





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

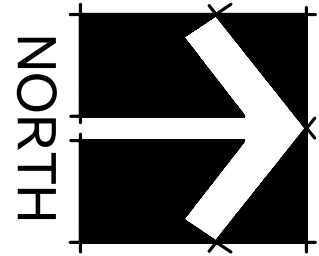
INDICATES SOILS THAT ARE SEASONALLY WET -  
SEE ENTECH ENG SOILS & GEOLOGIC HAZARDS  
REPORT FOR MITIGATION REQUIREMENTS

PROPOSED CULVERT - SEE PREL.  
DRAINAGE PLAN AND REPORT  
FOR SIZING REQUIREMENTS

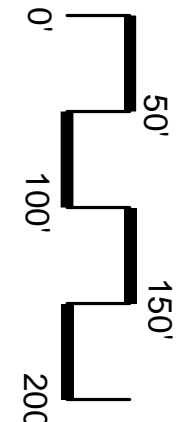
EXISTING STRUCTURES, SHEDS AND  
OUTBUILDINGS TO REMAIN AT THIS TIME

INDICATES AREAS OF TREE COVER  
AND INCREASED LEVELS OF  
WILDFIRE HAZARDS

25' BUILDING SETBACK (TYP)



NORTH



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

Sheet number  
**2** OF TWO  
P&CD PROJECT NO.  
SF18-001

revisions  
MAY 5, 2018  
AUG 26, 2018  
JUL 8, 2018  
OCT 16, 2018  
OCT 24, 2018  
JAN 22, 2019  
FEB 4, 2019  
MAR 14, 2019

checked by

drawn by

issue date

DEC 18, 2017

computer file

project number

COUNTY REVIEW

ISSUED FOR

8726 MOUNTAIN RD.  
SPRINGFIELD, CO 80909  
719-694-2298

LAND RESOURCE ASSOCIATES

LRA

6127000025 - ZONED RR5  
J MARTIN THRASHER  
3115 HODGEN RD, COLO SPGS CO 80821-1620  
UNPLATTED

75' NO-BUILD EASEMENT

30' PERIMETER UTILITY &  
DRAINAGE ESMT

LOT 3

3.0 AC (GR)

2.9 AC (NT)

LOT 4

2.5 AC

PRAYER TREE TRAIL

60' ROW RURAL  
RESIDENTIAL - ASPHALT

LOT 5

2.5 AC

LOT 6

3.1 AC (GR)

3.0 AC (NT)

LOT 7

2.7 AC

LOT 8

4.1 AC

EXIST'G WELL  
PERMIT NO. 228288  
TO BE VACATED

LOT 9

2.5 AC

LOT 10

2.5 AC

CHERRY CROSSING DRIVE

MINOR ARTERIAL TO  
RURAL RESIDENTIAL  
100' TO 60' ROW  
ASPHALT

LOT 11

2.7 AC

LOT 12

2.5 AC

LOT 13

3.1 AC

LOT 14

3.2 AC GR

3.0 AC NT

LOT 15

2.5 AC

LOT 16

2.5 AC

70' BLDG SETBACK  
(SEE LSC TRAFFIC  
NOISE STUDY)

60' BLDG SETBACK  
(SEE LSC TRAFFIC  
NOISE STUDY)

STATE HWY 83 PUBLIC  
PRINCIPAL ARTERIAL  
80' 1/2 ROW (EXIST'G)  
40' ROW DEDICATION  
TO CDOT - PROPOSED

30' PERIMETER UTILITY &  
DRAINAGE ESMT

90' TOTAL 1/2 ROW  
PROPOSED

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