

Revise to remove reference to the residential component. The purpose is directly related to one of the stated purposes in the Code for PUD (See section 4.12.6.A, Purpose of the LDC). Please discuss with staff to ensure the intent of the comment is understood and property met.

Remove the PUD is not being reviewed/approved as a preliminary plan.

GENERAL PROVISIONS

THE PURPOSE AND INTENT OF THE PUD ZONING IS TO PROVIDE FOR THE DEVELOPMENT OF 16 SINGLE FAMILY RESIDENTIAL LOTS AT A MINIMUM SIZE OF 2.5 AC AND THE DEVELOPMENT OF 3 OFFICE/COMMERCIAL LOTS.

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 DEVELOPMENT SERVICES DEPARTMENT, DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION Change to Planning and Community Development Department here and throughout 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, 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 DEVELOPMENT SERVICES 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 OWNERSHIP OF THE PROPERTIES DESCRIBED AS PARCEL NUMBERS 6127000064 AND 6127000065, WITHIN THE ACCOMPANYING LEGAL DESCRIPTION.

IN WITNESS WHEREOF: THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS DAY OF \_\_\_\_\_, 20\_\_

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.

DIRECTOR, DEVELOPMENT SERVICES 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 WALDEN HOLDINGS I, LLC AT THE TIME OF THIS APPLICATION.

STATE OF COLORADO ) 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: \_\_\_\_\_

STANDARD DSD PLAT NOTES

- 1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRICTLY ENFORCED. MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. 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 OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 4.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE DONALD WESCOTT FIRE PROTECTION DISTRICT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 4.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE DONALD WESCOTT FIRE PROTECTION DISTRICT.

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 AN APPROPRIATE DETENTION AND DRAINAGE 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. "NO-BUILD AREAS": NO PERMANENT DWELLING UNIT, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN "NO-BUILD AREAS" INDICATED ON THIS PRELIMINARY PLAN INCLUDING ANY PERMANENT STRUCTURE, TEMPORARY STRUCTURE, SHED, FENCE AND OUTBUILDING. DRAINAGE FACILITIES AND UNDERGROUND UTILITIES DRAINAGE FACILITIES AND UNDERGROUND UTILITIES LOCATED WITHIN PLATTED PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
4. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
5. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
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 ON TO ROLLER COASTER ROAD OR HIGBY ROAD.
9. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS: 25'
10. STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 15', SIDE - 10', REAR - 10' AND PERIMETER 30'.
11. 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.
12. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
13. 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.

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.

ADMINISTRATIVE MODIFICATIONS

UNLESS OTHERWISE INDICATED ON THIS PLAN, THE BUILDING SETBACK LINES FOR EACH LOT ARE ACCORDING TO THE EL PASO COUNTY STANDARDS AND REQUIREMENTS FOR THE RR-2 ZONING. ADMINISTRATIVE FEES UP TO 20% MAY BE GRANTED FOR DIMENSIONAL STANDARDS FOR ANY LOT AS ALLOWED IN THE LAND DEVELOPMENT CODE. NO-BUILD AREAS SHOWN ON ANY LOT MAY BE MODIFIED ADMINISTRATIVELY BY AN ENGINEERED SITE PLAN APPROVAL.

PROPERTY OWNERS

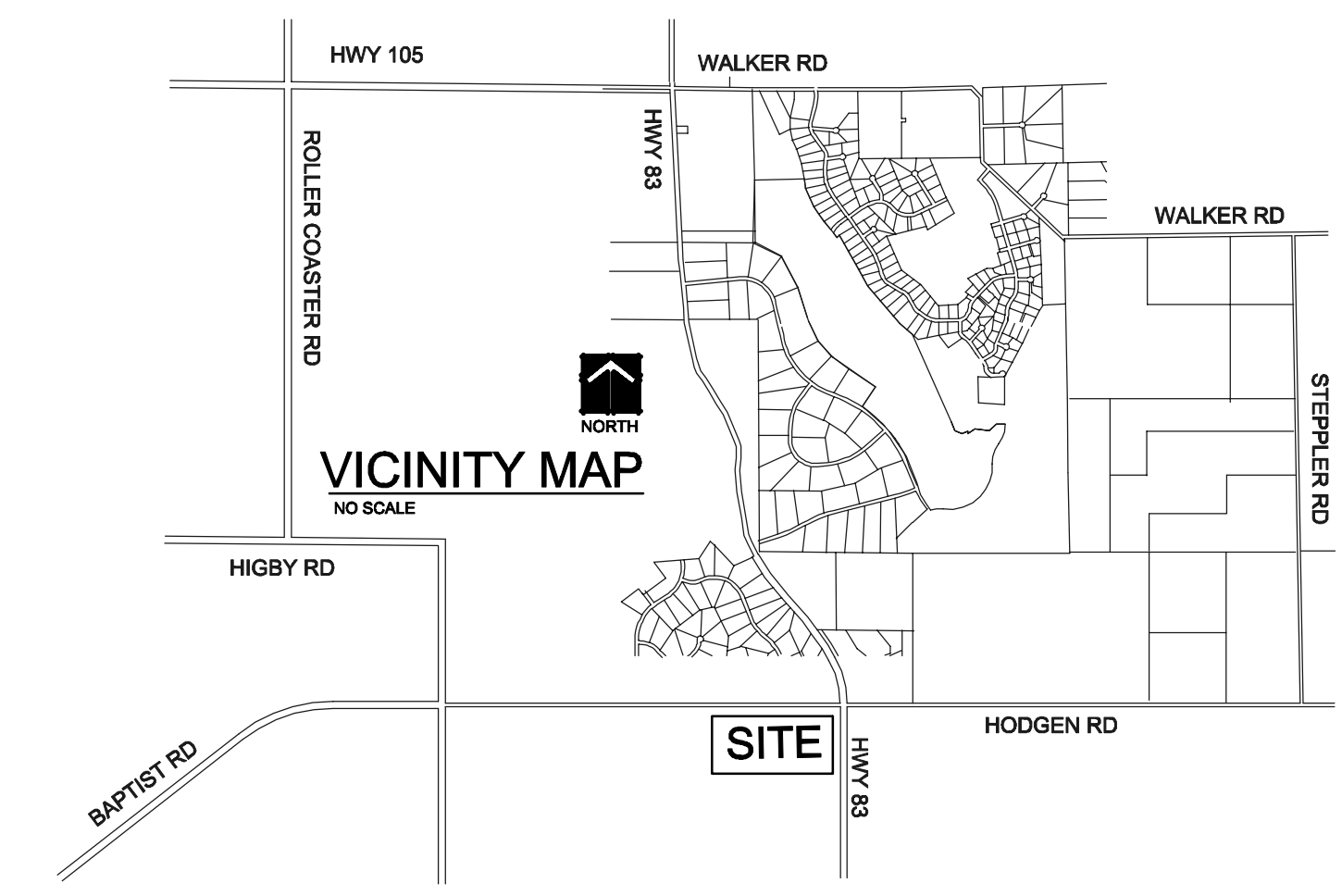
TC&C, LLC CARL TURSE, MANAGING MEMBER 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132

