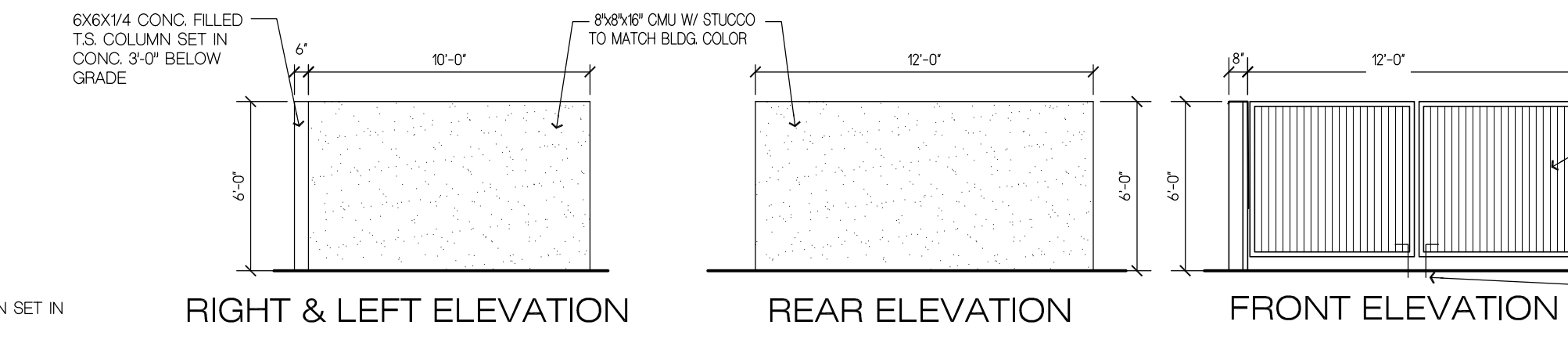
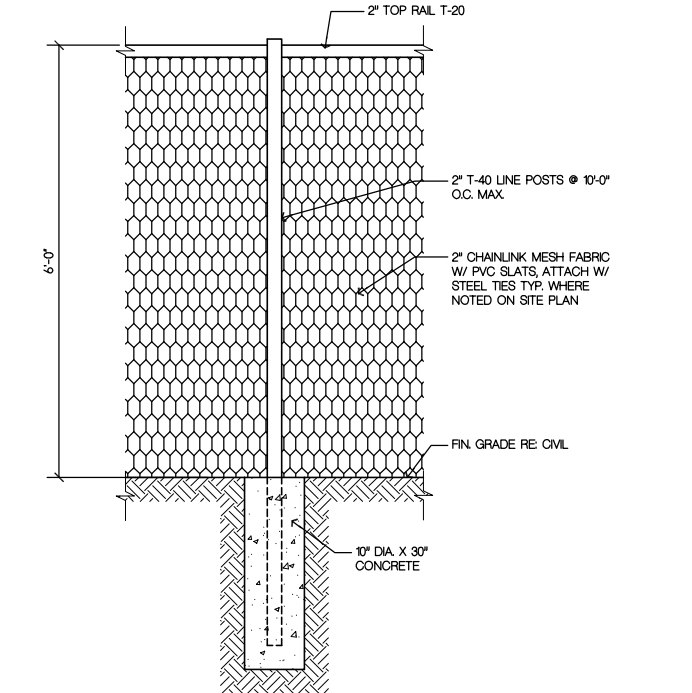


