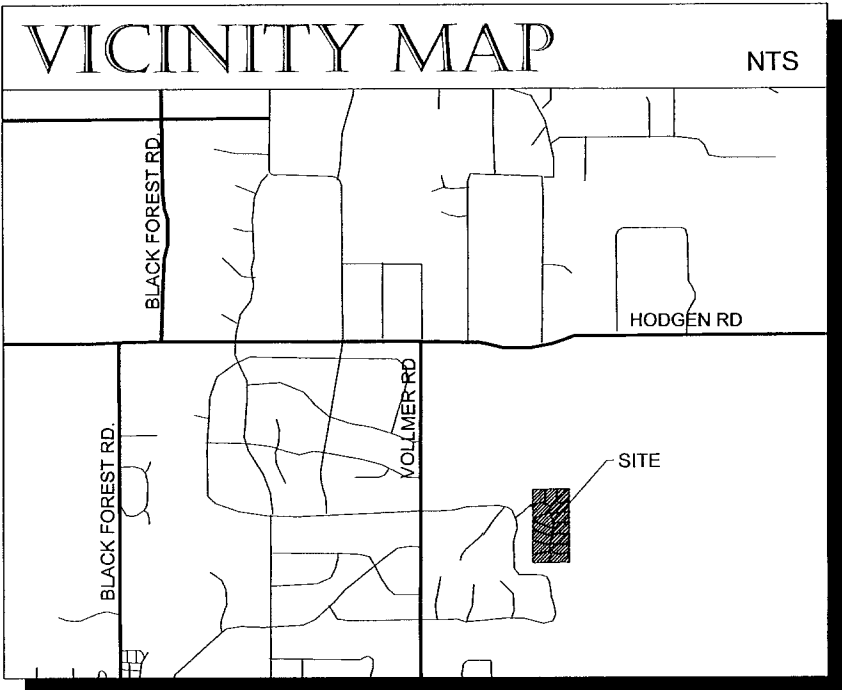




PINE CONE RIDGE DEVELOPMENT

PRELIMINARY PLAN

A TRACT OF LAND IN SECTION 34 AND SECTION 35, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING THE EAST 1/2 OF THE NE 1/4 OF SECTION 34 AND THE WEST 30' OF THE NW 1/4 OF SECTION 35.

PINE CONE RIDGE LEGAL DESCRIPTION

BEGINNING AT THE NE CORNER OF SAID SECTION 34; THENCE N 89°18'54" E ALONG THE NORTHERLY LINE OF SAID SECTION 35, A DISTANCE OF 30.00 FEET; THENCE S 0°00'16" E, 30' EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF SAID SECTION 34 (BASIS OF BEARING, BEARS S 0°00'16" E AS MONUMENTED), 2643.32 FEET; THENCE S 89°11'49" W ALONG THE CENTER OF SAID SECTION 35, A DISTANCE 30.00 FEET TO THE EAST 1/2 CORNER OF SAID SECTION 34; THENCE S 89°13'54" W ALONG THE CENTER OF SAID SECTION 34 BEING ALSO THE NORTHERLY LINE OF "PINE CONE RIDGE" AS RECORDED IN PLAT BOOK M-3 AT PAGE 1 UNDER RECEPTION NO. 1093290 OF THE RECORDS OF EL PASO COUNTY, COLORADO, 1282.11 FEET TO THE SOUTHWEST CORNER OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 34; THENCE N 00°09'28" W ALONG THE WESTERLY LINE OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 34 BEING ALSO THE EASTERLY LINE OF "PINE CONE ACRES" AS RECORDED IN PLAT BOOK K-2 AT PAGE 32 UNDER RECEPTION NO. 610383 OF SAID EL PASO COUNTY RECORDS, 2644.81 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 34; THENCE N 89°17'58" E ALONG THE NORTHERLY LINE THEREOF, 1289.14 FEET TO THE POINT OF BEGINNING. CONTAINING 3,478,401 S.F. (79.853 AC) MORE OR LESS.

PREPARED BY:
OBERING WURTH & ASSOCIATES
1015 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
COLORADO P.E. & P.L.S. 13226
1/24/06

NOTE: BEARINGS AND DISTANCES CONTAINED IN THIS LEGAL DESCRIPTION ARE FROM A BOUNDARY SURVEY PROVIDED TO THE PREPARER BY THE OWNER.

