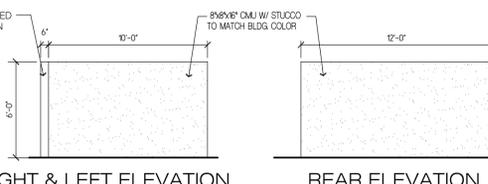
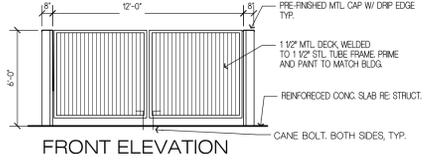
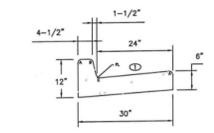
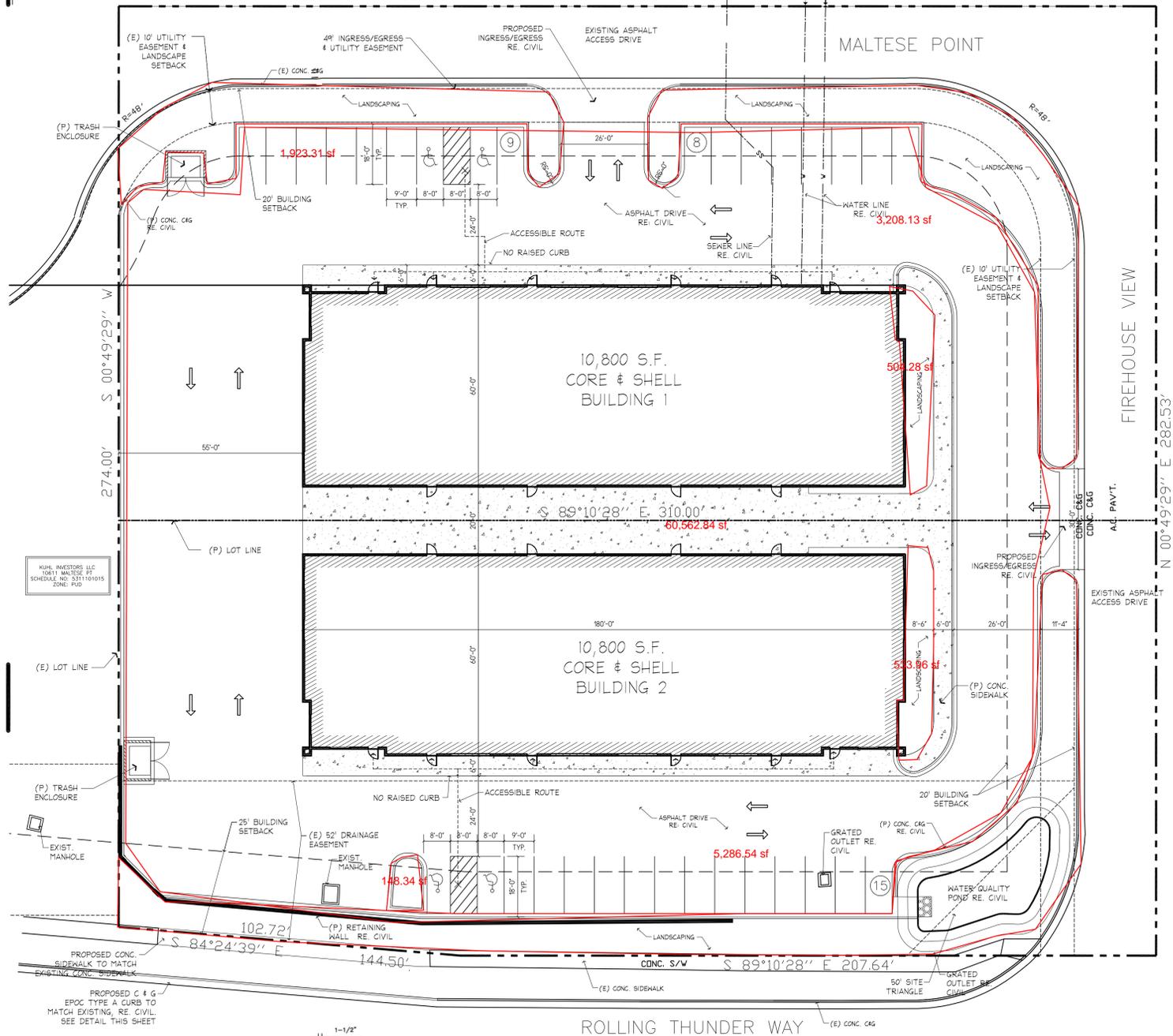
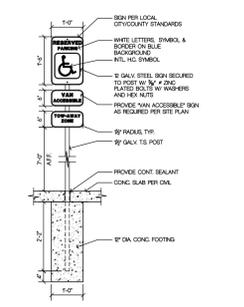


# MALTESE - ROLLING THUNDER LOT 11 PPR

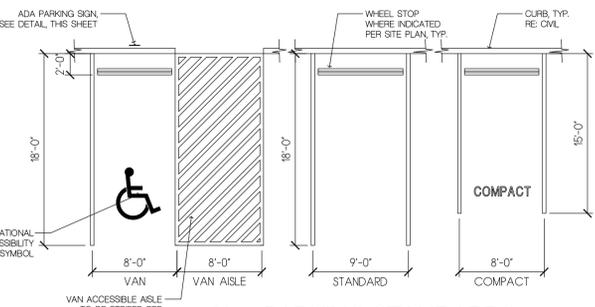
N 89°10'31" W 224.00'



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 SF. (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)  
PARKING: ESTIMATED PARKING REQUIRED: PROFESSIONAL OFFICE @ 1200, WAREHOUSE @ 11000  
10,800 SF. BUILDING 1: ESTIMATED OFFICE = 1400 SF. = 7 SPACES, ESTIMATED WAREHOUSE = 9400 SF. = 10 SPACES, TOTAL ESTIMATED PARKING REQUIRED = 17 SPACES  
10,800 SF. BUILDING 2: ESTIMATED OFFICE = 1000 SF. = 5 SPACES, ESTIMATED WAREHOUSE = 9800 SF. = 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

- THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #221165352
- 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 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.
- 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 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.
- SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 08041C0535G, EFFECTIVE ON 12/07/2018
- 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  
**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 (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

## 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

**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)

## VICINITY MAP



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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

No.	Description	By	Date

Date:  
02/21/22

Drawn by:

Checked by:  
Scale:  
AS NOTED

Job No.:

Sheet No.:  
CS  
Of

Add PCD File #  
PPR-21-024