

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:

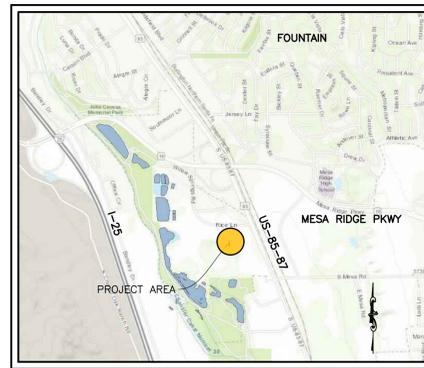
STRUCTURE	TOTAL AREA(SF) (FROM EPC ASSESSOR)
EXISTING ONE STORY RANCH	1,174
EXISTING CABINS & COTTAGES	252
SHEDS MISCL	276
SHEDS MISCL	843
SHEDS MISCL	900

LEGAL DESCRIPTION

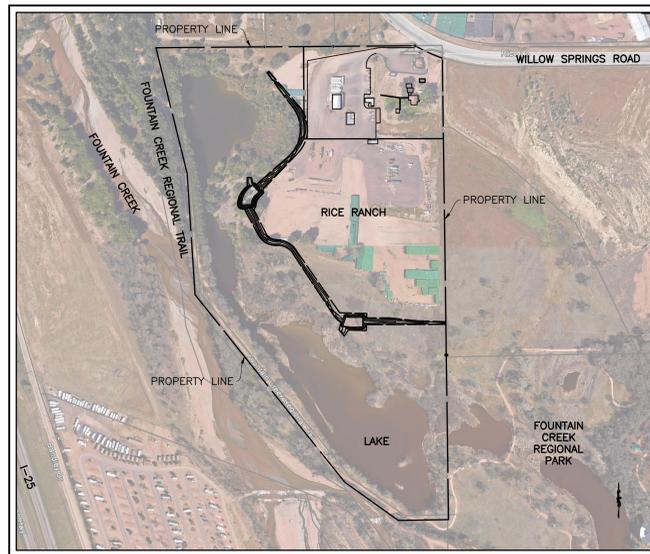
PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 25 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 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; 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.



VICINITY MAP NTS



LOCATION MAP 1"=300'

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
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.

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 620-0022. (NO CHARGE FOR THIS SERVICE)



OWNER/APPLICANT

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

CONSULTANTE/ENGINEER

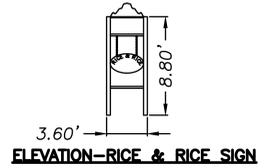
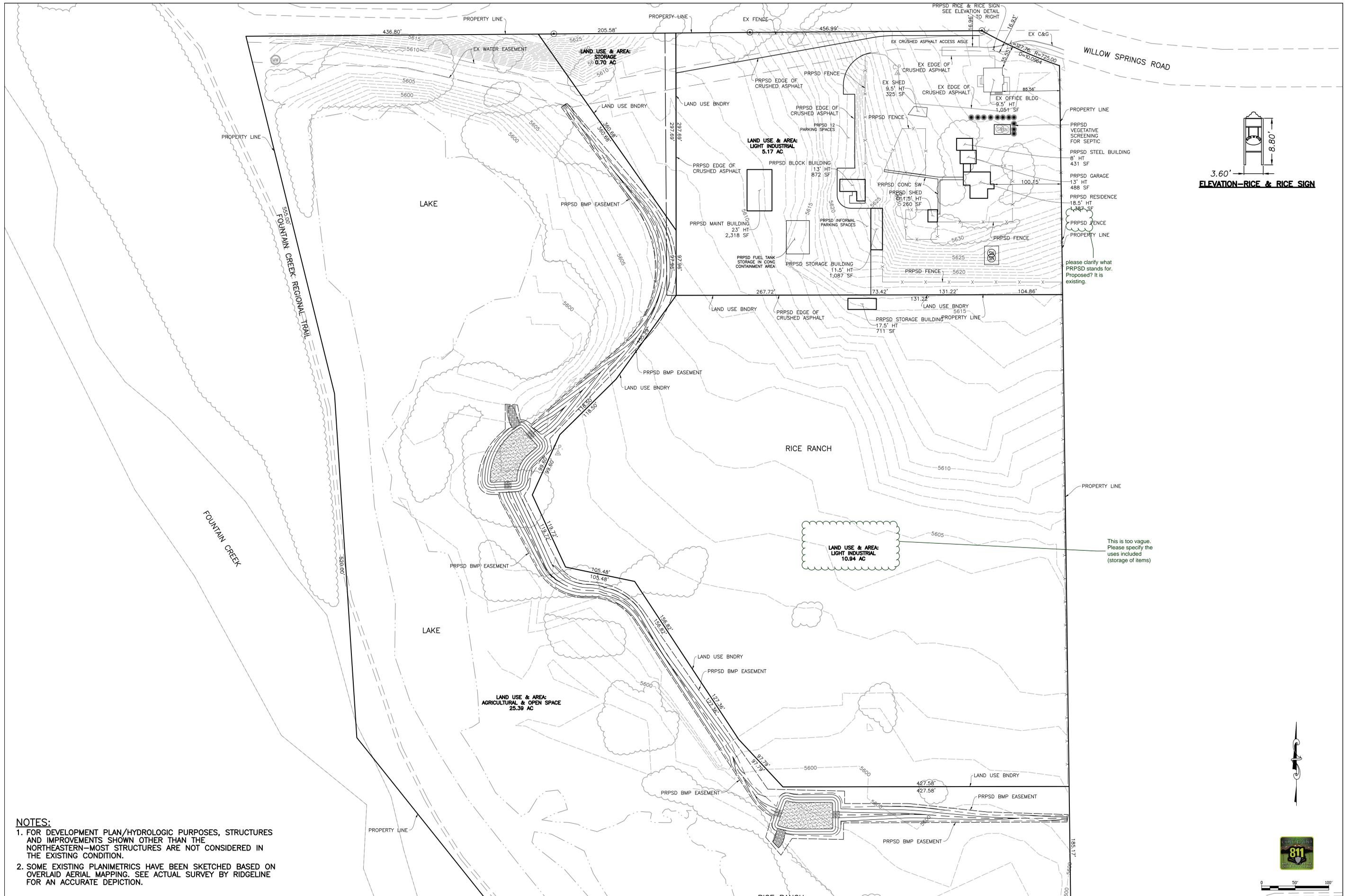
CD CIVIL DESIGN LLC
2013 STONELEIGH TRAIL 2013 STONELEIGH TRAIL
MONUMENT, CO 80132
PHONE: 719-271-1175
EMAIL: CDXTWO@GMAIL.COM

