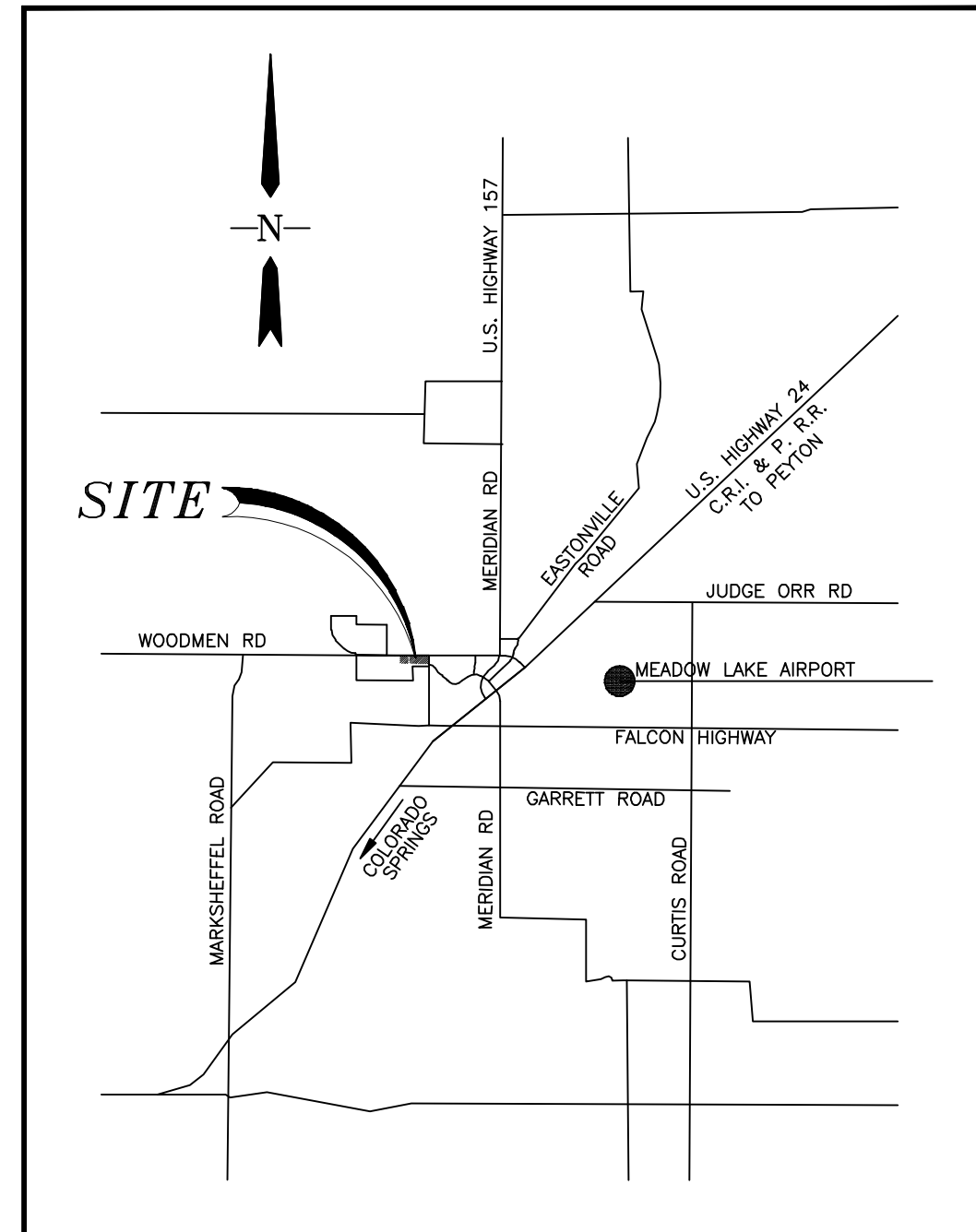


# ROLLING THUNDER BUSINESS PARK AMENDMENT TO FALCON HIGHLANDS PUD

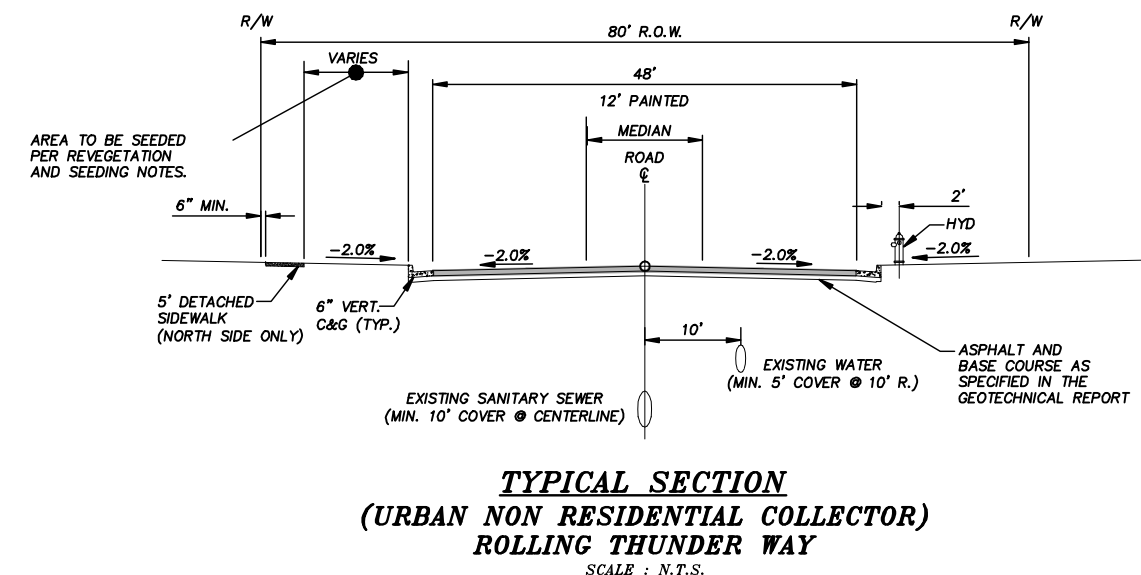
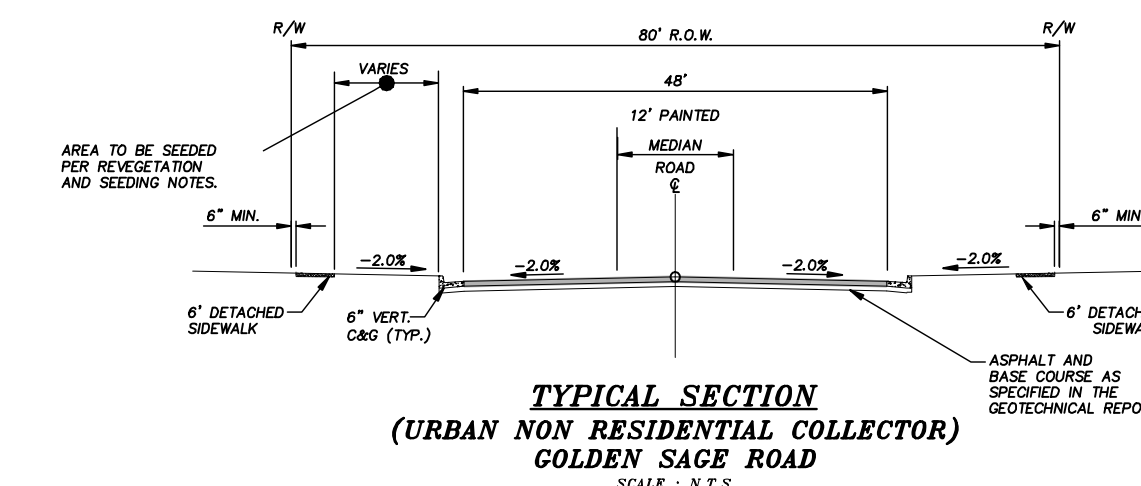
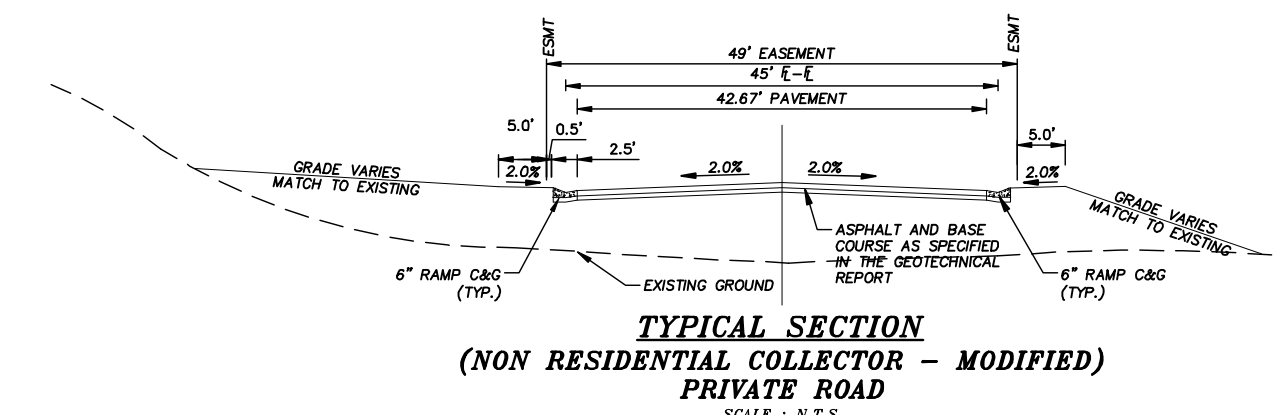
## PUD DEVELOPMENT PLAN EL PASO COUNTY, COLORADO

