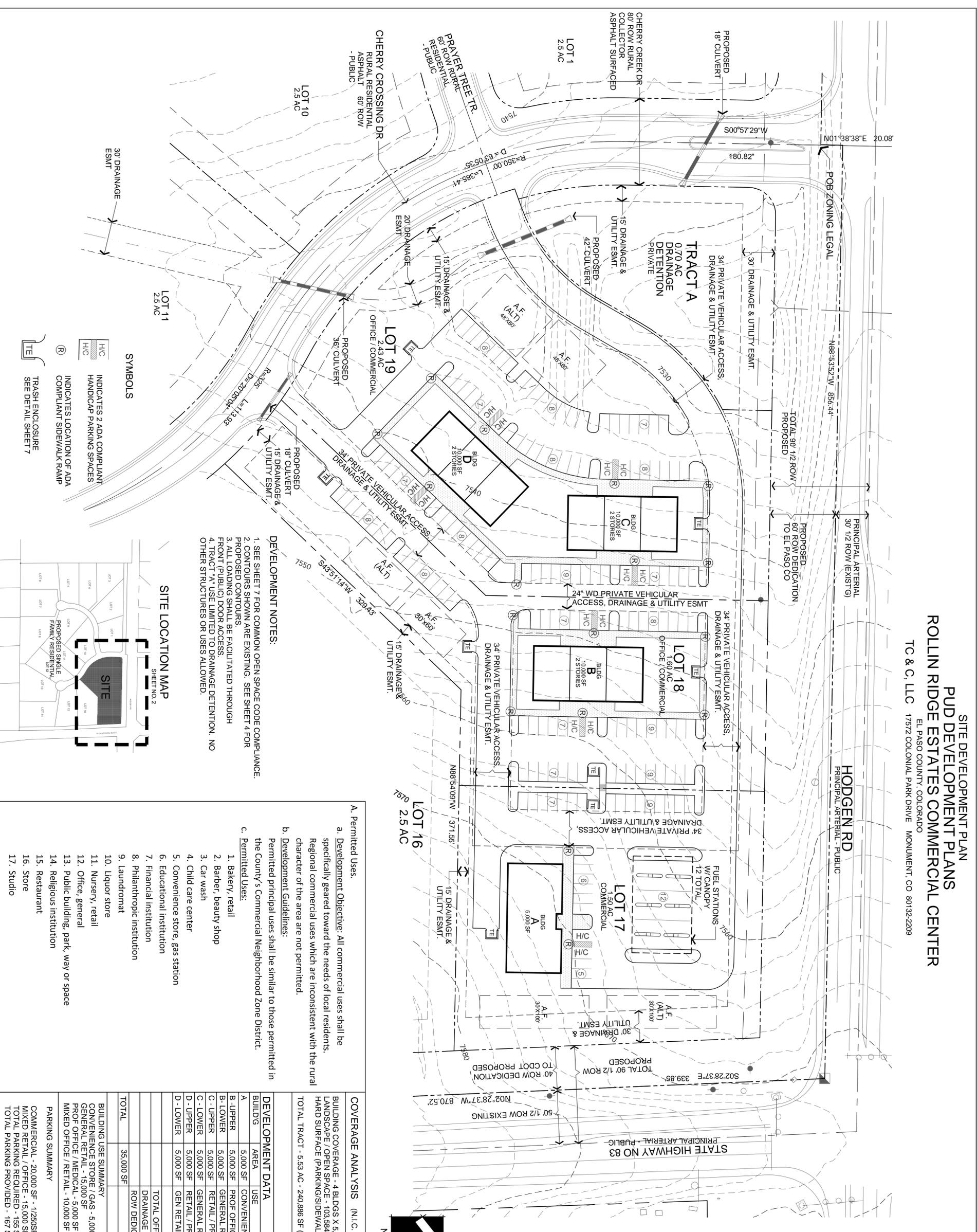
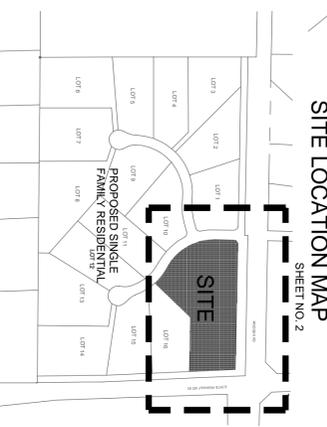


**SITE DEVELOPMENT PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER**

TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



- SYMBOLS**
- H/C INDICATES 2 ADA COMPLIANT HANDICAP PARKING SPACES
 - R INDICATES LOCATION OF ADA COMPLIANT SIDEWALK RAMP
 - TE TRASH ENCLOSURE SEE DETAIL SHEET 7