EL PASO COUNTY PARCEL NUMBERS

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

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

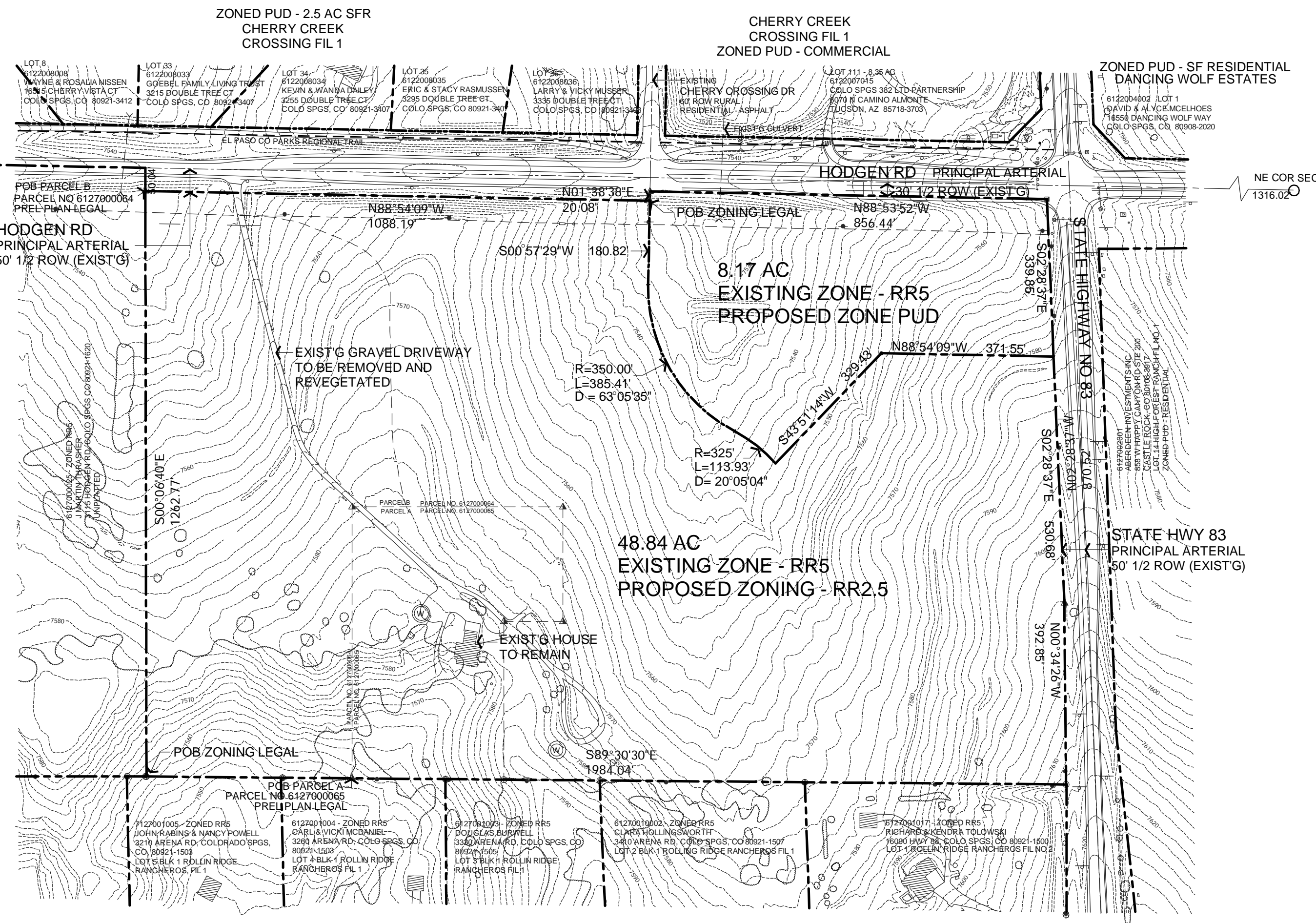


is there any no build areas? i do not see them called out on any sheet. please clarify.

Revise Please correct numbers 9 and 10 to reflect the site accurately.

Original plan was modified to remove residential property from PUD. revise this statement to only include the commercial properties

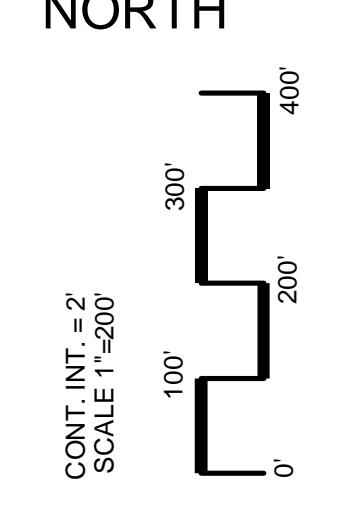
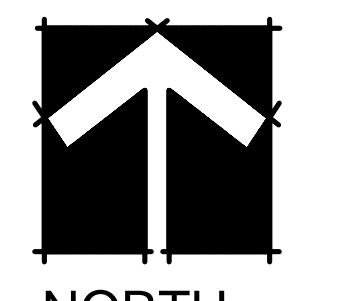
Please see all comments given for the TIS in EPC project P 18-001



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 SAID RECEPTION NO. 21602946 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: COMMENCING AT THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 21602946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 20015608 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 21602946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 20607668; THENCE S88°54'09"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 21602946 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTH LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECEPTION NO. 20607668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5" REBAR WITH ORANGE CAP STAMPED "P15 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. 21602946 AND SAID RECEPTION NO. 20015608, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 21602946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 20607668; THENCE S88°54'09"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 21602946 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTH LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECEPTION NO. 20607668 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. 20607668 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. 20607666, 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. 21602946 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HODGEN ROAD; THENCE S88°53'32"E ALONG THAT LINE COMMON TO SAID TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 856.44 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 20°05'04", AN ARC LENGTH OF 113.93 FEET THE LONG CHORD OF WHICH BEARS N51°37'12"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°05'37", AN ARC LENGTH OF 385.41 FEET (THE LONG CHORD OF WHICH BEARS N02°28'37"W, A LONG CHORD DISTANCE OF 366.33 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. PREPARED BY: KEVIN F. LLOYD, COLORADO P.L.S. NO. 25965 FOR AND ON BEHALF OF RAMPART SURVEYS, INC. P.O. BOX 5101 WOODLAND PARK, COLORADO 80666 719-687-9920



LRA LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD. CHIPTA PARK, CO 80609 719-884-2288

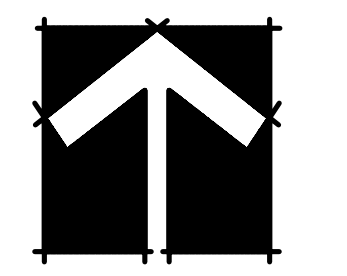
TRACT "A & B" ZONING MAP & DEVELOPMENT PLAN COVER DATA ROLLIN RIDGE ESTATES EL PASO COUNTY, COLORADO TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR: COUNTY REVIEW

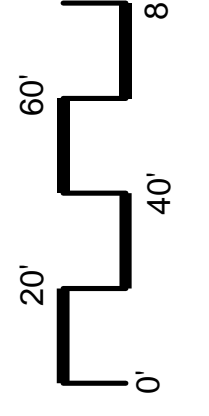
project number computer file issue date DEC 18, 2017 drawn by DFJ checked by

revisions Feb 24, 2018

sheet number 1 OF SIX



NORTH  
scale 1"=40'



