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HOLLY WILLIAMS
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
 Brian Risley, Chair

FROM: Nina Ruiz, Planning Manager
 Gilbert LaForce, PE Engineer III
 Craig Dossey, Executive Director

RE: Project File #: SF-19-022
 Project Name: Rollin Ridge
 Parcel Nos.: 61270-00-064 and 61270-00-065

OWNER:	REPRESENTATIVE:
TC&C, LLC Carl Turse, MM 17572 Colonial Park Drive Monument, CO 80132	Land Resources Associates 9737 Mountain Drive Chipeta Park, CO 80809

Commissioner District: 1

Planning Commission Hearing Date:	11/5/2020
Board of County Commissioners Hearing Date	11/24/2020

EXECUTIVE SUMMARY

A request by TC&C, LLC, for approval of a final plat of 57 acres to create 16 single family lots, a tract for storm water quality and detention, a tract to be held for future commercial development, and right-of-way. The parcel was rezoned from RR-5 (Rural Residential) to RR-2.5 (Rural Residential) and PUD (Planned Unit Development) on

July 23, 2019. The current property configuration as a 5.13-acre parcel and a 51.87-acre parcel were created by a boundary line adjustment that was deposited in 2011(EXBL-11-001). The property is located at the southwest corner of the Hodgen Road and Highway 83 intersection and is within Section 27, Township 11 South, Range 66 West of the 6th P.M.

The proposed Rollin Ridge Filing No. 1 Final Plat is consistent with the PUD (Planned Unit Development) zoning district, the RR-2.5 zoning district, and the approved preliminary plan. The final plat application meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2019).

Individual wells and onsite wastewater treatment systems (OWTS) are proposed for all of the lots within the subdivision. A finding of water sufficiency for water quality, quantity and dependability was made with the preliminary plan application.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by TC&C, LLC, for approval of a final plat to create 16 single-family lots, a tract for storm water quality and detention, right-of-way, and one tract to be held for future commercial development.

Waiver(s)/Deviation(s): No waivers are requested with this application.

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated, and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are

financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North:	PUD (Planned Unit Development)	Residential
South:	RR-5 (Residential Rural)	Residential
East:	PUD (Planned Unit Development)	Vacant
West:	RR-5 (Residential Rural)	Residential

E. BACKGROUND

The property was zoned A-4 (Agricultural) on January 4, 1955, when zoning was initially established for this area of the County. Due to changes of the nomenclature of the El Paso County Land Development Code, the A-4 (Agricultural) zoning district was renamed as the RR-5 (Residential Rural) zoning district. The current property configuration as a 5.13-acre parcel and a 51.87-acre parcel were created by a boundary line adjustment (EXBL-11-001) that was deposited in 2011.

On July 23, 2020, the Board of County Commissioners approved two (2) map amendments (rezone) as well as a preliminary plan for the subject parcels. 5.32 acres were rezoned from the RR-5 to PUD (Planned Unit Development) (PCD File No. PUD-18-003). The PUD allows for three (3) commercial lots. The PUD area is shown as “Tract B” on the proposed plat and has been designated as a tract for future development. All impact fees associated with Tract B will need to be paid at the time of replatting the Tract into individual lots.

The remaining 51.68-acre parcel was rezoned to RR-2.5 (Rural Residential) (PCD File No. P-18-001). The approved preliminary plan depicts 16 single family lots, a tract for storm water quality and detention, and right-of-way for this parcel.

F. ANALYSIS

1. Land Development Code Compliance

The final plat application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The final plat area includes property zoned PUD (Planned Unit Development) and RR-2.5 (Rural Residential)

The proposed final plat is in conformance with the standards and requirement of the Rollin Ridge PUD. The Rollin Ridge PUD Development Plan provides permitted and accessory uses; as well as a detailed plan outlining the location and size of each commercial building.

The density and dimensional standards for the RR-2.5 (Residential Rural) zoning district are as follows:

- Minimum lot size - 2.5 acres
- Minimum width at the front lot line - 200 feet
- Setbacks - 25 feet in the front and rear, 15 feet on the sides
- Maximum height - 30 feet
- Maximum Lot Coverage- None

The proposed final plat is in compliance with the RR-2.5 (Residential Rural) zoning district. Individual site plans will need to be submitted for review for each proposed single-family dwelling in order to ensure compliance with the applicable dimensional standards. Tract "B" will need to be replatted and individual site development plans approved prior to development of the Tract.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. A finding of consistency with the El Paso County Policy Plan was previously made by the Board of County Commissioners with approval of a map amendment (rezone) from RR-5 (Residential Rural) to PUD (Planned Unit Development), a map amendment (rezone) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural), and with approval of the Rollin Ridge Preliminary Plan. The proposed final plat application is consistent with the findings of each of those prior approvals.

4. Small Area Plan Analysis

The subject property is located within the Tri-Lakes Comprehensive Plan (2000). A finding of consistency with the Tri-Lakes Comprehensive Plan was previously made by the Board of County Commissioners with approval of a map amendment (rezone) from RR-5 (Residential Rural) to PUD (Planned Unit

Development), a map amendment (rezone) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural), and with approval of the Rollin Ridge Preliminary Plan. The proposed final plat application is consistent with the findings of each of those prior approvals.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. A finding of consistency with the El Paso County Water Master Plan was previously made by the Board of County Commissioners with approval of a map amendment (rezone) from RR-5 (Residential Rural) to PUD (Planned Unit Development), a map amendment (rezone) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural), and with approval of the Rollin Ridge Preliminary Plan. The proposed final plat application is consistent with the findings of each of those prior approvals.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The El Paso County Environmental Division, Colorado Parks and Wildlife, and the Colorado State Forest Service were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential stream terrace deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The El Paso County Parks Master Plan (2013) identifies the Fox Run Regional Trail along Hodgen Road as well as a bicycle route along Highway 83. The Park Advisory Board is not requiring dedication of land or construction of either trail with this final plat, but instead are requiring fees to be paid in lieu of land dedication.

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A soils and geology report was prepared and reviewed with the preliminary plan application. The report identified shallow groundwater as well as potentially seasonally wet areas. These areas have been included within the drainage easements shown on the final plat.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential.

3. Floodplain

The development is not impacted by any designated floodplain (Zone X) as indicated by FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0285G, which has an effective date of December 7, 2018.

4. Drainage and Erosion

The property is located primarily within the West Cherry Creek (CYCY0400) drainage basin which is unstudied and is not included in the El Paso County Drainage Basin Fee program. The southwest corner of the property is located within the Smith Creek (FOMO40000) drainage basin, which is a studied basin. Smith Creek drainage fees in the amount of \$3,501 and bridge fees in the amount of \$469.80 will be due at the time of plat recordation.

The subdivision generally drains to the north. Stormwater runoff is conveyed by roadside ditches and culverts into two on-site extended detention basins for water quality and flood control detention. These detention facilities are anticipated to be private and will be maintained by the homeowner's association.

A grading and erosion control plan has been submitted with this application. The plan calls for permanent and construction best management practices to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during, and after grading activities.

The final drainage report concludes that the construction and proper maintenance of the proposed drainage and erosion control facilities will ensure that this subdivision has no significant adverse drainage impact on downstream or surrounding areas.

5. Transportation

The subdivision is accessed from Hodgen Road. All proposed internal streets are planned to be public roads and will be dedicated to the County. The platting of this subdivision will result in the dedication of approximately 0.2 miles of developer constructed rural local roadways and 0.1 miles of developer constructed rural minor arterial roadways for ongoing County ownership and maintenance.

According to the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) Hodgen Road is planned to be improved from a two-lane rural unimproved County road to a two-lane minor arterial between Roller Coaster Road and State Highway 83 by 2040. State Highway 83 is planned to be upgraded to a four-lane principal arterial from Hodgen Road to North Gate Boulevard by 2040. These roadway improvement projects were not required since the existing roadway adequately met capacity and level of service with the addition of this subdivision. Offsite improvements on Hodgen Road consist of signage and striping of auxiliary turn lanes for the subdivision access and are not eligible improvements for credits through the El Paso County Road Impact Fee Program. The applicant is dedicating additional right-of-way along Hodgen Road and Highway 83 as shown on the plat to accommodate future construction of planned MTCP roadway improvement projects.

The Rollin Ridge final plat is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. The developer has elected to include the subdivision in the 10 mill El Paso County Public Improvement District (PID #2) and will be subject to the applicable road impact fees and mill levy.

H. SERVICES

1. Water

A finding of water sufficiency was made with approval of the Rollin Ridge preliminary plan (PCD File No. SP-18-001).

2. Sanitation

Individual onsite wastewater treatment systems (OWTS) are proposed to serve the residential lots as well as the commercial lots. A replat will be required prior to development of the commercial tract.

3. Emergency Services

The property is within the Donald Wescott Fire Protection District. The District was sent a referral for the final plat and did not provide a response.

4. Utilities

Mountain View Electric Association will provide electrical service and natural gas service will be provided by Black Hills Energy.

5. Metropolitan Districts

The property is not located within a metropolitan district.

6. Parks/Trails

Fees in lieu of park land dedication in the amount of \$7,296.00 for regional fees will be due at the time of recording the final plat.

7. Schools

Fees in lieu of school land dedication in the amount of \$4,928.00 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of plat recording.

I. APPLICABLE RESOLUTIONS

Approval Page 19

Disapproval Page 20

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development

Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. 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 it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Fees in lieu of park land dedication in the amount of \$7,296.00 for regional fees will be due at the time of recording the final plat.

11. Fees in lieu of school land dedication in the amount of \$4,928.00 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of plat recording
12. The County Attorney's Conditions of Compliance included within the water finding at the preliminary plan stage, shall be adhered to at the appropriate time (PCD File No. SP-18-001).
13. Drainage fees in the amount of \$3,501.00 and bridge fees in the amount of \$469.80 for Smith Creek (FOMO40000) drainage basin shall be paid to El Paso County at the time of final plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a preconstruction conference is held with Planning and Community Development Inspections and a construction permit is issued by the Planning and Community Development Department.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 17 adjoining property owners on October 15, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Final Plat Drawing
Rollin Ridge PUD
RR-2.5 Zoning Map

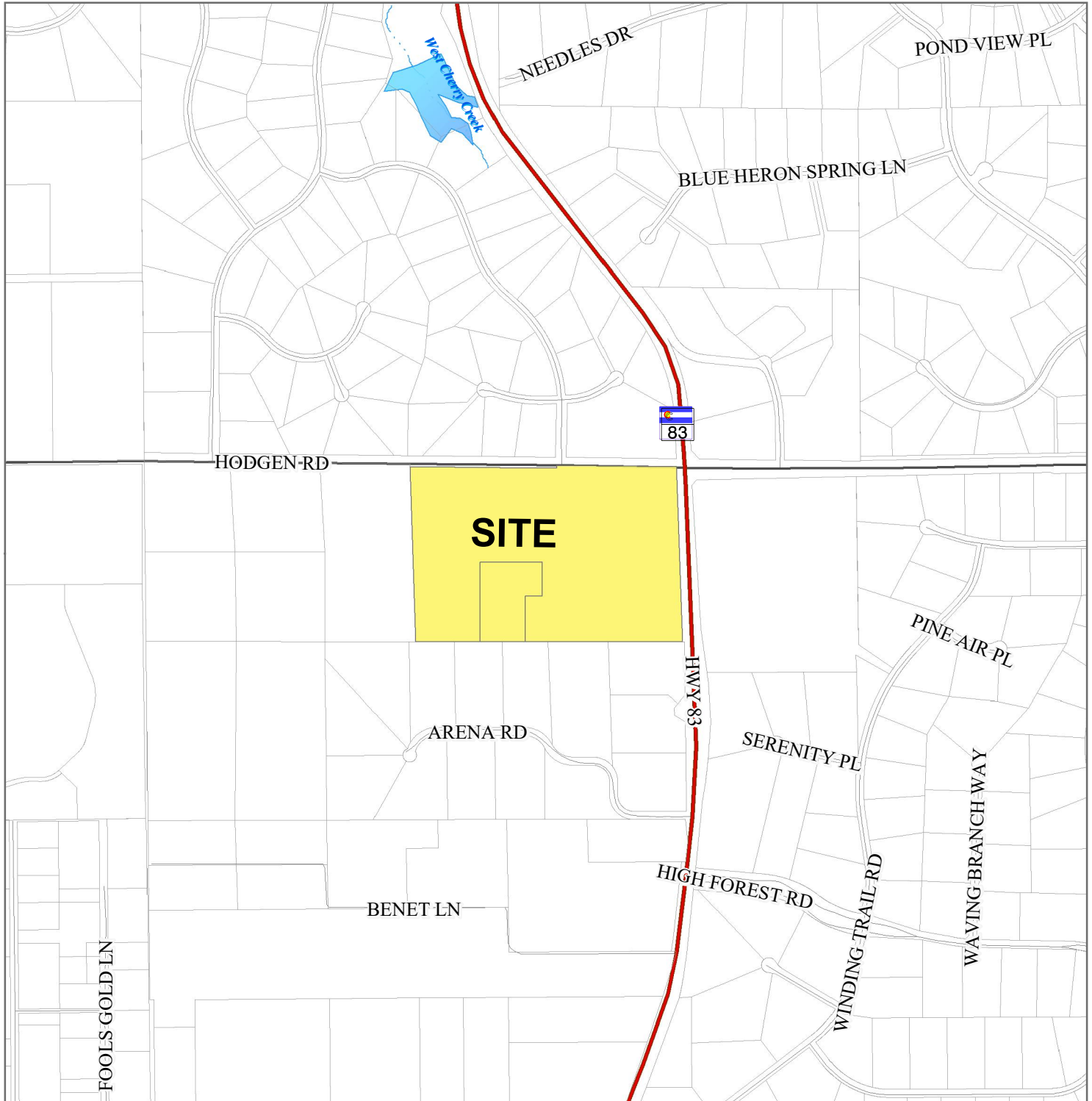
El Paso County Parcel Information

File Name: SF-19-022

PARCEL	NAME
6127000064	TC&C LLC
6127000065	TC&C LLC

Zone Map No. --

Date: October 14, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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ROLLING RIDGE ESTATES FILING NO. 1
LETTER OF INTENT
FINAL PLAT

Owners / TC&C, LLC
Applicants: Carl Turse, Managing Member
17572 Colonial Park Drive, Monument, Colorado 80132

Consultants: Land Resource Associates
David Jones
9736 Mountain Road, Chipita Park, Colorado 80809
(719) 684-8413

P. J. Anderson
31 North Tejon Street, Suite 500
Colorado Springs, Colorado 80903
(719) 331-2732
Email: pja5713@gmail.com

Engineering: JPS Engineering
19 East Willamette Avenue
Colorado Springs, Colorado 80903
(719) 477-9429
www.jpsengr.com

Entech Engineering, Inc.
505 Elkton Drive
Colorado Springs, Colorado 80907
(719) 531-5238

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188

LSC Transportation Consultants, Inc.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, Colorado 80903
(719) 633-2868

Petrock & Fendel, PC
700 17th Street, Suite 1800
Denver, Colorado 80202
(303) 534-0702

Rampart Surveys, LLC
P. O. Box 5101

Woodland Park, CO 80866
(719) 687-0920

Site Location: Southwest corner of Colorado Highway 83 and Hodgen Road. El Paso County Tax Schedule Nos. 61270-00-064 & 61270-00-065. Addresses: 16390 Highway 83 and 3285 Hodgen Road, Colorado Springs, CO 80921

Request: Request by TC&C, LLC for approval of a final plat on 57.01 acres.

