



**USE AREA DEVELOPMENT GUIDELINES:**

C - COMMERCIAL (WEST PARCEL)  
 (REFERENCES LAND DEVELOPMENT ZONE CN (COMMERCIAL NEIGHBORHOOD DISTRICT))

A. PURPOSE: THIS DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOOD BUSINESSES THAT SERVE SURROUNDING RESIDENTIAL AREAS.

THIS AREA OF LAND SHALL BE LIMITED TO A MINIMUM OF 1 LOT AND A MAXIMUM OF 4 LOTS. MAXIMUM LOT SIZE IS 8 ACRES AND MINIMUM LOT SIZE IS 1 ACRE. THE REQUIRED LANDSCAPE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS WILL BE REQUIRED TO BE INSTALLED AS SOON AS THE ADJACENT RESIDENTIAL ZONE TO THE WEST BEGINS CONSTRUCTION. SIDEWALKS FOR THIS SITE WILL BE INCLUDED AT THE SITE DEVELOPMENT STAGE.

**B. USES:**

USE	PARCEL
ACTION	S
AMUSEMENT CENTER, INDOOR	S
AMUSEMENT CENTER, OUTDOOR	S
ANIMAL DAY CARE FACILITY	T
AUCTION	T
AUCTION FACILITY	X
AUTOMOBILE AND BOAT STORAGE YARDS	X
AUTOMOBILE REPAIR GARAGE	X
AUTOMOBILE SALES	S
BAKERY, WHOLESALE	X
BATCH PLANT, TEMPORARY	S
BUILD STATION	S
BUSINESS AND EVENT CENTER	S
CARWASH	S
CARWASH OR CIRCUIT	T
CHILD CARE CENTER (LIMIT 1)	T
CHRISTMAS TREE SALES	T
CLUB	X
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICES, TEMPORARY	T
CONTRACTOR EQUIPMENT YARD	S
CRS FACILITY, FREESTANDING	S
EDUCATIONAL INSTITUTION, PRIVATE	S
EDUCATIONAL INSTITUTION, PUBLIC	S
EMERGENCY FACILITY, PRIVATE	X
EMERGENCY FACILITY, PUBLIC	X
EQUIPMENT RENTAL	X
FINANCIAL INSTITUTION	S
FIREWORK SALES	T
FREIGHT TERMINAL	X
GYMNASIUM	X
HEALTH CLUB	X
HEAVY EQUIPMENT SALES	X
HEAVY EQUIPMENT STORAGE	X
HOSPITAL	S
HOSPITAL, CONVALESCENT	S
HOSPITAL, VETERINARY	S
HUMAN SERVICE SHELTER	X
KENNEL	S
LABORATORY	X
LEIGHT INDUSTRY	X
LEIGHT MANUFACTURING	X
LUMBER YARD	X
MEDICAL CLINIC	S
MINERAL AND METALLURGICAL RESOURCE EXTRACTION OPERATIONS, COMMERCIAL	S
MINI-WAREHOUSE	X
MIXING, CONSTRUCTION-RELATED	X
MUSEUM	X
NIGHT CLUB	S
NURSERY, RETAIL	X
NURSERY, WHOLESALE	X
OFF PHRASE SON	X
OFFICE, GENERAL	S
PARKING LOT	S
PRODUCE SALES	T
PRINTING	X
PROPRIETARY SCHOOL	X
RECREATIONAL VEHICLE AND BOAT STORAGE	X
RELIGIOUS INSTITUTION	X
REPAIR SHOP	X
RETAIL SALES, GENERAL	X
SEASONAL PRODUCE SALES	T
FIELD	X
THEATRE, OUTDOOR	S
TOWER, COMMERCIAL	X
TRAILER SALES	X
TRUCK AND RECREATIONAL VEHICLE REPAIR GARAGE	X
UTILITIES	X
WAREHOUSE	X
WHOLESALE BUSINESS	X
WOOD SALES (RECREATION)	X
YARD SALES	T
BAR	X (APPROVED FOR LOT ONLY)
BARBECUE	X (APPROVED FOR LOT ONLY)
BREWERY	X (APPROVED FOR LOT ONLY)
RESTAURANT	X (APPROVED FOR LOT ONLY)
TENT	X

**C. DEVELOPMENT REQUIREMENTS:**

1. MAXIMUM BUILDING HEIGHT: THIRTY FEET (30')
  - 1.1. TO ARCHITECTURAL FEATURES OR OTHER APPURTENANCES THAT ARE USUALLY INSTALLED ABOVE THE ROOF LEVEL.
2. BUILDING HEIGHT SHALL CONFORM TO EL PASO LAND DEVELOPMENT CODE AS AMENDED STANDARDS.
3. MINIMUM SETBACK REQUIREMENTS:
  - 3.1. FRONT YARD: TWENTY-FIVE FEET (25') ALONG PUBLIC ROADS AND TWENTY FEET (20') ALONG PRIVATE ROADS.
    - 3.1.1. GASOLINE PUMPS AND CANOPIES SHALL BE AT LEAST FIFTEEN FEET (15') FROM THE FRONT PROPERTY LINE OR PUBLIC RIGHT-OF-WAY, EXCEPT WHERE THE LANDSCAPING REGULATIONS REQUIRE A GREATER SETBACK.
    - 3.1.2. IF THE BUILDING IS ESTABLISHED AS OR CONVERTED TO CONDOMINIUM UNITS IN ACCORDANCE WITH CHAPTER 7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED, THE BUILDING AND LOT SHALL MEET THE MINIMUM LOT AREA AND SETBACKS, BUT THE INDIVIDUAL UNITS ARE NOT REQUIRED TO MEET THE MINIMUM LOT AREA, MAXIMUM LOT COVERAGE, OR SETBACK REQUIREMENTS.
  - 3.2. SIDE AND REAR YARDS: SETBACK SHALL BE SET TO THE MOST RESTRICTIVE ADJACENT ZONING DISTRICT.
4. PARKING LOT LIGHTING
  - 4.1. TWENTY FEET (20') MAXIMUM HEIGHT
  - 4.2. ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.
5. FENCING
  - 5.1. INDIVIDUAL SECURITY FENCING SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
  - 5.2. FOR OUTSIDE STORAGE, OPAQUE FENCING WILL BE REQUIRED. FENCE MATERIAL SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
6. SIGNS
  - 6.1. SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
7. VEHICLE/BOAT STORAGE SHALL BE SUBJECT TO ADDITIONAL REQUIREMENTS CONTAINED IN COUNTY DEVELOPMENT STANDARDS.
8. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT:
 