**LRA**  
LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.  
CHRYTA PARK, CO 80809  
719-584-2298

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

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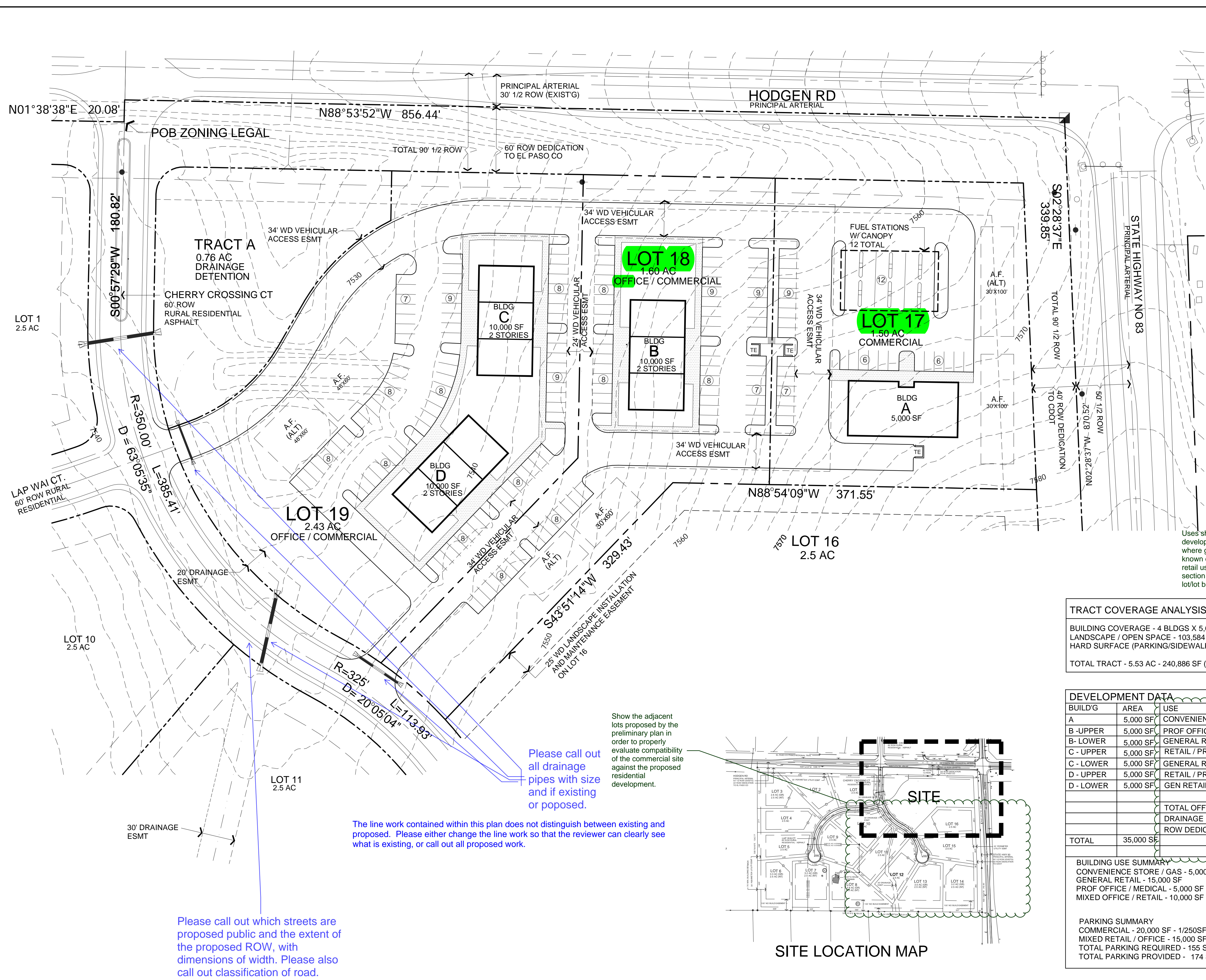
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DFJ

checked by

revisions  
FEB 25, 2018

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**2**  
OF SIX



Uses should be refined to provide higher level of "planned development" and to support use of OWTS by specific uses where general water/wastewater consumption/discharge is known or more predictable, specifically with the general retail uses, perhaps this can be refined in the purpose section or by providing illustrations that can be applied on a lot/lot basis.

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%)	
<b>TOTAL TRACT - 5.53 AC - 240,886 SF (100%)</b>	

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	2.43 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	0.76 AC
ROW DEDICATION				1.88 AC
<b>TOTAL</b>	<b>35,000 SF</b>			<b>8.17 AC</b>

BUILDING USE SUMMARY	
CONVENIENCE STORE / GAS	5,000 SF
GENERAL RETAIL	15,000 SF
PROF OFFICE / MEDICAL	5,000 SF
MIXED OFFICE / RETAIL	10,000 SF

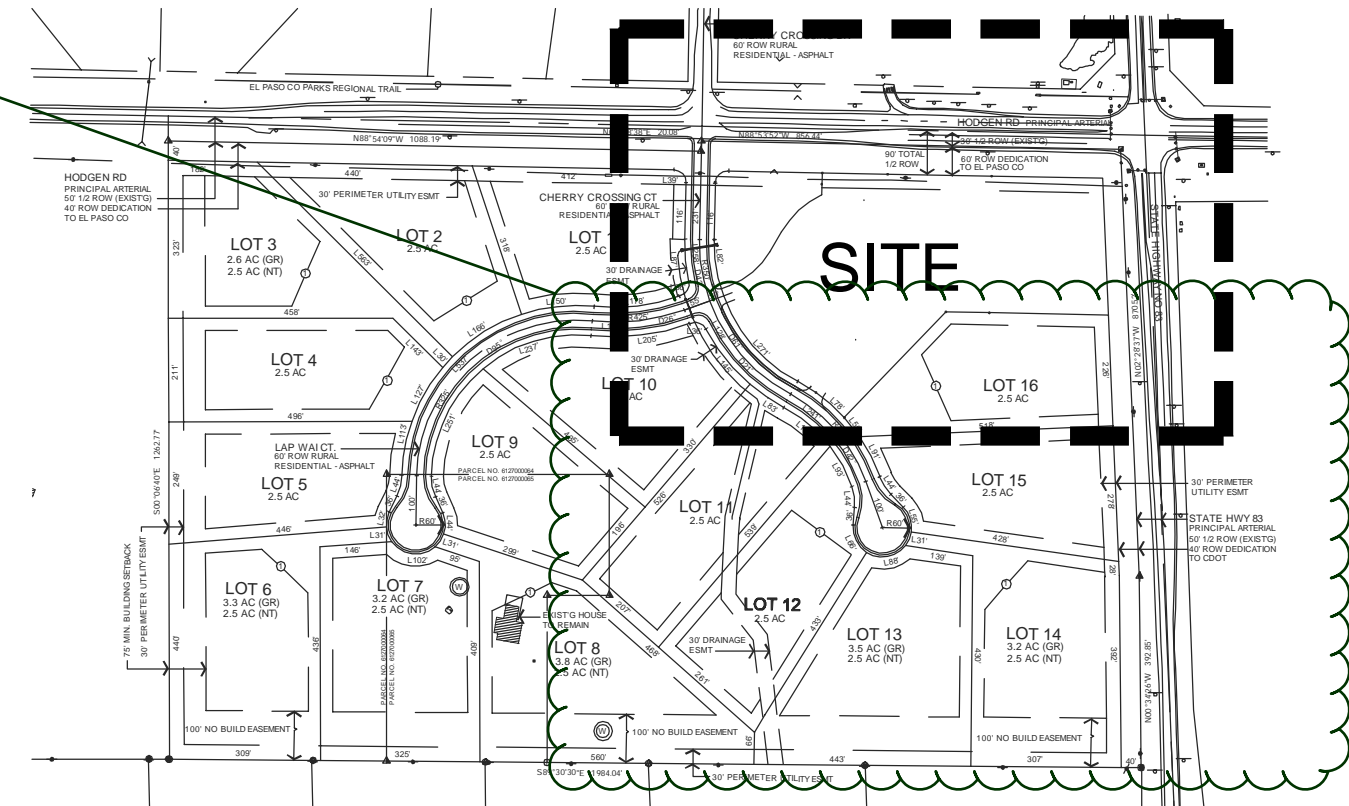
PARKING SUMMARY	
COMMERCIAL	20,000 SF - 1/250SF - 80 SPACES
MIXED RETAIL / OFFICE	15,000 SF - 1/200SF - 75 SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>155 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>	<b>174 SPACES</b>

Show the adjacent lots proposed by the preliminary plan in order to properly evaluate compatibility of the commercial site against the proposed residential development.