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

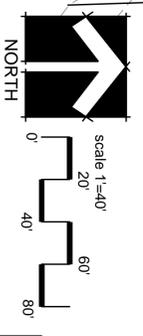
- A. Permitted Uses:**
- Development Objective: All commercial uses shall be specifically geared toward the needs of local residents. Regional commercial uses which are inconsistent with the rural character of the area are not permitted.
 - Development Guidelines: Permitted principal uses shall be similar to those permitted in the County's Commercial Neighborhood Zone District.
- C. Permitted Uses:**
- Bakery, retail
 - Barber, beauty shop
 - Car wash
 - Child care center
 - Convenience store, gas station
 - Educational institution
 - Financial institution
 - Philanthropic institution
 - Laundromat
 - Liquor store
 - Nursery, retail
 - Office, general
 - Public building, park, way or space
 - Religious institution
 - Restaurant
 - Store
 - Studio

COVERAGE ANALYSIS (N.I.C. TRACT A - DRAINAGE DETENTION)	
BUILDING COVERAGE - 4 BLDGS X 5,000 SF = 20,000 SF (8%)	
LANDSCAPE / OPEN SPACE - 103,584 SF (43%)	
HARD SURFACE (PARKING/SIDEWALK) - 117,302 SF (49%)	
TOTAL TRACT - 5.53 AC - 240,886 SF (100%)	

DEVELOPMENT DATA		
BUILDG	AREA	USE
A	5,000 SF	CONVENIENCE STORE / GAS
B	5,000 SF	PROF OFFICE / MEDICAL
B	5,000 SF	GENERAL RETAIL
C	5,000 SF	RETAIL / PROF OFFICE
C	5,000 SF	GENERAL RETAIL
D	5,000 SF	RETAIL / PROF OFFICE
D	5,000 SF	GEN RETAIL
		TOTAL OFFICE / COMM
		DRAINAGE DETENTION
		TRACT A
		TRACT B
		TRACT A
		TRACT B
TOTAL		8.17 AC

BUILDING USE SUMMARY	
CONVENIENCE STORE / GAS - 5,000SF	TOTAL SITE AREA - 246,114 SF
GENERAL RETAIL - 15,000 SF	BUILDING COVERAGE - 20,000 SF
PROF OFFICE / MEDICAL - 5,000 SF	LOT COVERAGE - 8%
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
TOTAL PARKING REQUIRED - 155 SPACES	(INCL. 8 H/C SPACES)
TOTAL PARKING PROVIDED - 167 SPACES	(INCL. 14 H/C SPACES)



- B. Architectural Styles and Building Heights**
- 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.
 - Development Guidelines: The Rollin 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 facade 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**
- Development Objectives: Preserve SH-83 and Hodgen Road as limited access major arterials.
 - 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.

