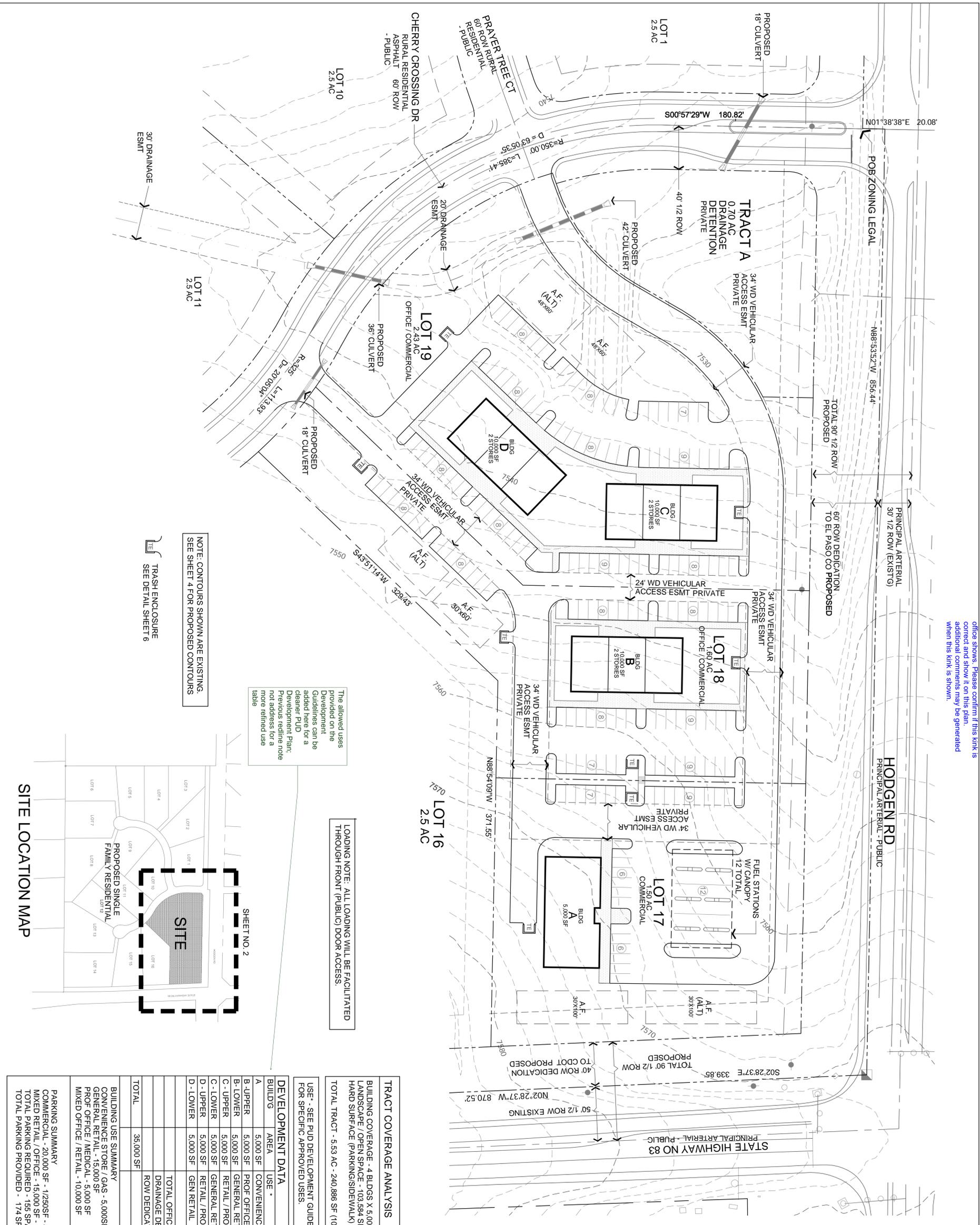




Original comment requested to show the kink in the ROW that the EPC assessors office shows. Please confirm if this kink is correct and show it on this plan. additional comments may be generated when this kink is shown.



Section 4.2.6(i) Common Open Space Requirements are not mentioned or depicted on PUD Development Plan.

**TRACT COVERAGE ANALYSIS**

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%)

USE - SEE PUD DEVELOPMENT GUIDELINES FOR SPECIFIC APPROVED USES.

