

RICE RANCH
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN DRAWINGS

AUGUST 20, 2018
PPR-18-024

SITE DATA

- 1. THE SITE IS LOCATED AT 8150 RICE LANE IN UNINCORPORATED EL PASO COUNTY (EPC).
- 2. THE PROJECT SITE, WHICH IS COMPOSED OF TWO PARCELS, IS APPROXIMATELY 42 ACRES IN TOTAL, IS LOCATED IN RANGE 66, TOWNSHIP 15, SECTION 25.
- 3. THE EL PASO COUNTY ASSESSOR'S SCHEDULE NUMBERS ARE 6525000011 & 6525000021. COUNTY ZONING FOR THE PARCELS IS I-3, WHICH IS HEAVY INDUSTRIAL.
- 4. TABULATION OF EXISTING AND PROPOSED STRUCTURES:

Table with 2 columns: STRUCTURE, TOTAL AREA(SF) (FROM EPC ASSESSOR). Rows include EXISTING ONE STORY RANCH, EXISTING CABINS & COTTAGES, SHEDS MISCL, and SHEDS MISCL.

LEGAL DESCRIPTION

PARCEL A: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 400 FEET; THENCE ANGLE RIGHT 90 DEGREES WESTERLY 586.60 FEET; THENCE ANGLE RIGHT 90 DEGREES NORTHERLY 397.6 FEET, MORE OR LESS, TO INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE ANGLE RIGHT EASTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED SEPTEMBER 22, 2008 UNDER RECEPTION NO. 208104064.

PARCEL B: THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO, LYING NORTH AND EAST OF THE EOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 90 DEGREES EAST ALONG SAID NORTHERLY LINE, 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 36 SECONDS EAST, 520.00 FEET; THENCE SOUTH 38 DEGREES 52 MINUTES 18 SECONDS EAST, 1025.00 FEET; THENCE SOUTH 54 DEGREES 49 MINUTES 45 SECONDS EAST, 280.00 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 212.82 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 25, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 23, 1962 IN BOOK 1935 AT PAGE 505.

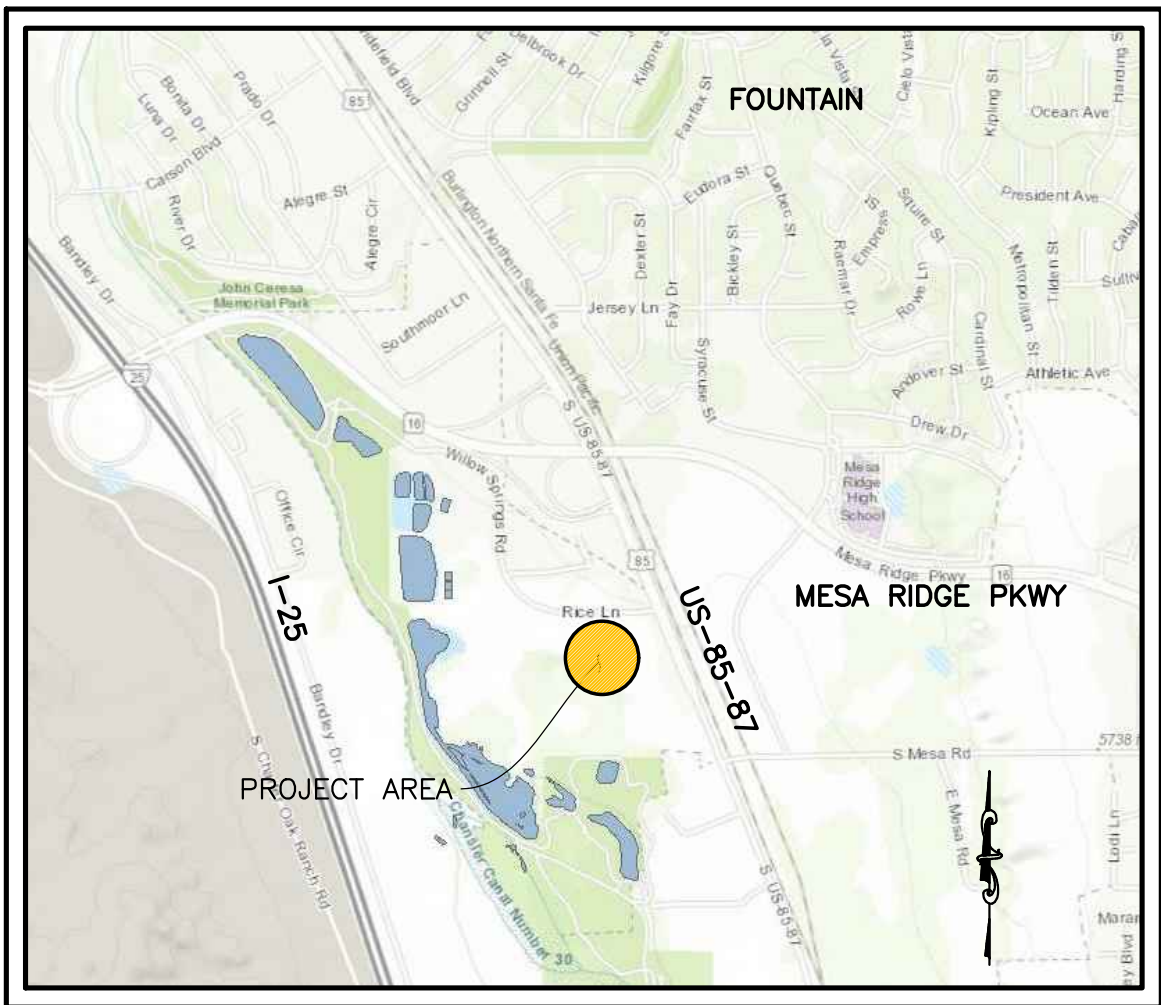
PARCEL A 5.33 ACRES
PARCEL B 36.87 ACRES
BOTH PARCELS CONTAIN 42.2 ACRES MORE OR LESS.