LOT	BUILDING SIZE	BUILDING COVERAGE
1	10,000 SF	20.68%
2	6,000 SF	27.13%
3	6,000 SF	27.13%
4	5,000 SF	22.81%
5	5,000 SF	22.81%
6	6,000 SF	27.13%
7	6,000 SF	27.13%
8	10,000 SF	21.77%
9	10,000 SF	25.19%
10	7,000 SF	20.92%
11	14,973 SF	17.18%
12	10,000 SF	19.66%
13	10,000 SF	19.66%
9. LANDSCAPING SHALL FOLLOW THE CONCEPT LANDSCAPE PLAN AND AT A MINIMUM SHALL MEET THE EL PASO COUNTY LANDSCAPING REQUIREMENTS IN THE LAND DEVELOPMENT CODE AS AMENDED.

**TRACT A -**

THIS TRACT OF LAND SHALL BE MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.

**A. ALLOWED USES:**

- WATER TREATMENT TANK
- DRAINAGE
- PUBLIC UTILITY

I - INDUSTRIAL (EAST PARCEL)  
 (REFERENCES LAND DEVELOPMENT ZONE CS (COMMERCIAL SERVICE DISTRICT))

A. PURPOSE: THIS DISTRICT IS INTENDED TO ACCOMMODATE RETAIL, WHOLESALE OR SERVICE COMMERCIAL USES THAT SERVE THE GENERAL PUBLIC.

**B. USES:**

USE	PARCEL
AMUSEMENT CENTER, INDOOR	S
AMUSEMENT CENTER, OUTDOOR	S
ANIMAL DAY CARE FACILITY	T
AUCTION	T
AUCTION FACILITY	X
AUTOMOBILE AND BOAT STORAGE YARDS	X
AUTOMOBILE REPAIR GARAGE	X
AUTOMOBILE SALES	S
BAKERY, WHOLESALE	X
BATCH PLANT, TEMPORARY	S
BUILD STATION	S
BUSINESS AND EVENT CENTER	S
CARWASH	S
CARWASH OR CIRCUIT	T
CHILD CARE CENTER (LIMIT 1)	T
CHRISTMAS TREE SALES	T
CLUB	X
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICES, TEMPORARY	T
CONTRACTOR EQUIPMENT YARD	S
CRS FACILITY, FREESTANDING	S
EDUCATIONAL INSTITUTION, PRIVATE	S
EDUCATIONAL INSTITUTION, PUBLIC	S
EMERGENCY FACILITY, PRIVATE	X
EMERGENCY FACILITY, PUBLIC	X
EQUIPMENT RENTAL	X
FINANCIAL INSTITUTION	S
FIREWORK SALES	T
FREIGHT TERMINAL	X
GYMNASIUM	X
HEALTH CLUB	X
HEAVY EQUIPMENT SALES	X
HEAVY EQUIPMENT STORAGE	X
HOSPITAL	S
HOSPITAL, CONVALESCENT	S
HOSPITAL, VETERINARY	S
HUMAN SERVICE SHELTER	X
KENNEL	S
LABORATORY	X
LEIGHT INDUSTRY	X
LEIGHT MANUFACTURING	X
LUMBER YARD	X
MEDICAL CLINIC	S
MINERAL AND METALLURGICAL RESOURCE EXTRACTION OPERATIONS, COMMERCIAL	S
MINI-WAREHOUSE	X
MIXING, CONSTRUCTION-RELATED	X
MUSEUM	X
NIGHT CLUB	S
NURSERY, RETAIL	X
NURSERY, WHOLESALE	X
OFF PHRASE SON	X
OFFICE, GENERAL	S
PARKING LOT	S
PRODUCE SALES	T
PRINTING	X
PROPRIETARY SCHOOL	X
RECREATIONAL VEHICLE AND BOAT STORAGE	X
RELIGIOUS INSTITUTION	X
REPAIR SHOP	X
RETAIL SALES, GENERAL	X
SEASONAL PRODUCE SALES	T
FIELD	X
THEATRE, OUTDOOR	S
TOWER, COMMERCIAL	X
TRAILER SALES	X
TRUCK AND RECREATIONAL VEHICLE REPAIR GARAGE	X
UTILITIES	X
WAREHOUSE	X
WHOLESALE BUSINESS	X
WOOD SALES (RECREATION)	X
YARD SALES	T
BAR	X (APPROVED FOR LOT ONLY)
BARBECUE	X (APPROVED FOR LOT ONLY)
BREWERY	X (APPROVED FOR LOT ONLY)
RESTAURANT	X (APPROVED FOR LOT ONLY)
TENT	X

