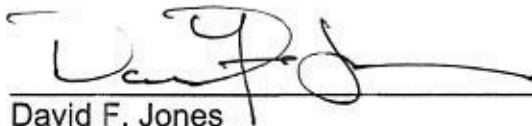


CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – Rollin Ridge Fil 1 Amended Plat application

I, David F. Jones, certify that on the 18th day of November, 2021 a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the following individuals and business:


A handwritten signature in black ink, appearing to read 'David F. Jones', is written over a horizontal line.

David F. Jones

November 18, 2021

831 Investments, LLC, 253 Washington St, Monument, CO. 80132
Jason & Lari Foster, 3115 Hodgen Rd, Colo Spgs, CO. 80921-1620
Goebel Family Living Trust, 3215 Double Tree Ct, Colo Spgs, CO. 80921-3407
Kevin & Wanda Dailey, 3255 Double Tree Ct, Colo Spgs, CO 80921-3407
Ross & Kristen Lendt, 3295 Double Tree Ct, Colo Spgs, CO. 80921-3407

November 19, 2021

RE: NOTIFICATION TO ADJOINING LAND OWNERS – Rollin Ridge Filing No. 1 Plat Amendment Application

Dear Adjoining Land Owner:

Samuel and Sara Grondin, owners of Lot 2, Rollin Ridge Filing No. 1 (61270 00 020) and TC&C, LLC, Carl Turse Manager, owner of Lot 3 (6127000021), are currently making application to the El Paso County Planning and Community Development Department for approval of an amendment to the Rollin Ridge Filing No. 1 Final Plat.

If approved, the proposed plat amendment would:

- (1) Delete the 30' wide detention pond maintenance road access easement located along the common lot line between Lot 2 and Lot 3.
- (2) Modify plat note #16 allowing for maintenance access directly from Hodgen Road to the detention pond in the northwest corner of Lot 3.

I have attached a copy of the proposed plat amendment and a copy of the revised maintenance road design for your review.

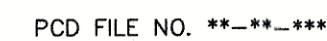
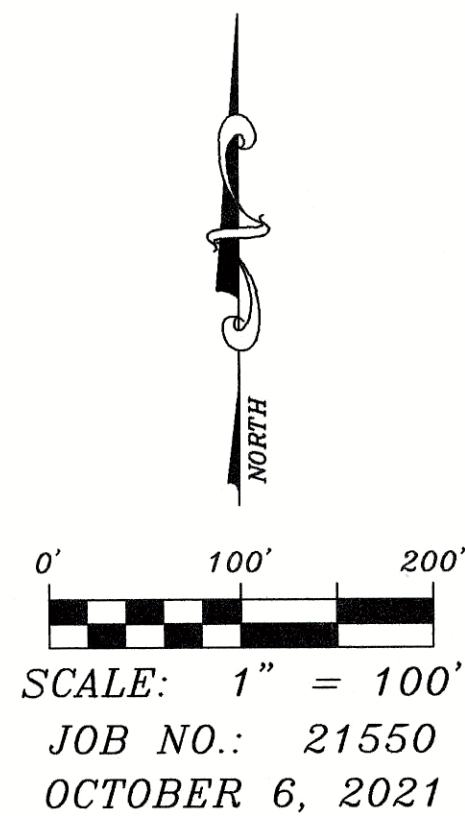
You may appear in person at the Planning Commission's and/or Board of County Commissioners' public hearings regarding this request or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning and Community Development Dept, 2880 International Cir., Colorado Springs, CO, 80910, attn: Ryan Howser. The date, time and location of the future public hearings regarding this application may be obtained by contacting the El Paso County Planning and Community Development Dept. at 719 520 6300.

Should you have any questions regarding this application, you are welcome to contact either my office or Ryan Howser at 719 520 6049.

Sincerely,

David F. Jones
LAND RESOURCE ASSOCIATES
719 660 1184
chipita1@comcast.net

C:\Users\Rampart Surveys\Dropbox\DWG\2121550\dwg\21550AFP.dwg, 11/16/2021 12:21:20 PM, NPI\F91B91 (HP DesignJet T3500ps)



- | LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S00°06'39"E | 141.52 |
| L2 | S16°57'44"W | 32.90 |
| L3 | S40°15'19"W | 43.18 |
| L4 | S89°53'21"W | 62.38 |
| L5 | N88°54'09"W | 102.00 |
| L6 | S01°05'51"W | 30.00 |