**DEVELOPMENT DATA**

BUILDG	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	2.43 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	5.53 AC
TOTAL OFFICE / COMM			TRACT A	0.70 AC
TOTAL OFFICE / COMM				1.94 AC
TOTAL OFFICE / COMM				8.17 AC

**BUILDING USE SUMMARY**

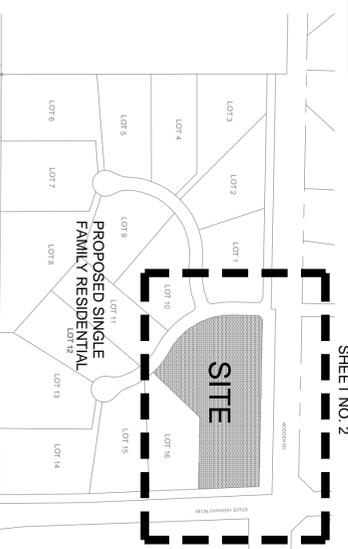
COMMERCIAL - 20,000 SF - 1,1250SF - 80 SPACES	TOTAL SITE AREA - 246,114 SF
MIXED RETAIL / OFFICE - 15,000 SF	BUILDING COVERAGE - 20,000 SF
TOTAL PARKING REQUIRED - 193 SPACES	LOT COVERAGE - 8%
TOTAL PARKING PROVIDED - 174 SPACES	

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

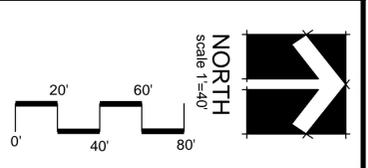
TRASH ENCLOSURE SEE DETAIL SHEET 6

The allowed uses provided on the Development Guidelines can be added here for a cleaner PUD Development Plan. Previous redline note not address for a more refined use table

LOADING NOTE: ALL LOADING WILL BE FACILITATED THROUGH FRONT (PUBLIC) DOOR ACCESS.



SITE LOCATION MAP



**LRA**  
 LAND RESOURCE ASSOCIATES  
 8785 MOUNTAIN RD.  
 EL PASO COUNTY, CO 80809  
 714.944.2299

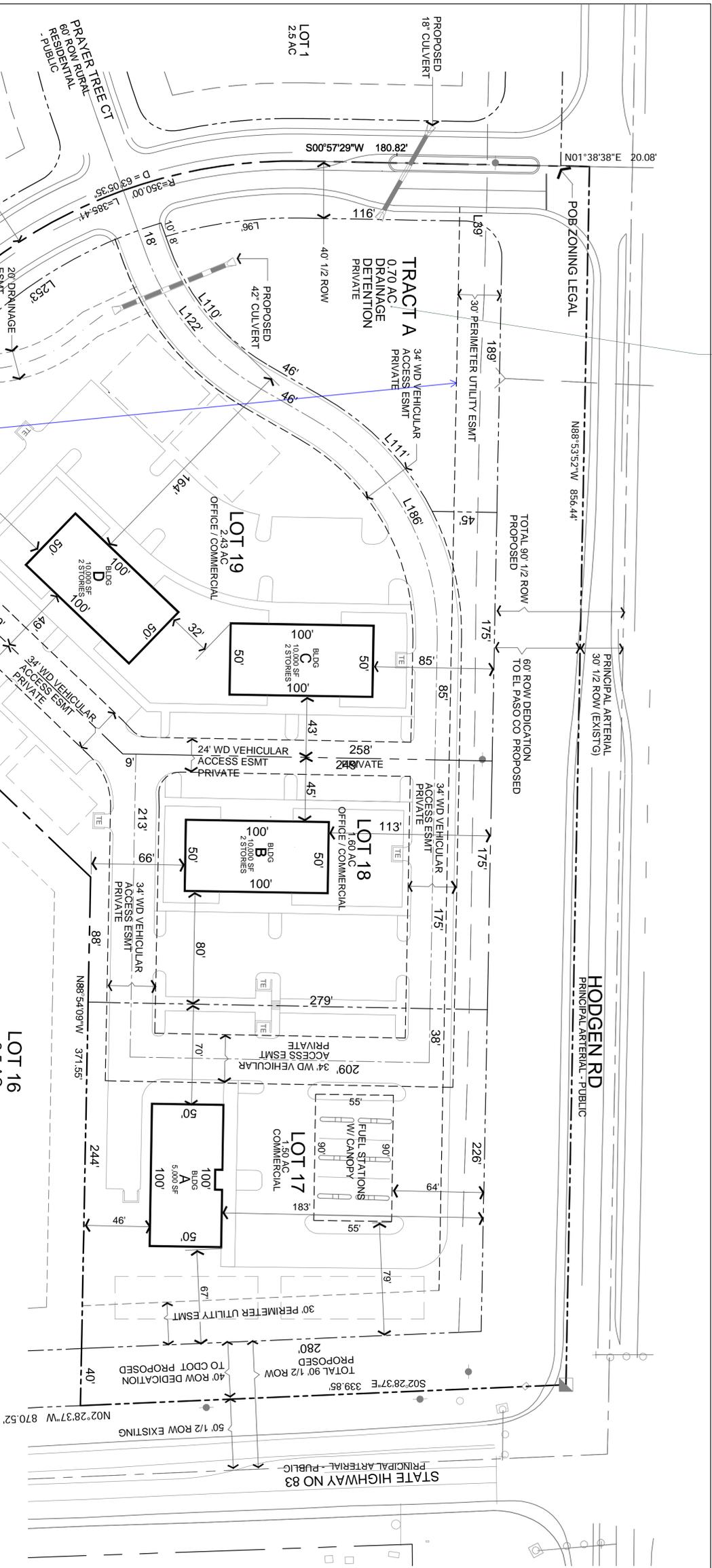
**PUD DEVELOPMENT PLAN - SITE DEVELOPMENT PLAN**  
**ROLLIN RIDGE OFFICE / COMMERCIAL CENTER**  
 EL PASO COUNTY, COLORADO  
**TC & C, LLC**  
 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR: COUNTY REVIEW  
 project number:  
 computer file:  
 issue date: DEC 18, 2017  
 drawn by: DFJ  
 checked by:  
 reference: FEB 29, 2018 MNT 15, 2018

