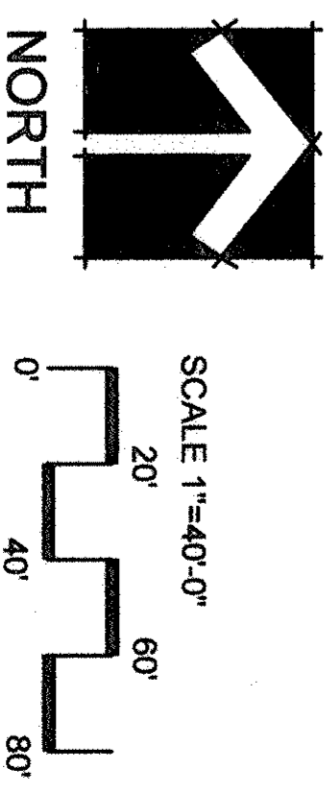
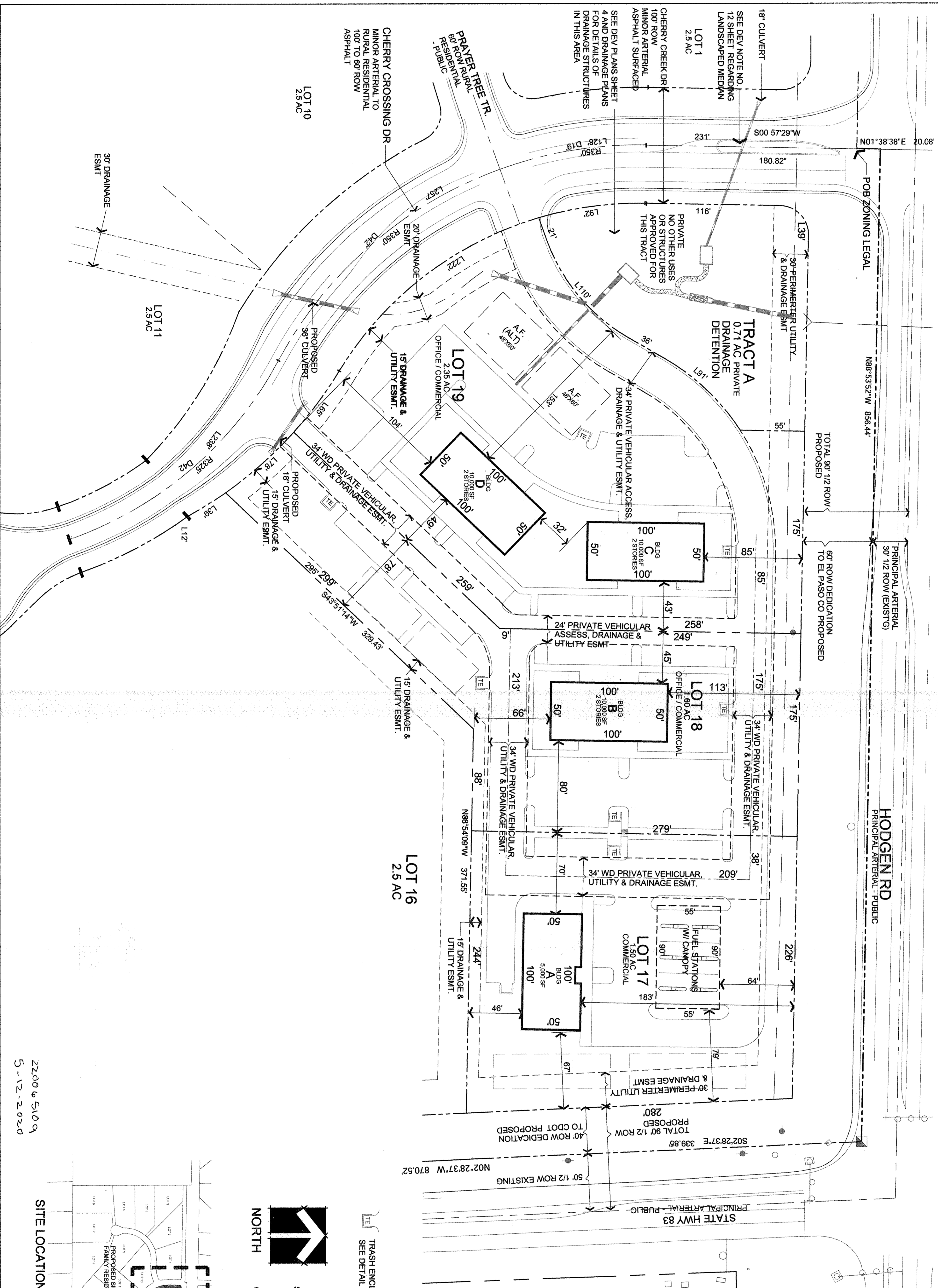
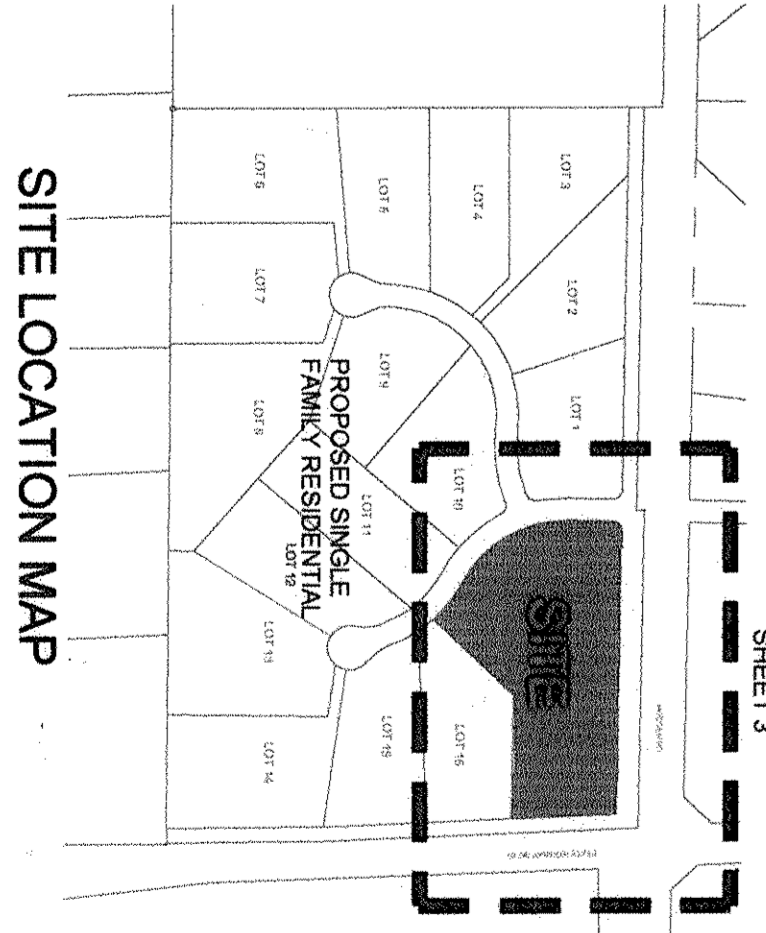


