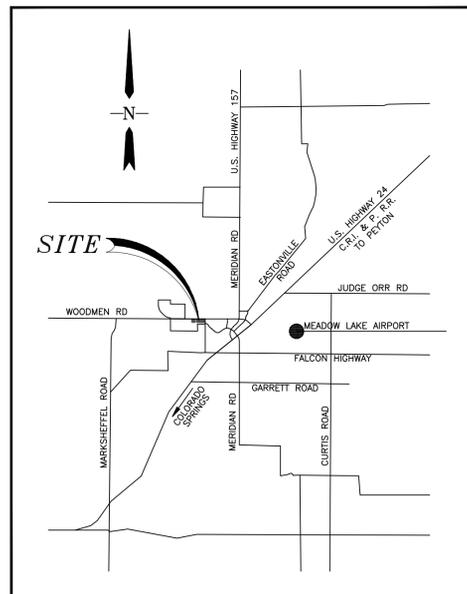


ROLLING THUNDER BUSINESS PARK AMENDMENT TO FALCON HIGHLANDS PUD

PUD DEVELOPMENT PLAN EL PASO COUNTY, COLORADO

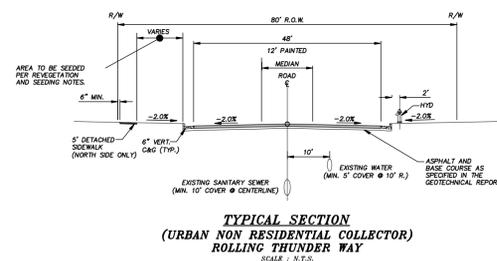
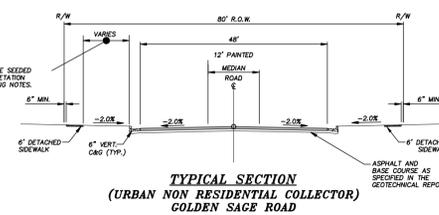
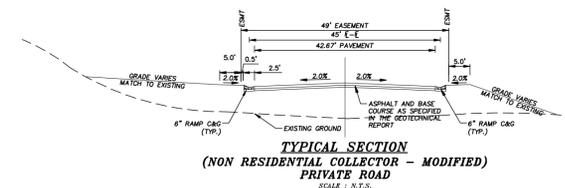
NOTES:

- REFERENCE DEVELOPMENT GUIDELINES RECORDED UNDER RECEPTION NO. _____
- 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).
- SCHOOL DISTRICT: FALCON SCHOOL DISTRICT NO. 49
- PROPOSED UTILITY PROVIDERS:
WATER: FALCON HIGHLANDS METRO DISTRICT
SEWER: FALCON HIGHLANDS METRO DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC
GAS: CITY OF COLORADO SPRINGS
- FIRE PROTECTION: FALCON FIRE DISTRICT
- POLICE PROTECTION: EL PASO COUNTY SHERIFF
- 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.
- 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.
- 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.
- ALL PROPOSED ROADWAYS SHALL MEET EL PASO COUNTY ENGINEERING REQUIREMENTS.
- 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).
- FINANCING OF ROAD IMPROVEMENTS WILL BE SECURED WITH THE FINAL PLAT VIA SIA AND EGF 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.
- DRAINAGE CHANNELS SHALL BE DESIGNED TO CREATE A NATURAL APPEARANCE THROUGH THE SELECTION OF VARIOUS PLANT TYPES FOR VARIOUS DEGREES OF IMMERSION.
- PROPOSED UTILITY INSTALLATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL MEET COUNTY ENGINEERING CRITERIA MANUAL REQUIREMENTS.
- 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.
- 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.
- ALL WATER SYSTEM CONVEYANCE CONDUITS AND THEIR APPURTENANCES SHALL BE DEDICATED TO THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
- 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.
- 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.
- 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.
- A SITE DEVELOPMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS IN A PUD ZONE DISTRICT.
- 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.
- 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 6TH 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 220.84 FEET TO THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO AS DESCRIBED IN DEED RECORDED IN BOOK 104 AT PAGE 14 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°05'58"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 WEST LINE, S00°05'58"W A DISTANCE OF 560.00 FEET TO THE NORTHEAST CORNER OF THE CITY OF COLORADO SPRINGS PARCEL, AS DESCRIBED IN DEED RECORDED IN BOOK 169, PAGE 17 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 119.98 FEET;
- 2) THENCE S00°05'58"W A DISTANCE OF 36.10 FEET;
- THENCE N00°05'58"E A DISTANCE OF 100.00 FEET;
- THENCE N00°05'58"E A DISTANCE OF 7.37 FEET;
- THENCE N45°02'15"W A DISTANCE OF 12.60 FEET;
- THENCE S89°10'37"W A DISTANCE OF 14.00 FEET;
- THENCE S00°05'58"E A DISTANCE OF 80.00 FEET;
- THENCE S89°10'37"E A DISTANCE OF 1.00 FEET;
- THENCE N45°02'15"E A DISTANCE OF 42.16 FEET;
- THENCE N00°05'58"E A DISTANCE OF 80.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST WOODMAN ROAD DESCRIBED AS PARCEL 214, RECORDED WITH RECEPTION NO. 200296742 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°02'15"E A DISTANCE OF 39.86 FEET;
- 3) THENCE S89°10'37"E A DISTANCE OF 87.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 845,940 SQUARE FEET OR 15.747 ACRES, MORE OR LESS.