LRA
LAND RESOURCE ASSOCIATES
6798 MOUNTAIN RD.
DENVER, CO 80238
719-644-2288

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PROJECT NUMBER: _____

COMPUTER FILE: _____

ISSUE DATE: DEC 18, 2017

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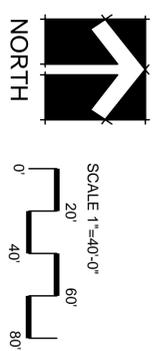
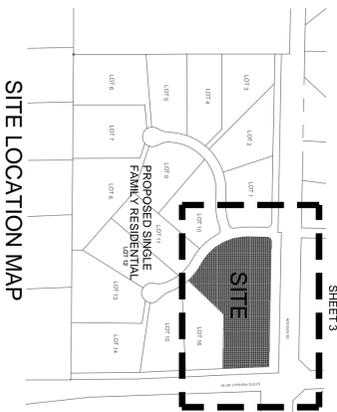
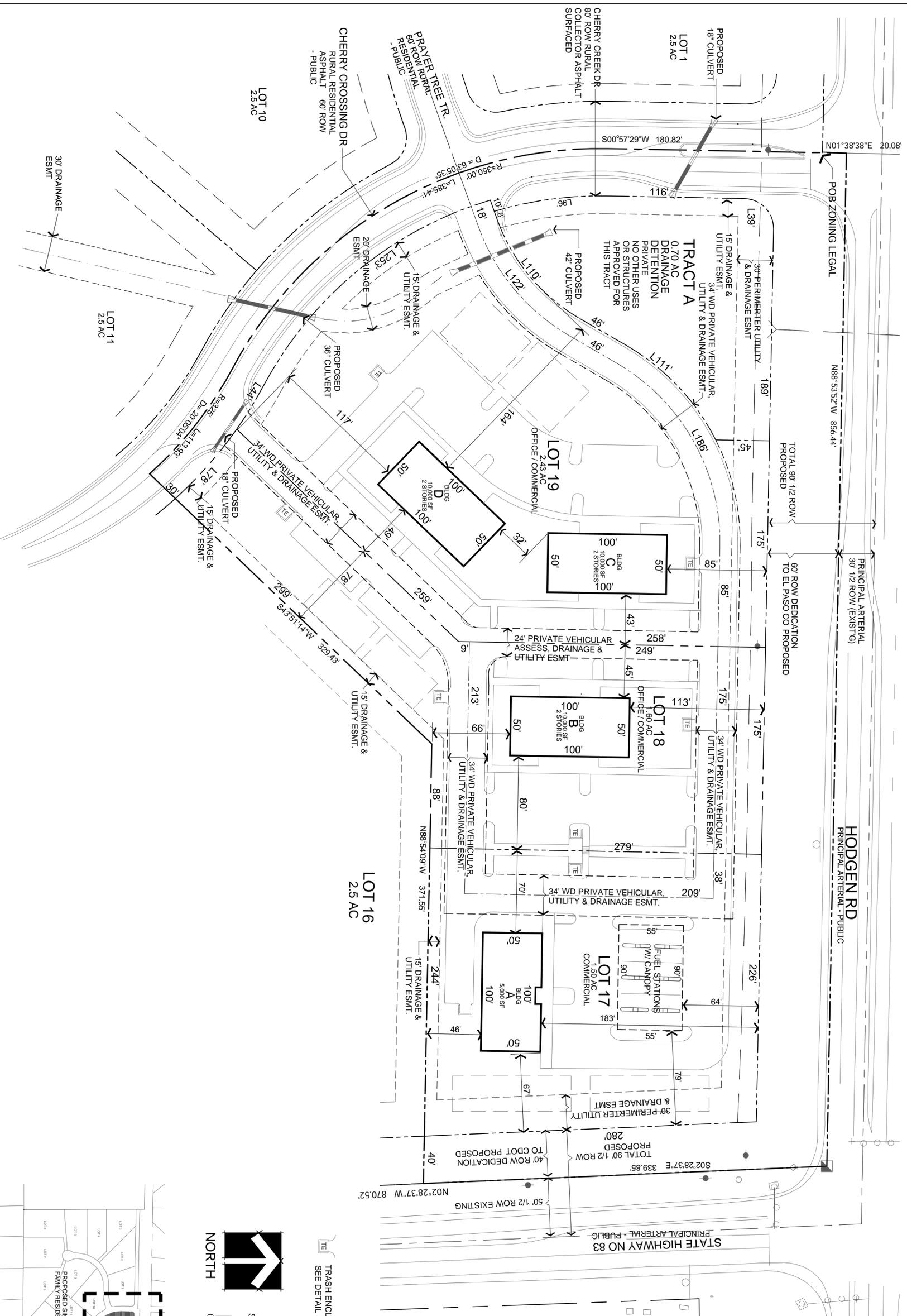
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REVISED: Feb 24, 2018
May 8, 2018
JUL 8, 2018
SEP 6, 2018

SHEET NUMBER: **2** OF SEVEN

P&CD PROJECT NO: PUD-18-003

SUBDIVISION & BLDG SETBACK PLAN
 PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