**C. DEVELOPMENT REQUIREMENTS:**

1. MAXIMUM BUILDING HEIGHT: FORTY-FIVE FEET (45')
  - 1.1. TO ARCHITECTURAL FEATURES OR OTHER APPURTENANCES THAT ARE USUALLY INSTALLED ABOVE THE ROOF LEVEL.
  - 1.2. BUILDING HEIGHT SHALL CONFORM TO EL PASO LAND DEVELOPMENT CODE AS AMENDED STANDARDS.
2. MINIMUM LOT AREA: NONE
3. MINIMUM SETBACK REQUIREMENTS:
  - 3.1. FRONT YARD: TWENTY-FIVE FEET (25') ALONG ANY PUBLIC ROAD AND TWENTY FEET (20') ALONG ANY PRIVATE ROAD.
    - 3.1.1. THE MINIMUM SETBACK IS TWENTY-FIVE FEET (25') FROM THE PERIMETER BOUNDARY OF THE DISTRICT, BUT NO MINIMUM SETBACK IS REQUIRED FROM ANY INTERNAL SIDE OR REAR LOT LINE WITHIN THE SAME DISTRICT.
    - 3.1.2. TEMPORARY USES SHALL BE SETBACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL PROPERTY LINES AND ONE HUNDRED FEET (100') FROM RESIDENTIAL ZONING DISTRICTS.
    - 3.1.3. IF THE BUILDING IS ESTABLISHED AS OR CONVERTED TO CONDOMINIUM UNITS IN ACCORDANCE WITH CHAPTER 7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED, THE BUILDING AND LOT SHALL MEET THE MINIMUM LOT AREA AND SETBACKS, BUT THE INDIVIDUAL UNITS ARE NOT REQUIRED TO MEET THE MINIMUM LOT AREA, MAXIMUM LOT COVERAGE, OR SETBACK REQUIREMENTS.
  - 3.2. SIDE AND REAR YARDS: ZERO FEET (0')
    - 3.2.1. THE MINIMUM SETBACK IS TWENTY-FIVE FEET (25') FROM THE PERIMETER BOUNDARY OF THE DISTRICT, BUT NO MINIMUM SETBACK IS REQUIRED FROM ANY INTERNAL SIDE OR REAR LOT LINE WITHIN THE SAME DISTRICT.
    - 3.2.2. TEMPORARY USES SHALL BE SETBACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL PROPERTY LINES AND ONE HUNDRED FEET (100') FROM RESIDENTIAL ZONING DISTRICTS.
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4. PARKING LOT LIGHTING
  - 4.1. TWENTY FEET (20') MAXIMUM HEIGHT
  - 4.2. ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.
5. FENCING
  - 5.1. INDIVIDUAL SECURITY FENCING SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
  - 5.2. FOR OUTSIDE STORAGE, OPAQUE FENCING WILL BE REQUIRED. FENCE MATERIAL SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
6. SIGNS
  - 6.1. SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
7. VEHICLE/BOAT STORAGE SHALL BE SUBJECT TO ADDITIONAL REQUIREMENTS CONTAINED IN COUNTY DEVELOPMENT STANDARDS.
8. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT:
 

LOT	BUILDING SIZE	BUILDING COVERAGE
1	10,000 SF	20.68%
2	6,000 SF	27.13%
3	6,000 SF	27.13%
4	5,000 SF	22.81%
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13	10,000 SF	19.66%
9. LANDSCAPING SHALL FOLLOW THE CONCEPT LANDSCAPE PLAN AND AT A MINIMUM SHALL MEET THE EL PASO COUNTY LANDSCAPING REQUIREMENTS IN THE LAND DEVELOPMENT CODE AS AMENDED.

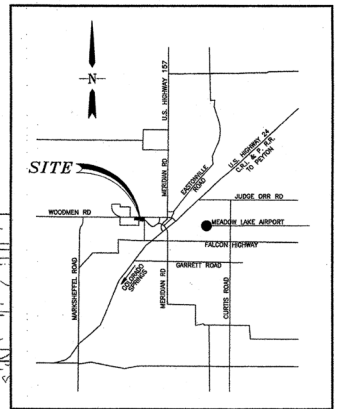
REVISIONS:		
NO.	DESCRIPTION	DATE

48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS  
 1-800-922-1987  
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
 GAS, ELECTRIC, WATER AND WASTEWATER

**ENGINEER:**  
 DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT: ROLLING THUNDER BUSINESS PARK  
 SHEET TITLE: DEVELOPMENT GUIDELINES  
 FROM: n/a TO: n/a  
 JOB NO.: SHEET 2 of 6

22116 5352  
09/01/2021



VICINITY MAP  
N.T.S.