DEVELOPMENT NOTES

- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY LETTER OF CREDIT.
- HISTORICAL OR ARCHEOLOGICAL INTERESTS: NEITHER THE EL PASO COUNTY SOURCE BOOK NOR THE BLACK FOREST PRESERVATION PLAN IDENTIFIED ANY HISTORICAL OR ARCHEOLOGICALLY IMPORTANT SITES IN THIS AREA.
- THERE SHALL BE A FAIR AND EQUITABLE PARTICIPATION IN OFF-SITE ROAD AND TRAFFIC IMPROVEMENTS.
- THE GENERAL NATURE OF THE PRELIMINARY PLAN IS TO ESTABLISH THE LOCATIONS OF BOUNDARY LINES, LAND USE, AND TRANSPORTATION SYSTEMS. THE EXACT LOCATIONS ARE SUBJECT TO CHANGE UPON FURTHER STUDY.
- UNLESS OTHERWISE INDICATED, THE SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FRONT AND TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES SHALL HAVE A TWENTY FOOT (20) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- SOME LOTS IN THIS PLAN ARE SIGNIFICANTLY IMPACTED BY GEOLOGIC HAZARDS AND ALL FINAL PLATS WILL CONFORM, AT A MINIMUM, TO THE EL PASO LAND DEVELOPMENT CODE SECTIONS 49.2E AND 49.2J.6 IN IDENTIFYING THESE HAZARDS.
- ALL CUT BANKS AND HEADWARD ERODING GULLIES WILL BE MITIGATED PER THE GEOLOGY AND SOILS STUDY.
- ALL FEES TO BE COLLECTED FOR SCHOOLS (\$ 1,350.00) AND PARKS (\$5,295.00) SHALL BE PAID PRIOR TO RECORDING OF FINAL PLAT.

ADJOINING NEIGHBORS

Number	Schedule No.	Name	Mailing Address
1	5100000175	National Audobon Society	PO Box 62936, Colorado Springs, CO. 80962
2	5100000271	National Audobon Society	PO Box 62936, Colorado Springs, CO. 80962
3	5100000273	National Audobon Society	PO Box 62936, Colorado Springs, CO. 80962
4	5100000363	Black Forest Partners LLC.	511 N Tejon St. Colorado Springs, CO. 80903
5	5100000362	Black Forest Partners LLC.	511 N Tejon St. Colorado Springs, CO. 80903
6	5134004010	Thompson, Melvin & Joanne	14865 E Coachman Dr. Colorado Springs, CO. 80908
7	5134004009	Roberts Revocable Living Trust	513 Mindenvale Ct. Simi Valley, CA. 93065
8	5134004008	Hynes, Martin & Shelia	14935 E Coachman Dr. Colorado Springs, CO. 80908
9	5134004007	McMullen, Charles & Cynthia	14985 E Coachman Dr. Colorado Springs, CO. 80908
10	5134004005	Johnson, Dennis & Patricia	15035 E Coachman Dr. Colorado Springs, CO. 80908
11	5134004004	Painter, Rhoda	15095 E Coachman Dr. Colorado Springs, CO. 80908
12	5134004003	Hildebrandt, George & Christine	15175 E Coachman Dr. Colorado Springs, CO. 80908
13	5134004002	Burnett, Paul & Sharon	15255 E Coachman Dr. Colorado Springs, CO. 80908
14	5134004001	Heyden, Christian & Janice	9525 Glen Moor Dr. Colorado Springs, CO. 80908
15	5134001001	Corsentino, Thomas & Barbara	9550 Glen Moor Dr. Colorado Springs, CO. 80908

CURVE/LINE TABLE

LINE/CURVE	LENGTH	RADIUS	GRADE
L1	11.5'	-	+2.90%
L2	80.4'	-	+3.88%
L3	50.0'	-	+4.00%
L4	89.0'	-	+2.85%
L5	100.0'	-	+2.00%
C1	158.0'	200.0'	+2.90%
C2	261.0'	200.0'	+5.96%
C3	198.0'	1720.0'	+3.88%
C4	260.2'	250.0'	+1.00%
C5	303.6'	315.0'	+4.00%
C6	831.6'	1050.0'	+2.85%
C7	343.2'	365.0'	+5.70%