AS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 11, T13S, R65W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR N60°03'00"W FROM THE NORTHEAST CORNER OF SAID SECTION 11 TO 1/4" METAL CAP PLS 17664 TO THE NORTH CORNER (NEER) OF SAID SECTION 11 (3 1/4" METAL CAP PLS 17660).

PREPARED BY:
JAMES F. LENZ, PLS 3483
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 6TH 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. 200296742 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:

- 1) 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 S00°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 OF SECTION 12, T13S, R65W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°44'56"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 3483
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:

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

LANDSCAPE ARCHITECTURE:

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

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	-	-

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: CMS DATE: 06/26/08
DRAWN BY: CMS DATE: 06/26/08
CHECKED BY: CKC DATE: _____



31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT: ROLLING THUNDER BUSINESS PARK
SHEET TITLE: COVER SHEET
FROM: n/a TO: n/a
JOB NO.: 06-003-0041 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
BELLBOY FACILITY	X
CAR WASH	X
CHILD CARE FACILITY	X
CHRISTMAS TREE SALES	X
CRS FACILITY, FREESTANDING	X
CRS FACILITY, TEMPORARY	X
COMMERCIAL OR RETAIL AS PART OF OVERALL SHOPPING CENTER	X
COMMUNITY BUILDING	X
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICES, TEMPORARY	X
CONVENIENCE STORE	X
EDUCATIONAL INSTITUTION, PUBLIC	X
EMERGENCY FACILITY, PRIVATE	X
EMERGENCY FACILITY, PUBLIC	X
FINANCIAL INSTITUTION	X
FUNERAL HOME	X
GAS STATION	X
HEALTH CLUB	X
HOSPITAL, VETERINARY	X
LABORATORY	X
LIBRARY	X
LOBBY SERVICE	X
MEDICAL CLINIC	X
MUSEUM	X
NURSERY, RETAIL	X
OFFICE, GENERAL	X
PEDESTAL SALES	X
PUBLIC BUILDING, WAY OR SPACE	X
PUBLIC PARK AND OPEN SPACE	X
RESTAURANT	X
RETAIL SALES, GENERAL	X
SEASONAL PRODUCE SALES	X
STORE	X
STUDIO	X
UTILITIES	X
WAREHOUSE	X
WHOLESALE BUSINESS	X
WOOD SALES (FIREWOOD)	X
YARD SALES	X
X - SPECIAL 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	X
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
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	X
MINI-WAREHOUSE	X
MINING, CONSTRUCTION-RELATED	S
MUSEUM	X
NIGHT CLUB	S
NURSERY, RETAIL	X
NURSERY, WHOLESALE	X
OFF PREMISE SIGN	X
OFFICE, GENERAL	S
PARKING LOT	S
PEDESTAL 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	X
YOGA	X
X - SPECIAL USE	
T - TEMPORARY USE	

USE	PARCEL
Ben's room	X
CROSS FIT	X
CYCLING	X
GROUP EXERCISE	X
HIGH INTENSITY INTERVAL TRAINING (HIIT)	X
TAP ROOM	X
YOGA	X
X - SPECIAL USE	
T - TEMPORARY USE	

These uses are too specific and may be limiting in the future. See revision in the chart above. We recommend "health Club"

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.