TRASH ENCLOSURE
 SEE DETAIL SHEET 7

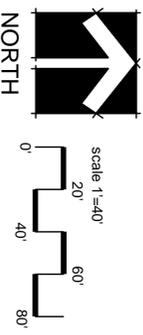
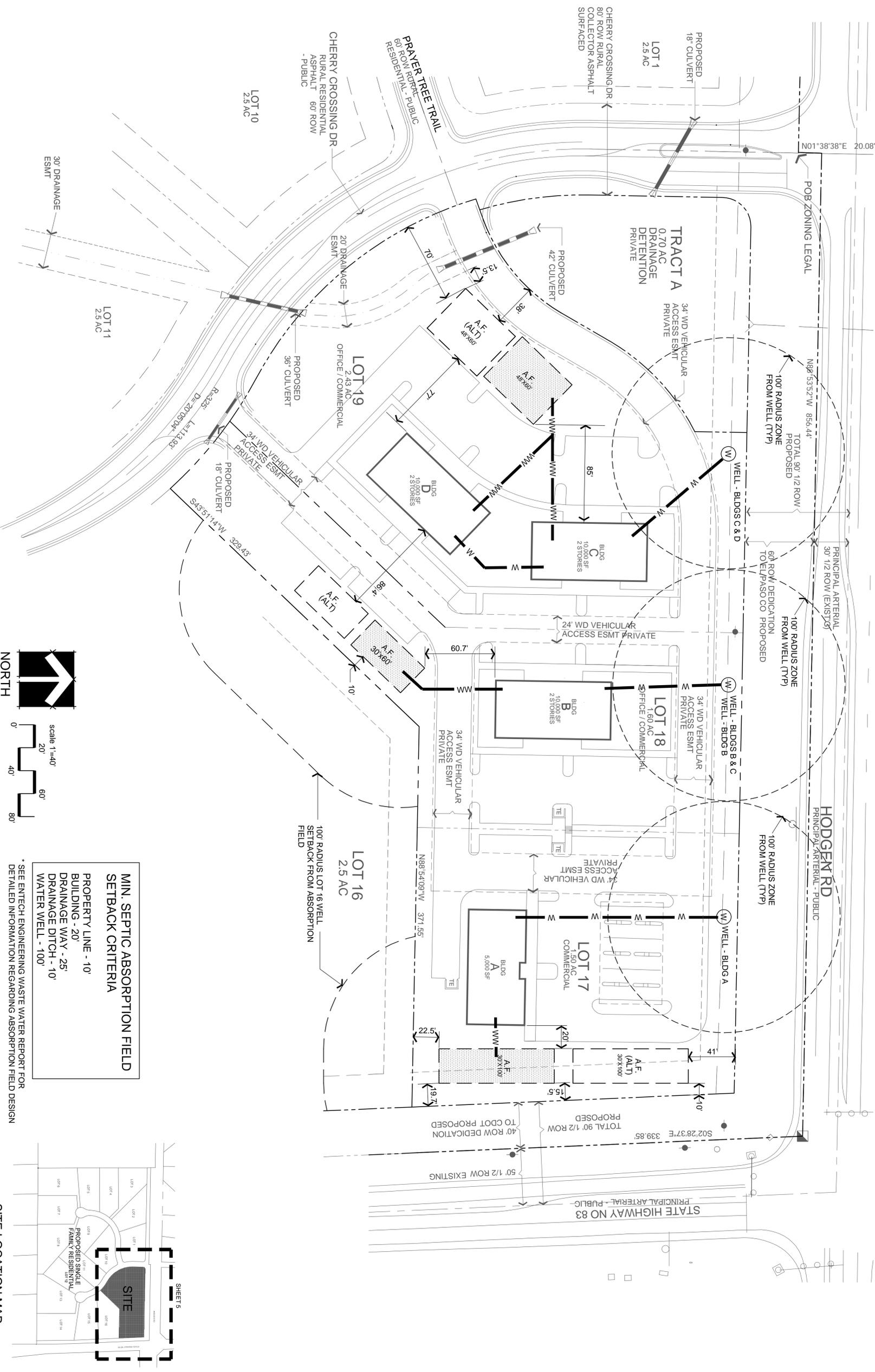
LRA
 LAND RESOURCE ASSOCIATES
 6726 MCQUINN RD.
 FORT COLLINS, CO 80526
 719-644-2298

ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
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REVISIONS:	Feb 24, 2018 May 8, 2018 JUL 8, 2018 SEP 06, 2018

sheet number
3
 OF SEVEN
 P&CD PROJECT NO.
 PUD-18-003

**WELL & SEPTIC LOCATION PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER**

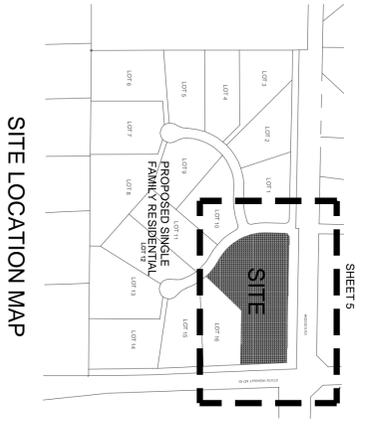
TC & C, LLC EL PASO COUNTY, COLORADO
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