Site and Plan Information/Justification for Request:

Consistency with County Plans and Zoning. The Rollin Ridge Filing No. 1 Final Plat is consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan, the 1987 Black Forest Preservation Plan Update and the Board of County Commissioner RR-2.5 and PUD rezoning approvals on July 23, 2019. The final plat is also consistent with the Rollin Ridge Preliminary Plan approved on July 23, 2019. The final plat contains sixteen single family residential lots each containing a minimum of 2.5 acres, a 0.71 acre Tract A for drainage and detention purposes and a 5.32 acre Tract B for future commercial development.

Consistency with Plat Approval Criteria. The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133(3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this Subdivision.

Drainage. The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Rolling Ridge Estates. Details related to the design, construction and maintenance of the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the final plat. Detention Basin/Stormwater Quality Best Management Practice Maintenance and Easement Agreements between the developer, the Rollin Ridge Estates Homeowners' Association and the County have been drafted and are proposed for each of the two on-site detention ponds.

Roads. The roads shown on the final plat are being dedicated to the County with the final plat and will be designed and constructed to applicable County standards prior to preliminary acceptance by the County. With the exception of certain Hodgen Road striping requirements necessary for the development of the 16 residential lots, off-site road improvements to Hodgen Road and State Highway No 83 will be designed and constructed at a later time in association with the development of commercial Tract B.

Water. Findings of sufficiency with regard to water quantity and dependability were made by the Board of County Commissioners with its approval of the preliminary plan on July 23, 2019. Said findings were based in part on the findings of the Office of the State Engineer. Evidence of sufficiency with regard to water quality is being submitted with this final plat.

Other. It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 18-471) will be paid at or prior to the time of building permit submittals. The applicant elects to include the property into the ten mil El Paso County Public Improvement District No. 2. The recommended plat note will be added to the Final Plat and all sales documents.

Districts Serving the Property:

Academy School District 20
Mountain View Electric Association
Donald Wescott Fire Protection District
Black Hills Energy

ROLLIN RIDGE FILING NO. 1
LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY, CARL N. TURSE, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PARCEL 1 AND PARCEL 3 OF THOSE TRACTS AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 217125842 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, 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 PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076666 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER SAID RECEPTION NO. 217125842), A DISTANCE OF 1262.77 FEET (1262.73 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°06'39"W ALONG THAT LINE COMMON TO SAID PARCEL 3 AND THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 200156068, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666;

THENCE S88°54'09"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTHERLY 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 SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666;

THENCE N01°38'38"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND THE EASTERLY LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666, A DISTANCE OF 20.08 FEET TO THE NORTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HODGEN ROAD;

THENCE S88°53'52"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 856.44 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83;

THENCE ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES;

1.) THENCE S02°28'37"E, A DISTANCE OF 870.52 FEET;

2.) THENCE S00°34'26"E, A DISTANCE OF 392.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, ROLLIN RIDGE RANCHEROS FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS;

THENCE N89°30'30"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 AND SAID PARCEL 1, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN RIDGE RANCHEROS FILING NO. 2 AND THE NORTHERLY LINE OF ROLLIN RIDGE RANCHEROS FILING NO. 1, AS RECORDED IN PLAT BOOK H2 AT PAGE 78 UNDER RECEPTION NO. 463371 OF SAID COUNTY RECORDS, A DISTANCE OF 1984.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 57.01 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLIN RIDGE FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

CARL N. TURSE, MANAGER, TC&C, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY CARL N. TURSE, MANAGER, TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

SUMMARY:

16 LOTS	44.39 ACRES	77.86%
2 TRACTS	6.03 ACRES	10.58%
RIGHT-OF-WAY	6.59 ACRES	11.56%

TOTAL	57.01 ACRES	100.00%

FEES:

DRAINAGE FEE:	_____
BRIDGE FEE:	_____
SCHOOL FEE:	_____
PAVK FEE:	_____

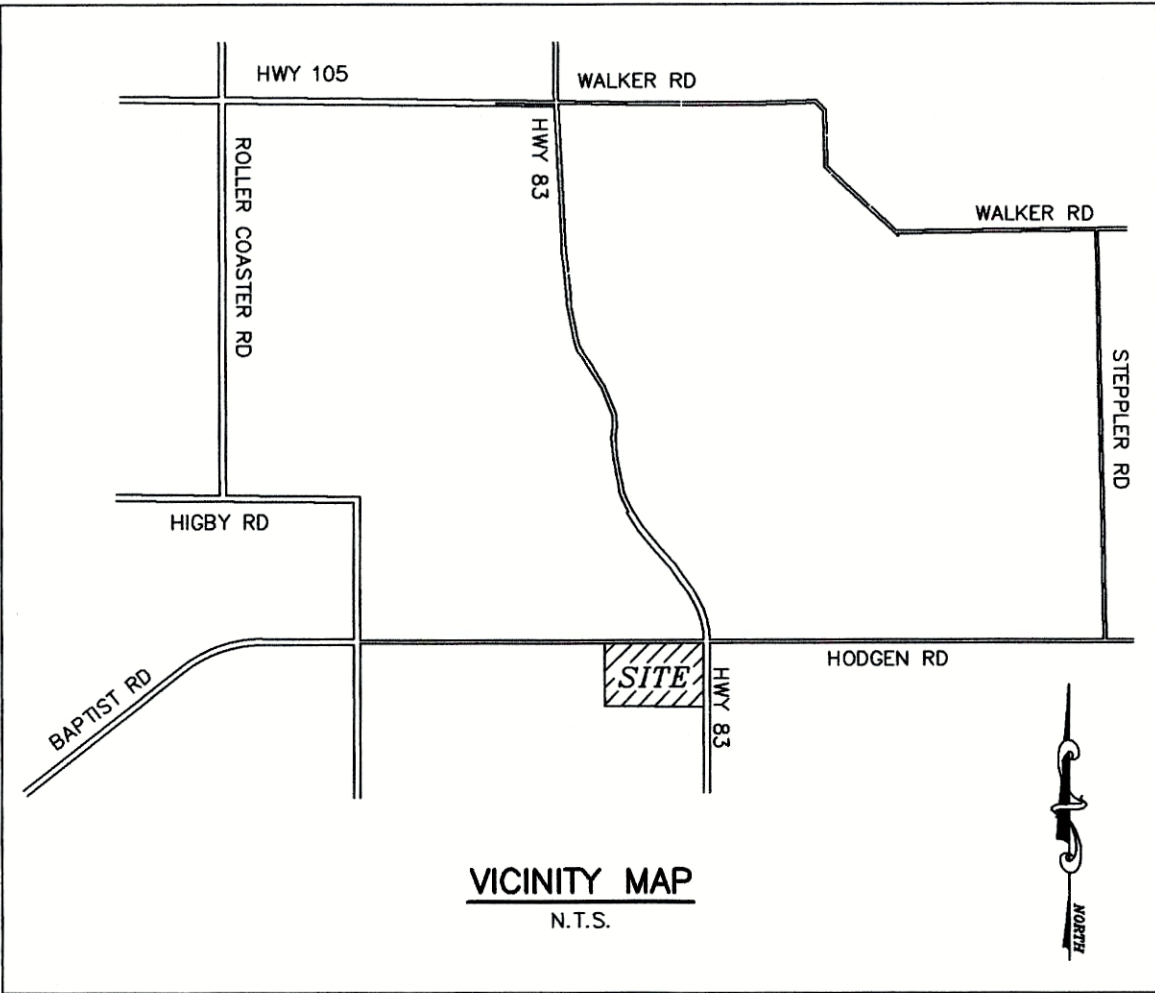
RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 2020, C.E., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ERIC SIMONSON, COLORADO PLS NO. 38560
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC IMPROVEMENTS, PUBLIC UTILITIES AND DRAINAGE EASEMENT AND AN ADDITIONAL FIVE FOOT (5') ELECTRIC EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C02856 (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES:

1.) ALL BEARINGS USED HEREIN ARE ASSUMED TO BEAR N00°06'39"W, A DISTANCE OF 1262.77 FEET BETWEEN THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946, AS MONUMENTED BY A 5/8" REBAR (NO CAP), AND THE NORTHWEST CORNER OF SAID TRACT, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439".

2.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

3.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO. F0644744-370-CSP (EFFECTIVE DATE: FEBRUARY 10, 2020 AT 8:00 A.M. AMENDED) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT; NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B EXCEPTIONS OF THE REFERENCED TITLE REPORT.

1. THRU 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO PLATEAU NATURAL GAS COMPANY FOR PIPELINE PURPOSES RECORDED SEPTEMBER 18, 1961 IN BOOK 1882 AT PAGE 318; CONVEYANCE OF EASEMENTS AND RIGHT OF WAY RECORDED MARCH 24, 1970 IN BOOK 2336 AT PAGE 636 AND ASSIGNMENT OF EASEMENTS RECORDED JULY 24, 2008 AT RECEPTION NO. 208063871. (NOT PLOTTABLE)

9. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR ELECTRIC, TELEPHONE AND TELEGRAPH LINES RECORDED AUGUST 8, 1963 IN BOOK 1969 AT PAGE 410 (AS SHOWN HEREON); ASSIGNMENT OF EASEMENTS AND RIGHTS OF WAY RECORDED JULY 15, 1998 AT RECEPTION NO. 98098694.

10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 939. (NOT PLOTTABLE)

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 943. (NOT PLOTTABLE)

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LETTER RECORDED JULY 6, 1993 IN BOOK 6209 AT PAGE 286.

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ATTACHMENT AGREEMENT RECORDED MAY 9, 1994 IN BOOK 6443 AT PAGE 746.

14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE PERMIT AGREEMENT RECORDED NOVEMBER 19, 1971 IN BOOK 2450 AT PAGE 594 (NOT PLOTTABLE); ASSIGNMENT OF RIGHT OF WAY RECORDED JUNE 12, 1991 IN BOOK 5848 AT PAGE 702. (NOT PLOTTABLE)

15. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED APRIL 20, 2006 AT RECEPTION NO. 206057837. (AS SHOWN HEREON)

16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED JUNE 20, 2007 AT RECEPTION NO. 207083447. (AS SHOWN HEREON)

17. THE PROPERTY IS SUBJECT TO FINDINGS AND FACT, CONCLUSIONS OF LAW, JUDGEMENT AND DECREE RECORDED JANUARY 28, 2009 AT RECEPTION NO. 209008061.

18. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR UTILITIES PURPOSES RECORDED DECEMBER 17, 2009 AT RECEPTION NO. 209144532. (NOT PLOTTABLE)

19. INTENTIONALLY DELETED.

20. INTENTIONALLY DELETED.

21. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON SURVEY RECORDED APRIL 7, 2011 AT RECEPTION NO. 211035247.

22. THE PROPERTY IS SUBJECT TO A QUITCLAIM DEED RECORDED MAY 26, 2017 AT RECEPTION NO. 217060907; MAKES REFERENCE TO WATER RIGHTS.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-278 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084853.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-279 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084854.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-280 RECORDED JULY 25, 2019 AT RECEPTION NO. 219085335.

4.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5.) WATER WILL BE PROVIDED BY INDIVIDUAL ON-SITE WELLS AND WASTEWATER SERVICE WILL BE PROVIDED INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

6.) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND TRAFFIC IMPACT STUDY.

7.) 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

8.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9.) NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY, ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

10.) ROLLIN RIDGE FILING NO. 1 IS LOCATED WITHIN THE DONALD WESCOTT FIRE PROTECTION DISTRICT AND ACADEMY SCHOOL DISTRICT NO. 20 AND WILL BE SERVED BY BOTH.

11.) THERE ARE 16 LOTS AND 2 TRACTS PLATTED IN THIS SUBDIVISION.

12.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

13.) A MINIMUM 25' X 25' SIGHT TRIANGLE AREA EXISTS FOR ALL CORNER LOTS. NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") IN HEIGHT ARE ALLOWED IN THIS AREA WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE AND OWNERSHIP BEING VESTED WITH INDIVIDUAL PROPERTY OWNERS.

14.) UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR ZONE RR-2.5 TO BE: FRONT-25', SIDE-25', REAR-25'. MINIMUM LOT WIDTH (AT FRONT SETBACK LINE) - 200'.

15.) ALL ROADWAYS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

16.) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM BARK TREE TRAIL AND CHERRY CROSSING DRIVE PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD AND STATE HIGHWAY 83. THERE SHALL BE NO DIRECT LOT ACCESS TO CHERRY CROSSING DRIVE FOR LOT 1.

17.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN AREA DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACES" AREAS.

NOTES (CONT'D):

18.) THE EASEMENT DEPICTED ON PAGE 2 AT THE NORTHWESTERLY SIDE OF LOT 3 IS FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE/DETENTION POND AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 3 IS THE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

19.) LOTS 1 THROUGH 16 IN THIS SUBDIVISION ARE SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

20.) TRACT A IS RESERVED FOR DRAINAGE AND DETENTION AREA AND IS OWNED BY TC&C, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS. TRACT A IS SUBJECT TO A DETENTION POND MAINTENANCE AGREEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THE DRAINAGE/DETENTION POND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT A IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

21.) TRACT B IS RESERVED FOR FUTURE COMMERCIAL DEVELOPMENT AND IS OWNED AND MAINTAINED BY TC&C, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS. TRACT B IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

22.) THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 18-471) AND ANY SUBSEQUENT AMENDMENTS. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS OR ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE SUBDIVIDER ELECTS TO INCLUDE LOTS 1 THROUGH 16 INTO THE TEN MIL EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2. NO BUILDING PERMITS WILL BE ISSUED UNTIL FURTHER PLATTING ACTION AND RECORDING.

