 10 feet from propane tanks	IFC H108.1
	Stack firewood at least 30 feet from structure (uphill or on same elevation)	CSFS 6.302
	Clear flammable vegetation at least 10 feet from woodpiles	CSFS 6.302
Property Maintenance		
	Remove combustible vegetation: slash piles, branches, and other dry vegetation	IFC H108.1
	Remove over-mature, dead, and dying trees	NFPA 299-3-3.2
	Trim trees to maintain spacing between crowns	CSFS 6.302
	Prune lower tree limbs a minimum of 6-feet from ground & remove ladder fuels	CSFS 6.302
	Create fire breaks in continuous runs of fuel (width 1½ times the height of the fuel)	CSFS 6.302
	Improve defensible space by reducing fuel downhill from structure	CSFS 6.302
30-Foot Defensible Space Around Residence		
	Remove all combustible vegetation within 10 feet of structure	IFC H108.1
	Mow annual grasses within 30 feet of structures to 4 inches or less	IFC H108.1
	Create defensible space around structures in accordance with FFD Veg. Mgmt. Guide	IFC H108.1
	Remove any trees/branches that hang under or over the roofs edge	
Structure Protection		
	Ensure vents are screened with wire mesh not to exceed ¼ inch in size	NFPA 299-7-3.1
	Ensure chimney & flue outlets have spark arresters not exceeding ½ inch wide	NFPA 299-7-6.1
	Ensure chimney outlets have 10 feet min clearance from all vegetation & obstructions	NFPA 299-7-6.2
	Clean roof and rain gutters of all debris	CSFS WHMP
In the Event of Evacuation		
	Take irreplaceable valuables such as photos, as well as important documents	Recommendation
	Be familiar with at least two directions in and out of your neighborhood.	Recommendation
	Close windows and doors if forced to evacuate, remove flammables away from windows	Recommendation
	Clear porches of flammable materials, store furniture inside home	Recommendation
	Attach garden hoses to faucets to assist fire fighters with last minute wetting	Recommendation
	Leave ladders out for firefighters to assist with accessing roof	Recommendation

IFC = International Fire Code with Falcon Amendments

NFPA=National Fire Protection Association

CSFS = Colorado State Forest Service

Property Address:		
Property Owner Name:		Phone:
Shift:	Officer:	Date:

Upon completion of the site assessment, please provide the property owner a copy of the "Homeowners Guide to Vegetation Management Guide" and return this form to B/C Champlin's mailbox.

Appendix A

Falcon Fire Protection District Priorities

And
Maps

Falcon Fire Protection District Wildfire Mitigation Priorities

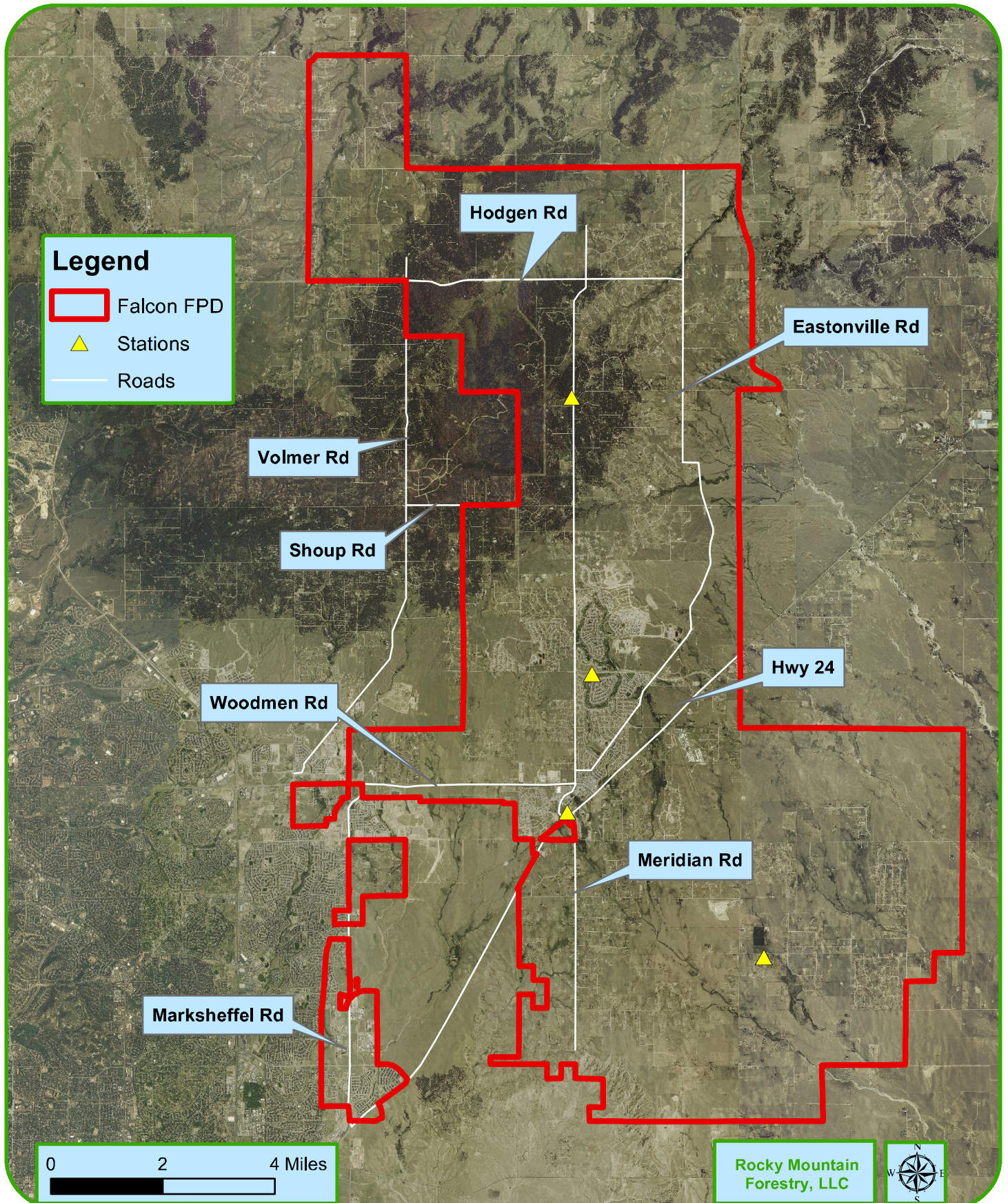
The table below is a list of priority projects within the District intended to promote public safety, protect property and reduce damage to natural resources. These should also promote firefighter safety, and post-fire recovery.

