

STANDARD DSD PLAT NOTES

- 1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THIS PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY 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, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF 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.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. 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 CONSIDERING NECESSARY DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS 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.

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, SHED, FENCE AND OUTBUILDING. DRAINAGE FACILITIES AND UNDERGROUND UTILITIES DRAINAGE FACILITIES AND UNDERGROUND UTILITIES LOCATED WITHIN PLATTED PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
4. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
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.
7. THIS PROPERTY IS LOCATED WITHIN AND SERVED 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 ROLLERCOASTER ROAD OR HIGBY ROAD.
9. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25'
10. STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 15', SIDE - 10', REAR - 10' AND PERIMETER 30'.
11. 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.
12. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
13. 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.

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 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 CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.

DEVELOPMENT DATA

- SINGLE FAMILY LOTS - 16 LOTS - 44.9 AC (79%)
TRACT B - HOLD FOR FUTURE - 5.5 AC (10%)
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%)
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)

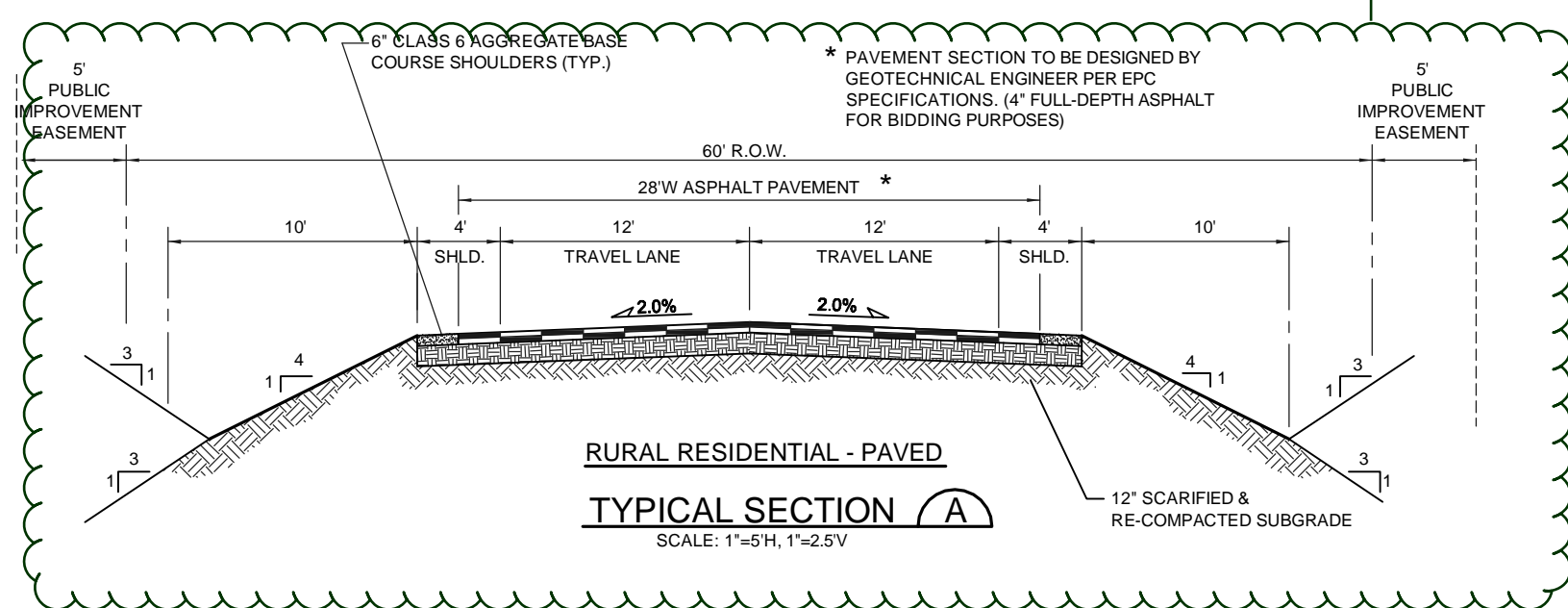
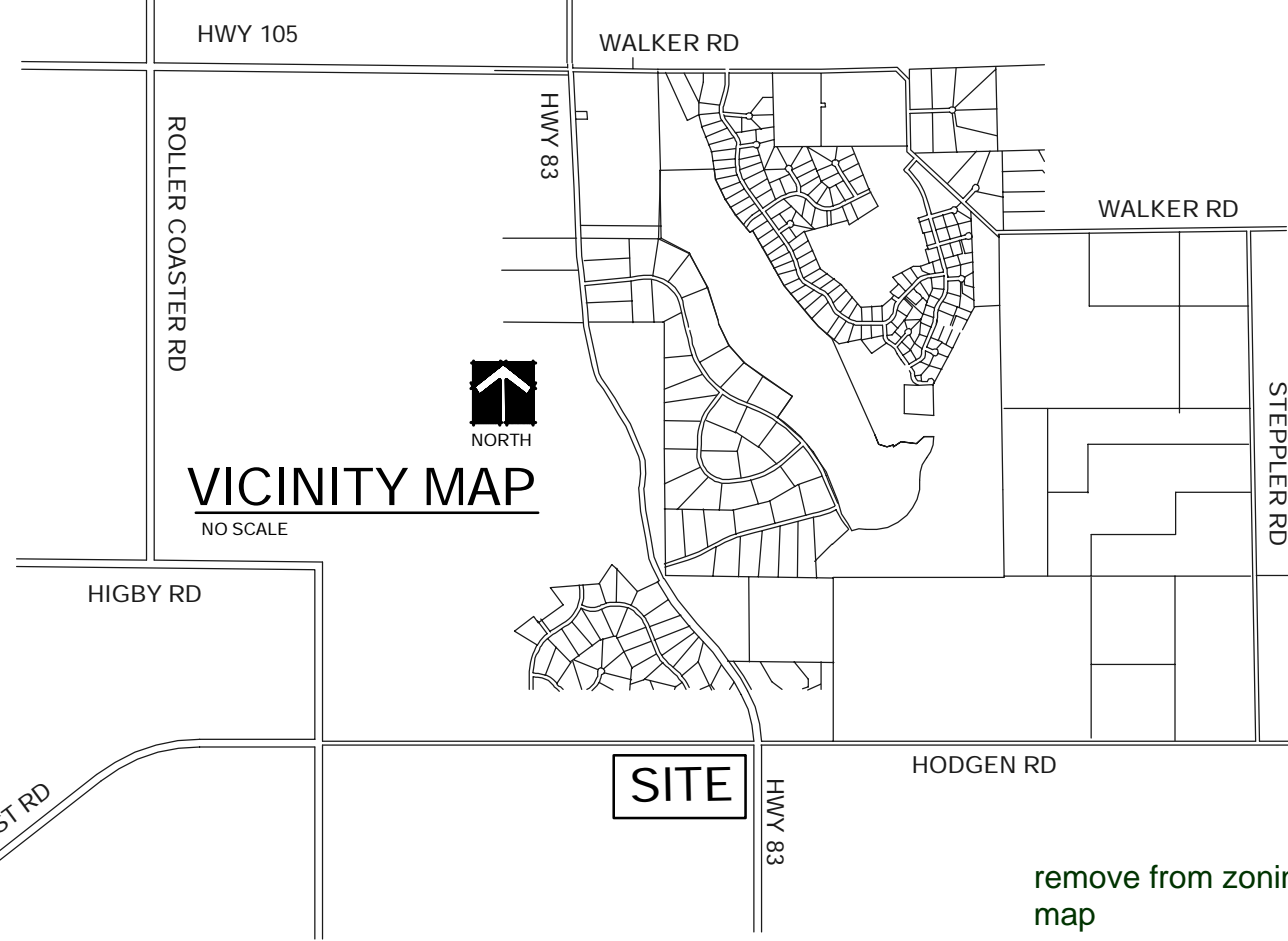
- DRAINAGE & UTILITY EASEMENTS (UNLESS OTHERWISE INDICATED)
FRONT - 15'
SIDE - 10'
REAR - 10'
MAX. BUILDING HEIGHT - 30' (AS MEASURED PER EL PASO CO LDC)
BUILDING SETBACKS (UNLESS OTHERWISE INDICATED)
FRONT - 25'
SIDE - 25'
REAR - 25'
* - INDICATES AN INCREASED BUILDING SETBACK DUE TO HWY 83 NOISE MITIGATION REQUIREMENTS - SEE LSC REPORT