**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

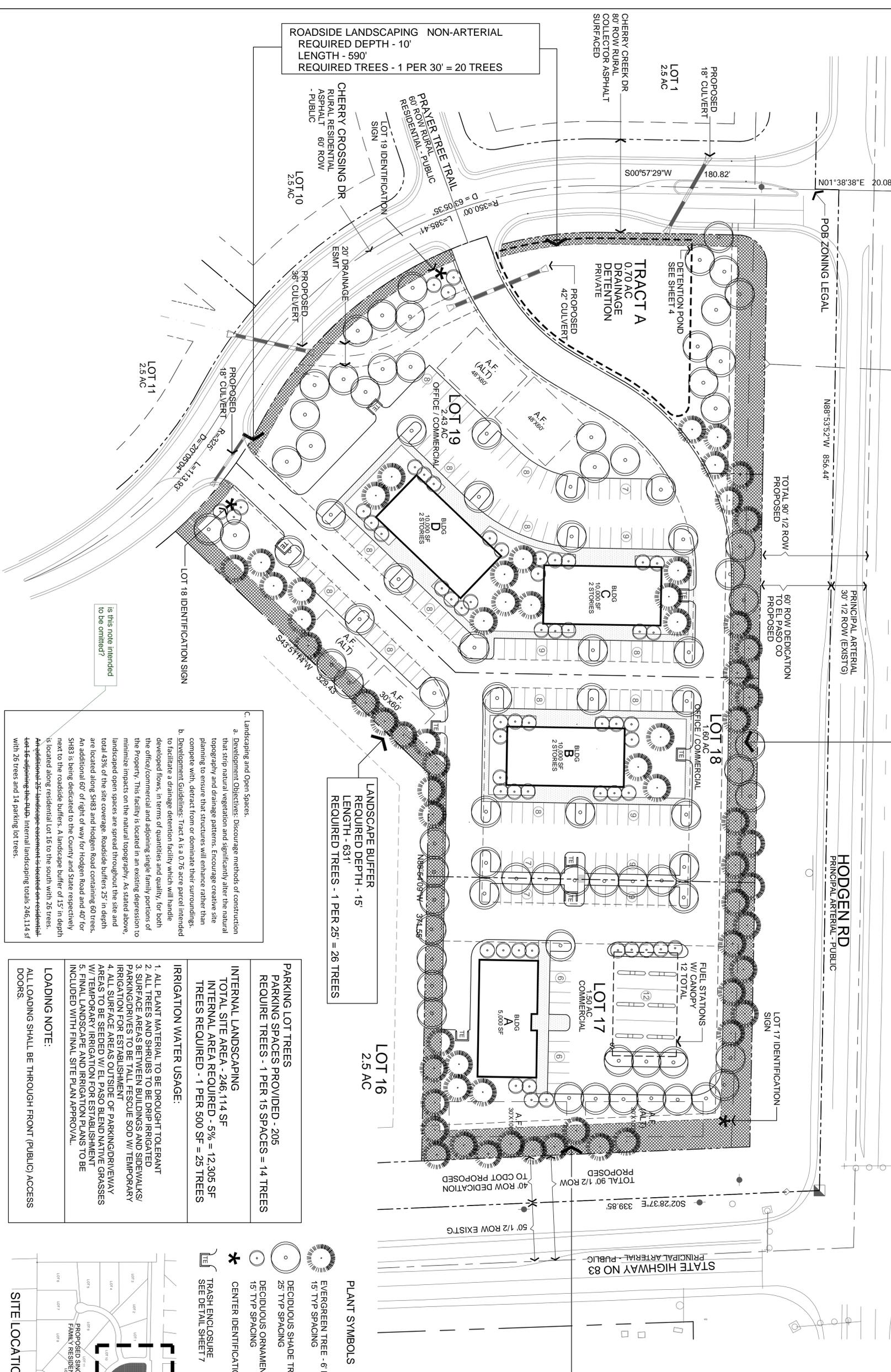


LRA LAND RESOURCE ASSOCIATES	7978 MOUNTAIN RD. CHERRY PARK, CO 80809 719.864.2288	
	ISSUED FOR: COUNTY REVIEW	
project number		
computer file		
issue date	DEC 18, 2017	
drawn by	DFJ	
checked by		
revisions	1. Feb 24, 2018 2. Jul 8, 2018 3. Sep 06, 2018	
sheet number	5	
of seven	OF SEVEN	
PACD PROJECT NO.	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 - 791'
 REQUIRED TREES - 1 PER 20' = 40 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

LANDSCAPE BUFFER
 REQUIRED DEPTH - 15'
 LENGTH - 631'
 REQUIRED TREES - 1 PER 25' = 26 TREES

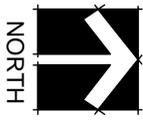
ROADSIDE LANDSCAPING NON-ARTERIAL
 REQUIRED DEPTH - 10'
 LENGTH - 590'
 REQUIRED TREES - 1 PER 30' = 20 TREES

C. Landscaping and Open Spaces.

a. 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.

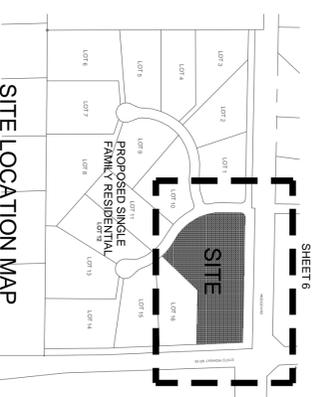
b. Development Guidelines: Tract A is a 0.75 acre parcel intended to facilitate a drainage detention facility which will handle developed flows, in terms of quantities and quality, for both the office/commercial and adjoining single family portions of the property. This facility is located in an existing 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. An additional 25' landscape easement is located on residential lot 16 adjoining the PUD. Internal landscaping totals 246,114 sf with 26 trees and 14 parking lot trees.

