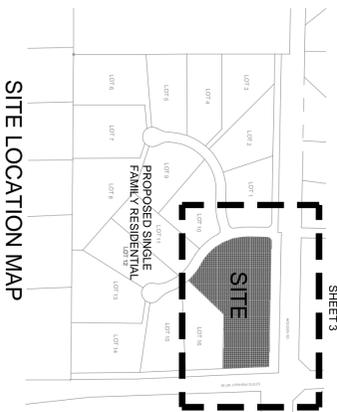
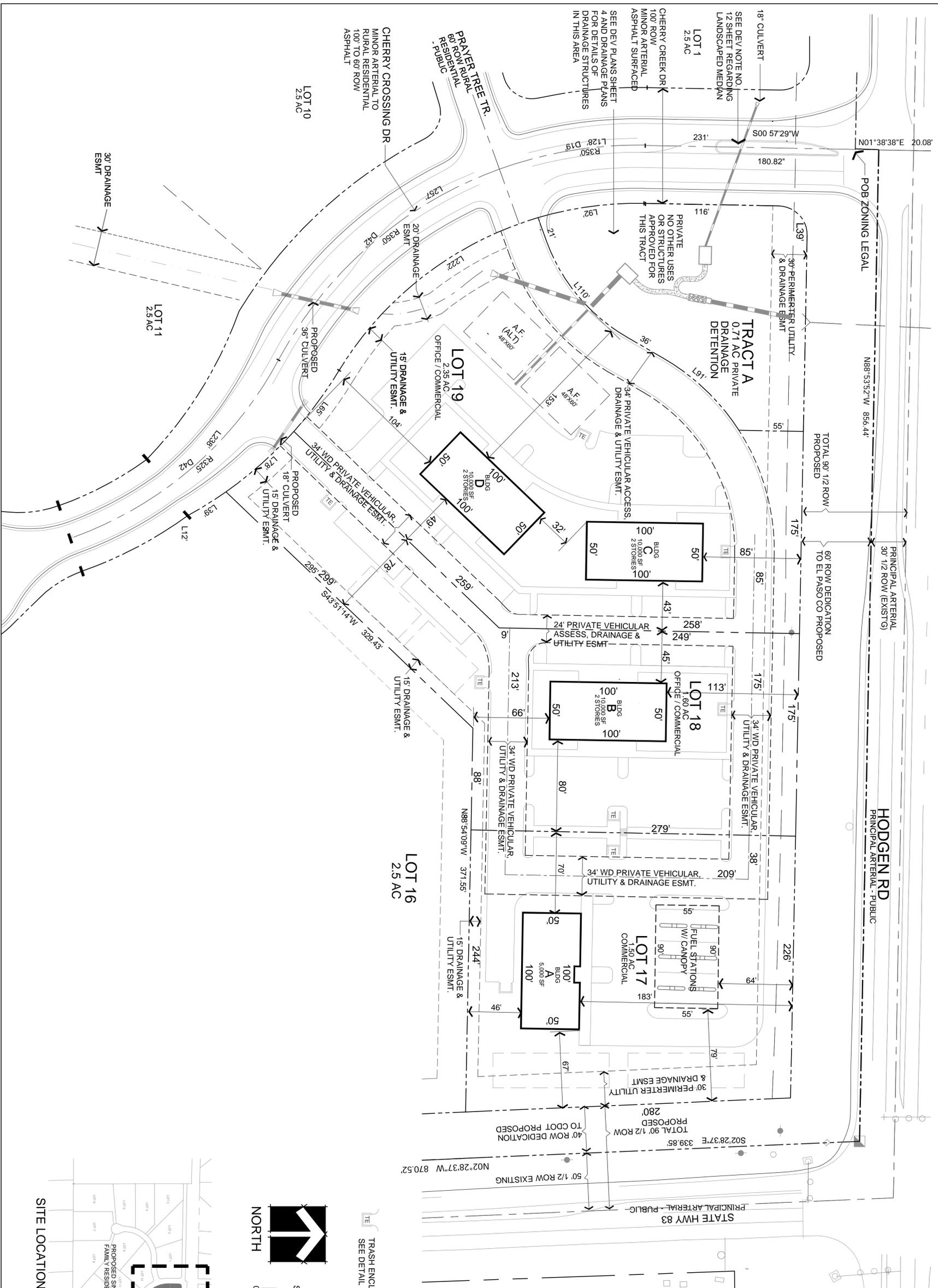