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.

Are they ok with you submitting work with their titleblock?

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: CMS DATE: 06/26/08
DRAWN BY: CMS DATE: 06/26/08
CHECKED BY: CKC DATE:



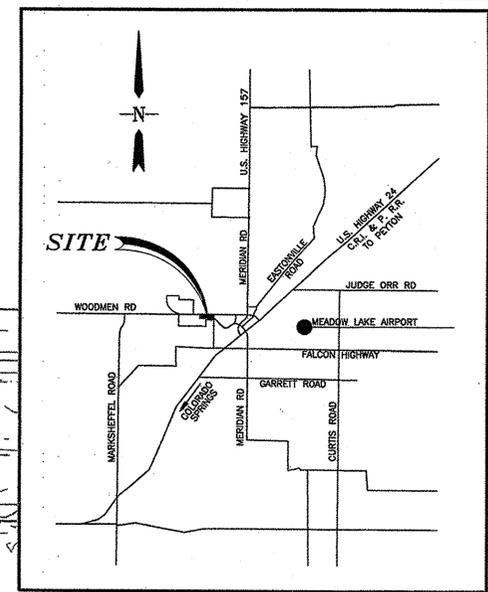
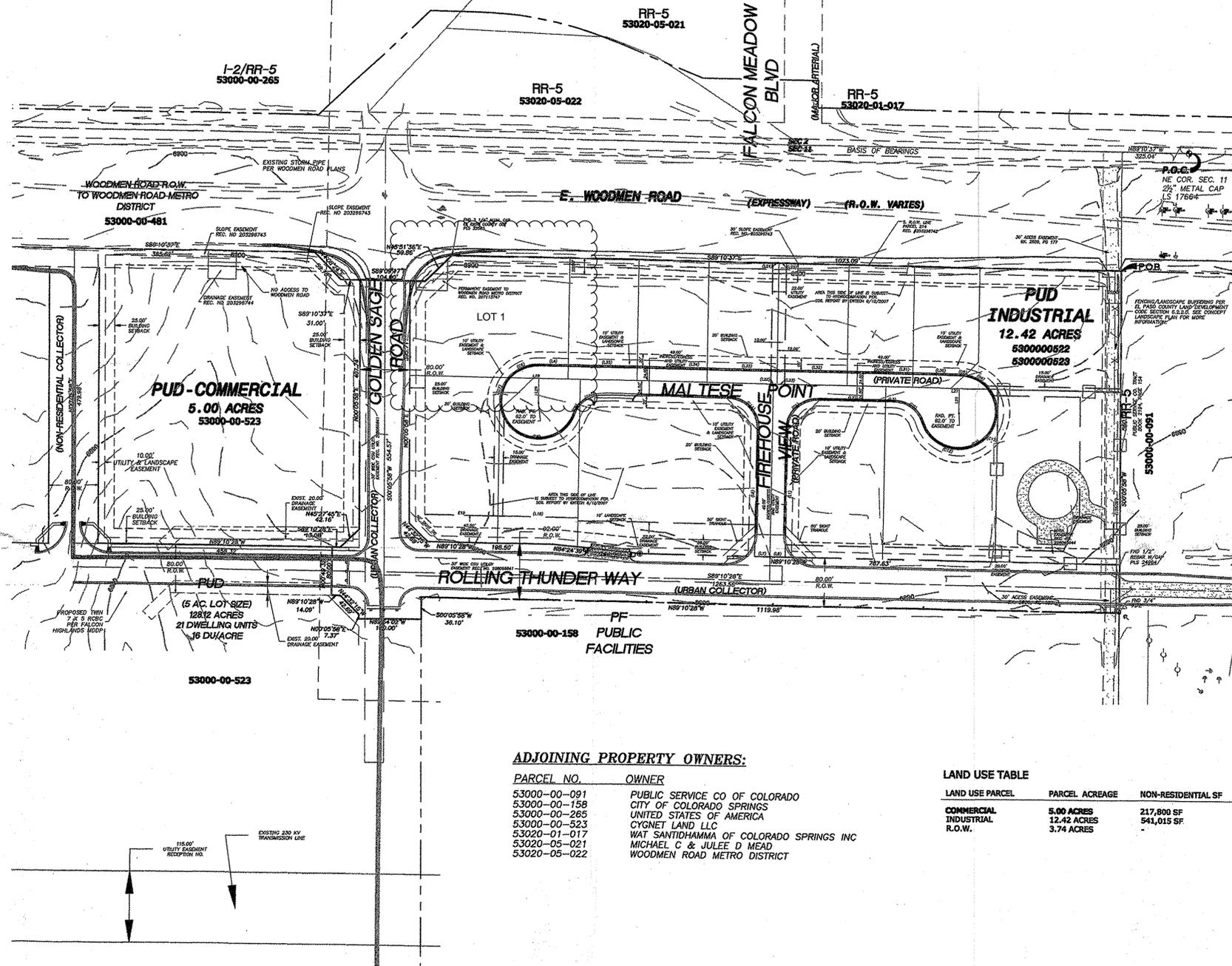
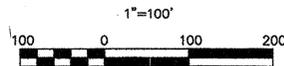
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT ROLLING THUNDER BUSINESS PARK
SHEET TITLE DEVELOPMENT GUIDELINES
FROM n/a TO n/a
JOB NO. 06-003-0041 SHEET 2 OF 6

