

PRELIMINARY PLAN ROLLIN RIDGE ESTATES

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

STANDARD PLAN NOTES:

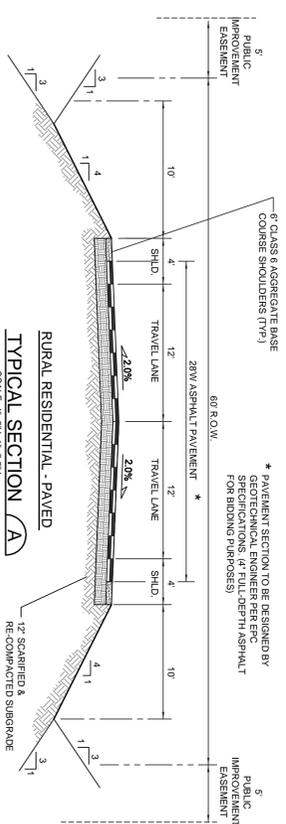
1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCE REPORT; ESTIMATION OF RESPONSIBILITY FOR MAINTAINING PROPER STORMWATER 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 LOTS WILL BE PLATTED WITH 30' PUBLIC UTILITY AND DRAINAGE EASEMENTS AND ALL FRONT EASEMENT LINES WILL BE PLATTED WITH 10' FRONT YARD SETBACKS FROM ALL EXTERIOR SUBDIVISION BOUNDARIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE UTILITY AND DRAINAGE EASEMENTS WILL BE PLATTED WITH A 30' FOOT PUBLIC EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
3. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS. IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO THE COLORADO DIVISION OF REVENUE AND PROPERTY TAXES, EL PASO COUNTY, COLORADO, AND THE 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. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
5. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US DEPARTMENT OF AGRICULTURE REGULATIONS AND REQUIREMENTS.
6. 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 6.3.3.2 AND 6.2.2.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE DONALD WESCOTT FIRE PROTECTION DISTRICT.
7. 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 PROSESSOR ON HIS ACQUISITION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
2. THE DEVELOPER INTENDS TO PAY SCHOOL 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, SHED, FENCE AND OUTBUILDING, DRAINAGE FACILITIES AND UNDERGROUND UTILITIES (INCLUDING SEWER AND WATER LINES) CONSTRUCTED WITHIN PLATTED PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
4. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HIGHWAY 83 OR HODGGEN ROAD.
5. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
6. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS INSTALLED BY THE HOMEOWNER AND NOT TO BE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 12-382). AS WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM.
7. ALL PROPERTIES 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 WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM.
8. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
9. THE LANDSCAPED MEDIAN AT THE SOUTH SIDE OF THE INTERSECTION OF HODGGEN RD. AND CHERRY CROSSING DR WILL REQUIRE BOCC AGREEMENT AND APPROVAL AT THE TIME OF FINAL PLAT 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. THE PROPERTY IS LOCATED WITHIN A HIGHLY FLAMMABLE WILDLAND FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDLIFE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDLIFE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.



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', TRACT 'A', TRACT 'B', LOT 1, LOT 3, LOT 9, LOT 11, LOT 12 AND LOT 16

PROPERTY OWNERS

TC&C, LLC
CARL TURSE, 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 - 5.5 AC (10%)
(SEE PUD DEVELOPMENT PLAN)
ROW DEDICATION (HWY 83 & HODGGEN) - 3.3 AC (6%)
ROW DEDICATION (HWY 83 & HODGGEN) - 1.83 AC (4%)
TRACT A DRAINAGE - 0.89 AC (1%)
TOTAL - 57.0 AC

DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)

DRAINAGE & UTILITY EASEMENTS
FRONT - 15'
REAR - 10'
MAX. BUILDING HEIGHT - 30' (AS MEASURED PER EL PASO CO LDC)
BUILDING SETBACKS
(UNLESS OTHERWISE INDICATED)
SIDE - 25'
REAR - 25'
* INDICATES AN INCREASED BUILDING SETBACK DUE TO HIGH RAINFALL MITIGATION REQUIREMENTS - SEE LSC REPORT



PRELIMINARY PLAN LEGAL DESCRIPTION

PARCEL NO. 6127000064 (SEE SHEET NO. 2)
LEGAL DESCRIPTION - PARCEL 'B'
ROLLIN RIDGE ESTATES

That portion of the North Half of the North Half of Section 27, Township 11 South, Range 66 West of the 6' 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 P.S. 17496 and at its east end with an illegible 3 inch brass cap. Said line bears S 88 degrees 54 minutes 14 seconds E, 5264.06 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, 1282.73 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, 585.28 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, 1271.15 feet;
9. thence S 0 degrees 00 minutes 00 seconds E, 340.98 feet to said south line;
10. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 12,12.80 feet to a 1/2 inch inside diameter iron pipe at the southeast corner of the 1/2 acre State of Home No. 83; thence N 0 degrees 34 minutes 12 seconds W, along said right of way line, 383.03 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 556.46 feet to the northeast corner of a parcel described at Reception number 206076666;
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.