Project or Activity	Treatment	Ownership	Priority
Road right-of-ways	Fuel reduction, shaded fuel breaks	County and private roads	1
Critical Intersections	Fuel reduction, shaded fuel breaks	County and private roads	1
Critical Infrastructure: Power lines	Line clearance and tree removal below power lines	Mountain View Electric, and Excel Energy	1
Critical Infrastructure: Power substations	Fuel reduction, shaded fuel breaks	Mountain View Electric	1
Homeowner Defensible Spaces and Home Ignition Zones (HIZ)	Structural hardening, forest thinning, tree crown separation	Private owners	1
Watersheds	Fuel treatments necessary to protect water quality, and prevent soil erosion	Public and private ownerships	1
Critical Infrastructure: Storm water structures	Fuel treatments upstream from storm water conveyances (culverts, bridges, ditches, etc.)	Public and private	1
Firewise Community Projects	Fuel treatments intended to unify community wildfire mitigation	Private owners and communities	1
Public Open Spaces and Parks	Fuel management zones for given fuel type to reduce crown fire potential	El Paso County	2
Private Open Spaces and Parks	Fuel management zones for given fuel type to reduce crown fire potential	Homeowner Associations	2
Private Access Easements	Fuel management zones for given fuel type	Private owners	2
Farm and Ranches abutting subdivisions	Fuel treatment zones for the given fuel type	Private owners	2