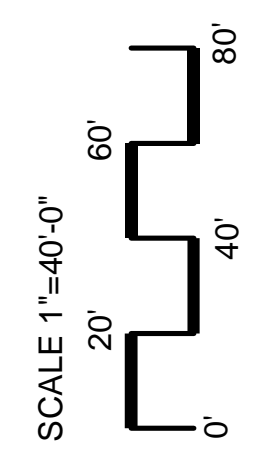
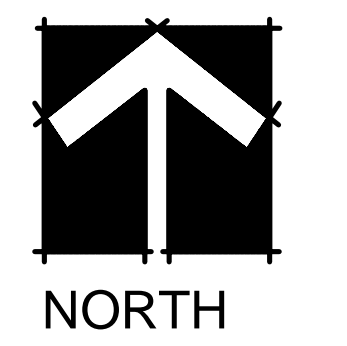
Please call out all drainage pipes with size and if existing or proposed.

The line work contained within this plan does not distinguish between existing and proposed. Please either change the line work so that the reviewer can clearly see what is existing, or call out all proposed work.

Please call out which streets are proposed public and the extent of the proposed ROW, with dimensions of width. Please also call out classification of road.



**SITE LOCATION MAP**

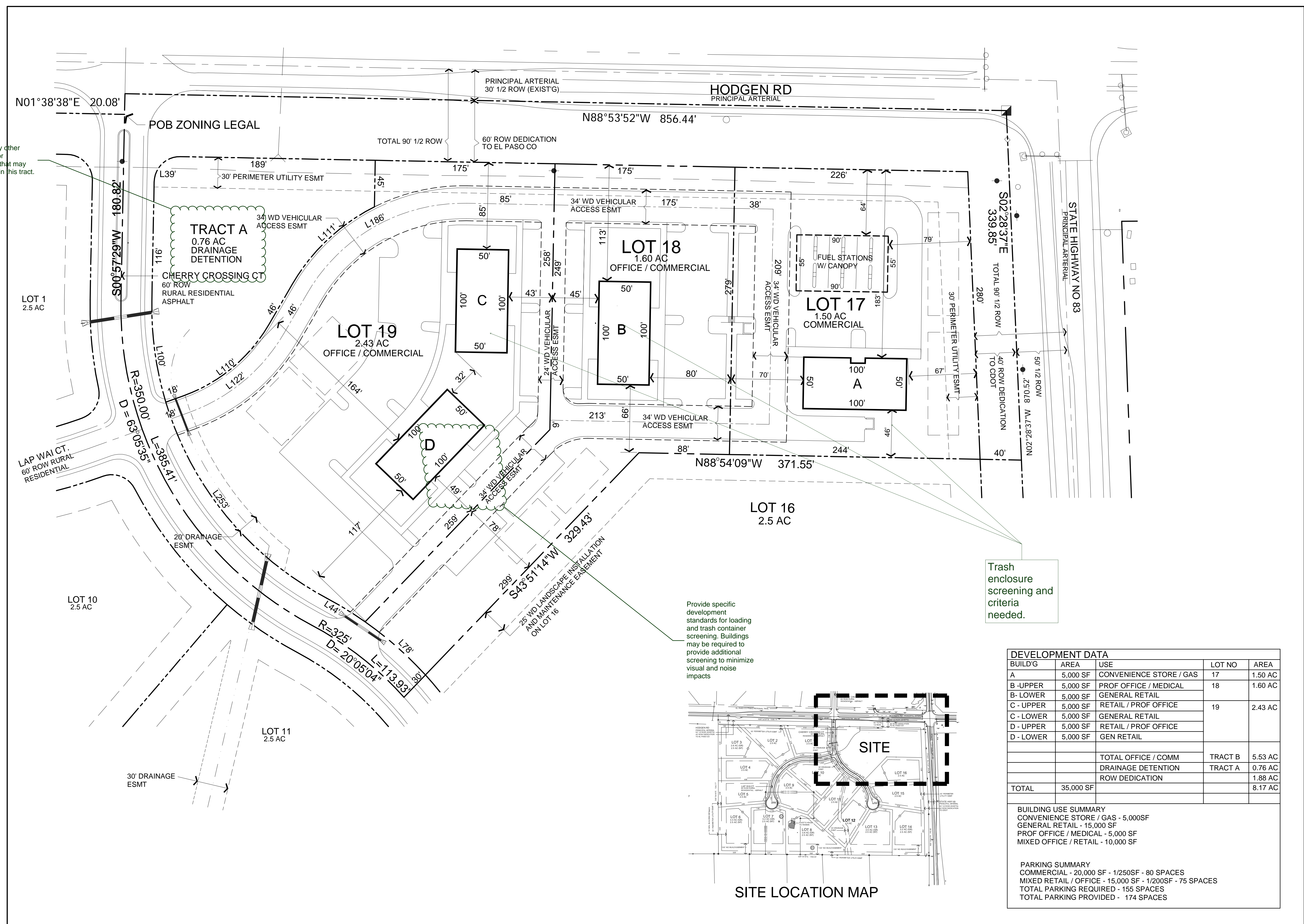


**LRA**  
LAND RESOURCE ASSOCIATES  
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**SUBDIVISION & SETBACK PLAN**  
**ROLLIN RIDGE OFFICE / COMMERCIAL CENTER**  
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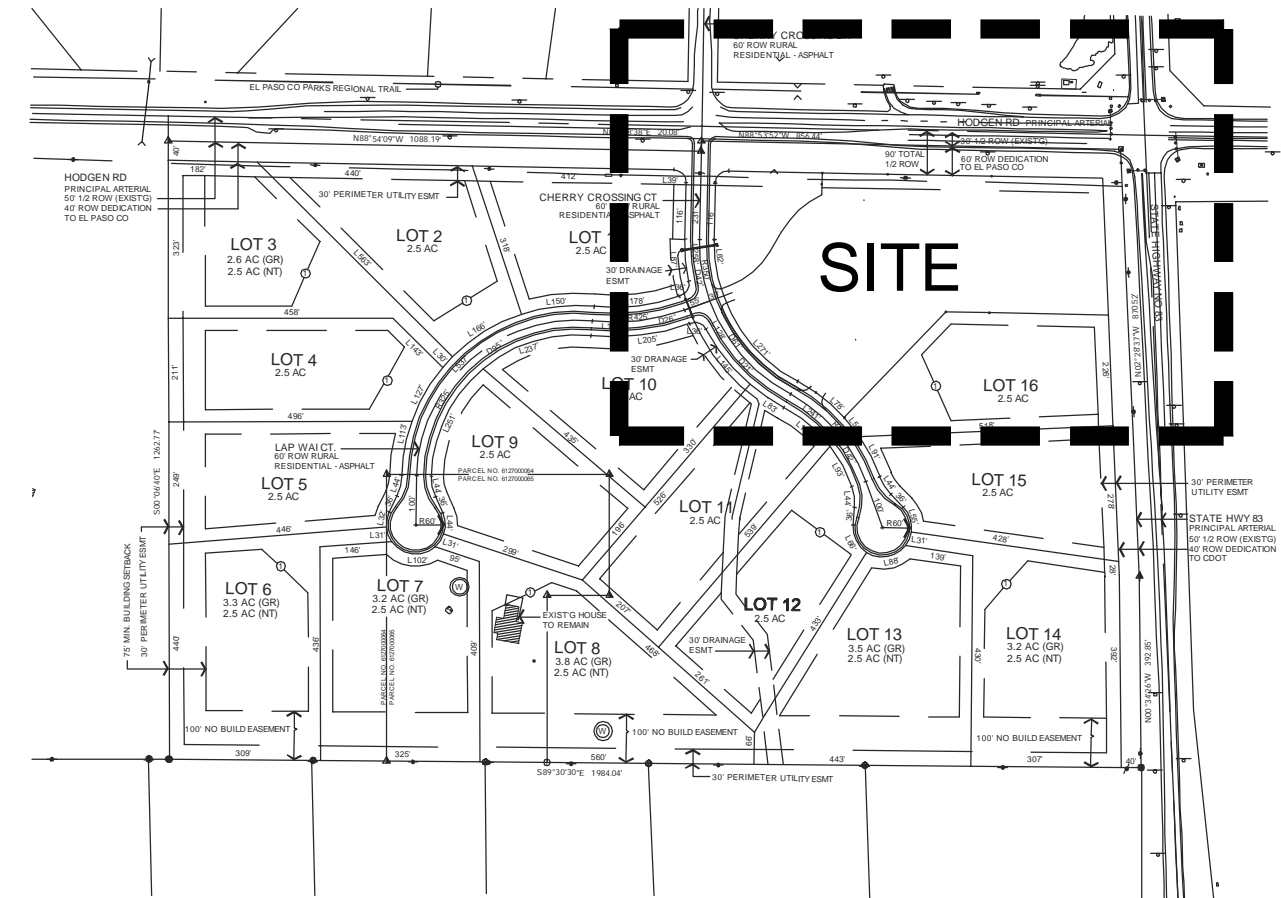