ROLLIN RIDGE FIL. NO. 2 AMENDED PLAT - PT. N1/2 N1/2
SEC. 27, T11S, R66W OF THE 6th P.M., EL PASO CO, CO

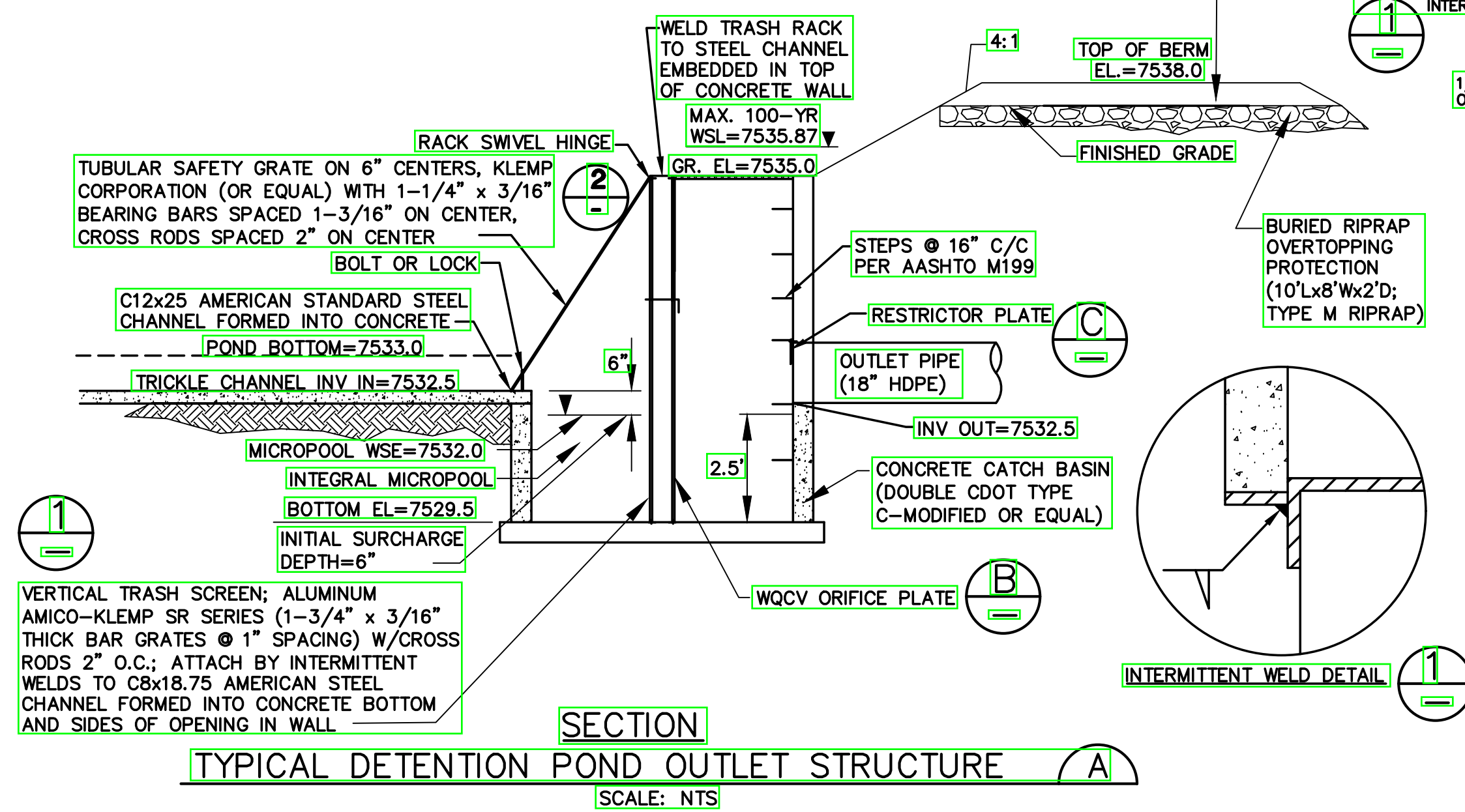