LINE	BEARING	LENGTH
L26	N00°49'29"E	37.49'
L27	S89°10'31"E	13.45'
L28	N89°10'31"W	8.39'
L29	N00°49'29"E	37.49'

LINE	BEARING	LENGTH
(L1)	S00°49'29"W	210.03'
(L2)	N89°10'31"W	107.50'
(L3)	N89°10'31"W	13.23'
(L4)	N89°10'31"W	47.84'
(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°36'58"E	23.94'
(L10)	S00°49'32"W	181.74'
(L11)	S89°10'28"E	42.93'
(L12)	N39°54'44"E	41.83'
(L13)	N32°41'28"E	120.71'
(L14)	S89°10'28"E	55.08'
(L15)	S75°36'58"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	106.86'
(L20)	N00°05'58"E	225.54'
(L21)	N00°05'58"E	168.01'
(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'	214.98'
(C4)	43°51'10"	62.00'	47.45'
(C5)	9°47'02"	62.00'	10.59'
(C6)	51°52'59"	62.00'	56.23'
(C7)	50°39'10"	62.00'	54.61'
(C8)	148°00'02"	62.00'	160.15'
(C9)	20°00'30"	48.00'	16.76'
(C10)	51°26'07"	48.00'	43.09'
(C11)	90°00'00"	48.00'	75.40'
(C12)	113°23'57"	62.00'	122.71'
(C13)	10°38'00"	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
53000-00-265	UNITED STATES OF AMERICA
53000-00-523	CYNET LAND LLC
53020-01-017	WAT SANTIDHAMMA 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 WASTEWATER

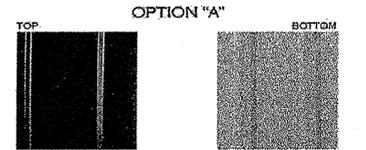
ENGINEER:
DESIGNED BY: CMS DATE: 06/26/08
DRAWN BY: CMS DATE: 06/26/08
CHECKED BY: CKC DATE: _____



25 N. TEJON, SUITE 200
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT FALCON HIGHLANDS PUD AMENDMENT
SHEET TITLE PUD DEVELOPMENT PLAN
FROM n/a TO n/a
JOB NO. 06-003-0041 SHEET 3 OF 6

BUILDING COLORS SCHEME



METALLIC-FERN GREEN
NUCOR-EVERGREEN (EG)
-CLASSIC GREEN (CG)

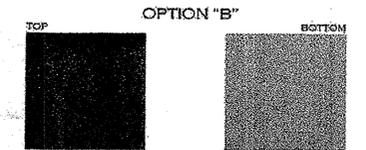
METALLIC-LIGHT STONE
NUCOR-LIGHTSTONE (LS)
-ALMOND (AL)



EL REY-129 IVORY



SUNSET STONE
LEDGE STONE-WOLF CREEK



METALLIC-RUSTIC RED
NUCOR-BRICK RED (BR)

