

September 5, 2018

RE: NOTIFICATION TO ADJOINING LAND OWNER – EAGLE RISING FILING NO. 1 – FINAL PLAT APPLICATION

Dear Adjoining Land Owner:

MyPad, Inc., Steven J. Jacobs, Jr., President, the developer of the below described property, is currently making application to the El Paso County Development Services for approval of the Final Plat for the Eagle Rising subdivision. Approval of this request by the El Paso County Board of County Commissioners would allow for the development of 8 single family residential lots at a minimum lot size of 2.5 acres.

The proposed 35.71 acre subdivision is located in a portion of Section 29, T12S, R65W of the 6th PM. More specifically, the property is located south of Park Forest Estate subdivision, east of the Eagle Wing subdivision and north and west of Highland Park subdivision. Vehicular access to the northern portion of the site will be provided from Kurie Road and to the southerly portion of the site from Eagle Wing Drive. The proposed Eagle Wing View roadway is a 60' wide private roadway and shall be owned and maintained by the subdivisions Property Owners Association. The Kurie Road turn-around improvements and Right of Way shall be owned and maintained by El Paso County. I have enclosed a copy of the proposed Final Plat illustrating the general layout of the subdivision and the location of the property to be platted.

Existing improvements include two single family residential homes, a detached garage and a metal barn. The existing improvements will remain and are included within the proposed 8 lots. Proposed improvements within the parcel include privately owned and maintained gravel surfaced roadways, open space, drainage improvements, a central water system with fire hydrants, electric service, natural gas service and telephone service. Grading and earth moving activities will be limited to roadway, drainage and utility installation areas.

The subdivision is located within and will be serviced by the Park Forest Water District. An existing 8" water main and fire hydrants will serve this proposed subdivision. Waste water will be treated by individual onsite septic systems. The open space will be owned and maintained by the Property Owners Association.

You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding this request or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Development Services, 2880 International Cir., Colorado Springs, CO 80910, Please reference The Eagle Rising Filing No. 1 development. The date, time and location of the future public hearings regarding this application may be obtained by contacting the El Paso County Development Services Department at 719.520.6300.

Sincerely,

Virgil A. Sanchez
M&S Civil Consultants
20 Boulder Crescent STE 110
Colorado Springs, CO 80903
719.491.0818
virgils@mscivil.com

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