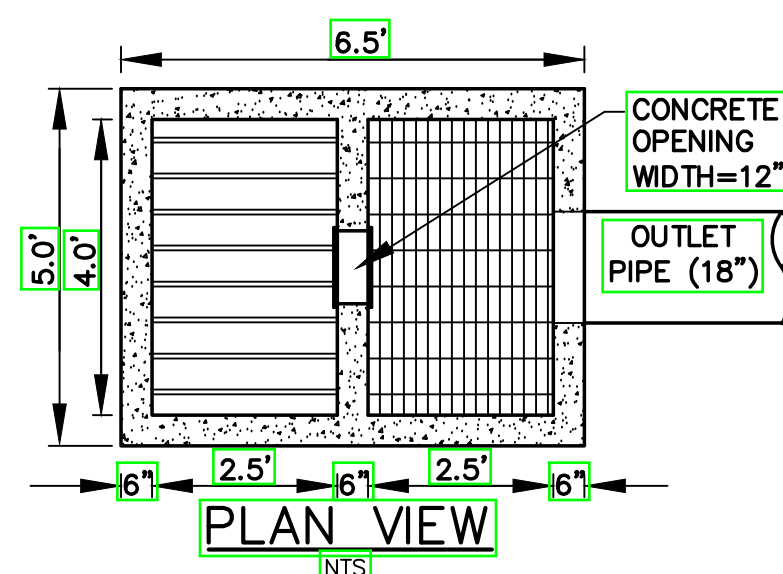
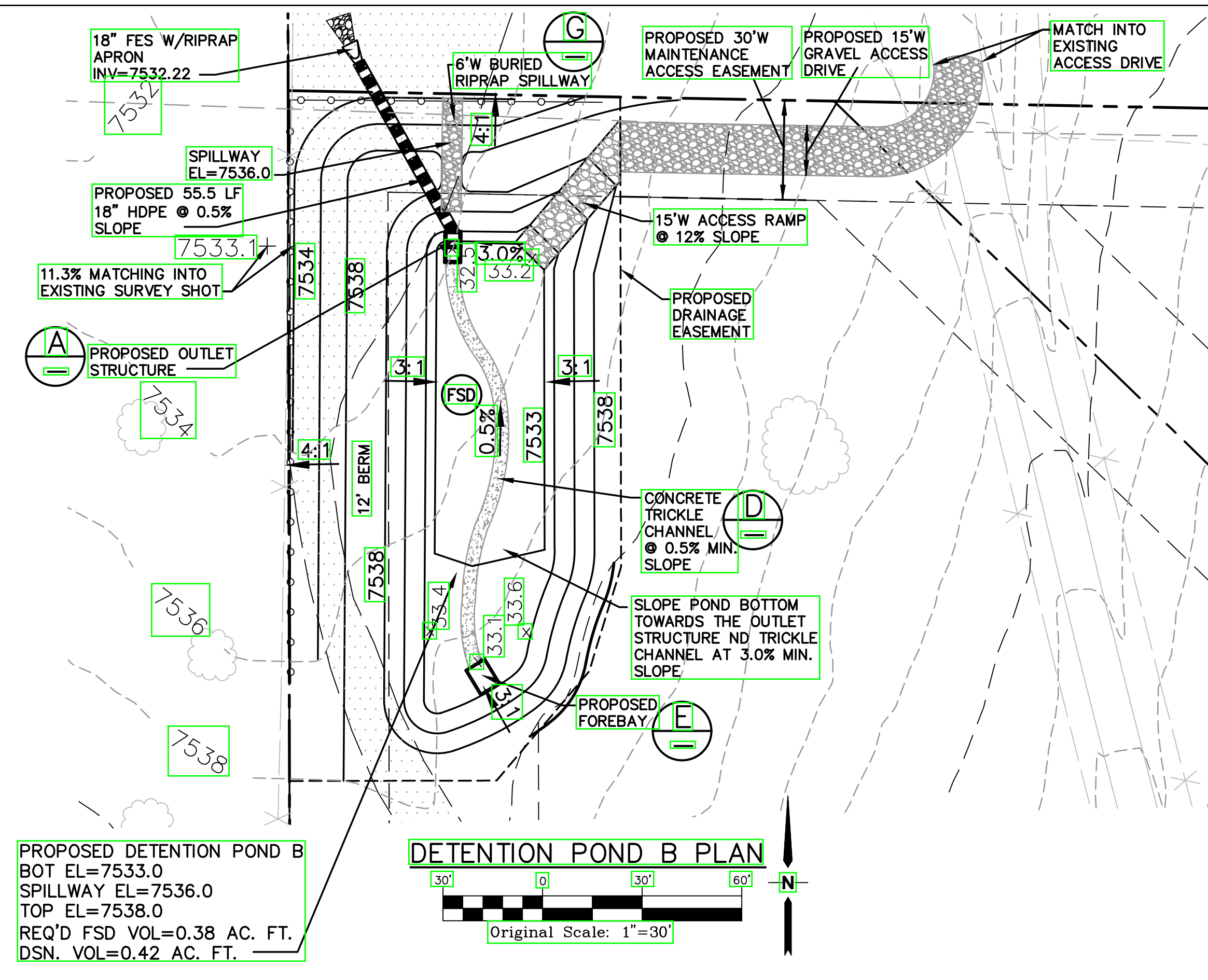
RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 21550AFP.DWG