sheet number: **2** OF SIX  
 PUD PROJECT NO: P18-001

PUD-18-003

Previous Redlines for Tract A to identify any other uses and/or structures that may be placed in this tract not addressed.



another call out to the development guidelines but setbacks direct back to PUD Development Plan, suggested to combine the guidelines into the Development plan or information from both documents need to be identical

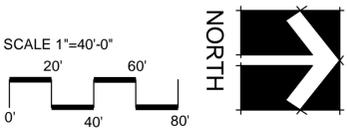
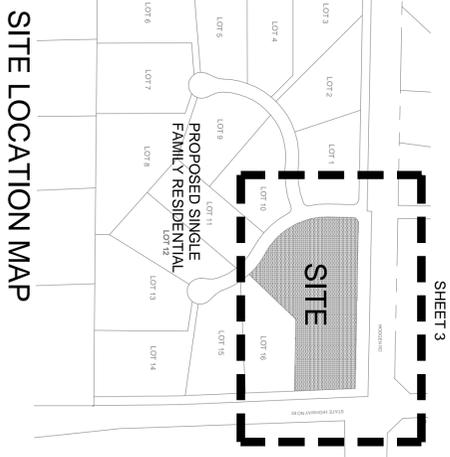
TRASH ENCLOSURE SEE DETAIL SHEET 6

LOADING NOTE: ALL LOADING WILL BE THROUGH FRONT (PUBLIC) ACCESS DOORS.  
 BUILDING USE NOTE: SEE PUD DEVELOPMENT GUIDELINES FOR SPECIFIC APPROVED BUILDING USES.

DEVELOPMENT DATA			
BUILDING 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	2,43 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	5.53 AC
DRAINAGE DETENTION		TRACT A	0.70 AC
ROW DEDICATION			1.94 AC
TOTAL			8.17 AC

BUILDING USE SUMMARY			
COMMERCIAL - 20,000 SF - 1,250 SF - 80 SPACES	CONVENIENCE STORE / GAS - 5,000 SF	TOTAL SITE AREA - 246,114 SF	
MIXED RETAIL / OFFICE - 15,000 SF - 1,200 SF - 75 SPACES	GENERAL RETAIL - 15,000 SF	BUILDING COVERAGE - 20,000 SF	
TOTAL PARKING REQUIRED - 193 SPACES	PROF OFFICE / MEDICAL - 5,000 SF	LOT COVERAGE - 8%	
TOTAL PARKING PROVIDED - 174 SPACES	MIXED OFFICE / RETAIL - 10,000 SF		



