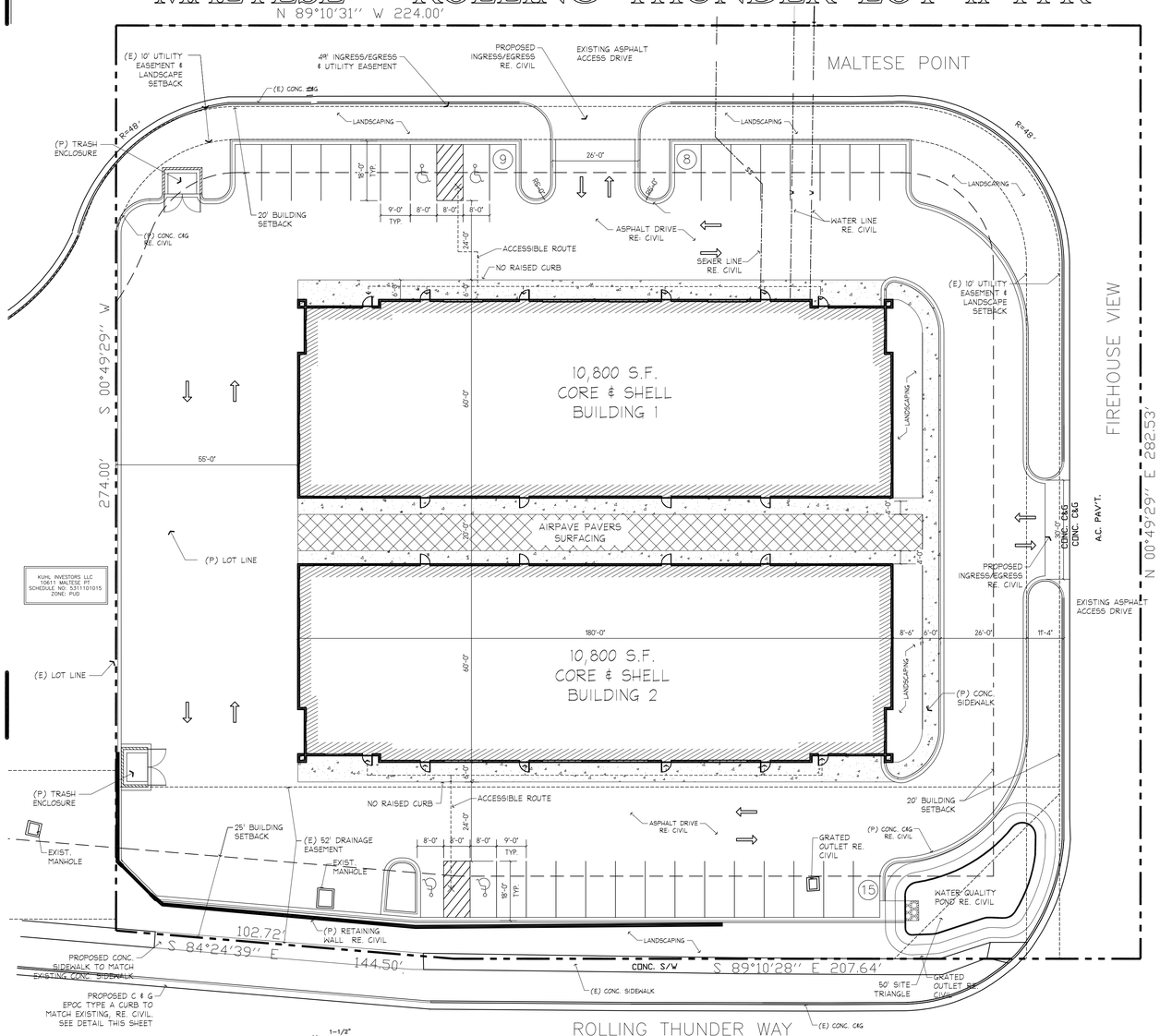
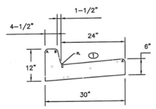
MALTESE - ROLLING THUNDER LOT 11 PPR