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OF SIX



identify any other uses and/or structures that may be placed in this tract.

Trash enclosure screening and criteria needed.

Provide specific development standards for loading and trash container screening. Buildings may be required to provide additional screening to minimize visual and noise impacts

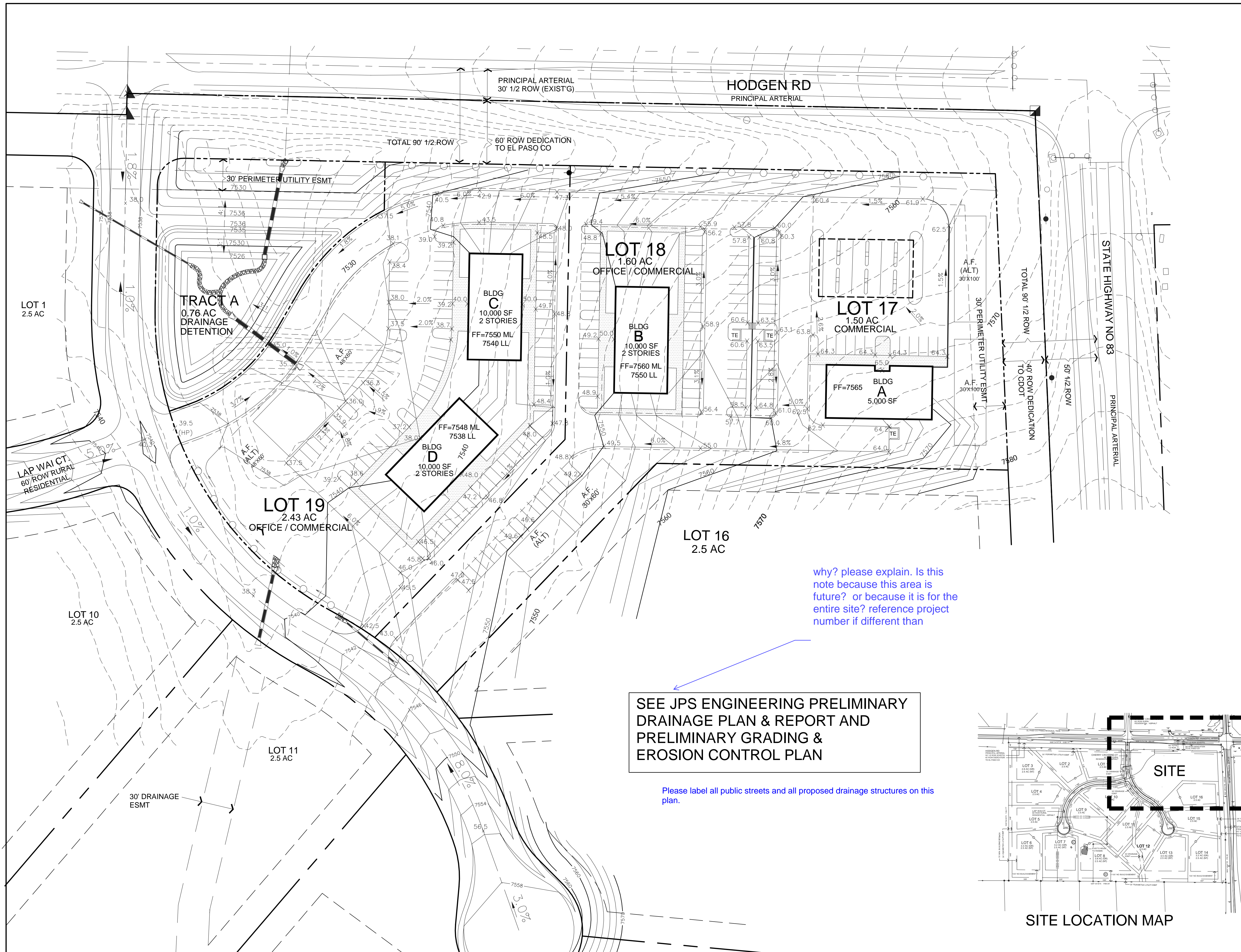


**SITE LOCATION MAP**

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	2.43 AC
C - LOWER	5,000 SF	GENERAL RETAIL		
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		TOTAL OFFICE / COMM	TRACT B	5.53 AC
		DRAINAGE DETENTION	TRACT A	0.76 AC
		ROW DEDICATION		1.88 AC
<b>TOTAL</b>	<b>35,000 SF</b>			<b>8.17 AC</b>

**BUILDING USE SUMMARY**  
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GENERAL RETAIL - 15,000 SF  
PROF OFFICE / MEDICAL - 5,000 SF  
MIXED OFFICE / RETAIL - 10,000 SF