**NOTES:**

1. REFERENCE DEVELOPMENT GUIDELINES RECORDED UNDER RECEPTION NO. \_\_\_\_\_
2. THE ROLLING THUNDER BUSINESS PARK PUD, (PUD-08-002), AS DESCRIBED IN THE LEGAL DESCRIPTION REFERENCED ON THIS AMENDMENT MODIFIES THE AREA AS DESCRIBED AND DOES NOT NEGATE ANY OTHER PUD GUIDELINES OR NOTES FOR THE FALCON HIGHLANDS PUD, (PUD-00-012).
3. SCHOOL DISTRICT: FALCON SCHOOL DISTRICT NO. 49
4. PROPOSED UTILITY PROVIDERS:  
WATER: FALCON HIGHLANDS METRO DISTRICT  
SEWER: FALCON HIGHLANDS METRO DISTRICT  
ELECTRIC: MOUNTAIN VIEW ELECTRIC  
GAS: CITY OF COLORADO SPRINGS
4. FIRE PROTECTION: FALCON FIRE DISTRICT
5. POLICE PROTECTION: EL PASO COUNTY SHERIFF
6. DRAINAGE FACILITIES SHALL BE DESIGNED AND INCLUDED WITH THE PRELIMINARY PLAN AND FINAL PLAT SUBMITTALS. FINAL DRAINAGE EASEMENTS WILL BE DETERMINED WITH THE FINAL PLAT.
7. AT THE TIME PRELIMINARY PLANS ARE FILED, IF ANY SUBSTANTIAL LAND USE REVISIONS OR DENSITY INCREASES ARE REQUESTED, THE APPLICANT WILL BE REQUIRED TO FILE A SIMULTANEOUS SKETCH PLAN AMENDMENT, IF DENSITIES ARE INCREASED OR A CHANGE IN LAND USE IS PROPOSED, THE APPLICANT WILL BE REQUIRED TO RESUBMIT A REVISED TRAFFIC IMPACT ANALYSIS.
8. PERTAINING TO THE FLEXIBILITY IMPLIED IN NOTE 7 ABOVE, MINOR CHANGES IN THE PUD DEVELOPMENT PLAN, INCLUDING A REDUCTION IN RESIDENTIAL DENSITY OR COMMERCIAL SQUARE FOOTAGE MAY BE APPROVED ADMINISTRATIVELY BY THE DEVELOPMENT SERVICES DIRECTOR IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE AS AMENDED AND ACCOMPANYING PROCEDURES.
9. ALL PROPOSED ROADWAYS SHALL MEET EL PASO COUNTY ENGINEERING REQUIREMENTS.
10. 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).
11. FINANCING OF ROAD IMPROVEMENTS WILL BE SECURED WITH THE FINAL PLAT VIA SIA AND ECF WITH ESCROW FOR FALCON SMALL AREA FUNDS. THIS PROJECT IS WITHIN THE FALCON SMALL AREA AND WOODMEN ROAD METROPOLITAN DISTRICT AND FEES WILL BE DUE AT TIME OF FINAL PLAT.
12. DRAINAGE CHANNELS SHALL BE DESIGNED TO CREATE A NATURAL APPEARANCE THROUGH THE SELECTION OF VARIOUS PLANT TYPES FOR VARIOUS DEGREES OF IMMERSION.
13. PROPOSED UTILITY INSTALLATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL MEET COUNTY ENGINEERING CRITERIA MANUAL REQUIREMENTS.
14. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND APPROVED WAIVERS. STREETS SHALL BE DEDICATED TO THE COUNTY FOR PUBLIC USE AND UPON ACCEPTANCE. SAID STREETS SHALL BE MAINTAINED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION. LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY LANDSCAPE AREAS AND BUFFERS ADJACENT TO DEDICATED STREETS SHALL BE MAINTAINED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
15. NO LOTS SHALL HAVE DIRECT ACCESS TO WOODMEN ROAD AND GOLDEN SAGE ROAD. NO LOTS, EXCEPT FOR EMERGENCY ACCESS TO LOT 11, SHALL HAVE DIRECT ACCESS TO ROLLING THUNDER WAY.
16. ALL WATER SYSTEM CONVEYANCE CONDUITS AND THEIR APPURTENANCES SHALL BE DEDICATED TO THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
17. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE PUD DEVELOPMENT PLAN. MODIFICATIONS MAY BE SUBJECT TO THE LIMITATIONS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
18. THE DEVELOPMENT PLAN SHALL ADHERE TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED UNLESS OTHERWISE APPROVED BY A PUD WAIVER.
19. NOT WITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE AS AMENDED, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. APPROVAL OF THE PUD DEVELOPMENT PLAN SHALL CONSTITUTE APPROVAL OF THESE DEVIATIONS SUBJECT TO ADOPTED CONDITIONS.
20. A SITE DEVELOPMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS IN A PUD ZONE DISTRICT.
21. THE COMMERCIAL SITE (WEST PARCEL) SHALL BE LIMITED TO 25% OF THE OVERALL ALLOWABLE FLOOR AREA. ANY ADDITIONAL COMMERCIAL INTENSITY WOULD REQUIRE A REVISED PUD AND TRAFFIC STUDY TO ASSESS THE ADDITIONAL TRAFFIC IMPACT.
22. THE DEVELOPMENT PLAN FOR THE COMMERCIAL PARCEL IS CONCEPTUAL. A MORE DETAILED DEVELOPMENT PLAN AND PRELIMINARY PLAN WILL BE REQUIRED TO ADDRESS ROADWAY ALIGNMENT, CROSS SECTIONS, ACCESS POINTS, AND DRAINAGE. A PRELIMINARY DRAINAGE REPORT SHALL BE SUBMITTED WITH THE PRELIMINARY PLAN AND SHALL ADDRESS POTENTIAL NEED FOR DETENTION, WATER QUALITY, AND CHANNEL IMPROVEMENTS.