SUBDIVISION & BLDG SETBACK PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 EL PASO COUNTY, COLORADO
 TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



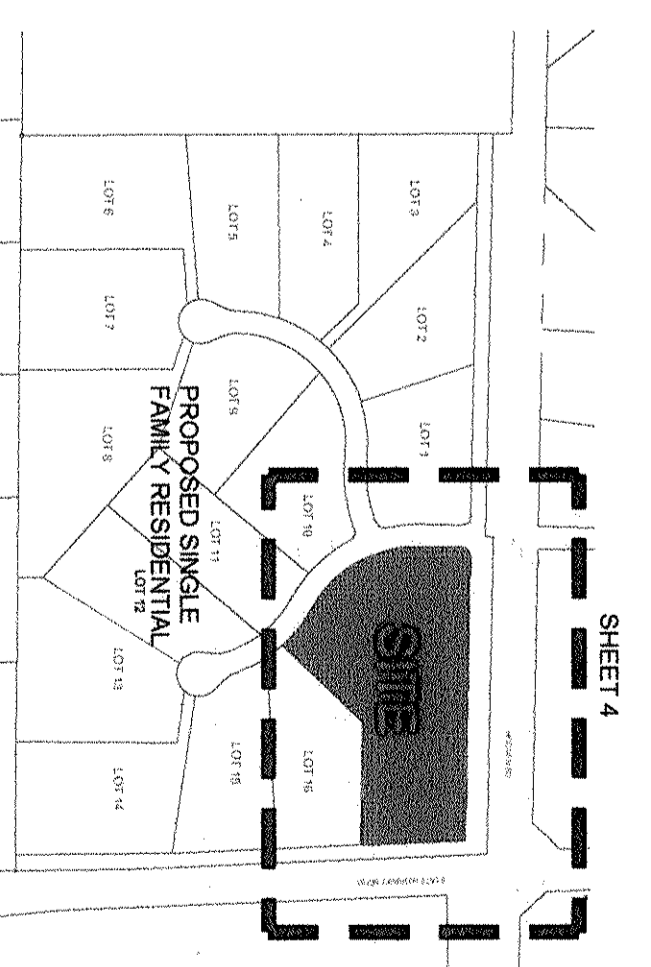
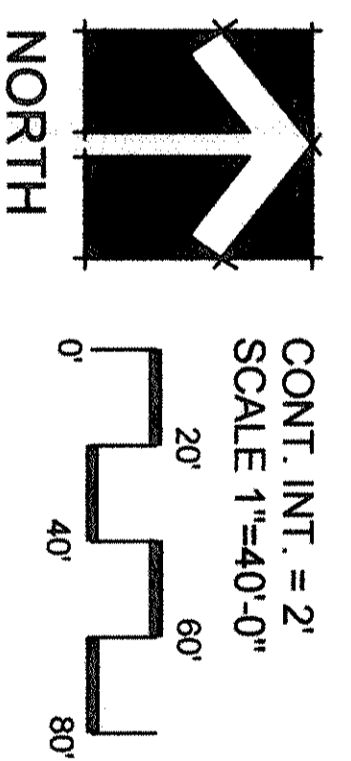
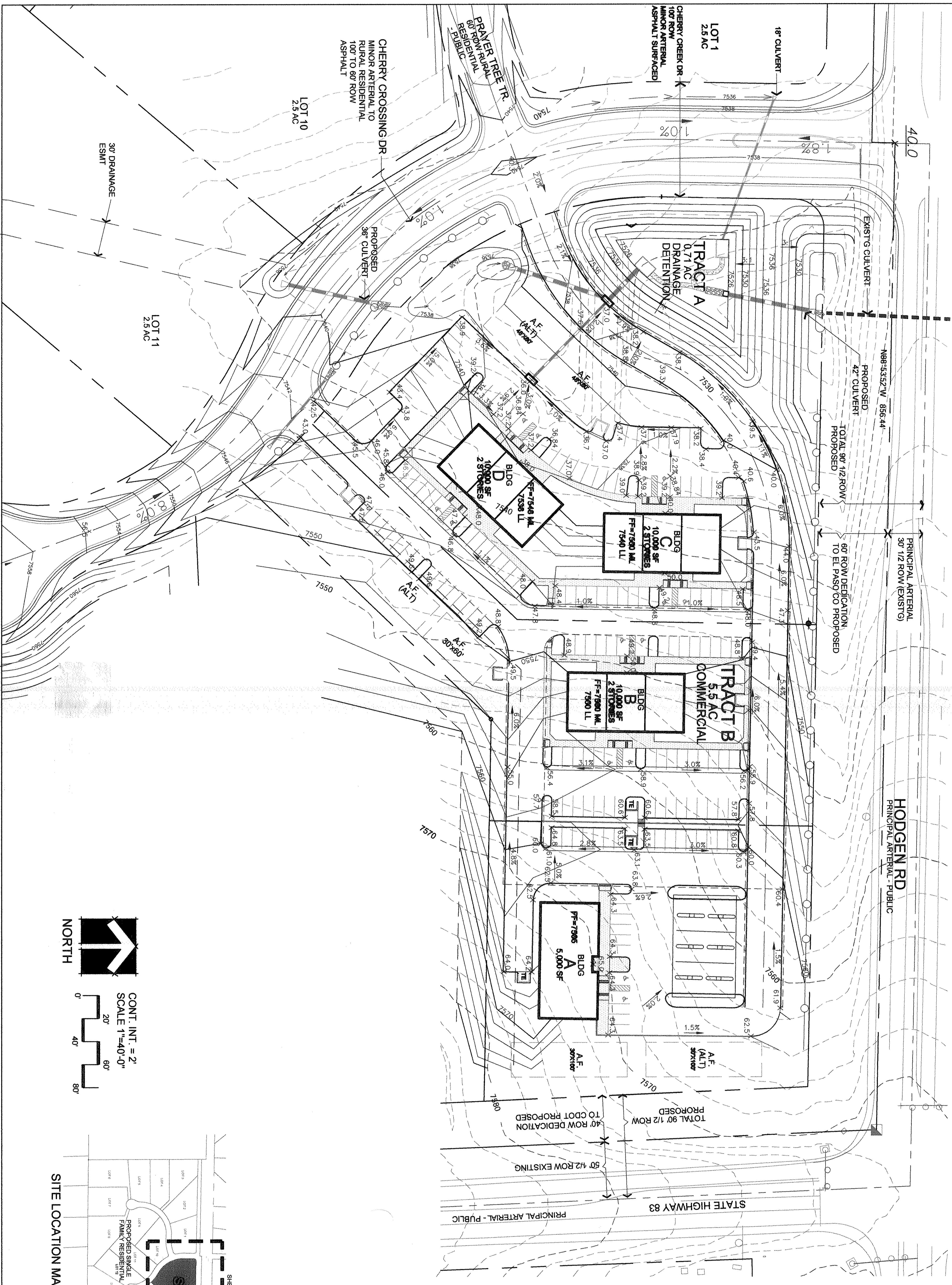
TRASH ENCLOSURE
 SEE DETAIL SHEET 7