CL-LOT LINE TABLE

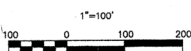
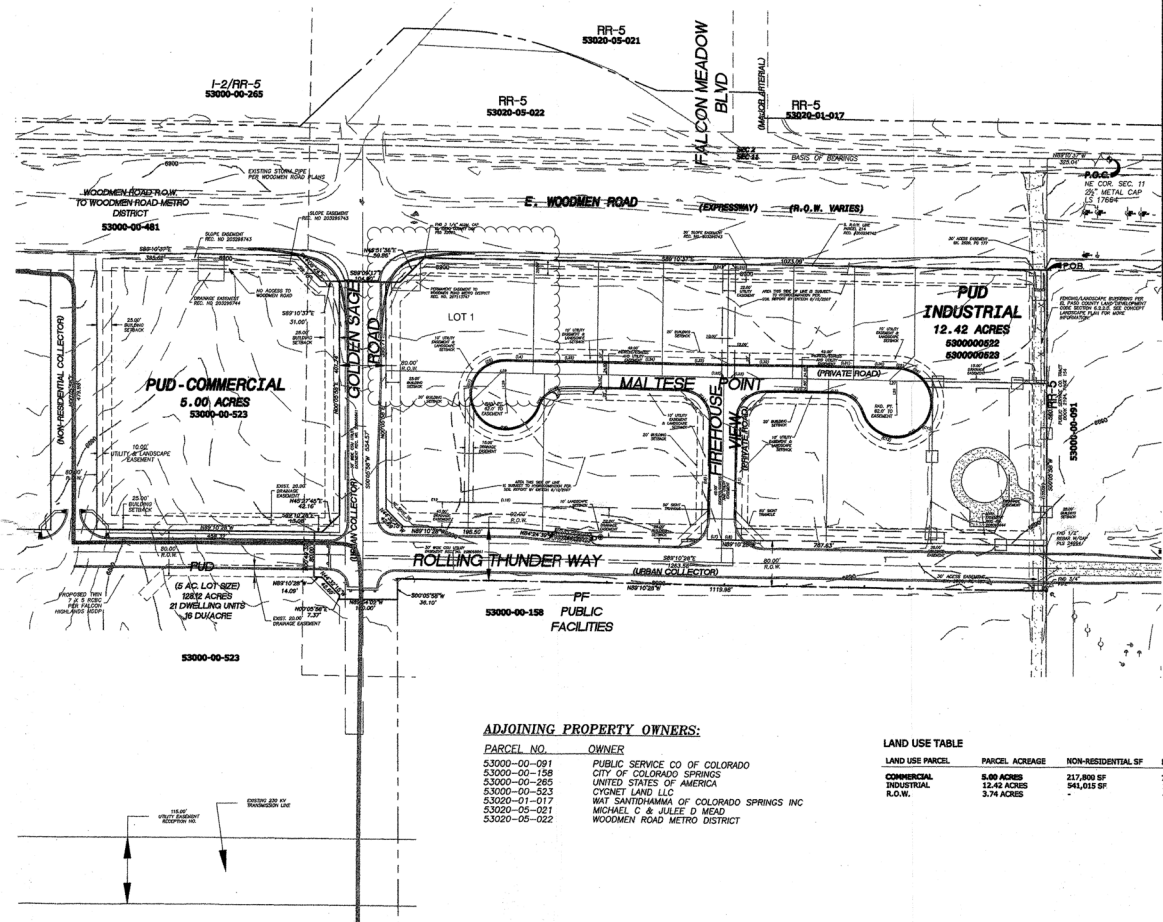
LINE	BEARING	LENGTH
L26	N00°49'29"E	37.49
L27	S89°10'31"W	61.85
L28	N89°10'31"W	61.85
L29	N00°49'29"E	37.49

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
(L11)	S00°49'29"E	210.617
(L2)	N89°10'31"W	107.502
(L3)	N89°10'31"W	18.83
(L4)	N89°10'31"W	21.84
(L5)	N89°10'31"W	189.877
(L6)	N00°49'29"E	210.037
(L7)	S89°10'28"E	24.50
(L8)	S89°10'28"E	24.50
(L9)	S75°16'56"E	23.84
(L10)	S00°49'32"W	181.74
(L11)	S89°10'28"E	60.833
(L12)	N39°54'54"E	41.83
(L13)	N84°13'28"E	120.71
(L14)	S89°10'28"E	55.08
(L15)	S25°48'38"E	18.50
(L16)	S00°48'30"W	155.027
(L17)	N89°10'28"W	285.507
(L18)	N89°10'28"W	128.75
(L19)	N89°10'28"W	106.867
(L20)	N00°00'00"E	225.547
(L21)	N00°00'00"E	188.017
(L22)	S89°10'31"E	10.00
(L23)	S89°10'31"E	10.00
(L24)	S89°10'31"E	10.00
(L25)	S89°10'31"E	10.00
(L30)	S89°10'31"E	73.88
(L31)	S89°10'31"E	104.71
(L32)	S89°10'31"E	112.00
(L33)	S89°10'31"E	112.00
(L34)	S89°10'31"E	112.00
(L35)	S89°10'31"E	112.00

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
(C1)	90°00'00"	48.00	75.40
(C2)	71°28'36"	69.00	25.85
(C3)	138°39'10"	69.00	214.85
(C4)	143°10'10"	69.00	41.45
(C5)	84°2'08"	69.00	10.59
(C6)	113°28'58"	69.00	24.83
(C7)	50°38'10"	69.00	24.81
(C8)	148°00'00"	62.00	160.14
(C9)	170°00'36"	48.00	118.76
(C10)	21°28'07"	48.00	43.09
(C11)	90°00'00"	48.00	75.40
(C12)	113°23'57"	62.00	122.71
(C13)	110°36'00"	62.00	111.47



ADJOINING PROPERTY OWNERS:

PARCEL NO.	OWNER
53000-00-081	PUBLIC SERVICE CO OF COLORADO
53000-00-158	CITY OF COLORADO SPRINGS
53000-00-285	UNITED STATES OF AMERICA
53000-00-583	CYONET LAND LLC
53020-01-017	WAT SANTOHAMMA OF COLORADO SPRINGS INC
53020-05-021	MICHAEL C & JULIE D MEAD
53020-05-022	WOODMEN ROAD METRO DISTRICT

LAND USE TABLE

LAND USE PARCEL	PARCEL ACREAGE	NON-RESIDENTIAL SF	EMPLOYEES
COMMERCIAL	5.00 ACRES	217,800 SF	70
INDUSTRIAL	12.42 ACRES	541,015 SF	175
R.O.W.	3.74 ACRES	-	-

