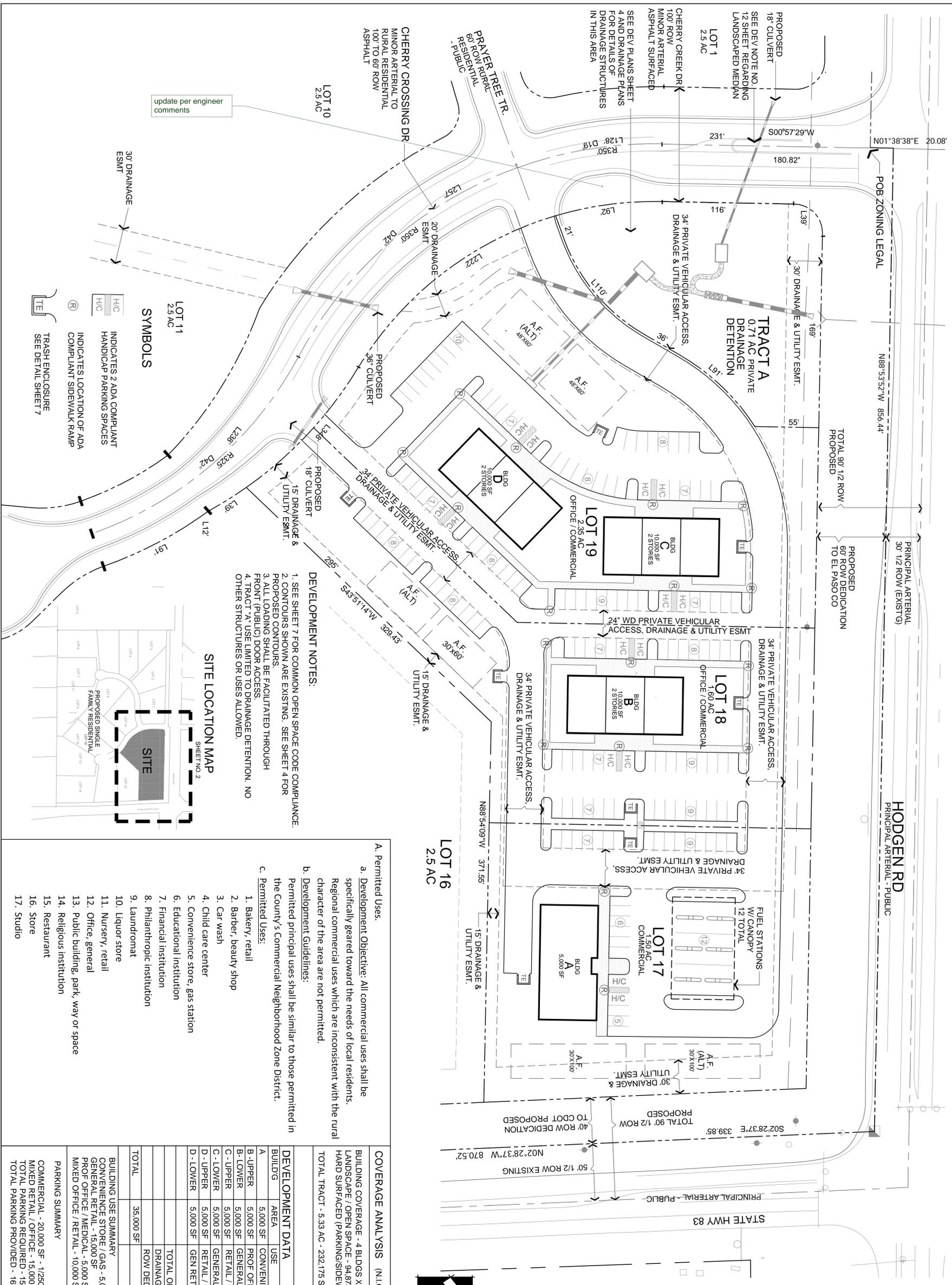
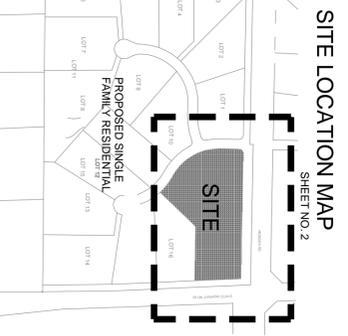


**SITE DEVELOPMENT PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER**

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



- 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.