2200 & 5109
 5-12-2020

LRA	
LAND RESOURCE ASSOCIATES 2250 SHAWNEE BLVD DENVER, COLORADO 80202 719-864-2288	
ISSUED FOR: COUNTY REVIEW	SHEET NUMBER 3 OF SEVEN
PROJECT NUMBER	PACKED PROJECT NO. PUD-18-003
COMPUTER FILE	
ISSUE DATE DEC 18, 2017	REVISIONS Feb 24, 2018 May 9, 2018 JUL 8, 2018 SEP 06, 2018 JAN 25, 2019 MAR 14, 2018
DRAWN BY DFJ	
CHECKED BY	

PAD GRADING PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 EL PASO COUNTY, COLORADO
 TC & C, LLC 17572 COLUMBIA PARK DRIVE MONUMENT, CO 80132-2209

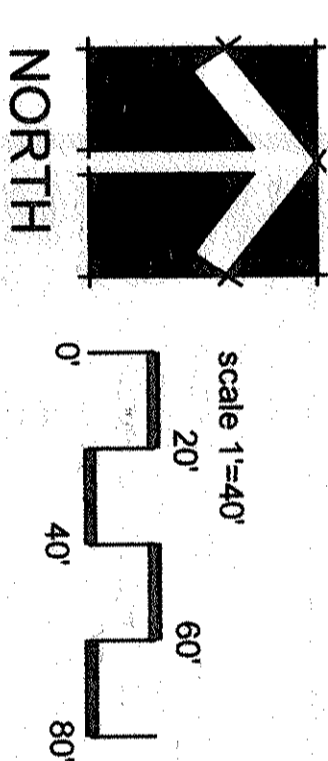
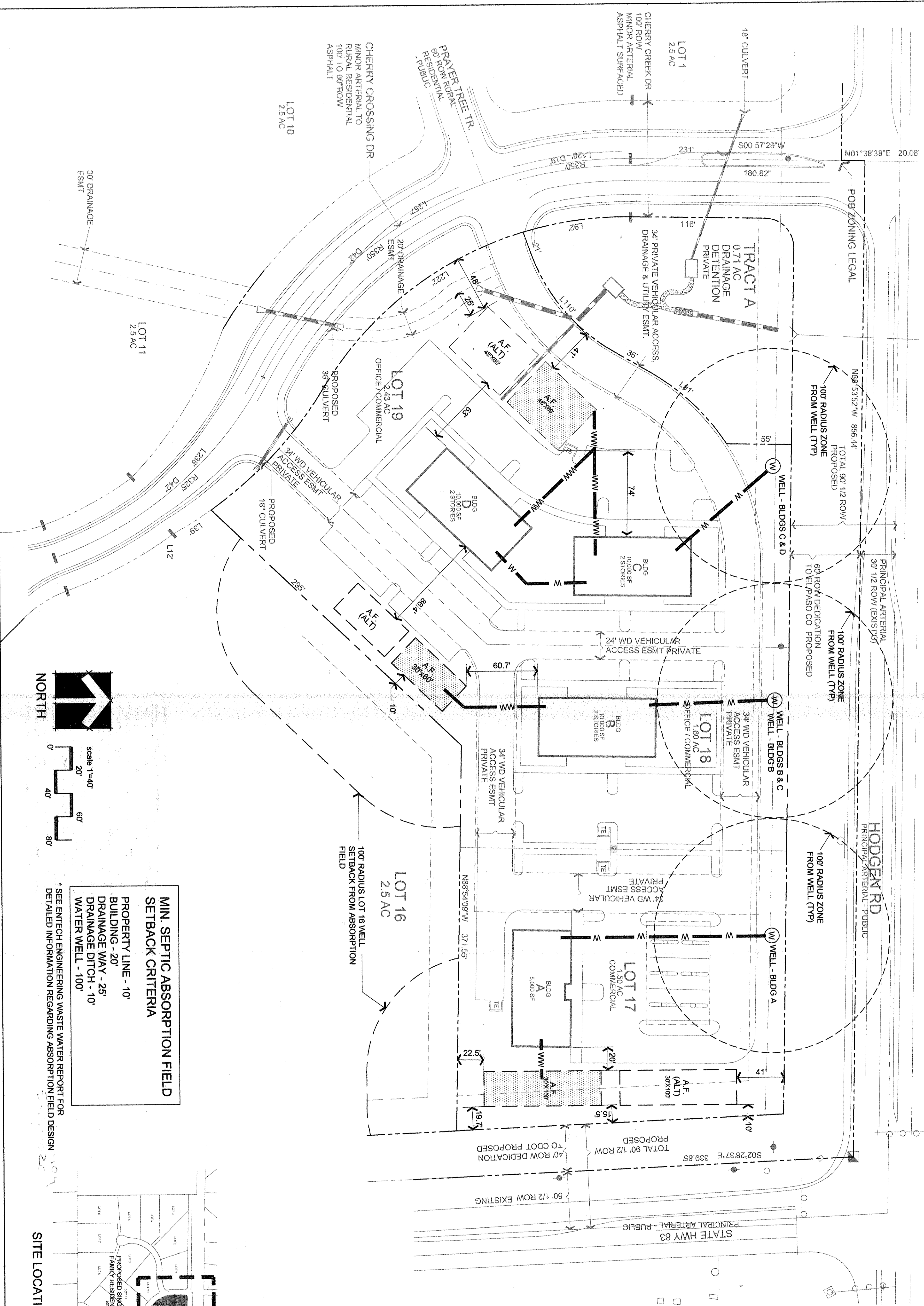


SHEET 4
 SITE LOCATION MAP
 2200665109
 5-12-2020

LRA LAND RESOURCE ASSOCIATES 2200665109 715-484-2209	ISSUED FOR:
	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	DEC 18, 2017
DRAWN BY:	DFJ
DESIGNED BY:	
REVISIONS:	Feb. 24, 2018 May 8, 2018 JUN 8, 2018 JUN 25, 2018 MAR 13, 2019
SHEET NUMBER:	4 OF SEVEN
PROJECT NO.:	PUD-18-003