DATA

COUNTY	EL PASO
STATE	COLORADO
TOTAL SITE ACREAGE	79.9
NUMBER OF LOTS	15

LANDUSE ACRES

EXISTING ZONE	RR-3
PROPOSED ZONE	RR-3
SINGLE FAMILY RESIDENTIAL	76.0 AC
ROADS	3.9 AC
Total	79.9 AC

PROJECT TEAM

OWNER / SUBDIVIDER:

WILSHIRE DEVELOPMENT
6040 N 22ND PLACE
PHOENIX, AZ 85016
OFFICE: (602) 957-0966
FAX: (602) 957-9001
CONTACT: GRANT LANGDON

LANDSCAPE ARCHITECT:

THOMAS & THOMAS
614 N. TEJON STREET
COLORADO SPRINGS, CO 80903
OFFICE: (719) 578-8777
FAX: (719) 578-8495
CONTACT: RYAN J. WESTON

ENGINEERS:

OBERING, WURTH & ASSOCIATES
1015 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
OFFICE (719) 531-6200
FAX (719) 531-6266
CONTACT: ROLAND OBERING

TRAFFIC ENGINEERS:

LSC TRANSPORTATION CONSULTANTS
101 N. TEJON ST., SUITE 200
COLORADO SPRINGS, CO 80903
OFFICE (719) 633-2868
FAX (719) 633-5430
CONTACT: JEFF HODSDON