23.) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

24.) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN CASE NUMBER 2017CW3076, DIVISION 1 AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS FOUND IN THE COVENANTS FOR THIS SUBDIVISION RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

25.) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

OWNER/SUBDIVIDER:

CARL N. TURSE, MANAGER
TC&C, LLC
17572 COLONIAL PARK DRIVE
MONUMENT, CO 80132
(719) 651-4013

ROLLIN RIDGE FIL. NO. 1 - PT. N1/2 N1/2 SEC. 27,
T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

RAMPART
SURVEYS, LLC

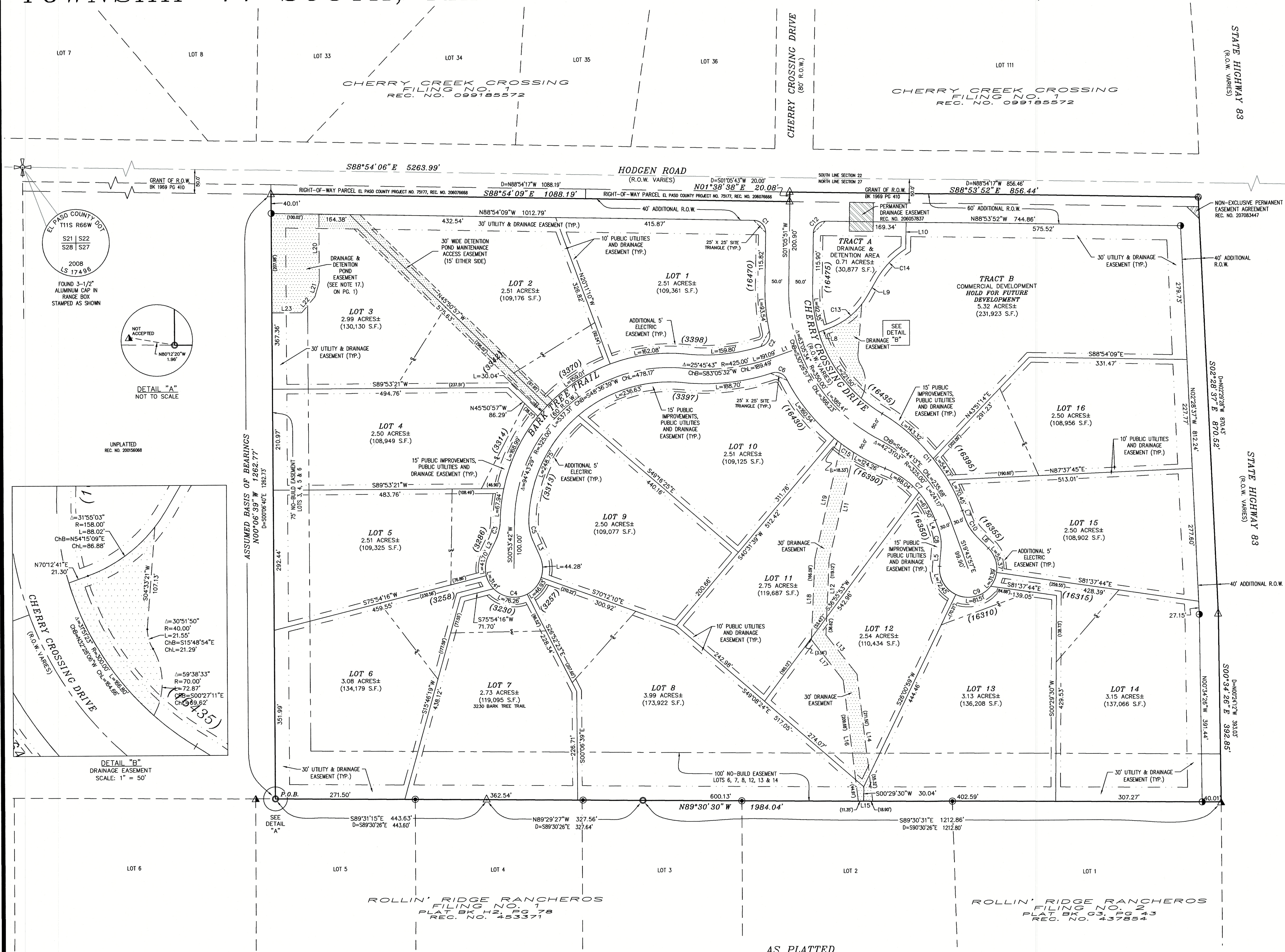
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

PCD FILE NO. SF-19-022

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PAGE 1 OF 2

ROLLIN RIDGE FILING NO. 1
LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



0' 100' 200'
SCALE: 1" = 100'
JOB NO.: 17084
JUNE 18, 2019

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP OR PK NAIL AND 1-1/2" WASHER STAMPED "RAMPART PLS 38560"
 - SET 3/4" REBAR AND 1-1/2" ALUMINUM CAP STAMPED AS SHOWN
 - FOUND 7/8" O.D. IRON PIPE
 - ▲ FOUND 1" O.D. IRON PIPE
 - ⊙ FOUND 1-1/2" ALUMINUM CAP (ILLEGIBLE)
 - △ FOUND REBAR AND ORANGE CAP STAMPED "CLSI PLS 32439"
 - FOUND 5/8" REBAR (NO CAP)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)
 - ⊞ MINIMUM FRONT YARD BUILDING SETBACK AT 200' LOT WIDTH

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S70°12'41"W	54.71'
L2	S25°45'51"W	36.06'
L3	N23°58'28"W	36.06'
L4	S19°48'34"E	19.10'
L5	N05°12'20"E	35.77'
L6	N44°40'14"W	35.77'
L7	N19°48'20"W	18.37'
L8	N70°12'41"E	21.30'
L9	N30°09'58"E	36.11'
L10	N01°05'51"E	55.49'
L11	S13°14'57"W	231.04'
L12	S02°46'22"W	155.74'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S38°01'37"E	104.99'
L14	S06°49'22"E	266.82'
L15	N89°30'30"W	30.25'
L16	N06°49'22"W	254.59'
L17	N38°01'37"W	107.77'
L18	N02°46'22"E	169.65'
L19	N13°14'57"E	245.69'
L20	S00°06'39"E	141.52'
L21	S16°57'44"W	32.90'
L22	S40°15'19"W	43.18'
L23	S89°53'21"W	62.38'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N43°54'09"W	35.36'
C2	37.13'	25.00'	85°05'43"	N30°14'44"E	33.81'
C3	42.44'	100.00'	24°18'57"	N13°36'23"E	42.12'
C4	240.58'	60.00'	229°44'19"	N89°06'18"W	108.87'
C5	45.55'	100.00'	26°05'55"	S10°55'30"E	45.16'
C6	35.17'	25.00'	80°36'14"	N67°29'11"W	32.34'
C7	155.54'	185.00'	48°10'16"	N43°53'34"W	151.00'
C8	43.66'	100.00'	25°00'55"	N07°18'07"W	43.31'
C9	240.73'	60.00'	229°52'35"	S70°16'03"W	108.81'
C10	43.46'	100.00'	24°54'12"	S32°13'08"E	43.12'
C11	268.22'	393.69'	39°02'06"	S39°19'30"E	263.06'
C12	39.27'	25.00'	90°00'18"	S46°05'59"W	35.36'
C13	110.43'	158.00'	40°02'43"	N50°11'20"E	108.20'
C14	90.95'	192.00'	27°08'25"	S43°44'11"W	90.10'
C15	32.28'	400.00'	4°37'27"	S55°07'04"E	32.27'

ROLLIN RIDGE FIL. NO. 1 - PT. N1/2 N1/2 SEC. 27,
T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

RAMPART
SURVEYS, LLC

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

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PAGE 2 OF 2

AS PLATTED

PCD FILE NO. SF-19-022

GENERAL PROVISIONS

- THE PURPOSE AND INTENT OF THE PUD ZONING IS TO PROVIDE FOR THE DEVELOPMENT OF AN 8.17 ACRE SITE TO FACILITATE DRAINAGE AND DETENTION FACILITIES AND 3 NEIGHBORHOOD COMMERCIAL LOTS FACILITATING A TOTAL OF 35,000 SQUARE FEET OF OFFICE, MEDICAL OFFICE AND NEIGHBORHOOD COMMERCIAL USES.

- AUTHORITY

THE PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

- ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR ROLLIN RIDGE ESTATES IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S) : IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

- RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF ROLLIN RIDGE ESTATES, PROVIDED, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE TO PUD CHANGES WITH THE CODE) , OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

- ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

- CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITH THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

- MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS) . THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

- PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS THAT TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF THE PROPERTIES DESCRIBED AS PARCEL NUMBERS 6127000064 AND 6127000065, WITHIN THE ACCOMPANYING LEGAL DESCRIPTION.

IN WITNESS WHEREOF:

CARL TURSE, MANAGING MEMBER
TC&C, LLC

STATE OF COLORADO)

) SS

COUNTY OF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____, 20____ BY CARL TURSE

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD OF RESOLUTION NO. _____ APPROVING THE PUD AND ALL APPLICABLE EL PASO

COUNTY REGULATIONS.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

DATE

OWNERSHIP CERTIFICATION

A QUALIFIED TITLE INSURANCE COMPANY DUELY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY TC & C, LLC AT THE TIME OF THIS APPLICATION.

STATE OF COLORADO

DATE

) SS

EL PASO COUNTY

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____, 20____ BY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COVER SHEET DATA PUD DEVELOPMENT PLANS ROLLIN RIDGE ESTATES COMMERCIAL CENTER

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

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. 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.
4. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
5. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS.
6. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
7. THIS PROPERTY IS LOCATED WITHIN AND SERVICED 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 HODGEN ROAD OR STATE HWY 83.
9. 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.
10. UNLESS OTHERWISE INDICATED ON DRAWINGS, STANDARD DRAINAGE AND UTILITIES EASEMENTS SHALL BE; FRONT - 15', SIDE - 10' AND REAR 10'.

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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.

PROPERTY OWNERS

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

EL PASO COUNTY PARCEL NUMBERS

PARCEL NO. 6127000064

DEVELOPMENT PHASING NOTE:

THE PHASING OF INDIVIDUAL BUILDING CONSTRUCTION WILL DEPEND UPON MARKET DEMAND AND TENANT REQUIREMENTS. THE DEVELOPER ANTICIPATES FULL BUILD OUT TO BE COMPLETED OVER A FIVE TO EIGHT YEAR PERIOD.

SHEET INDEX

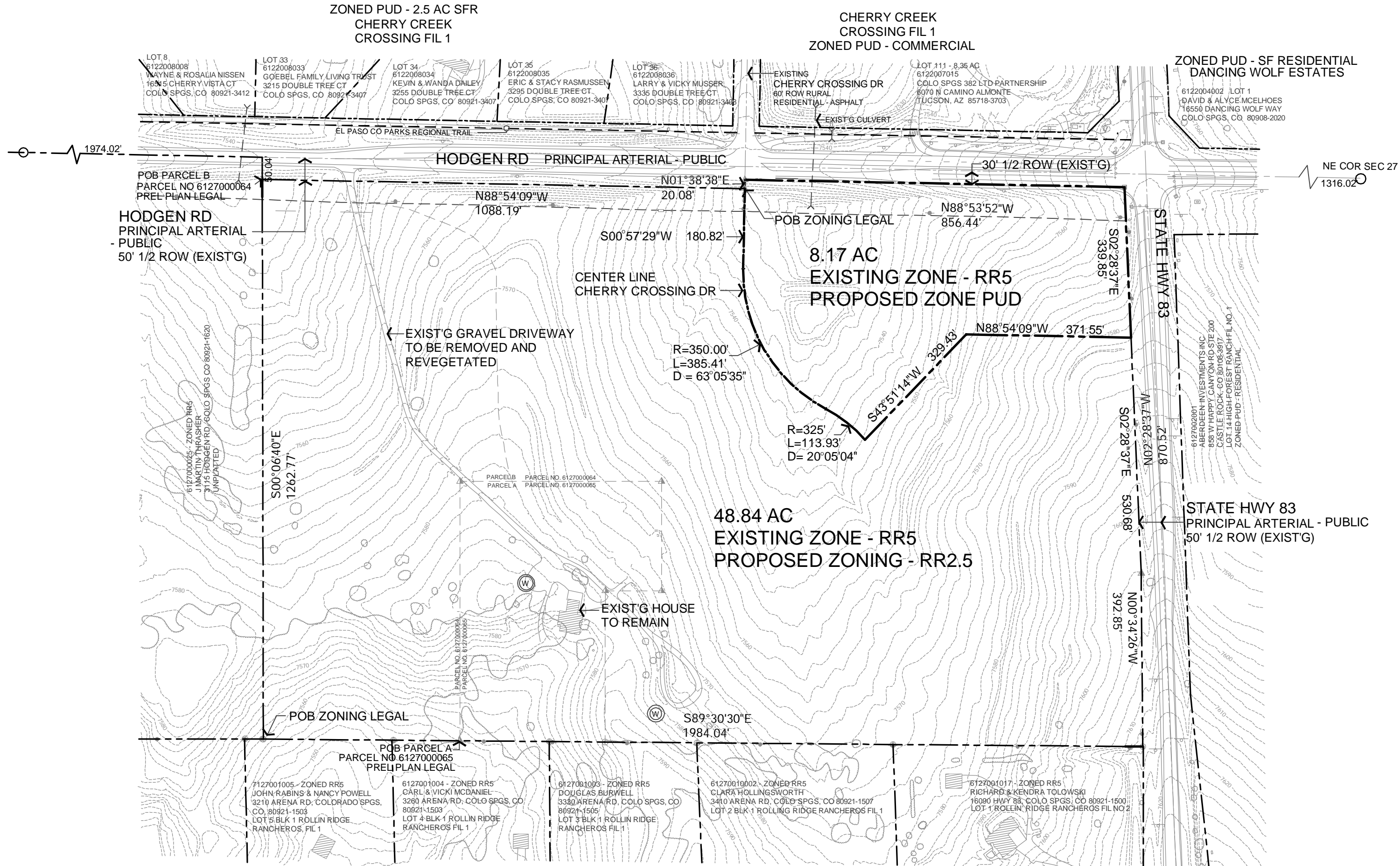
- 1 - COVER SHEET & ZONING MAP
- 2 - SITE DEVELOPMENT PLAN
- 3 - SUBDIVISION & SETBACK PLAN
- 4 - PAD GRADING PLAN
- 5 - WELL & SEPTIC LOCATION PLAN
- 6 - LANDSCAPE FEATURES & SIGNAGE PLAN
- 7 - SITE FEATURES PLAN - OPEN SPACE, ADA COMPLIANCE & SITE LIGHTING

PUD COMPLIANCE NOTE:

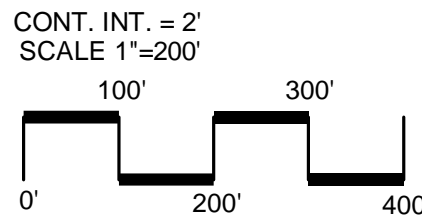
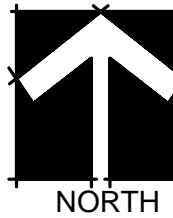
ALL PUD COMPONENTS ILLUSTRATED ON THE PUD DEVELOPMENT PLANS ARE INTENDED TO ILLUSTRATE MINIMUM PUD CODE COMPLIANCE. FINAL SITE DEVELOPMENT PLANS, SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION, SHALL BE BASED UPON THIS PUD DEVELOPMENT PLAN AND SHALL INCLUDE, BUT NOT BE LIMITED TO, FINAL GRADING AND DRAINAGE PLANS, FINAL UTILITY PLANS, FINAL LANDSCAPE PLANS, FINAL SITE LIGHTING PLANS, FINAL ADA ROUTING PLAN, FINAL SIGN PLAN, FINAL SITE DIMENSION PLAN AND FINAL BUILDING ARCHITECTURE.