- PARKING LOT TREES**
 PARKING SPACES PROVIDED - 205
 REQUIRE TREES - 1 PER 15 SPACES = 14 TREES
- INTERNAL LANDSCAPING**
 TOTAL SITE AREA - 246,114 SF
 INTERNAL AREA REQUIRED - 5% = 12,306 SF
 TREES REQUIRED - 1 PER 500 SF = 25 TREES
- IRRIGATION WATER USAGE:**
1. ALL PLANT MATERIAL TO BE DROUGHT TOLERANT
 2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED
 3. SURFACE AREAS BETWEEN BUILDINGS AND SIDEWALKS/ PARKING/DRIVES TO BE TALL FESCUE SOD W/ TEMPORARY IRRIGATION FOR ESTABLISHMENT
 4. ALL SURFACE AREAS OUTSIDE OF PARKING/DRIVEWAY AREAS TO BE SEEDED W/ EL PASO BLEND NATIVE GRASSES W/ TEMPORARY IRRIGATION FOR ESTABLISHMENT
 5. FINAL LANDSCAPE AND IRRIGATION PLANS TO BE INCLUDED WITH FINAL SITE PLAN APPROVAL.
- LOADING NOTE:**
 ALL LOADING SHALL BE THROUGH FRONT (PUBLIC) ACCESS DOORS.



PLANT SYMBOLS

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

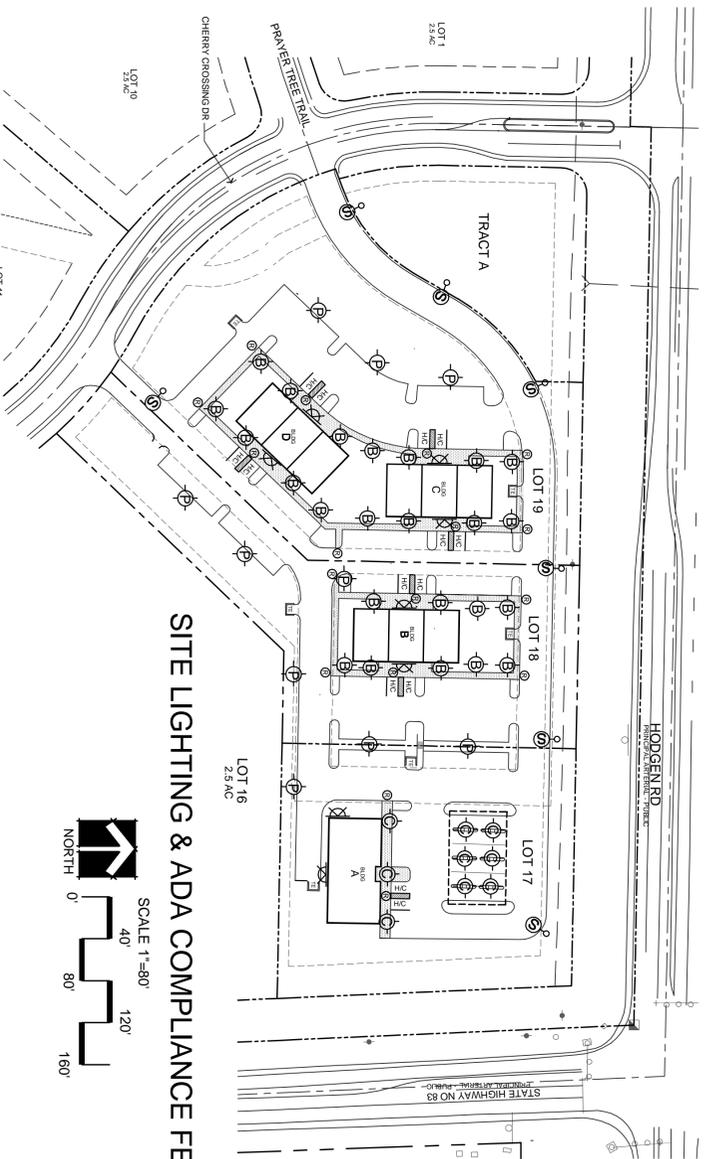


LRA
 LAND RESOURCE ASSOCIATES
 6726 MCINTYRE RD.
 EL PASO COUNTY, CO 80839
 719-644-2298

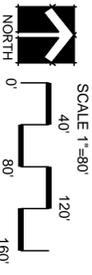
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 P&CD PROJECT NO.
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**SITE FEATURES PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER**
EL PASO COUNTY, COLORADO
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