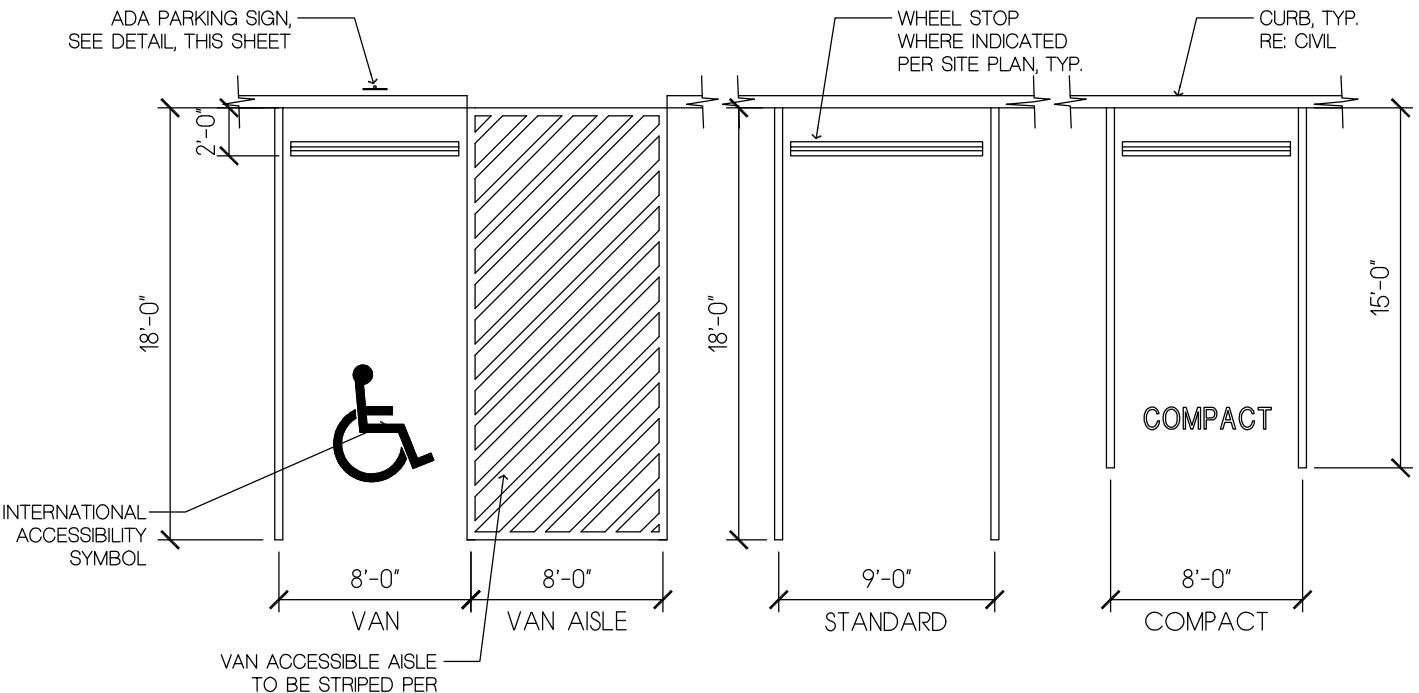
TRASH ENCLOSURE DETAILS
SCALE: 3/16" = 1'-0"