Falcon Fire Protection District Maps

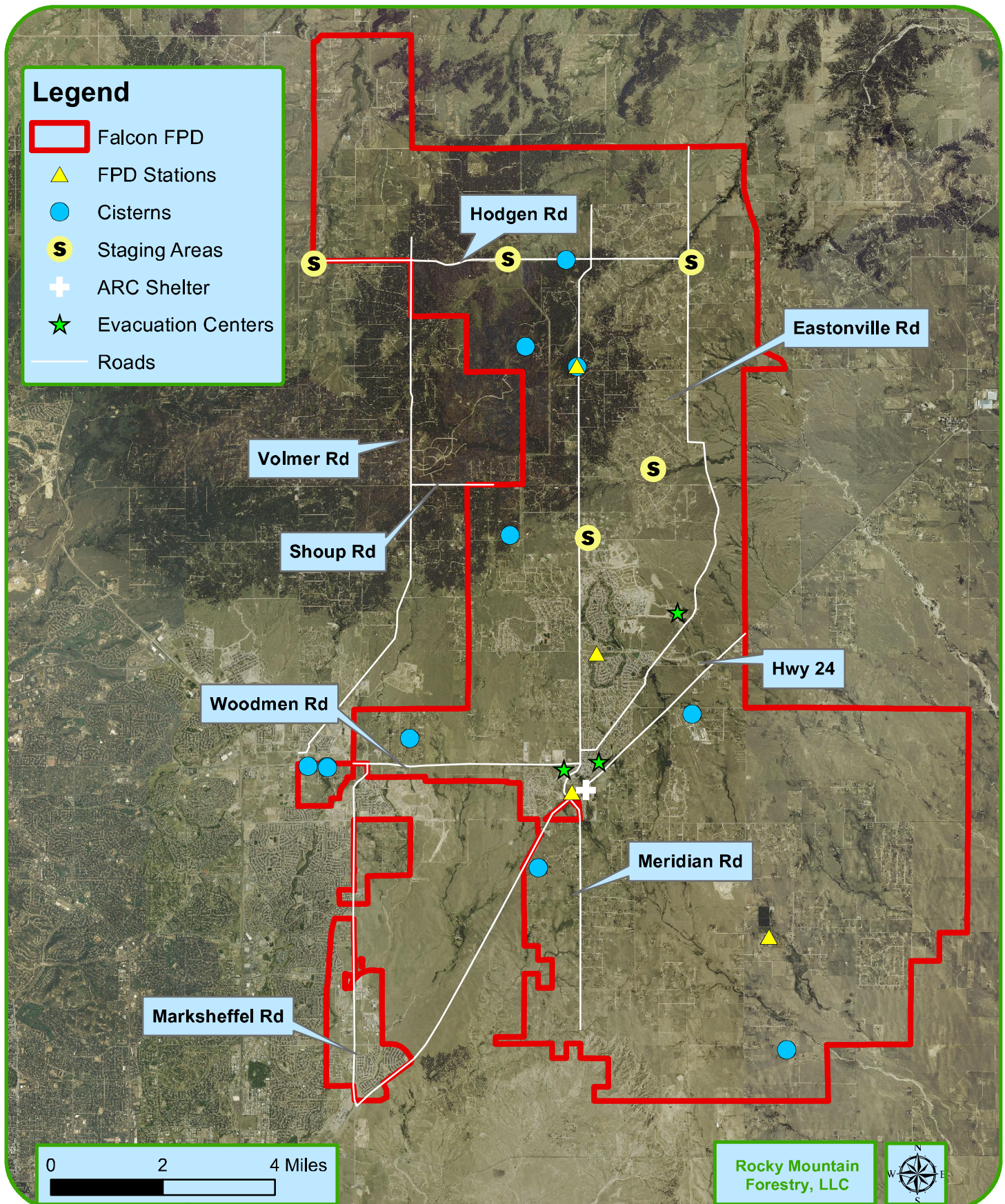
Community Wildfire Protection Plan

Aerial Map: Falcon Fire Protection District



Community Wildfire Protection Plan

Emergency Planning Map: Falcon Fire Protection District



Potential Fuel Tree Projects

1 Winchester, Remington, Morgan and Black Squirrel Roads

Legend

 Falcon FPD

 Stations

 Roads

F Hodden Rd

2 Murphy Road

Eastonville Rd

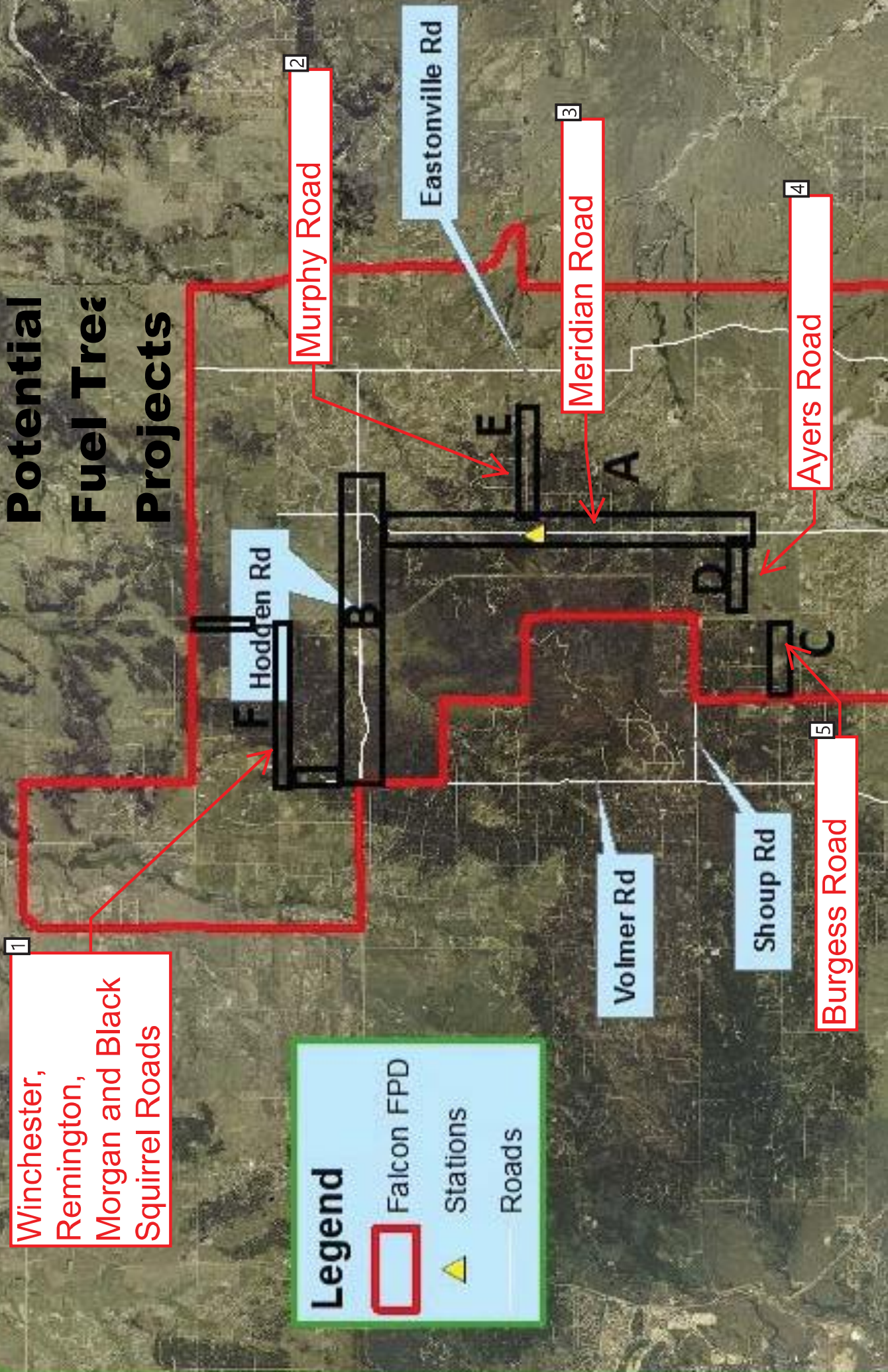
3 Meridian Road

4 Ayers Road

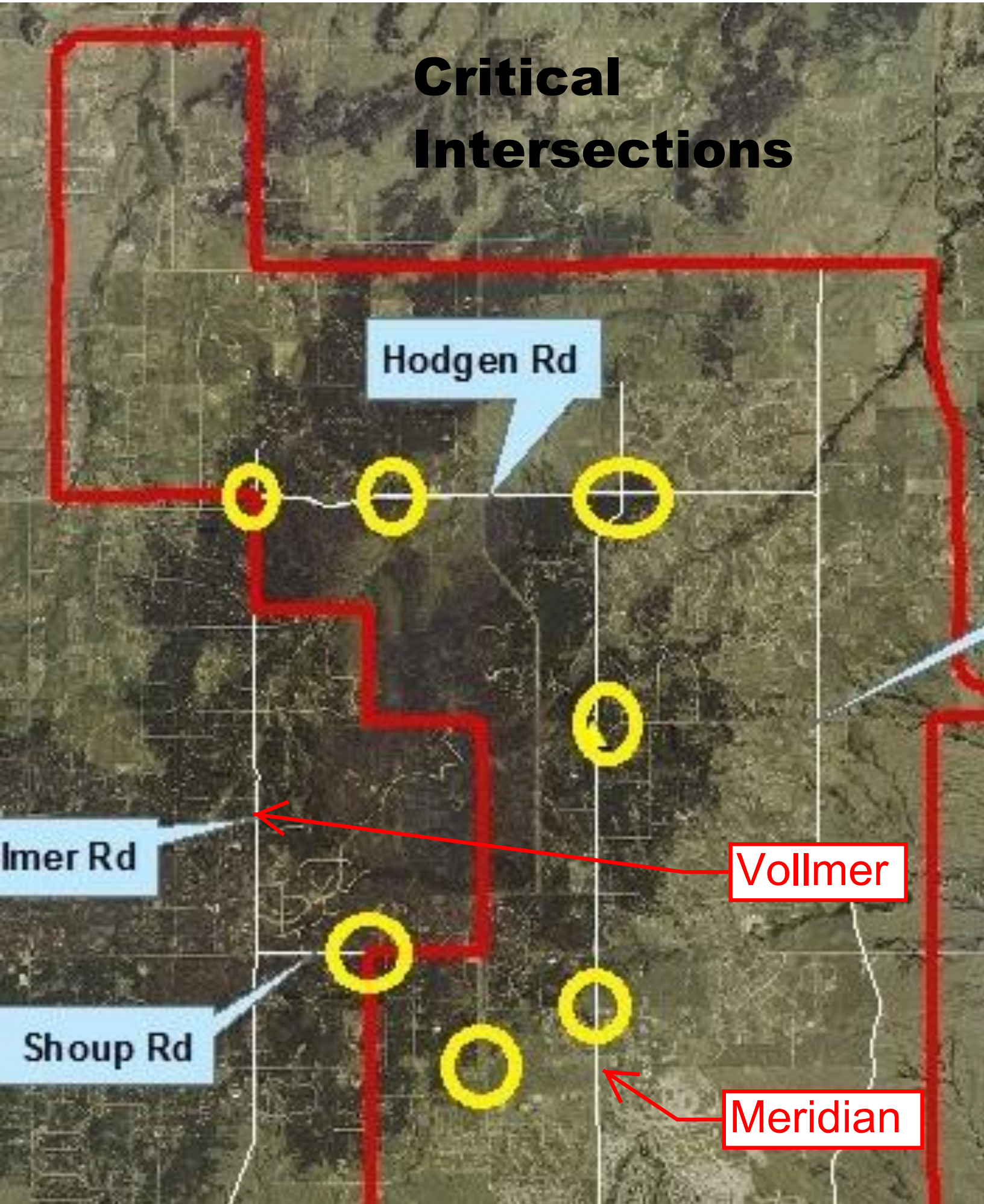
5 Burgess Road

Volmer Rd

Shoup Rd

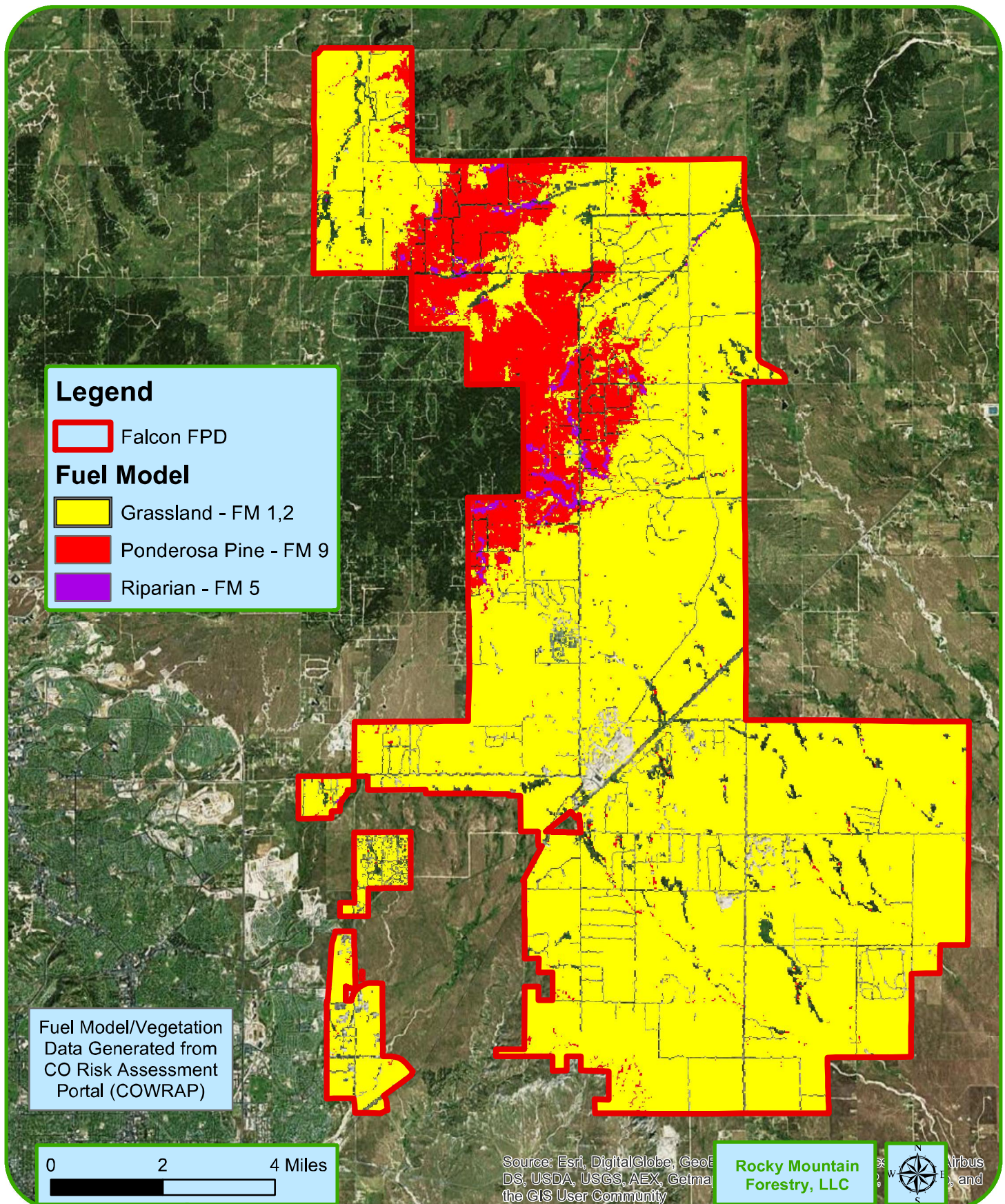


Critical Intersections



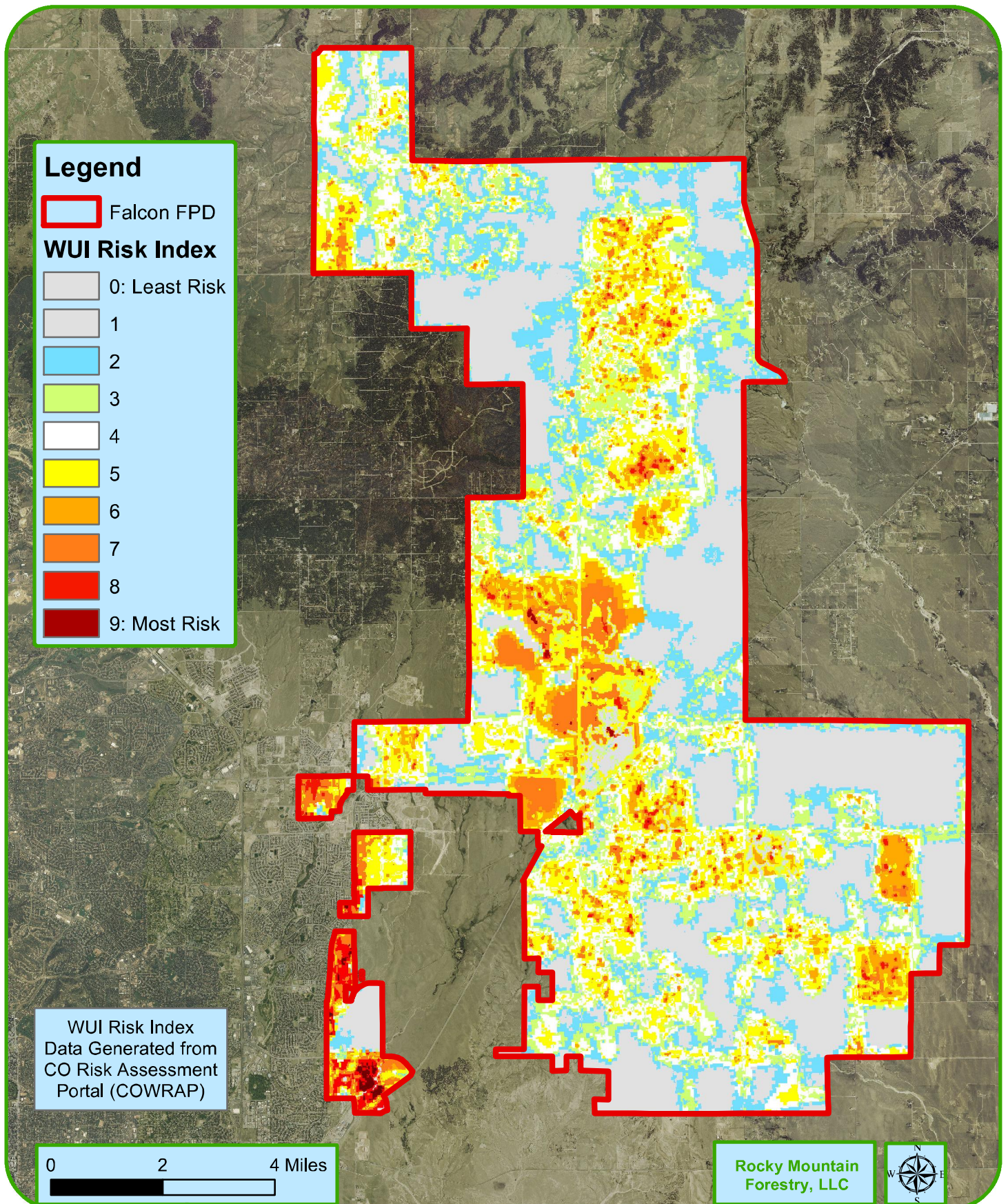
Community Wildfire Protection Plan

Fuel Model Map: Falcon Fire Protection District



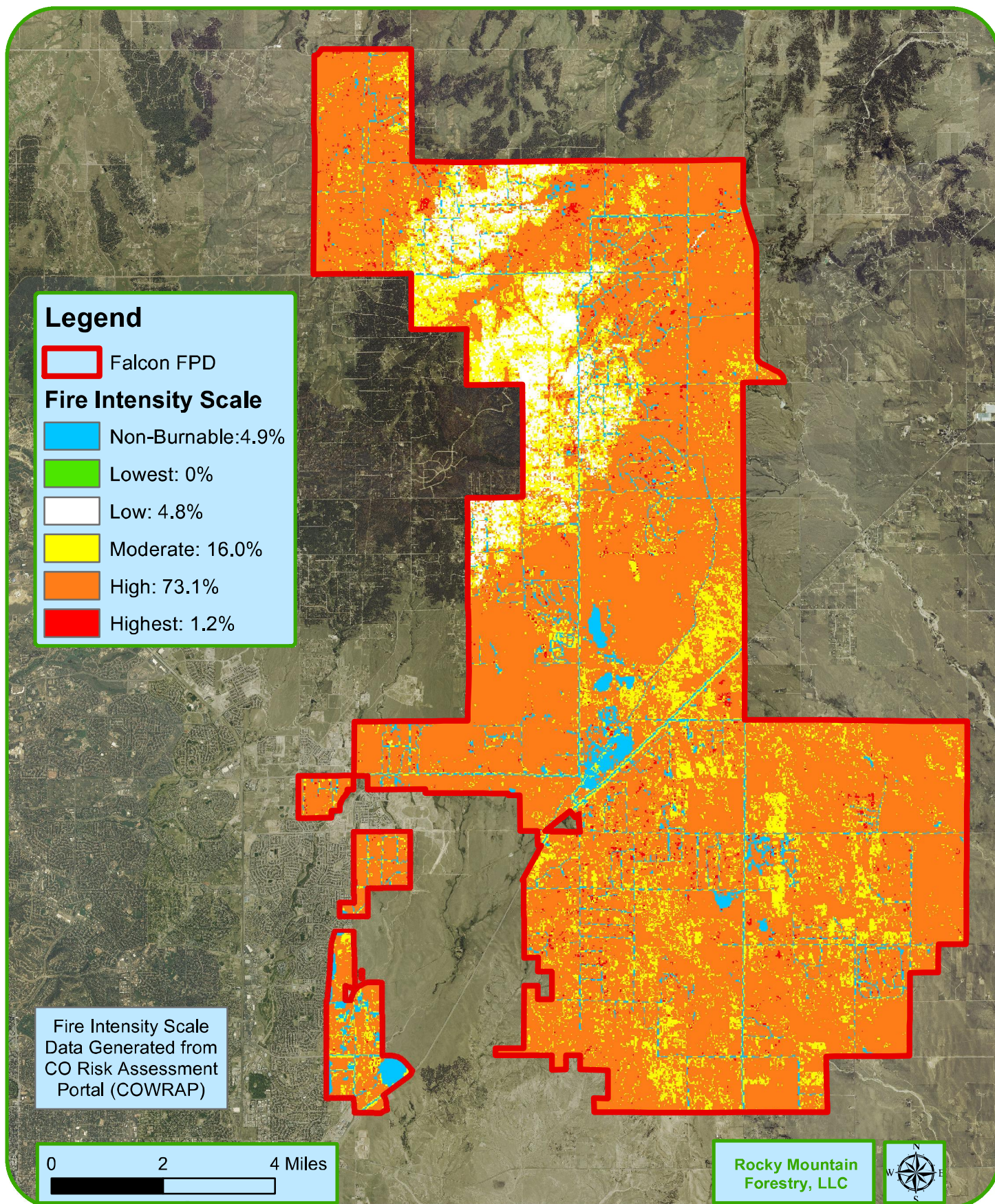
Community Wildfire Protection Plan

