

EAGLE RISING SUBDIVISION
WILDFIRE HAZARDS IDENTIFICATION AND MITIGATION PLAN

October 04, 2012

September 7, 2018

PROJECT DESCRIPTION

The Eagle Rising subdivision is located within a portion of Section 29, T12S, R65W, of the 6th PM, bounded on the east and south by the Highland Park community, on the west by the Eagle Wing Estates community and on the north by the Park Forest Estates community (see attached Vicinity Map). The property consists of approximately 70.793 acres and is presently zoned RR2.5.

The subdivision's currently approved Preliminary Plan allows for the future development of 17 single family residential lots and 12.37 acres of open space. The applicant is currently requesting Final Plat approval for Filing 1. Filing 1 will facilitate 8 single family residential lots (see attached Final Plat). Each lot will be a minimum of 2.5 acres. Vehicular access to this filing will be provided via Eagle Wing Drive to the southerly portion of the subdivision and Kurie Road to the north. Both existing roadways are 60 foot right-of-way, asphalt or gravel surfaced roadways owned and maintained by El Paso County. All roads within Filing No. 1 will be gravel surfaced, constructed to El Paso County standards and criteria and owned and maintained by subdivision's Home Owners Association.

please revise road name throughout to reflect plat

Water service for the 17 lots will be provided via a central water distribution system owned and operated by the Park Forest Water District. The central water system will include fire hydrants of a type and spacing approved by the Black Forest Fire Protection District.

The property is characterized by rolling hillside grasslands in the southerly two thirds of the site and rolling hillside grasslands plus occasional mature healthy Ponderosa Pines in the northerly one third of the site. The easterly portion of the site is bisected south to north by a large drainageway. A small number of Ponderosa Pines exists in the northerly portion of the property and along the easterly edge of the property. The majority of the subdivision is grassland indicating a low wildfire hazard potential within the 70.793 acres (see attached Colorado State Forest Service Letter).

The proposed subdivision is located within and would be serviced by the Black Forest Fire Protection District (see attached Preliminary Service Commitment Letter). The nearest manned District Facility is located at the corner of Burgess Road and Teachout Road. This facility is approximately 1.25 miles from the proposed subdivision's northerly boundary.

The Black Forest Fire Protection District has indicated that the property falls within a wildland interface area which requires mitigation and or compliance with wildland code requirements. This wildfire hazard potential requires precautions and mitigation techniques which go beyond the project's inclusion within an established fire protection district. The following mitigation plan is based, in part, on the publication "*PROTECTING YOUR HOME FROM WILDFIRE, a guide for Home Builders, Buyers, and Owners*" prepared by the Colorado Springs Fire Department and the Colorado Springs Park and Recreation Department.

RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

The intent of this mitigation plan is to summarize the wildfire mitigation components involved in the development of the Eagle Rising Subdivision. Implementation of the specific plan components are further detailed and defined in numerous other plans and documents including; Preliminary Plan and the Declaration of Covenants and Restrictions. In addition, the developer will incorporate the Colorado State University Cooperative Extension publications Creating Wildfire Defensible Zones and Fire-Resistant Landscaping into the property's Covenants and Restrictions.

WILDFIRE HAZARD MITIGATION RESPONSIBILITIES

For the subdivision's wildfire hazard mitigation plan to be effective, a partnership with specific responsibilities must be implemented between the land developer, the home builder, and the homeowner. The development company is responsible for planning and developing the land in a manner consistent with contemporary wildfire hazard mitigation techniques. The home builder is responsible for designing and constructing homes which are sensitive to the environmental hazards existing within their specific sites. The homeowners are ultimately responsible for the maintenance of their homes and home sites in a manner consistent with the adopted wildfire hazards mitigation plan.

DEVELOPER'S RESPONSIBILITIES

1. The 70 acre parcel is characterized by rolling grasslands with a major drainageway bisecting the property from south to north. Grassland wild fires and structural fires are the primary fire dangers within the large lot portion of this development. Structural fires and forest wild fires are the primary fire dangers within the northerly one third of this development.
2. A land plan has been developed to provide fuel breaks via proposed 60 foot ROW roadways and cleared utility easements (see attached Preliminary Plan).
4. A vehicular circulation network has been designed to provide safe and efficient emergency vehicle access to, from, and through all areas of the property. The developer will enact and enforce development covenants and restrictions requiring home builders

and homeowners to implement the policies set forth in the Wildfire Hazards Mitigation Plan.

