

PRELIMINARY PLAN ROLLIN RIDGE ESTATES

EL PASO COUNTY, COLORADO
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

STANDARD PLAN NOTES:

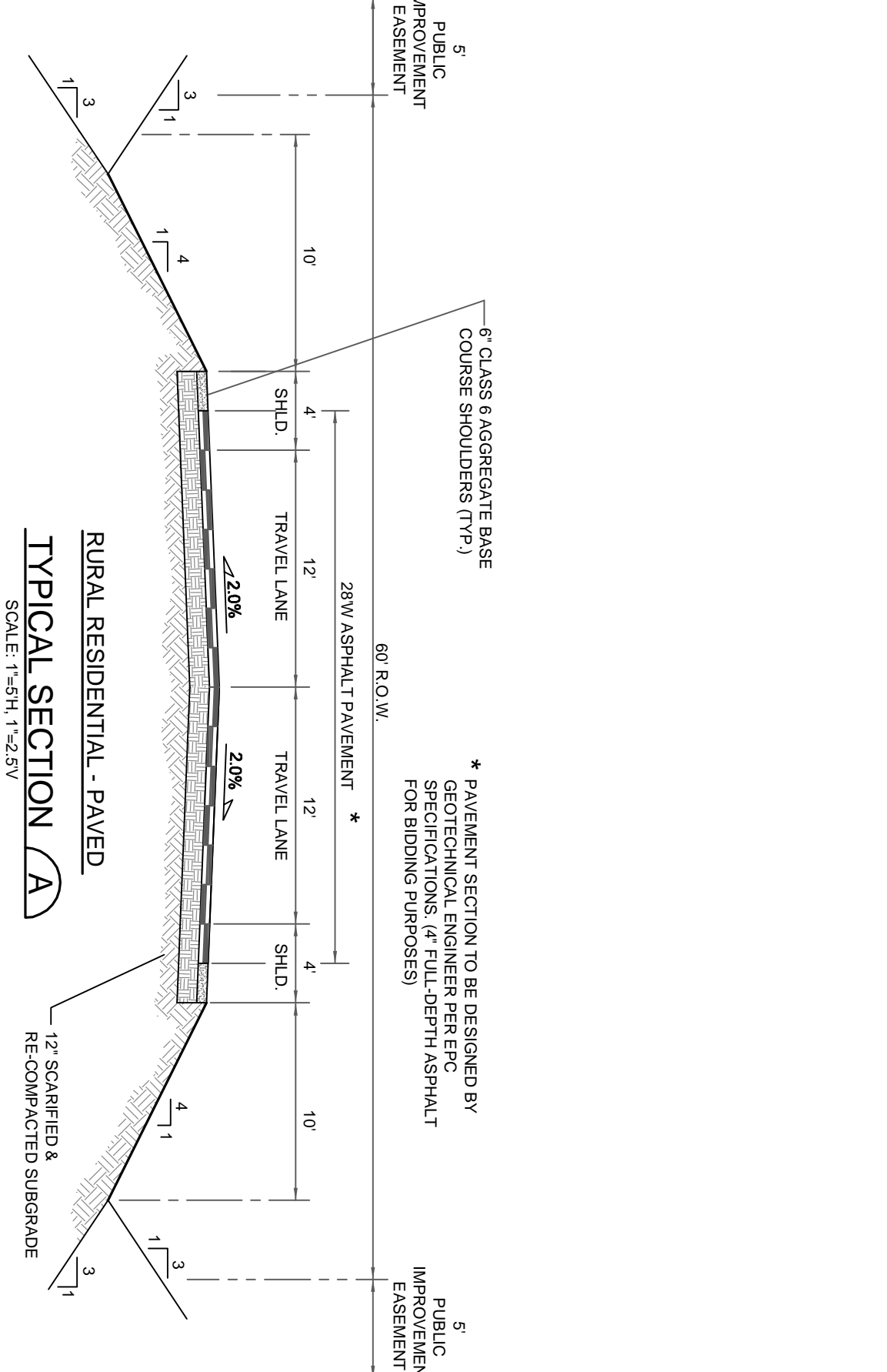
1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE FACILITIES AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH MAINTENANCE. OTHERWISE INDICATED, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOTS WILL BE PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT PROPERTY LINES AND REAR PROPERTY LINES SHALL BE PLATTED WITH A 30 FOOT PUBLIC 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, REVIEWS AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF REVENUE, COLORADO DEPARTMENT OF REVENUE, COLORADO DEPARTMENT OF AGRICULTURE AND FORESTRY AND COLORADO DEPARTMENT OF NATURAL RESOURCES AND LAND USE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND UTILITY SERVICE REGARDING THE LISTED SPECIES (C.F.R. PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CUTVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE DONALD WESCOTT FIRE PROTECTION DISTRICT.
8. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25' UNLESS OTHERWISE INDICATED ON THE PRELIMINARY PLAN.