WUI Risk Index: Falcon Fire Protection District



Community Wildfire Protection Plan

Fire Intensity Scale Map: Falcon Fire Protection District



Appendix B

Falcon Fire Protection District

Maintenance Priorities

For

Homeowners

And

Homeowner Associations

Home Owner Association Community Action Plan

During the CWPP process, the following actions were suggested:

Item Descriptions	Date	By
Provide operational authority to Falcon Fire Protection District for use of any emergency water supplies. This can be in the form of an agreement authorized by the board of directors.		
Develop a community evacuation map for distribution to all residents.		
Install evacuation route signs at key intersections or exits from the community.		
Develop a template for installation and maintenance of community street signs, light poles, and mail kiosks to prevent damage by wildfire.		
Coordinate with abutting ownerships on joint fuel treatment projects along community boundaries, including participation in possible grant funding.		
Coordinate thinning and/or tree removal with EPDOT county right-of-ways to reduce crown fire potential and remove ladder fuels for fire starts in the roadway.		
Implement at least two demonstration fuel treatments or forestry projects on private lots.		
Develop an overall drainage map showing locations of culverts and major drainage swales that might be impacted by post-fire sediment runoff. Erosion control contractors should be contacted to obtain pricing.		
Implement a "Don't Fence Me In" program, in cooperation with Mountain View Electric Association for all above-ground electrical facilities in the community.		
