

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, DAMAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, AND A PLAN FOR MAINTAINING PROPOSED STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

2. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR YARDS WILL BE PLATTED WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL WILL BE PLATTED WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES WILL 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.

3. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES AND STANDARDS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPLICABLE AGENCIES INCLUDING BUT NOT LIMITED TO THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.

4. THE DEVELOPER SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY THE PASEO COUNTY.

5. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.

7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 3.3.3.2 AND 4.2.2.3. DUE TO THEIR LOCATION, THE DRIVEWAYS FOR LOTS 1-10 WILL BE CONSTRUCTED BY THE DONALD WESCOTT FIRE PROTECTION DISTRICT.

8. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25 UNLESS OTHERWISE INDICATED

9. ON THE PRELIMINARY PLAN

1. TRACT A - PLATE OPEN SPACE AND GRASSLAND DETENTION IS TO BE OWNED AND MAINTAINED BY THE OFFICE COMMERCIAL AREA PROPERTY OWNERS ASSOCIATION, AND SUBJECT TO APPROPRIATE DETENTION FUND 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. "NOBUILT AREAS" (NONPERMANENT DWELLING UNIT, WATER WET OR WASTEWATER TREATMENT SYSTEM) MAY BE CONSTRUCTED IN "NOBUILT AREAS" INDICATED ON THIS PRELIMINARY PLAN INCLUDING ANY PERMANENT STRUCTURE, TEMPORARY STRUCTURE, DRAINAGE FACILITIES AND UNDERGROUND UTILITIES LOCATED WITHIN UNLITED PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
4. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HIGHWAY 88 OR HOOGEN ROAD.
5. WATER TO BE REMOVED VIA INDIVIDUAL ON SITE WELLS
6. OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
7. WASTE WATER TO BE INDIVIDUAL ON SITE SEWER SYSTEMS.
8. THE LAND WILL BE MAINTAINED BY THE HOOGEN ROAD PLANNING AND 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.
9. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HOOGEN RD OR STATE HWY 83.
10. THE PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEY'S OFFICE WITH ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO LITIGATION UNDER 12.842, AS WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM( RESOLUTION NO. 12.842, AS AMENDED) AT THE TIME OF BUILDING PERMIT APPLICATION.
11. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTRY RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE EL PASO COUNTY.
12. THE LANDSCAPED MEDIAN AT THE SOUTH SIDE OF THE INTERSECTION OF HOOGEN RD. AND CHERRY CROSSING DR. WILL REQUIRE BIOC AGREEMENT AND APPROVAL AT THE TIME OF FINAL PLAT APPROVAL.

AT THE APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE DONALD WESCOFF FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING THE FIRE SPRINKLER REQUIREMENTS FOR STRUCTURES OVER 6000 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 BE ENCOURAGED TO ADOPT THE FIRE CODE, DUE TO WILDLIFE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CPFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CPFS.



EL PASO COUNTY, COLORADO  
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

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

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

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

DEVELOPMENT DATA	
SINGLE FAMILY LOTS - 1.6 LOTS - 44.9 AC (79%)	
TRACT B - OFFICE/COMMERCIAL - 5.5 AC (10%)	
TRACT C - OFFICE/COMMERCIAL - 5.5 AC (10%)	
REDEVELOPMENT PLANS	
RODNEY ROAD (Hwy 81 & 100) - 3.3 AC (6%)	
RODNEY ROAD (Hwy 81 & 100) - 4 AC (7%)	
TRACT A - RESIDENCE - .88 AC (1%)	
TOTAL - 57.0 AC	
AVE LOT SIZE - 2.8 AC	
MIN LOT SIZE - 2.5 AC	
GR DENSITY (LESS OFFICE/COMM) - 1 LOT / 3.21 AC	
DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)	

SINGLE FAMILY LOTS - 16 LOTS - 44.9 AC (79%)  
TRACT B - OFFICE/COMMERCIAL - 5.5 AC (10%)  
(SEE PUD DEVELOPMENT PLANS)  
ROW DEDICATION (HWY 83 & HODGEN) - 3.3 AC (6%)  
INTERIOR 60' ROW - 1.839 LF - 2.5 AC - (4%)  
TRACT A - DRAINAGE - 0.8 AC (1%)

## DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)

FRONT - 13'  
SIDE - 10'  
REAR - 10'

## PER EL PASO CO LDC )

(UNLESS OTHERWISE INDICATED)  
FRONT 3E1

## REAR - 25'

MITIGATION REQUIREMENTS - SEE L5

PARCEL NO. 6127000064 (SEE SHEET NO. 2)

## ROLLIN RIDGE ESTATES

Commencing at the northwest corner of said Section 27;

1. thence S 88 degrees 54 minutes 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 Ranchers;
4. thence S 88 degrees 30 minutes 26 seconds E, along said south line, 443.60 feet;
5. thence N 0 degrees 00 minutes 00 seconds E, 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 N 90 degrees 00 minutes 00 seconds W, 127.15 feet;
9. thence S 0 degrees 00 minutes 20 seconds E, along said south line, 1272.50 feet to a 1/2 inch outside diameter 30" pipe at the southeast corner of the Northwest Quarter of Section 10, 83;
10. thence S 88 degrees 30 minutes 26 seconds E, along said south line, 1272.50 feet to the northwest corner of said 30" pipe at the northwest corner of the Northwest Quarter of Section 10, 83;
11. thence N 0 degrees 34 minutes 12 seconds W, along the north line of said line, 333.03 feet to the most southerly corner of a parcel described in Book 2075 at Page 535;
12. thence N 2 degrees 20 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 856.46 feet to the northwest 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.

PARCEL NO. 6127000065 (SEE SHEET NO. 2)

## ROLLIN RIDGE ESTATES

1. thence S 86 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 Northwest Quarter of said Section 27.
2. thence S 0 degrees 08 minutes 49 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 consecutive with the north line of Rollin Ridge Ranch, etc.
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 E, 247.17 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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**LRA**  
LAND RESOURCE ASSOCIATES  
9736 MOUNTAIN RD.  
CHIPLEY PARK, CO 80809  
719-684-2298

sheet number  
**1**  
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P&CD PROJECT NO.  
SP18-001



PRELIMINARY PLAN  
ROLLIN RIDGE ESTATES  
EL PASO COUNTY, COLORADO  
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

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

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

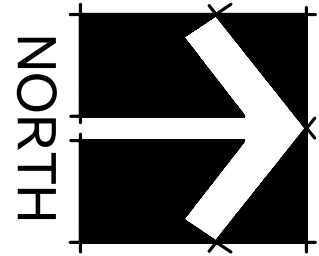
INDICATES SOILS THAT ARE SEASONALLY WET -  
SEE ENTECH ENG SOILS & GEOLOGIC HAZARDS  
REPORT FOR MITIGATION REQUIREMENTS

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)



CONT. INT. - 2'  
SCALE 1"=100'

0' 50' 100' 200'

**LRA**  
LAND RESOURCE ASSOCIATES  
8726 MOUNTAIN RD.  
DENVER, CO 80239  
778-644-2298

ISSUED FOR:  
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2 OF TWO

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SP18-001