PAGE 2 OF 2

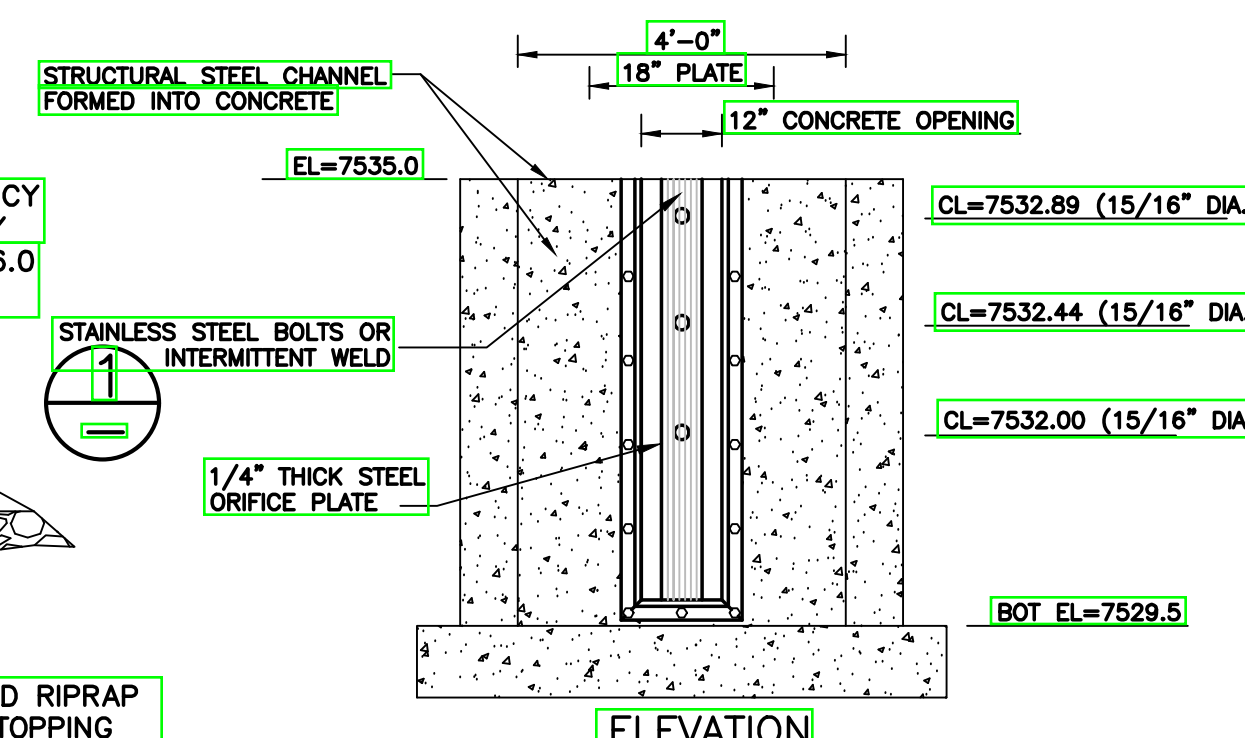
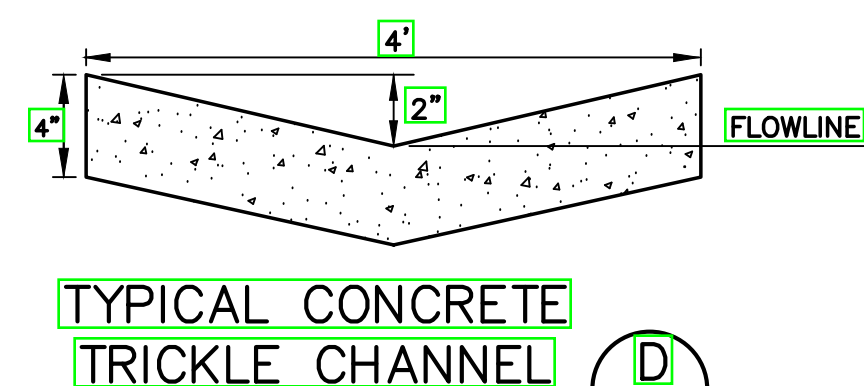
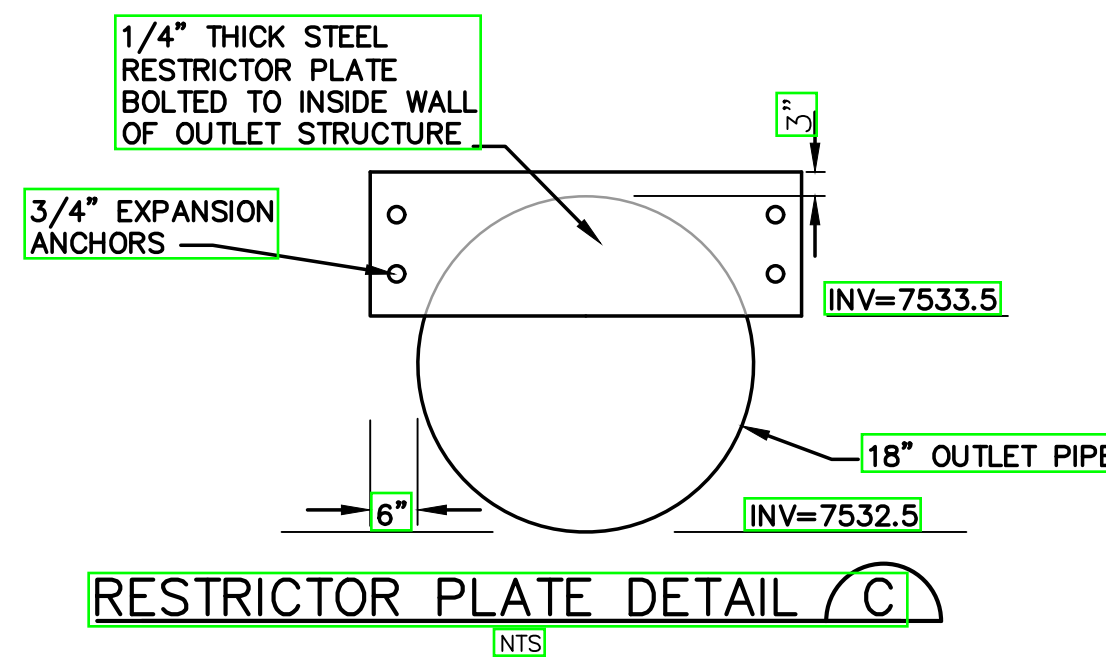
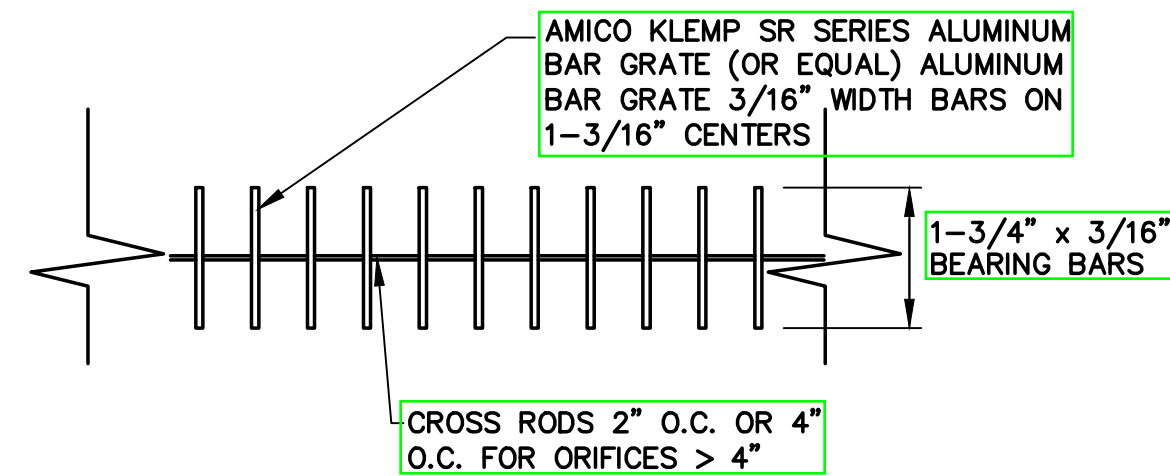
C:\Users\Owner\Dropbox\jpsprojects\081702_rolin-ridge\dwg\civil\C3.2.dwg Oct. 13, 2021 11:13am