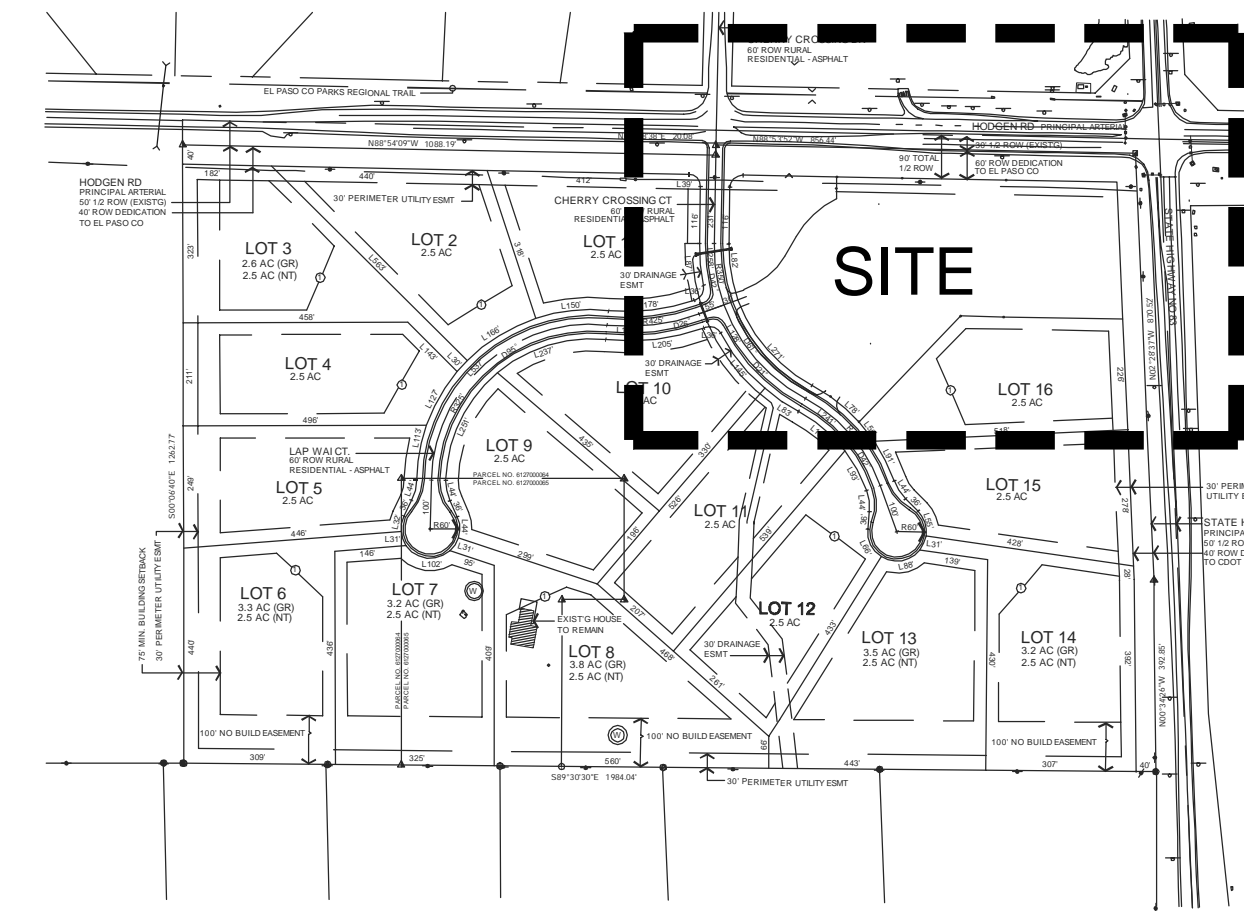
**PARKING SUMMARY**  
COMMERCIAL - 20,000 SF - 1/250SF - 80 SPACES  
MIXED RETAIL / OFFICE - 15,000 SF - 1/200SF - 75 SPACES  
TOTAL PARKING REQUIRED - 155 SPACES  
TOTAL PARKING PROVIDED - 174 SPACES



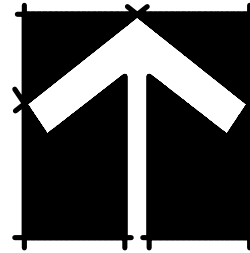
why? please explain. Is this note because this area is future? or because it is for the entire site? reference project number if different than

SEE JPS ENGINEERING PRELIMINARY DRAINAGE PLAN & REPORT AND PRELIMINARY GRADING & EROSION CONTROL PLAN

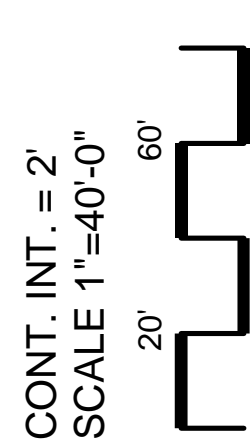
Please label all public streets and all proposed drainage structures on this plan.



SITE LOCATION MAP



NORTH



**LRA**

LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.  
CHRYTA PARK, CO 80809  
719-584-2298

**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

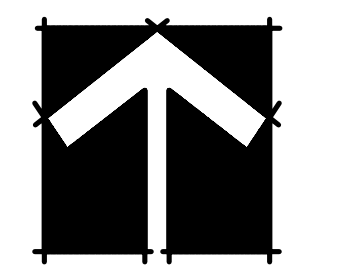
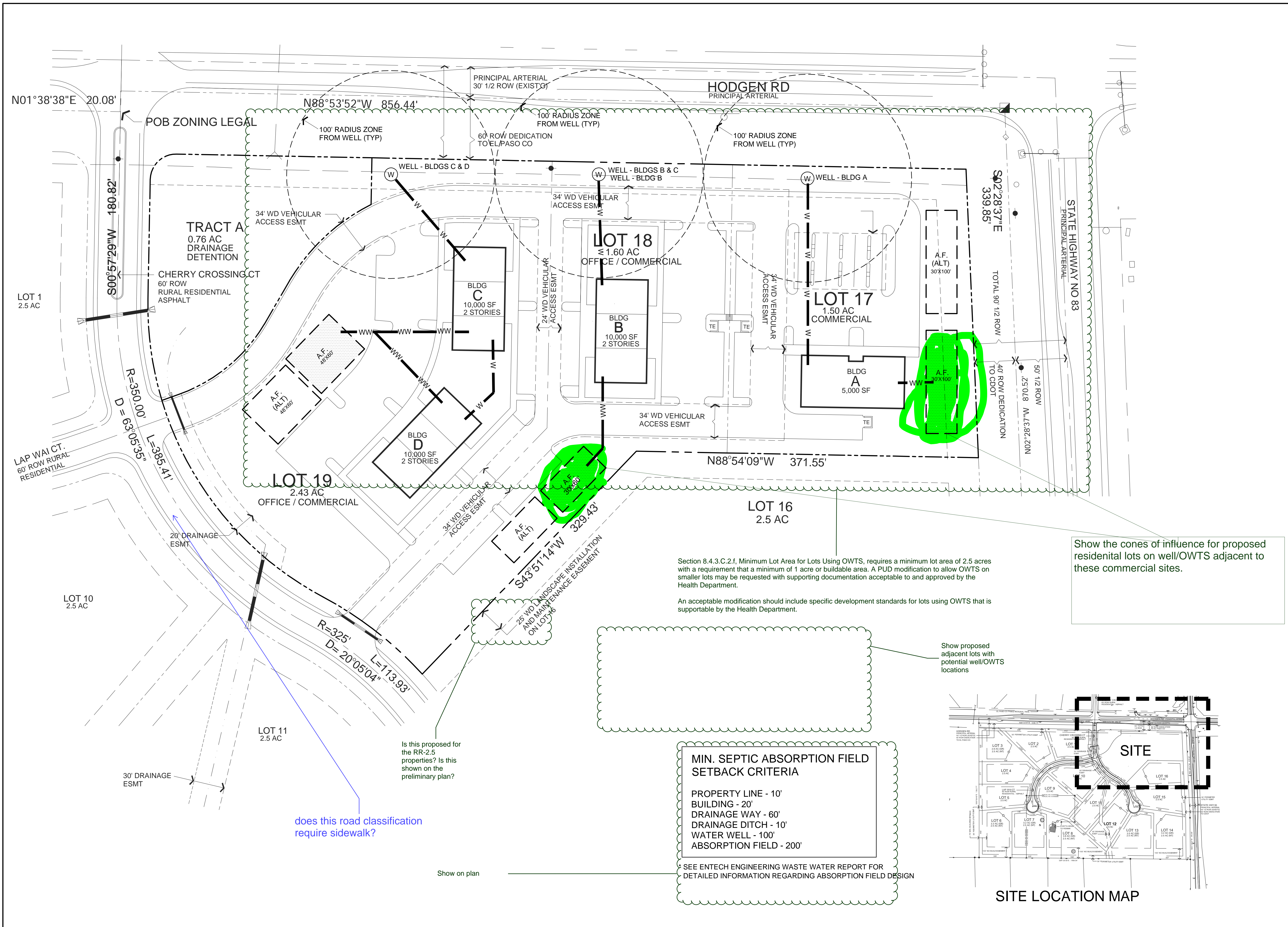
drawn by  
DFJ