VERSION: #3
DATE: 1/21/06

INDEX TO DRAWINGS

- PP -1 PRELIMINARY PLAN
PP -2 PRELIMINARY EROSION CONTROL PLAN
PP -3 PRELIMINARY GRADING
-TYPICAL ROAD SECTION

WILSHIRE DEVELOPMENT PINE CONE RIDGE PRELIMINARY PLAN

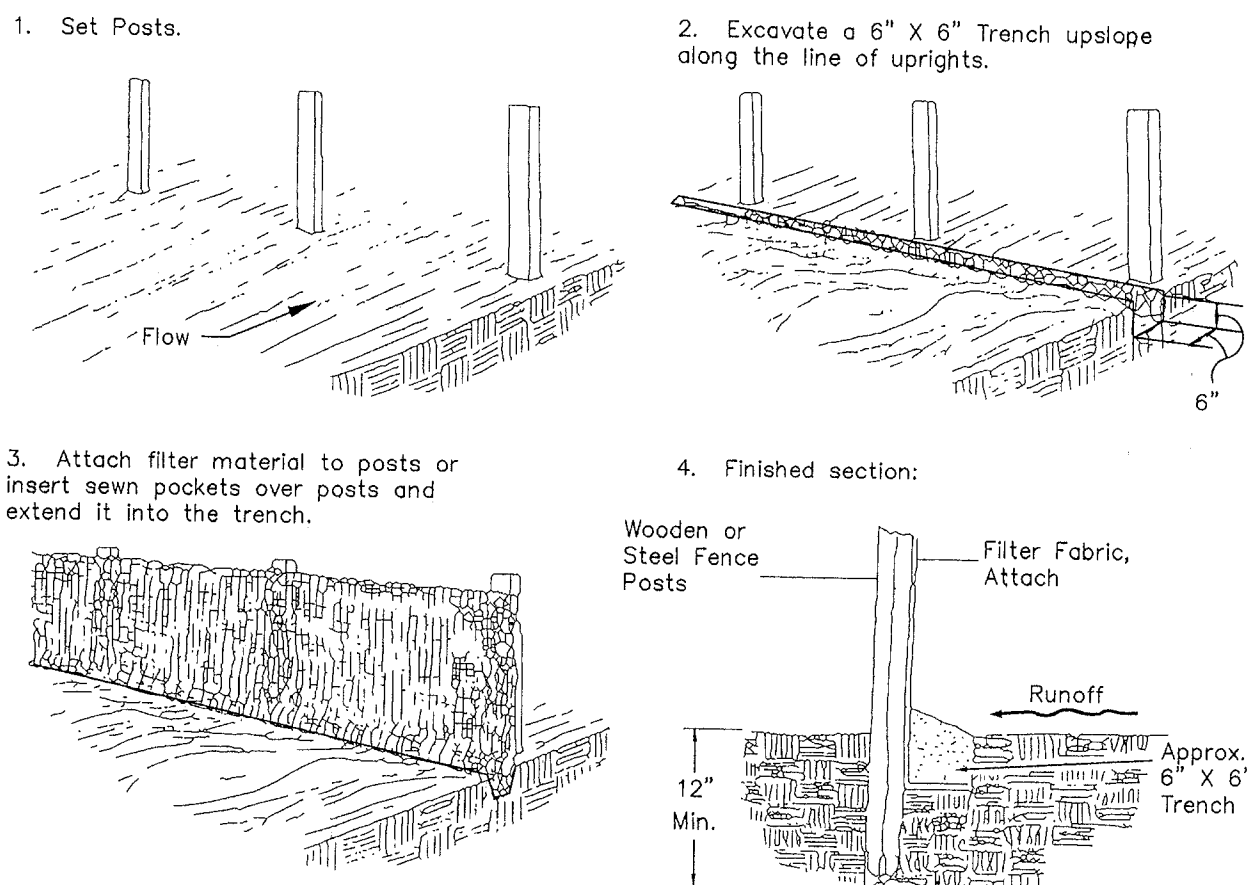
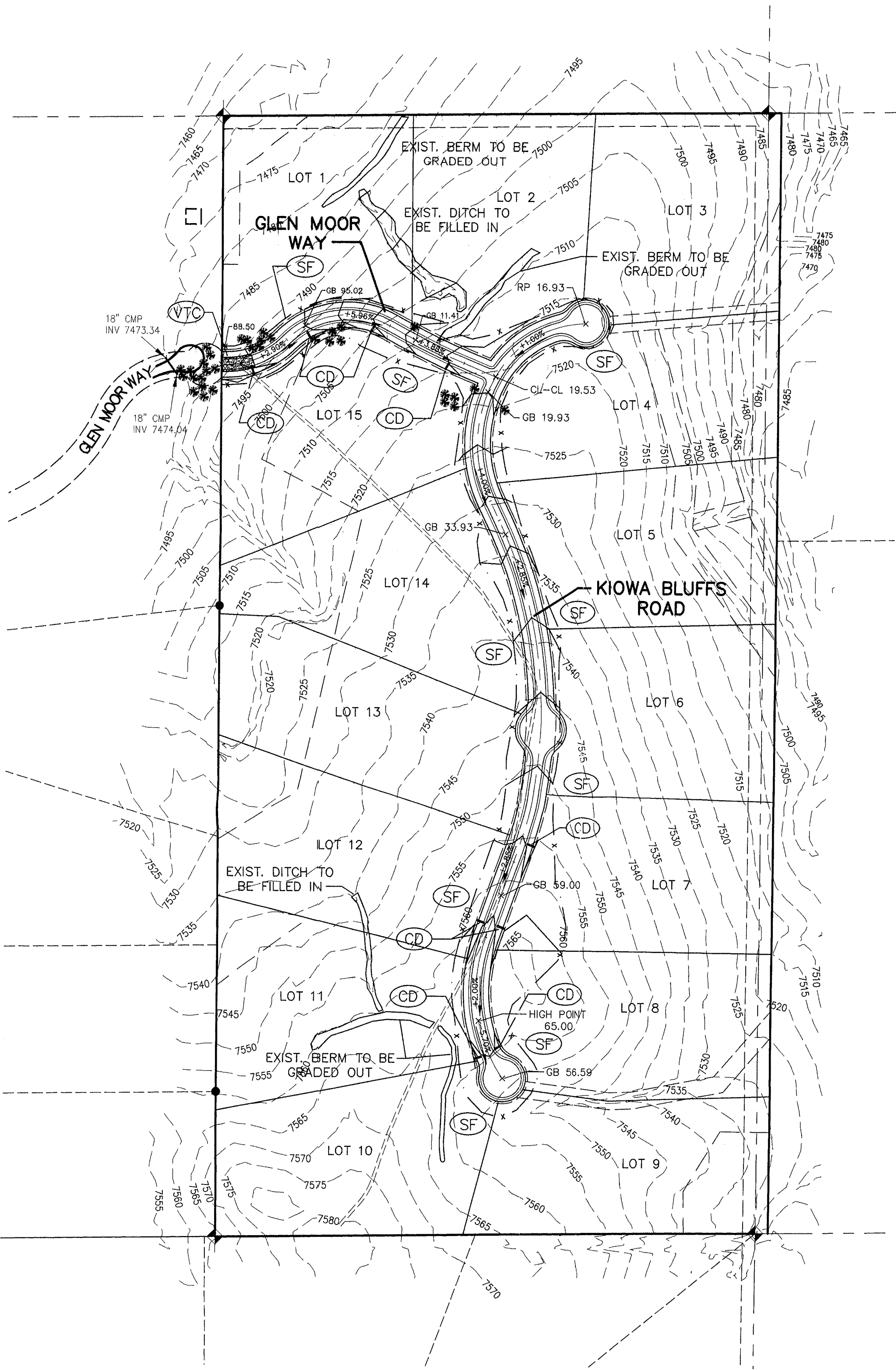
FEBRUARY, 2006