PRE-EXCAVATION CHECKLIST

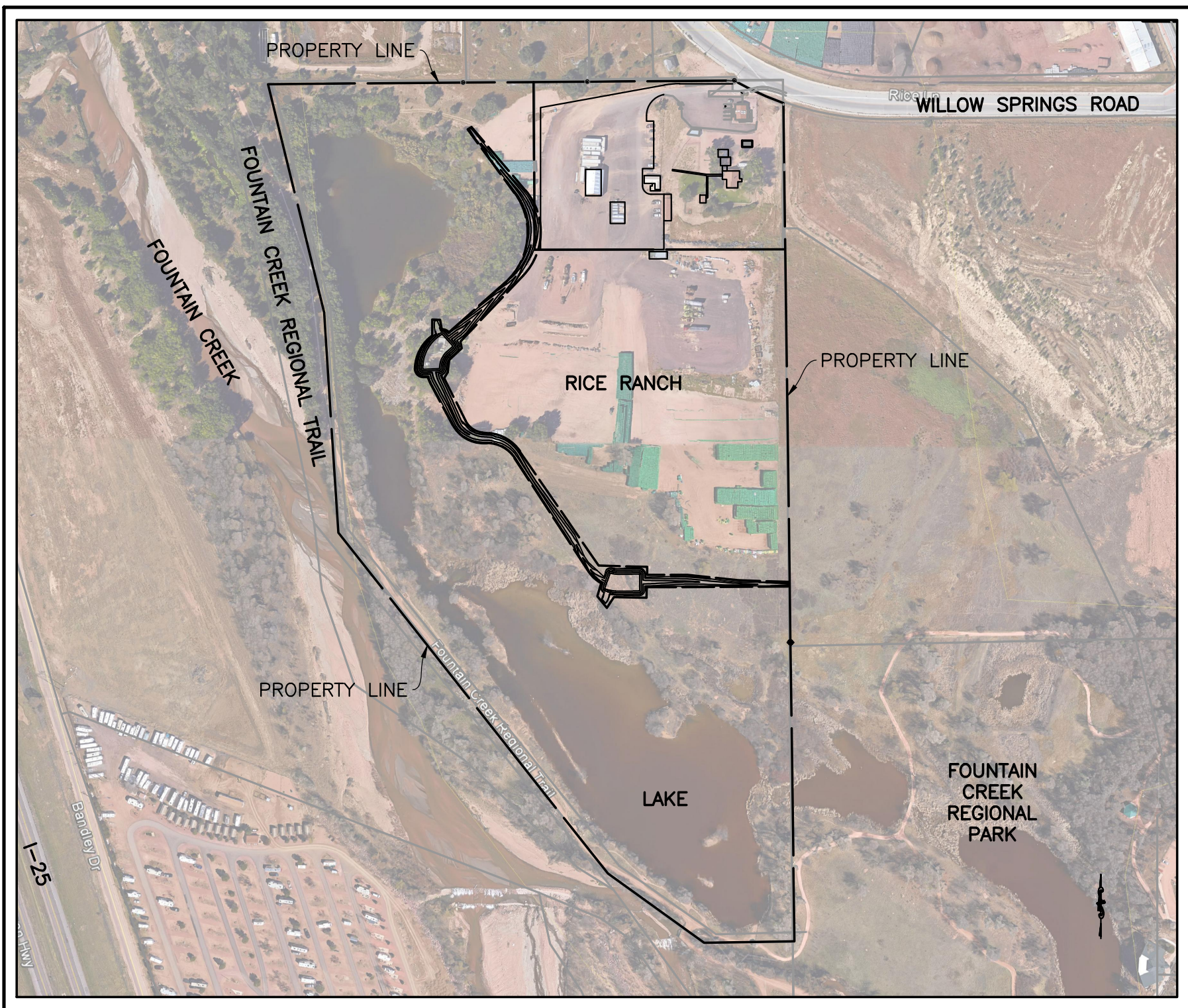
- GAS AND OTHER UTILITY LINES SHOWN ON CONSTRUCTION PLANS
- UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - TO BE CALLED AT LEAST TWO (2) BUSINESS DAYS AHEAD -
- UTILITIES LOCATED & MARKED
- EMPLOYEES BRIEFED ON MARKING AND COLOR CODES*
- EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES
- WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES MUST EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING

*STANDARD UTILITY MARKING COLOR CODE

NATURAL GAS - YELLOW IF YOU DAMAGE A GAS LINE, SMELL GAS OR HAVE A GAS EMERGENCY, CALL THE GAS DEPARTMENT.
ELECTRIC - RED
WATER - BLUE
WASTEWATER - GREEN
CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG, FOR LOCATIONS MONDAY-FRIDAY FROM 7 A.M.-5 P.M.
CALL 1-800-922-1987, FOR EMERGENCY LOCATIONS DURING NON-BUSINESS HOURS CALL 520-0022. (NO CHARGE FOR THIS SERVICE)



VICINITY MAP NTS



LOCATION MAP 1"=300'

NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

Approved

By: Craig Dossey, Executive Director
Date: 08/19/2019
El Paso County Planning & Community Development

OWNER/APPLICANT

RICE RANCH LLC
PO BOX 26571
COLORADO SPRINGS, COLORADO 80936
(719) 640-0232

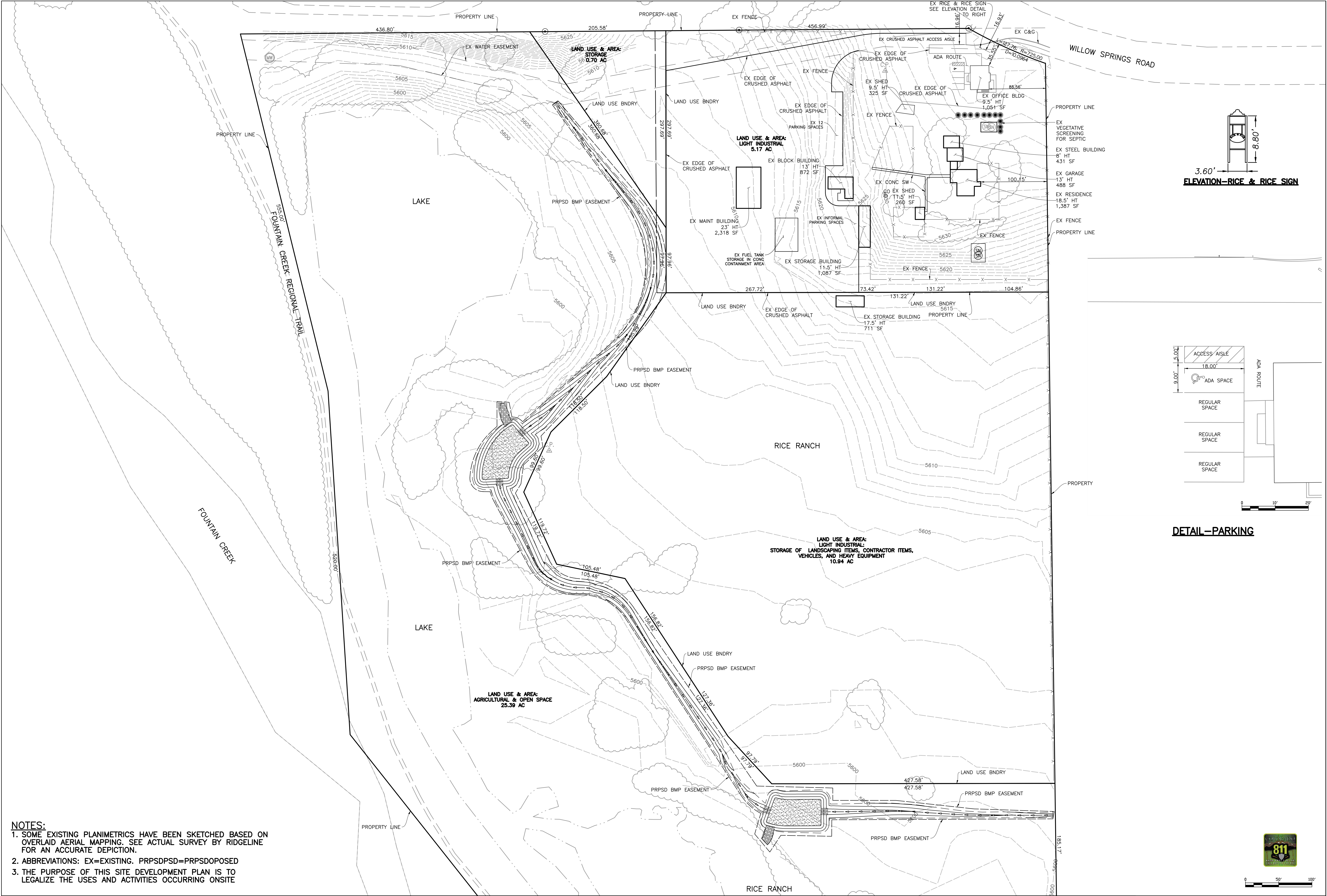
CONSULTANTE/ENGINEER

CD CIVIL DESIGN LLC
2013 STONELEIGH TRAIL 2013 STONELEIGH TRAIL
MONUMENT, CO 80132
PHONE: 719-271-1175
EMAIL: CDXTWO@GMAIL.COM

SHEET INDEX

- SD-1 COVER
- SD-2 SITE DEVELOPMENT PLAN

Table with 4 main sections: COMPUTER FILE INFORMATION, INDEX OF REVISIONS, SITE DEVELOPMENT REVIEW SET, and COVER. Includes details like creation date, revision history, review set information, and sheet index.