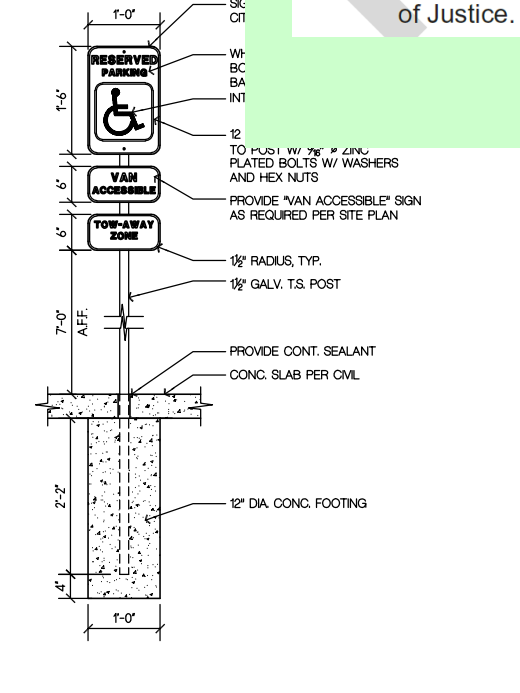
RIGHT & LEFT ELEVATION REAR ELEVATION FRONT ELEVATION



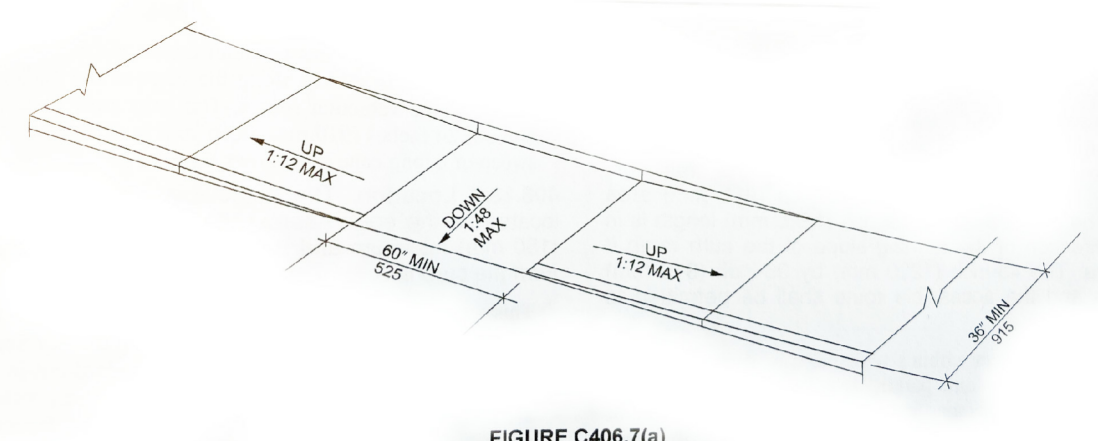
CHAINLINK FENCE DETAIL
SCALE: 3/8" = 1'-0"



PARKING STANDARDS
SCALE: 1/8" = 1'-0"



ADA PARKING SIGN
SCALE: 3/8" = 1'-0"



ADA CURB RAMP
SCALE: 1/2" = 1'-0"

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 SF. & 22,115 SF. = 44,230 SF. TOTAL
 BLDG. COVERAGE: 7,500 SF. x 44,230 SF. / 100 = 17%
 BLDG. SETBACKS: FRONT = 20' REAR = 25' SIDE = 0'
 PARKING: EST. PARKING REQUIRED: RETAIL/OFFICE: 7,500 SF. @ 1200 SF. @ 1200 = 38
 TOTAL PARKING REQUIRED = 38 SPACES
 ACCESSIBLE PARKING REQUIRED = 2 SPACE (PER 25-55 REQUIREMENT)
 TOTAL PARKING PROVIDED = 42 SPACES
 ACCESSIBLE PARKING PROVIDED = 2 SPACES
 2 BIKE RACKS PROVIDED
 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: II-B
 SPRINKLER SYSTEM: NO
 ALLOWABLE AREA: 17,500 SF (BASED ON WORST CASE OCCUPANCY GROUP)
 PROPOSED AREA: 7,500 SF.
 ALLOWABLE HEIGHT: 45' PER PUD DEVELOPMENT GUIDELINES
 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)

GENERAL SITE NOTES

- THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002)
 - FIRE PROTECTION: FALCON FIRE DISTRICT
 - OWNERSHIP AND MAINTENANCE OF PRIVATE ROADS, PRIVATE DETENTION PONDS/PERMANENT WATER QUALITY BMPs AND DRAINAGE AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- rather than note no. 8, please revise to provide the below required note stating that the entire site complies with ADA (can be found in beginning of chapter 6 of LDC).
- (B) Notes on Site Development Plan or Non-Residential Site Plan.
 The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- (C) Illustrated on Site Development Plan or Non-Residential Site Plan.
 Each site development plan or non-residential site plan submitted to El Paso County shall clearly illustrate and identify the provision of ADA accessible exterior routes in accordance with the applicable ADA design standards and guidelines as published by the United States Department of Justice.