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

B. Architectural Styles and Building Heights

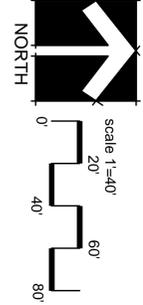
a. **Development Objectives:** Encourage creative planning to preserve the rural character of the area. Encourage creative site planning to ensure that structures will enhance rather than compete with, detract from or dominate their surroundings. Encourage the use of topography, roadway design, lot orientation, and site planning to limit the visual impact of development as viewed from SH-83.

b. **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.

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.



- LOT 16 2.5 AC**
- A. Permitted Uses:**
- a. **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
 - b. **Development Guidelines:** Permitted principal uses shall be similar to those permitted in the County's Commercial Neighborhood Zone District.
 - c. **Permitted Uses:**

COVERAGE ANALYSIS (N.I.C. TRACT A - DRAINAGE DETENTION)

BUILDING COVERAGE - 4 BLDGS X 5,000 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	BLDNG AREA	USE	LOT NO	AREA
A	5,000 SF	CONVENIENCE STORE/ GAS	17	1,50 AC
B	5,000 SF	PROF OFFICE / MEDICAL	18	1,50 AC
C	5,000 SF	GENERAL RETAIL	19	2.35 AC
D	5,000 SF	RETAIL / PROF OFFICE		
E	5,000 SF	GENERAL RETAIL		
F	5,000 SF	RETAIL / PROF OFFICE		
D - LOWER	5,000 SF	GEN RETAIL		
TOTAL OFFICE / COMM			TRACT B	5.33 AC
TOTAL DRAINAGE DETENTION			TRACT A	0.71 AC
TOTAL				8.17 AC

BUILDING USE SUMMARY

CONVENIENCE STORE / GAS - 5,000SF
 GENERAL RETAIL - 15,000 SF
 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. 8 H/C SPACES)
 TOTAL PARKING PROVIDED - 167 SPACES (INCL. 14 H/C SPACES)