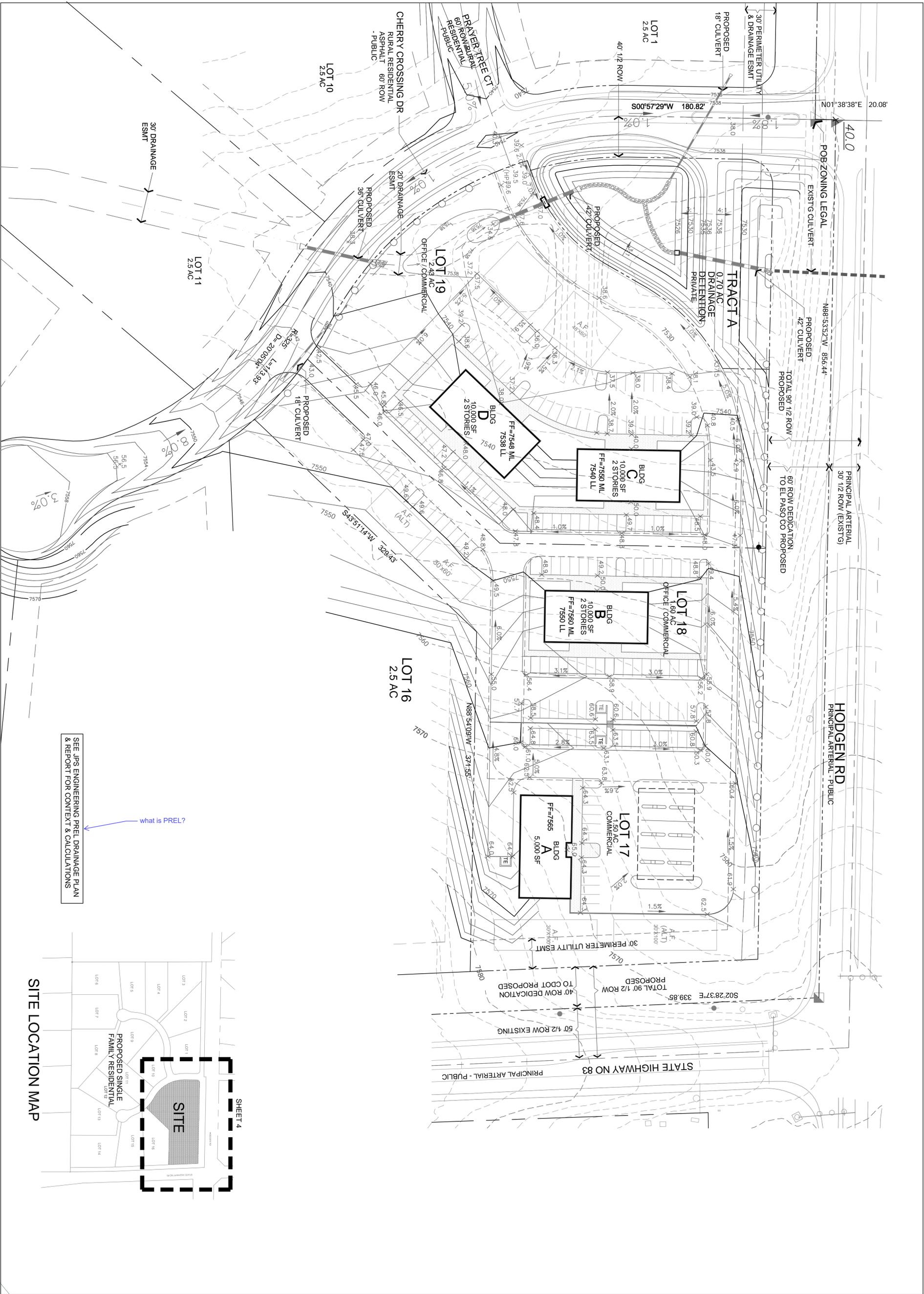
**LRA**  
 LAND RESOURCE ASSOCIATES  
 8725 MOUNTAIN RD.  
 EL PASO, TEXAS 79907  
 714.544.2250

**PUD DEVELOPMENT PLAN - SUBDIVISION & BLDG SETBACK PLAN**  
**ROLLIN RIDGE OFFICE / COMMERCIAL CENTER**  
 EL PASO COUNTY, COLORADO  
 TC & C, LLC  
 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR: COUNTY REVIEW  
 PROJECT NUMBER:  
 COMPUTER FILE:  
 ISSUE DATE: DEC 18, 2017  
 DRAWN BY: DFJ  
 CHECKED BY:  
 REVISIONS:  
 FEB 29, 2018  
 MAR 15, 2018

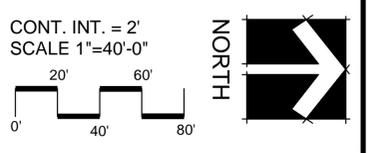
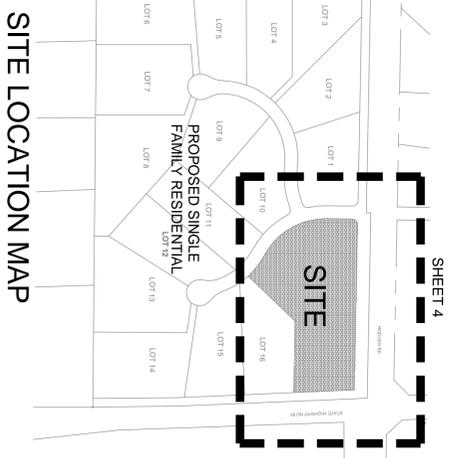
Sheet number: **3** OF SIX  
 PUD PROJECT NO: P18-001

PUD-18-003



SEE JPS ENGINEERING PREL. DRAINAGE PLAN & REPORT FOR CONTEXT & CALCULATIONS

what is PREL?