SUBDIVISION & BLDG SETBACK PLAN
 PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 TC & C, LLC EL PASO COUNTY, COLORADO
 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

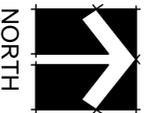
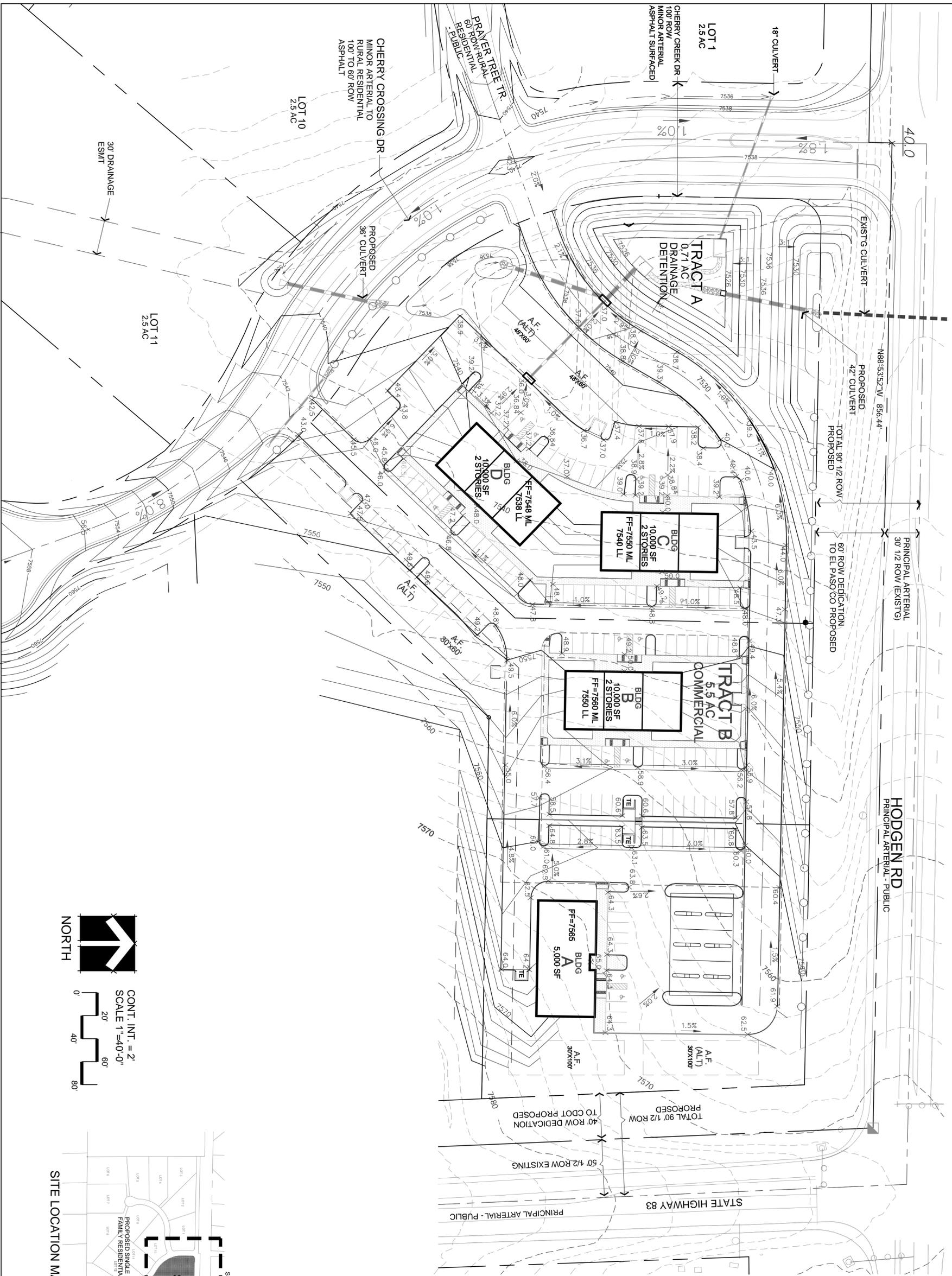