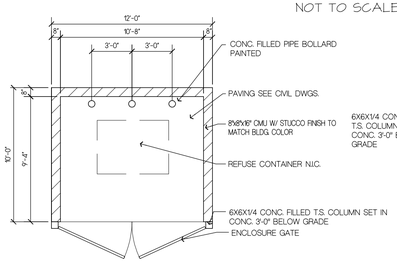


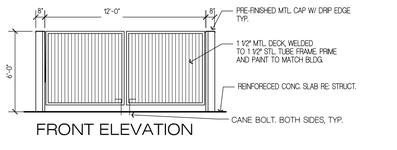
SITE PLAN
SCALE: 1"=50'-0"

0 25' 50' 75'

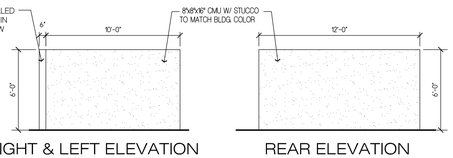


EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)
NOT TO SCALE





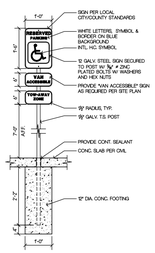
FRONT ELEVATION



RIGHT & LEFT ELEVATION

REAR ELEVATION

TRASH ENCLOSURE DETAILS
SCALE: 3/16" = 1'-0"



ADA PARKING SIGN
SCALE: 3/8" = 1'-0"

PARKING STANDARDS
SCALE: 1/8" = 1'-0"

SITE DATA

SITE INFORMATION:

PROJECT ADDRESS:	LOT 11 ROLLING THUNDER BUSINESS PARK 10659 MALTESE POINT PEYTON, CO 80831
TAX SCHEDULE NO.:	5311101011
LEGAL DESCRIPTION:	LOT 11 ROLLING THUNDER BUSINESS PARK BUSINESS PARK
PROJECT DESCRIPTION:	NEW CONSTRUCTION OF TWO SINGLE STORY CORE & SHELL BUILDINGS FOR FUTURE OFFICE/WAREHOUSE USE
COUNTY ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PUD GUIDELINES:	PER PUD-08-002 & PUD AMENDMENT FILED UNDER RECEPTION #221165352
LOT AREA:	87,148 S.F. (2 ACRES)
BLG. SETBACKS:	FRONT = 25' REAR = 25' SIDE = 0'
BUILDING HEIGHT:	22' (MAX. 30')
LOT COVERAGE:	24.8% (MAXIMUM 25% PER MAX. LOT COVERAGE LISTED PUD AMENDMENT FILED UNDER RECEPTION #221165352)

IMPERVIOUS AREA CALC:	TOTAL AREA TO BACK OF CURB	= 73,430 S.F.
	PERVIOUS AREA	= 13,320 S.F.
	IMPERVIOUS AREA	= 82%

PARKING:

ESTIMATED PARKING REQUIRED: PROFESSIONAL OFFICE: @ 1:200
WAREHOUSE: @ 1:1000

10,800 S.F. BUILDING 1
ESTIMATED OFFICE = 1,400 S.F. = 7 SPACES
ESTIMATED WAREHOUSE = 9,400 S.F. = 10 SPACES
TOTAL ESTIMATED PARKING REQUIRED = 17 SPACES

10,800 S.F. BUILDING 2
ESTIMATED OFFICE = 1,000 S.F. = 5 SPACES
ESTIMATED WAREHOUSE = 9,800 S.F. = 9.8 SPACES
TOTAL ESTIMATED PARKING REQUIRED = 15 SPACES

NOTE: OFFICE SPACE LISTED IS MAXIMUM BASED ON PARKING CALCULATIONS

TOTAL PARKING REQUIRED = 32 SPACES
TOTAL PARKING PROVIDED = 32 SPACES
ACCESSIBLE PARKING REQUIRED = 2 SPACE (PER 25-55 REQUIREMENT)

NOTE: PARKING TO CONFORM WITH EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS

GENERAL SITE NOTES

1. THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #221165352

2. FIRE PROTECTION: FALCON FIRE DISTRICT

3. OWNERSHIP AND MAINTENANCE OF PRIVATE ROADS, PRIVATE DETENTION PONDS/PERMANANT WATER QUALITY BMPS AND DRAINAGE AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA)

4. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #221165352. MODIFICATIONS SHALL BE SUBJECT TO THE LIMITATIONS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.