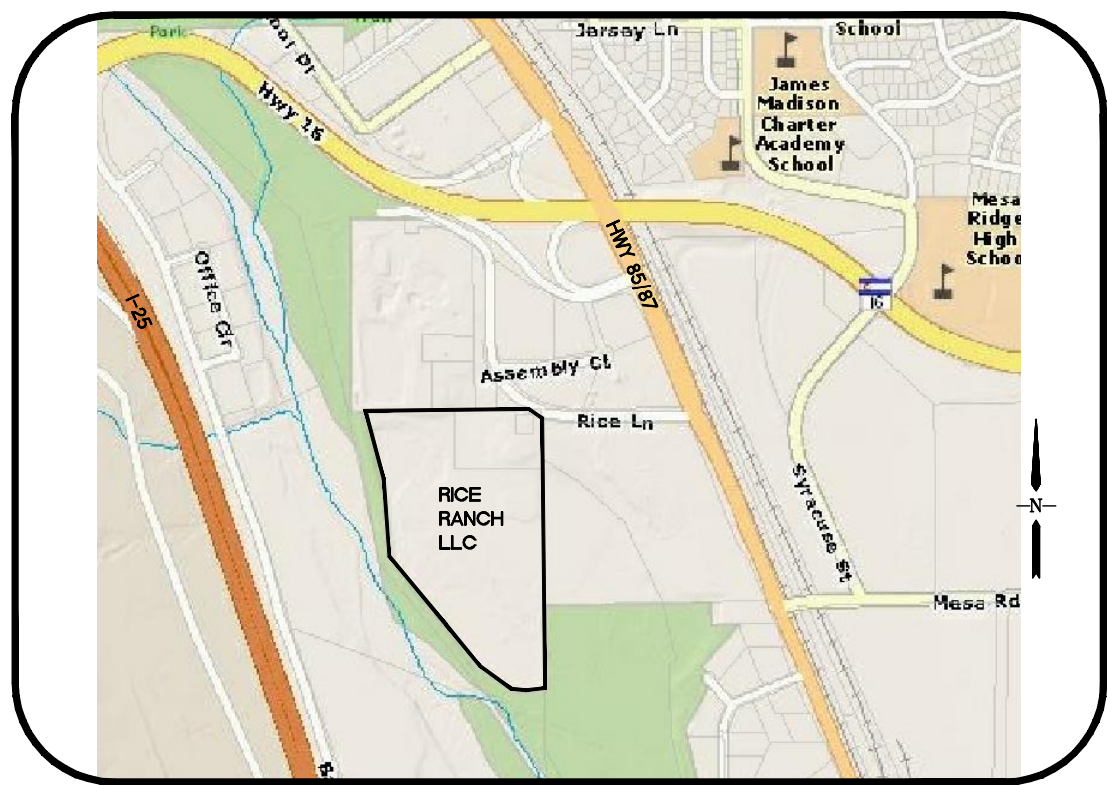


NOTES:
1. SOME EXISTING PLANIMETRICS HAVE BEEN SKETCHED BASED ON OVERLAID AERIAL MAPPING. SEE ACTUAL SURVEY BY RIDGELINE FOR AN ACCURATE DEPICTION.
2. ABBREVIATIONS: EX=EXISTING. PRPSDPSD=PRPSDOPOSED
3. THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO LEGALIZE THE USES AND ACTIVITIES OCCURRING ONSITE

COMPUTER FILE INFORMATION				INDEX OF REVISIONS				SITE DEVELOPMENT PLAN				PCD FILE #		
CREATION DATE: 2018/05 INITIALS: CDCD				<div><div></div><div></div><div></div><div></div></div>					<div><div>CD Civil Design LLC 2013 Shoshone Trail/601 Shoshone Trail Monument, CO 80132 Phone: 703.271.1175 Email: cddn@gmail.com</div></div>	RICE RANCH EL PASO COUNTY, COLORADO			PPR1824	
LAST MODIFICATION DATE: 6/20/2019 2:19 PM INITIALS:										DESIGNER:	STRUCTURE		Sheet Subset Number	
FULL PATH AND DRAWING NAME										DETAILER:	NUMBERS			
ACAD VER. 2013 SCALE: UNITS: FEET SCALE 1"=50'										SHEET SUBSET:			Sheet Number SD-2	

RICE RANCH LANDSCAPE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL
PASO COUNTY, COLORADO



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25
IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST
QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 400
FEET; THENCE ANGLE RIGHT 90 DEGREES WESTERLY 588.60 FEET;
THENCE ANGLE RIGHT 90 DEGREES NORTHERLY 397.6 FEET, MORE OR LESS, TO
INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;
THENCE ANGLE RIGHT EASTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING,
COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED TO
THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED
RECORDED SEPTEMBER 22, 2008 UNDER RECEPTION NO. 208104064.

PARCEL B:
THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO, LYING NORTH AND EAST
OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 90 DEGREES EAST
ALONG SAID NORTHERLY LINE, 115.00 FEET TO THE
POINT OF BEGINNING;
THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET;
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THE EASTERLY LINE OF SAID SECTION 25,
EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 23, 1962 IN BOOK 1935
AT PAGE 505.