LRA
LAND RESOURCE ASSOCIATES
6796 MCINTOSH RD.
DENVER, CO 80221
779-641-2286

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PROJECT NUMBER: _____

COMPUTER FILE: _____

ISSUE DATE: DEC 18, 2017

DRAWN BY: DFL

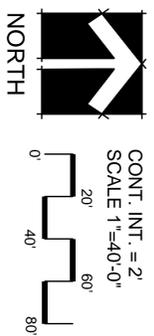
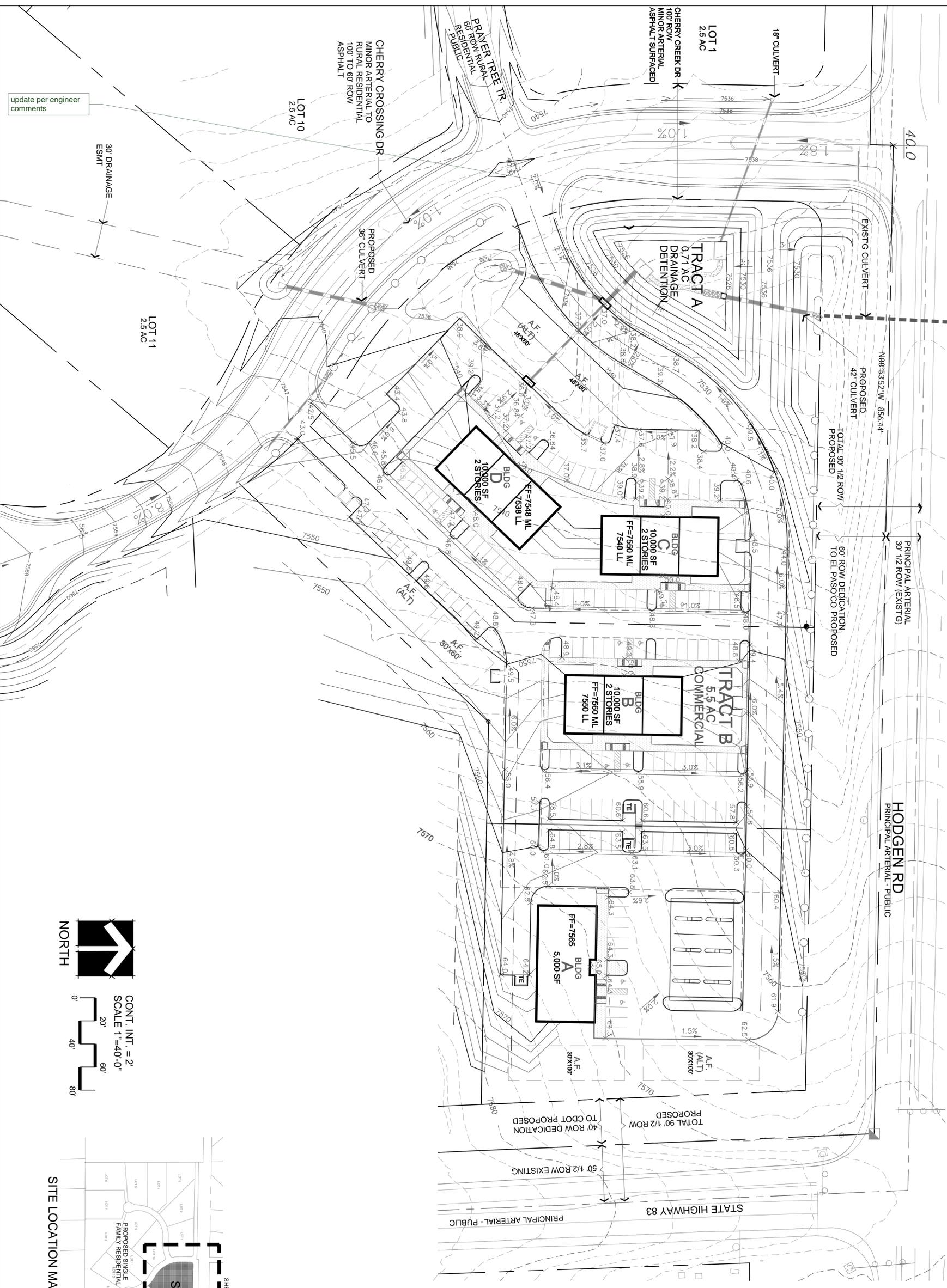
CHECKED BY: _____