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

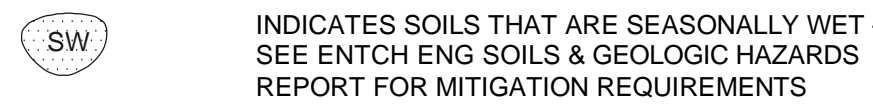
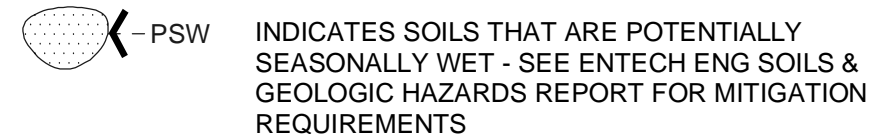


PLAN SYMBOLS

- INDICATES FRONT YARD BUILDING SETBACK AT 200' MIN. LOT WIDTH
INDICATES AREAS OF TREE COVER AND INCREASED LEVELS OF WILDFIRE HAZARDS
PROPOSED CULVERT - SEE PREL. DRAINAGE PLAN AND REPORT FOR SIZING REQUIREMENTS
NO-BUILD AREA (SEE DEV NOTE #14)
DRAINAGE EASEMENT
EXISTING STRUCTURES, SHEDS AND OUTBUILDINGS TO REMAIN AT THIS TIME

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



PRELIMINARY PLAN LEGAL DESCRIPTION

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:

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 00 minutes 00 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 00 minutes 00 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 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, 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 E, along said south line, 327.64 feet to the point of beginning.

PRELIMINARY PLAN LEGAL DESCRIPTION

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:

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 00 minutes 00 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 00 minutes 00 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, 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 S 0 degrees 00 minutes 00 seconds W, 340.99 feet to said south line;
9. thence S 0 degrees 00 minutes 00 seconds E, 340.99 feet to said south line;
10. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 1212.80 feet to a 1/2 inch inside diameter iron pipe at the southeast corner of the Northwest 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 856.46 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.

ZONE CHANGE RR5 TO RR2.5

LEGAL DESCRIPTION - SINGLE FAMILY RESIDENTIAL TRACT:

A TRACT OF LAND BEING THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 21706906 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946 OF SAID COUNTY RECORDS, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N09°06'39"W, A DISTANCE OF 1262.77 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;
THENCE N09°06'39"W ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED IN DEEDS RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RECEPTION NO. 200156068, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076668;