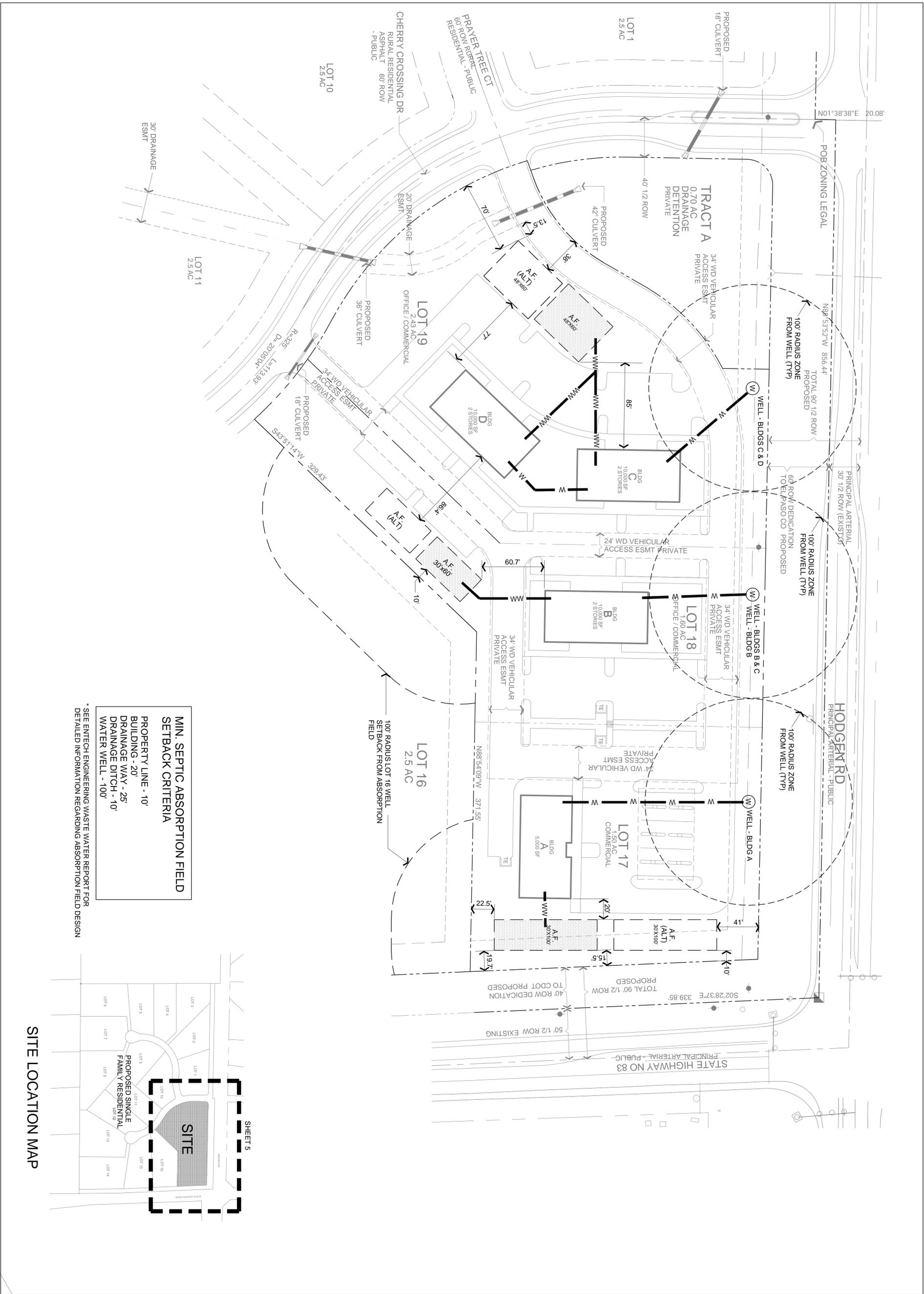
**LRA**  
LAND RESOURCE ASSOCIATES  
9735 MOUNTAIN RD.  
DENVER, CO 80231  
718.544.2250

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

ISSUED FOR: COUNTY REVIEW  
PROJECT NUMBER:  
COMPUTER FILE:  
ISSUE DATE: DEC 18, 2017  
DRAWN BY: DFJ  
CHECKED BY:  
DATE: FEB 25, 2018  
MANT'S, 2018

SHEET NUMBER: **4** OF SIX  
PAD PROJECT NO: P18-001

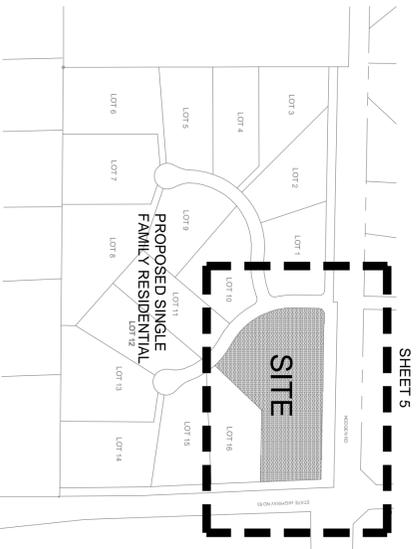
PUD-18-003



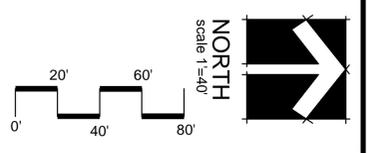
**MIN. SEPTIC ABSORPTION FIELD SETBACK CRITERIA**