6. The developer will establish a Homeowner's Association which will advocate neighborhood involvement in the wildfire mitigation plan and assure the maintenance of the covenants, restrictions, and guidelines once they have been implemented.

7. The developer will install a central water system which includes fire hydrants. Water lines, fire hydrants and fire hydrant locations shall comply with the Fire District's customary rules and regulations governing central fire protection systems.

HOME BUILDER'S RESPONSIBILITIES (via property covenants and restrictions)

1. All roofing material shall be noncombustible or fire resistive class A, B, or C rated. Some wood shakes can be treated to attain a C rating. However, since the effectiveness of this treating declines with age, wood shake shingles will not be allowed within the Eagle Rising subdivision.

2. Exterior wall materials such as stucco, rock, and brick shall be encouraged.

3. All undereave vents shall be located near the roof line rather than near the wall. All eaves shall be boxed and minimum overhangs shall be encouraged.

4. All windows and patio doors shall be made of tempered safety glass or double pane glass. Exterior fire-resistive shutters and interior fire resistant drapes or blinds shall be encouraged.

5. Masonry patios and/or one hour fire rated decks shall be encouraged to create a setback safety zone.

6. Builders will be encouraged to minimize the number and size of windows and doors on the side of the house that would most likely be exposed to fire.

7. Structures that exceed the required fire flow rate greater than 500 gpm must provide a code approved alternative to reduce the flow rate.

8. The Black Forest Fire Protection District shall be contacted prior to construction to review the proposed structures required flow rate and to discuss alternative acceptable fire protection requirements if needed.

HOMEOWNER'S RESPONSIBILITIES (via property covenants and restrictions)

1. All homes shall have a 30 foot safety zone or primary fuel break in all directions. All brush within 10 feet of the house shall be removed and replaced with an irrigated greenbelt (including grasses, shrubs, and/or flowers) or noncombustible materials such as rock or gravel.

2. All large trees within the 30 foot safety zone shall be thinned to eliminate overlapping crowns. Trees within two tree heights of the house shall be pruned of all dead limbs. Prune live branches to 10 feet from at least half of the trees within the 30 foot safety zone. Trim all branches which extend over or under the eaves of the roof.

3. Homeowners shall be required to maintain the 30 foot safety zone by removing all fuels from beneath large trees. Keep grasses trimmed to 2 inches and well watered. Keep roofs and roof gutters clean of pine needles and leaves. Stack firewood uphill and

at least 10 feet from structures. Remove dead limbs, leaves, and grass clippings from all areas.

4. All driveways shall be readily identifiable and maintained unobstructed at all times.

5. All house addresses shall be clearly visible from the street.

6. All chimneys shall be equipped with a mesh spark arrester and inspected and cleaned on a regular basis.

7. On site burning of trash, leaves, and weeds shall be prohibited.

8. Fireworks of any kind shall be prohibited.

9. All motor vehicles shall be parked on noncombustible surfaces.

10. All homes shall be equipped with smoke detectors and a minimum of one 2.5 pound fire extinguisher maintained in accordance with the manufacture's recommendations.

ATTACHMENTS

- Fire District Service Commitment Letter
- Vicinity Map
- Approved Preliminary Plan
- Proposed Fil 1 Final Plat
- Aerial Photograph
- Colorado Forest Service Letter



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Fax 719.495.7504
Web- www.bffire.org

8/30/2018

David F. Jones
LAND RESOURCE ASSOCIATES
9736 Mountain Road
Chipita Park, CO 80809

Mr. Jones,

The development known as Eagle Rising Filing No.1 is located within the boundaries of the Black Forest Fire Rescue Protection District response area. Black Forest Fire Rescue Protection District will provide fire and emergency services to this to this development.