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

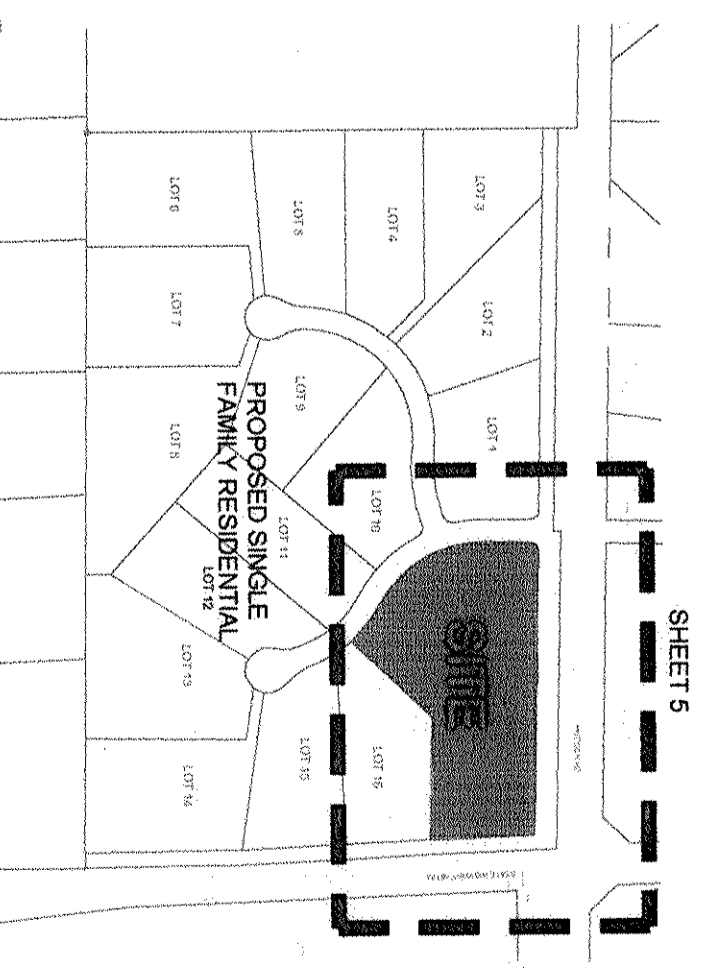
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209
EL PASO COUNTY, COLORADO



**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



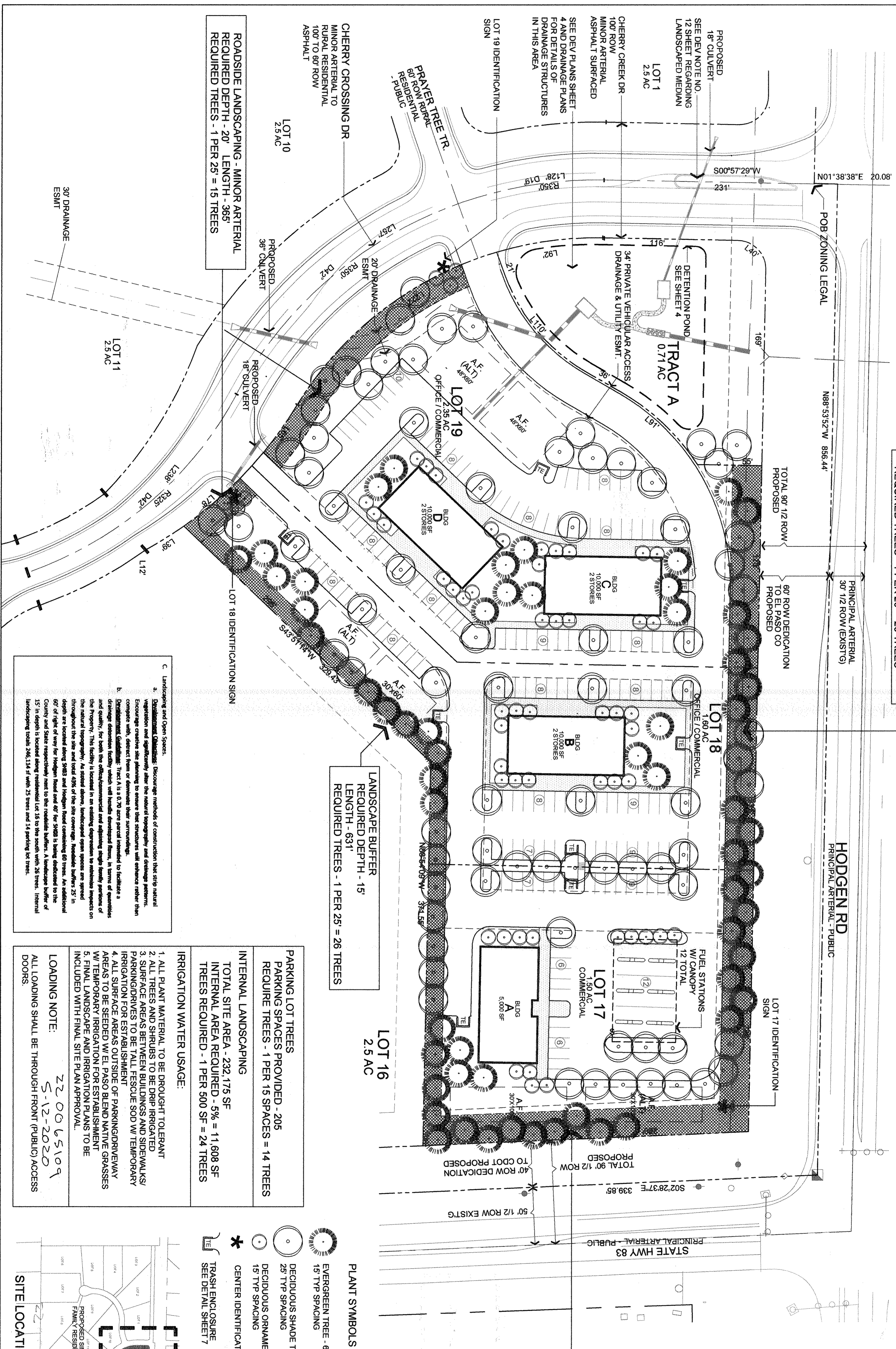
LRA LAND RESOURCE ASSOCIATES	
5788 MOUNTAIN RD. CENTRA PARK, CO 80004 719-584-2228	
ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	DEC 18, 2017
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CHECKED BY:	
REVISIONS:	Feb 24, 2018 May 8, 2018 SEP 16, 2018 OCT 29, 2018 JAN 25, 2019 MAR 14, 2019
SHEET NUMBER:	5 OF SEVEN
P&CD PROJECT NO:	PUD-18-003

LANDSCAPE & SIGN FEATURES PLAN
 PUD DEVELOPMENT PLANS
 ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 EL PASO COUNTY, COLORADO
 TC & C, LLC 1757Z 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