VICINITY MAP
NO SCALE



ZONING MAP RR5 TO PUD (COMMERCIAL / OFFICE)



LEGAL DESCRIPTION - COMMERCIAL TRACT:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946 OF SAID COUNTY RECORDS, LACATED 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:

COMMENCING AT THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" 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 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32429" BEARS N80°06'39"W, A DISTANCE OF 1262.77 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°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 SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666 AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N01°38'38"E ALONG THE EASTERLY LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666, A DISTANCE OF 20.08 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT ALSO BEING AN ANGLE POINT ON THE NORTHERLY LINE OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 216022946 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HODGEN ROAD;

THENCE S88°53'52"E ALONG THAT LINE COMMON TO SAID TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 156.4 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HWY 83;

THENCE S02°28'37"E ALONG THAT LINE COMMON TO SAID TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.85 FEET;

THENCE N88°54'09"W, A DISTANCE OF 371.55 FEET;

THENCE S43°51'14"W, A DISTANCE OF 329.43 FEET;

THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°49'41", AN ARC LENGTH OF 113.30 FEET (THE LONG CHORD OF WHICH BEARS N51°57'12"W, A LONG CHORD DISTANCE OF 113.34 FEET) TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 63°45'35", AN ARC LENGTH OF 385.41 FEET (THE LONG CHORD OF WHICH BEARS N30°26'57"W, A LONG CHORD DISTANCE OF 366.23 FEET) TO A POINT OF TANGENCY;

THENCE N00°57'29"E, A DISTANCE OF 180.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.17 ACRES OF LAND, MORE OR LESS.

LRA

LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.
CHIPITA PARK, CO 80809
719-684-2298

ISSUED FOR:

COUNTY REVIEW

project number

computer file

issue date

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drawn by

DFJ

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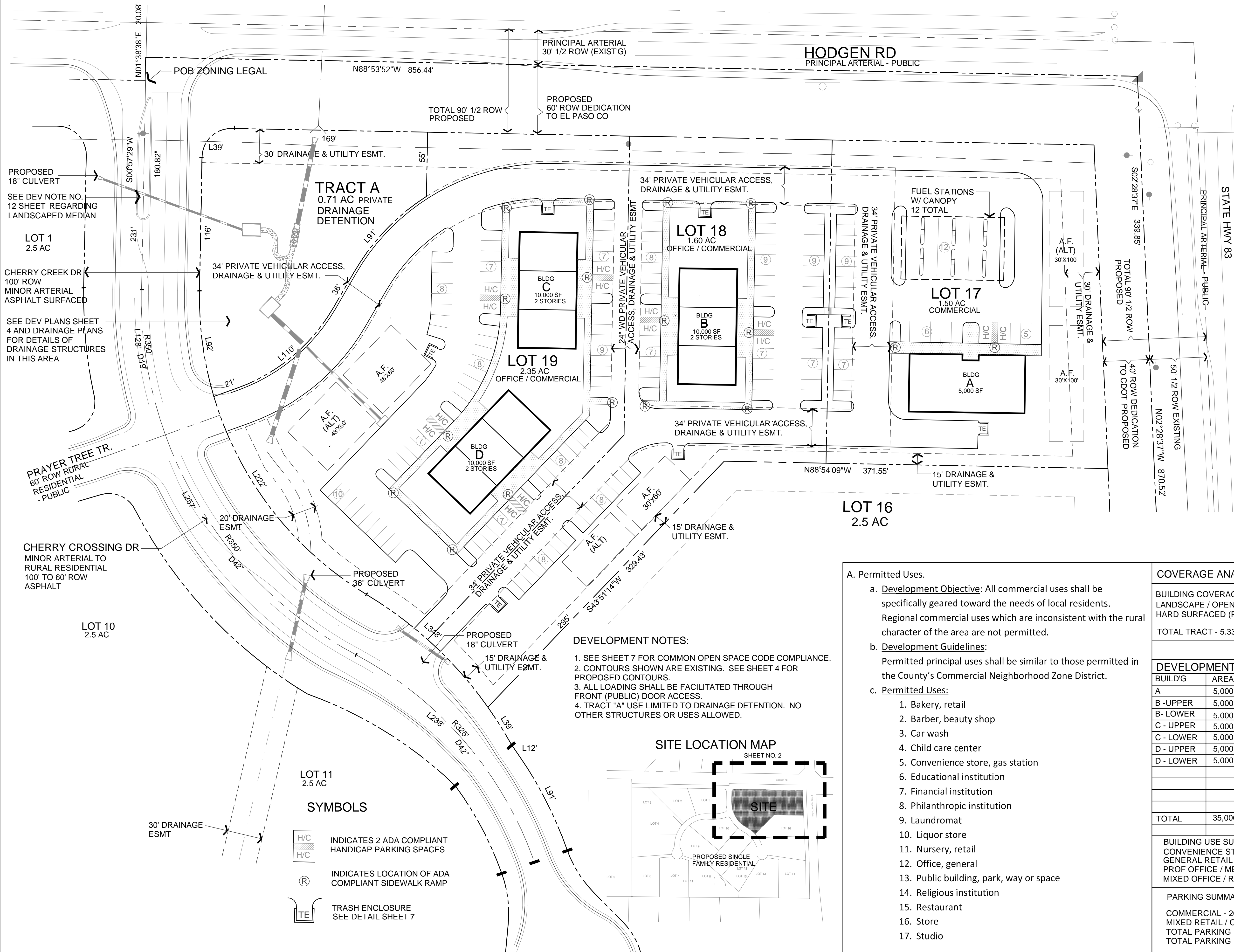
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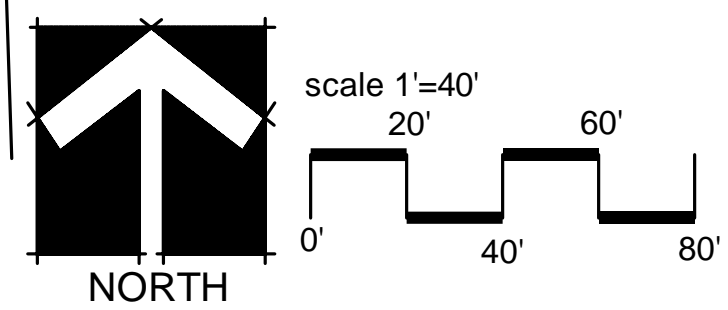
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P&CD PROJECT NO.
PUD-18-003

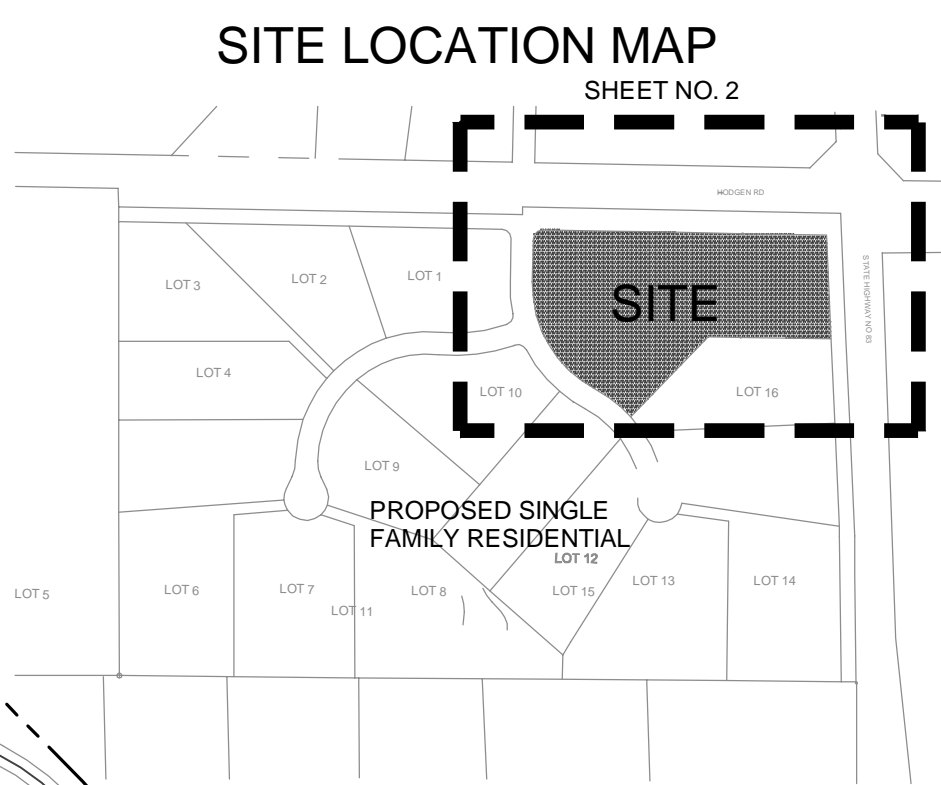
SITE DEVELOPMENT PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
EL PASO COUNTY, COLORADO
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



- B. Architectural Styles and Building Heights
- a. Development Objectives: Encourage creative planning to preserve the rural character of the area. Encourage creative site planning to ensure that structures will enhance rather than compete with, detract from or dominate their surroundings. Encourage the use of topography, roadway design, lot orientation, and site planning to limit the visual impact of development as viewed from SH83.
- b. Development Guidelines: The Rolling Ridge Site Development Plan, incorporated herein by reference, sets forth a detailed lot layout, building locations, setbacks and related site information. The building cluster technique, utilizing smaller building footprints, walkout building styles and generous landscaped open spaces, are intended to replicate and complement the surrounding community's single family residential architectural styles. Tract B falls approximately 44 feet from east to west. A walkout building architectural concept has been developed in order to accommodate this significant change in grade. Buildings are single story on the uphill side of the grade and two stories on the downhill side of the grade. A side benefit of this type of architecture provides for a much more interesting and varied building façade while strengthening the non-strip center approach. Similar to residential structures, building material will include stone, stucco and timbers. Window and door type and sizes will be residential in scale. Roofs will be pitched with overhangs and constructed of colors and materials evoking a residential character. Building foundations will be landscaped. Lighting will be integrated into the building structure. Where lighting is required for parking lot security, poles will be residential in scale and fixtures will be such that the light source will be concealed.
- D. Vehicular Access, Parking and Circulation.
- a. Development Objectives: Preserve SH-83 and Hodgen Road as limited access major arterials.
- b. Development Guidelines: Two vehicular access points are provided onto Cherry Crossing Court, a 60' County owned and maintained right of way. Cherry Crossing Court accesses Hodgen Road, a 180' County principal arterial roadway. No access to SH-83 is planned. Interior vehicular circulation will be provided by 30' wide asphalt driveways located within 34' wide vehicular access easements. Interior driveways will be maintained by the Tract B Owners' Association. Vehicular parking will be provided in accordance with the El Paso County Land Development Code requirement and will be measured on an individual building requirement basis.



- DEVELOPMENT NOTES:
1. SEE SHEET 7 FOR COMMON OPEN SPACE CODE COMPLIANCE.
 2. CONTOURS SHOWN ARE EXISTING. SEE SHEET 4 FOR PROPOSED CONTOURS.
 3. ALL LOADING SHALL BE FACILITATED THROUGH FRONT (PUBLIC) DOOR ACCESS.
 4. TRACT "A" USE LIMITED TO DRAINAGE DETENTION. NO OTHER STRUCTURES OR USES ALLOWED.



- A. Permitted Uses.
- a. Development Objective: All commercial uses shall be specifically geared toward the needs of local residents. Regional commercial uses which are inconsistent with the rural character of the area are not permitted.
- b. Development Guidelines:
Permitted principal uses shall be similar to those permitted in the County's Commercial Neighborhood Zone District.
- c. Permitted Uses:
1. Bakery, retail
 2. Barber, beauty shop
 3. Car wash
 4. Child care center
 5. Convenience store, gas station
 6. Educational institution
 7. Financial institution
 8. Philanthropic institution
 9. Laundromat
 10. Liquor store
 11. Nursery, retail
 12. Office, general
 13. Public building, park, way or space
 14. Religious institution
 15. Restaurant
 16. Store
 17. Studio

COVERAGE ANALYSIS (N.I.C. TRACT A - DRAINAGE DETENTION)				
BUILDING COVERAGE - 4 BLDGS X 5000 SF = 20,000 SF (9%)				
LANDSCAPE / OPEN SPACE - 94,873 SF (41%)				
HARD SURFACED (PARKING/SIDEWALK) - 117,302 SF (50%)				
TOTAL TRACT - 5.33 AC - 232,175 SF (100%)				
DEVELOPMENT DATA				
BUILD'G	AREA	USE	LOT NO	AREA
A	5,000 SF	CONVENIENCE STORE / GAS	17	1.50 AC
B - UPPER	5,000 SF	PROF OFFICE / MEDICAL	18	1.60 AC
B - LOWER	5,000 SF	GENERAL RETAIL		
C - UPPER	5,000 SF	RETAIL / PROF OFFICE	19	2.35 AC
C - LOWER	5,000 SF	GENERAL RETAIL		
D - UPPER	5,000 SF	RETAIL / PROF OFFICE		
D - LOWER	5,000 SF	GEN RETAIL		
		TOTAL OFFICE / COMM	TRACT B	5.33 AC
		DRAINAGE DETENTION	TRACT A	0.71 AC
		ROW DEDICATION		2.13 AC
TOTAL	35,000 SF			8.17 AC
BUILDING USE SUMMARY			TOTAL SITE AREA - 237,402 SF	
CONVENIENCE STORE / GAS - 5,000SF			BUILDING COVERAGE - 20,000 SF	
GENERAL RETAIL - 15,000 SF			LOT COVERAGE - 8%	
PROF OFFICE / MEDICAL - 5,000 SF				
MIXED OFFICE / RETAIL - 10,000 SF				
PARKING SUMMARY				
COMMERCIAL - 20,000 SF - 1/250SF - 80 SPACES REQUIRED				
MIXED RETAIL / OFFICE - 15,000 SF - 1/200SF - 75 SPACES REQUIRED				
TOTAL PARKING REQUIRED - 155 SPACES (INCL. 6 H/C SPACES)				
TOTAL PARKING PROVIDED - 167 SPACES (INCL. 14 H/C SPACES)				