TEMPORARY SEDIMENT BASIN DESIGN DATA - POND B

BASIN	DRAINAGE AREA (AC)	REQUIRED VOLUME (AF)	D (FT)	HD* (IN)	# COLUMNS	# ROWS
B	11.8	0.5	3	5/8"	3	9

* PERFORATIONS AT 4" VERTICAL SPACING

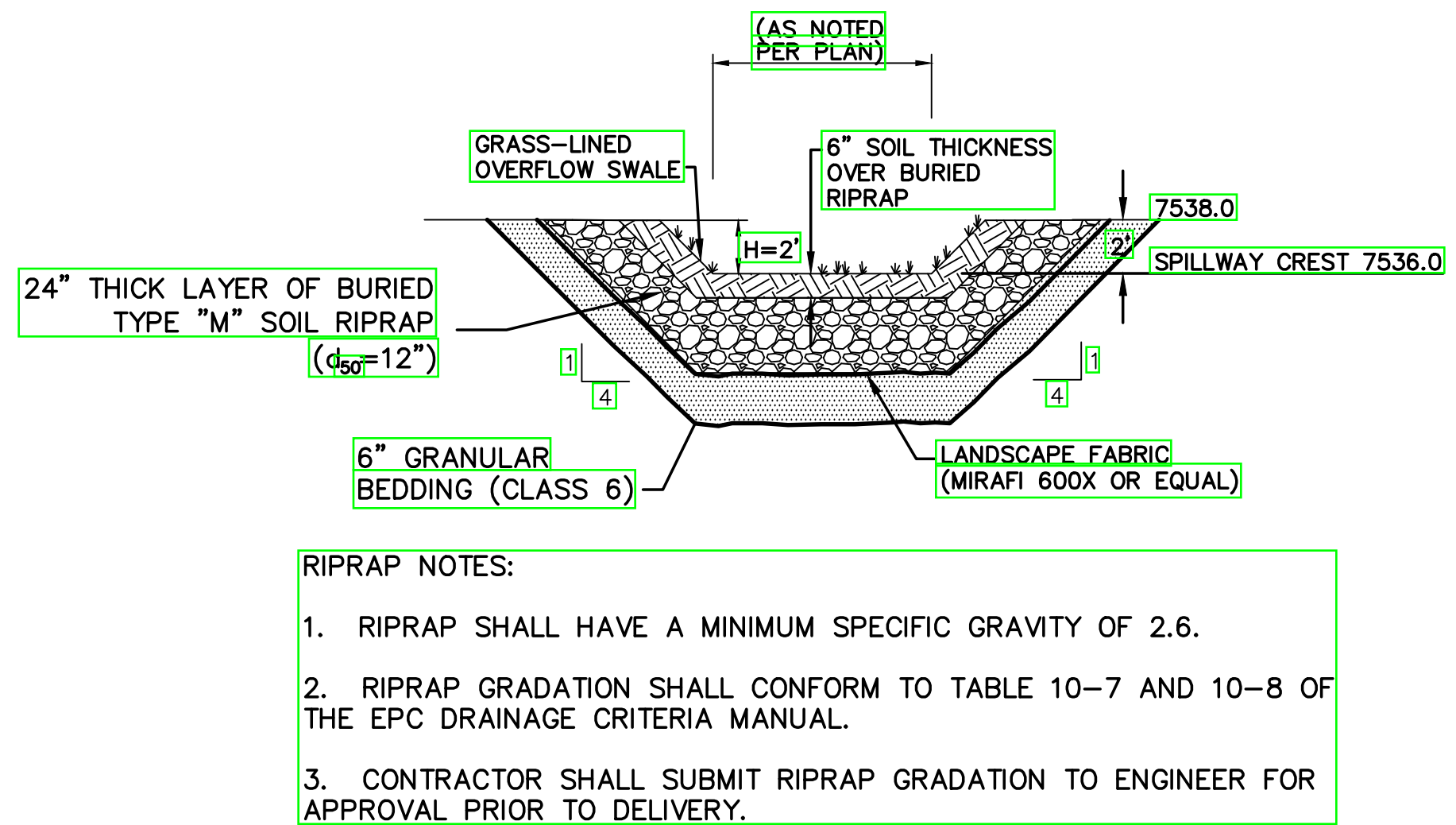
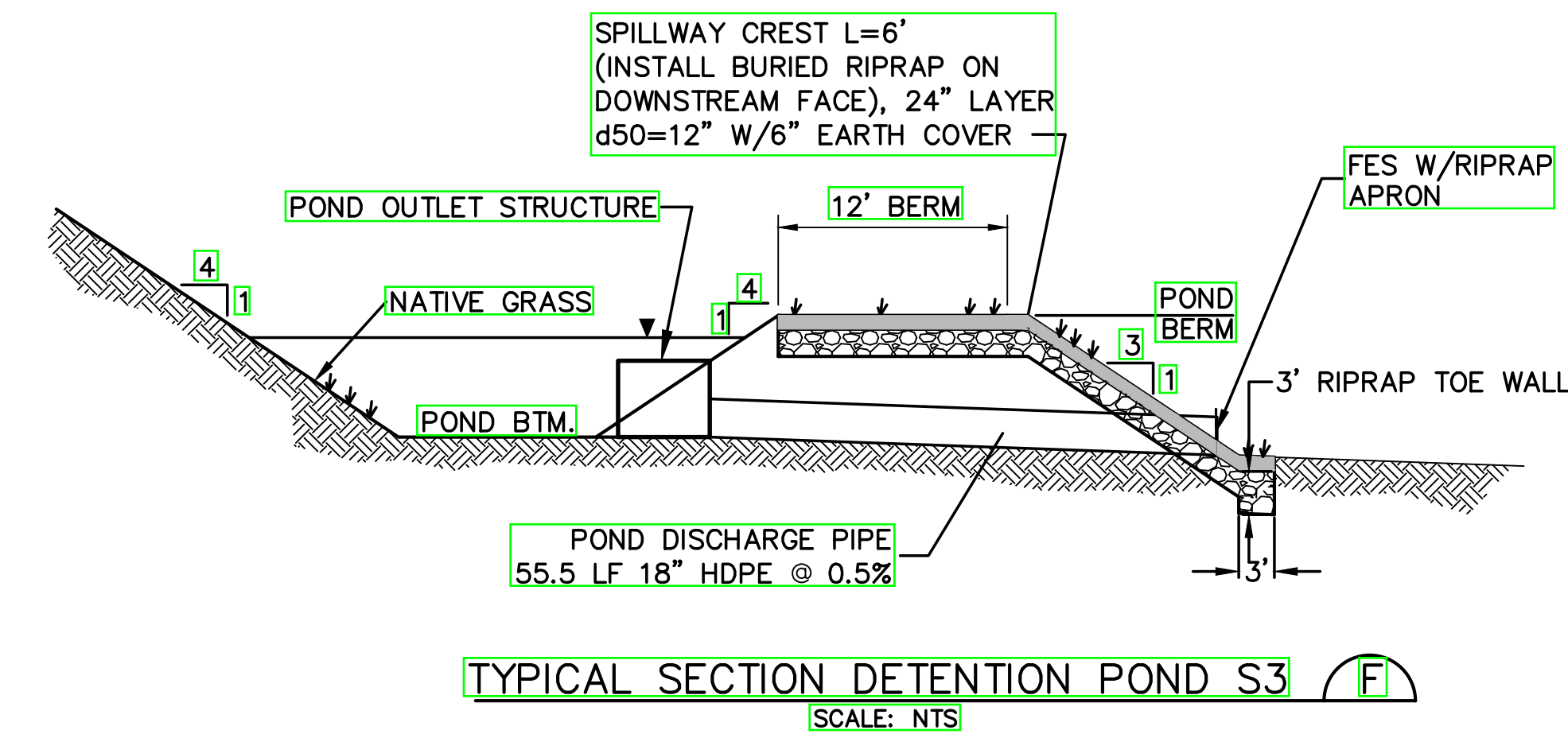