Establish community guidelines for Firewise construction, landscaping, and forestry practices in coordination with all HOA committees. These should be updated as needed.		

The following are actions the community can incorporate into its routine budget categories to manage wildfire risks. These are broken down into categories that allow for annual planning and budgeting.

Seasonal

Activity	Date	By
Mowing:		
-Road sides and roadside ditches- Monthly or as warranted by fire danger.		
-Re-inspect all intersection sight distances for cleared sight triangles.		
-Clear all grasses and fine fuels 3-5 feet from around street signs, light poles and mail box kiosks using weed eaters or non-selective herbicides.		
-Open Spaces- Twice per year		
-First mowing mid-summer after wildflower bloom and before grass curing (browning).		
-Second mowing in the fall after grass curing (to reduce wildfire rate of spread during fall/winter fire season, and allow new, green re-growth in the spring).		
Common Area and Entry Landscaping:		
-Spring cleanup to remove all dead materials (twigs, leaves, needles, etc.).		
-Remove storm damaged trees and branches.		
-Mid-summer re-inspection to again remove fine fuels within 5-10 feet of all combustible materials.		
Education/Awareness:		
-Spring alerts/mailings for:		
-Emergency notification system signups and updates.		
-Family evacuation plans.		
-Home inventories.		
-Home assessments by local fire agencies.		
-Early to mid-Summer:		
-Firewise classes with emphasis on structural ignitability and forest health.		
Implementation:		
-Annual slash disposal program.		
-Consider developing a second seasonal slash disposal effort.		
-Coordinate/facilitate property to property (neighborhood) fuel treatment projects.		