REVISIONS:

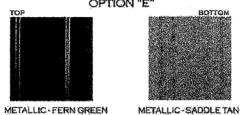
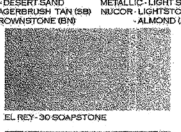
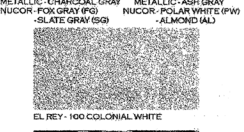
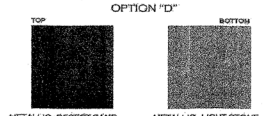
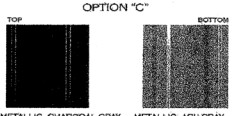
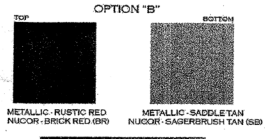
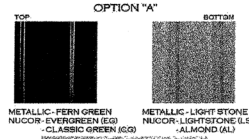
NO.	DESCRIPTION	DATE

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
1-800-922-1987  
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
GAS, ELECTRIC, WATER AND WASTEWAER

ENGINEER:  
DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT: FALCON HIGHLANDS PUD AMENDMENT  
SHEET TITLE: PUD DEVELOPMENT PLAN  
FROM: n/a TO: n/a  
JOB NO. \_\_\_\_\_ SHEET 3 OF 6

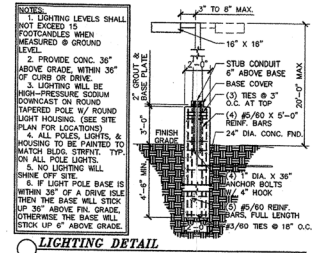
**BUILDING COLORS SCHEME**



**ARCHITECTURAL DESIGN GUIDELINES:**

- A. PURPOSE**
- THESE STANDARDS ARE NOT INTENDED TO BE A STAND-ALONE DOCUMENT, NOR AN EXHAUSTIVE ANALYSIS OF EVERY POSSIBLE SITUATION. THESE GUIDELINES ARE INTENDED TO SUPPLEMENT THE APPROVED STANDARDS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.
  - THE DESIGN REVIEW PROCESS, ALONG WITH THIS DOCUMENT, DEFINE A LEVEL OF QUALITY FOR COMMERCIAL AND INDUSTRIAL PROJECTS WITHIN THE SUBJECT PROPERTY. THE LEVEL OF QUALITY DEFINED HEREIN IS DIRECTED TOWARD THE CREATION OF A SUCCESSFUL, ATTRACTIVE, AND FUNCTIONAL ENVIRONMENT. THESE STANDARDS ARE THE BASIS FOR EVALUATION OF PROJECTS SUBMITTED FOR REVIEW TO THE COUNTY.
- B. OVERALL COMMUNITY DESIGN STANDARDS**
- IMPROVEMENTS TO THE APPEARANCE AND PROMINENCE OF ROLLING THUNDER BUSINESS PARK AT INDIVIDUAL GATEWAYS SHALL BE ENCOURAGED THROUGH THE USE OF APPROPRIATE SIGNAGE, LANDSCAPING, SETBACKS, PEDESTRIAN TRAIL LINKS AND BUILDING DESIGN.
  - PROJECTS DESIGNED FOR ROLLING THUNDER BUSINESS PARK SHOULD TAKE ADVANTAGE OF GATEWAY LOCATIONS TO CREATE A SENSE OF ENTRY THROUGH THE USE OF IMPROVEMENTS SUCH AS SUBSTANTIALLY SCALED MONUMENT SIGNAGE (TO IDENTIFY A PARTICULAR USE), ADDITIONAL LANDSCAPING, OR SPECIAL LIGHTING IN GATEWAY SITES. THE PLACEMENT OF TRAFFIC CONTROL DEVICES (TRANSFORMERS, TRAFFIC LIGHTS, ETC.) AND OTHER UTILITY EQUIPMENT (TRANSFORMERS, UTILITY CABINETS, ETC.) SHALL BE CAREFULLY CONSIDERED. UTILITY INSTALLATIONS SHALL BE UNDERGROUND WHERE POSSIBLE, OR LOCATED IN WELL-SCREENED OR NON-PROMINENT LOCATIONS.
  - REAR SERVICE YARDS, PRODUCT STORAGE AREAS, AND PARKING LOTS ADJACENT TO HIGHWAYS SHALL BE SCREENED TO IMPROVE THE APPEARANCE OF THE SITE ADJACENT TO WOODMEN ROAD, GOLDEN SAGE ROAD AND ROLLING THUNDER WAY.
  - BUILDINGS SHALL BE DESIGNED SO THAT THE ARCHITECTURAL FINISH ON ALL SIDES OF THE STRUCTURE IS CONSISTENT IN APPEARANCE WHEN THEY ARE VISIBLE AND/OR PROMINENT FROM PUBLIC STREETS.
  - ALL SCREENING SHALL MEET EL PASO COUNTY'S LAND DEVELOPMENT CODE AND LANDSCAPE POLICY AND DESIGN MANUAL STANDARDS.
- C. COMMERCIAL/INDUSTRIAL DESIGN STANDARDS**
- PROTOTYPICAL ARCHITECTURE OF NATIONAL RETAILERS IS ALLOWED. ALL PROPOSED ARCHITECTURE SHALL BE REVIEWED BY ROLLING THUNDER BUSINESS PARK POA PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT PROCESS.