LRA
 LAND RESOURCE ASSOCIATES
 6726 MCJANNET RD.
 FORT COLLINS, CO 80526
 970-228-2288

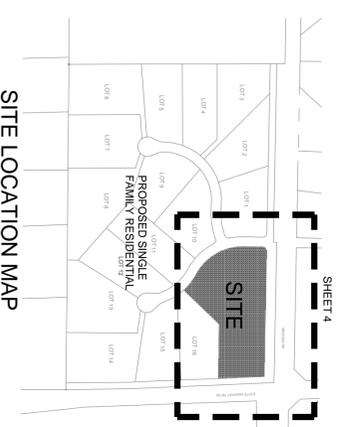
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PAD GRADING PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 EL PASO COUNTY, COLORADO
 TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



CONT. INT. = 2'
 SCALE 1" = 40'-0"
 0' 20' 40' 80'



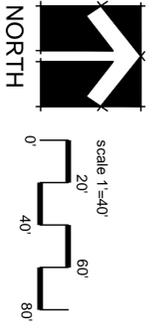
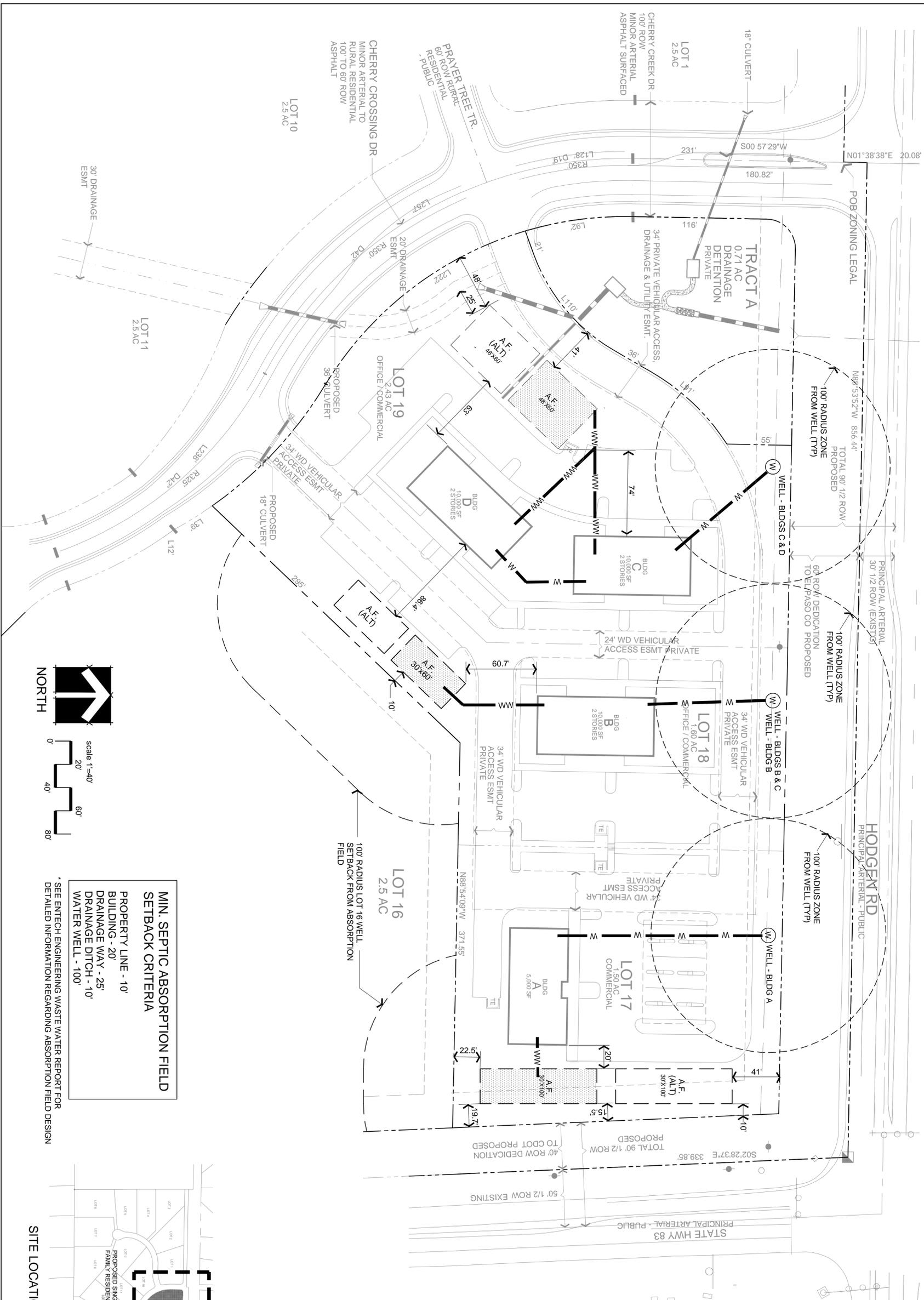
LRA
 LAND RESOURCE ASSOCIATES
 6726 MCINTYRE RD.
 DENVER, COLORADO 80238
 719-644-2298