REVISED: Feb 24, 2018
 May 8, 2018
 JUL 8, 2018
 SEP 6, 2018
 DEC 28, 2018
 JAN 25, 2019

SHEET NUMBER: **2** OF SEVEN

P&CD PROJECT NO: PUD-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

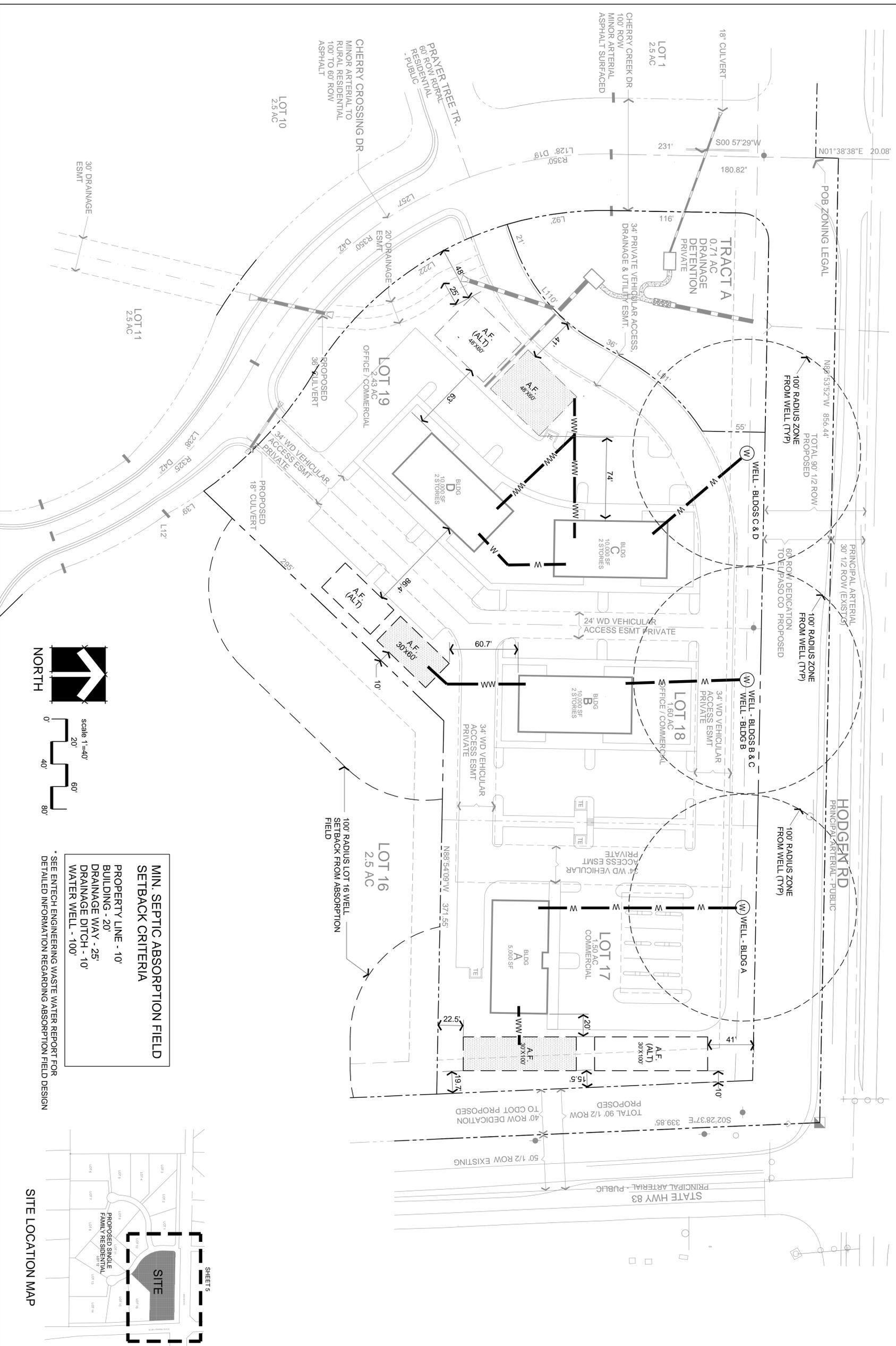


update per engineer comments

LRA LAND RESOURCE ASSOCIATES	9738 MOUNTAIN RD. CHRYSLER PARK, CO 80809 719.589.2585
ISSUED FOR: COUNTY REVIEW	
PROJECT NUMBER:	
COMPUTER FILE:	
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DRAWN BY: DFJ	
CHECKED BY:	
REVISIONS: Feb 24, 2018 Feb 24, 2018 Jul 6, 2018 JAN 25, 2019	
SHEET NUMBER: 4 OF SEVEN	
P&CD PROJECT NO. PUD-18-003	

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

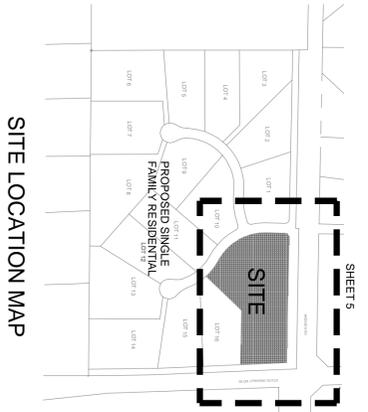
TC & C, LLC EL PASO COUNTY, COLORADO
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



