



Letter of Intent

RUCKUS INVESTMENTS – SITE DEVELOPMENT PLAN

PROJECT ADDRESS: 10659 MALTESE PT., Peyton, CO 80831 **Tax ID:** 5311101011

Existing and Proposed facilities

This application proposes a new site development and (2) 10,800 S.F. commercial core and shell buildings on an 84,148 S.F. lot. We are proposing to split this lot into two separate lots as part of a separate plat. The building use will be office/warehouse which are approved uses within the development. The plat and site development plan will include both lots and both buildings as part of this development.

The project is located in the Rolling Thunder Business Park PUD (PUD-08-002).

The proposed building and site design, including landscaping, site lighting, and grading and proposed utilities have been carefully considered to conform to the current El Paso County Land Development Code.

The proposed landscaping incorporates a mix of trees, shrubs, grasses, turf grasses, along with aggregate and cobble rock to minimize the amount of irrigation required. Please refer to the proposed landscape plan and landscape details associated with this submittal for more information.

Parking lighting shall be via low profile, full cut off light standards to minimize light pollution to neighboring properties. All exterior structure mounted lighting shall also be down casting and limited to levels required for safety and security.

The development is expected to generate approximately 210 vehicle trips on the average weekday with approximately 32 trips occurring during the morning peak hour and 31 trips during the evening peak hour. No additional auxiliary lanes or other improvements are required for the proposed development. For more information, please see the Transportation Memorandum by LSC Transportation Consultants, INC. LSC#S214220, dated August 2, 2021.

It is anticipated that the lot will use 172 gallons of water per day (GPD). This estimate is based information provided in Chapter 8 of the *El Paso County Land Development Code* as well as *the attached commitment letter from Falcon Highlands Metropolitan District*. Water demands are on the associated Water Summary Form.

An overall demand of 172 gallons per day for the proposed subdivision is less than the amount of supply calculated for a 2-acre, industrial zoned lot, and is further discussed in Section 4.0 of the Water resources report. The subject property has adequate water supply to meet the needs of the proposed subdivision on a 300-year basis.

Regards,
Nick Sallcchia
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