DEVELOPMENT NOTES:

1. TRACT A - PRIVATE OPEN SPACE AND DRAINAGE DETENTION IS TO BE OWNED AND MAINTAINED BY THE OFFICE/COMMERCIAL AREA PROPERTY OWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
2. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION AND TO PAY REGIONAL PARK FEES IN LIEU OF LAND DEDICATION.
3. "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, DRAINAGE FACILITIES AND UNDERGROUND UTILITIES LOCATED WITHIN PLATTED PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
4. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HIGHWAY 83 OR HODGEN ROAD.
5. WATER TO BE PROVIDED VIA INDIVIDUAL ON-SITE WELLS.
6. WASTEWATER TO BE PROVIDED VIA INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
7. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOC SERVICE DISTRICT, THE DONALD WESCOTT FIRE PROTECTION DISTRICT, THE LEWIS-PALMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
8. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HODGEN RD OR STATE HWY 83.
9. THE PROPOSED MEDIAN OF GUARDRAILING FIELDS SHALL BE 10 FEET WIDE AND 10 FEET HIGH.
10. 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.
11. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY.
12. THE LANDSCAPED MEDIAN AT THE SOUTH SIDE OF THE INTERSECTION OF HODGEN ROAD AND WALKER RD WILL REQUIRE BIOC AGREEMENT AND APPROVAL AT THE TIME OF FINAL PLAN APPROVAL.

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 SPRINKLER REQUIREMENTS FOR STRUCTURES OVER 4000 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. THE FIRE DISTRICT'S FIRE CODE REVISIONS ARE AVAILABLE FOR REVIEW AT THE EL PASO COUNTY PLANNING & COMMUNITY DEPARTMENT. THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.



same note

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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 THE ROLLIN RIDGE SUBDIVISION BY ENTECH ENGINEERING DATED NOV 24, 2017.

AREAS OF SEASONALLY SHALLOW GROUND WATER: TRACT "B" AREAS OF POTENTIALLY SEASONALLY SHALLOW GROUND WATER: TRACT "A", TRACT "B", LOT 1, LOT 3, LOT 10, LOT 11, LOT 12 AND LOT 16

PROPERTY OWNERS

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

EL PASO COUNTY PARCEL NUMBERS

PARCEL NO. 6127000065 - PARCEL A
PARCEL NO. 6127000064 - PARCEL B

DEVELOPMENT DATA

SINGLE FAMILY LOTS - 16 LOTS - 44.9 AC (79%)
TRACT B - OFFICE/COMMERCIAL - 5.3 AC (9%)
SEE LOTS 10, 11, 12, 13, 14, 15, 16
INTERIOR ROAD ROW - 2.8 AC (5%)
TRACT A - DRAINAGE - 0.7 AC (1%)
TOTAL - 57.0 AC

AVE LOT SIZE - 2.8 AC
MIN LOT SIZE - 2.3 AC
GRN DENSITY (LESS OFFICE/COMM) - 1 LOT / 3.21 AC

DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)