**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



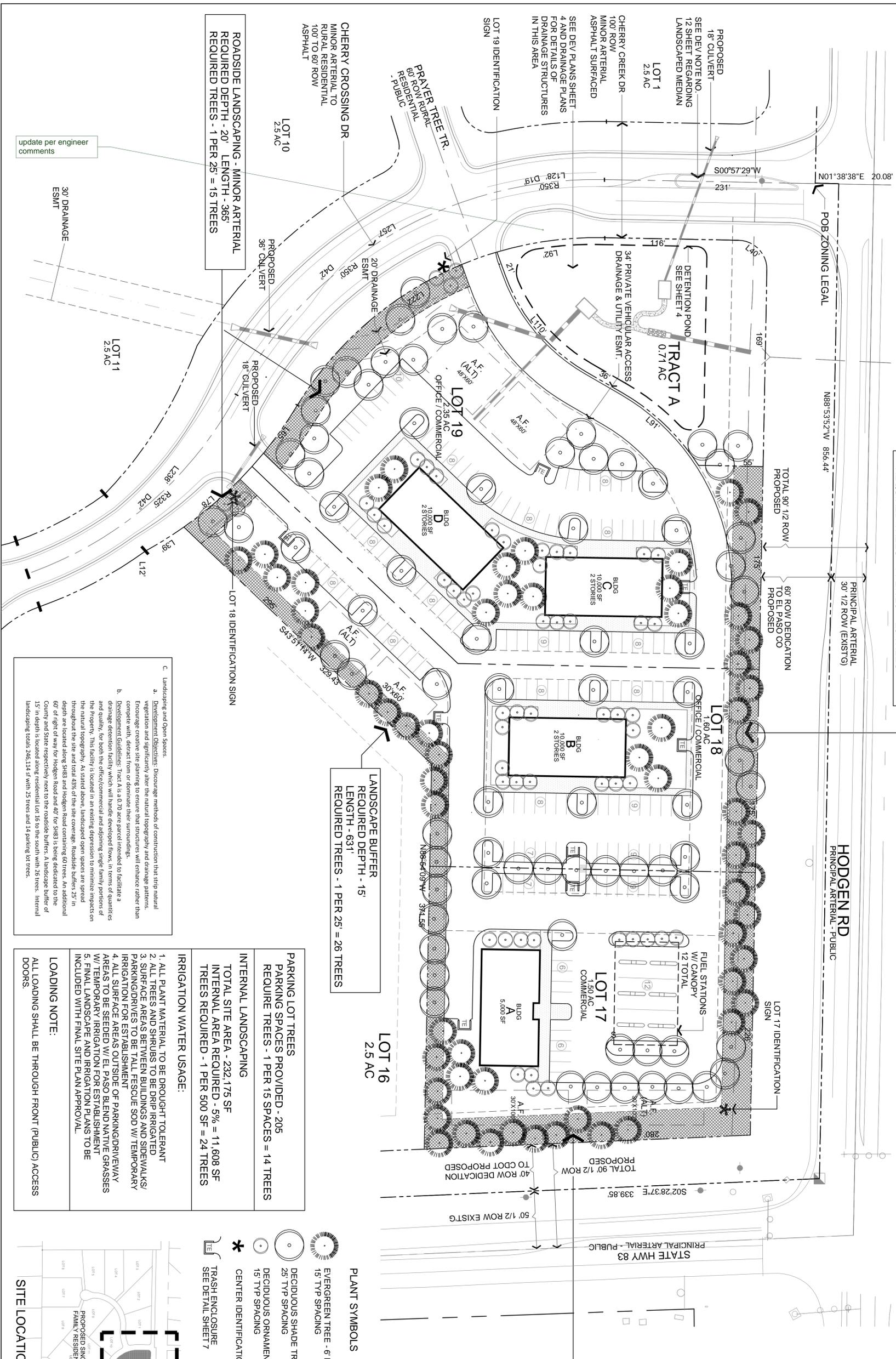
SITE LOCATION MAP

LRA LAND RESOURCE ASSOCIATES	7238 MOUNTAIN RD. CHRYSA PARK, CO 80809 719.644.2288	
	ISSUED FOR: COUNTY REVIEW	PROJECT NUMBER: COMPUTER FILE
ISSUE DATE: DEC 18, 2017	DRAWN BY: DFJ	CHECKED BY:
REVISIONS: Feb 24, 2018 May 8, 2018 SEP 06, 2018 OCT 29, 2018 JAN 23, 2019	SHEET NUMBER: 5 OF SEVEN	
PUCD 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 - 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

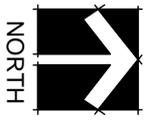
LANDSCAPE BUFFER
 REQUIRED DEPTH - 15'
 LENGTH - 631'
 REQUIRED TREES - 1 PER 25' = 26 TREES

ROADSIDE LANDSCAPING - MINOR ARTERIAL
 REQUIRED DEPTH - 20' LENGTH - 365'
 REQUIRED TREES - 1 PER 25' = 15 TREES

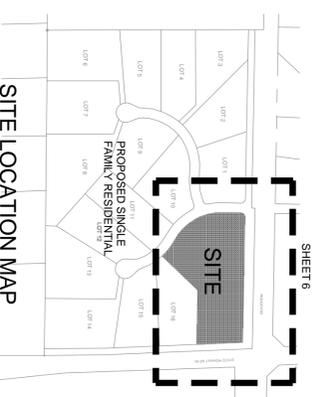
update per engineer comments

- 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 rights 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 sq ft with 25 trees and 14 parking lot 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 BLENDED 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.
- 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