**VICINITY MAP**  
N.T.S.



**LEGAL DESCRIPTIONS:**

**INDUSTRIAL (EAST PARCEL)**

A TRACT OF LAND LOCATED IN THE E 1/2 OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE S89°10'37"W ON THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 325.84 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO AS DESCRIBED IN DEED RECORDED IN BOOK 1104 AT PAGE 154 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S89°10'37"W ON SAID WEST LINE OF THE PUBLIC SERVICE COMPANY TRACT, A DISTANCE OF 190.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ON SAID WESTLINE, S89°10'37"W A DISTANCE OF 560.07 FEET TO THE NORTHEAST CORNER OF THE CITY OF COLORADO SPRING PARCEL, DESCRIBED IN DEED RECORDED IN BOOK 2609, PAGE 177 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO CALLS ARE ON NORTHERLY AND WESTERLY LINES OF SAID CITY OF COLORADO SPRINGS PARCEL:

- 1) THENCE S89°10'37"W A DISTANCE OF 1119.86 FEET;
- 2) THENCE S89°10'37"W A DISTANCE OF 36.10 FEET;
- THENCE N60°56'58"E A DISTANCE OF 100.00 FEET;
- THENCE N44°21'11"W A DISTANCE OF 42.60 FEET;
- THENCE N89°02'27"W A DISTANCE OF 14.00 FEET;
- THENCE N60°49'23"E A DISTANCE OF 80.00 FEET;
- THENCE S89°02'27"E A DISTANCE OF 13.00 FEET;
- THENCE N45°12'48"E A DISTANCE OF 42.16 FEET;
- THENCE N60°56'58"E A DISTANCE OF 67.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST WOODMAN ROAD DESCRIBED AS PARCEL 214, RECORDED WITH RECEPTION NO. 205296742 IN THE RECORDS OF EL PASO COUNTY;

RECORDED WITH RECEPTION NO. 205296742 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING THREE CALLS ARE ON SAID SOUTHERLY RIGHT OF WAY LINE OF EAST WOODMAN ROAD:

- 1) THENCE S89°10'37"E A DISTANCE OF 104.00 FEET;
- 2) THENCE N45°12'48"E A DISTANCE OF 59.86 FEET;
- 3) THENCE S89°10'37"E A DISTANCE OF 107.60 FEET TO THE POINT OF BEGINNING;

THE ABOVE TRACT OF LAND CONTAINS 645,990 SQUARE FEET OR 13.747 ACRES, MORE OR LESS.

AS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 11, T13S, R65W OF THE 6<sup>TH</sup> P.M., WHICH IS ASSUMED TO BEAR N89°10'37"W FROM THE NORTHEAST CORNER OF SAID SECTION 11 (2 1/2" METAL CAP PLS 17664) TO THE NORTHWEST CORNER OF SAID SECTION 11 (2 1/2" METAL CAP PLS 17664) TO THE NORTH QUARTER CORNER OF SAID SECTION 12 (2 1/2" METAL CAP PLS 17664) TO THE NORTH QUARTER CORNER OF SAID SECTION 12 (2 1/2" METAL CAP PLS 17664).

PREPARED BY:  
JAMES F. LENZ PLS 34583  
FOR AND ON BEHALF OF  
SPRINGS ENGINEERING, LLC.

**COMMERCIAL (WEST PARCEL)**

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE E 1/2 OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE S73°03'13"E A DISTANCE OF 684.16 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST WOODMAN ROAD DESCRIBED AS PARCEL 214, RECORDED WITH RECEPTION NO. 205296742 IN THE RECORDS OF EL PASO COUNTY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THE FOLLOWING THREE CALLS ARE ON SAID SOUTHERLY RIGHT OF WAY LINE OF EAST WOODMAN ROAD:

- THENCE S89°10'37"E A DISTANCE OF 385.62 FEET;
- THENCE S44°08'24"E A DISTANCE OF 59.78 FEET;
- THENCE S89°10'37"E A DISTANCE OF 31.00 FEET;

THENCE S80°05'58"W A DISTANCE OF 437.70 FEET;

THENCE N89°10'28"W A DISTANCE OF 458.32 FEET;

THENCE N00°05'58"E A DISTANCE OF 479.98 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL CONTAINS 217,780 SQ. FT OR 5.00 ACRES, MORE OR LESS.

AS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 12, T13S, R65W OF THE 6<sup>TH</sup> P.M., WHICH IS ASSUMED TO BEAR S89°44'36"E FROM THE NORTHWEST CORNER OF SAID SECTION 12 (2 1/2" METAL CAP PLS 17664) TO THE NORTH QUARTER CORNER OF SAID SECTION 12 (2 1/2" METAL CAP PLS 17664).

PREPARED BY:  
JAMES F. LENZ PLS 34583  
FOR AND ON BEHALF OF  
SPRINGS ENGINEERING, LLC.

**SIGNATURE BLOCKS:**

**CERTIFICATE OF OWNERSHIP:**

I, \_\_\_\_\_, HEREBY CERTIFY THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ROLLING THUNDER BUSINESS PARK, COUNTY CASE NUMBER PUD-08-002 AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD BY (NAME) \_\_\_\_\_ AS (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

OWNER OF RECORD/AUTHORIZED AGENT \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

STATE OF COLORADO)

SS)

COUNTY OF EL PASO)  
THE AFOREMENTIONED ROLLING THUNDER BUSINESS PARK  
HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD.

WITNESS \_\_\_\_\_

STATE OF COLORADO)

SS)

COUNTY OF EL PASO)

**COUNTY APPROVAL:**

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_

**COUNTY APPROVAL**

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

RECEPTION NO. \_\_\_\_\_

SEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY

**DEVELOPMENT TEAM:**

**OWNERS/APPLICANT:**

CYGNET LAND, LLC  
31 NORTH TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903

**CIVIL ENGINEER:**

SPRINGS ENGINEERING  
31 N. TEJON STREET, SUITE 315  
COLORADO SPRINGS, CO 80903

**TRAFFIC ENGINEER:**

LSC TRANSPORTATION CONSULTANTS  
101 N. TEJON, SUITE 200  
COLORADO SPRINGS, CO 80903

**LANDSCAPE ARCHITECTURE:**

ALL AMERICAN LANDSCAPE, INC  
1925 AEROPLAZA DRIVE  
COLORADO SPRINGS, CO 80916

**LAND USE TABLE**

LAND USE	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	-	-	-

**DEVELOPMENT DATA:**

EXISTING ZONING: PUD - EL PASO COUNTY  
PROPOSED ZONING: PUD - EL PASO COUNTY  
PROPOSED USES: INDUSTRIAL, COMMERCIAL

**SHEET INDEX:**

SHEET 1	COVER SHEET
SHEET 2	DEVELOPMENT GUIDELINES
SHEET 3	OVERALL PUD DEVELOPMENT PLAN
SHEET 4	MATERIALS BOARD/ARCHITECTURAL GUIDELINES
SHEET 5	UTILITY PLAN
SHEET 6	CONCEPT LANDSCAPE MASTER PLAN

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 COVER SHEET  
FROM n/a TO n/a  
JOB NO. \_\_\_\_\_ SHEET 1 OF 6

**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 5 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
AUCTION	T
BAKERY, RETAIL	X
BAR	X
BARBER/BEAUTY SHOP	X
BARBERSHOP	X
CAR WASH	X
CHILD CARE FACILITY	X
CHRISTMAS TREE SALES	T
COMB FACILITY, FREESTANDING	S
COMB FACILITY, FREESTANDING	S
COMMERCIAL OR RETAIL AS PART OF OVERALL SHOPPING CENTER	X
COMMUNITY BUILDING	X
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICES, TEMPORARY	T
CONVENIENCE STORE	X
EDUCATIONAL INSTITUTION, PUBLIC	S
EMERGENCY FACILITY, PRIVATE	X
EMERGENCY FACILITY, PUBLIC	X
FINANCIAL INSTITUTION	S
FUNERAL HOME	S
GAS STATION	X
HEALTH CLUB	X
HOSPITAL, VETERINARY	S
HOSPITAL, VETERINARY	S
LAUNDRY/MAT	X
LIBRARY	X
LOBBY STORE	X
MEDICAL CLINIC	X
MUSEUM	S
NURSERY, RETAIL	X
OFFICE, GENERAL	S
PEDESTAL SALES	T
PUBLIC BUILDING, WAY OR SPACE	X
PUBLIC PARK AND OPEN SPACE	X
RELIGIOUS INSTITUTION	S
RESTAURANT	X
RETAIL SALES, GENERAL	X
SEASONAL PRODUCE SALES	T
STORE	X
STUDIO	X
UTILITIES	X
YARD SALES	T
WOOD SALES (FIREWOOD)	S
YARD SALES	T
BAR (APPROVED FOR LOT 1 ONLY)	X
TAPROOM (APPROVED FOR LOT 1 ONLY)	X
X - ALLOWED USE	
T - TEMPORARY USE	