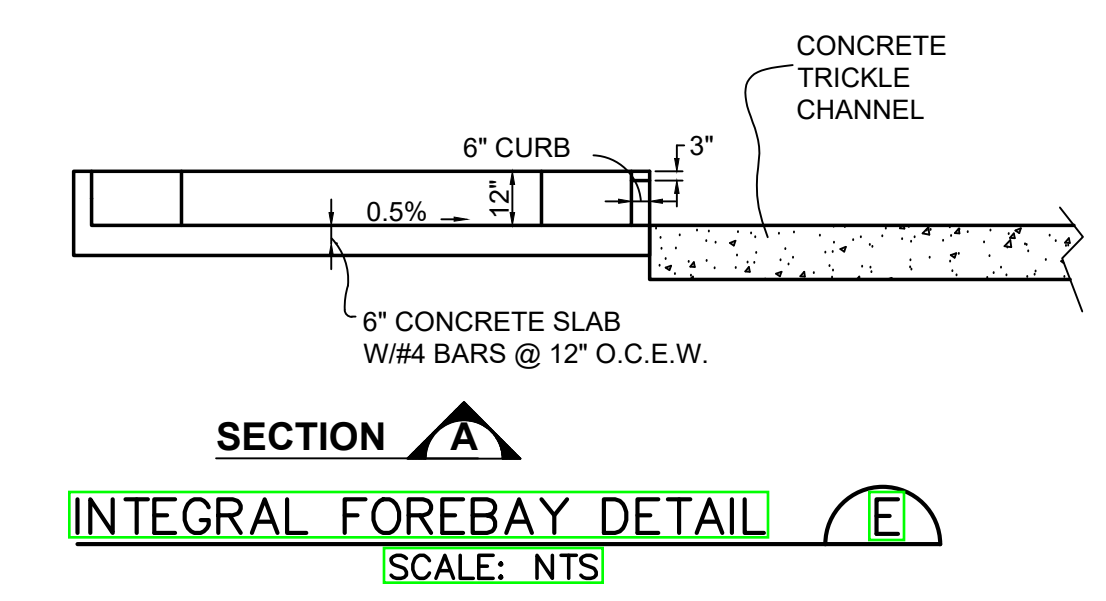
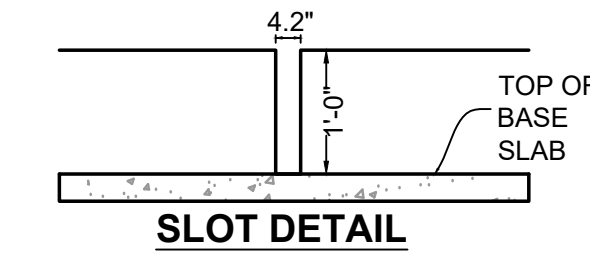
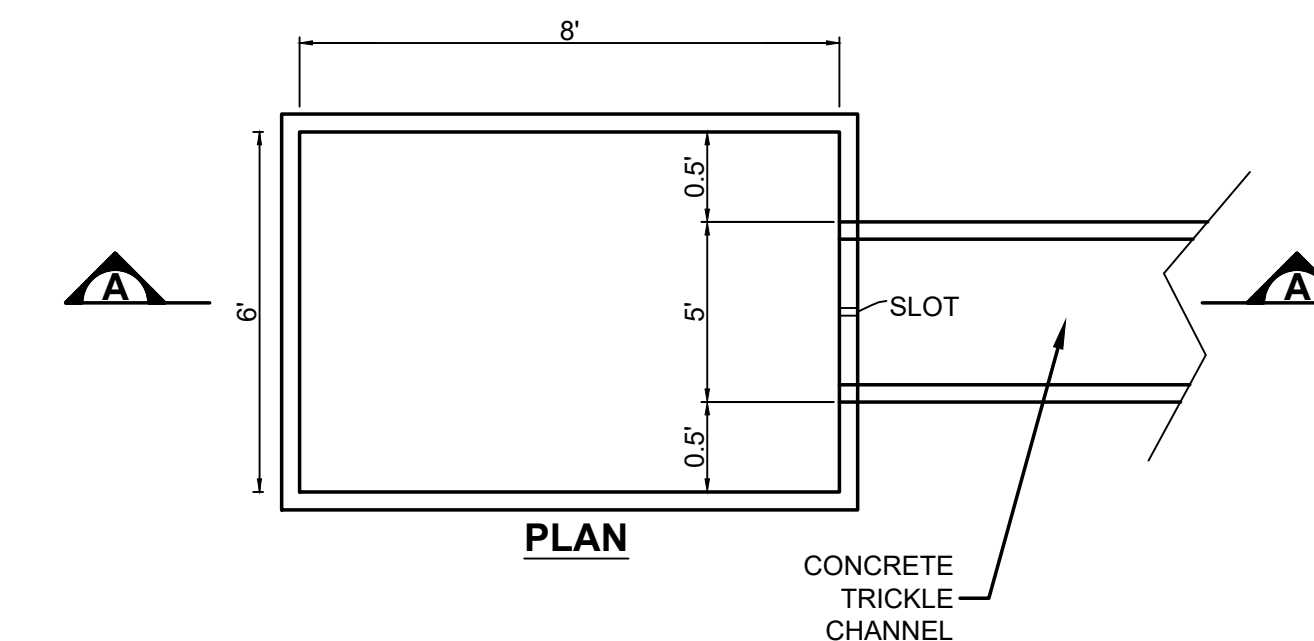