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

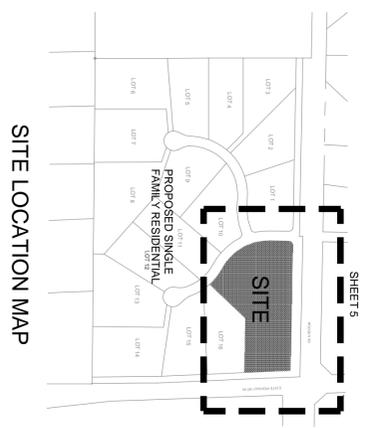
EL PASO COUNTY, COLORADO
TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



**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



LRA
LAND RESOURCE ASSOCIATES
6726 MOUNTAIN RD.
DENVER, CO 80221
719-644-2298

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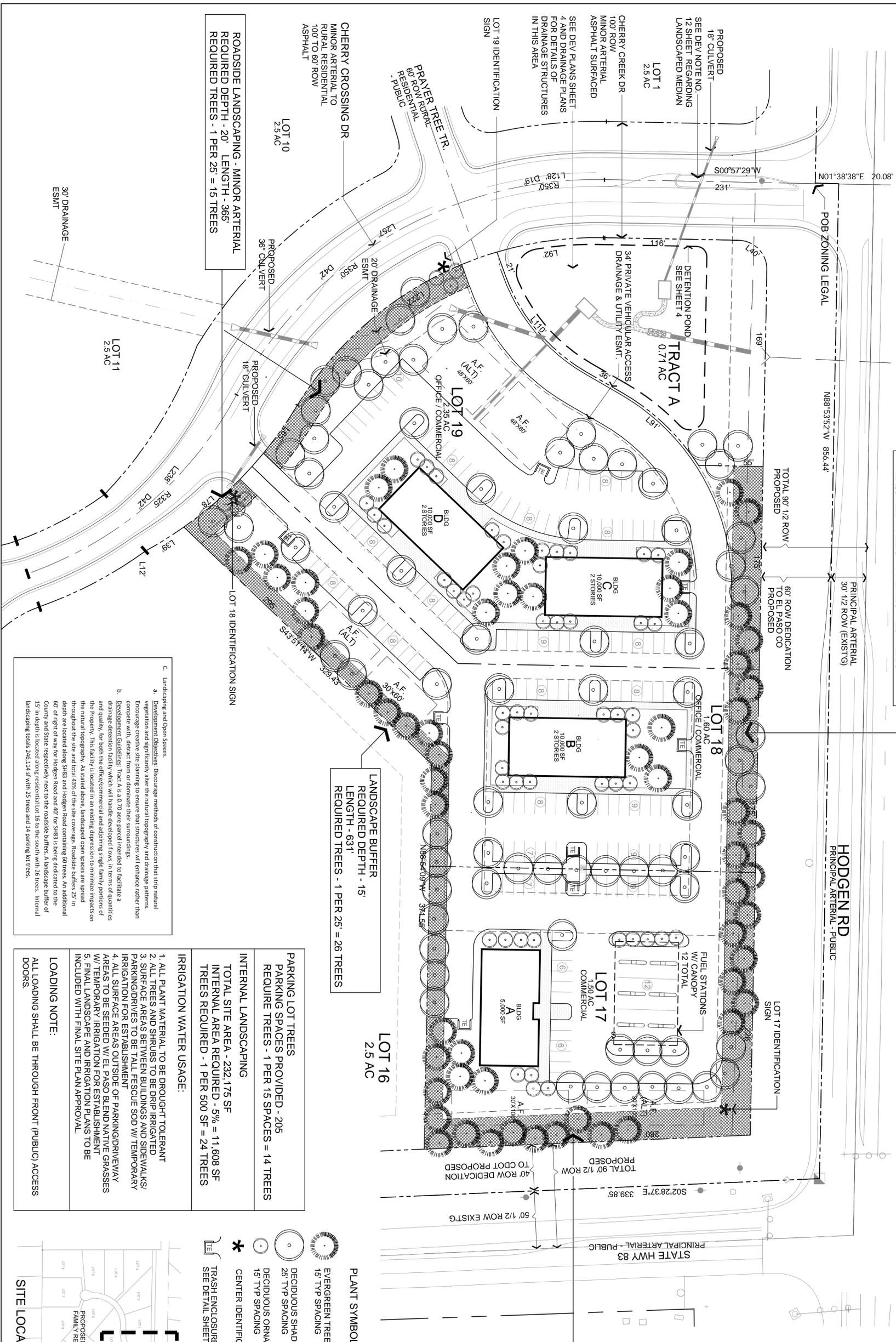
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LANDSCAPE & SIGN FEATURES PLAN
 PUD DEVELOPMENT PLANS
 ROLLIN RIDGE ESTATES COMMERCIAL CENTER
 EL PASO COUNTY, COLORADO
 TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