**C. DEVELOPMENT REQUIREMENTS:**

- MAXIMUM BUILDING HEIGHT: THIRTY FEET (30')
  - TO ARCHITECTURAL FEATURES OR OTHER APPURTENANCES THAT ARE USUALLY INSTALLED ABOVE THE ROOF LEVEL
  - BUILDING HEIGHT SHALL CONFORM TO EL PASO LAND DEVELOPMENT CODE AS AMENDED STANDARDS.
- MINIMUM SETBACK REQUIREMENTS:
  - FRONT YARD: TWENTY-FIVE FEET (25') ALONG PUBLIC ROADS AND TWENTY FEET (20') ALONG PRIVATE ROADS.
    - 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.
    - 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.
  - SIDE AND REAR YARDS: SETBACK SHALL BE SET TO THE MOST RESTRICTIVE ADJACENT ZONING DISTRICT.
- PARKING LOT LIGHTING
  - TWENTY FEET (20') MAXIMUM HEIGHT
- FENCING
  - INDIVIDUAL SECURITY FENCING SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
- SIGNS
  - SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
- 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	X
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
BUS STATION	S
BUSINESS AND EVENT CENTER	S
CARWASH	S
CARNIVAL OR CIRCUS	T
CHILD CARE CENTER (LIMIT 1)	T
CHRISTMAS TREE SALES	T
CLUB	X
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICES, TEMPORARY	T
CONTRACTORS EQUIPMENT YARD	X
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
GYMNASTICS	X
HEALTH CLUB	X
HEAVY EQUIPMENT SALES	X
HEAVY EQUIPMENT STORAGE	X
HOSPITAL	S
HOSPITAL, CONValesCENT	S
HOSPITAL, VETERINARY	S
HOSPITAL, VETERINARY	S
HUMAN SERVICE SHELTER	X
KENNEL	S
LABORATORY	S
LIGHT INDUSTRY	X
LIGHT MANUFACTURING	X
LUMBER YARD	X
MEDICAL CLINIC	S
MINERAL AND NATURAL RESOURCE EXTRACTION OPERATIONS, COMMERCIAL	S
MINI-WAREHOUSE	X
MINING, CONSTRUCTION-RELATED	X
MUSEUM	X
NIGHT CLUB	S
NURSERY, RETAIL	X
NURSERY, WHOLESALE	X
OFF PREMISE SIGN	X
OFFICE, GENERAL	S
PARKING LOT	T
PEDDLER SALES	T
PRINTING	X
PROPRIETARY SCHOOL	X
RECREATIONAL VEHICLE AND BOAT STORAGE	X
RELIGIOUS INSTITUTION	X
REPAIR SHOP	X
RETAIL SALES, GENERAL	S
SEASONAL PRODUCE SALES	T
STUDIO	X
THEATRE, OUTDOOR	S
TOWER, COMMERCIAL	S
TRAILER SALES	X
TRUCK AND RECREATIONAL VEHICLE REPAIR GARAGE	X
UTILITIES	X
WAREHOUSE	X
WHOLESALE BUSINESS	X
WOOD SALES (FIREWOOD)	S
YARD SALES	T
BAR (APPROVED FOR LOT 1 ONLY)	X
TAPROOM (APPROVED FOR LOT 1 ONLY)	X
X - ALLOWED USE	
T - TEMPORARY USE	

**C. DEVELOPMENT REQUIREMENTS:**

- MAXIMUM BUILDING HEIGHT: FORTY-FIVE FEET (45')
    - TO ARCHITECTURAL FEATURES OR OTHER APPURTENANCES THAT ARE USUALLY INSTALLED ABOVE THE ROOF LEVEL
    - BUILDING HEIGHT SHALL CONFORM TO EL PASO LAND DEVELOPMENT CODE AS AMENDED STANDARDS.
  - MINIMUM LOT AREA: NONE
  - MINIMUM SETBACK REQUIREMENTS:
    - FRONT YARD: TWENTY-FIVE FEET (25') ALONG ANY PUBLIC ROAD AND TWENTY FEET (20') ALONG ANY PRIVATE ROAD.
      - 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.
      - TEMPORARY USES SHALL BE SETBACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL PROPERTY LINES AND ONE HUNDRED FEET (100') FROM RESIDENTIAL ZONING DISTRICTS.
      - 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.
    - SIDE AND REAR YARDS: ZERO FEET (0')
      - 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.
      - TEMPORARY USES SHALL BE SETBACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL PROPERTY LINES AND ONE HUNDRED FEET (100') FROM RESIDENTIAL ZONING DISTRICTS.
      - 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.
  - PARKING LOT LIGHTING
    - TWENTY FEET (20') MAXIMUM HEIGHT
    - ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.
  - FENCING
    - INDIVIDUAL SECURITY FENCING SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
    - FOR OUTSIDE STORAGE, OPAQUE FENCING WILL BE REQUIRED. FENCE MATERIAL SHALL MEET APPROVAL OF POA AND EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
  - SIGNS
    - SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
  - VEHICLE/BOAT STORAGE SHALL BE SUBJECT TO ADDITIONAL REQUIREMENTS CONTAINED IN COUNTY DEVELOPMENT STANDARDS.
  - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT:
 

LOT	BUILDING SIZE	BUILDING COVERAGE
1	10,000 SF	20.66%
2	6,000 SF	27.13%
3	6,000 SF	27.13%
4	5,000 SF	22.61%
5	5,000 SF	22.61%
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%
- AVERAGE STRUCTURAL LOT COVERAGE: 21.84%  
MAXIMUM OVERALL STRUCTURAL LOT COVERAGE: 25%  
BUILDING SIZE IS BASED ON OVERALL CONCEPTUAL LAYOUTS OF LOTS.
- 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: \_\_\_\_\_