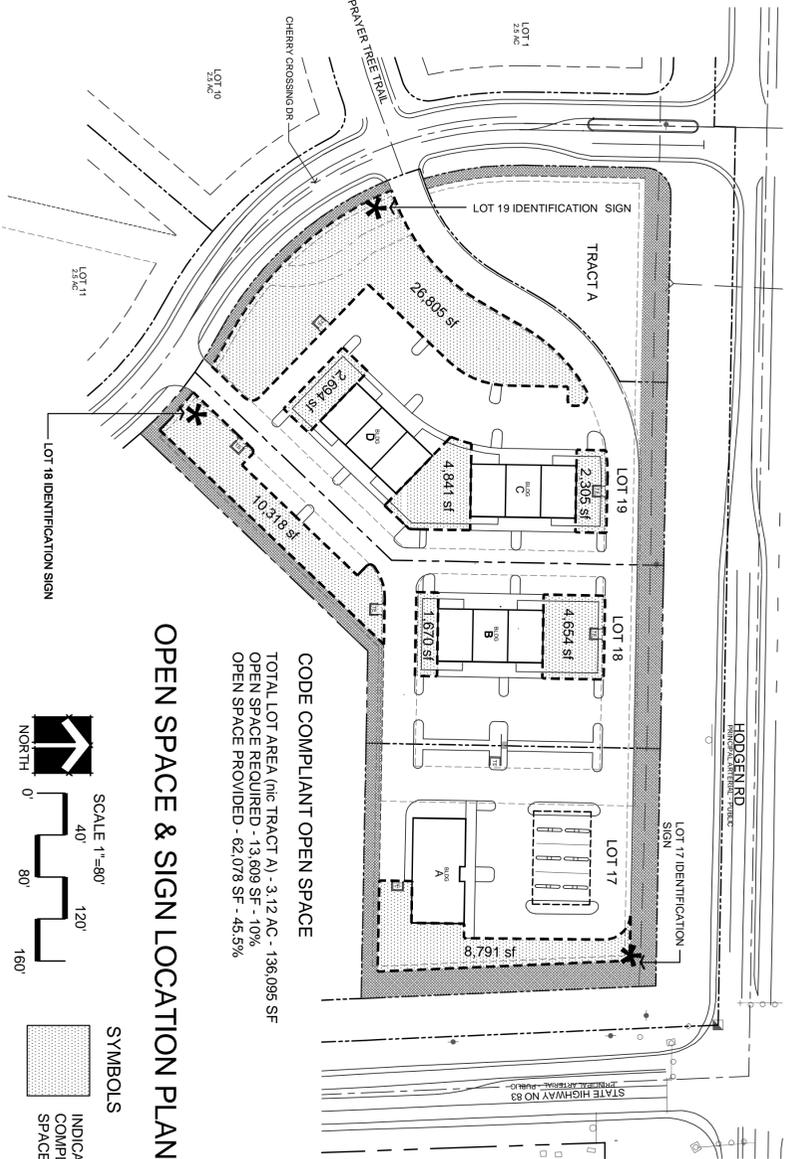
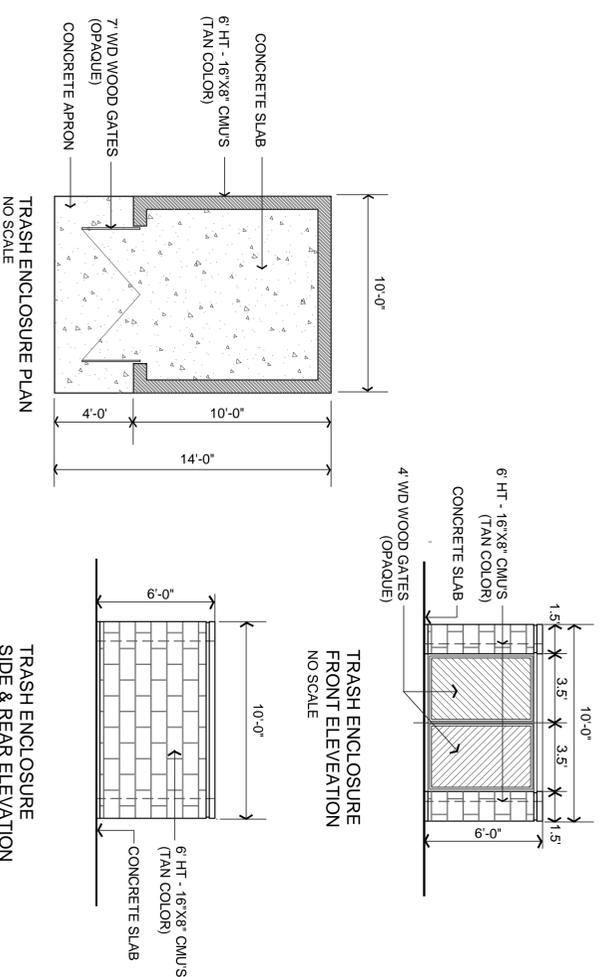
SITE LIGHTING & ADA COMPLIANCE FEATURES PLAN