5. PARKING LOT LIGHTING SHALL BE TWENTY FEET (20') MAXIMUM HEIGHT, ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.

6. SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.

7. LANDSCAPING SHALL FOLLOW THE CONCEPT LANDSCAPE PLAN IN THE APPROVED PUD AND MEET THE EL PASO COUNTY LANDSCAPING REQUIREMENTS IN THE LAND DEVELOPMENT CODE AS AMENDED.

8. HANDICAPPED PARKING SPACE DESIGN SHALL MEET ALL COUNTY AND ADA CRITERIA:
   A. RAMPS SHALL NOT BE PLACES IN HANDICAPPED ACCESS AISLE
   B. H/C STALLS AND ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION, TYP.
   C. HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 1:12
   D. MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.

9. SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 08041C0535G, EFFECTIVE ON 12/07/2018

10. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

PROJECT TEAM

OWNER
JEFF WESSON
RUCKUS INVESTMENTS, LLC
2041 MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80951
(719) 660-8990

ARCHITECT
BUCHER DESIGN STUDIO, INC.
BRIAN K. BUCHER, AIA, NCARB
12325 ORACLE BLVD, SUITE 111
COLORADO SPRINGS, CO 80921
(719) 484-0480

MEP ENGINEER
MICHAEL CHIARTANO, P.E.
SR. ENGINEER/ELECTRICAL
PSI LLC
110 S. SIERRA MADRE
COLORADO SPRINGS, CO 80903
(719) 520-9279

PLANNER/CIVIL
ERIK S. WATTS, AUTHORIZED REP
614 ELKTON DR
COLORADO SPRINGS, CO 80907
(719) 593-0173

LANDSCAPE ARCHITECT
HIGHER GROUND DESIGNS, INC.
JOHN MACKAY
5350 NORTH ACADEMY BLVD, SUITE 207
COLORADO SPRINGS, CO 80918

DRAWING INDEX

SHT. #	DESCRIPTION
CS	SITE PLAN / COVER SHEET
-	GRADING PLAN
-	DRAINAGE PLAN
L11	LANDSCAPE PLAN
L12	LANDSCAPE DETAILS AND NOTES
L13	LANDSCAPE DETAILS AND NOTES
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT/CODE INFORMATION:

JURISDICTION:	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
FUTURE OCCUPANCY:	B/S-1
CONSTRUCTION TYPE:	II-B
SPRINKLER SYSTEM:	NO
ALLOWABLE AREA:	17,500 S.F (BASED ON WORST CASE OCCUPANCY GROUP)
PROPOSED AREA:	(2) 10,800 S.F.
ALLOWABLE HEIGHT:	45' PER PUD DEVELOPMENT GUIDELINES
PROPOSED HEIGHT:	21'-7" - 1 STORY

APPLICABLE CODES

2017 PIKES PEAK REGIONAL BUILDING CODE (PPRBC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2014 NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 ICC/ANSI 117.1 ACCESSIBILITY STANDARD
2015 INTERNATIONAL FIRE CODE (IFC)
EL PASO COUNTY LAND DEVELOPMENT CODE
ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002)

VICINITY MAP

PCD PROJECT #PPR 21-024

Copyright © 2018

BUCHER DESIGN STUDIO
architecture • planning
12325 Oracle Blvd., Suite 111
Colorado Springs, CO 80921
(719) 484-0480

Brian K. Bucher, AIA
Architect
CO license no. C-4889
CA license no. C 23506

A PROPOSED CORE & SHELL FOR

RUCKUS INVESTMENTS

10659 MALTESE POINT
PEYTON, CO

Sheet Title:
SITE PLAN/ COVER SHEET

Drawing Status:
DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
1			

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.

Date: 06/15/22
Drawn by:
Checked by:
Scale: AS NOTED
Job No.:

Sheet No.: CS Of

File Name: P:\Public\Investments\Ruckus Investments-ASP.dwg
June 15, 2022 - 9:06am