The Black Forest Fire Protection District is a participating member of a regional coalition of fire department called the North Group. This group was designed to provide increased response capabilities to all-hazards incidents, including structure fires, through the use of automatic-aid and mutual aid. The group consists of the following fire departments: Black Forest, Falcon, Wescott, Tri-Lakes Monument, Air Force Academy, Larkspur, and Palmer Lake. The automatic and mutual aid agreement is solidified by an intergovernmental agreement between all entities.

The initial response, for a structure fire, will include three 1250 GPM pumpers, one Ladder Company, and five water tenders, totaling 15,000 gallons of water on an initial dispatch. Additional response apparatus are available based need and conditions noted upon arrival of the scene.

BFFRPD has an ISO rating of 4 for areas within 1000' of a hydrant water system and 5 road miles of a fire station, and a hauled water rating of 5 for areas within 5 road miles of a fire station.

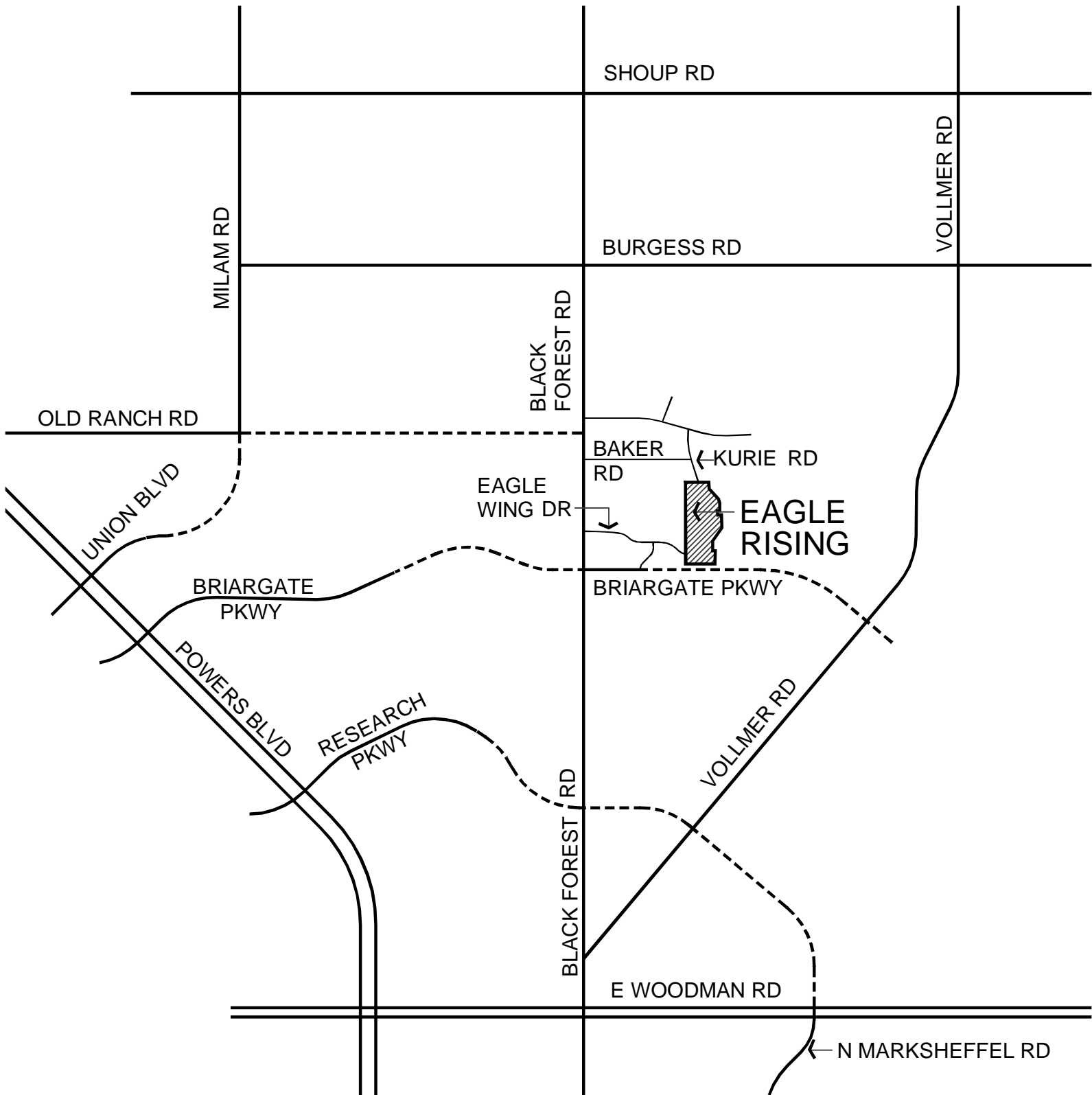
The primary response station will be BFFRPD Station #1, located at 11445 Teachout Rd., approximately 2.5 road miles away.