REV #	REVISIONS	DATE	DRAWN	DESIGNED	CHECKED
REV 1	COUNTY COMMENTS 03.24.06	04.10.06	RJW		
REV 2	COUNTY COMMENTS 04.13.06	04.21.06	RJW		

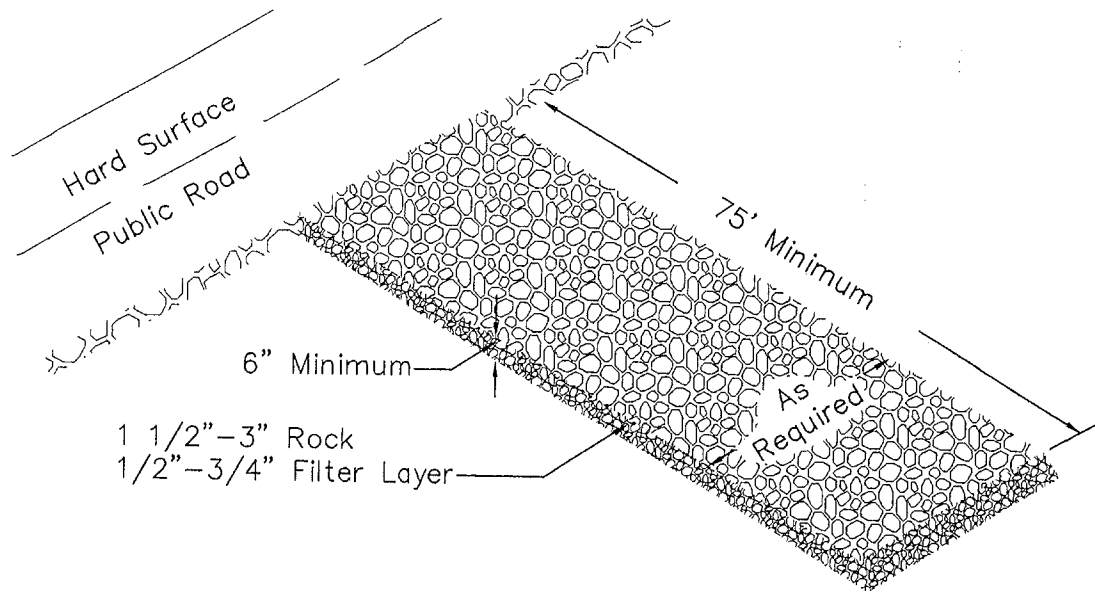
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DESIGNED: RJW	2/14/06
CHECKED:	
PROJECT NUMBER:	2530.00

SCALE: 1" = 200'

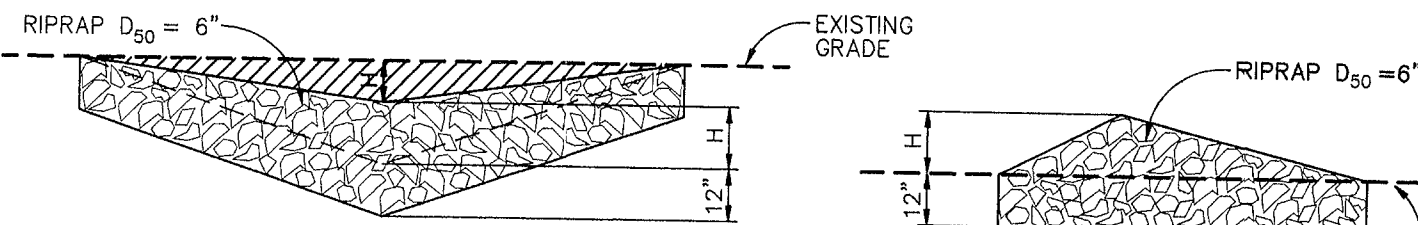
PINE CONE RIDGE
PRELIMINARY EROSION CONTROL PLAN



