STANDARD DSD PLAT NOTES

1. THE FOLLOWING REPORTS WILL BE SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND WILL BE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; NATURAL FEATURES REPORT.
2. 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 LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL E PASO COUNTY AND US POSTAL SERVICE REGULATIONS.

EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER AND DEVELOPMENT COD SECTION 6.3.3.C.2 AND 6.2.2.C.3.

DEVELOPMENT NOTES:

1. TRACT A - PRIVATE OPEN SPACE AND DRAINAGE DETENTION IS TO BE OWNED AND MAINTAINED BY THE TERRA RIDGE NORTH HOMEOWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
2. "NO-BUILD AREAS": NO PERMANENT DWELLING UNIT, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN "NO BUILD AREAS" INDICATED ON THIS PRELIMINARY PLAN INCLUDING ANY PERMANENT STRUCTURE, TEMPORARY STRUCTURE, SHED, FENCE AND OUTBUILDING. DRAINAGE FACILITIES AND UNDERGROUND UTILITIES LOCATED WITHIN PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
3. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
4. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
5. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
6. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOC SERVICE DISTRICT, THE BLACK FOREST FIRE PROTECTION DISTRICT, THE LEWIS-PALMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT..
7. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25'.
8. STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 10', SIDE - 10', REAR - 10' AND PERIMETER - 20'.
9. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
10. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO ATTORNEYS OFFICE.
11. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 12-382), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.

WILDLAND FIRE INFORMATION

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.

DEVELOPMENT DATA:

SINGLE FAMILY LOTS - 11 LOTS - 2.5 AC (98.8%)
TRACT A - DRAINAGE - 0.7 AC (0.2%)
ROW DEDICATION (X) - 1.66 AC (1.0%)
TOTAL - 39.72 AC

AVE LOT SIZE - 3.4 AC
MIN LOT SIZE - 2.5 AC
GR DENSITY - 1 LOT / 3.61 AC

DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)

DRAINAGE & UTILITY EASEMENTS
(UNLESS OTHERWISE INDICATED)
FRONT - 10'
SIDE - 10'
REAR - 10'
MAX. BUILDING HEIGHT - 30' (AS MEASURED PER EL PASO CO LDC)

BUILDING SETBACKS
(UNLESS OTHERWISE INDICATED)
FRONT - 25'
SIDE - 25'
REAR - 25'

PROPERTY OWNERS
PHILLIP S. & JENNIFER MILES
15630 FOX CREEK LANE
COLORADO SPRINGS, CO 80908

MINERAL RIGHTS OWNERS
EDWARD PATTON
12320 BRADSHAW ROAD
PEYTON, CO 80831

WHEATLEY OIL COMPANY
387 MUSTANG ROAD
PORT ARANSAS, TX 78373

RON HENDERSHOT
PO BOX 147
CRANFILLS GAP, TX 76637

EL PASO COUNTY
27 E VERMIJO AVENUE
COLORADO SPRINGS, CO 80903

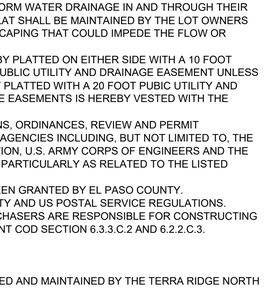
EL PASO COUNTY PARCEL NUMBERS
PARCEL NO. 5129300002 - PARCEL A