SHEET INDEX

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

Add PCD File #

COMPUTER FILE INFORMATION		INDEX OF REVISIONS		SITE DEVELOPMENT REVIEW SET 8/15/2018 4:46 PM	CD CIVIL DESIGN LLC 2013 Stoneleigh Trail 2013 Stoneleigh Trail Monument, CO 80132 Phone: 719-271-1175 Email: cdxtwo@gmail.com	COVER		PROJECT	
CREATION DATE: 2018/05	INITIALS: CDCD					DESIGNER:	STRUCTURE NUMBERS	RICE RANCH EL PASO COUNTY, COLORADO	NO./CODE
LAST MODIFICATION DATE: 8/15/2018 4:46 PM	INITIALS:							Sheet Subset Number	
FULL PATH AND DRAWING NAME			SHT FILES\					Sheet Number SD-1	
ACAD VER: 2013	SCALE: UNITS: FEET								



please clarify what PRPSD stands for. Proposed? It is existing.

This is too vague. Please specify the uses included (storage of items)

- NOTES:**
1. FOR DEVELOPMENT PLAN/HYDROLOGIC PURPOSES, STRUCTURES AND IMPROVEMENTS SHOWN OTHER THAN THE NORTHEASTERN—MOST STRUCTURES ARE NOT CONSIDERED IN THE EXISTING CONDITION.
 2. SOME EXISTING PLANIMETRICS HAVE BEEN SKETCHED BASED ON OVERLAID AERIAL MAPPING. SEE ACTUAL SURVEY BY RIDGELINE FOR AN ACCURATE DEPICTION.

COMPUTER FILE INFORMATION	
CREATION DATE: 2018/05	INITIALS: CDCD
LAST MODIFICATION DATE: 8/15/2018 6:43 PM	INITIALS:
FULL PATH AND DRAWING NAME	
ACAD VER. 2013	SCALE: UNITS: FEET SCALE 1"=50'

INDEX OF REVISIONS	

SITE DEVELOPMENT REVIEW SET
8/15/2018 6:43 PM

CD Civil Design LLC
2013 Blenheim Road, Suite 100, Monument, CO 80132
Phone: 719.271.1179
Email: cd@cdcivil.com

SITE DEVELOPMENT PLAN		PROJECT NO./CODE
RICE RANCH EL PASO COUNTY, COLORADO		Sheet Subset Number
DESIGNER:	STRUCTURE NUMBERS:	Sheet Number SD-2
DETAILER:		
SHEET SUBSET:		