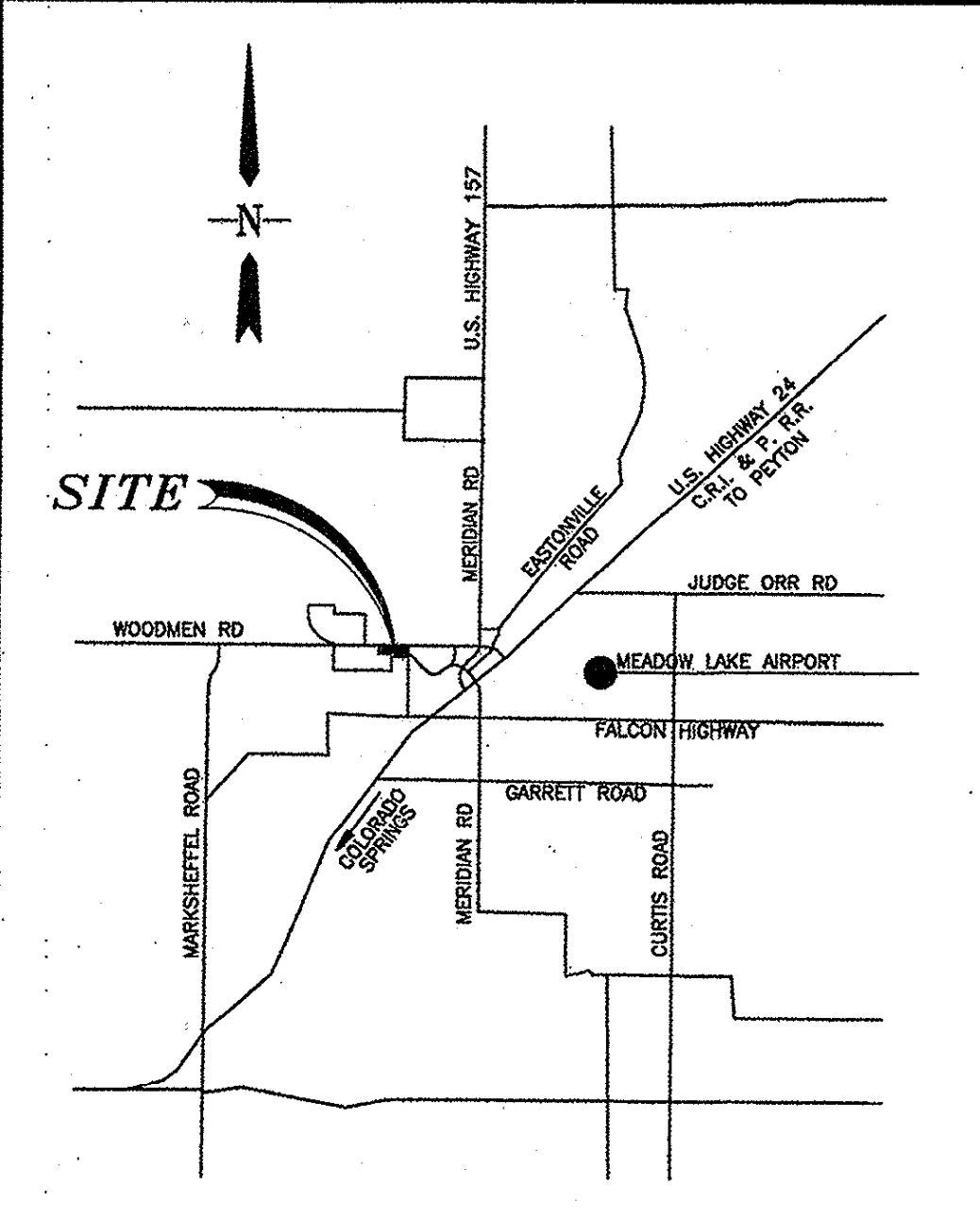
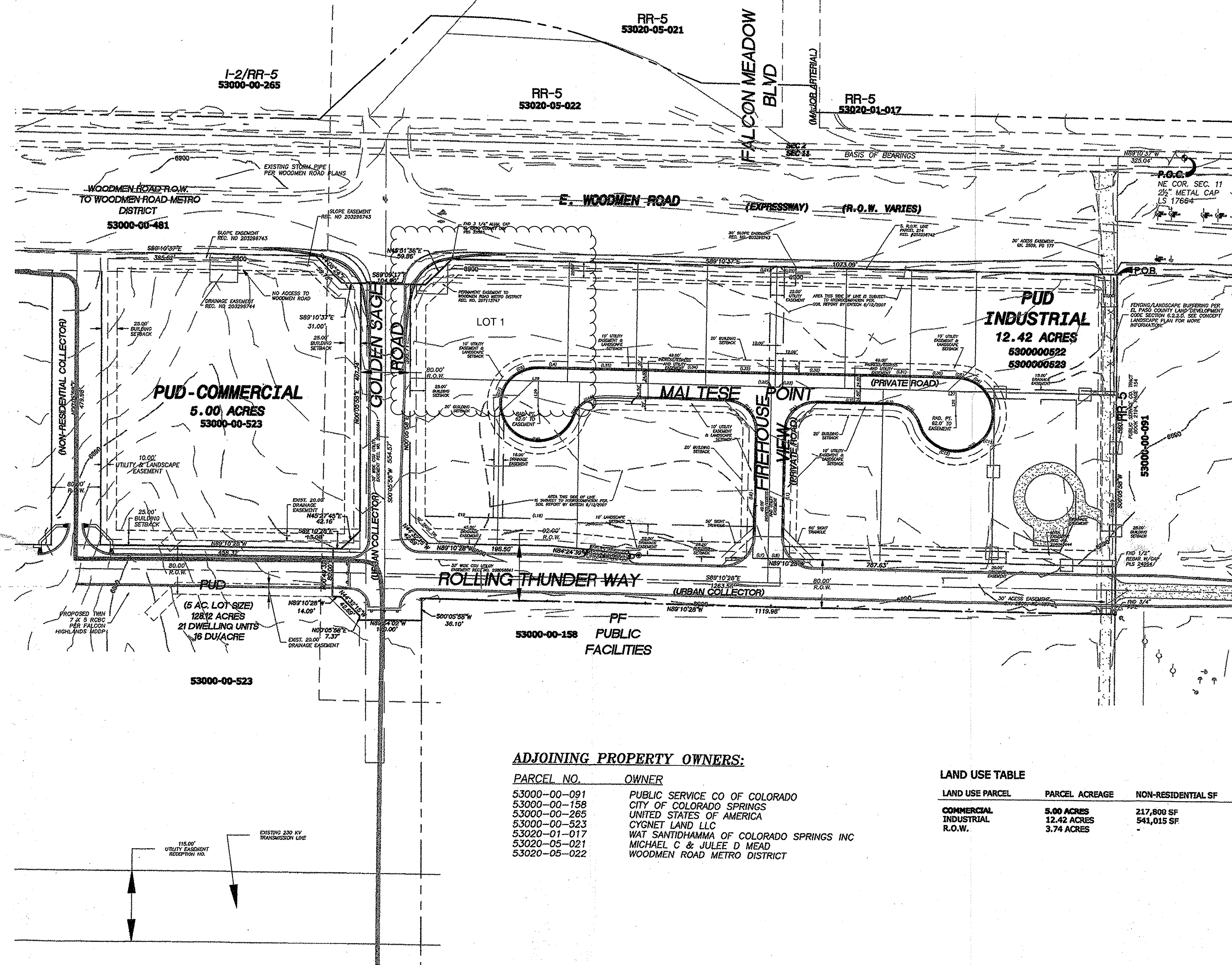
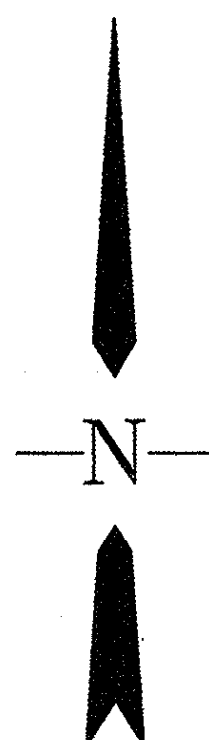
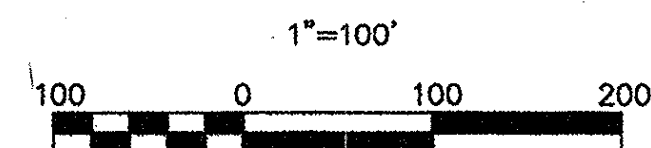
PROJECT ROLLING THUNDER BUSINESS PARK  
SHEET TITLE DEVELOPMENT GUIDELINES  
FROM n/a TO n/a  
JOB NO. \_\_\_\_\_ SHEET 2 OF 6



LINE	BEARING	LENGTH
L26	N00°49'29"E	210.03'
L27	S89°10'31"W	13.45'
L28	N89°10'31"W	6.39'
L29	N00°49'29"E	37.49'

LINE	BEARING	LENGTH
(L1)	S00°49'29"E	210.03'
(L2)	N89°10'31"W	107.50'
(L3)	N89°10'31"W	13.23'
(L4)	N89°10'31"W	47.64'
(L5)	N89°10'31"W	199.97'
(L6)	N00°49'29"E	210.03'
(L7)	S89°10'28"E	24.50'
(L8)	S89°10'28"E	24.50'
(L9)	S75°36'56"E	23.94'
(L10)	S00°49'32"W	181.74'
(L11)	S89°10'28"E	42.93'
(L12)	N39°54'44"E	41.63'
(L13)	N32°41'28"E	120.71'
(L14)	S89°10'28"E	53.00'
(L15)	S75°36'56"E	16.50'
(L16)	S00°49'32"W	195.07'
(L17)	N89°10'28"W	285.50'
(L18)	N89°10'28"W	128.75'
(L19)	N89°10'28"W	106.98'
(L20)	N00°05'58"E	225.54'
(L21)	N00°05'58"E	166.01'
(L22)	S89°10'31"E	10.00'
(L23)	S89°10'31"E	12.00'
(L24)	S89°10'37"E	10.00'
(L25)	S89°10'37"E	12.00'
(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'