METALLIC-SADDLE TAN
NUCOR-SAGERBRUSH TAN (SB)



EL REY-114 DESERT ROSE



SUNSET STONE
COBBLE/LEDGE STONE-CHEYENNE



METALLIC-DESERT SAND
NUCOR-SAGERBRUSH TAN (SB)
-BROWNSTONE (BN)

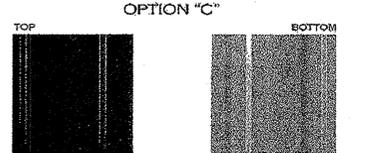
METALLIC-LIGHT STONE
NUCOR-LIGHTSTONE (LS)
-ALMOND (AL)



EL REY-30 SOAPSTONE



SUNSET STONE
LEDGE STONE-UTAH RED



METALLIC-CHARCOAL GRAY
NUCOR-FOX GRAY (FG)
-SLATE GRAY (SG)

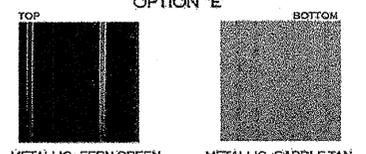
METALLIC-ASH GRAY
NUCOR-POLAR WHITE (PW)
-ALMOND (AL)



EL REY-100 COLONIAL WHITE



SUNSET STONE
LEDGE/FIELD STONE-NATURAL



METALLIC-FERN GREEN
NUCOR-EVERGREEN (EG)
-CLASSIC GREEN (CG)

METALLIC-SADDLE TAN
NUCOR-SAGERBRUSH TAN (SB)