  - ARCHITECTURAL DESIGN SHALL BE COMPATIBLE WITH THE CHARACTER OF THE ROLLING THUNDER BUSINESS PARK COMMUNITY AS A WHOLE. DESIGN COMPATIBILITY INCLUDES COMPLIMENTARY BUILDING STYLE, FORM, SIZE, COLOR AND MATERIALS. THE INITIAL PUD DEVELOPMENT PLAN SHALL SET THE ARCHITECTURAL TONE FOR FUTURE DEVELOPMENT.
  - MULTIPLE BUILDINGS ON THE SAME SITE SHALL BE DESIGNED TO CREATE A COHESIVE VISUAL RELATIONSHIP AMONG BUILDINGS. COMMERCIAL SIGNS SHALL ALSO BE CONSISTENT.
  - EXTERIOR MATERIALS SHALL BE DURABLE AND OF HIGH QUALITY. HIGHLY REFLECTIVE MATERIALS ARE NOT ALLOWED.
  - REAR AND SIDE FACADES, IF VISIBLE FROM PUBLIC STREETS OR NEIGHBORING PROPERTIES, SHALL BE DESIGNED WITH SIMILAR DETAILING AND SHOULD BE COMPATIBLE WITH THE PRINCIPAL FACADE OF THE BUILDING. ALL ELEVATIONS OF THE BUILDING ARE TO BE SUBMITTED TO ROLLING THUNDER BUSINESS PARK POA FOR REVIEW AND APPROVAL PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT APPROVAL.
  - BUILDING EQUIPMENT AND SERVICE
    - ACCESS FOR SERVICE VEHICLES AND TRASH COLLECTION SHALL BE LOCATED ON ALLEY WAYS WHERE ALLEYS EXIST. WHEN NO ALLEY EXISTS, THE ACCESS SHALL BE PROVIDED AT THE REAR OF THE BUILDING WHEN POSSIBLE TO FACILITATE SAFETY FOR PEDESTRIANS.
    - BUILDING EQUIPMENT SHALL BE LOCATED, DESIGNED AND/OR SCREENED TO MINIMIZE VISUAL IMPACT ON PUBLIC STREETS, LARGE SURFACE PARKING FIELDS, AND NEIGHBORING PROPERTIES. TO SCREEN ROOF-TOP EQUIPMENT, PARAPET SHALL BE AT LEAST 1'-0" TALLER THAN ROOF-TOP EQUIPMENT. UTILITY METERS SHALL BE LOCATED IN SCREENED AREAS.
    - TRASH CONTAINERS SHALL BE SCREENED FROM PUBLIC STREETS, PEDESTRIAN AREAS, AND NEIGHBORING PROPERTIES. SCREENING FOR TRASH CONTAINERS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE DEVELOPMENT AND SHALL MEET EL PASO COUNTY LAND DEVELOPMENT CODE STANDARDS. IT SHALL BE CONSTRUCTED OF DURABLE MATERIALS SIMILAR TO THOSE OF THE BUILDING SHALL HAVE SOLID (OPAQUE) WALL AND GATES.
- D. RESTAURANT DESIGN GUIDELINES**
- PROTOTYPICAL ARCHITECTURE OF NATIONAL RESTAURANTS IS ALLOWED. ALL PROPOSED ARCHITECTURE SHALL BE REVIEWED BY ROLLING THUNDER BUSINESS PARK POA PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT APPROVAL. THE INITIAL PUD DEVELOPMENT PLAN SHALL SET THE ARCHITECTURAL TONE FOR FUTURE RESTAURANTS.
  - THE SITE DESIGN SHALL ACCOMMODATE A LOGICAL AND SAFE VEHICLE AND PEDESTRIAN CIRCULATION PATTERN THROUGH THE SITE. PARKING SPACES AND VEHICULAR STACKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS BETWEEN VEHICLES ENTERING THE PARKING AREA AND VEHICLES STACKING OUT OF PARKING SPACES.
  - FREE-STANDING RESTAURANT BUILDINGS SHALL BE DESIGNED AND DETAILED SO THE APPEARANCE IS CONSISTENT ON ALL SIDES. PREFABRICATED BUILDINGS ARE NOT ALLOWED.
  - OUTDOOR SEATING AREAS, PLAY EQUIPMENT AND PERIMETER FENCING SHALL ALL BE REVIEWED AND APPROVED BY THE ROLLING THUNDER BUSINESS PARK POA PRIOR TO THE COUNTY'S DEVELOPMENT PERMIT APPROVAL.

221165352 09/01/2001



REVISIONS:		
NO.	DESCRIPTION	DATE

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
1-800-922-1987  
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
GAS, ELECTRIC, WATER AND WASTEWATER