C. Landscaping and Open Spaces:

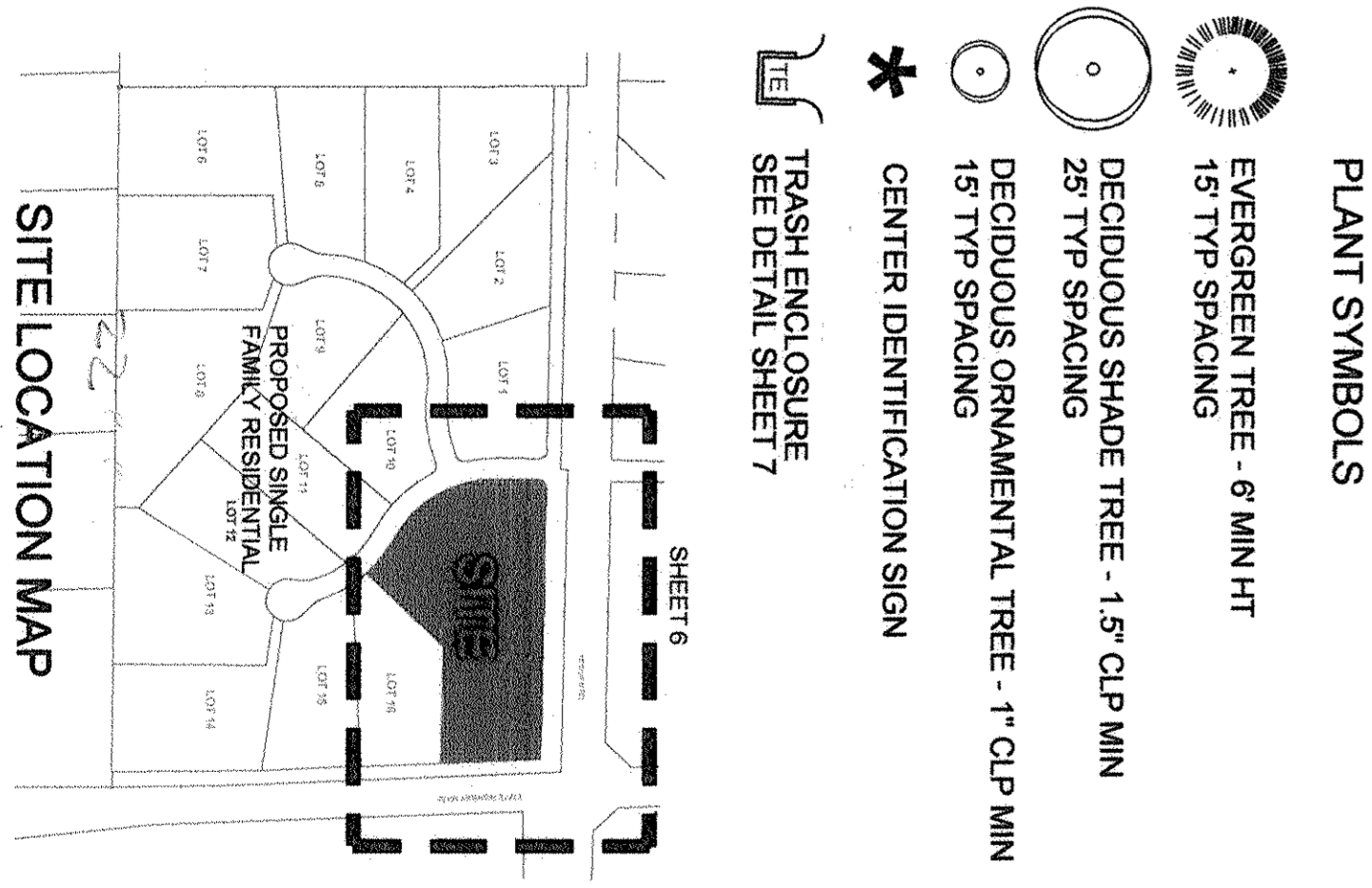
a. **Design/Construct:** Discourage methods of construction that strip natural vegetation and ultimately alter the natural topography and drainage patterns. Encourage creative site planning to ensure that structures will enhance rather than compete with, detract from or eliminate their surroundings.

b. **Design/Construct:** Tract A is a 0.70 acre parcel intended to facilitate a drainage detention facility which will handle developed flows, in terms of quantity and quality, for both the office/commercial and adjoining single family portions of the property. This facility is located in an existing drainage to minimize impacts on the natural topography. As noted above, landscaped open spaces are spread throughout the site and total 49% of the site coverage. Retention buffers 25' in depth are located along SR83 and Hodgen Road consisting 60 trees. An additional 60' of right of way for Hodgen Road and 40' for SR83 is being dedicated to the County and State respectively next to the retention buffers. A landscape buffer of 15' in depth is located along subsection lot 15 to the south with 26 trees. Internal landscaping totals 246,114 sq ft with 25 trees and 14 parking lot 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

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
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 RESCUE 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: 22 00 65109 5-12-2020
ALL LOADING SHALL BE THROUGH FRONT (PUBLIC) ACCESS DOORS.