If you have any comments, questions or concerns please feel free to contact me.

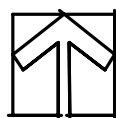
Respectfully,

Bryan J. Jack
Fire Chief
Black Forest Fire Rescue
719-495-4300
719-499-9880
Bryan.jack@bffire.org

"Serving the citizens of Black Forest since 1945"



VICINITY MAP



NORTH
NO SCALE

EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

BASIS OF BEARING:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29. THE SOUTH 1/16TH CORNER OF SAID SECTION 29 IS A 2 1/2 INCH ALUMINUM CAP STAMPED "S 1/16 SEC. 29 1997 PLS 4842", AND THE CENTER 1/4 CORNER OF SAID SECTION 29 IS A 3 1/4 INCH ALUMINUM CAP, STAMPED "1997 T12S R65W C1/4 PLS 4842". SAID LINE IS ASSUMED TO BEAR N0014'32"E A DISTANCE OF 1323.75 FEET.

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2, SE 1/4) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 29 IS A 3 1/4 INCH ALUMINUM CAP, STAMPED "1997 T12S R65W C1/4 PLS 4842";
THENCE N0013'10"W ALONG THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29 A DISTANCE OF 1324.32 FEET, POINT BEING AT THE NORTH 1/16TH CORNER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY LINE OF PARK FOREST ESTATES FILING NO. 2, AS RECORDED IN PLAT BOOK B-2 AT PAGE 52 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE N89'20'54"E ALONG SAID SOUTHERLY LINE, 435.69 FEET;
THENCE S00'39'06"E, A DISTANCE OF 31.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 73'29'25", (THE CHORD OF WHICH BEARS S36'05'37"W, 71.79 FEET), AN ARC DISTANCE OF 76.96 FEET;
THENCE S31'19'28"E, A DISTANCE OF 97.30 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 27'53'52", (THE CHORD OF WHICH BEARS S28'45'38"E, 106.06 FEET), AN ARC DISTANCE OF 107.12 FEET;
THENCE S42'42'34"E, A DISTANCE OF 332.38 FEET;
THENCE S45'59'41"W, A DISTANCE OF 313.98 FEET;
THENCE S51'53'32"E, A DISTANCE OF 69.22 FEET;
THENCE S59'14'32"E, A DISTANCE OF 458.52 FEET;
THENCE S33'45'28"W, A DISTANCE OF 431.27 FEET;
THENCE S50'41'14"W, A DISTANCE OF 349.75 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 04'32'13", (THE CHORD OF WHICH BEARS S18'39'31"E, 32.06 FEET), AN ARC DISTANCE OF 32.07 FEET;
THENCE N50'41'14"E, A DISTANCE OF 355.73 FEET;
THENCE S61'46'05"E, A DISTANCE OF 461.08 FEET;
THENCE S33'45'28"W, A DISTANCE OF 246.00 FEET;
THENCE N56'13'40"W, A DISTANCE OF 488.91 FEET;
THENCE S50'41'14"W, A DISTANCE OF 168.42 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 09'09'52", (THE CHORD OF WHICH BEARS S07'06'49"E, 64.71 FEET), AN ARC DISTANCE OF 64.78 FEET;
THENCE S56'12'44"E, A DISTANCE OF 495.61 FEET;
THENCE S09'05'33"W, A DISTANCE OF 242.15 FEET;
THENCE N56'12'44"W, A DISTANCE OF 518.58 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 35'03'03", (THE CHORD OF WHICH BEARS S48'30'02"W, 243.91 FEET), AN ARC DISTANCE OF 247.76 FEET;
THENCE S27'34'09"E, NON-RADIAL TO THE PREVIOUS COURSE 454.15 FEET;
THENCE S89'46'13"W, A DISTANCE OF 389.62 FEET TO A POINT THAT IS 30 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29;
THENCE N0014'32"W, PARALLEL AND 30 FEET EAST OF AS MEASURED PERPENDICULAR THERETO OF SAID NORTH-SOUTH CENTERLINE OF SECTION 29, A DISTANCE OF 369.21 FEET;
THENCE S90'00'00"W, A DISTANCE OF 30.00 FEET
THENCE N0014'32"W ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 805.33 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF BOTH PARCELS OF 35.711 ACRES, MORE OR LESS.