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 6' 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 P.S. 17496 and at its east end with an illegible 3 inch brass cap. Said line bears S 88 degrees 54 minutes 14 seconds E, 5264.06 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 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 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, 585.28 feet;
5. thence S 90 degrees 00 minutes 00 seconds E, 454.78 feet;
6. thence S 0 degrees 00 minutes 00 seconds E, 247.11 feet;
7. thence N 90 degrees 00 minutes 00 seconds W, 1271.15 feet;
8. thence S 0 degrees 00 minutes 00 seconds W, 340.98 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.

9726 MOUNTAIN RD.
CHRYSLER PARK CO 80809
19-0541-0289

LRA
LAND RESOURCE ASSOCIATES

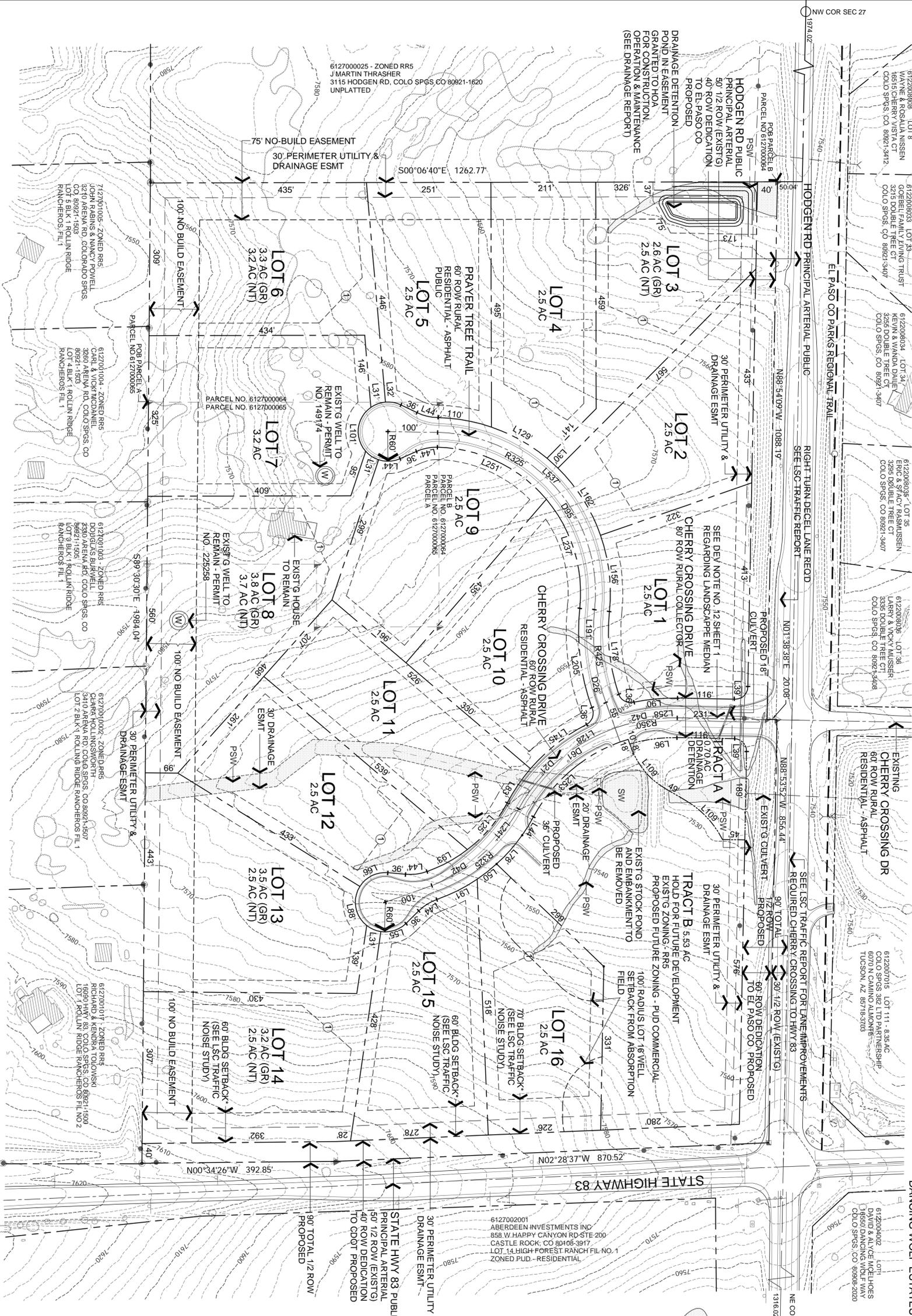
ISSUED FOR: COUNTY REVIEW	project number
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issue date DEC 18, 2017	revisions MAY 2, 2018 JUL 8, 2018 OCT 29, 2018
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checked by	PROJECT NO. SP18-001

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

ZONED PUD - 2.5 AC SFR
 CHERRY CREEK CROSSING FIL 1

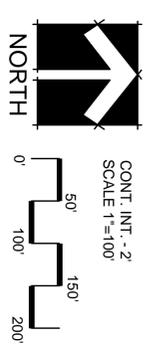
ZONED PUD - COMMERCIAL
 CHERRY CREEK CROSSING FIL 1

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)



LRA LAND RESOURCE ASSOCIATES	7876 MOUNTAIN RD. 716-644-2298 CO 80899
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revisors	MAY 5, 2018 JUL 8, 2018 AUG 26, 2018 OCT 16, 2018 OCT 24, 2018
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F&CD PROJECT NO.	SP18-001