GEOLOGY STATEMENT

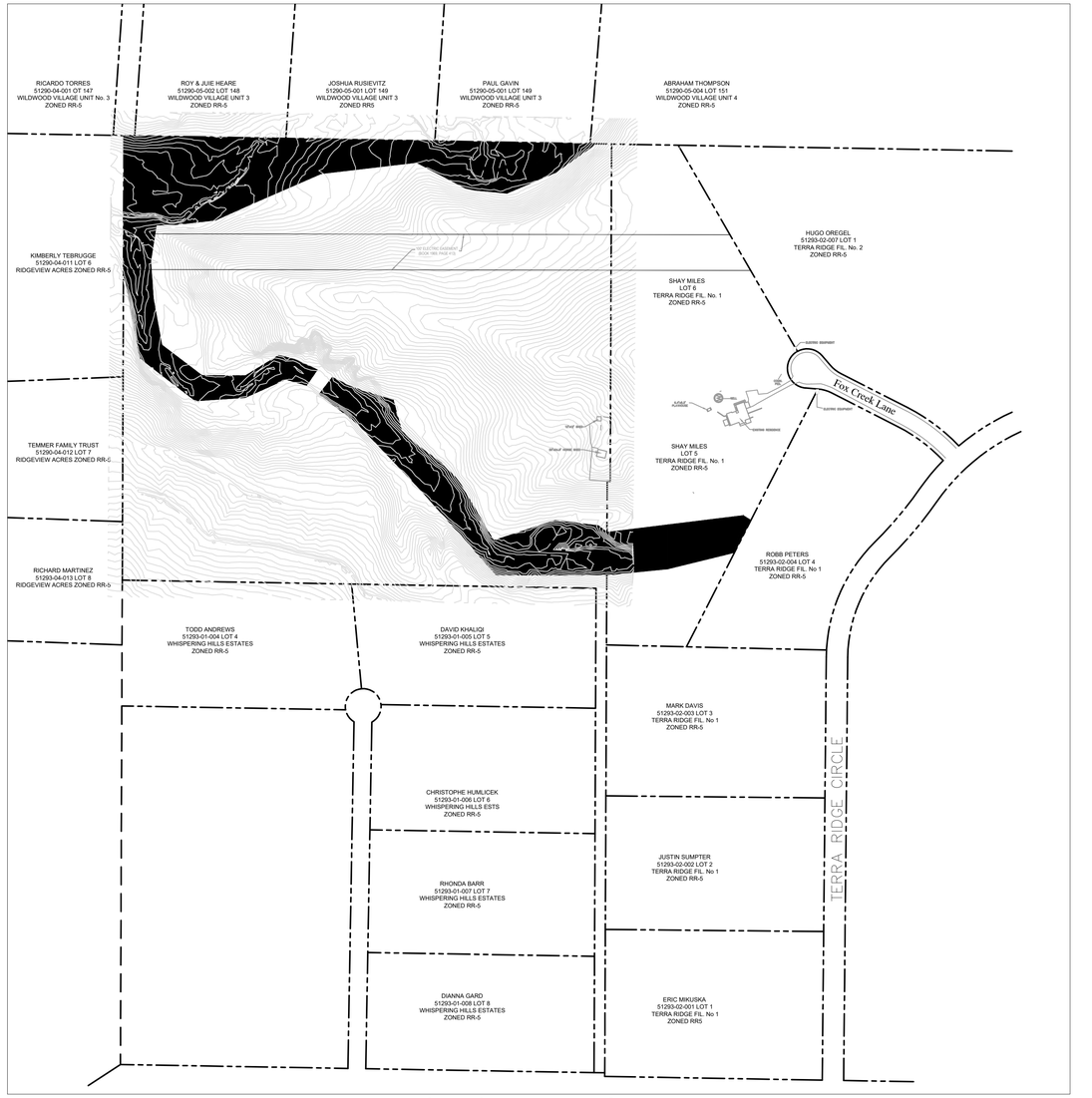
PORTIONS OF THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR TERRA RIDGE NORTH SUBDIVISION BY X ENGINEERING DATED ON X.

AREAS OF SEASONALLY SHALLOW GROUND WATER: X

AREAS OF POTENTIALLY SEASONALLY SHALLOW GROUND WATER: X



VICINITY MAP
NOT TO SCALE



ZONING MAP RR5 TO RR2.5

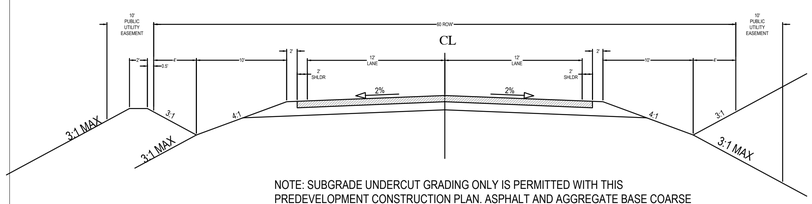
100 0 50 100

SCALE: 1"=100'
CONTOUR INTERVAL: 1FT

LEGAL DESCRIPTION:

LOTS 5 AND 6 IN TERRA RIDGE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE S89°46'29"E ALONG THE SOUTH LINE OF WHISPERING HILLS ESTATES AS RECORDED IN PLAT BOOK Z-2 AT PAGE 2 OF SAID COUNTY RECORDS, 1407.75 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N00°58'34"E, 1327.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S89°47'26"E, 1245.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SAID NORTHEAST CORNER ALSO BEING ON THE WEST LINE OF WILDWOOD VILLAGE UNIT 3 AS RECORDED IN PLAT BOOK H-3 AT PAGE 57 OF SAID COUNTY RECORDS; THENCE S00°59'16"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE WEST LINE OF SAID WILDWOOD VILLAGE UNIT 3 AND WILDWOOD VILLAGE UNIT 4 AS RECORDED IN PLAT BOOK M-3 AT PAGE 46 OF SAID COUNTY RECORDS, 1366.91 FEET; THENCE N89°46'29"W, 945.48 FEET; THENCE N00°58'34"E, 8.50 FEET; THENCE N89°46'29"W, 1708.14 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°58'34E, 30.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO., SAID DESCRIBED TRACT CONTAINS 52.63 ACRES +/-



NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLAN. ASPHALT AND AGGREGATE BASE COARSE SHALL NOT BE CONSTRUCTED WITH THE PREDEVELOPMENT GRADING.

RURAL LOCAL - PAVED
TYPICAL SECTION
SCALE N.T.S.

LODESTAR ENGINEERING, LLC
FORENSICS, CIVIL, DRAINAGE, LAND DEVELOPMENT
COLORADO SPRINGS, CO 80908
hello@lodestar.design 719.332.0086
www.lodestar.design

Project:
TERRA RIDGE NORTH SUBDIVISION
REZONING MAP

Address:
ADDRESS

Revisions
REVDATE
Revision#
REVNUM

Mark	Date	Description

Checked By: SM

Drawn By: JT

Dwg File:SHTS_COVER.DWG

Date: 04/01/22

Sheet Title
ZONING MAP

Sheet
1

July 14, 2022 3:03:21 PM ---- Shay Miles