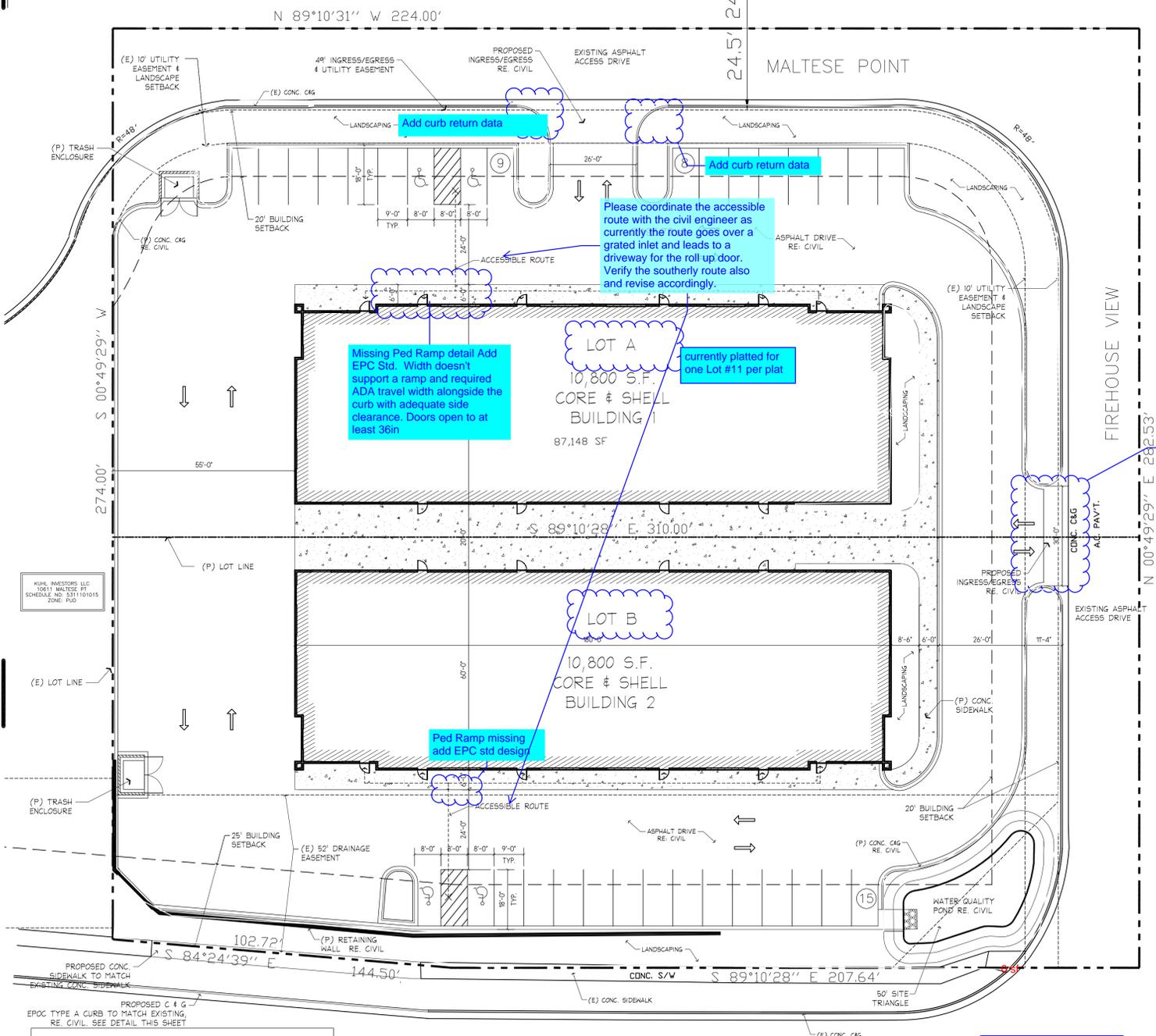


MALTESE - ROLLING THUNDER LOT 11 PPR

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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: 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 = 10,430 SF.
 LOT B = 32,718 SF.