CURVE	DELTA	RADIUS	LENGTH
(C1)	90°00'00"	48.00'	75.40'
(C2)	71°26'36"	48.00'	59.85'
(C3)	198°39'10"	62.00'	214.96'
(C4)	43°31'10"	62.00'	47.45'
(C5)	94°27'02"	62.00'	115.59'
(C6)	51°57'59"	62.00'	56.23'
(C7)	60°39'10"	62.00'	54.81'
(C8)	148°00'02"	62.00'	160.15'
(C9)	20°00'30"	48.00'	16.76'
(C10)	81°28'07"	48.00'	43.09'
(C11)	90°00'00"	48.00'	75.40'
(C12)	113°23'57"	62.00'	122.71'
(C13)	10°36'00"	62.00'	11.47'



VICINITY MAP  
N.T.S.

**ADJOINING PROPERTY OWNERS:**

PARCEL NO.	OWNER
53000-00-091	PUBLIC SERVICE CO OF COLORADO
53000-00-158	CITY OF COLORADO SPRINGS
53000-00-205	UNITED STATES OF AMERICA
53000-00-523	CYGNET LAND LLC
53020-01-017	WAT SANTIDHAMMA OF COLORADO SPRINGS INC
53020-05-021	MICHAEL C & JULEE 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

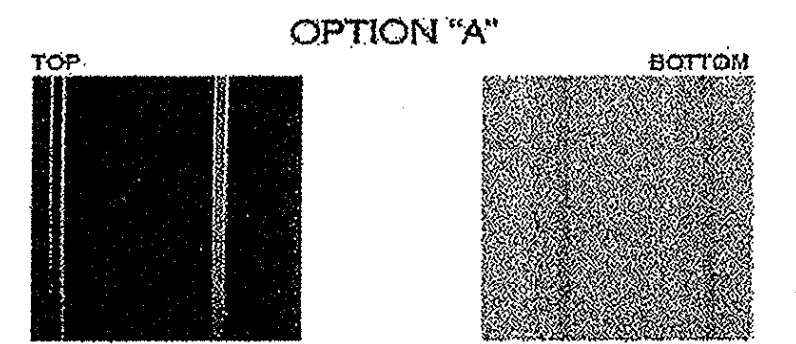
48 HOURS BEFORE YOU DIG,  
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CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
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**ENGINEER:**  
DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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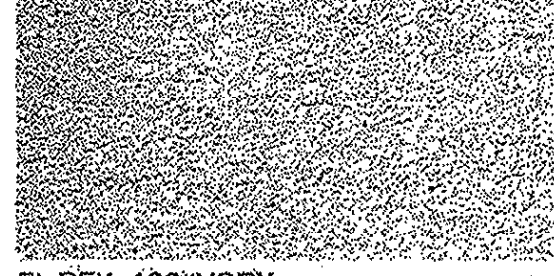
PROJECT: FALCON HIGHLANDS PUD AMENDMENT  
SHEET TITLE: PUD DEVELOPMENT PLAN  
FROM: n/a TO: n/a  
JOB NO. \_\_\_\_\_ SHEET 3 OF 6



**BUILDING COLORS SCHEME**



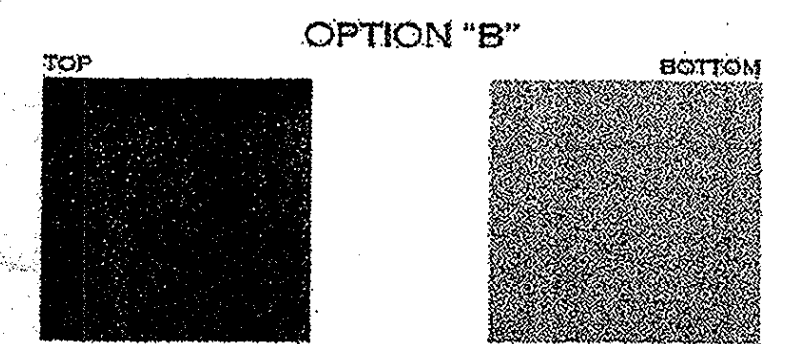
**OPTION "A"**  
 TOP: METALLIC-FERN GREEN (EG), NUCOR-EVERGREEN (EG), CLASSIC GREEN (CG)  
 BOTTOM: METALLIC-LIGHTSTONE (LS), NUCOR-LIGHTSTONE (LS), ALMOND (AL)



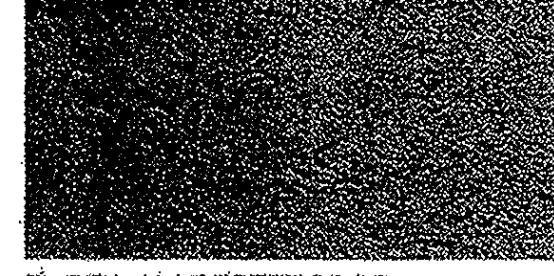
EL REY - 129 IVORY



SUNSET STONE - LEDGE STONE - WOLF CREEK



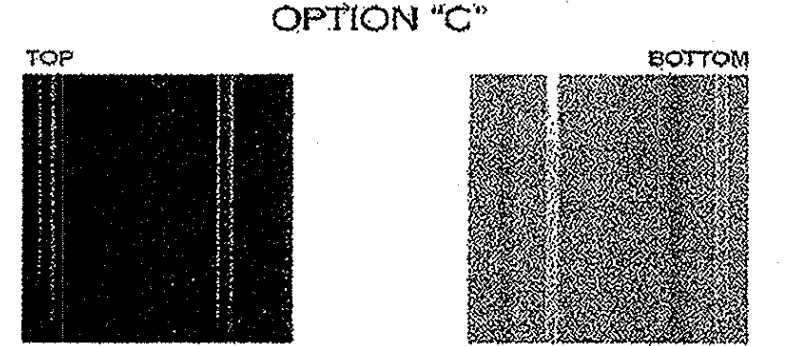
**OPTION "B"**  
 TOP: METALLIC-RUSTIC RED (BR), NUCOR-BRICK RED (BR)  
 BOTTOM: METALLIC-SADDLE TAN (SB), NUCOR-SAGERBRUSH TAN (SB)



EL REY - 114 DESERT ROSE



SUNSET STONE - COBBLE/LEDGE STONE - CHEYENNE



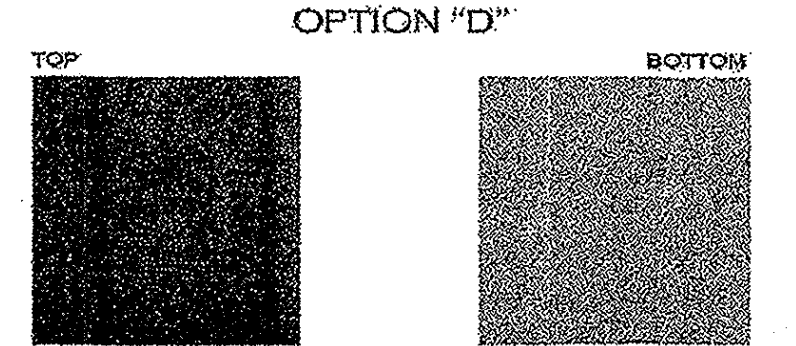
**OPTION "C"**  
 TOP: METALLIC-CHARCOAL GRAY (FG), NUCOR-FOX GRAY (FG), SLATE GRAY (SG)  
 BOTTOM: METALLIC-ASH GRAY (PW), NUCOR-POLAR WHITE (PW), ALMOND (AL)