- PLANT SYMBOLS**
- EVERGREEN TREE - 6' MIN HT
15' TYP SPACING
 - DECIDUOUS SHADE TREE - 15' CLP MIN
25' TYP SPACING
 - DECIDUOUS ORNAMENTAL TREE - 14' CLP MIN
15' TYP SPACING
 - CENTER IDENTIFICATION SIGN
 - TRASH ENCLOSURE
SEE DETAIL SHEET 7



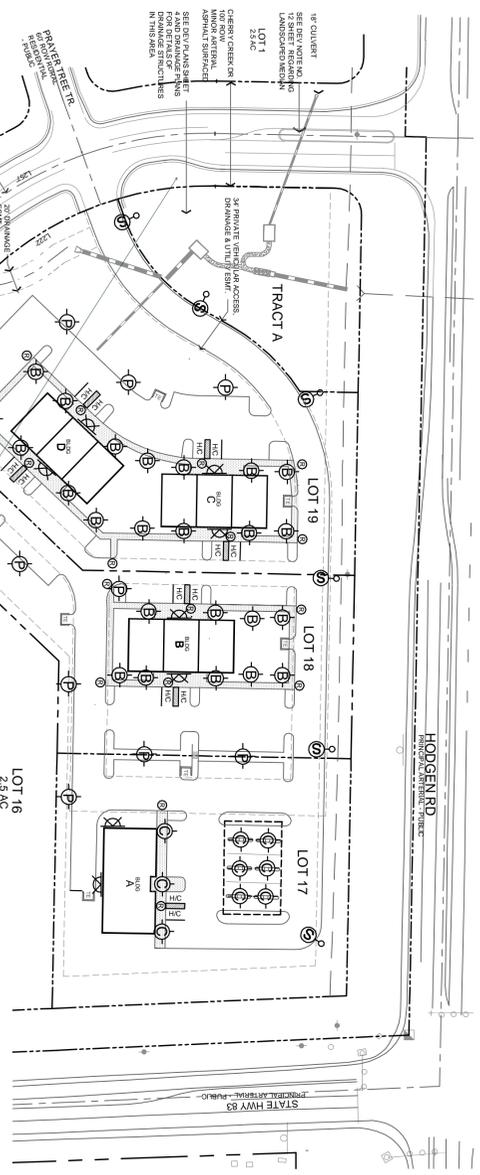
LRA
 LAND RESOURCE ASSOCIATES
 6726 MCINTYRE RD.
 DENVER, CO 80238
 719-644-2298

ISSUED FOR:	COUNTY REVIEW
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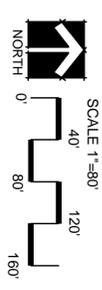
sheet number
6
 OF SEVEN
 P&CD PROJECT NO.
 PUD-18-003