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



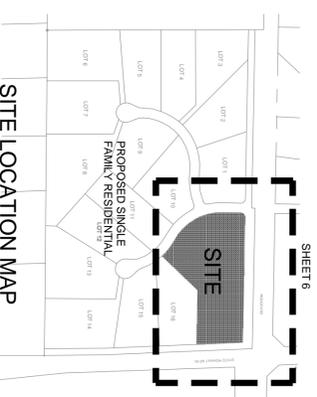
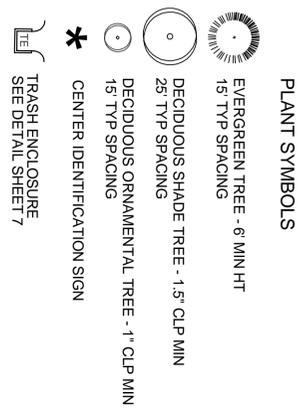
ROADSIDE LANDSCAPING - PRINCIPAL ARTERIAL
 REQUIRED DEPTH - 25'
 LENGTH - 280'
 REQUIRED TREES - 1 PER 20' = 14 TREES

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

- 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 SOGD 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



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

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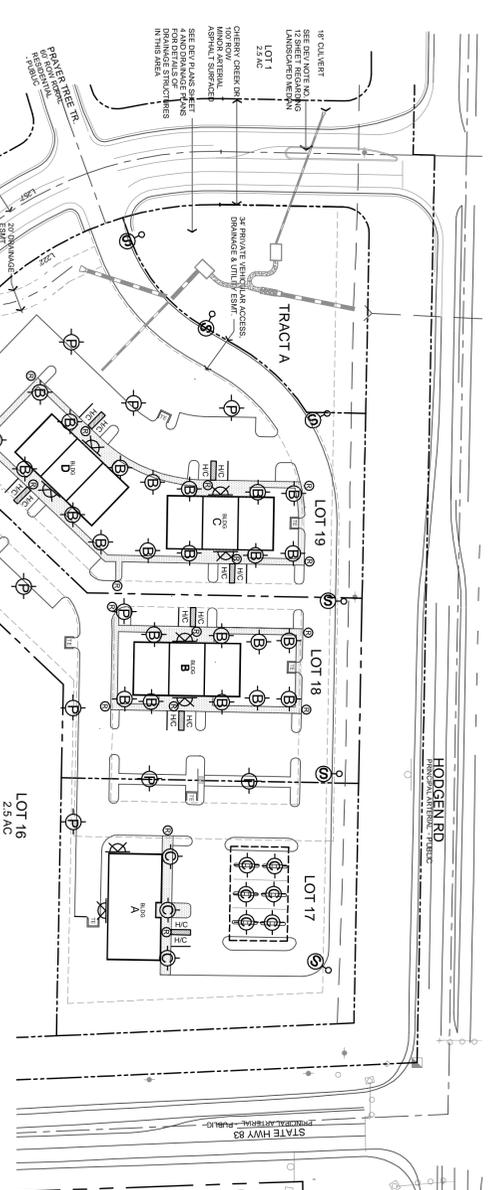
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 JAN 25, 2019

