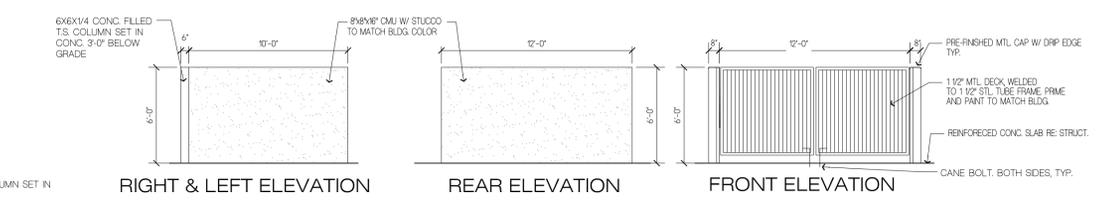
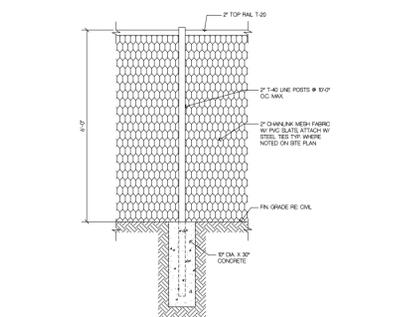


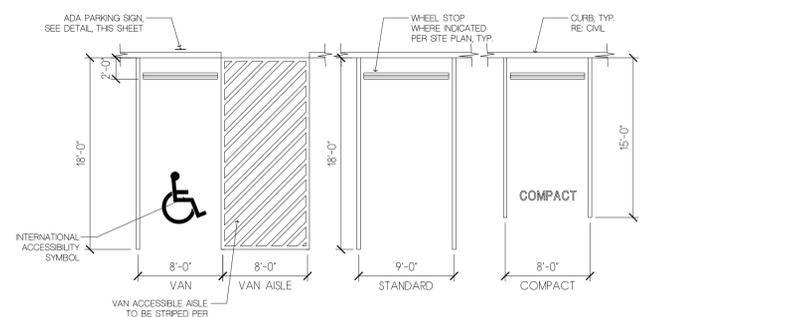
TRASH ENCLOSURE DETAILS  
SCALE: 3/16" = 1'-0"



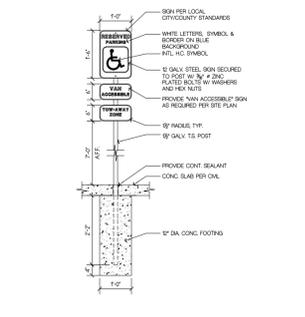
RIGHT & LEFT ELEVATION REAR ELEVATION FRONT ELEVATION



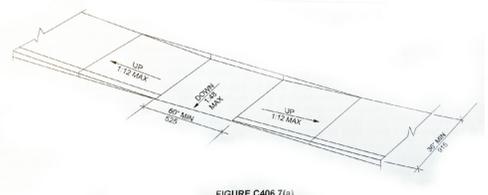
CHAINLINK FENCE DETAIL  
SCALE: 3/8" = 1'-0"



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  
**BLG. COVERAGE:** 7,500 SF. x 44,230 SF. / 100 = 17%  
**BLG. SETBACKS:** FRONT = 20' REAR = 25' SIDE = 0'  
**PARKING:**  
**EST. PARKING REQUIRED:** RETAIL/OFFICE: 7500 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 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 OWNERS ASSOCIATION (POA)
- 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.
- PARKING LOT LIGHTING SHALL BE TWENTY FEET (20') MAXIMUM HEIGHT, ALL WALL PACK, UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.
- SIGNS SHALL CONFORM TO SECTION 6210 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
- 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.
- 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.
- SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 0804100535G, EFFECTIVE ON 12/07/2018

### 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



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

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 architecture - planning

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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 |
|-----|-------------|----|------|
| 1   |             |    |      |

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Date: 07/09/2020

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.: 1  
 Of 9