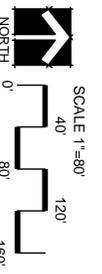
- INDICATES ADA PEDESTRIAN ROUTE
- INDICATES ADA COMPLIANT HANDICAP PARKING SPACES
- INDICATES ADA COMPLIANT SIDEWAY RAMP
- INDICATES PARKING LOT LIGHT 15' HT - 10 FOOT CANDLES - FULL CUTOFF
- INDICATES STREET LIGHT 20' HT - 10 FOOT CANDLES - FULL CUTOFF
- INDICATES BUILDING MOUNTED LIGHT 10 FOOT CANDLES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

SITE LIGHTING NOTES:

1. ALL SITE LIGHTING SHALL COMPLY WITH SEC 6.2.3 OF THE LAND DEVELOPMENT CODE
2. 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.
3. 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.
4. ALL LIGHT FIXTURES MOUNTED WITHIN 15' OF ANY RESIDENTIAL PROPERTY LINE SHALL BE CLASSIFIED ASIES TYPE II OR TYPE III. FIXTURES SHALL BE FITTED WITH "HOUSE SIDE" SHIELD REFLECTORS ON THE SIDES FACING THE RESIDENTIAL PROPERTY LINE.



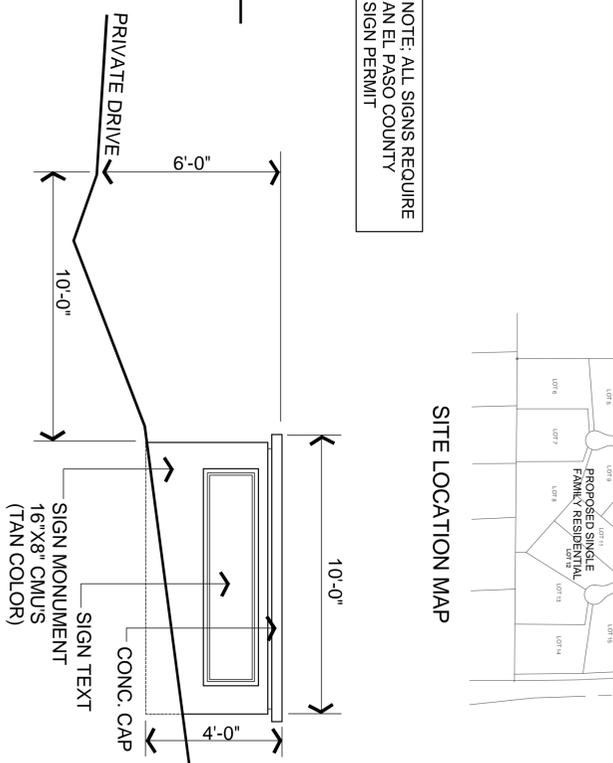
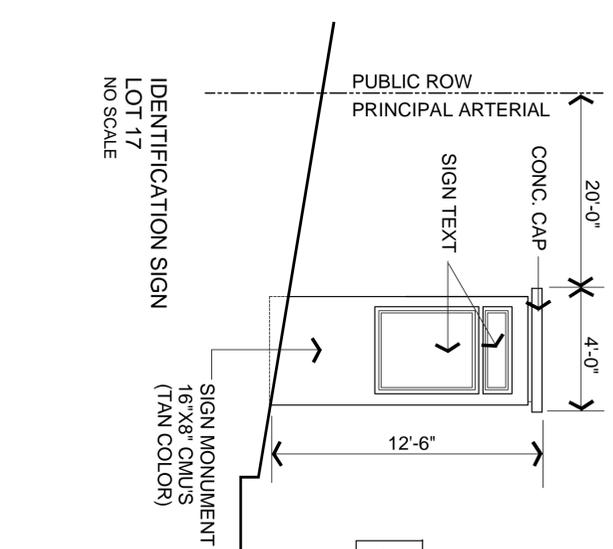
OPEN SPACE & SIGN LOCATION PLAN



CODE COMPLIANT OPEN SPACE
TOTAL LOT AREA (inc TRACT A) - 3.12 AC - 136,098 SF
OPEN SPACE REQUIRED - 13,609 SF - 10%
OPEN SPACE PROVIDED - 62,078 SF - 45.5%

SYMBOLS

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



SITE LOCATION MAP

LRA LAND RESOURCE ASSOCIATES	7928 MOUNTAIN RD. CHERRY PARK, CO 80809 719-864-2286
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SHEET NUMBER	7 OF SEVEN
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Markup Summary

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