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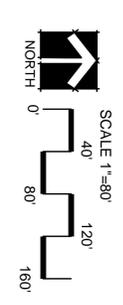
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**SITE FEATURES PLAN
PUD DEVELOPMENT PLANS
ROLLIN RIDGE ESTATES COMMERCIAL CENTER**

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



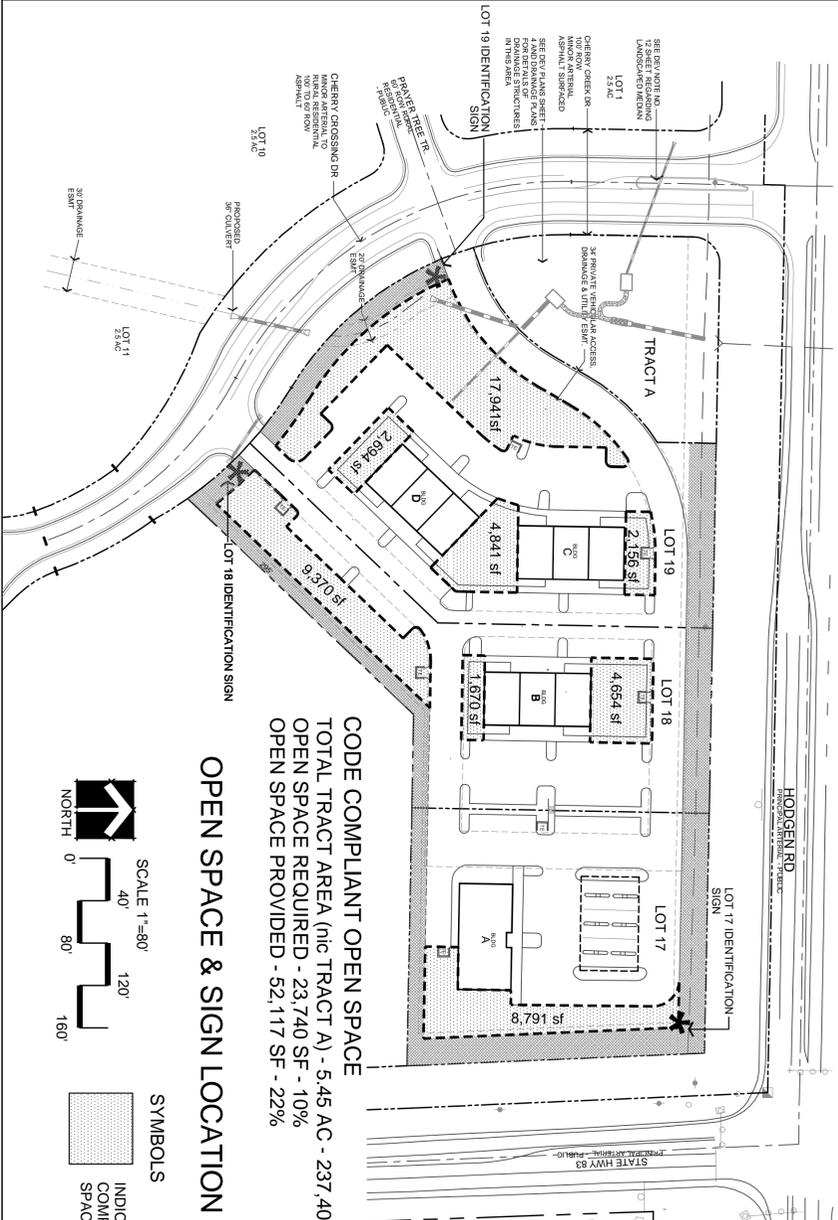
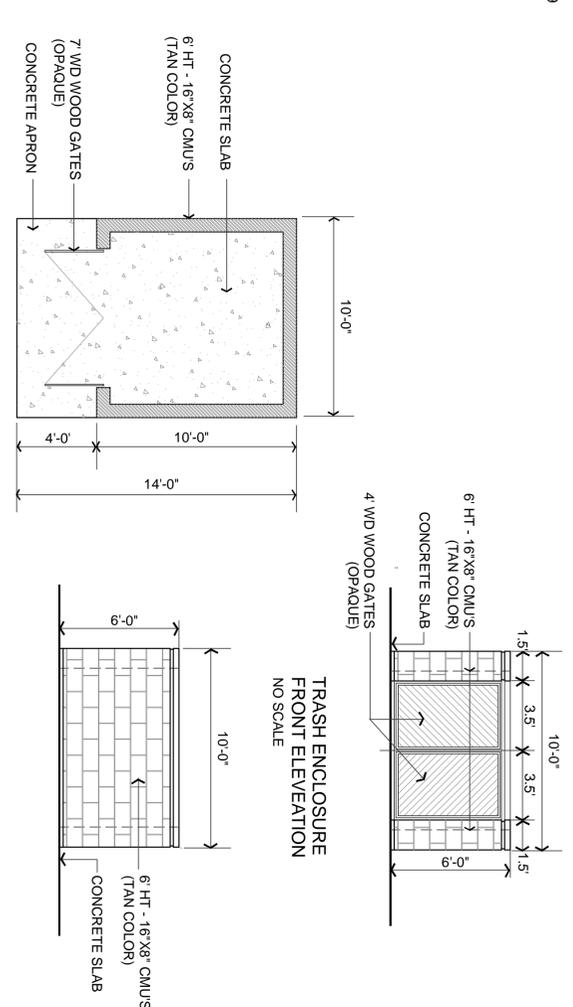
SITE LIGHTING & ADA COMPLIANCE FEATURES PLAN