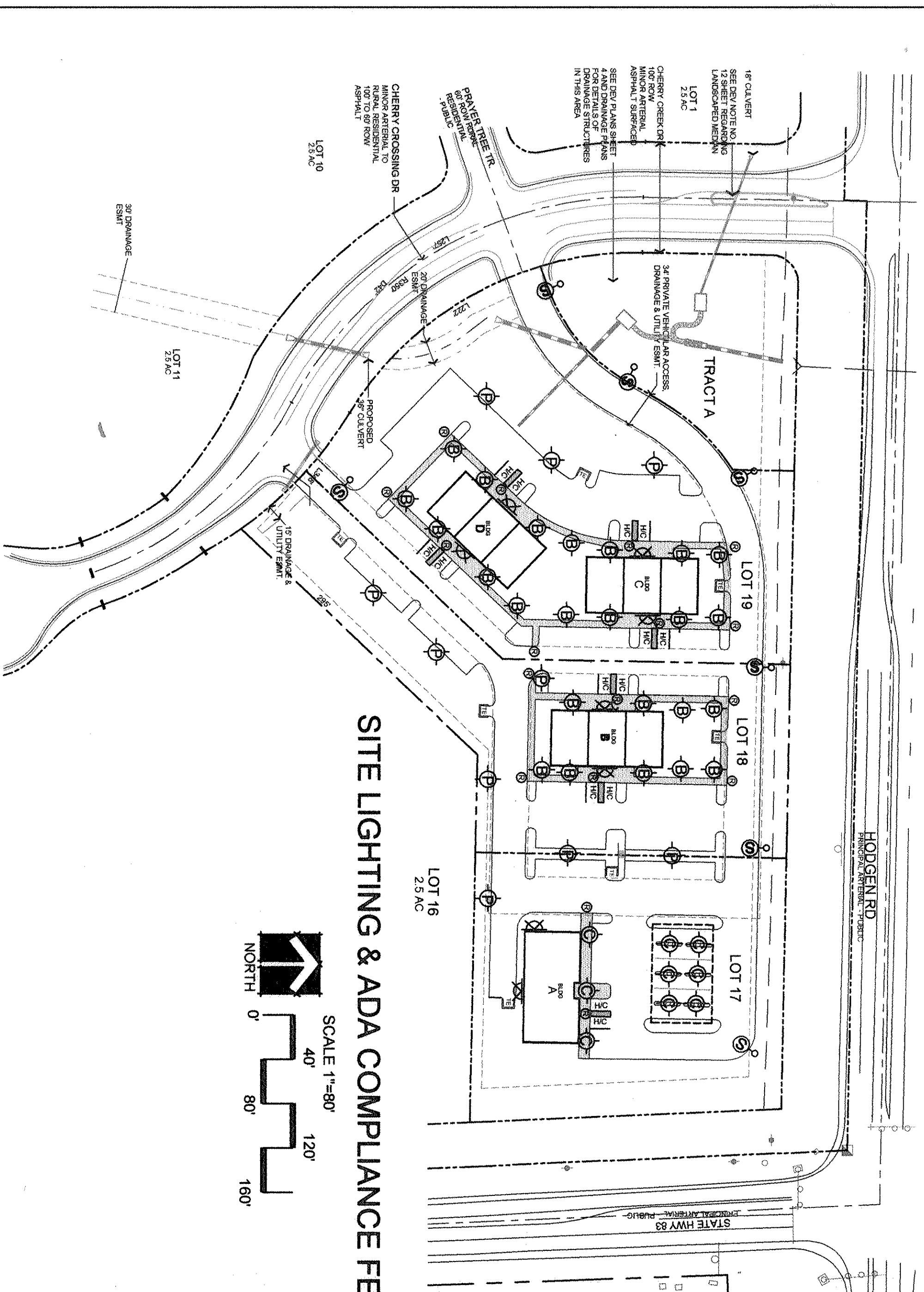


LRA
 LAND RESOURCES ASSOCIATES
 5755 N. WYATTEN RD.
 DENVER, CO 80231
 303.755.2222

ISSUED FOR: COUNTY REVIEW
 PROJECT NUMBER:
 COMPUTER FILE:
 ISSUE DATE: DEC 18, 2017
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 CHECKED BY:
 REVISIONS:
 Feb 24, 2018
 Jul 8, 2018
 Sep 6, 2018
 Oct 29, 2018
 Jan 25, 2019

SHEET NUMBER: 6 OF SEVEN
 PACD PROJECT NO. PUD-18-003

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

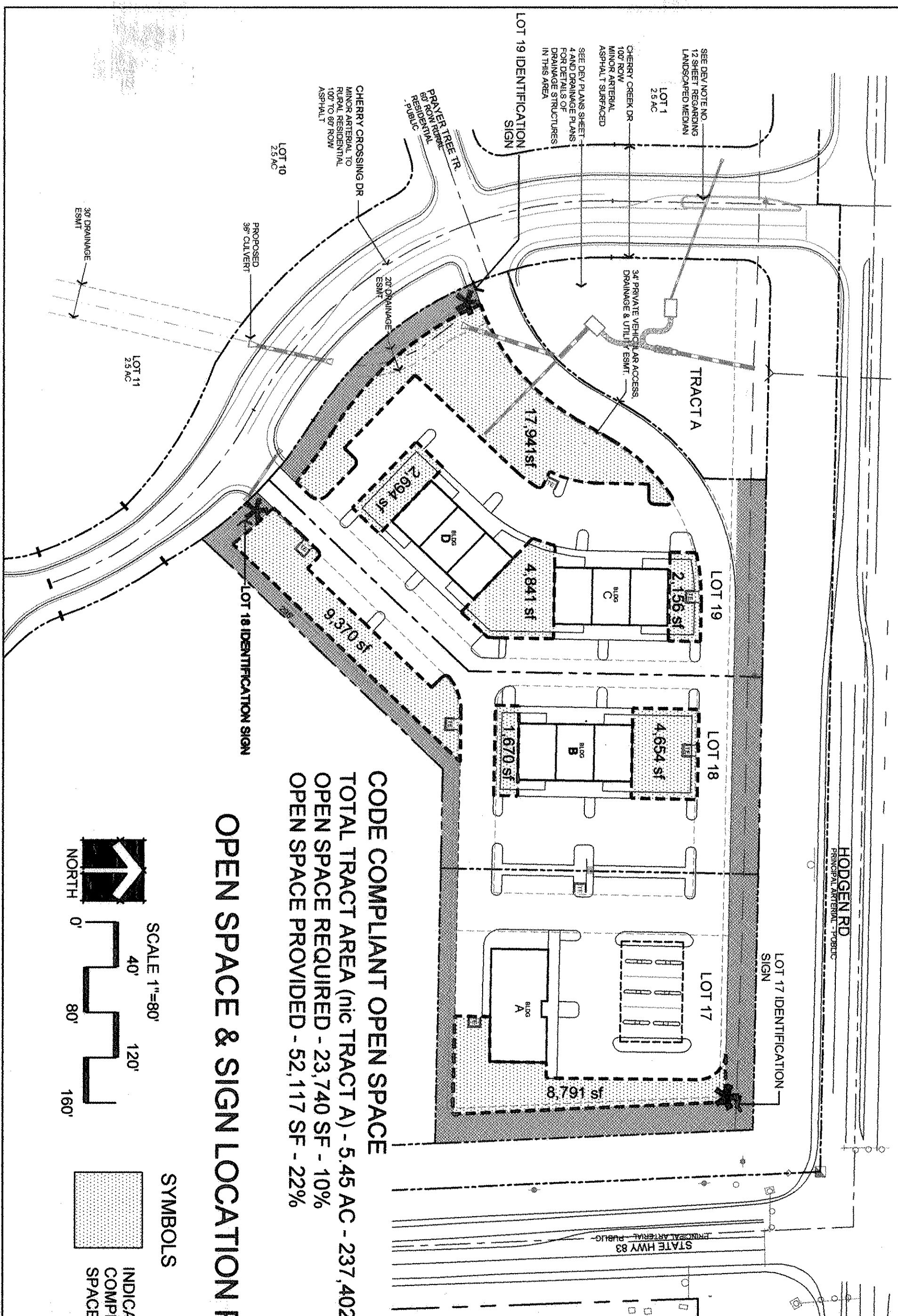
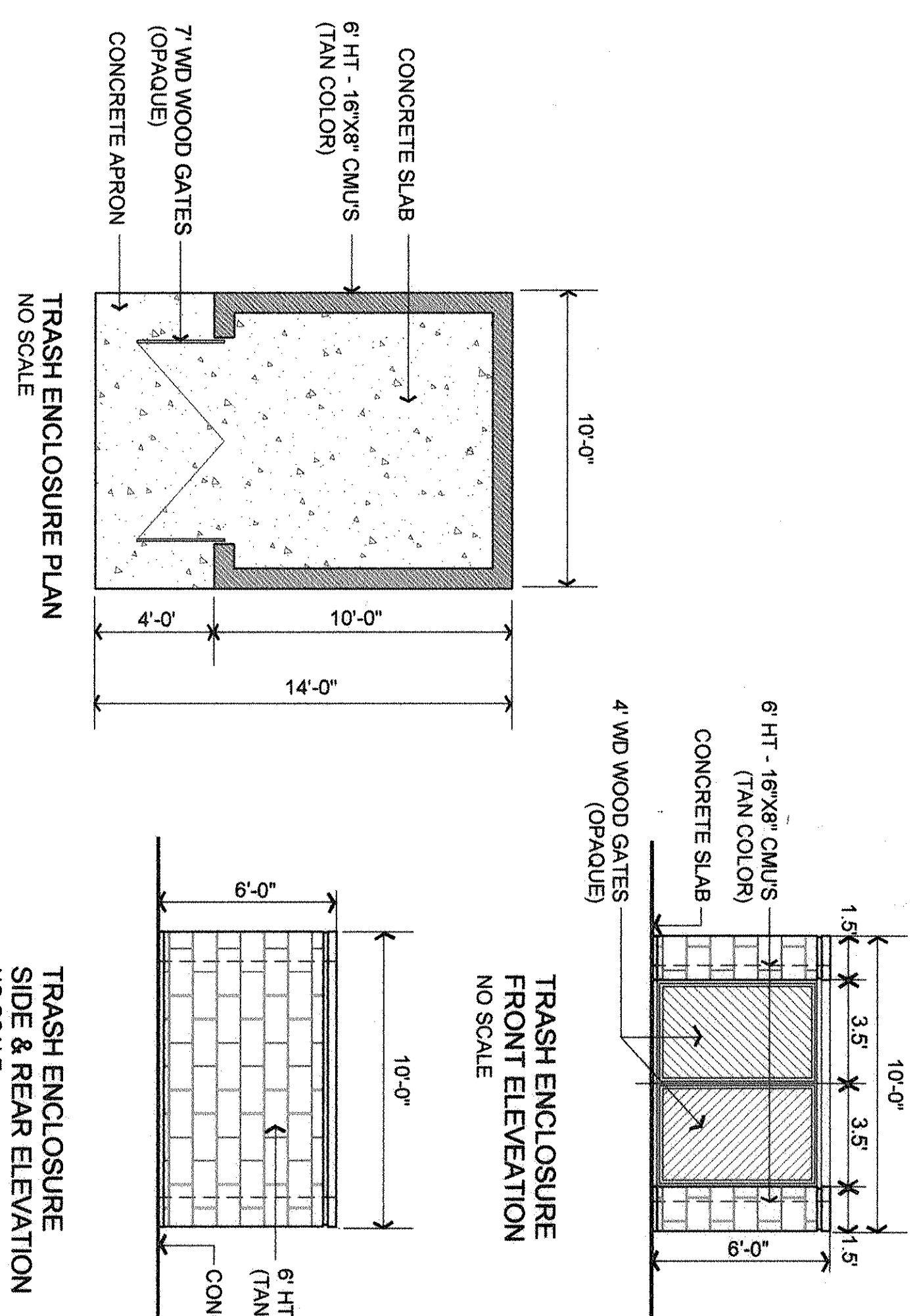