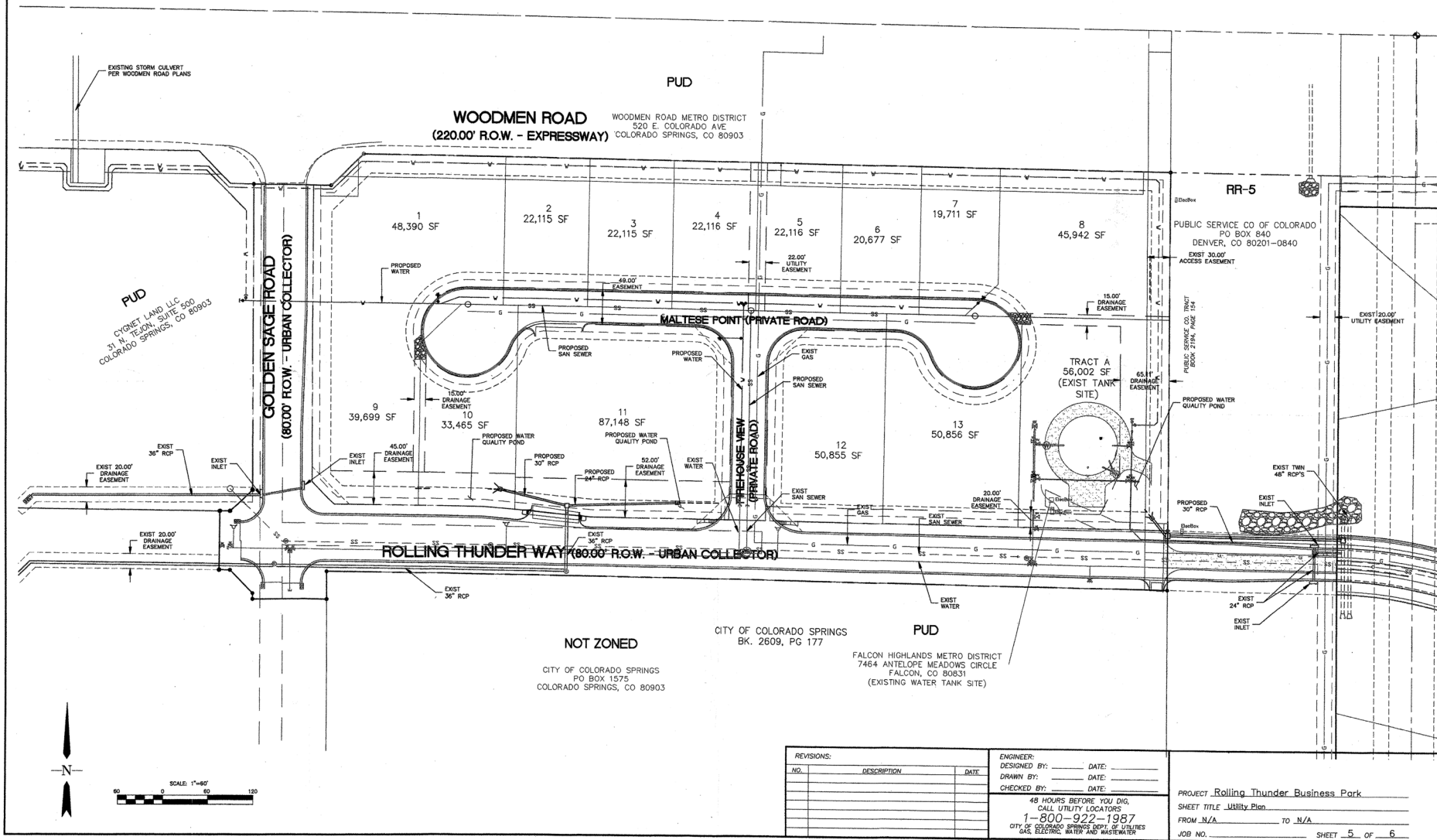
**ENGINEER:**  
DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT ROLLING THUNDER BUSINESS PARK  
SHEET TITLE MATERIALS BOARD  
FROM n/a TO n/a  
JOB NO. \_\_\_\_\_ SHEET 4 OF 6

# UTILITY PLAN

## ROLLING THUNDER BUSINESS PARK

221165352  
09/01/2021

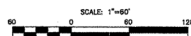
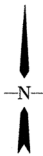


PUD  
CYRINET LAND LLC  
31 N. ELAN, SUITE 600  
COLORADO SPRINGS, CO 80903

RR-5  
PUBLIC SERVICE CO OF COLORADO  
PO BOX 840  
DENVER, CO 80201-0840  
EXIST 30.00'  
ACCESS EASEMENT

NOT ZONED  
CITY OF COLORADO SPRINGS  
PO BOX 1575  
COLORADO SPRINGS, CO 80903

CITY OF COLORADO SPRINGS  
BK. 2609, PG 177  
PUD  
FALCON HIGHLANDS METRO DISTRICT  
7464 ANTELOPE MEADOWS CIRCLE  
FALCON, CO 80831  
(EXISTING WATER TANK SITE)