LRA
LAND RESOURCE ASSOCIATES
8736 MOUNTAIN RD.
CHIEFTA PARK, CO 80809
719-684-2298

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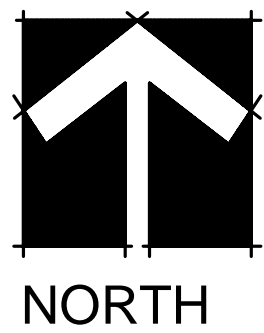
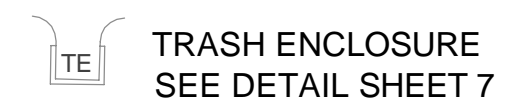
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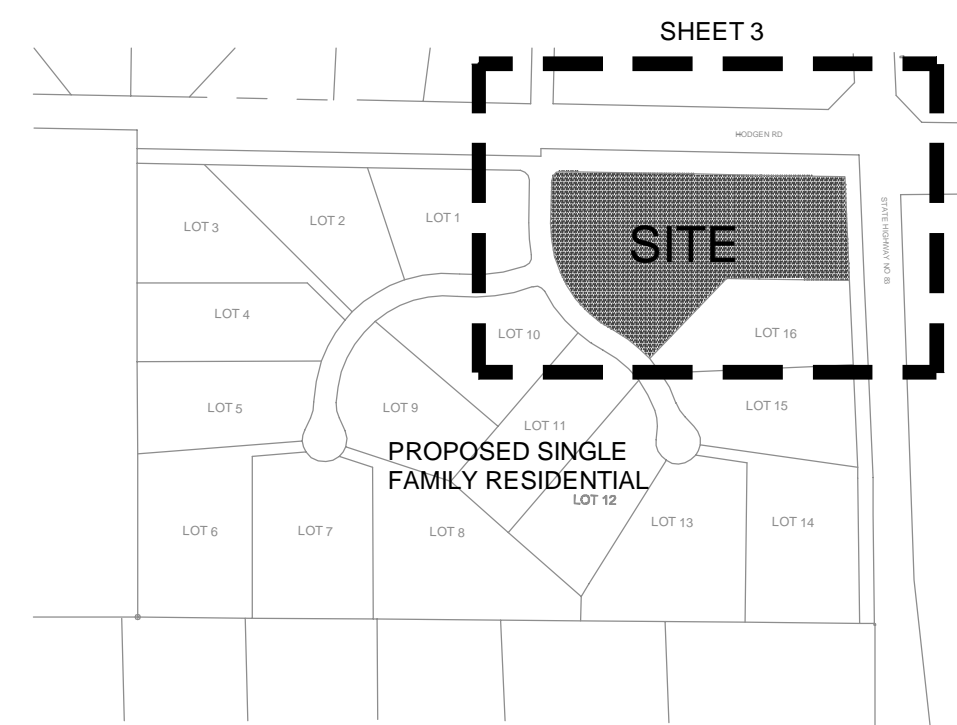
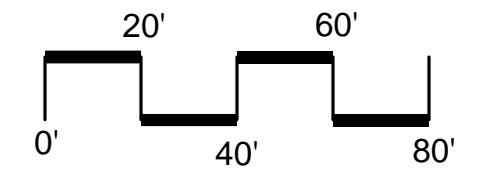
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P&CD PROJECT NO.
PUD-18-003

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



SCALE 1"=40'-0"



SITE LOCATION MAP

RA

END RESOURCE ASSOCIATES

36 MOUNTAIN RD.
PITIPITA PARK, CO 80809
9-684-2298

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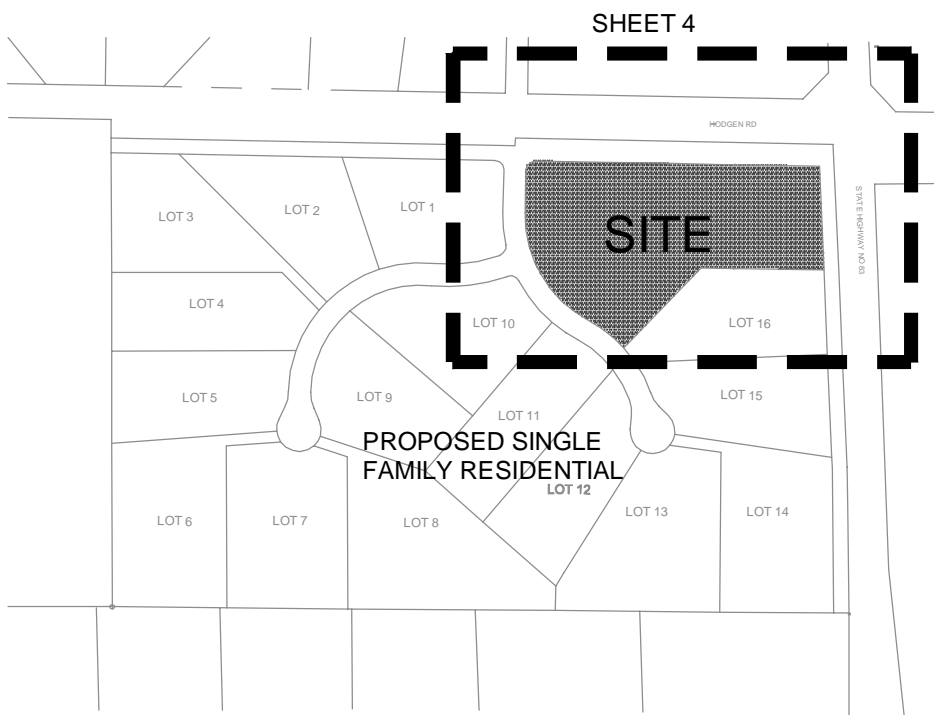
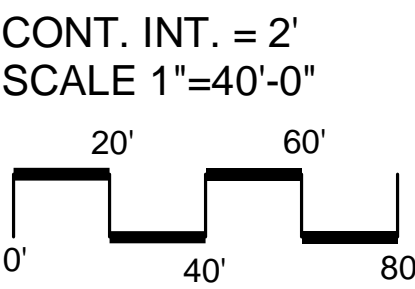
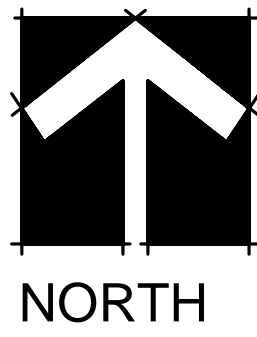
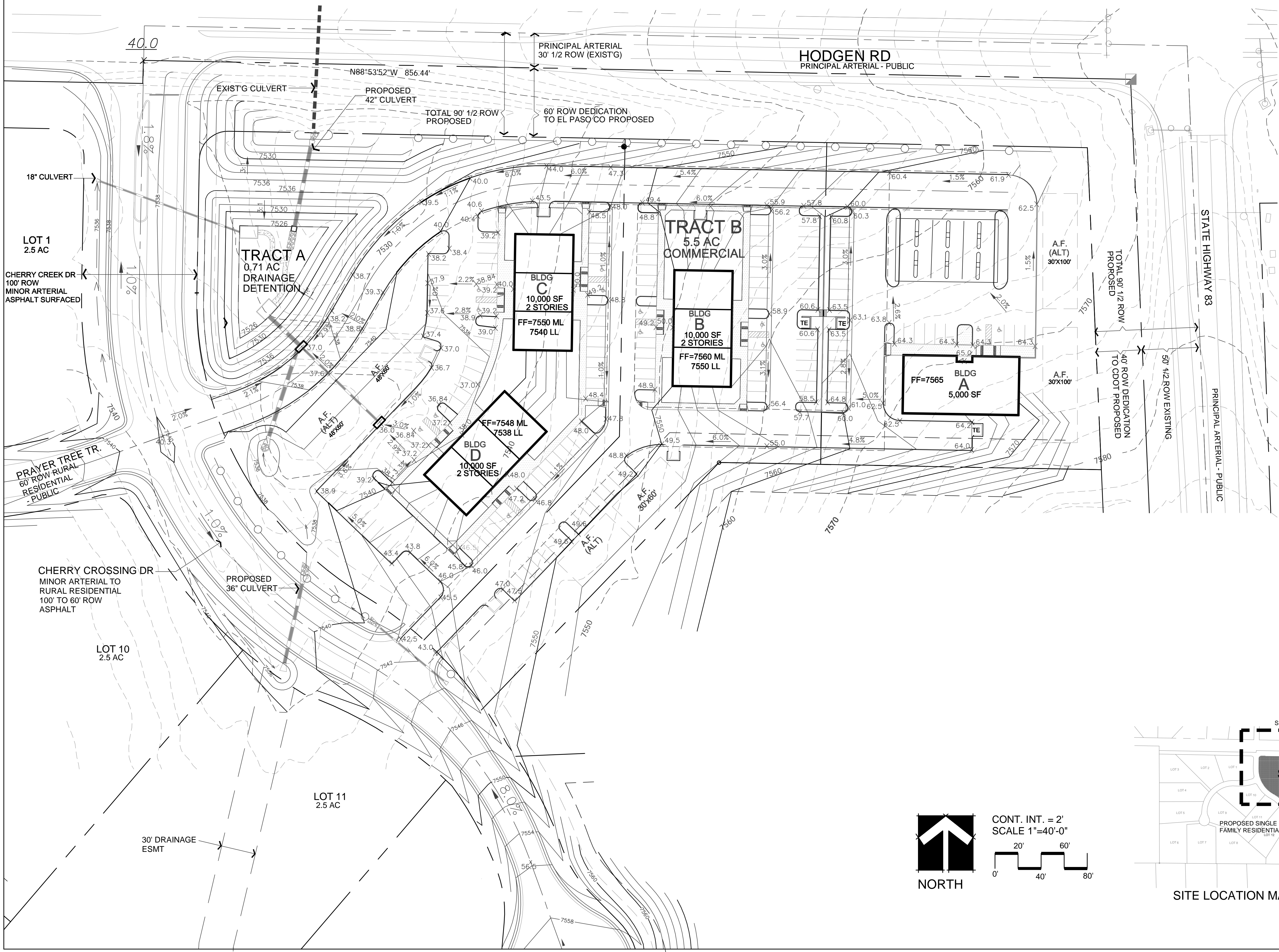
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&CD PROJECT NO.
UD-18-003

PAD GRADING PLAN
 PUD DEVELOPMENT PLANS
 ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 EL PASO COUNTY, COLORADO
 TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



SITE LOCATION MAP

LRA

LAND RESOURCE ASSOCIATES

8736 MOUNTAIN RD.
CHIPPITA PARK, CO 80809
719-684-2298

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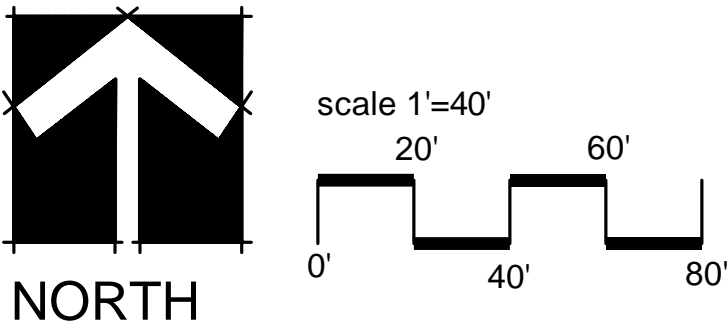
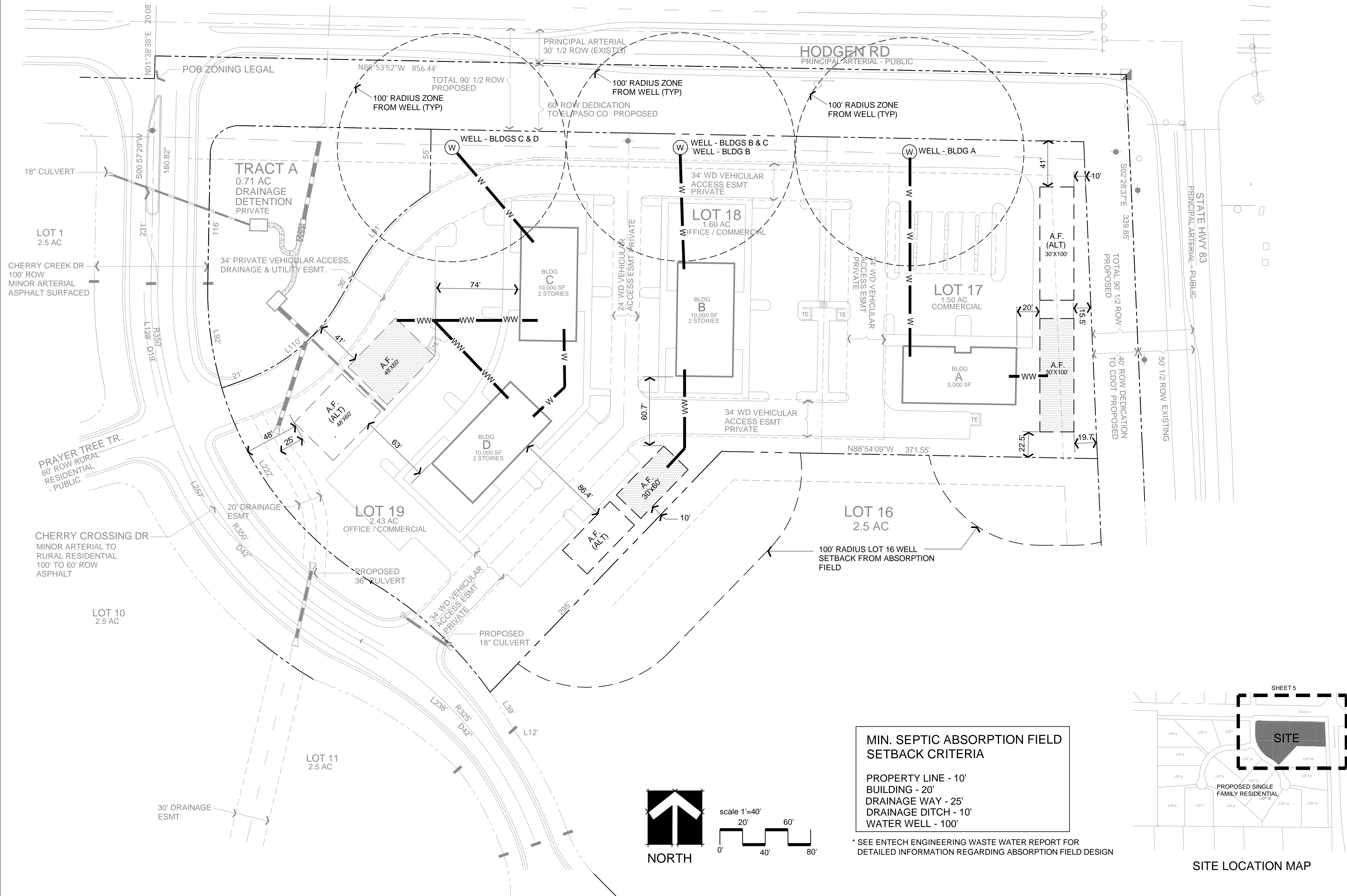
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P&CD PROJECT NO.

