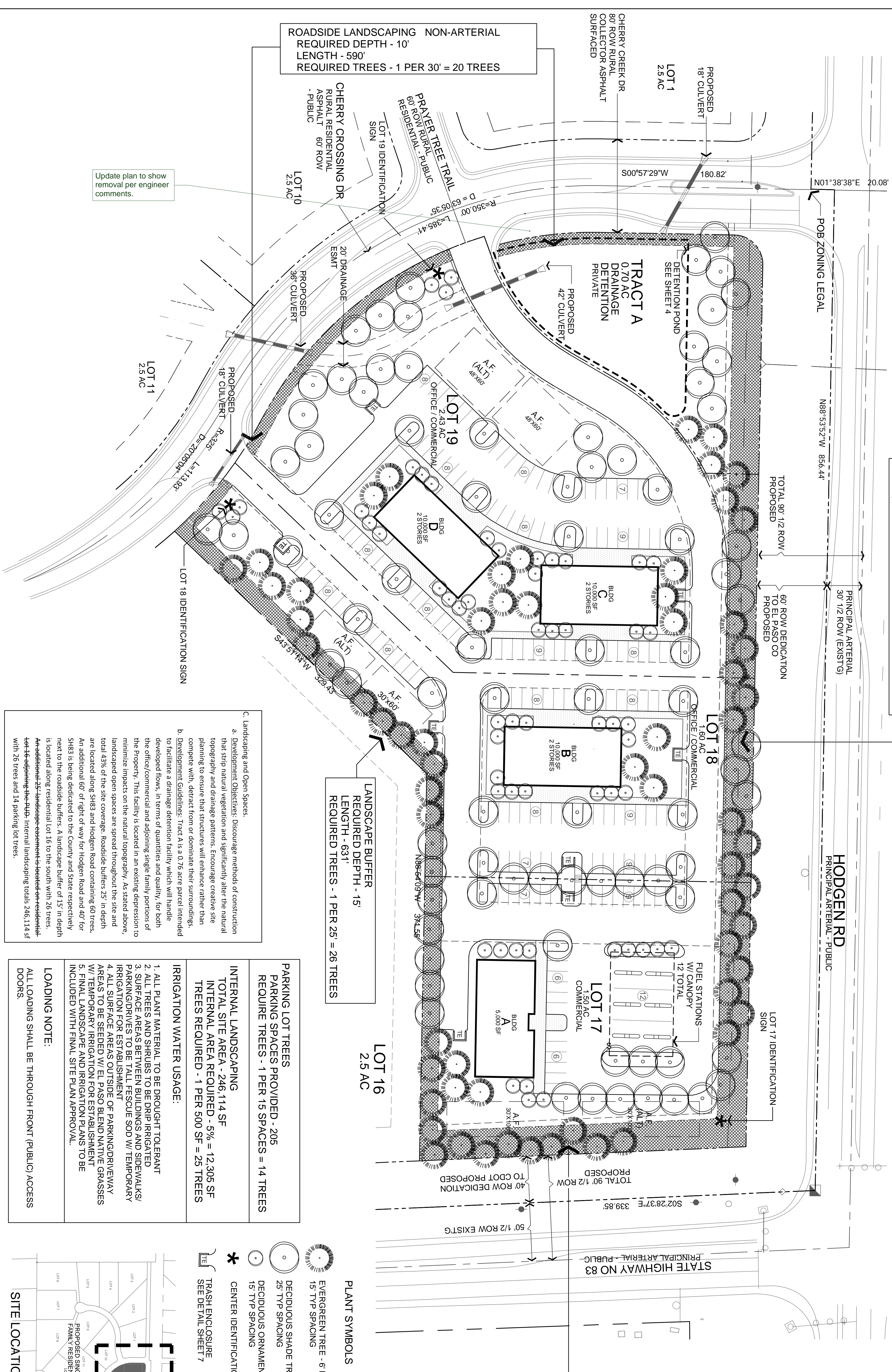


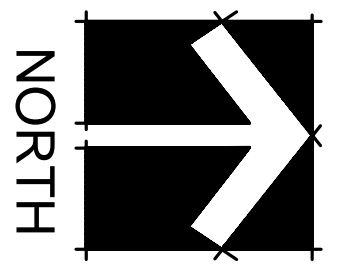
LANDSCAPE & SIGN FEATURES PLAN
 PUD DEVELOPMENT PLANS
 ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 EL PASO COUNTY, COLORADO
 TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



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



PLANT SYMBOLS

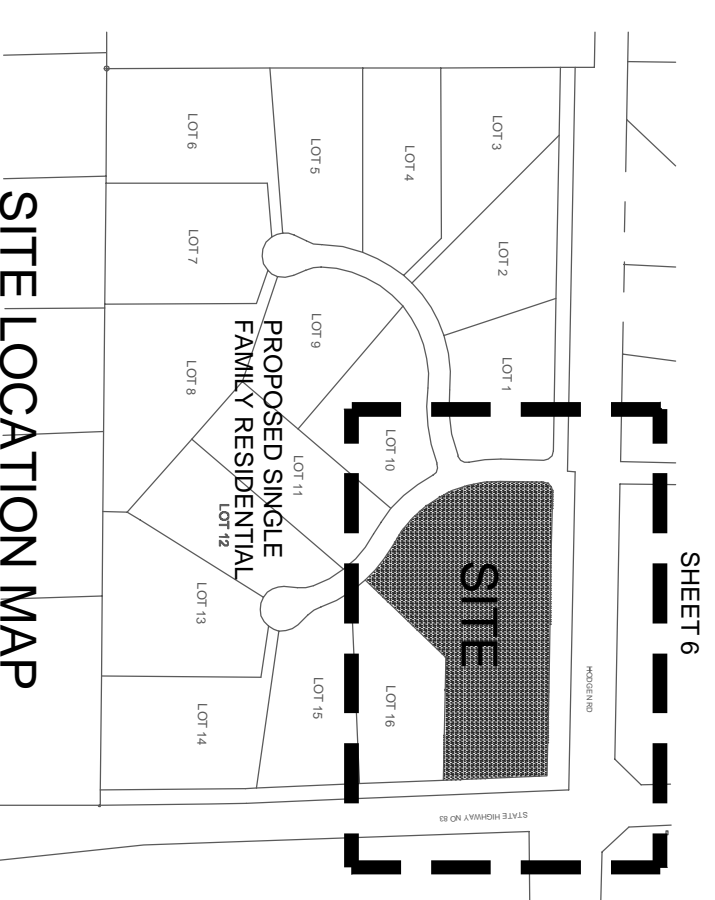
- EVERGREEN TREE - 6' MIN HT
15' TYP SPACING
- DECIDUOUS SHADE TREE - 15' CLP MIN
25' TYP SPACING
- DECIDUOUS ORNAMENTAL TREE - 1" CLP MIN
15' TYP SPACING
- CENTER IDENTIFICATION SIGN
- TRASH ENCLOSURE
SEE DETAIL SHEET 7

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 SH93 and Hodgen Road containing 60 trees. An additional 60' of right of way for Hodgen Road and 40' for SH93 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 SOGD 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.



LRA
 LAND RESOURCE ASSOCIATES
 6798 MCINTYRE RD.
 EL PASO COUNTY, CO 80809
 719-644-2298

ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	DEC 18, 2017
DRAWN BY:	DFJ
CHECKED BY:	
REVISED:	Feb 24, 2018
	May 8, 2018
	JUL 8, 2018
	SEP 6, 2018

Sheet number
6
 OF SEVEN
 P&CD PROJECT NO.
 PUD-18-003