DRAINAGE & UTILITY EASEMENTS (UNLESS OTHERWISE INDICATED)
FRONT - 15'
SIDE - 10'
REAR - 10'
MAX. BUILDING HEIGHT - 30' (AS MEASURED PER EL PASO CLD/C)

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

* * * INDICATES AN INCREASED BUILDING SETBACK DUE TO HWY 83 NOISE MITIGATION REQUIREMENTS - SEE LSC REPORT



VICINITY MAP

NO SCALE

PRELIMINARY PLAN LEGAL DESCRIPTION

PARCEL NO. 6127000064 (SEE SHEET NO. 2)

LEGAL DESCRIPTION - PARCEL "B"

ROLLIN RIDGE ESTATES

TRACT "B"

That portion of the North Half of the North Half of Section 27, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado described as follows:

Basis of bearings is the north line of said Section 27, monumented at its west end with a 3 1/4 inch aluminum cap stamped with PLS 17496 and at its east end with an illegible 3 inch brass cap. Said line bears S 88 degrees 54 minutes 14 seconds E, 5284.06 feet.

Commencing at the northwest corner of said Section 27:

1. thence S 88 degrees 54 minutes 14 seconds E, along the north line of said Section, 1974.02 feet to the northwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of said Section 27;
2. thence S 0 degrees 06 minutes 40 seconds E, along the west line of said East Half, 50.04 feet to the southwest corner of a parcel described at Reception number 206076668, said point also being the point of beginning of the parcel to be described;
3. thence S 0 degrees 06 minutes 40 seconds E, continuing along the west line of said East Half, 1262.73 feet to the south line of said North Half of the North Half, said line being coincident with the north line of Rollin Ridge Rancheros;
4. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 443.60 feet;
5. thence N 0 degrees 00 minutes 00 seconds W, 565.28 feet;
6. thence N 90 degrees 00 minutes 00 seconds E, 454.78 feet;
7. thence S 0 degrees 00 minutes 00 seconds E, 247.11 feet;
8. thence S 0 degrees 00 minutes 00 seconds W, 127.05 feet;
9. thence S 89 degrees 30 minutes 26 seconds E, 340.99 feet to said south line;
10. thence S 89 degrees 30 minutes 26 seconds E, 1272.80 feet to a 3/4 inch inside aluminum cap at the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; also being the westerly right of way line of State Highway No. 83;
11. thence N 0 degrees 34 minutes 12 seconds W, along said right of way line, 393.03 feet to the most southerly corner of a parcel described in Book 2035 at Page 536;
12. thence N 2 degrees 29 minutes 28 seconds W, along the west line of said parcel, 870.43 feet to the south line of the north 30 feet of said Section 27;
13. thence N 88 degrees 54 minutes 17 seconds W, along the south line 866.46 feet to the northeast corner of a parcel described at Reception number 206076668;
14. thence S 1 degree 05 minutes 43 seconds W, along the east line of said parcel, 20.00 feet to the southeast corner thereof;
15. thence N 88 degrees 54 minutes 17 seconds W, along the south line of said parcel, 430.09 feet to the west line of said Northwest Quarter of the Northeast Quarter and the southeast corner of said parcel described at Reception number 206076668;
16. thence N 88 degrees 54 minutes 17 seconds W, along the south line of said parcel, 658.10 feet to the point of beginning.

Legals do not match
Title Commitment,
please verify.

PRELIMINARY PLAN LEGAL DESCRIPTION

PARCEL NO. 6127000065 (SEE SHEET NO. 2)

LEGAL DESCRIPTION - PARCEL "A"

ROLLIN RIDGE ESTATES

That portion of the North Half of the North Half of Section 27, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado described as follows:

Basis of bearings is the north line of said Section 27, monumented at its west end with a 3 1/4 inch aluminum cap stamped with PLS 17496 and at its east end with an illegible 3 inch brass cap. Said line bears S 88 degrees 54 minutes 14 seconds E, 5284.06 feet.