PUD-18-003

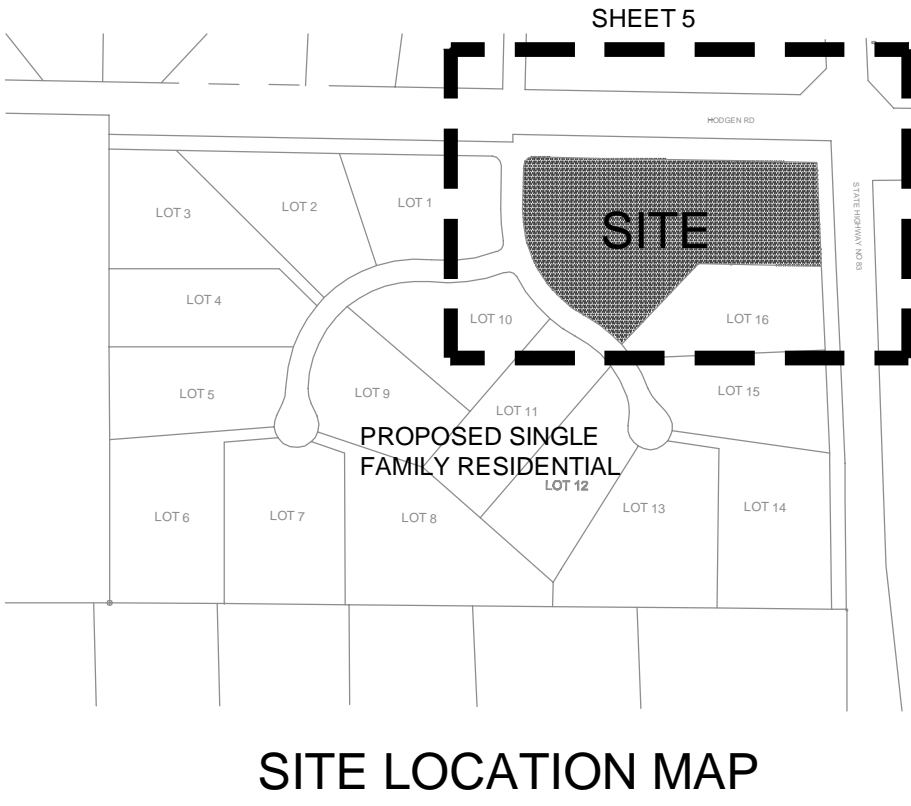
WELL & SEPTIC LOCATION PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
EL PASO COUNTY, COLORADO
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



MIN. SEPTIC ABSORPTION FIELD SETBACK CRITERIA

PROPERTY LINE - 10'
BUILDING - 20'
DRAINAGE WAY - 25'
DRAINAGE DITCH - 10'
WATER WELL - 100'

* SEE ENTECH ENGINEERING WASTE WATER REPORT FOR DETAILED INFORMATION REGARDING ABSORPTION FIELD DESIGN



LRA
LAND RESOURCE ASSOCIATES
8736 MOUNTAIN RD.
CHIEFTA PARK, CO 80809
719-684-2298

ISSUED FOR:
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DFJ

checked by

revisions	Feb 24, 2018 May 8, 2018 JUL 8, 2018 SEP 06, 2018 OCT 23, 2018 JAN 23, 2019 MAR 14, 2019
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sheet number

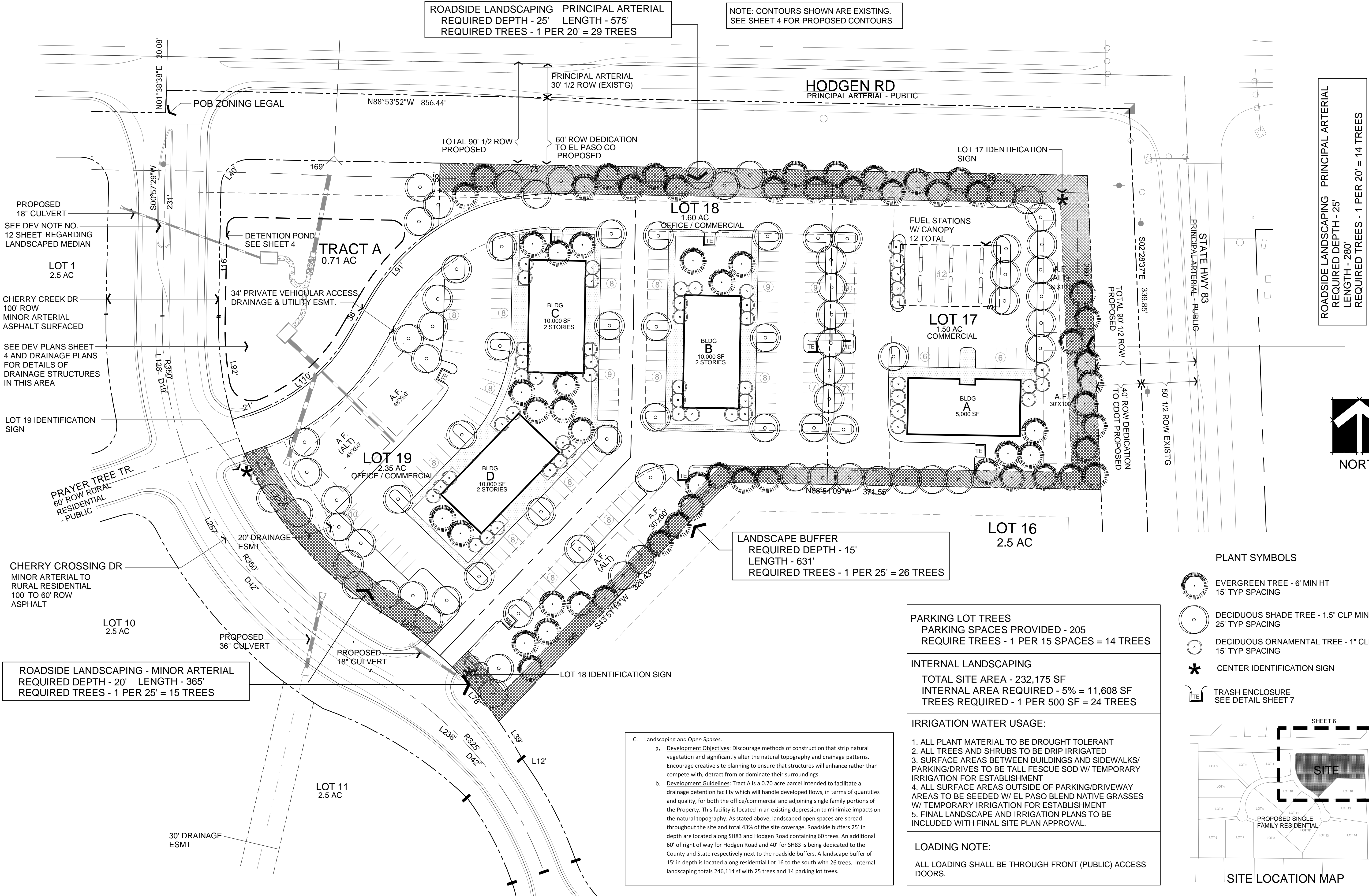
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PUD-18-003

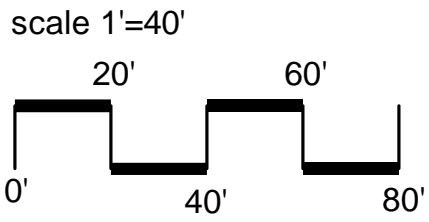
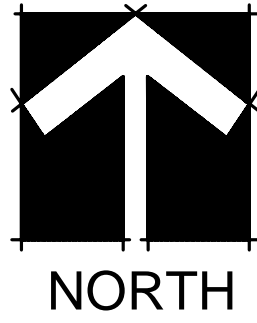
LANDSCAPE & SIGN FEATURES PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
EL PASO COUNTY, COLORADO
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ROADSIDE LANDSCAPING - PRINCIPAL ARTERIAL
REQUIRED DEPTH - 25' LENGTH - 575'
REQUIRED TREES - 1 PER 20' = 29 TREES

NOTE: CONTOURS SHOWN ARE EXISTING.
SEE SHEET 4 FOR PROPOSED CONTOURS



ROADSIDE LANDSCAPING - PRINCIPAL ARTERIAL
REQUIRED DEPTH - 25'
LENGTH - 280'
REQUIRED TREES - 1 PER 20' = 14 TREES



PLANT SYMBOLS

- EVERGREEN TREE - 6' MIN HT
15' TYP SPACING
- DECIDUOUS SHADE TREE - 1.5" CLP MIN
25' TYP SPACING
- DECIDUOUS ORNAMENTAL TREE - 1" CLP MIN
15' TYP SPACING
- CENTER IDENTIFICATION SIGN
- TRASH ENCLOSURE
SEE DETAIL SHEET 7

PARKING LOT TREES
PARKING SPACES PROVIDED - 205
REQUIRE TREES - 1 PER 15 SPACES = 14 TREES

INTERNAL LANDSCAPING
TOTAL SITE AREA - 232,175 SF
INTERNAL AREA REQUIRED - 5% = 11,608 SF
TREES REQUIRED - 1 PER 500 SF = 24 TREES

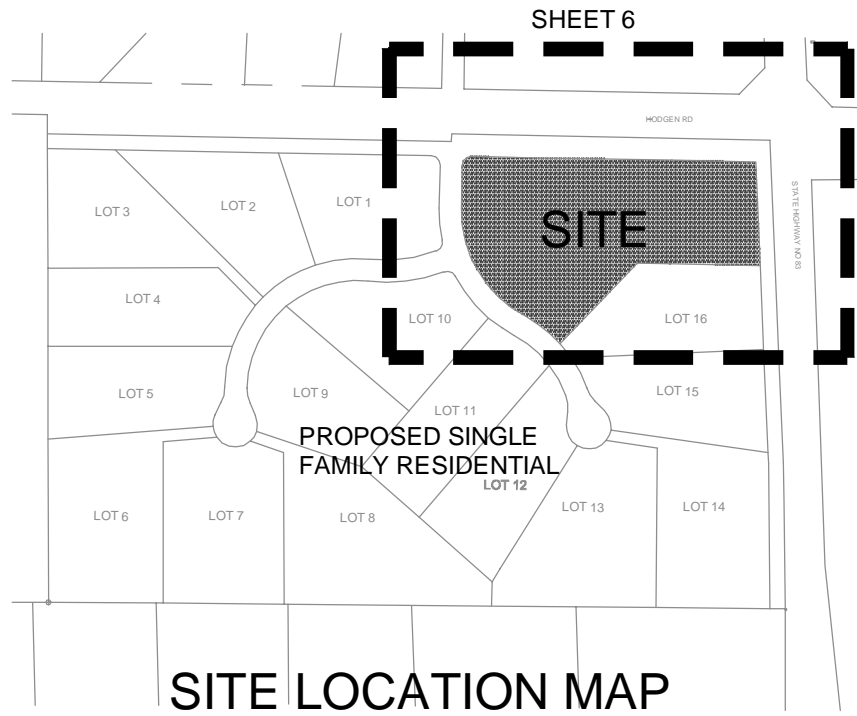
IRRIGATION WATER USAGE:

- ALL PLANT MATERIAL TO BE DROUGHT TOLERANT
- ALL TREES AND SHRUBS TO BE DRIP IRRIGATED
- SURFACE AREAS BETWEEN BUILDINGS AND SIDEWALKS/ PARKING/DRIVES TO BE TALL FESCUE SOD W/ TEMPORARY IRRIGATION FOR ESTABLISHMENT
- ALL SURFACE AREAS OUTSIDE OF PARKING/DRIVEWAY AREAS TO BE SEEDED W/ EL PASO BLEND NATIVE GRASSES W/ TEMPORARY IRRIGATION FOR ESTABLISHMENT
- FINAL LANDSCAPE AND IRRIGATION PLANS TO BE INCLUDED WITH FINAL SITE PLAN APPROVAL.

LOADING NOTE:

ALL LOADING SHALL BE THROUGH FRONT (PUBLIC) ACCESS DOORS.

- C. Landscaping and Open Spaces.
- Development Objectives:** Discourage methods of construction that strip natural vegetation and significantly alter the natural topography and drainage patterns. Encourage creative site planning to ensure that structures will enhance rather than compete with, detract from or dominate their surroundings.
 - Development Guidelines:** Tract A is a 0.70 acre parcel intended to facilitate a drainage detention facility which will handle developed flows, in terms of quantities and quality, for both the office/commercial and adjoining single family portions of the Property. This facility is located in an existing depression to minimize impacts on the natural topography. As stated above, landscaped open spaces are spread throughout the site and total 43% of the site coverage. Roadside buffers 25' in depth are located along SH83 and Hodgen Road containing 60 trees. An additional 60' of right of way for Hodgen Road and 40' for SH83 is being dedicated to the County and State respectively next to the roadside buffers. A landscape buffer of 15' in depth is located along residential Lot 16 to the south with 26 trees. Internal landscaping totals 246,114 sf with 25 trees and 14 parking lot trees.