PROJECT TEAM

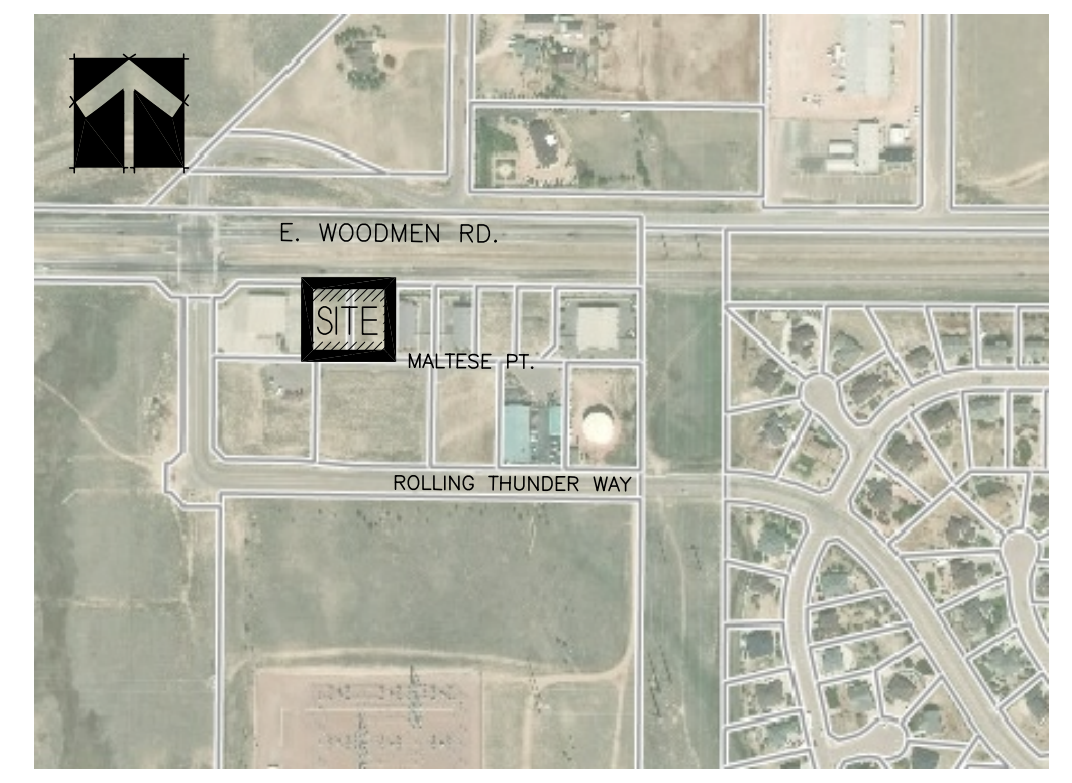
OWNER: JESSE & SHERRIE TIX 12027 NORMA KATE LANE PEYTON, CO 80931 SHERRIETIX@CLOUD.COM
PLANNER/CIVIL: ERIK S. WATTS, AUTHORIZED REP 614 ELKTON DR COLORADO SPRINGS, CO 80907 (719) 593-0173
ARCHITECT: BUCHER DESIGN STUDIO, INC. BRIAN K. BUCHER, AIA, NCARB 12325 ORACLE BLVD, SUITE 111 COLORADO SPRINGS, CO 80921 (719) 484-0480
LANDSCAPE ARCHITECT: NATURAL DESIGN SOLUTIONS, INC. NEIL McLANE, RLA, CLARB, LEED AP (303) 443-0388
MEP ENGINEER: MICHAEL CHIARTANO, P.E. SR. ENGINEER/ELECTRICAL PSI LLC 110 S. SIERRA MADRE COLORADO SPRINGS, CO 80903 (719) 520-9279
CONTRACTOR: TBD

STRUCTURAL ENG.: TBD

DRAWING INDEX

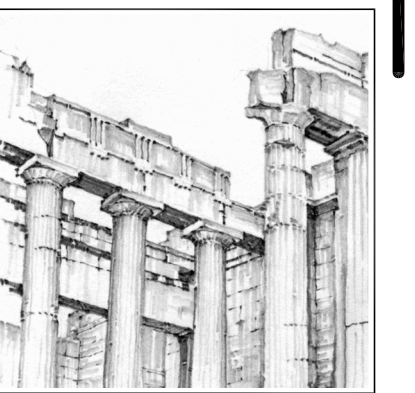
SHT. #	DESCRIPTION
1	SITE PLAN / COVER SHEET
2	GRADING PLAN
3 (L10)	LANDSCAPE PLAN
4 (L20)	LANDSCAPE PLAN
5 (R10)	IRRIGATION PLAN
6 (R20)	IRRIGATION PLAN
7 (E100A)	SITE LIGHTING PLAN
8	FLOOR PLAN
9	EXTERIOR ELEVATIONS

VICINITY MAP



PCD FILE NO: PPR 2010
 SPECIAL USE FILE NO: AL 208

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BUCHER DESIGN STUDIO
 architecture-planning

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 Colorado Springs, CO 80921
 (719) 484-0480

Brian K. Bucher, AIA
 Architect
 CO license no. C-4889
 CA license no. C 23506

A PROPOSED CORE & SHELL FOR

JESSE & SHERRIE TIX

10634 MALTESE POINT PEYTON, CO

Sheet Title:
 SITE PLAN / COVER SHEET

Drawing Status:
 DEVELOPMENT PLAN
 NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date

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Date: 07/09/2020
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 Scale: AS NOTED
 Job No.:

Sheet No.: 1
 Of 9

Site Plan_v3.pdf Markup Summary

12/30/2020 12:45:35 PM (1)



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