Commencing at the northwest corner of said Section 27:

1. thence S 88 degrees 54 minutes 14 seconds E, along the north line of said Section, 1974.02 feet to the northwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of said Section 27;
2. thence S 0 degrees 06 minutes 40 seconds E, along the west line of said East Half, 1312.77 feet to the south line of said North Half of the North Half, said line being coincident with the north line of Rollin Ridge Rancheros;
3. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 443.60 feet to the point of beginning of the parcel to be described;
4. thence N 0 degrees 00 minutes 00 seconds W, 565.28 feet;
5. thence S 90 degrees 00 minutes 00 seconds E, 454.78 feet;
6. thence S 0 degrees 00 minutes 00 seconds W, 247.11 feet;
7. thence N 90 degrees 00 minutes 00 seconds W, 127.15 feet;
8. thence S 0 degrees 00 minutes 00 seconds W, 340.99 feet to said south line;
9. thence N 89 degrees 30 minutes 26 seconds W, along said south line, 327.64 feet to the point of beginning.

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|---|--|---|
| <p>ISSUED FOR: COUNTY REVIEW</p> <p>project number</p> <p>computer file</p> <p>issue date: DEC 18, 2017</p> <p>drawn by: DJJ</p> <p>checked by:</p> | | <p>7828 MOUNTAIN RD. MONUMENT, CO 80132</p> <p>LRA</p> <p>LAND RESOURCE ASSOCIATES</p> |
| <p>1 OF TWO</p> <p>PROJECT NO. SP18-001</p> | <p>DATE: MAY 2, 2018 JUL 6, 2018 OCT 29, 2018 JAN 22, 2019</p> | <p>sheel number</p> |

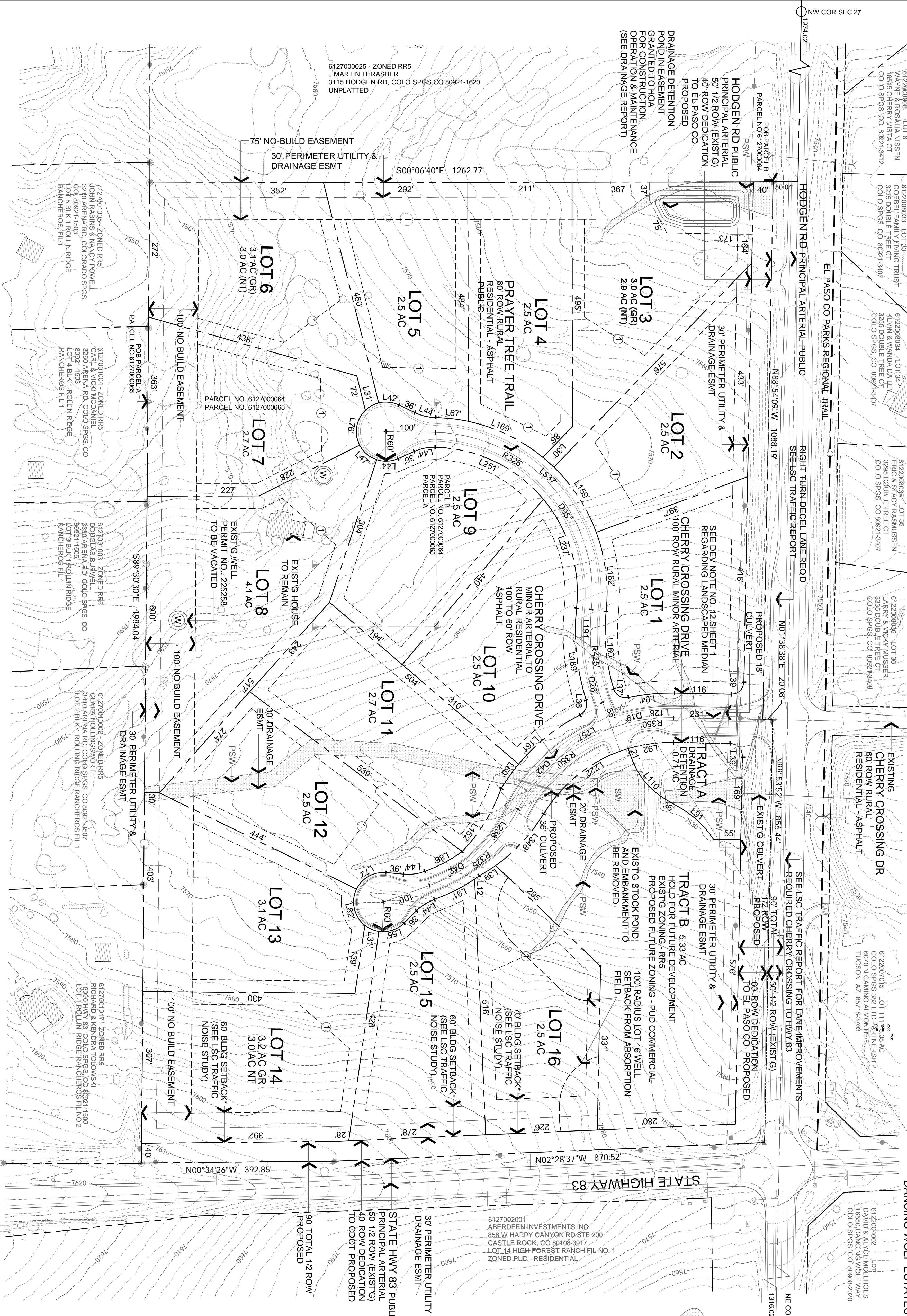
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 EL PASO COUNTY, COLORADO
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ZONED PUD - 2.5 AC SFR
 CHERRY CREEK CROSSING FIL 1