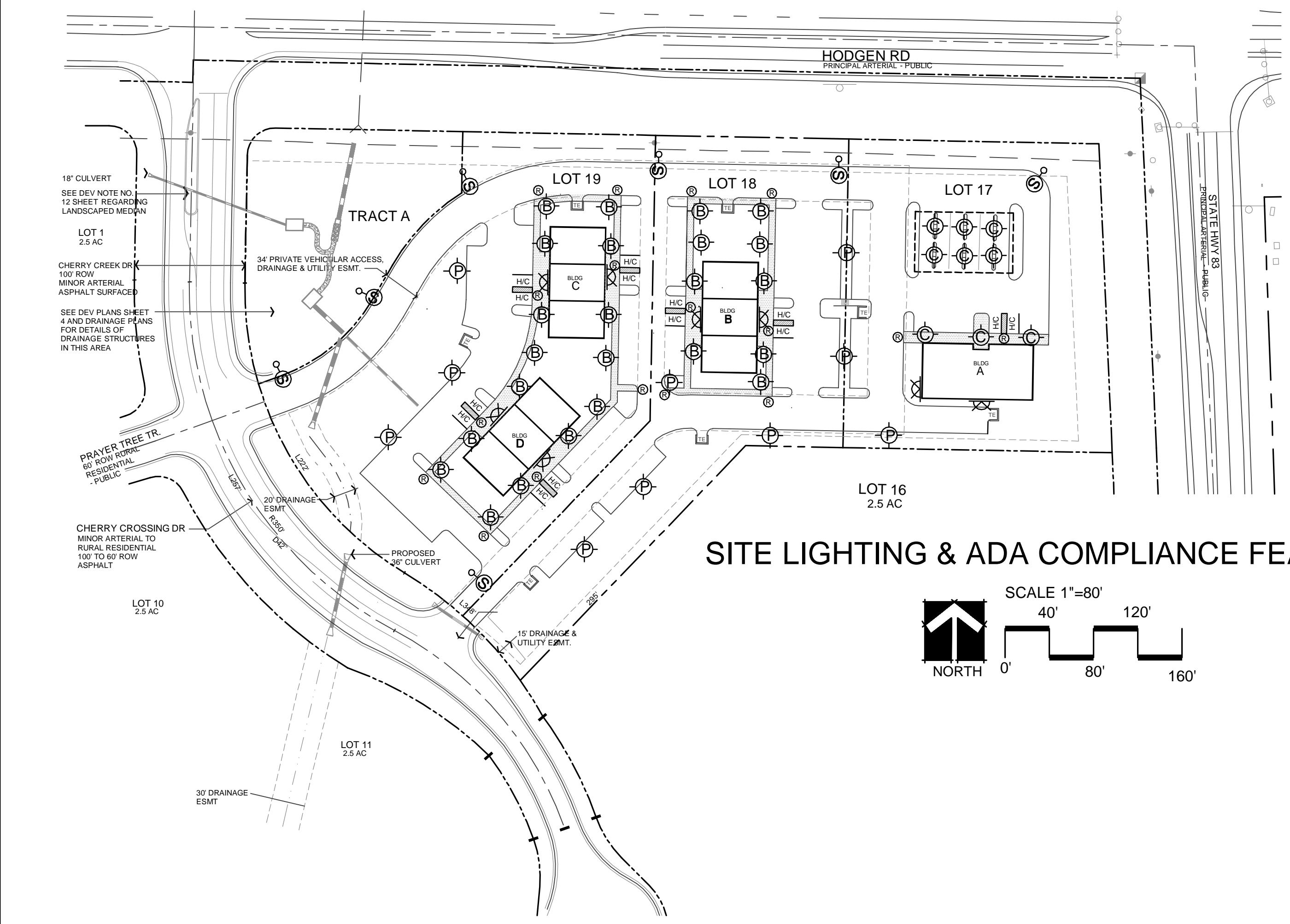


LRA
LAND RESOURCE ASSOCIATES
8736 MOUNTAIN RD.
CHUITTA PARK, CO 80809
719-684-2298

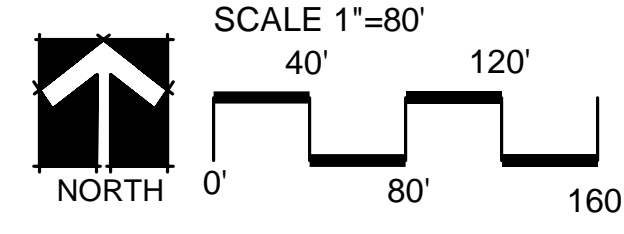
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SITE FEATURES PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
EL PASO COUNTY, COLORADO
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



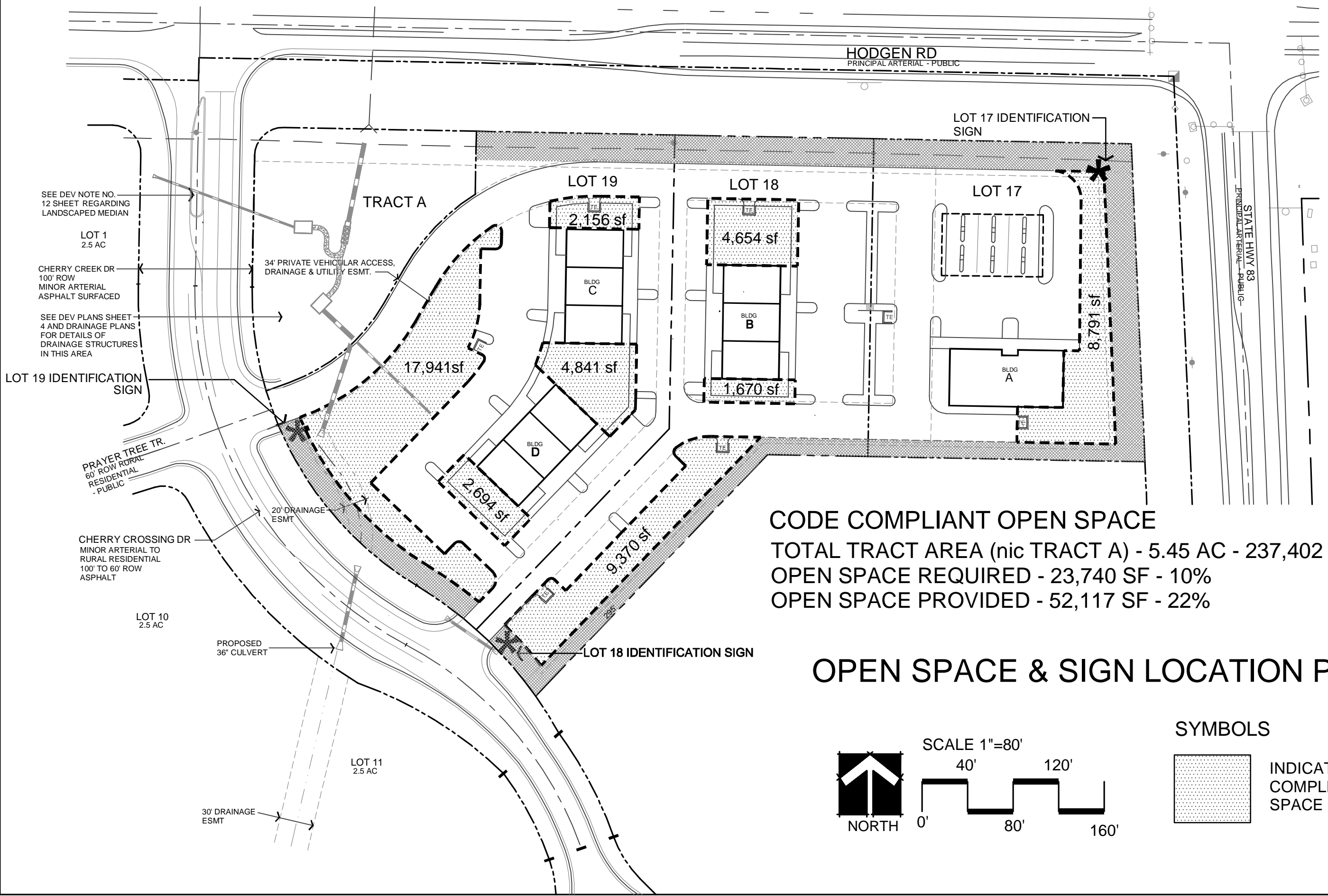
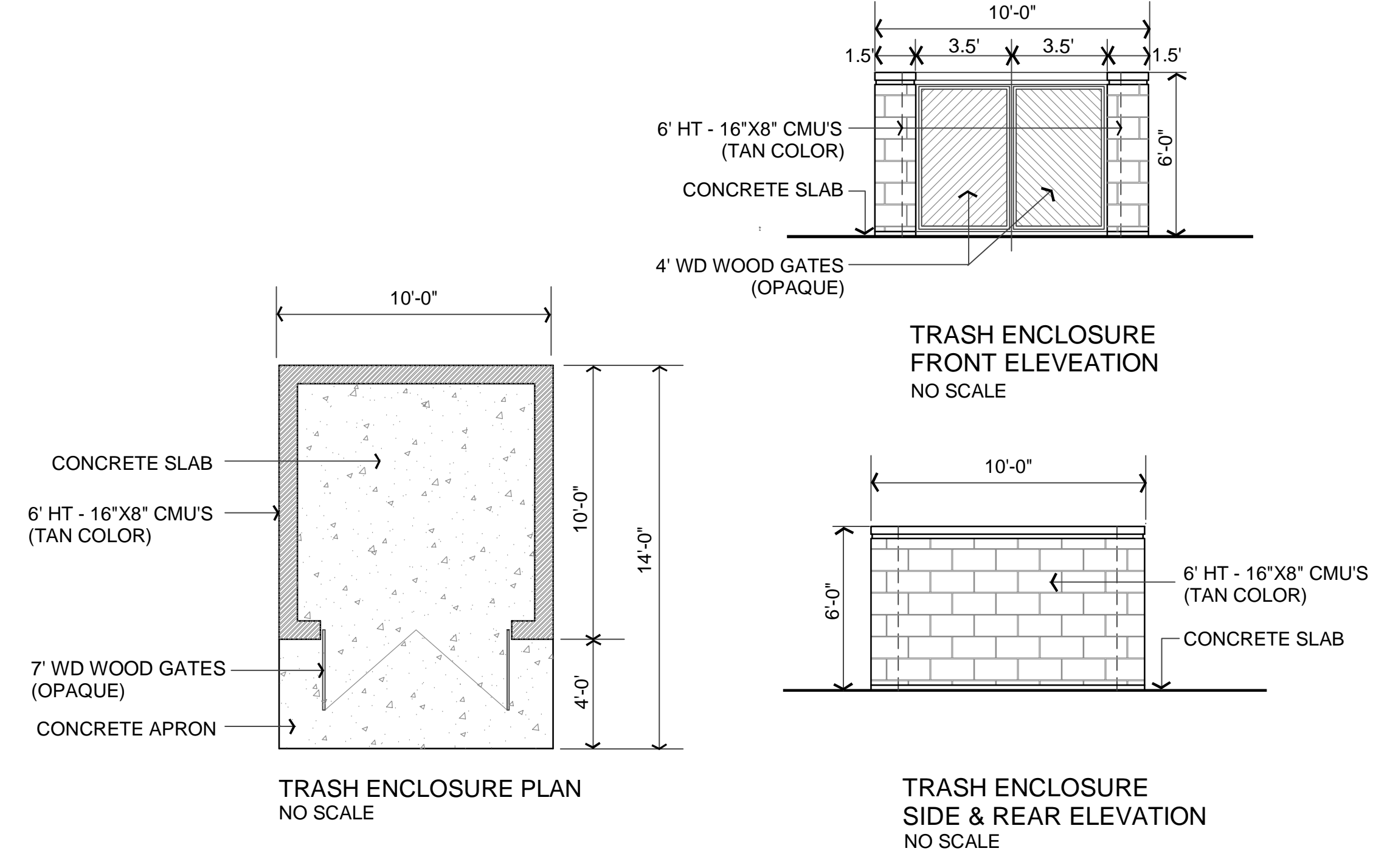
SITE LIGHTING & ADA COMPLIANCE FEATURES PLAN



- INDICATES ADA PEDESTRIAN ROUTE
- INDICATES ADA COMPLIANT HANDICAP PARKING SPACES
- INDICATES ADA COMPLIANT SIDEWAY RAMP
- INDICATES PARKING LOT LIGHT 15' HT - 10 FOOT CANDLES - FULL CUTOFF
- INDICATES STREET LIGHT 20' HT - 10 FOOT CANDLES - FULL CUTOFF
- INDICATES BUILDING MOUNTED LIGHT 10 FOOT CANDLES - FULL CUTOFF
- INDICATES CANOPY LIGHT 20 FOOT CANDLES - FULL CUTOFF
- INDICATES BOLLARD LIGHT 4' HT - 2 FIXTURES - 900 LUMENS PER FIXTURE

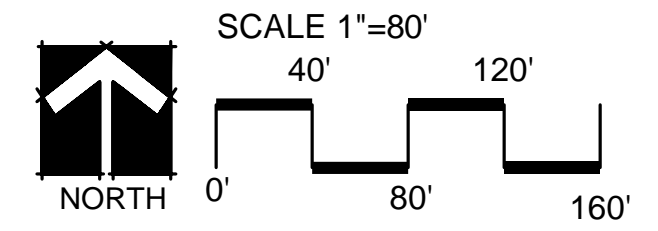
SITE LIGHTING NOTES:

- ALL SITE LIGHTING SHALL COMPLY WITH SEC 6.2.3 OF THE LAND DEVELOPMENT CODE
- FINAL SITE LIGHTING PLANS SHALL BE SUBMITTED WITH SITE DEVELOPMENT PLANS PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE PREPARED IN ACCORDANCE WITH THE EL PASO COUNTY POLICY MANUAL.
- LIGHT LEVELS MEASURED AT RESIDENTIAL PROPERTY LINES AND ADJACENT TO PUBLIC RIGHT-OF-WAYS SHALL NOT EXCEED 0.1 FOOT CANDLES AS A DIRECT RESULT OF THE ON SITE LIGHTING.
- ALL LIGHT FIXTURES MOUNTED WITHIN 15' OF ANY RESIDENTIAL PROPERTY LINE SHALL BE CLASSIFIED AS IES TYPE II OR TYPE III. FIXTURES SHALL BE FITTED WITH "HOUSE SIDE" SHIELD REFLECTORS ON THE SIDES FACING THE RESIDENTIAL PROPERTY LINE.