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



SITE LOCATION MAP



**LRA**  
 LAND RESOURCE ASSOCIATES  
 9725 MOUNTAIN RD.  
 DENVER, COLORADO 80239  
 714.544.2250

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

ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	DEC 18, 2017
DRAWN BY:	DFJ
CHECKED BY:	
DATE:	FEB 25, 2018
PROJECT NO.:	MAN 15, 2018

Sheet number  
**5** OF SIX  
 P&CD PROJECT NO.  
 P18-001

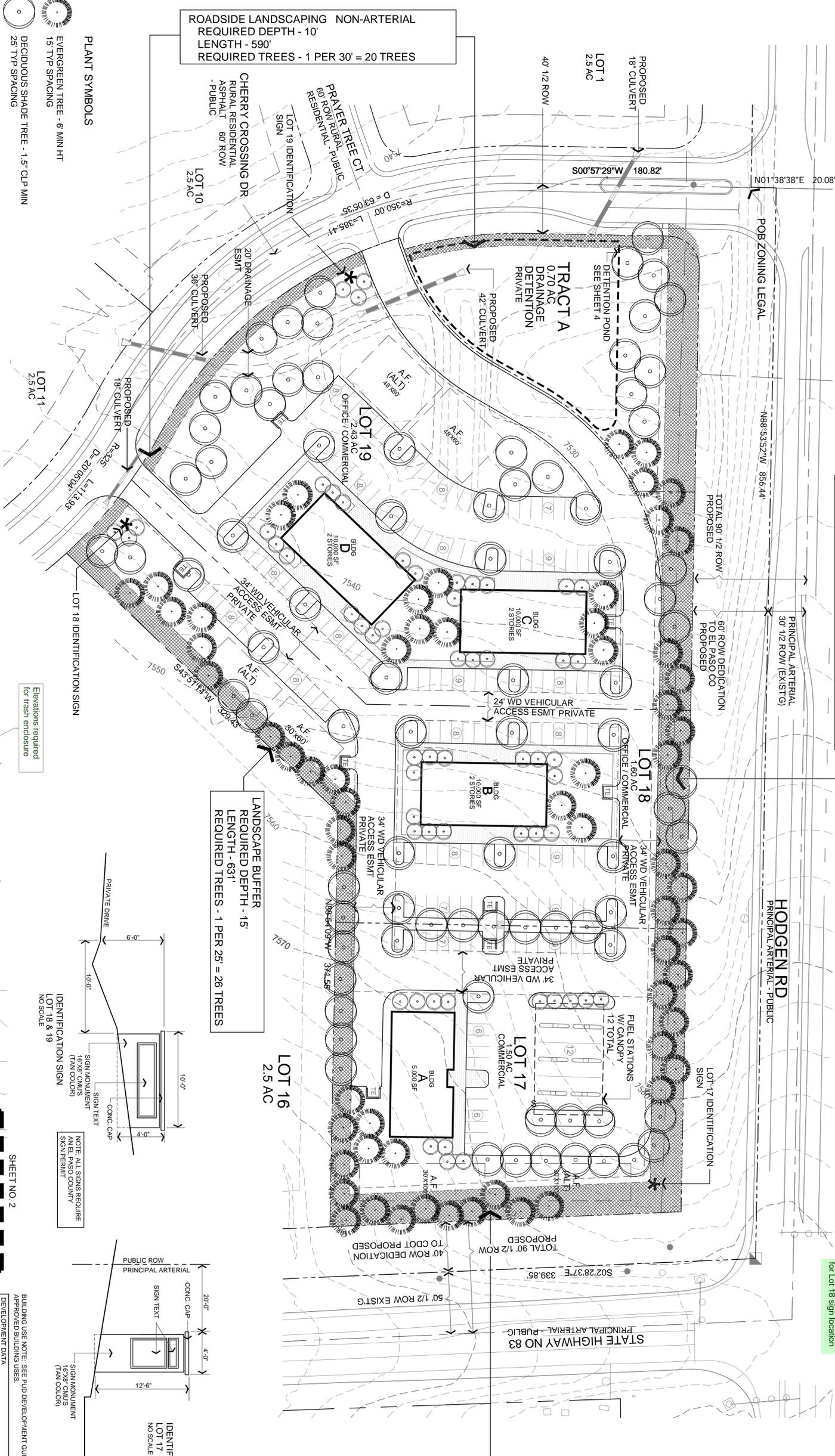
PUD-18-003

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.