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

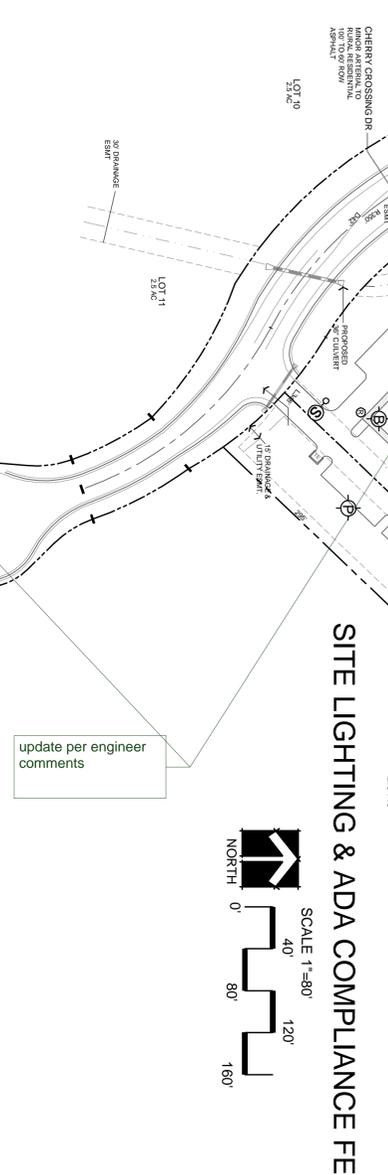
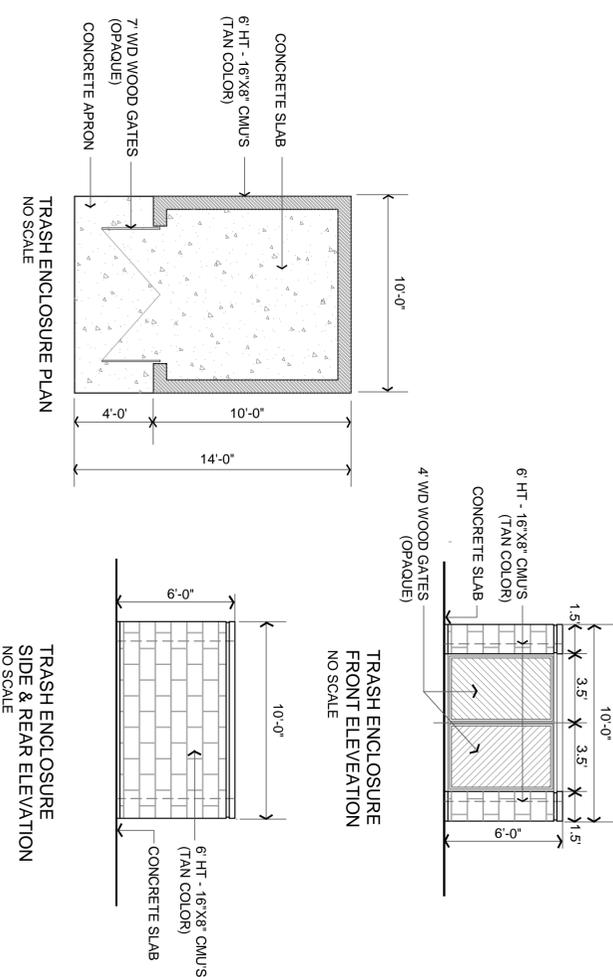
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209
EL PASO COUNTY, COLORADO