EL REY-106 BUCKSKIN

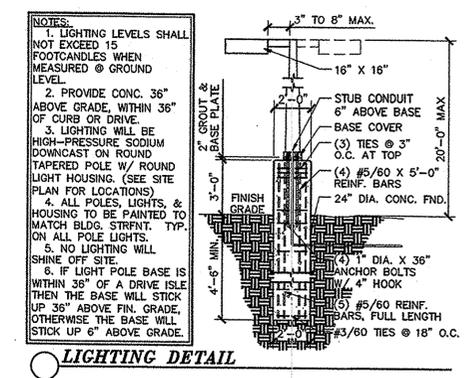


SUNSET STONE
LEDGE STONE-COUNTRY



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

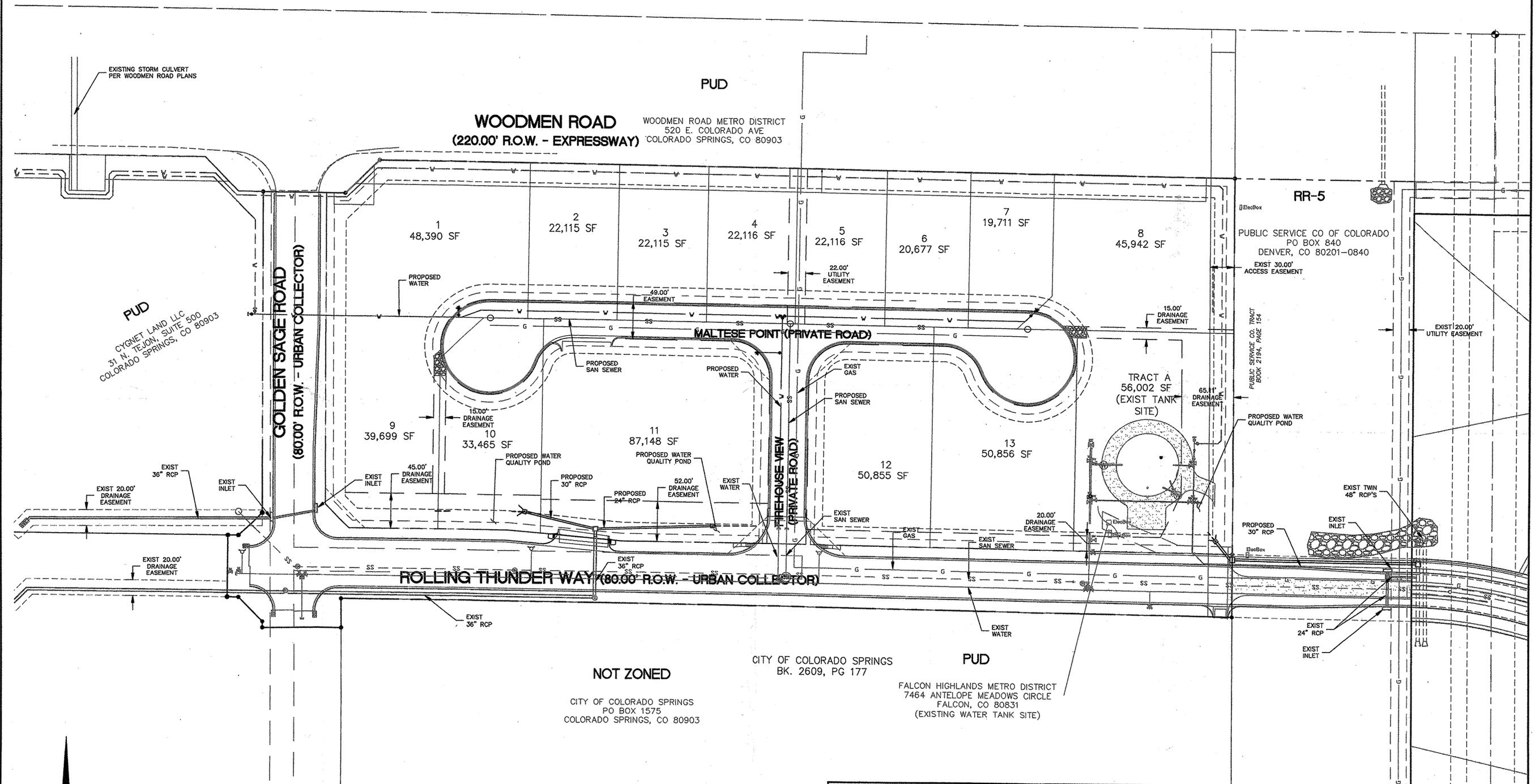
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

ENGINEER:
DESIGNED BY: CMS DATE: 06/26/08
DRAWN BY: CMS DATE: 06/26/08
CHECKED BY: CKC DATE:

SE
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT ROLLING THUNDER BUSINESS PARK
SHEET TITLE MATERIALS BOARD
FROM n/a TO n/a
JOB NO. 06-003-0041 SHEET 4 OF 6

UTILITY PLAN ROLLING THUNDER BUSINESS PARK



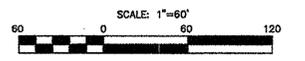
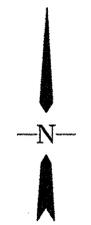
PUD
CYNET LAND LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

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

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)



