

SITE DATA

SITE INFORMATION:

PROJECT ADDRESS:

LOT 2 & 3 ROLLING THUNDER BUSINESS PARK

10634 & 10658 MALTESE POINT PEYTON, CO 80831

TAX SCHEDULE NO.: 5311101002 & 5311101003

LEGAL DESCRIPTION:

LOT 2 ROLLING THUNDER BUSINESS PARK & LOT 3 ROLLING THUNDER BUSINESS PARK

PROJECT DESCRIPTION:

NEW CONSTRUCTION OF A SINGLE STORY CORE & SHELL BUILDING FOR FUTURE RETAIL / GENERAL OFFICE & MEDICAL

OFFICE TENANT

COUNTY ZONING: PUD (PLANNED UNIT DEVELOPMENT) LOT AREA: 22,115 S.F. & 22,115 S.F. = 44,230 S.F. TOTAL

BLG. COVERAGE: 7,500 S.F. x 44,230 S.F. / 100 = 17%

FRONT = 25'

REAR = 25'SIDE = 0'

PARKING:

BLG. SETBACKS:

EST. PARKING REQUIRED: RETAIL/OFFICE: 7,500 S.F. @ 1,200 S.F. @ 1:200 = 38

> TOTAL PARKING REQUIRED = 38 SPACES ACCESSIBLE PARKING REQUIRED = 2 SPACE (PER 25-55 REQUIREMENT)

TOTAL PARKING PROVIDED = 44 SPACES ACCESSIBLE PARKING PROVIDED = 2 SPACES

NOTE: PARKING TO CONFORM WITH EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS

PROJECT DATA

PROJECT/CODE INFORMATION:

JURISDICTION: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT

FUTURE OCCUPANCY: B/M/S-1 CONSTRUCTION TYPE:

SPRINKLER SYSTEM:

ALLOWABLE AREA: 17,500 S.F (BASED ON WORST CASE OCCUPANCY GROUP) PROPOSED AREA: 7,500 S.F.

45' PER PUD DEVELOPMENT GUIDELINES ALLOWABLE HEIGHT:

PROPOSED HEIGHT: 20-0" - 1 STORY

APPLICABLE CODES

2017 PIKES PEAK REGIONAL BUILDING CODE (PPRBC) 2015 INTERNATIONAL BUILDING CODE (IBC)

2014 NATIONAL ELECTRIC CODE (NEC) 2015 INTERNATIONAL PLUMBING CODE (IPC)

2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2009 ICC/ANSI 117.1 ACCESSIBILITY STANDARD 2015 INTERNATIONAL FIRE CODE (IFC)

EL PASO COUNTY LAND DEVELOPMENT CODE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002)

1. THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002)

2. FIRE PROTECTION: FALCON FIRE DISTRICT

3. OWNERSHIP AND MAINTENANCE OF PRIVATE ROADS, PRIVATE DETENTION PONDS/PERMANANT WATER QUALITY BMPS AND DRAINAGE AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA)

GENERAL SITE NOTES

4. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE PUD DEVELOPMENT PLAN. MODIFICATIONS SHALL BE SUBJECT TO THE LIMITATIONS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.

5. PARKING LOT LIGHTING SHALL BE TWENTY FEET (20') MAXIMUM HEIGHT, ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.

6. SIGNS SHALL CONFORM TO SECTION 6.2.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.

7. LANDSCAPING SHALL FOLLOW THE CONCEPT LANDSCAPE PLAN IN THE APPROVED PUD AND MEET THE EL PASO COUNTY LANDSCAPING REQUIREMENTS IN THE LAND DEVELOPMENT CODE AS AMENDED.

8. HANDICAPPED PARKING SPACE DESIGN SHALL MEET ALL COUNTY AND ADA CRITERIA: A. RAMPS SHALL NOT BE PLACES IN HANDICAPPED ACCESS AISLE

B. H/C STALLS AND ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION, TYP.

C. HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 1:12 D. MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.

9. SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 08041C0535G, EFFECTIVE ON 12/07/2018

PROJECT TEAM

OWNER

PLANNER/CIVIL

JESSE & SHERRIE TIX ERIK S. WATTS, AUTHORIZED REP 12027 NORMA KATE LANE 614 ELKTON DR PEYTON, CO 80931

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LANDSCAPE ARCHITECT NATURAL DESIGN SOLUTIONS, INC. NEIL MCLANE, RLA, CLARB, LEED AP (303) 443-0388

CONTRACTOR

TBD

DRAWING INDEX

VICINITY MAP

E. WOODMEN RD.

ROLLING THUNDER WAY

DESCRIPTION

GRADING PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

EXTERIOR ELEVATIONS

5 (E100A) SITE LIGHTING PLAN

FLOOR PLAN

SITE PLAN / COVER SHEET

(719) 484-0480

MEP ENGINEER MICHAEL CHIARTANO, P.E. SR. ENGINEER/ELECTRICAL

PSI LLC 110 S. SIERRA MADRE COLORADO SPRINGS, CO 80903

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architecture • planning

Brian K. Bucher, AIA Architect

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10634 MALTESE POINT PEYTON, CO

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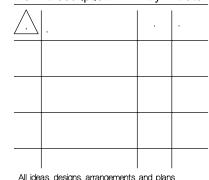
DEVELOPMENT

COVER SHEET

PLAN NOT FOR CONSTRUCTION

Revisions:

No. Description



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