TOTAL PARCEL CONTAINS 42.2 ACRES MORE OR LESS

OWNER

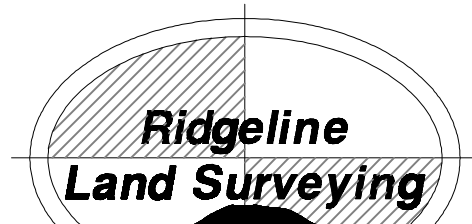
RICE RANCH LLC
8150 RICE LN
FOUNTAIN, CO 80817

LEGEND

UPLAND WOODED AREA
OUTDOOR MATERIAL STORAGE

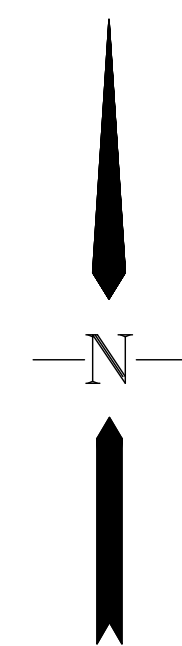
AREA TABLE

UPLAND WOODED	7.3 ACRES
NATIVE GRASS LAND	7.6 ACRES
LOWLAND OPEN WATER	8.6 ACRES
OUTDOOR STORAGE	7.7 ACRES



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 5/5/18