- 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

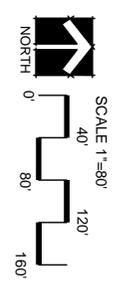
SITE LIGHTING NOTES:

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.

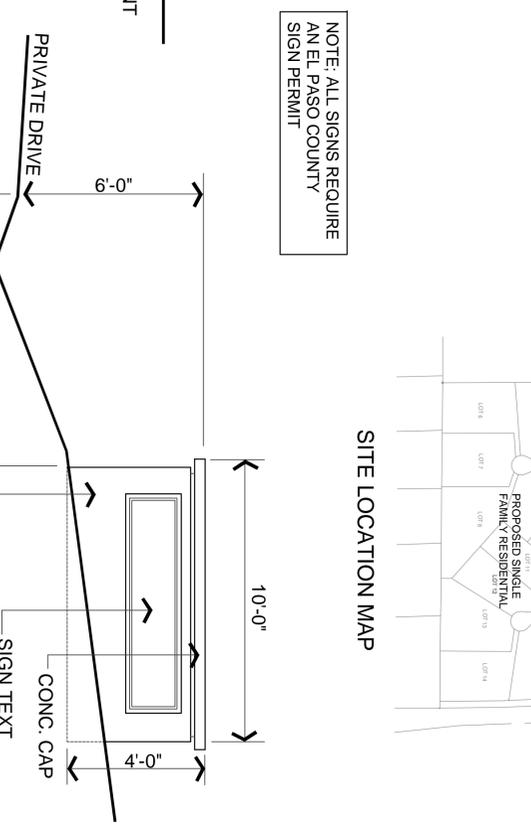
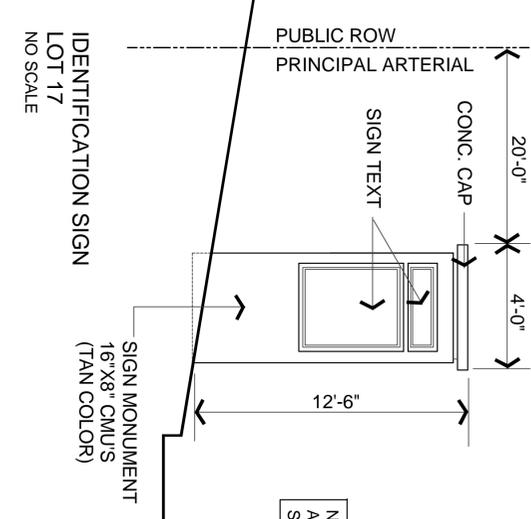


CODE COMPLIANT OPEN SPACE
TOTAL TRACT AREA (inc TRACT A) - 5.45 AC - 237,402 SF
OPEN SPACE REQUIRED - 23,740 SF - 10%
OPEN SPACE PROVIDED - 52,117 SF - 22%

OPEN SPACE & SIGN LOCATION PLAN



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



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