- ORIFICE PLATE NOTES:
1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

- EURY AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.

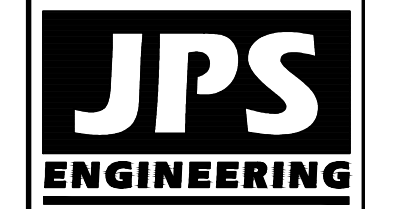
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. TRASH RACKS SHALL BE CHOSEN SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.

ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES (B)

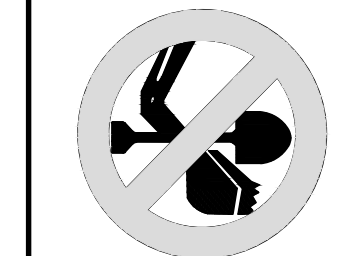


- RIPRAP NOTES:
1. RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
 2. RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
 3. CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

ROLLIN RIDGE - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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1-800-922-1987
CALL BEFORE YOU DIG!
BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

DATE	BY	REVISION
2/28/20	JPS	COUNTY COMMENTS
5/13/20	JPS	COUNTY COMMENTS
7/16/20	JPS	COUNTY COMMENTS
9/08/20	JPS	COUNTY COMMENTS
10/13/21	JPS	POND B ACCESS REVISION

DETENTION POND B PLAN & DETAILS

HORIZ. SCALE: N/A	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: N/A	CHECKED: JPS
CREATED: RAMPART	LAST MODIFIED: JPS
7/02/19	10/13/21
PROJECT NO: 081702	MODIFIED BY: BJJ

SHEET: C3.2

PCD File No. SF-19-022

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Colorado Springs, CO 80921

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See Reverse for Instructions

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3255 Double Tree Ct.

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