SHEET 1 OF 1



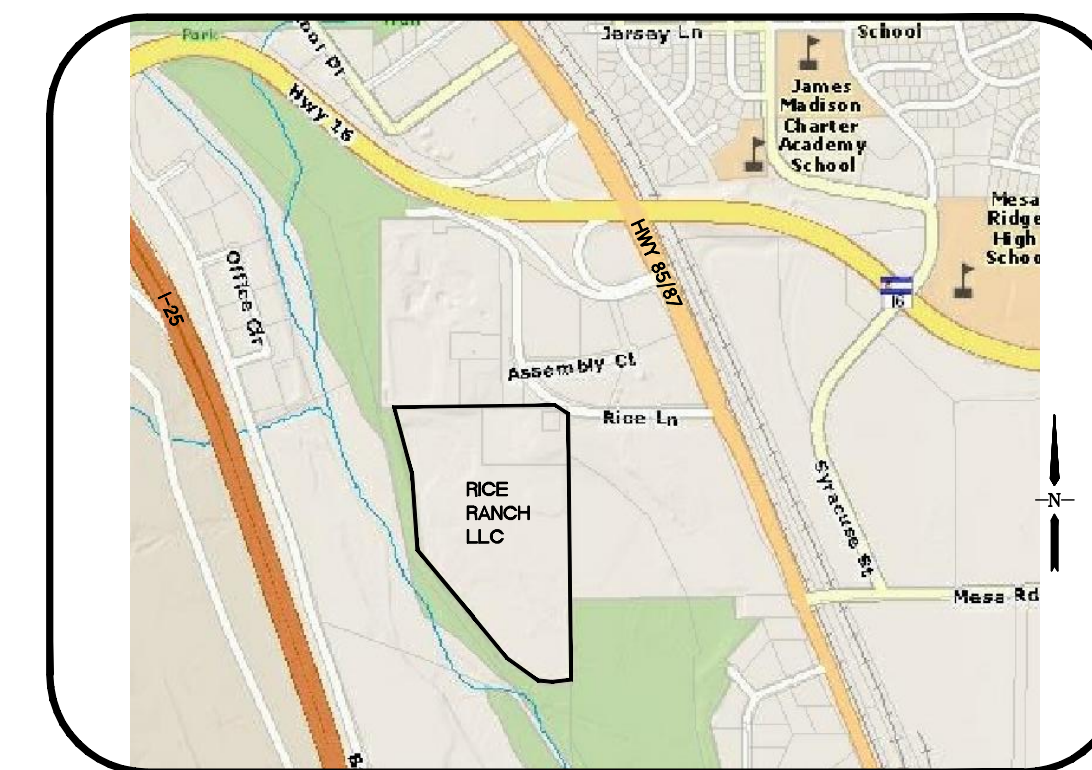
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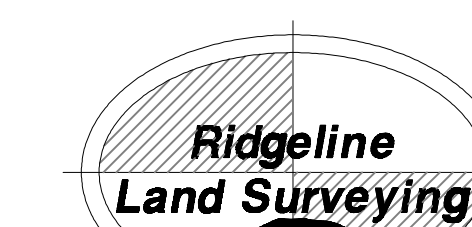
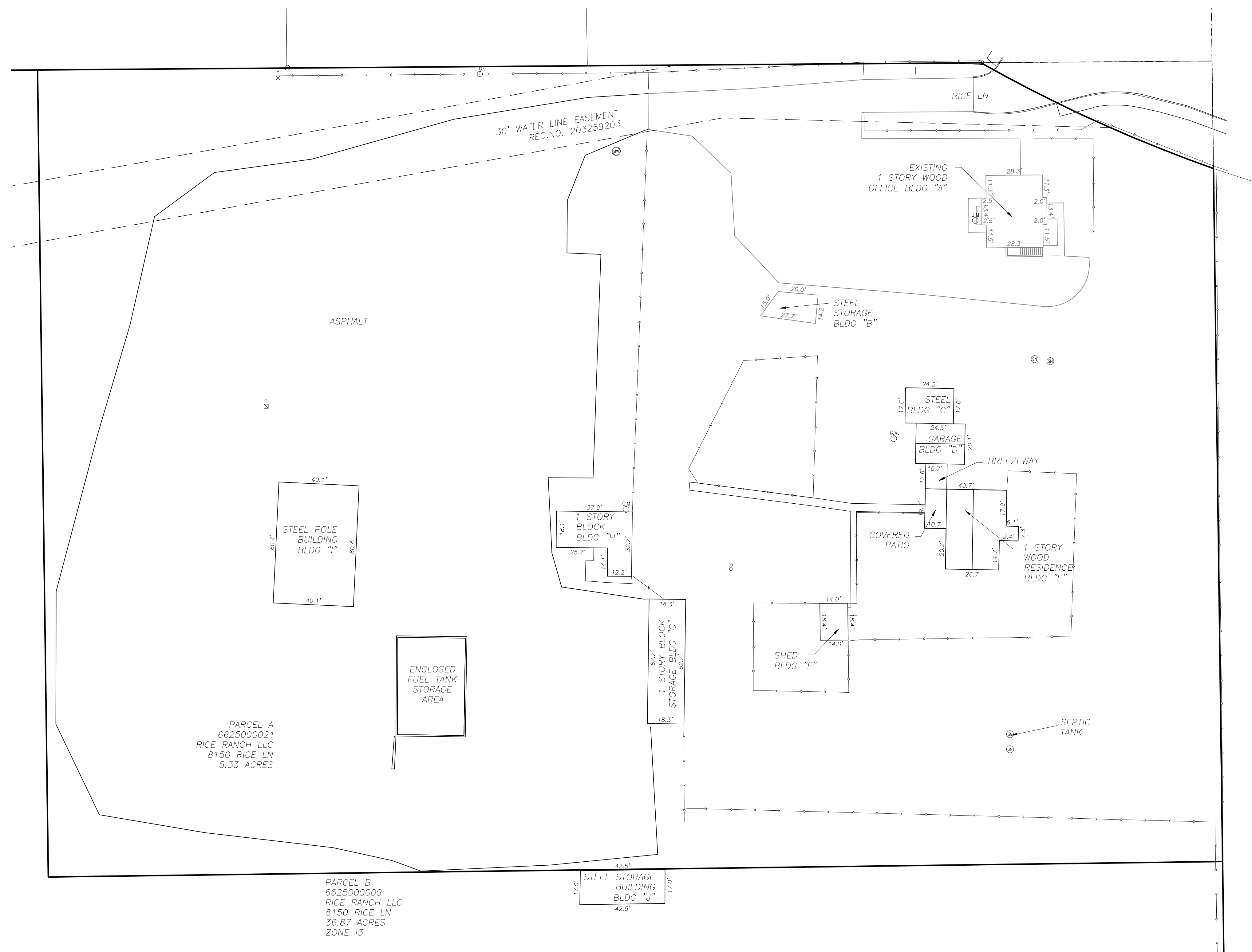
RICE RANCH

BUILDING ELEVATIONS

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL
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VICINITY MAP
N.T.S.



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SHEET 1 OF 2