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE ABOVE OWNERS HAVE HEREBY CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "EAGLE RISING FILING NO. 1" IN THE COUNTY OF EL PASO COUNTY, COLORADO.

THE CASAS LIMITED PARTNERSHIP #4 HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.

BY: _____

PRINTED NAME: STEPHEN J. JACOBS, JR

AS: GENERAL PARTNER OF CASAS LIMITED PARTNERSHIP #4.

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D. BY STEPHEN J. JACOBS, JR AS GENERAL PARTNER OF CASAS LIMITED PARTNERSHIP #4.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, AND D ARE FOR THE PURPOSES INDICATED IN THE TRACT TABLE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY EAGLE RISING HOA.

BY: _____

BY: STEPHEN J. JACOBS

AS: PRESIDENT THE EAGLE RISING HOA.

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D.

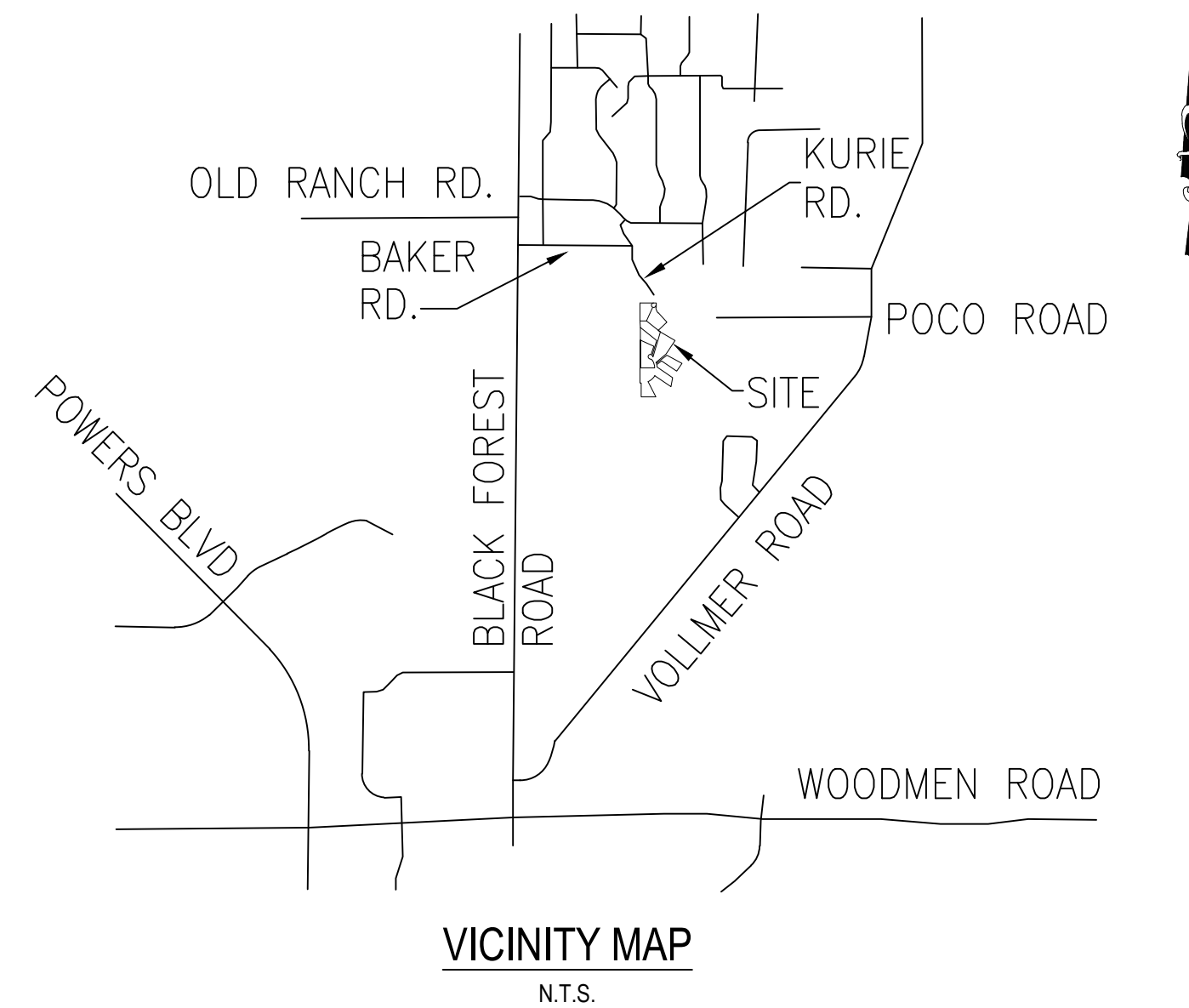
BY: STEPHEN J. JACOBS

AS: PRESIDENT THE EAGLE RISING HOA.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- 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 FIVE (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, ALL LOTS WHICH ARE ADJACENT TO THE PERIMETER ARE HEREBY PLATTED WITH A (30') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (ONLY WHERE SHOWN ON SHEET 2), THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS SHOWN AND NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS FOR ROUTINE MAINTENANCE. NON-ROUTINE MAINTENANCE AND CONSTRUCTION SHALL BE BY THE EAGLE RISING HOA.
- THE HOMEOWNER'S ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO. _____ OF THE OFFICE OF SECRETARY OF STATE.
- THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENTS BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.
- 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.



VICINITY MAP
N.T.S.

GENERAL NOTES CONT.:

- THE NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS HEREBY PLATTED: 8
- TRACT A (EAGLE WING VIEW PRIVATE) SHALL BE MAINTAINED BY THE EAGLE RISING HOA, THEREFORE EL PASO COUNTY SHALL NOT BEAR ANY RESPONSIBILITY OF THE MAINTENANCE OF THIS PRIVATE TRACT.