SITE LIGHTING & ADA COMPLIANCE FEATURES PLAN

- INDICATES ADA PEDESTRIAN ROUTE
- INDICATES ADA COMPLIANT HANDICAP PARKING SPACES
- INDICATES ADA COMPLIANT 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

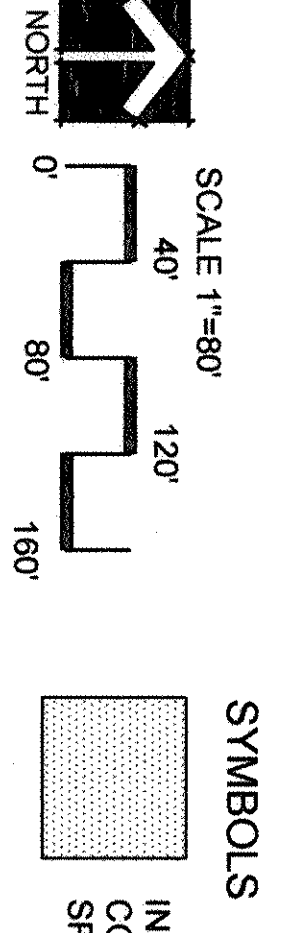
SITE LIGHTING NOTES:

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 AS IES TYPE II OR TYPE III. FIXTURES SHALL BE FITTED WITH "HOUSE SIDE" SHIELD REFLECTORS ON THE SIDES FACING THE RESIDENTIAL PROPERTY LINE.