SITE LIGHTING & ADA COMPLIANCE FEATURES PLAN

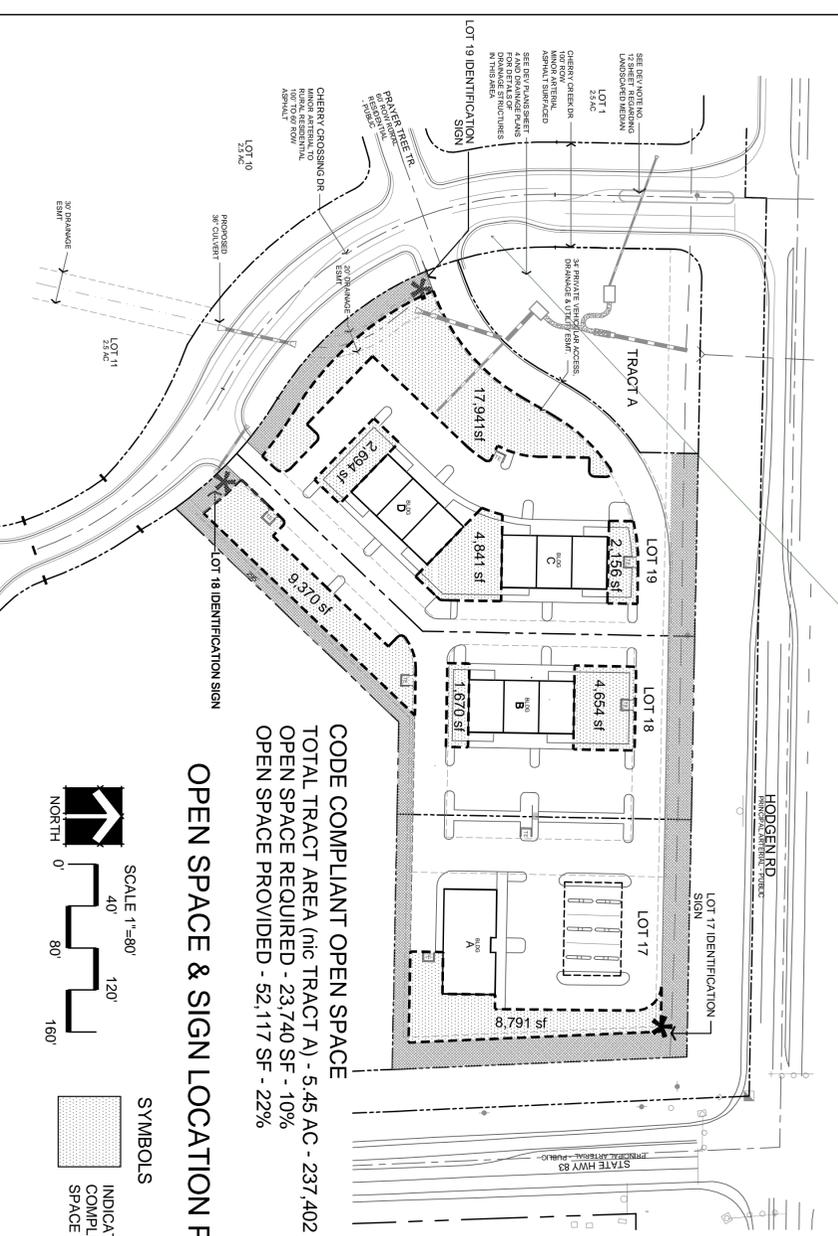


- INDICATES ADA PEDESTRIAN ROUTE
- INDICATES ADA COMPLIANT HANDICAP PARKING SPACES
- INDICATES ADA COMPLIANT SIDEWALK RAMP
- INDICATES PARKING LOT LIGHT 15' HT - 10 FOOT CANDLES - FULL CUTOFF
- INDICATES STREET LIGHT 20' HT - 10 FOOT CANDLES - FULL CUTOFF
- INDICATES BUILDING MOUNTED LIGHT 10 FOOT CANDLES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

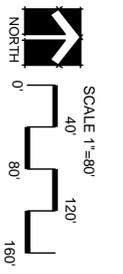


update per engineer comments

- 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.

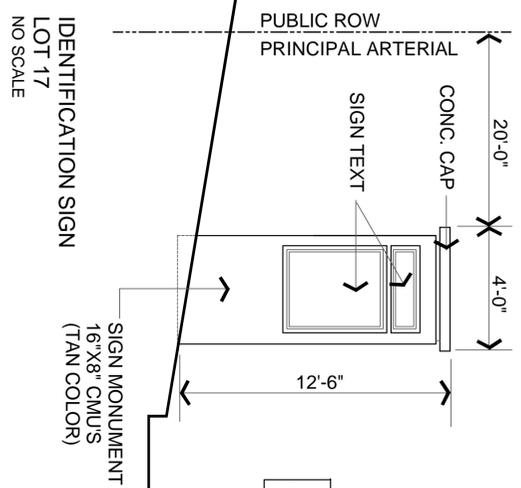


OPEN SPACE & SIGN LOCATION PLAN



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

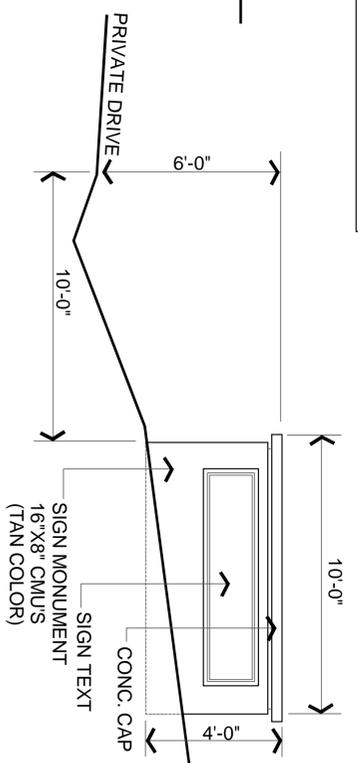
CODE COMPLIANT OPEN SPACE
TOTAL TRACT AREA (inc TRACT A) - 5.45 AC - 237,402 SF
OPEN SPACE REQUIRED - 23,740 SF - 10%
OPEN SPACE PROVIDED - 52,117 SF - 22%



NOTE: ALL SIGNS REQUIRE AN EL PASO COUNTY SIGN PERMIT



SITE LOCATION MAP



IDENTIFICATION SIGN LOT 18 & 19
NO SCALE

LRA LAND RESOURCE ASSOCIATES	ISSUED FOR: COUNTY REVIEW	7928 MOUNTAIN RD. CHRYSTA PARK, CO 80809 719-884-2298
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SHEET NUMBER: 7 OF SEVEN	PROJECT NO: PUD-18-003	