- TRACT D (KURIE ROAD - PUBLIC RIGHT OF WAY) SHALL BE OWNED MAINTAINED BY EL PASO COUNTY.
- TRACT B AND C SHALL BE USED FOR A PRIVATE WELLS, AND SHALL BE MAINTAINED BY EAGLE RISING HOA.
- TRACT E AND F SHALL BE USED FOR FUTURE LOT DEVELOPMENT, AND SHALL BE OWNED AND MAINTAINED BY CASAS LIMITED PARTNERSHIP #4.
- NO LOTS ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0530F & 08041C0535F, BOTH EFFECTIVE MARCH 17, 1997, AND REVISED TO REFLECT LOMR DATED MAY 24, 2001.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. _____ OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. _____ OF THE EL PASO COUNTY RECORDS.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, MONUMENTED AT THE NORTH WITH A 2 1/2 INCH ALUMINUM CAP, N 1/16 SEC. 29 2005 PLS 26965, AND THE AT THE SOUTH WITH A 3 1/4 INCH ALUMINUM CAP, STAMPED 1997 T12S R65W C1/4 PLS 4842. ASSUMED BEARING N 0013'10" W "
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: PRELIMINARY GEOTECHNICAL INVESTIGATION, TRAFFIC IMPACT ANALYSIS REPORT; WATER RESOURCE REPORT; DRAINAGE REPORT; WILDFIRE HAZARD & MITIGATION REPORT; NATURAL FEATURES REPORT; PRELIMINARY HABITAT ASSESSMENT, STORM WATER MANAGEMENT PLAN (FILE:).
- WASTEWATER SERVICES WILL BE PROVIDED BY THE BUILDER/OWNER ON EACH LOT IN ACCORDANCE WITH EL PASO COUNTY HEALTH DEPARTMENT AND COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT RULES, REGULATION AND SPECIFICATION.
- WATER SERVICES FOR ALL LOTS IS PROVIDED BY THE PARK FOREST WATER DISTRICT.
- PROPERTY IS SUBJECT TO THE DRAINAGE EASEMENT RECORDER UNDER REC. NO. _____
- PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED IN BOOK 2148, PAGE 340 (SHOWN ON SHEET2).
- PROPERTY IS SUBJECT TO THE INCLUSION IN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT AS RECORDED IN BOOK 2772, PAGE 121.
- PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED UNDER REC. NO. 203271820 & 203271821 (SHOWN ON SHEET 2).
- PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED UNDER REC. NO. 211005930 (SHOWN ON SHEET 2).
- PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AND PROVISIONS OF RES. 13-408 AS RECORDED UNDER REC. NO. 213121408.