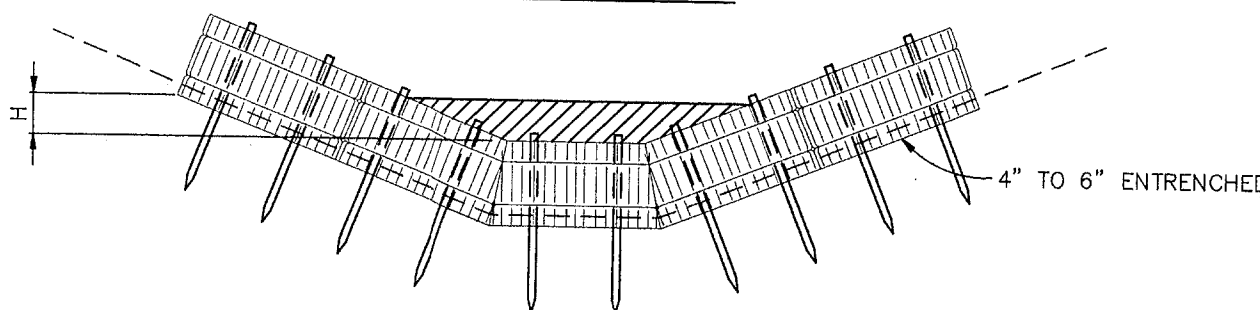
SILT FENCE DETAIL (SF)
NOT TO SCALE



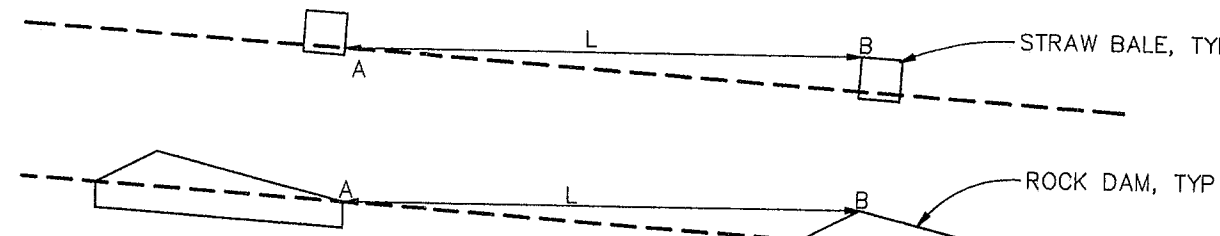
VEHICLE TRACKING CONTROL (VTC)
NOT TO SCALE