Annual

Renew Firewise Community status:	Date	By
-Firewise Day, meeting or special event.		
Coordinate cross-training between all committees (Architectural Control, Landscaping, and Fire Mitigation)		
Update annual operating agreements with local fire agencies for emergency use of common areas and water supplies.		
Continue to encourage neighboring property owners to implement lot-to-lot mitigation projects that enhance all home ignition zones (HIZ).		
Review CWPP to determine annual project needs:		
-Apply for grant funding as available.		
Contact all partners to update any wildfire mitigation needs related to critical infrastructure.		
-Mountain View Electric- Power line clearance needs along roads, or rear lot easements.		
-Utility pedestal clearances inspected to reduce loss or damage by wildfire.		
El Paso County Department of Transportation (EPDOT) tree removals and pruning along roads.		
-Right-of-way mowing along public roads.		
Inspect all fuel treatment areas to identify any maintenance needs, such as dead tree removal, storm damage cleanup, or insect/disease control.		
Meet with abutting ownerships to coordinate fuel treatment projects.		
Coordinate with Falcon Fire on roadway fuel treatment projects.		
Continue community wide educational programs through classes, meetings and annual events.		
Topics may include:		
-Evacuation Planning.		
-El Paso/Teller 911 program signup (target of 100% participation).		
-Forest Health and related topics.		
-Noxious Weed prevention and control.		
-Wildlife habitat restoration.		
-Insurance coverage for “being made whole again” in the event of home loss.		
-Neighborhood Watch, and “phone trees”.		
-Special Needs Populations.		
-Evacuation Planning for Pets and Livestock.		

Every Three/Five/Ten Years

<p>Inspect all fuel treatments for:</p> <hr/> <p>Tree crown closure in all areas:</p> <ul style="list-style-type: none">-Shaded Fuel Breaks and D-Space Zone 2- 10 feet between crowns (20 feet between crowns of tree clumps).-Forest Health Thinning Areas: (D-Space Zone 3)- 3-5 feet between crowns and/or to allow full sun to tree crowns for optimum tree growth/health. <hr/> <p>Seedling tree invasion/encroachment:</p> <ul style="list-style-type: none">-Mow or cut seedling and sapling size trees when located within the dripline of mature trees, or not in full sun locations.-Where trees establish in open areas, thin out trees to promote full crown development, and reduce crowning potential.-Prune as necessary to reduce torching potential.		
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Appendix C

Falcon Fire Protection District

Firefighter Safety Zones Guidelines (NWCG Fire line Handbook)

Note:

Guidelines are for firefighters in full
Personal Protective Equipment (PPE),
And with wildland fire training.

Safety Zone Guidelines

- Avoid locations that are downwind from the fire.
- Avoid locations that are in chimneys, saddles, or narrow canyons.
- Avoid locations that require a steep uphill escape route.
- Take advantage of heat barriers such as lee side of ridges, large rocks, or solid structures.
- Burn out safety zones prior to flame front approach.
- For radiant heat only, the distance separation between the firefighter and the flames must be at least four times the maximum flame height. This distance must be maintained on all sides, if the fire has ability to burn completely around the safety zone. **Convective heat from wind and/or terrain influences will increase this distance requirement.**

CALCULATIONS ASSUME NO SLOPE AND NO WIND

Flame Height	Distance Separation (firefighters to flame)	Area in Acres
10 ft.	40 ft.	1/10 acre
20 ft.	80 ft.	1/2 acre
50 ft.	200 ft.	3 acres
75 ft.	300 ft.	7 acres
100 ft.	400 ft.	12 acres
200 ft.	800 ft.	50 acres

Distance Separation is the radius from the center of the safety zone to the nearest fuels. When fuels are present that will allow the fire to burn on all sides of the safety zone this distance must be doubled in order maintain effective separation in front, to the sides, and behind the firefighters.

Area in Acres is calculated to allow for distance separation on all sides for a three person engine crew. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

LCES Checklist

LCES must be established and known to
ALL firefighters **BEFORE** needed.

Lookout(s)

Experienced / Competent / Trusted
Enough lookouts at good vantage points
Knowledge of crew locations
Knowledge of escape and safety locations
Knowledge of trigger points
Map / Weather Kit / Watch / IAP

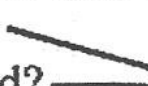


Communication(s)

Radio frequencies confirmed
Backup procedures and check-in times established
Provide updates on any situation change
Sound alarm early, not late

Escape Route(s)

More than one escape route
Avoid steep uphill escape routes
Scouted: Loose soils / Rocks / Vegetation
Timed: Slowest person / Fatigue & Temperature factors
Marked: Flagged for day or night
Evaluate: Escape time vs. Rate of spread
Vehicles parked for escape

Safety Zone(s)

Survivable without a fire shelter
Back into clean burn
Natural Features: Rock Areas / Water / Meadows
Constructed Sites: Clearcuts / Roads / Helispots
Scouted for size and hazards
Upslope? 
Downwind? 
Heavy Fuels?  More heat impact → Larger safety zone

Escape time and safety zone size requirements
will change as fire behavior changes.

Appendix D

Falcon Fire Protection District

Firewise and Wildfire Mitigation Web Links