SURVEYOR'S CERTIFICATION:

I, VERNON P. TAYLOR, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THE _____ DAY OF _____, 2018.

VERNON P. TAYLOR
PLS NO. 25666
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

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.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "EAGLE RISING FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "EAGLE RISING FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

8 LOTS	25.374 ACRES	71.05%
6 TRACTS	10.337 ACRES	28.95%
TOTAL	35.711 ACRES	100.00%

FINAL PLAT
EAGLE RISING FILING NO. 1
JOB NO. 43-043A
DATE PREPARED: 09/05/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. _____

SHEET 1 OF 2

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	1.538	DRAINAGE/PRIVATE ROAD/ PUBLIC ACCESS/PUBLIC UTILITY	EAGLE RISING - HOA	EAGLE RISING - HOA
B	0.004	WELL	EAGLE RISING - HOA	EAGLE RISING - HOA
C	0.002	WELL	EAGLE RISING - HOA	EAGLE RISING - HOA
D	0.214	DRAINAGE/PUBLIC/ROAD/ PUBLIC ACCESS/PUBLIC UTILITY	EL PASO COUNTY	EL PASO COUNTY
E	3.554	FUTURE LOT	CASAS, LP #4	CASAS, LP #4
F	5.025	FUTURE LOT	CASAS, LP #4	CASAS, LP #4