ZONED PUD - COMMERCIAL
 CHERRY CREEK CROSSING FIL 1

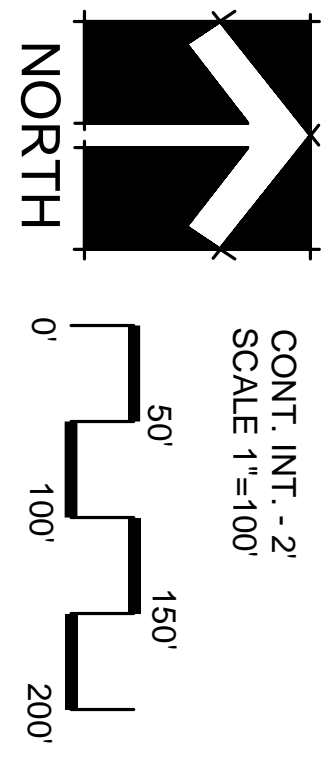
ZONED PUD - SF RESIDENTIAL
 DANCING WOLF ESTATES

update per
 engineering
 comments on road
 design



PLAN SYMBOLS

- INDICATES FRONT YARD BUILDING SETBACK AT 200' MIN. LOT WIDTH
- INDICATES SOILS THAT ARE POTENTIALLY SEASONALLY WET - SEE ENTECH ENG SOILS & GEOLOGIC HAZARDS REPORT FOR MITIGATION REQUIREMENTS
- INDICATES SOILS THAT ARE SEASONALLY WET - SEE ENTECH ENG SOILS & GEOLOGIC HAZARDS REPORT FOR MITIGATION REQUIREMENTS
- PROPOSED CULVERT - SEE PREL. DRAINAGE PLAN AND REPORT FOR SIZING REQUIREMENTS
- EXISTING STRUCTURES, SHEDS AND OUTBUILDINGS TO REMAIN AT THIS TIME
- INDICATES AREAS OF TREE COVER AND INCREASED LEVELS OF WILDFIRE HAZARDS
- 25' BUILDING SETBACK (TYP)



| | |
|---|--|
| LRA LAND RESOURCE ASSOCIATES 8726 MOUNTAIN RD. 719-664-2298 CO 80809 | ISSUED FOR: COUNTY REVIEW |
| | PROJECT NUMBER: COMPUTER FILE: ISSUE DATE: DRAWN BY: CHECKED BY: REVISED: |
| SHEET NUMBER: 2 OF TWO | PROJECT NO. SF18-001 |