

SITE DATA

SITE INFORMATION:
 PROJECT ADDRESS: LOT 11 ROLLING THUNDER BUSINESS PARK
 10659 MALTESE POINT
 PEYTON, CO 80831

TAX SCHEDULE NO: 531101011
LEGAL DESCRIPTION: LOT 11 ROLLING THUNDER BUSINESS PARK BUSINESS PARK

PROJECT DESCRIPTION: REPLAT & NEW CONSTRUCTION OF TWO SINGLE STORY CORE & SHELL BUILDINGS FOR FUTURE OFFICE/WAREHOUSE USE

COUNTY ZONING: PUD (PLANNED UNIT DEVELOPMENT)
LOT AREA: 87,148 SF. (2 ACRES)
 LOT A = 47,430 SF.
 LOT B = 39,718 SF.

BLG. SETBACKS: FRONT = 25'
 REAR = 25'
 SIDE = 0'

PARKING:
 EST. PARKING REQUIRED: PROFESSIONAL OFFICE: @ 1200
 WAREHOUSE: @ 11000

10,800 SF. BUILDING 1
 ESTIMATED OFFICE = 1800 SF. = 9 SPACES
 ESTIMATED WAREHOUSE = 9000 SF. = 9 SPACES

TOTAL ESTIMATED PARKING REQUIRED = 18 SPACES
 ACCESSIBLE PARKING REQUIRED = 2 SPACE (PER 25-55 REQUIREMENT)
 TOTAL PARKING PROVIDED = 18 SPACES

10,800 SF. BUILDING 2
 ESTIMATED OFFICE = 1000 SF. = 5 SPACES
 ESTIMATED WAREHOUSE = 9800 SF. = 98 SPACES

TOTAL ESTIMATED PARKING REQUIRED = 15 SPACES
 ACCESSIBLE PARKING REQUIRED = 2 SPACE (PER 25-55 REQUIREMENT)
 TOTAL PARKING PROVIDED = 15 SPACES

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

GENERAL SITE NOTES

- THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002)
- FIRE PROTECTION: FALCON FIRE DISTRICT
- OWNERSHIP AND MAINTENANCE OF PRIVATE ROADS, PRIVATE DETENTION PONDS/PERMANENT WATER QUALITY BMPs AND DRAINAGE AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA)
- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE PUD DEVELOPMENT PLAN. MODIFICATIONS SHALL BE SUBJECT TO THE LIMITATIONS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
- PARKING LOT LIGHTING SHALL BE TWENTY FEET (20') MAXIMUM HEIGHT, ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.
- SIGNS SHALL CONFORM TO SECTION 62.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
- 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.
- HANDICAPPED PARKING SPACE DESIGN SHALL MEET ALL COUNTY AND ADA CRITERIA:
 A. RAMPS SHALL NOT BE PLACED 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.
- SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 08041C0535G, EFFECTIVE ON 12/07/2018

PROJECT TEAM

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

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

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

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

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

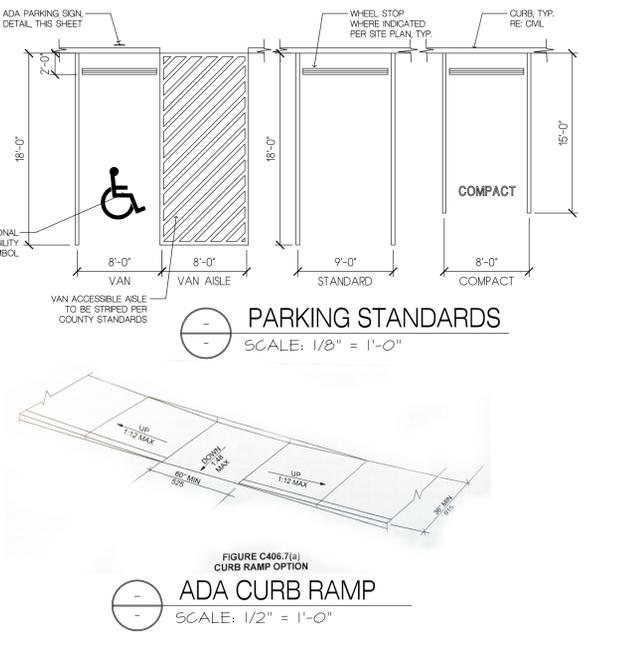
DRAWING INDEX

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: I-B
 SPRINKLER SYSTEM: NO
 ALLOWABLE AREA: 17,500 SF (BASED ON WORST CASE OCCUPANCY GROUP)
 PROPOSED AREA: (2) 10,800 SF.
 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

Date: 04/21/21
Drawn by:
Checked by:
Scale: AS NOTED
Job No.:
Sheet No.: CS
 Of

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Brian K. Bucher, AIA
 Architect
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 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