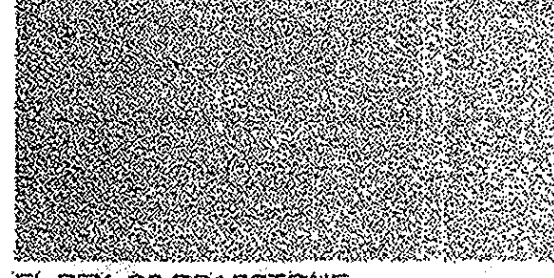
EL REY - 100 COLONIAL WHITE



SUNSET STONE - LEDGE/FIELD STONE - NATURAL



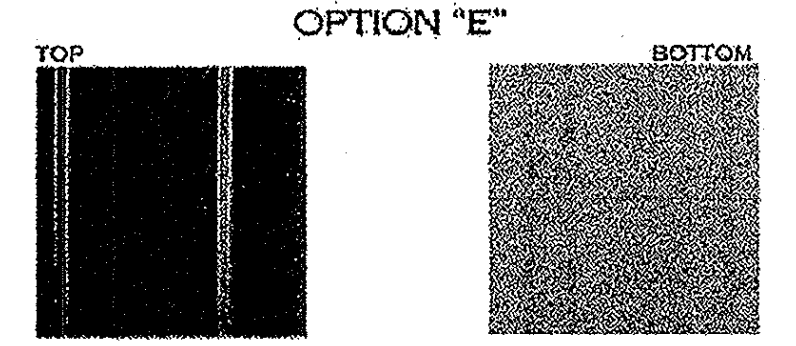
**OPTION "D"**  
 TOP: METALLIC-DESERT SAND (SB), NUCOR-SAGERBRUSH TAN (SB), BROWNSTONE (BN)  
 BOTTOM: METALLIC-LIGHTSTONE (LS), NUCOR-LIGHTSTONE (LS), ALMOND (AL)



EL REY - 30 SOAPSTONE



SUNSET STONE - LEDGE STONE - UTAH RED



**OPTION "E"**  
 TOP: METALLIC-FERN GREEN (EG), NUCOR-EVERGREEN (EG), CLASSIC GREEN (CG)  
 BOTTOM: METALLIC-SADDLE TAN (SB), NUCOR-SAGERBRUSH TAN (SB)



EL REY - 106 BUCKSKIN

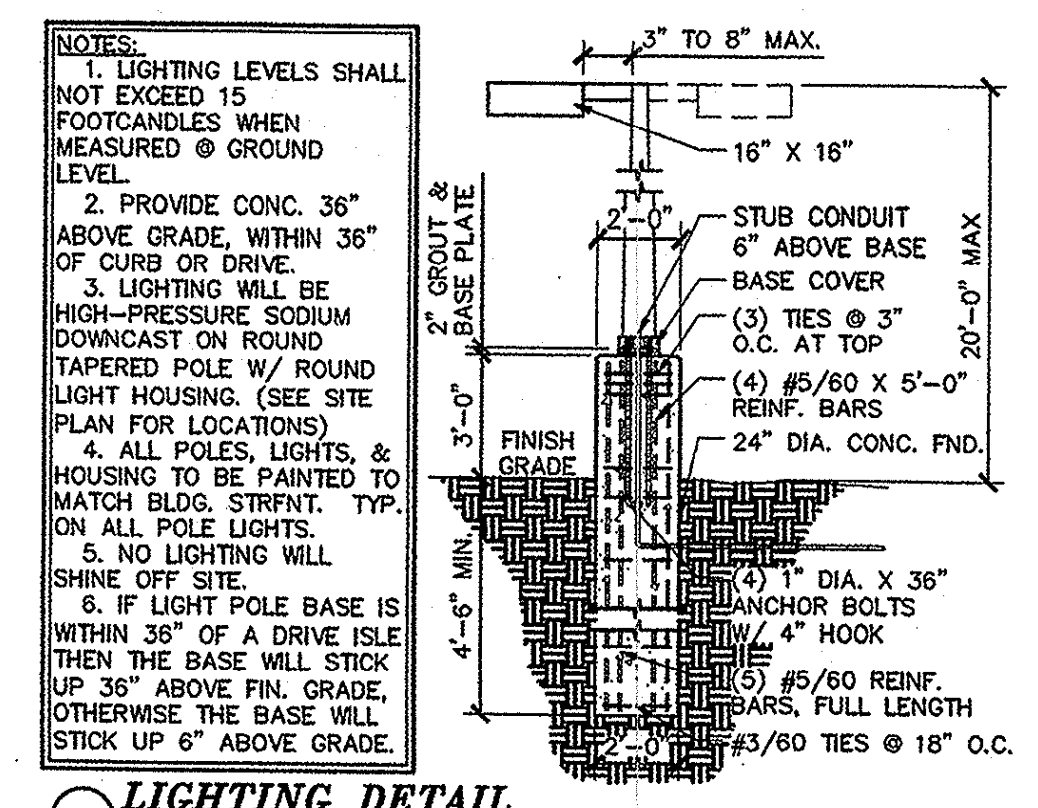


SUNSET STONE - LEDGE STONE - COUNTRY



**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 BACKING 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.



REVISIONS:		
NO.	DESCRIPTION	DATE

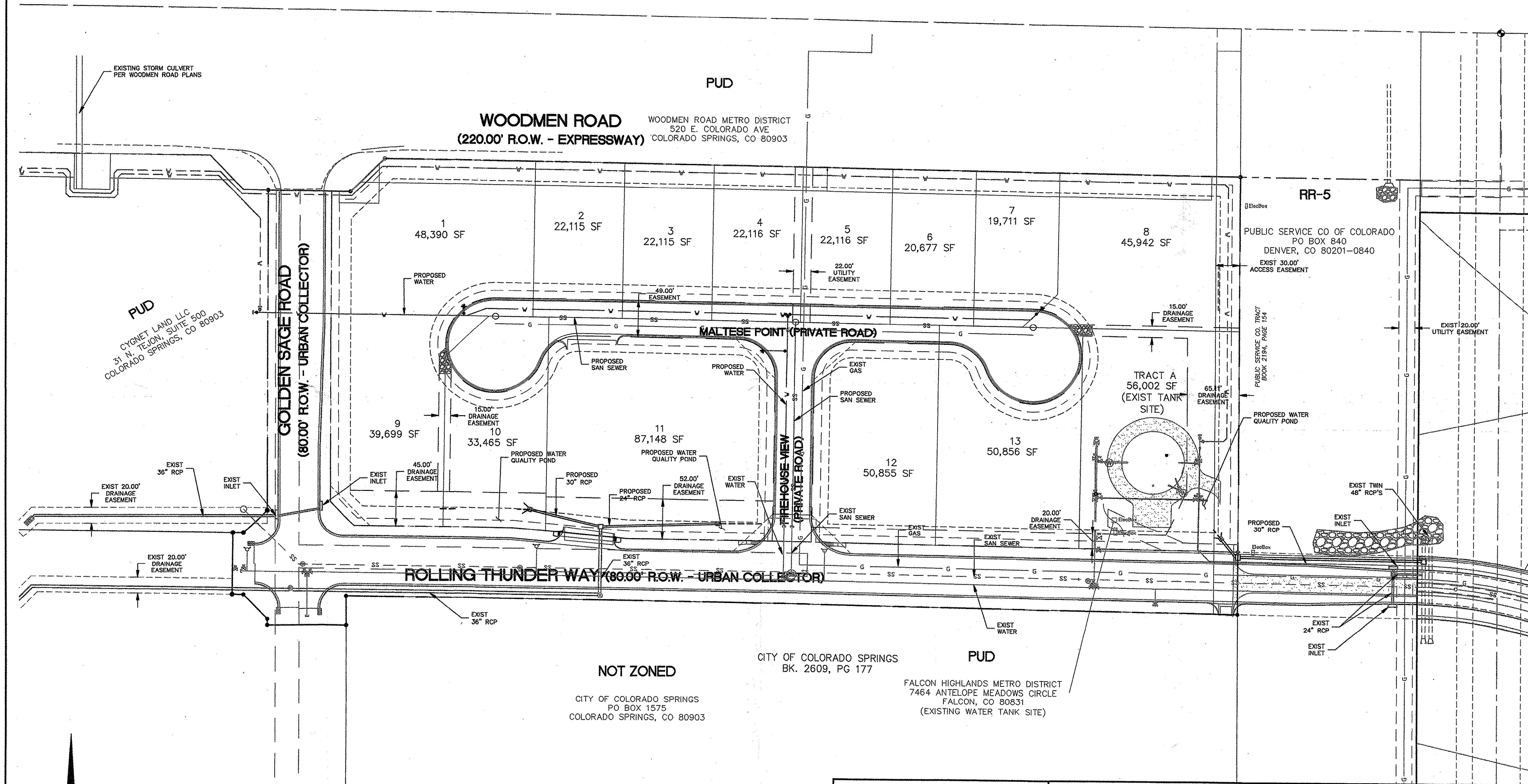
48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS  
**1-800-922-1987**  
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
 GAS, ELECTRIC, WATER AND WASTEWATER

