COVER SHEET DATA

PUD DEVELOPMENT PLANS

ROLLIN RIDGE ESTATES COMMERCIAL CENTER

EL PASO COUNTY, COLORADO

TC & C, LLC
17572 COLONIAL PARK DRIVE   MONUMENT, CO 80132-2209

PROPERTY OWNERS

TC&C, LLC
CARL TURSE, MANAGING MEMBER
17572 COLONIAL PARK DRIVE
MONUMENT, CO 80132

EL PASO COUNTY PARCEL NUMBERS

PARCEL NO. 6127000064

DEVELOPMENT PHASING NOTE:

THE PHASING OF INDIVIDUAL BUILDING CONSTRUCTION WILL DEPEND UPON MARKET DEMAND AND TENANT REQUIREMENTS. THE DEVELOPER ANTICIPATES FULL BUILD OUT TO BE COMPLETED OVER A FIVE TO EIGHT YEAR PERIOD.

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PUD COMPLIANCE NOTE:

ALL PRODUCTS LISTED ON THE PUD DEVELOPMENT PLANS ARE INTENDED TO ILLUSTRATE A PUD CODE COMPLIANT SITE DEVELOPMENT PLANS, SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION, SHALL BE BASED UPON THIS PUD DEVELOPMENT PLAN AND SHALL INCLUDE, BUT NOT BE LIMITED TO, FINAL GRADING AND DRAINAGE PLANS, FINAL UTILITY PLANS, FINAL LANDSCAPE PLANS, FINAL STRUCTURE FLOOR PLANS, FINAL SIGN PLAN, FINAL SITE DIMENSION PLAN AND FINAL BUILDING ARCHITECTURE.

GENERAL PROVISIONS

- **THE PURPOSE AND INTENT OF THIS PUD ZONING IS TO PROVIDE FOR THE** DEVELOPMENT OF AN 8.17 ACRE SITE TO FACILITATE DRAINAGE AND DETENTION FACILITIES AND 3 NEIGHBORHOOD COMMERCIAL LOTS FACILITATING A TOTAL OF 35,000 SQUARE FEET OF OFFICE, MEDICAL, OFFICE AND NEIGHBORHOOD COMMERCIAL USES.

- **AUTHORITY**
  THE PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- **APPLICABILITY**
  THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THE PLANNING AND DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

- **ADOPTION**
  THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR ROLLIN RIDGE ESTATES IS IN GENERAL CONFORMITY WITH THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, OR THE EL PASO COUNTY POLICY PLAN AND APPLICABLE EL PASO COUNTY MASTER PLAN, ALL AS APPROVED.

- **RELATIONSHIP TO COUNTY REGULATIONS**
  THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF ROLLIN RIDGE ESTATES, PROVIDED, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- **ENFORCEMENT**
  TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN...

- **MAXIMUM LEVEL OF DEVELOPMENT**

- **CONDUCT**

- **PROJECT TRACKING**

- **"OWNERSHIP"**
  KNOWN ALL MEN BY THESE PRESENTS THAT TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF THE PROPERTIES DESCRIBED AS PARCEL NUMBERS 6127000064 AND 6127000065, WITHIN THE ACCOMPANYING LEGAL DESCRIPTION.

DEVELOPMENT NOTES:

1. TRACT A - PRIVATE OPEN SPACE AND DRAINAGE DETENTION IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER...

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE...

WILDLAND FIRE INFORMATION

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE DONALD WESCOTT FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLE...

ZONING MAP

RR5 TO PUD (COMMERCIAL / OFFICE)

HODGEN RD
PRINCIPAL ARTERIAL - PUBLIC
50' 1/2 ROW (EXISTING)

S00°06'40"E   1262.77'

ZONED PUD - 2.5 AC SFR
CHERRY CREEK
CROSSING FIL 1

48.84 AC
EXISTING ZONE - RR5
PROPOSED ZONING - RR2.5

8.17 AC
EXISTING ZONE - RR5
PROPOSED ZONE PUD

CENTER LINE
CHERRY CROSSING DR

ZONED PUD - COMMERCIAL

STATE HIGHWAY 83
PRINCIPAL ARTERIAL - PUBLIC
50' 1/2 ROW (EXISTING)

ZONED PUD - SF RESIDENTIAL
DANCING WOLF ESTATES

CONT INT = 2'
SCALE 1"=200'

NORTH

0   100   200   300   400'

LEGAL DESCRIPTION - COMMERCIAL TRACT:

A TRACT OF LAND, A PORTION OF LAND RECORDED UNDER RECEPTION NO. 216025780...

VICINITY MAP

NO SCALE   NORTH

BAPTIST RD
HIGBY RD
ROLLER COASTER RD
HWY 105
WALKER RD
HODGEN RD
STEPLER RD
HWY 83

SITE

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sheet number

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OF SEVEN

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Markup Summary

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 10/2/2018 3:48:51 PM
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change title, this should be the PUD Zoning Map
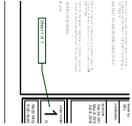
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