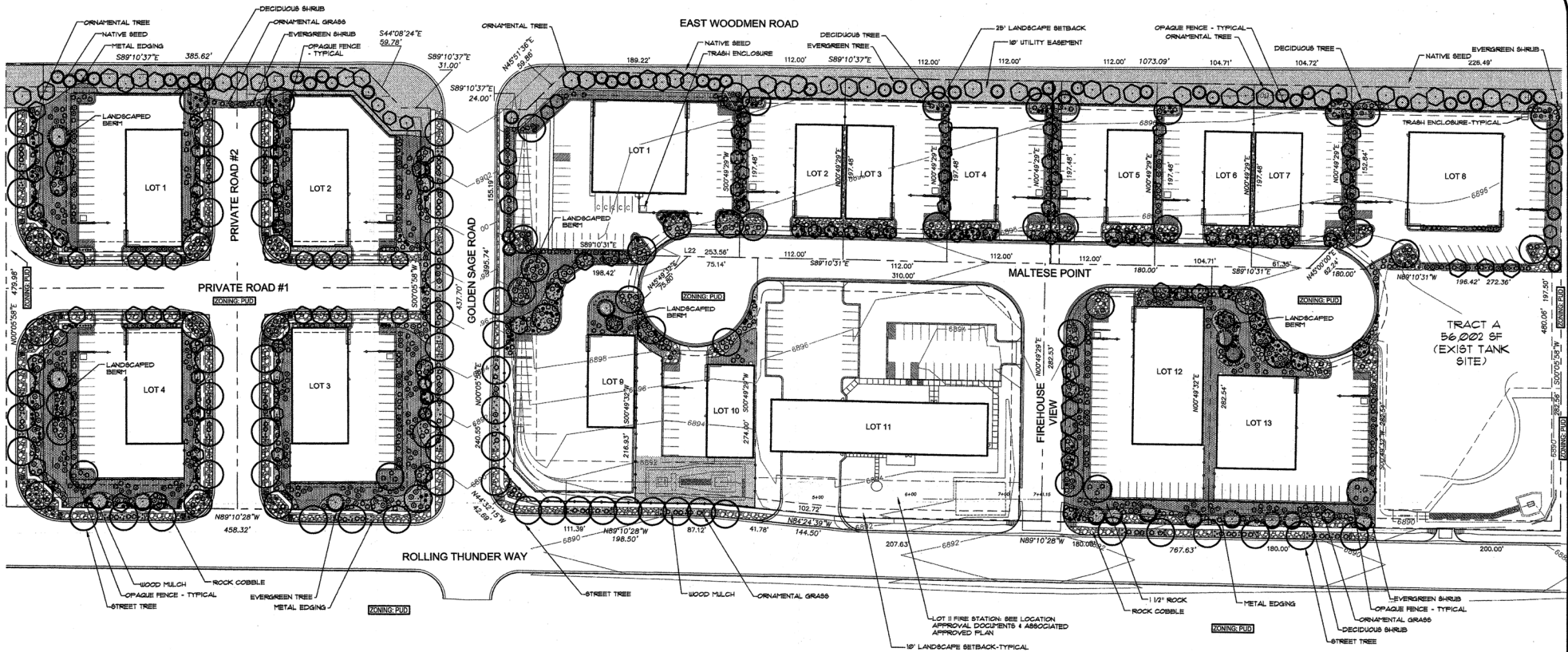


REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:	
DESIGNED BY: _____	DATE: _____
DRAWN BY: _____	DATE: _____
CHECKED BY: _____	DATE: _____

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
1-800-922-1987  
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
GAS, ELECTRIC, WATER AND WASTEWATER

PROJECT Rolling Thunder Business Park  
SHEET TITLE Utility Plan  
FROM N/A TO N/A  
JOB NO. \_\_\_\_\_ SHEET 5 OF 6



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
[Pattern: Stippled]	Decorative Rock 1-1/2" Diameter
[Pattern: Dotted]	Rock Cobble 4-8" Diameter
[Pattern: Horizontal Lines]	Organic Wood Mulch
[Pattern: Diagonal Lines]	Non-irrigated Native Seed (Can be maintained in El Paso County Right of Way by mowing)

LANDSCAPE SETBACKS (LS)				
STREET NAME OR ZONE BOUNDARY (SUV)	STREET CLASSIFICATION	WIDTH (FT)	LINEAR FOOTAGE	PLANT/FEET REQUIRED
EAST WOODMEN ROAD	NON - ARTERIAL	20/25 FT	1249 LF	125 FT / 6/8"
GOLDEN SAGE ROAD	NON - ARTERIAL	20/25 FT	654 LF	125 FT / 3/5"
ROLLING THUNDER WAY	NON - ARTERIAL	20/25 FT	1059 LF	125 FT / 3/5"
SEDERHOFF ROAD	NON - ARTERIAL	44/1 FT	120 FT	3/5"
MALTESE POINT	NON - ARTERIAL	10/1 FT	153 LF	3/5"
FIREHOUSE VIEW	NON - ARTERIAL	10/1 FT	278 LF	125 FT / 3/5"
MINIMUM GRASS BERM	ORIENTAL GRASS BERM	REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	VEG. REQ./PROV.
6/8" (all areas listed above 6/8")	LS			3/4"/5"

MOTOR VEHICLE LOTS (MV)				
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8" SPACES)	VEHICLE LOT WIDTH (FEET)	LENGTH OF FRONTAGE (FT) (INCLUDING DRIVEWAYS)	5/8" LENGTH OF FRONTAGE (FT)
25	3/5"	120	120	120
(1/8") 1/2" SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ./PROV.	LENGTH OF SCREENING WALL OR BERTM PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EA REQ./PROV.
120 (1/8")	120 (1/8")	NOT REQUIRED	120	3/4"/5"

INTERNAL LANDSCAPING (IL)			
NET SITE AREA (S)	PERCENT PAVED (EXCL. PUBLIC ROW)	INTERNAL AREA (I)	INTERNAL TREES (1/2" DBH) (EXCL. DRIVERS/VEHICLES)
57284 APPROX. SQ. FT.	NON-RESIDENTIAL 3%	3488 BY SQUARE APPROX. SQ. FT. REQ. 97 PROVIDED	PERCENT PROVIDED
MINIMUM SUBSTITUTES REQ./PROV.	ORIENTAL GRASS BERM REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
6/8"	6/8"	IL	3/4"/5"

LANDSCAPE BUFFERS AND SCREENS (LS & LST)				
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT)	LINEAR FOOTAGE	BUFFER TREES (1/2" DBH) REQ./PROV.	EVERGREEN TREES REQ. (80%) / PROVIDED
NA	6/8"	NA LF	6/8"	6/8" (EVERGREEN SHRUBS)
TRASH ENCLOSURES	NA	NA LF	NA	6/8" (EVERGREEN SHRUBS)
LENGTH OF 6 FT GRASS ENCLOSURE REQ./PROV.	TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
NA LF 6" HIGH WALL	LB	3/4"/5"		
6" HIGH BLOCK WALL	LBT (8" DBH)	NA		

SITE CATEGORY CALCULATIONS

SITE CATEGORY CALCULATIONS - CONTINUED

# CONCEPT LANDSCAPE MASTER PLAN

## ROLLING THUNDER BUSINESS PARK