**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



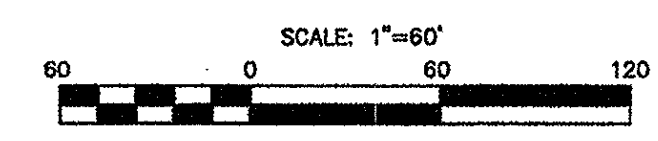
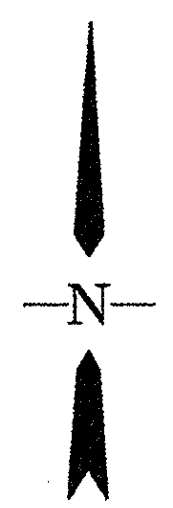
PUD  
CYGNET LAND LLC  
31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903

RR-5  
PUBLIC SERVICE CO OF COLORADO  
PO BOX 840  
DENVER, CO 80201-0840  
EXIST 30.00' ACCESS EASEMENT  
PUBLIC SERVICE CO TRACT BOOK 2194 PAGE 154

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)



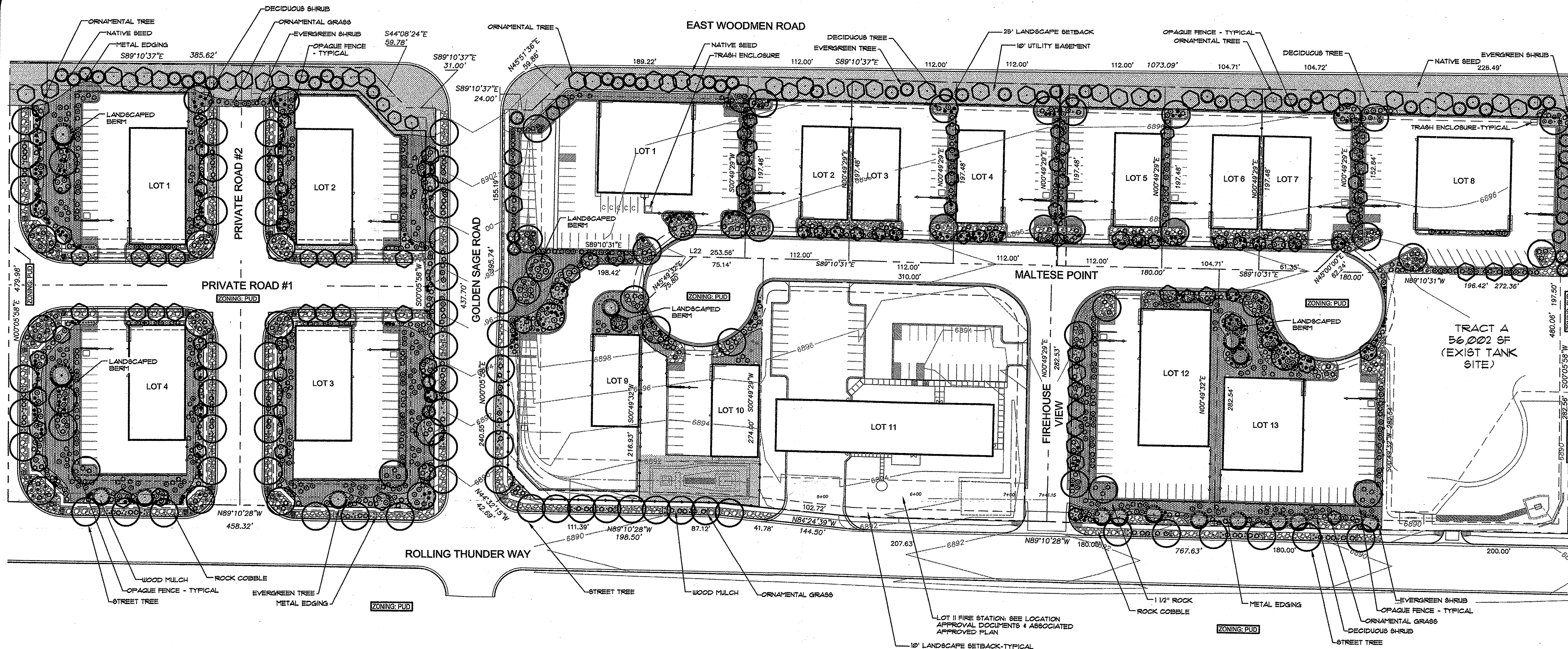
REVISIONS:		
NO.	DESCRIPTION	DATE

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

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 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
	Decorative Rock 1-1/2" Diameter
	Rock Cobble 4-8" Diameter
	Organic Wood Mulch
	Non-irrigated Native Seed (Can be maintained in El Paso County Right of Ways by mowing)

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREES/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
EAST WOODMEN ROAD	NON - ARTERIAL	25/25 FT	1639 LF	1/20 FT	8/81
GOLDEN SAGE ROAD	NON - ARTERIAL	10/10 FT	934 LF	1/20 FT	3/31
ROLLING THUNDER WAY	NON - ARTERIAL	10/10 FT	1059 LF	1/20 FT	52/26
WESTERNMOST ROAD	NON - ARTERIAL	10/10 FT	442 LF	1/20 FT	5/15
MALTESE POINT	NON - ARTERIAL	10/10 FT	1/3 LF	1/20 FT	31/31
FIREHOUSE VIEW	NON - ARTERIAL	10/10 FT	288 LF	1/20 FT	12/12
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		75%/15%
0/0 (all streets listed above) 0/0					

MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/5 LENGTH OF FRONTAGE (FT)	EVERGREEN TREES REQ. (50%) / PROVIDED
281	10/15	NORTH BOUNDARY	TBD	TBD	TBD
1/5) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERTY PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	75%/15%
TBD (1/5)	TBD (1/5)	NOT REQUIRED	1/1		75%/15%

### SITE CATEGORY CALCULATIONS

INTERNAL LANDSCAPING (IL)			
NET SITE AREA (SF) (LESS PUBLIC ROWS)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
572,84 APPROX. SF	NON-RESIDENTIAL 3%	28,629 SF / 32,200 APPROX. SF	57 REG. 51 PROVIDED
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0/0	IL	75%/15%

LANDSCAPE BUFFERS AND SCREENS (LB + LBT)				
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED
NA	5/15	NA LF	0/0	0/0
TRASH ENCLOSURE(S)	NA	NA LF	0/0	0/0 (EVERGREEN SHRUBS)
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
NA LF 6' HIGH WALL	LB	75%/15%		
6' HIGH BLOCK WALL	LBT (SHRUB)	NA		

### SITE CATEGORY CALCULATIONS - CONTINUED

# CONCEPT LANDSCAPE MASTER PLAN

## ROLLING THUNDER BUSINESS PARK

