

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

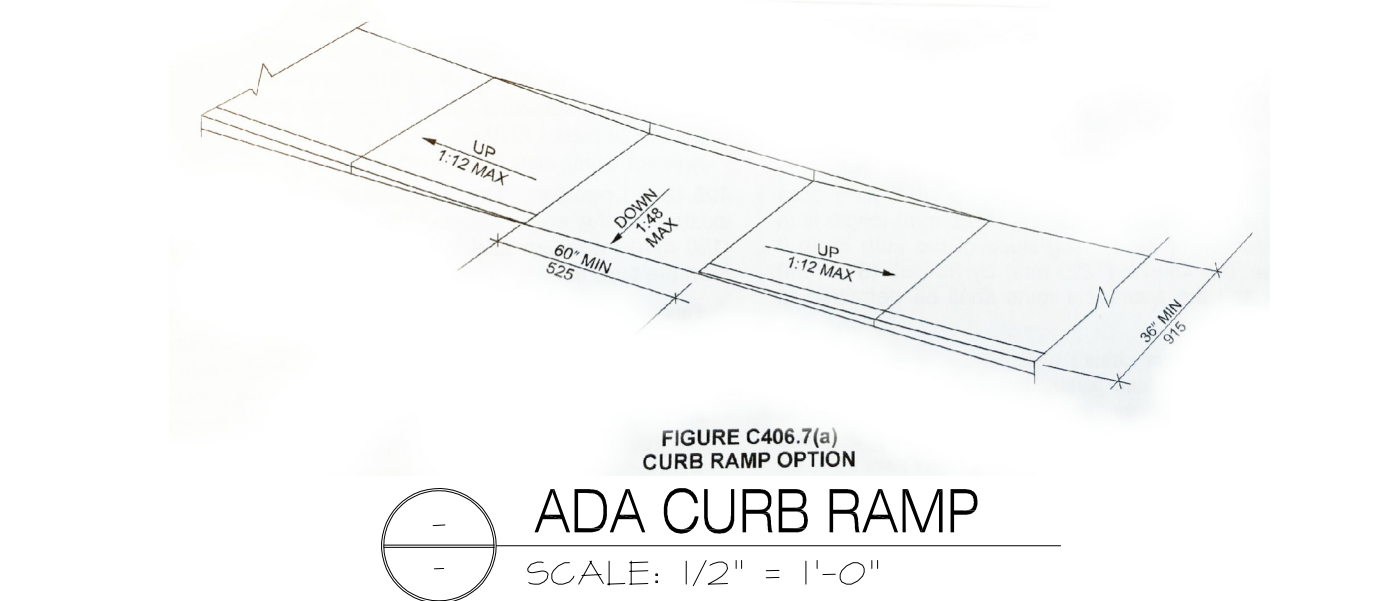
PROJECT DATA

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 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 621.0 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.
- HANDICAPPED PARKING SPACE DESIGN SHALL MEET ALL COUNTY AND ADA CRITERIA:
 A. RAMPS SHALL NOT BE PLACED 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.
- 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

Date: 07/09/2020
Drawn by:
Checked by:
Scale: AS NOTED
Job No.:
Sheet No.: 1 Of 9

REVISIONS:

No.	Description	By	Date
1	Review 1 comment: Add PCD File No. PPR2010		
2	Review 2: Unresolved. If you are using the same site plan that was used in the special use application then both file numbers may be added to the plan		

Copyright © 2018

12325 Oracle Blvd., Suite 111
 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

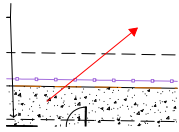
Revisions:

No.	Description	By	Date
1	Review 1 comment: Add PCD File No. PPR2010		
2	Review 2: Unresolved. If you are using the same site plan that was used in the special use application then both file numbers may be added to the plan		

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

Site Plan_v2_redlines.pdf Markup Summary

Arrow (2)

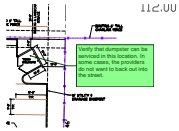


Subject: Arrow
Page Label: 1
Author: Lindsay Darden
Date: 9/16/2020 12:06:17 AM
Status:
Color: ■
Layer:
Space:



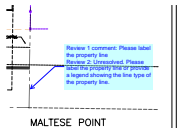
Subject: Arrow
Page Label: 1
Author: Lindsay Darden
Date: 9/16/2020 12:06:26 AM
Status:
Color: ■
Layer:
Space:

Callout (2)



Subject: Callout
Page Label: 1
Author: Lindsay Darden
Date: 9/16/2020 12:12:24 AM
Status:
Color: ■
Layer:
Space:

Verify that dumpster can be serviced in this location. In some cases, the providers do not want to back out into the street.



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 9/16/2020 7:41:46 AM
Status:
Color: ■
Layer:
Space:

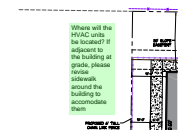
Review 1 comment: Please label the property line
Review 2: Unresolved. Please label the property line or provide a legend showing the line type of the property line.

Text Box (5)

S.F. x 44,230
T 20'
= 25'

Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 9/16/2020 12:01:41 AM
Status:
Color: ■
Layer:
Space:

20'



Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 9/16/2020 12:08:21 AM
Status:
Color: ■
Layer:
Space:

Where will the HVAC units be located? If adjacent to the building at grade, please revise sidewalk around the building to accommodate them

Where will the ADA parking sign be installed?

Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 9/16/2020 12:11:34 AM
Status:
Color: ■
Layer:
Space:

Where will the ADA parking sign be installed?

Allowed in 30' slope easement?

118.00'

Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 9/16/2020 12:12:58 AM
Status:
Color: ■
Layer:
Space:

Allowed in 30' slope easement?



Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 9/16/2020 7:38:58 AM
Status:
Color: ■
Layer:
Space:

Review 1 comment:
Add PCD File No. PPR2010
Review 2: Unresolved. If you are using the same site plan that was used in the special use application then both file numbers may be added to the plan