checked by

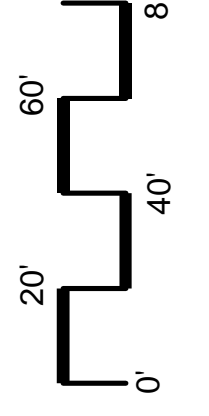
revisions  
FEB 25, 2018

sheet number

**4**  
OF SIX



NORTH  
scale 1"=40'



**LRA**

LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.  
CHRYTA PARK, CO 80809  
719-584-2298

**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

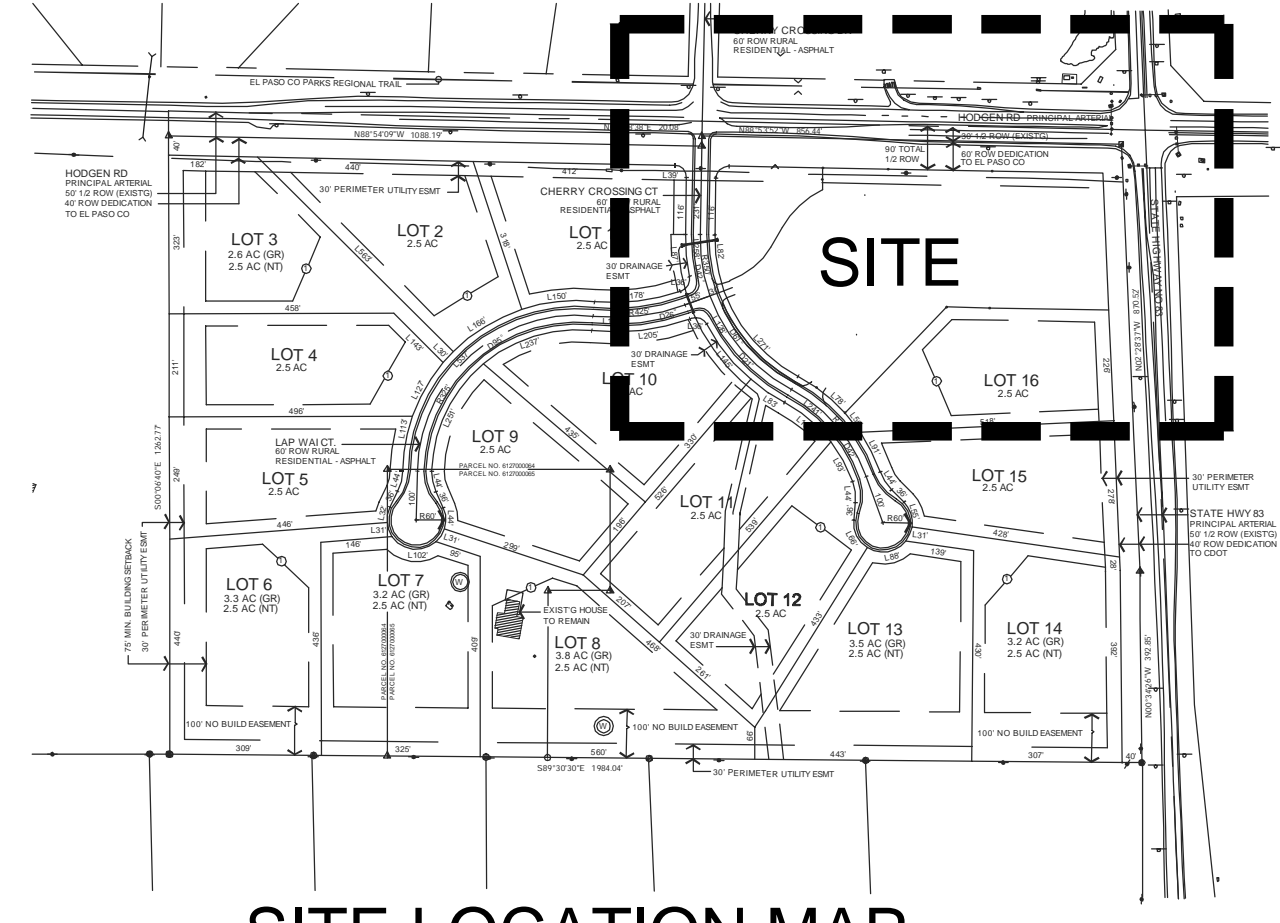
drawn by  
DFJ

checked by

revisions  
FEB 25, 2018

sheet number

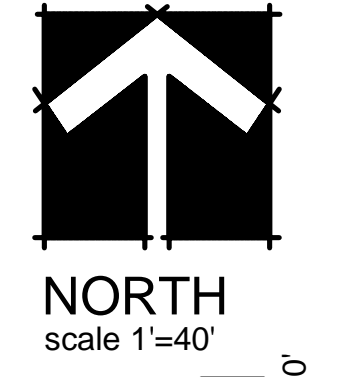
**5**  
OF SIX



SITE LOCATION MAP

the EPC assessor's office shows two kinks in the ROW, please clearly call out the existing width of the ROW so that we can determine how much ROW dedication is needed.