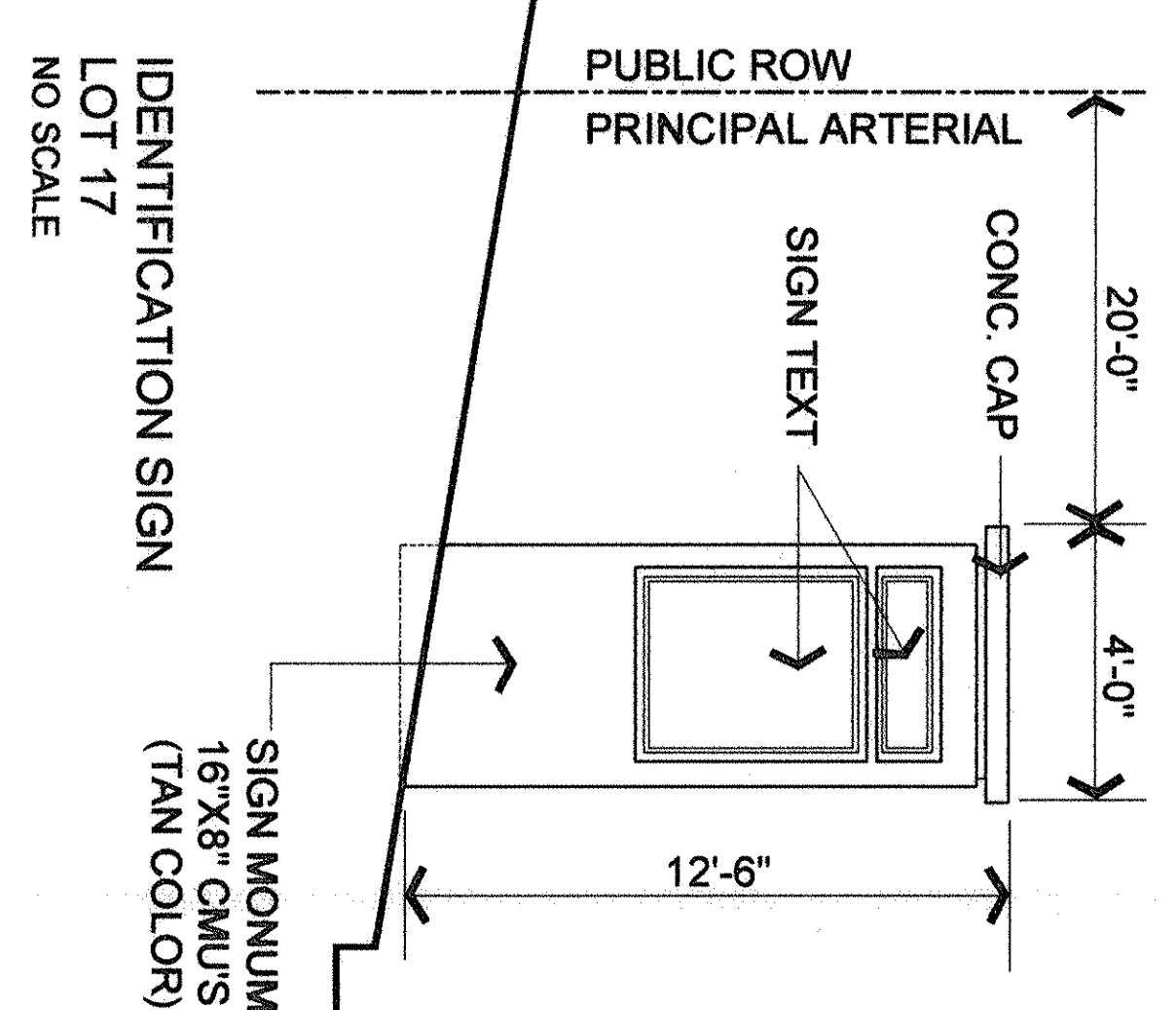


OPEN SPACE & SIGN LOCATION PLAN

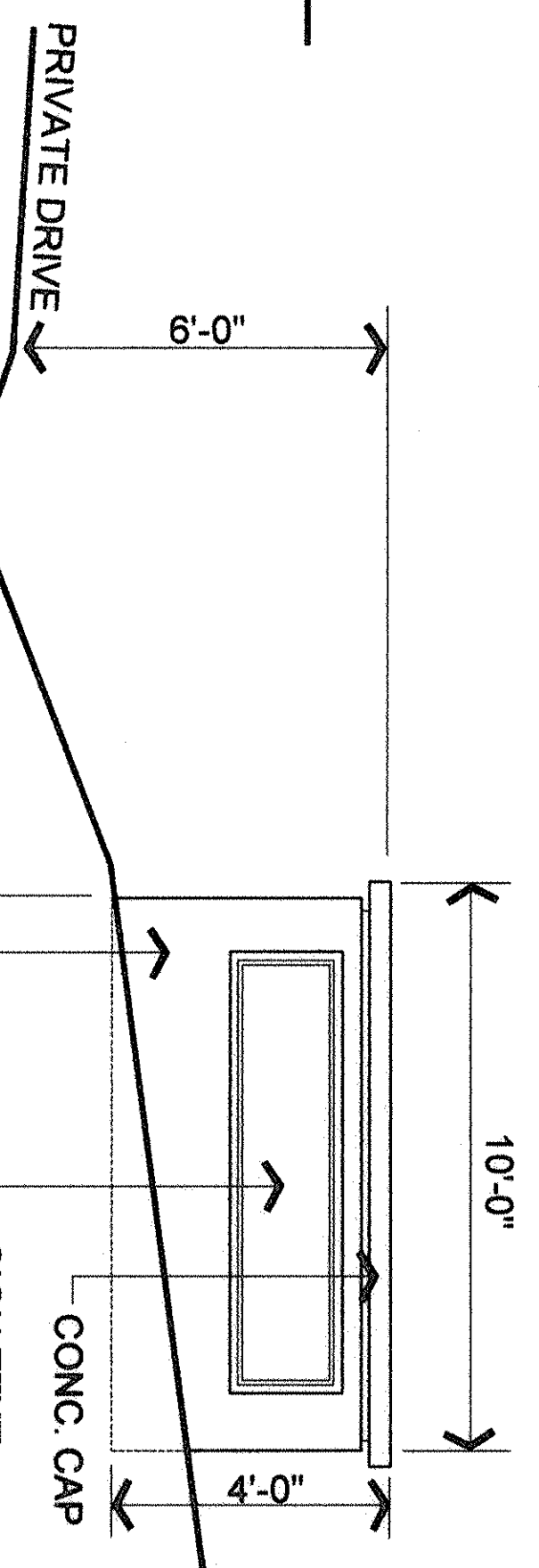
CODE COMPLIANT OPEN SPACE
 TOTAL TRACT AREA (inc TRACT A) - 5.45 AC - 237,402 SF
 OPEN SPACE REQUIRED - 23,740 SF - 10%
 OPEN SPACE PROVIDED - 52,117 SF - 22%



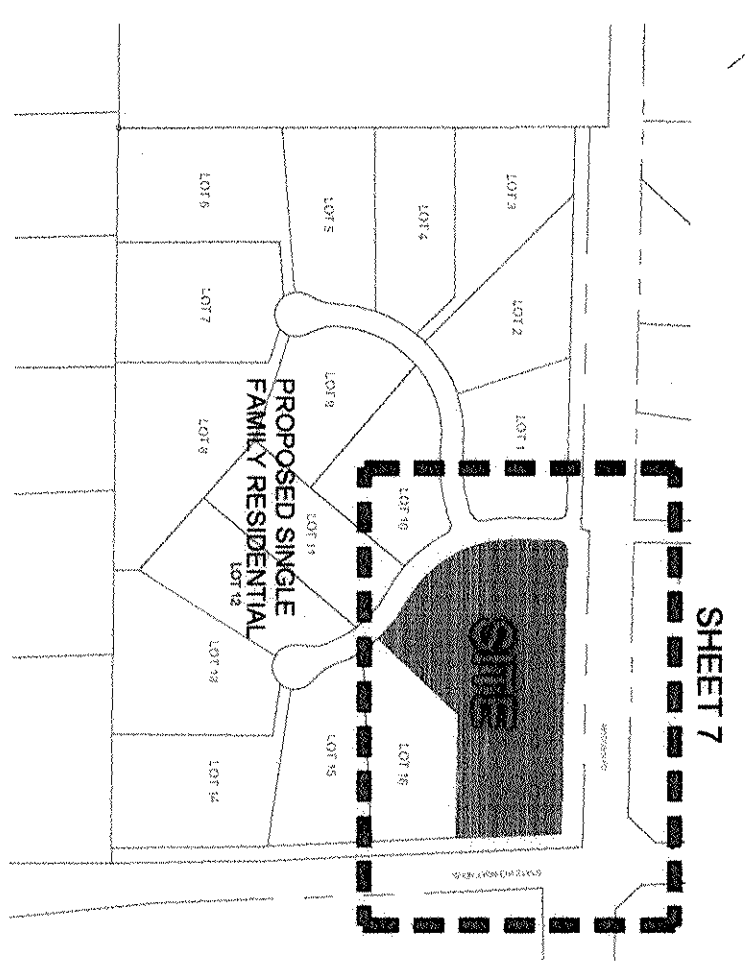
- SYMBOLS**
- INDICATES CODE COMPLIANT OPEN SPACE
 - INDICATES CODE RECD LANDSCAPE BUFFER
 - INDICATES SIGN LOCATION
 - INDICATES SIGN ENCLOSURE SEE DETAIL SHEET 7



IDENTIFICATION SIGN LOT 17 NO SCALE



IDENTIFICATION SIGN LOT 18 & 19 NO SCALE



SITE LOCATION MAP

LRA
 LAND RESOURCE ASSOCIATES
 6728 INDEPENDENT RD
 DENVER, COLORADO 80221
 TEL: 303.755.1234

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 PROJECT NUMBER: [blank]
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 ISSUE DATE: DEC 18, 2017
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 CHECKED BY: [blank]
 REVISIONS: Feb 24, 2018
 JUN 8, 2018
 MAR 15, 2019

SHEET NUMBER: **7** OF SEVEN
 PACD PROJECT NO. PUD-18-003

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 5-12-2020