There is not a depiction  
 for Lot 18 sign location

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



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

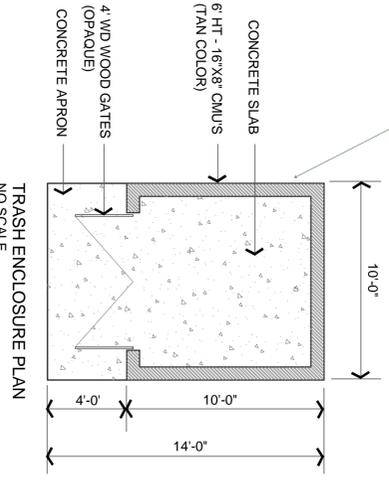
LANDSCAPE BUFFER  
 REQUIRED DEPTH - 15'  
 LENGTH - 631'  
 REQUIRED TREES - 1 PER 25' = 26 TREES

- 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 6
- 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
  5. FINAL LANDSCAPE AND IRRIGATION PLANS TO BE INCLUDED WITH FINAL SITE PLAN APPROVAL.

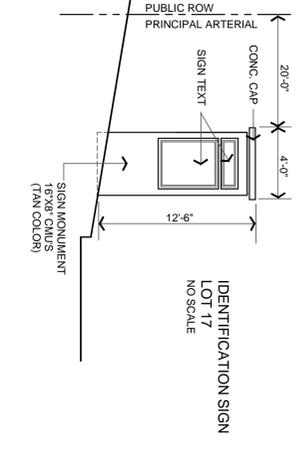
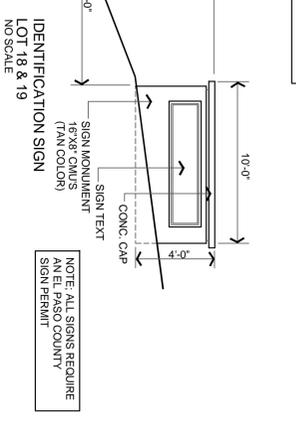
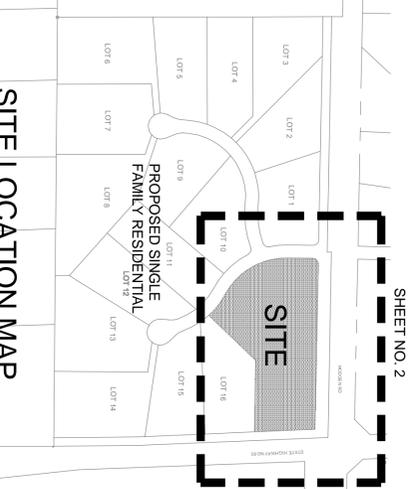
**INTERNAL LANDSCAPING**  
 TOTAL SITE AREA - 246,114 SF  
 INTERNAL AREA REQUIRED - 5% = 12,306 SF  
 TREES REQUIRED - 1 PER 500 SF = 25 TREES

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

LOADING NOTE: ALL LOADING WILL BE THROUGH FRONT (PUBLIC) ACCESS DOORS.



Elevations required  
 for trash enclosure  
 NO SCALE



BUILDING USE NOTE: SEE PUD DEVELOPMENT GUIDELINES FOR SPECIFIC APPROVED BUILDING USES.

DEVELOPMENT DATA	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	1.50 AC
B-LOWER	5,000 SF	GENERAL RETAIL	18	1.50 AC
C-UPPER	3,000 SF	RETAIL/ PROF OFFICE	19	2.43 AC
C-LOWER	3,000 SF	GENERAL RETAIL	19	2.43 AC
D-UPPER	3,000 SF	RETAIL/ PROF OFFICE	19	2.43 AC
D-LOWER	3,000 SF	GENERAL RETAIL	19	2.43 AC
TOTAL	36,000 SF	TOTAL OFFICE/ COMM	TRACT B	5.53 AC
		DRAINAGE DETENTION	TRACT A	0.70 AC
		ROW DEDICATION	TRACT A	8.17 AC

**PARKING SUMMARY**  
 COMMERCIAL - 20,000 SF - 420 SPACES  
 CONVENIENCE STORE/ GAS - 5,000 SF - 15 SPACES  
 GENERAL RETAIL - 15,000 SF - 75 SPACES  
 PROF OFFICE/ MEDICAL - 5,000 SF - 15 SPACES  
 MIXED OFFICE/ RETAIL - 10,000 SF - 50 SPACES  
 TOTAL PARKING REQUIRED - 155 SPACES  
 TOTAL PARKING PROVIDED - 174 SPACES