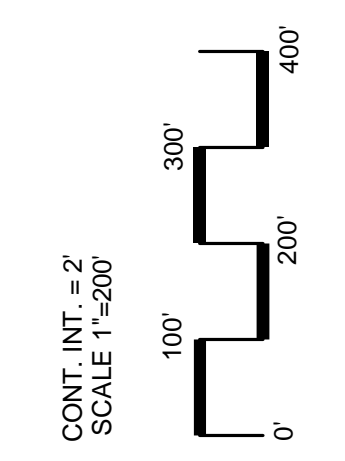
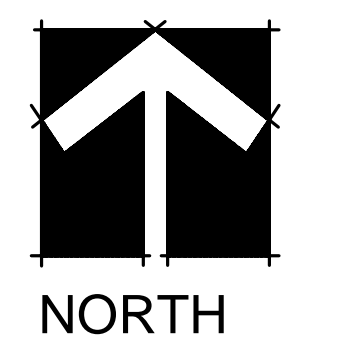
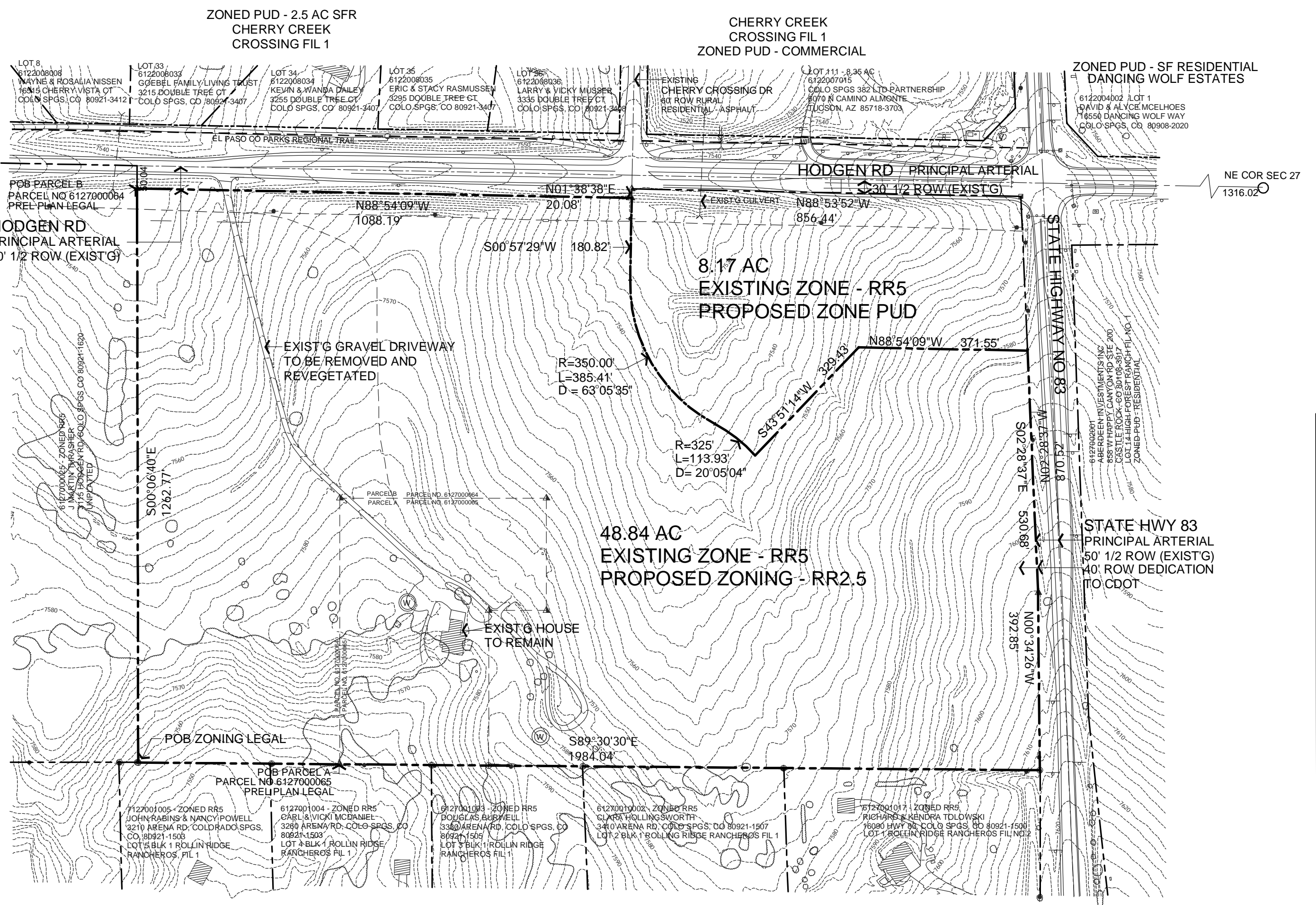
THENCE S88°54'09"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTH LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076666 OF SAID COUNTY RECORDS, A DISTANCE OF 1088.19 FEET TO THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666;

THENCE S00°57'29"W, A DISTANCE OF 180.82 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS NON-RADIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°05'35", AN ARC LENGTH OF 385.41 FEET (THE LONG CHORD OF WHICH BEARS S39°25'55"E, A LONG CHORD DISTANCE OF 366.23 FEET) TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°05'54", AN ARC LENGTH OF 113.93 FEET (THE LONG CHORD OF WHICH BEARS S51°57'12"E, A LONG CHORD DISTANCE OF 113.34 FEET);
THENCE N43°51'14"E, A DISTANCE OF 329.43 FEET;

THENCE S88°54'09"E, A DISTANCE OF 371.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HWY 83;
THENCE ALONG THAT LINE COMMON TO SAID TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

ZONING MAP RR5 TO RR2.5



LRA LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD. CHIPTA PARK, CO 80809 719-694-2299

ZONING MAP & COVER DATA
ROLLIN RIDGE ESTATES
EL PASO COUNTY, COLORADO
TC & C, LLC
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR: COUNTY REVIEW

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revisions

sheet number

1 OF TWO



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