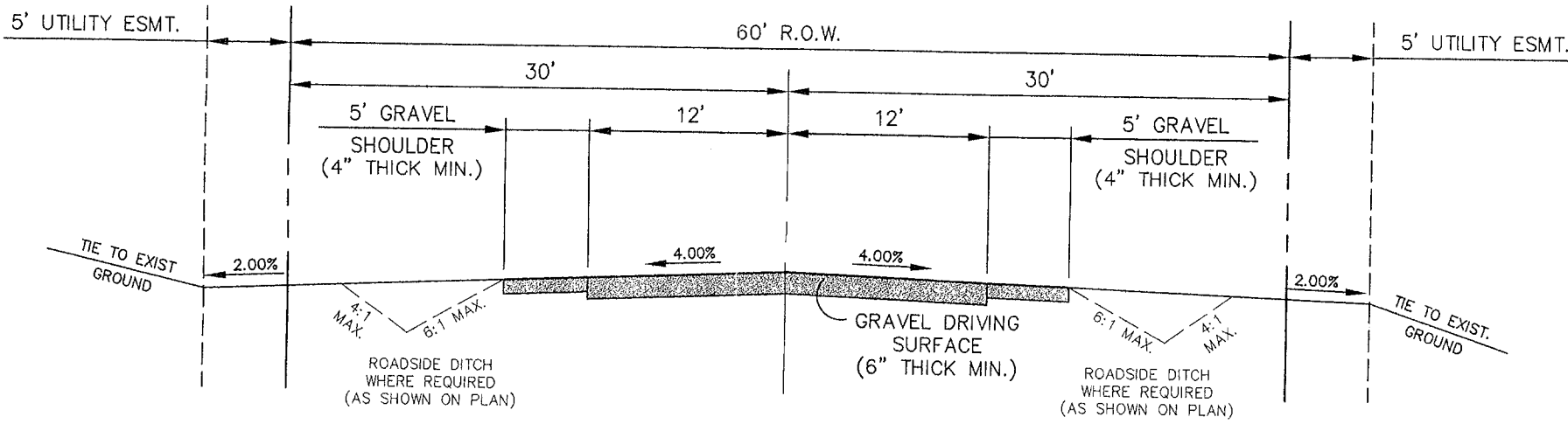
A. ROCK DAM



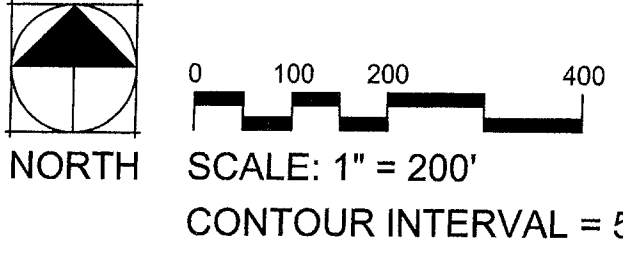
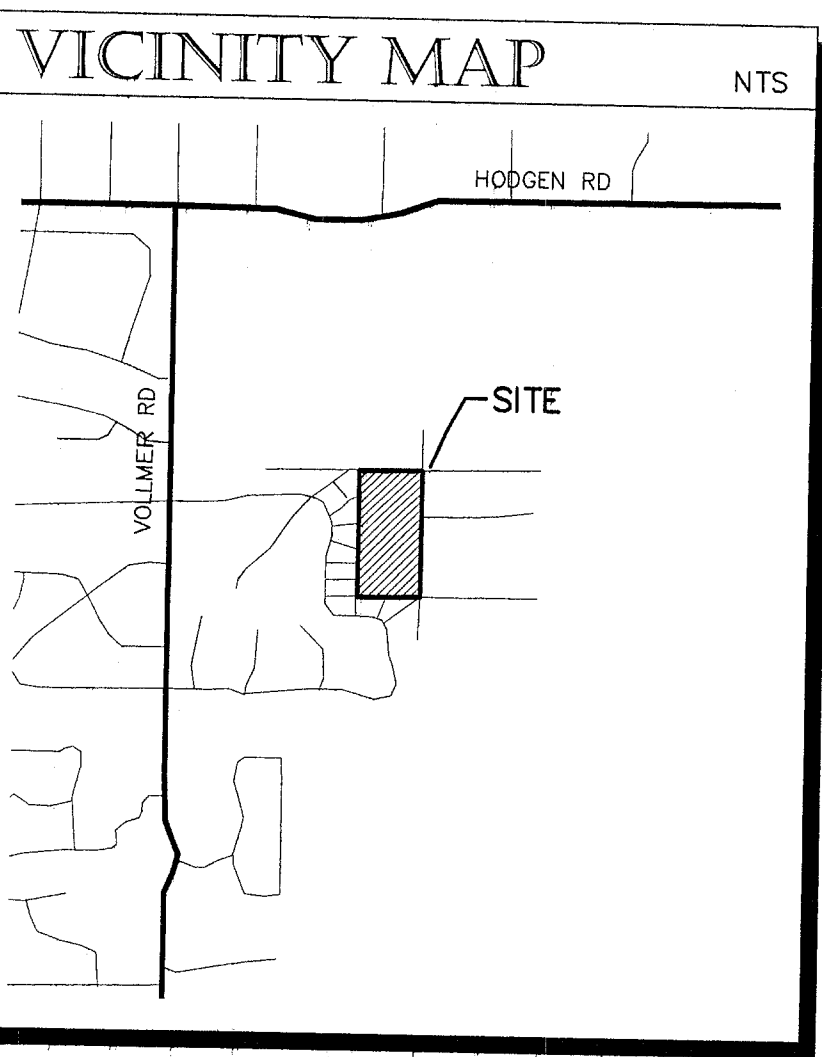
B. STRAW BALE CHECK DAM
(SEE STRAW BALE BARRIER INSTALLATION)