ROADSIDE LANDSCAPING - PRINCIPAL ARTERIAL  
 REQUIRED DEPTH - 25' LENGTH - 791'  
 REQUIRED TREES - 1 PER 20' = 40 TREES

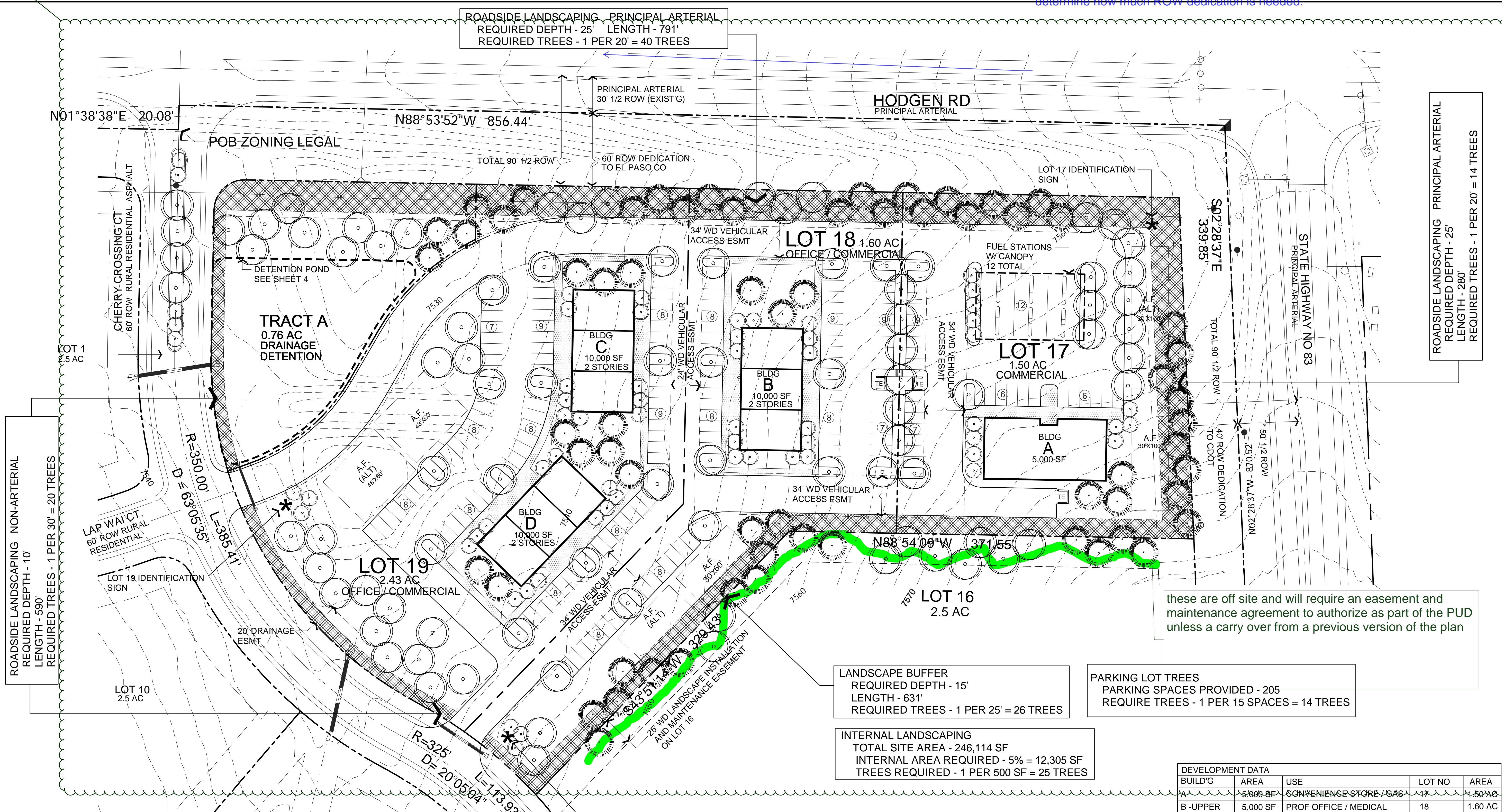


**LRA**  
 LAND RESOURCE ASSOCIATES  
 9736 MOUNTAIN RD.  
 CHRYTA PARK, CO 80809  
 719-584-2298

**LANDSCAPE & SIGN 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  
 revisions  
 FEB 25, 2018

sheet number  
**6**  
 OF SIX



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

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

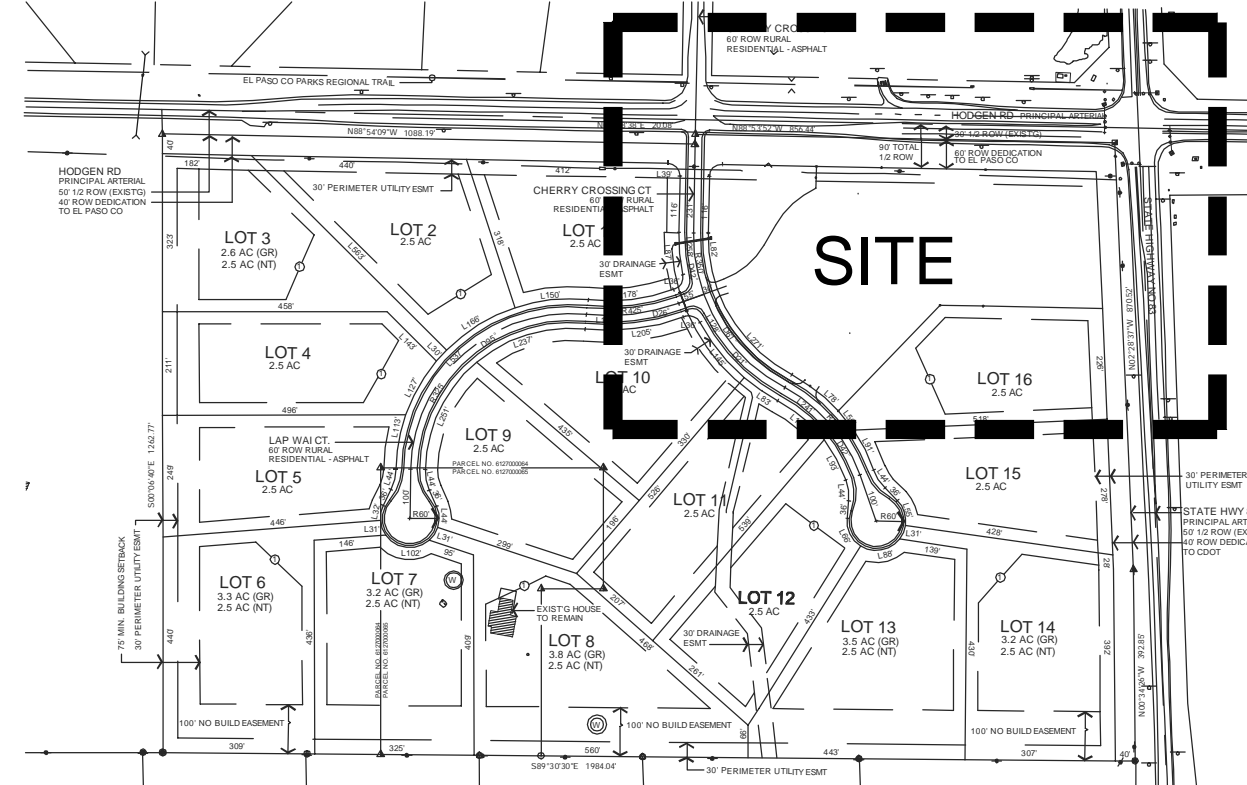
these are off site and will require an easement and maintenance agreement to authorize as part of the PUD unless a carry over from a previous version of the plan

LANDSCAPE BUFFER  
 REQUIRED DEPTH - 15'  
 LENGTH - 631'  
 REQUIRED TREES - 1 PER 25' = 26 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% = 12,305 SF  
 TREES REQUIRED - 1 PER 500 SF = 25 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



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		
C - LOWER	5,000 SF	GENERAL RETAIL		
D - UPPER	5,000 SF	RETAIL / PROF OFFICE	19	2.43 AC
D - LOWER	5,000 SF	GEN RETAIL		
		TOTAL OFFICE / COMM	TRACT B	5.53 AC
		DRAINAGE DETENTION	TRACT A	0.76 AC
		ROW DEDICATION		1.88 AC
<b>TOTAL</b>	<b>35,000 SF</b>			<b>8.17 AC</b>

**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  
 MIXED RETAIL / OFFICE - 15,000 SF - 1/200SF - 75 SPACES  
 TOTAL PARKING REQUIRED - 155 SPACES  
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Will there be sufficient water to support this landscape plan?