LINE #	LENGTH	BEARING
(R)2	15.00	S48°47'44"W
L5	22.20	S20°53'58"E
L11	20.87	N20°53'58"W
L12	149.14	S00°42'35"E

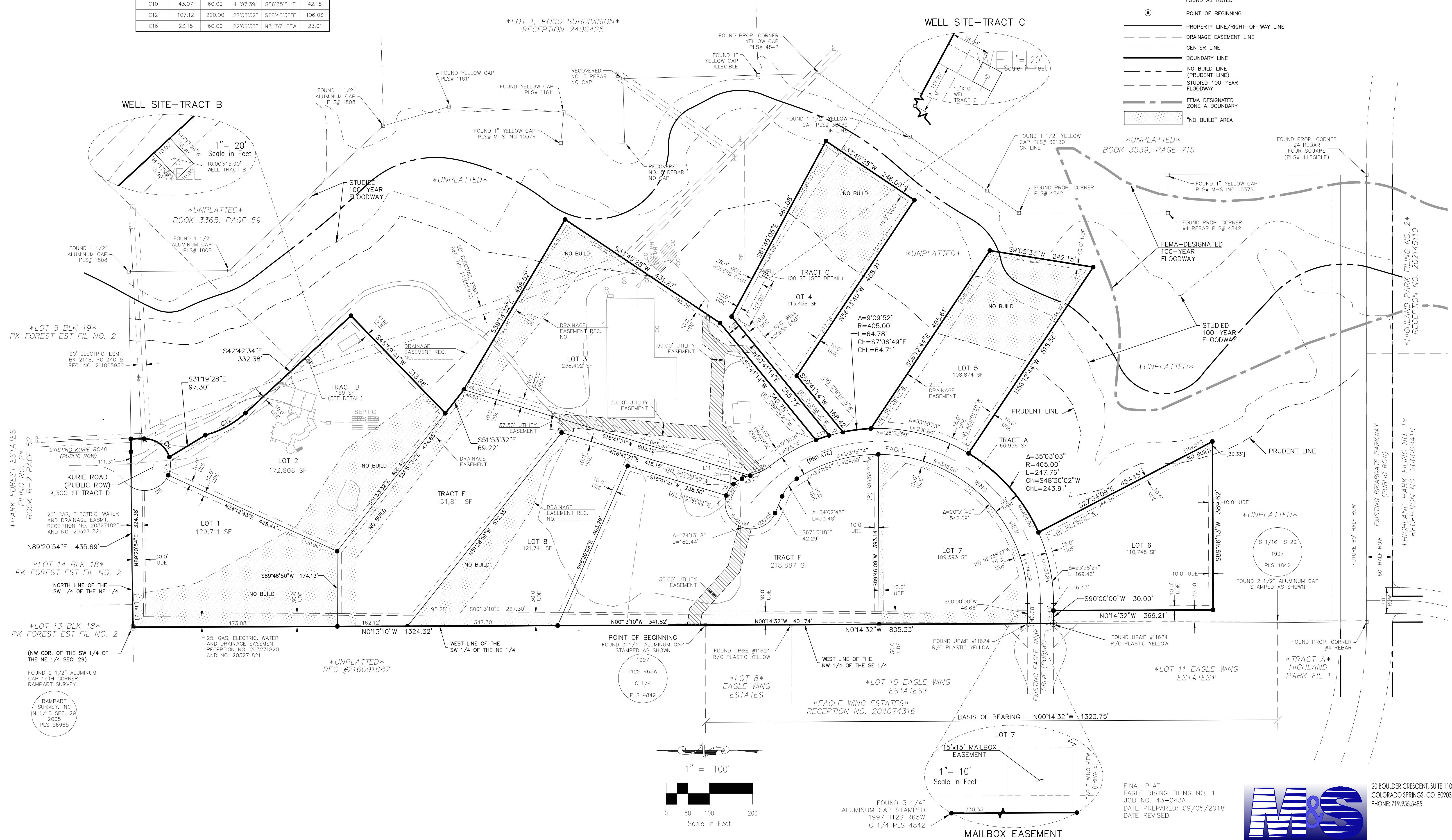
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C3	31.46	60.00	30°02'27"	N58°01'47"W	31.10
C4	27.54	90.00	17°32'01"	S29°39'58"E	27.43
C5	33.18	405.00	4°41'40"	N14°02'35"W	33.17
C6	221.20	60.00	211°13'41"	N75°02'15"W	115.57
C8	101.17	60.00	96°36'37"	S17°43'43"E	89.60
C9	76.96	60.00	73°29'25"	S36°05'37"W	71.79
C10	43.07	60.00	41°07'39"	S86°35'51"E	42.15
C12	107.12	220.00	27°53'52"	S28°45'38"E	106.06
C16	23.15	60.00	22°06'35"	N31°57'15"W	23.01

EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

LEGEND

- sq. ft. SQUARE FEET
- ROW RIGHT OF WAY
- UDE UTILITY AND DRAINAGE EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED PLS 25966
- FOUND AS NOTED
- ⊙ POINT OF BEGINNING
- PROPERTY LINE/RIGHT-OF-WAY LINE
- - - DRAINAGE EASEMENT LINE
- CENTER LINE
- BOUNDARY LINE
- - - NO BUILD LINE (PRUDENT LINE)
- - - STUDIED 100-YEAR FLOODWAY
- - - FEMA DESIGNATED ZONE A BOUNDARY
- ▨ "NO BUILD" AREA



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FINAL PLAT
 EAGLE RISING FILING NO. 1
 JOB NO. 43-043A
 DATE PREPARED: 09/05/2018
 DATE REVISED:

FILE NO. _____



Babar Rd

Chington Rd

Mudfield

g Dr

Eagle Way

ate Pkwy

Calngarm Way

Lynemh Pl



Woodland Park District
113 South Boundary
Woodland Park CO 80863

September 7, 2018

Raimere Fitzpatrick
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, Co. 80903

Re: Eagle Rising Filing 1-Final Plat, SF-15-011

Dear Raimere Fitzpatrick,

The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.

Respectfully,

Larry long

Larry Long C.F.
District Forester
719/687-2921
larry.long@colostate.edu