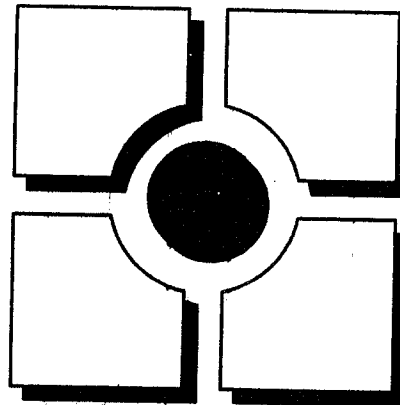
C. SPACING CHECK DAMS
CHECK DAM
NTS



TYPICAL ROAD SECTION
SCALE: 1"=10'



- INSTALLATION REQUIREMENTS**
1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
 2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
 2. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
 3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
 4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



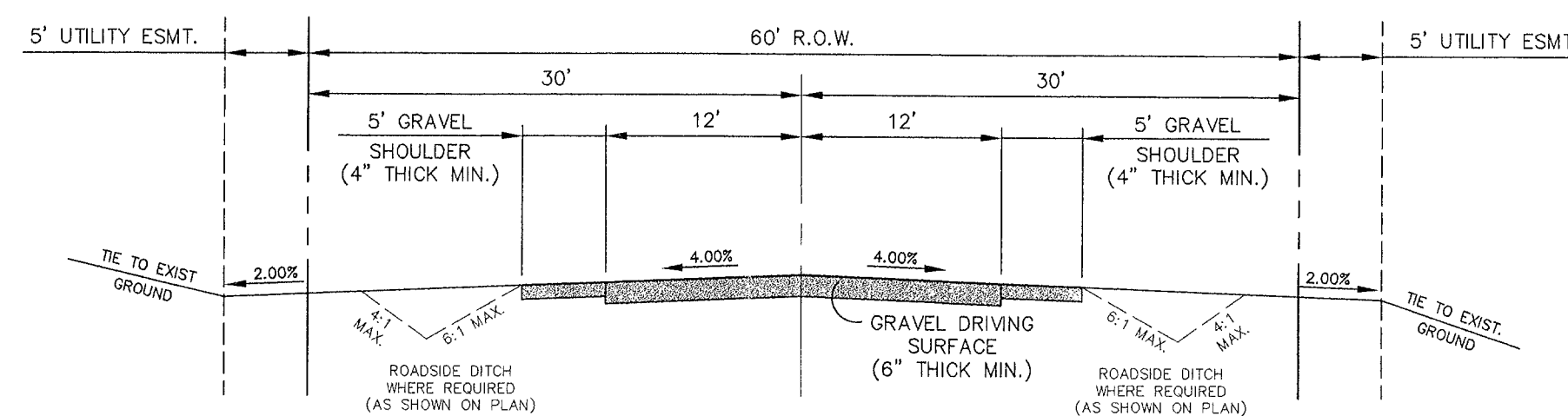
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Consulting Civil Engineers
Registered Land Surveyors
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Colorado Springs, Colorado
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WILSHIRE DEVELOPMENT
PINE CONE RIDGE
JANUARY 2006

REV #	REVISIONS	DATE	DRAWN	DESIGNED	CHECKED
1.	REVIEW COMMENTS	4/20/06	RLC	RLC	CHECKED

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DESIGNED:	RLC	1/26/06
CHECKED:		
PROJECT NUMBER:	05047	
SCALE:	1" = 200'	

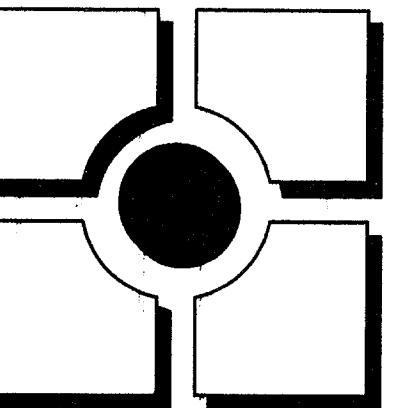




 NORTH

 SCALE: 1" = 200'

 CONTOUR INTERVAL = 5'



THOMAS  **THOMAS**

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Urban Design
Landscape Architecture

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WILSHIRE DEVELOPMENT
PINE CONE RIDGE
JANUARY, 2006

[illegible]

DRAWN:	RLC	1/26/06
DESIGNED:	RLO	1/26/06
CHECKED:		
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SCALE: 1" = 200'		