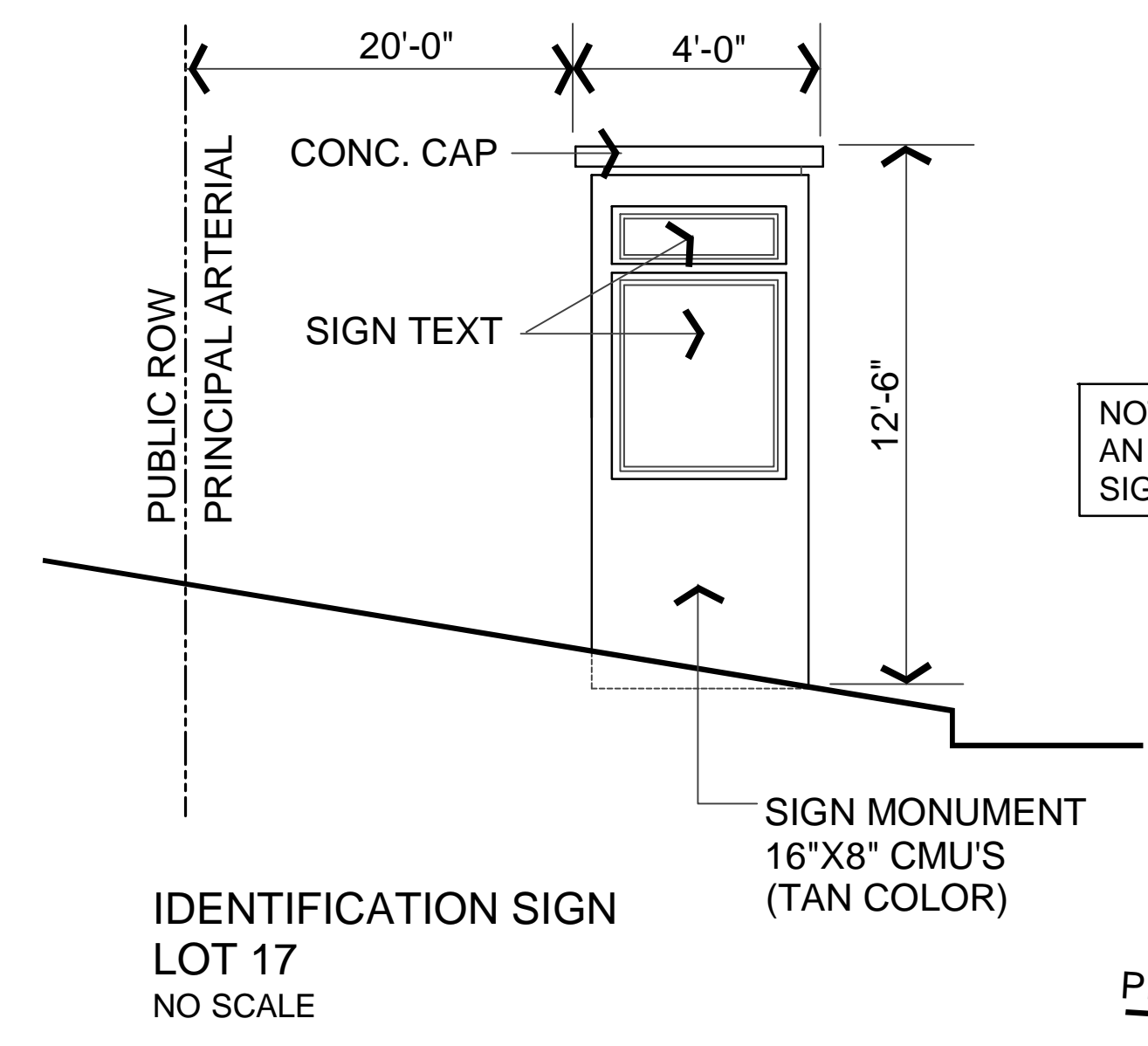


CODE COMPLIANT OPEN SPACE
TOTAL TRACT AREA (nic TRACT A) - 5.45 AC - 237,402 SF
OPEN SPACE REQUIRED - 23,740 SF - 10%
OPEN SPACE PROVIDED - 52,117 SF - 22%

OPEN SPACE & SIGN LOCATION PLAN

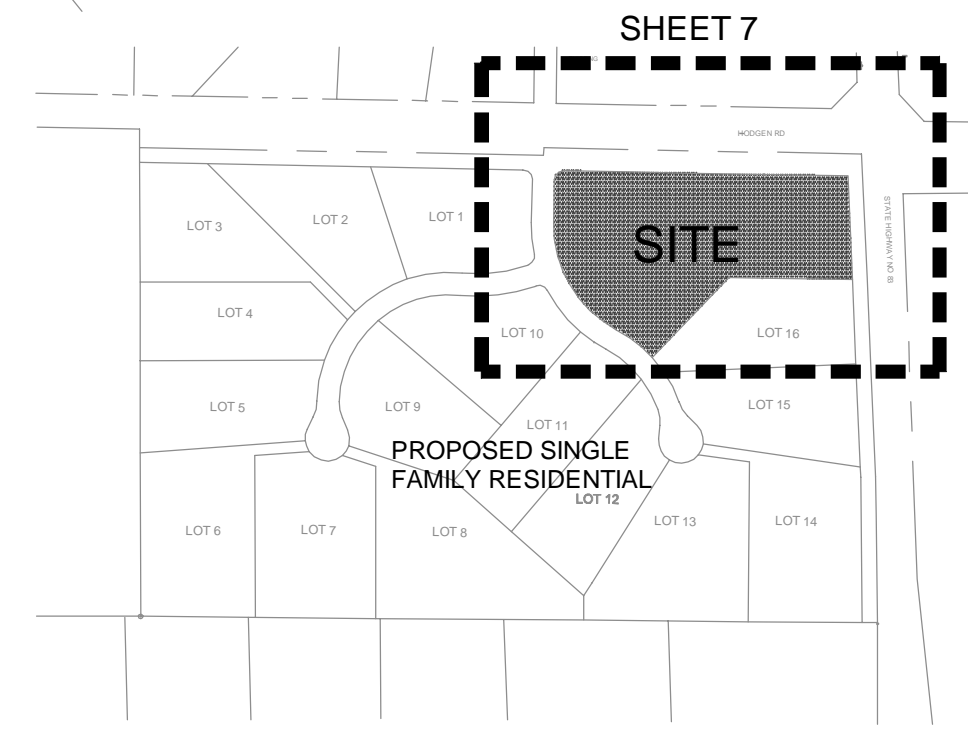


- SYMBOLS
- INDICATES CODE COMPLIANT OPEN SPACE
 - INDICATES CODE REQ'D LANDSCAPE BUFFER
 - INDICATES SIGN LOCATION
 - TRASH ENCLOSURE SEE DETAIL SHEET 7

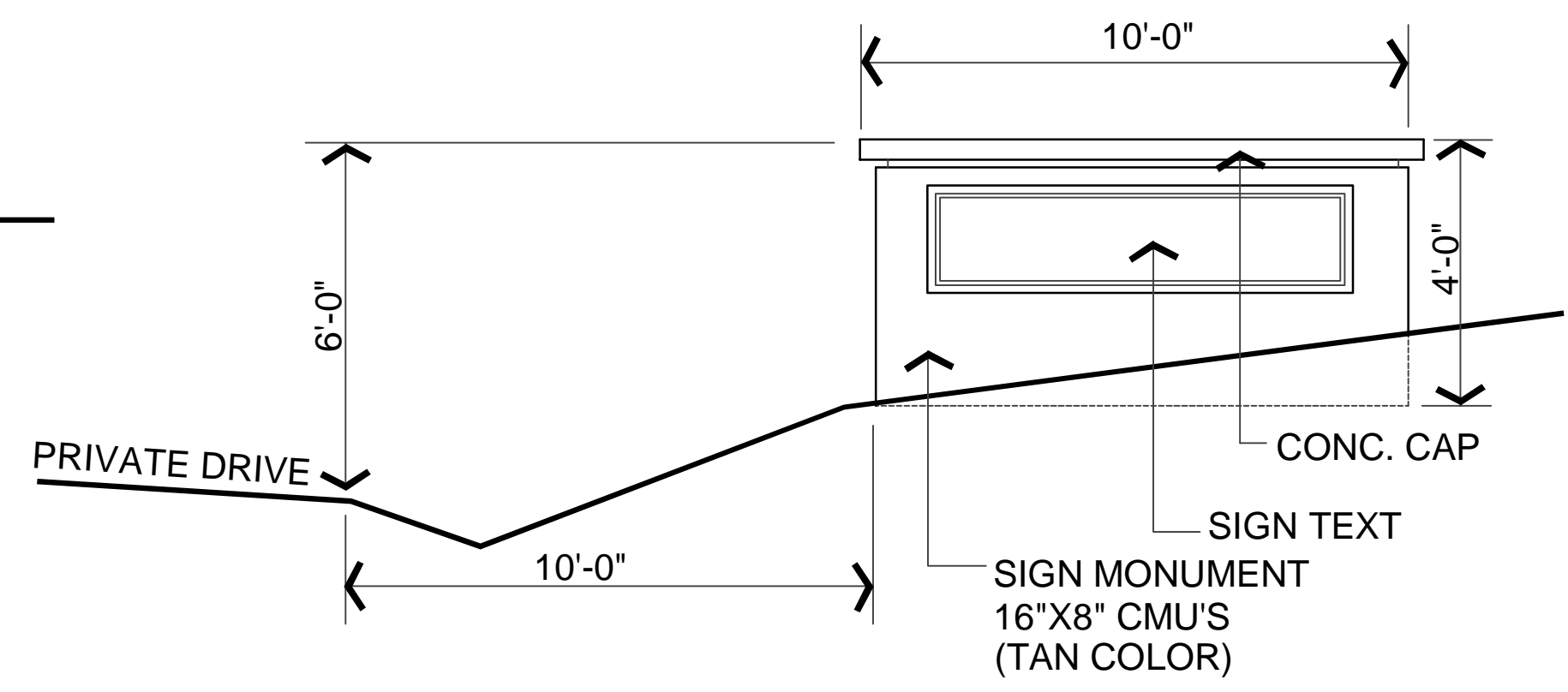


IDENTIFICATION SIGN
LOT 17
NO SCALE

NOTE: ALL SIGNS REQUIRE AN EL PASO COUNTY SIGN PERMIT



SITE LOCATION MAP



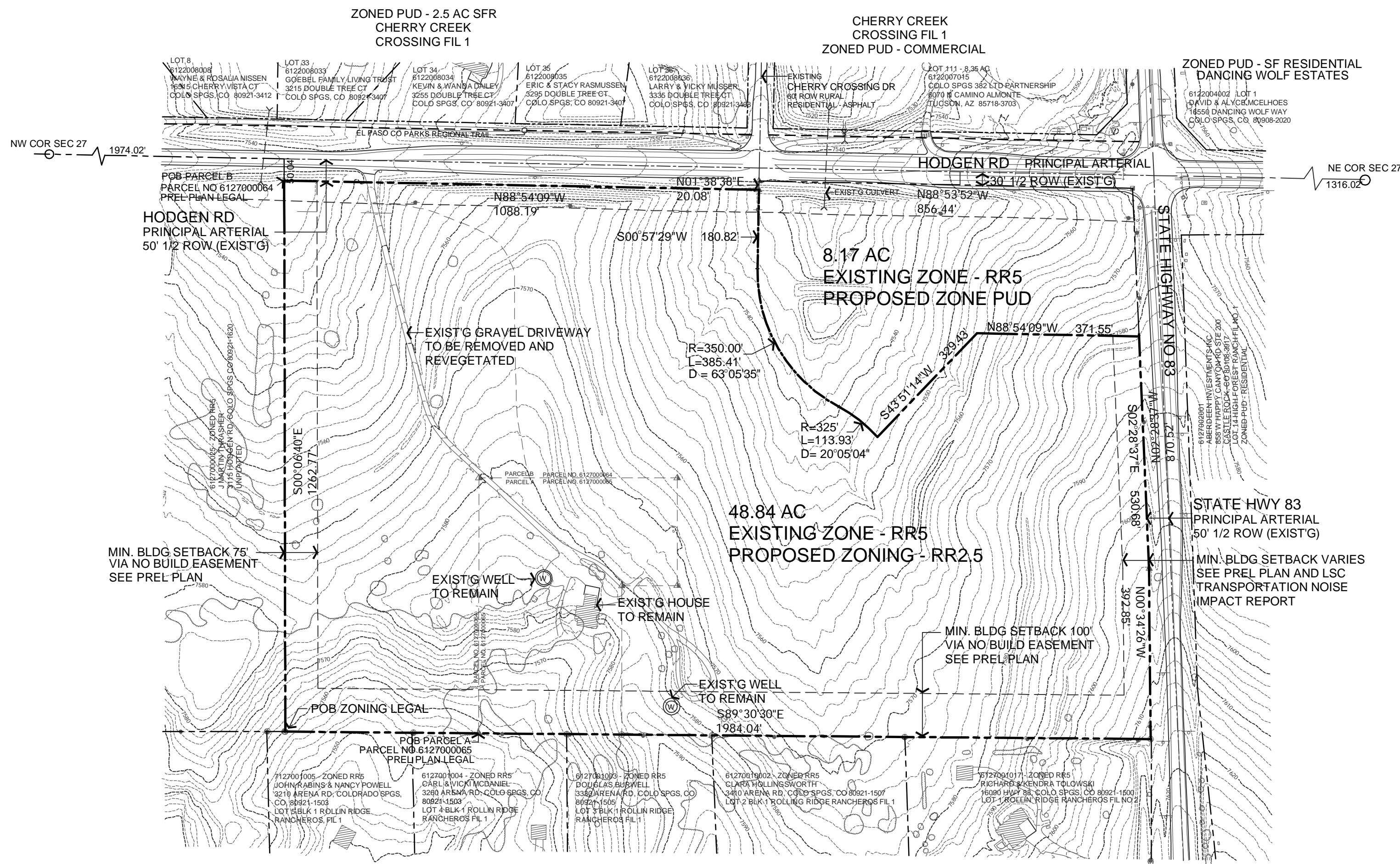
IDENTIFICATION SIGN
LOT 18 & 19
NO SCALE

LRA
LAND RESOURCE ASSOCIATES
8736 MOUNTAIN RD.
CHUITA PARK, CO 80809
719-684-2298

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ZONING MAP RR5 TO RR2.5
ROLLIN RIDGE ESTATES

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



ZONING MAP
RR5 TO RR2.5



VICINITY MAP
NO SCALE

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)

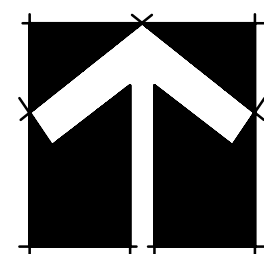
FRONT - 25'
SIDE - 25'
REAR - 25'

PROPERTY OWNERS

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

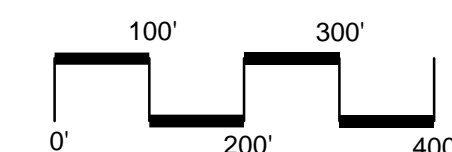
EL PASO COUNTY PARCEL NUMBERS

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



NORTH

CONT. INT. = 2'
SCALE 1"=200'



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. 217060906 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 SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" 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 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W, A DISTANCE OF 1262.77 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°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 SOUTHEAST 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°05'33", AN ARC LENGTH OF 385.41 FEET (THE LONG CHORD OF WHICH BEARS S30°26'57"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°05'04", 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;

PAGE 1 OF 2

ZONE CHANGE RR5 TO RR2.5

1.) THENCE S02°28'37"E, A DISTANCE OF 530.68 FEET;

2.) THENCE S00°34'26"E, A DISTANCE OF 392.85 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF ROLLIN' RIDGE RANCHEROS FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS;

THENCE N89°30'30"W ALONG THE SOUTHERLY LINE OF SAID TRACT, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN' RIDGE RANCHEROS FILING NO. 2 AND THE NORTHERLY LINE OF ROLLIN' RIDGE RANCHEROS FILING NO. 1, AS RECORDED IN PLAT BOOK H2 AT PAGE 78 UNDER RECEPTION NO. 453371 OF SAID COUNTY RECORDS, A DISTANCE OF 1984.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 48.84 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920



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