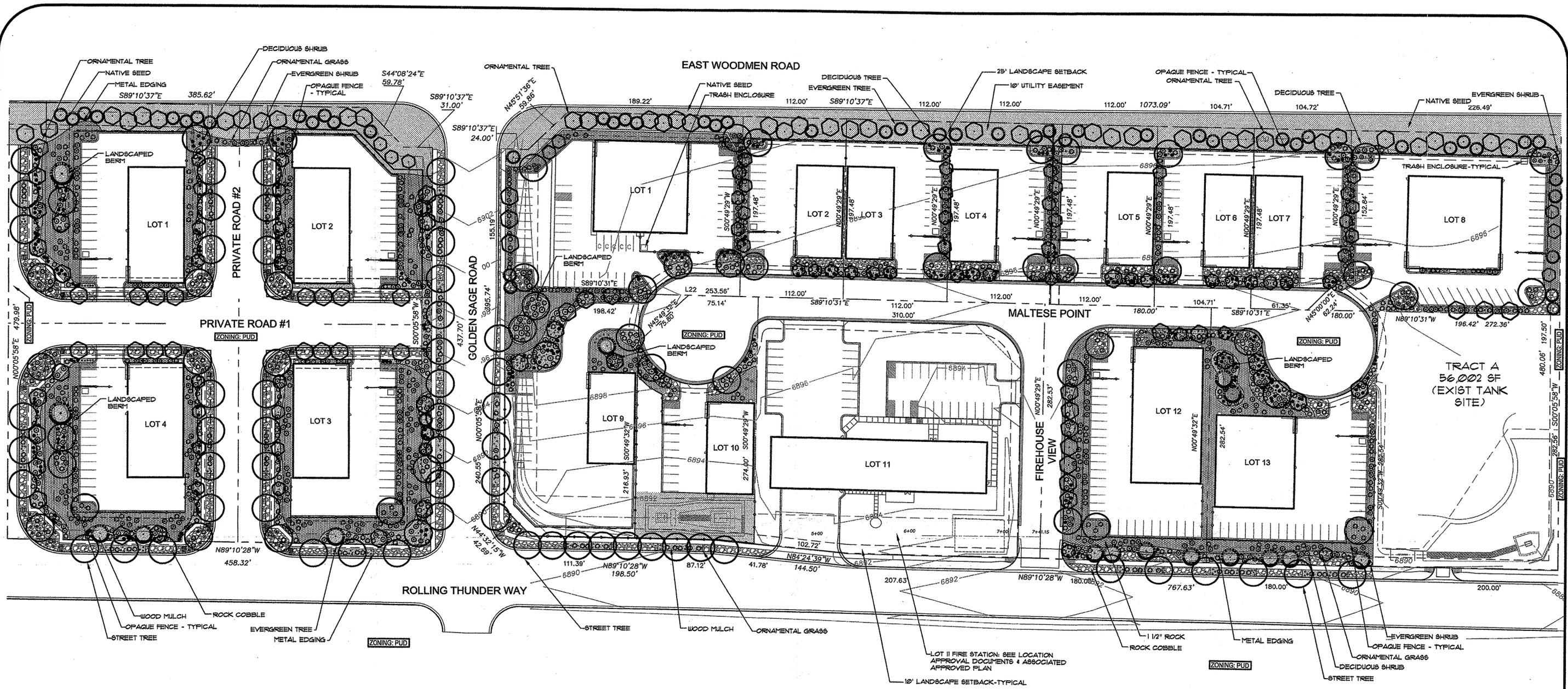
REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: CMS DATE: 06/26/08
DRAWN BY: CMS DATE: 06/26/08
CHECKED BY: CKC 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

SE Springs Engineering
25 N. TEJON, SUITE 200
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT Rolling Thunder Business Park
SHEET TITLE Utility Plan
FROM N/A TO N/A
JOB NO. 06-0041 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	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
EAST WOODMEN ROAD	NON - ARTERIAL	25/25 FT	189.22 LF	1/20 FT	9/91
GOLDEN SAGE ROAD	NON - ARTERIAL	10/10 FT	934 LF	1/20 FT	31/31
ROLLING THUNDER WAY	NON - ARTERIAL	10/10 FT	1,059 LF	1/20 FT	53/53
WESTERMOST ROAD	NON - ARTERIAL	10/10 FT	442 LF	1/20 FT	22/22
MALTESE POINT	NON - ARTERIAL	10/10 FT	113 LF	1/20 FT	6/31
FIREHOUSE VIEW	NON - ARTERIAL	10/10 FT	288 LF	1/20 FT	15/15
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		75%/75%

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)	2/3 LENGTH OF FRONTAGE (FT)
281	15/15	NORTH BOUNDARY	TBD	TBD
1/5 MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERTI PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.
TBD (MV6)	TBD (MV6)	NOT REQUIRED	MV	75%/75%

SITE CATEGORY CALCULATIONS

INTERNAL LANDSCAPING (IL)

NET SITE AREA (SF) (LESS PUBLIC ROAD)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
572,54 APPROX. SF	NON-RESIDENTIAL 5%	28,628 SF / 32,200 APPROX. SF BY REQ. 81 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%/75%

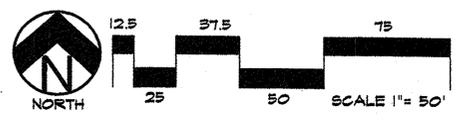
LANDSCAPE BUFFERS AND SCREENS (LB & LST)

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

SITE CATEGORY CALCULATIONS - CONTINUED

CONCEPT LANDSCAPE MASTER PLAN

ROLLING THUNDER BUSINESS PARK



ALL AMERICAN LANDSCAPE, INC.
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-637-0313
 AAL-1230-08 5-16-2008