PUD DEVELOPMENT PLAN - LANDSCAPE & SIGN FEATURES PLAN  
**ROLLIN RIDGE OFFICE / COMMERCIAL CENTER**  
 EL PASO COUNTY, COLORADO  
 TC & C, LLC  
 17572 COLONIAL PARK DRIVE MONUMENT, CO 80130

**LRA**  
 LAND RESOURCE ASSOCIATES  
 9738 MOUNTAIN RD.  
 7504 N 225E  
 7504 N 225E

**NORTH**  
 Scale 1"=40'

ISSUED FOR: COUNTY REVIEW

Project number: \_\_\_\_\_

computer file: \_\_\_\_\_

Issue date: DEC 18, 2017

drawn by: DFJ

checked by: \_\_\_\_\_

DATE: FEB 25, 2018  
 MAY 15, 2018

Sheet number: **6** OF SIX

P&O PROJECT NO. P18-001

PUD-18-003

# Markup Summary

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## dsdnijkamp (5)

---



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 6/15/2018 3:47:15 PM  
**Color:** ■

Please add back in the note 10 previously removed. ie, show or call out all easements.



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 6/15/2018 3:47:16 PM  
**Color:** ■

sidewalks and ped ramps will be required at all public streets, per EPC criteria, please show.



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**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 6/15/2018 3:47:23 PM  
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Original comment requested to show the kink in the ROW that the EPC assessors office shows. Please confirm if this kink is correct and show it on this plan. additional comments may be generated when this kink is shown.



**Subject:** Callout  
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**Author:** dsdnijkamp  
**Date:** 6/15/2018 3:47:24 PM  
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is this drainage and utility?



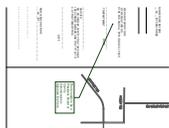
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**Author:** dsdnijkamp  
**Date:** 6/15/2018 3:47:25 PM  
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what is PREL?

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## dsdsevigny (16)

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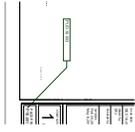
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**Date:** 6/15/2018 3:47:26 PM  
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There needs to be a President, Board of County Commissioners signature line here



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdsevigny  
**Date:** 6/15/2018 3:47:26 PM  
**Color:** ■

Development Plan should include an over-all sign plan and lighting plan , Per Section 4.2.6(F)(2)(d). An over-all lighting plan needs to be submitted with a photometric scale showing 0.1 foot candles at all boundary lines



**Subject:** Callout  
**Page Label:** 1  
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**Author:** dsdseivigny  
**Date:** 6/15/2018 3:47:28 PM  
**Color:** ■

PUD-18-003



**Subject:** Callout  
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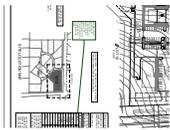
Move Title of page to top Center



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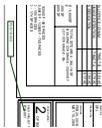
All Development Plans or Site Development Plans need to include the following note and a separate sheet indicating a planned ADA route:

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



**Subject:** Callout  
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**Author:** dsdseivigny  
**Date:** 6/15/2018 3:47:35 PM  
**Color:** ■

The allowed uses provided on the Development Guidelines can be added here for a cleaner PUD Development Plan;  
Previous redline note not address for a more refined use table



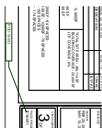
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PUD-18-003



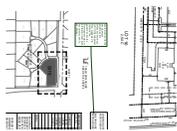
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**Page Label:** 2  
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**Author:** dsdseivigny  
**Date:** 6/15/2018 3:47:37 PM  
**Color:** ■

Section 4.2.6(8) Common Open Space Requirements are not mentioned or depicted on PUD Development Plan.



**Subject:** Callout  
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**Author:** dsdseivigny  
**Date:** 6/15/2018 3:47:39 PM  
**Color:** ■

PUD-18-003



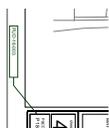
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**Date:** 6/15/2018 3:47:39 PM  
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another call out to the development guidelines but setbacks direct back to PUD Development Plan, suggested to combine the guidelines into the Development plan or information from both documents need to be identical



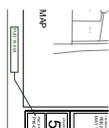
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Previous Redlines for Tract A to identify any other uses and/or structures that may be placed in this tract not addressed.



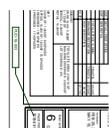
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PUD-18-003



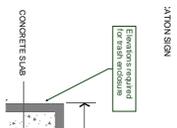
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PUD-18-003



**Subject:** Callout  
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PUD-18-003



**Subject:** Callout  
**Page Label:** 6  
**Lock:** Locked  
**Author:** dsdsevigny  
**Date:** 6/15/2018 3:47:45 PM  
**Color:** ■

Elevations required for trash enclosure



**Subject:** Text Box  
**Page Label:** 6  
**Lock:** Locked  
**Author:** dsdsevigny  
**Date:** 6/15/2018 3:47:45 PM  
**Color:** ■

There is not a depiction for Lot 18 sign location