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

BUILDING HEIGHT: 22' (MAX. 30')

PARKING:
 ESTIMATED PARKING REQUIRED: PROFESSIONAL OFFICE @ 1200
 WAREHOUSE @ 11000

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

10,800 SF. BUILDING 2
 ESTIMATED OFFICE = 1,000 SF. = 5 SPACES
 ESTIMATED WAREHOUSE = 9,800 SF. = 98 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)

PROJECT TEAM

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

PLANNER/CIVIL: ERIC 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
 (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



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

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

A PROPOSED CORE & SHELL FOR RUCKUS INVESTMENTS

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.
- HANDLING: The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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.
- SITE IS EFFECTIVE

Missing PUD Amendment Filed under Reception #221165532. Site Dev Plan not in congruence with respect to lot coverage

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 1171 ACCESSIBILITY STANDARD
 2015 INTERNATIONAL FIRE CODE (IFC)
 EL PASO COUNTY LAND DEVELOPMENT CODE
 ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002)

10659 MALTESE POINT
 PEYTON, CO

Sheet Title:
SITE PLAN / COVER SHEET

Drawing Status:
DEVELOPMENT PLAN
 NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date

Date: 09/07/21

Drawn by:

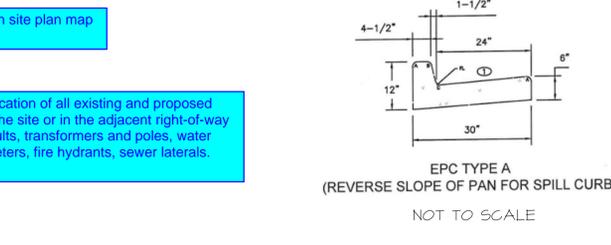
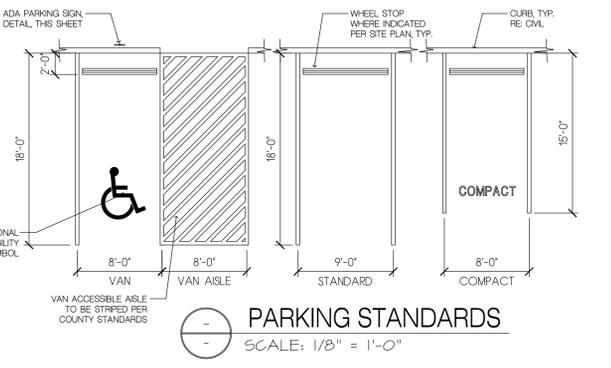
Checked by:

Scale: AS NOTED

Job No.:

Sheet No.: CS
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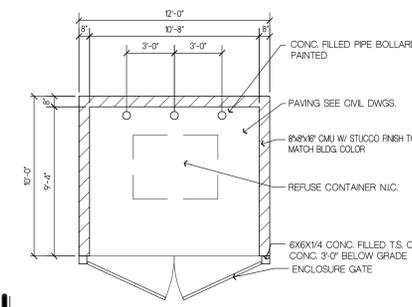
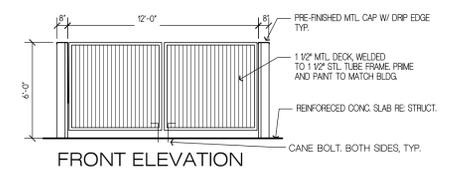
- NOTE: PARKING TO CONFORM WITH EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS



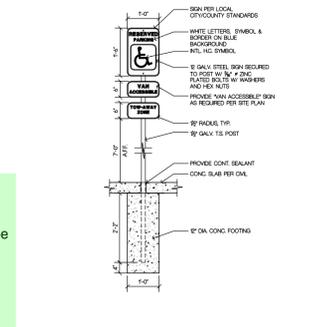
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ROLLING THUNDER WAY

SITE PLAN SCALE: 1/8" = 1'-0"



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



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

Recommend adding 2nd page for standard design details and drawings.

Missing main site plan map scale

show the location of all existing and proposed utilities on the site or in the adjacent right-of-way such as vaults, transformers and poles, water services/meters, fire hydrants, sewer laterals.

BLDG /Lot coverage data missing. Add lot coverage % and as it related to PUD stds for lot #11



Add PCD Project # PPR 21-024 to all sheets

File Name: P:\Projects\Architectural\Rolling Thunder Investments\Rolling Thunder PPR 21-024.dwg
 September 07, 2021 - 4:54pm