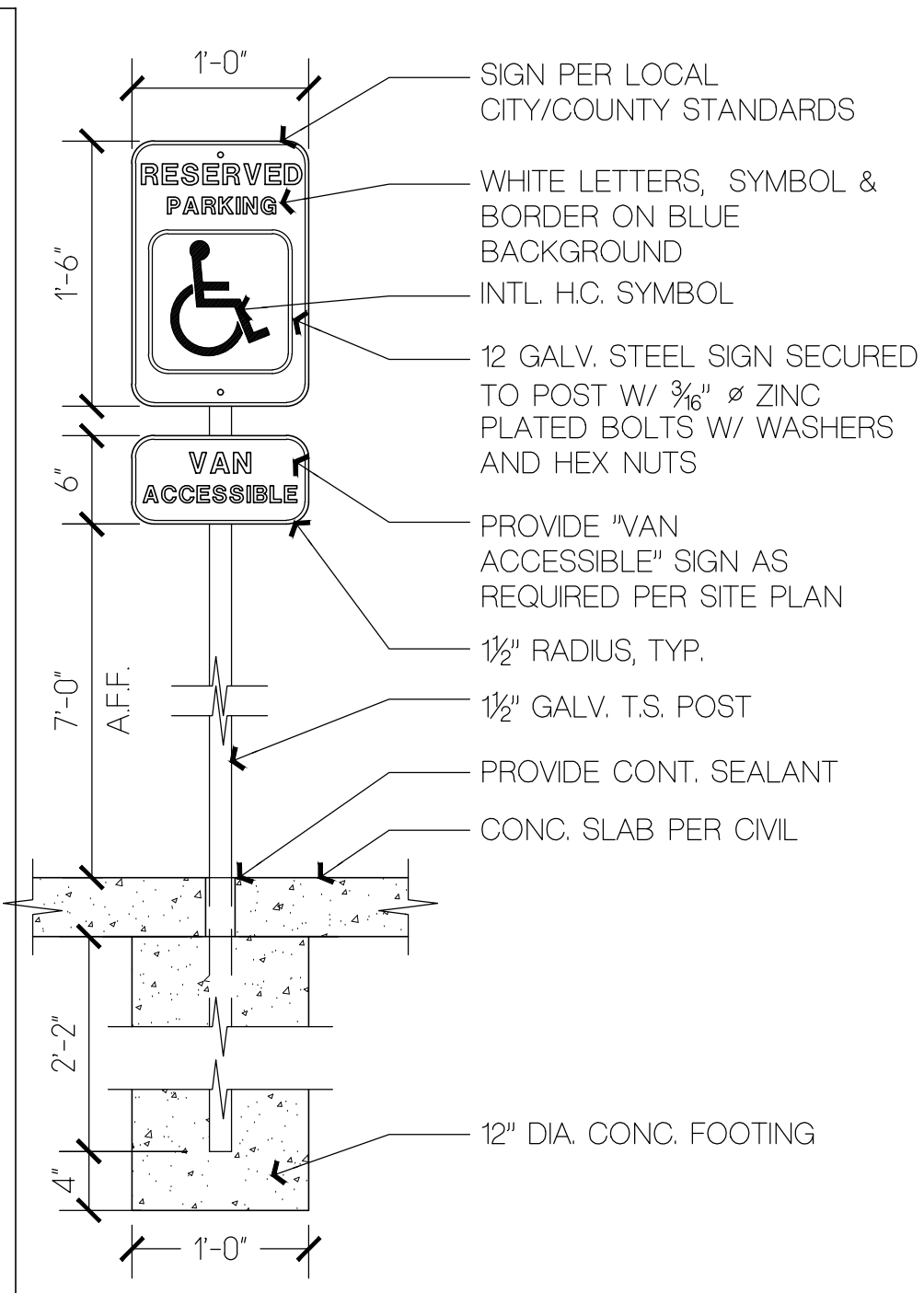


GENERAL NOTES

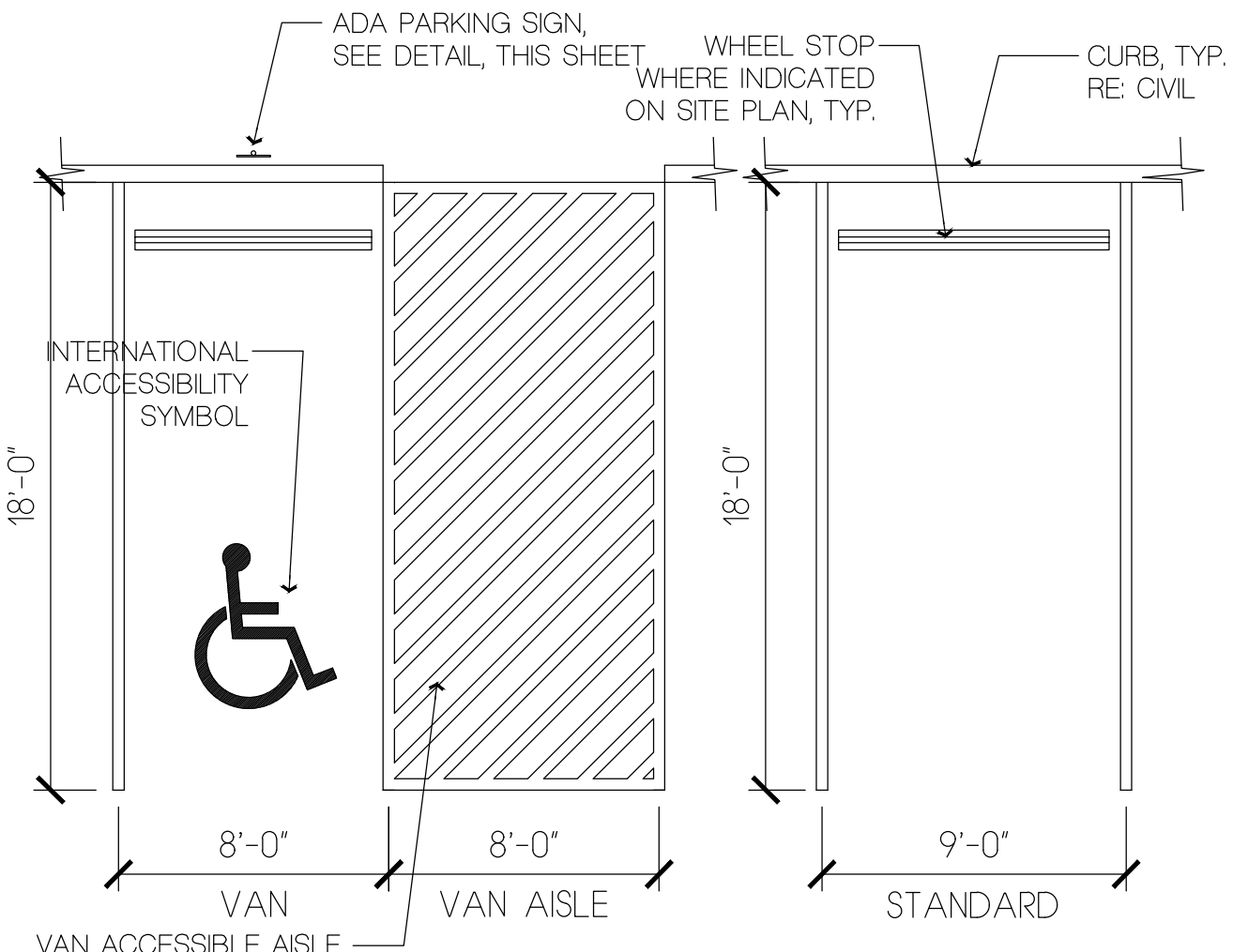
- THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #22165352.
- FIRE PROTECTION FALCON FIRE DISTRICT.
- OWNERSHIP AND MAINTENANCE OF PRIVATE ROADS, PRIVATE DETENTION PONDS/PERMANENT WATER QUALITY BMPs AND DRAINAGE AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA).
- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #22165352. 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 62.10 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:
 - RAMP SHALL NOT BE PLACES IN HANDICAPPED ACCESS AISLE
 - H/C STALLS AND ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION, TYP.
 - HANDICAPPED RAMP MAY NOT EXCEED A SLOPE OF 1:12
 - MINIMUM WIDTH FOR HANDICAPPED RAMP IS 36 INCHES.
- SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 08041C0535G, EFFECTIVE ON 12/07/2018.
- 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.
- INSTALL BUILDING ADDRESS AND UNIT NO. VISIBLE ON STREET SIDE OF BUILDING PER 2021 IBC & LOCAL FIRE DEPT. REGULATIONS.



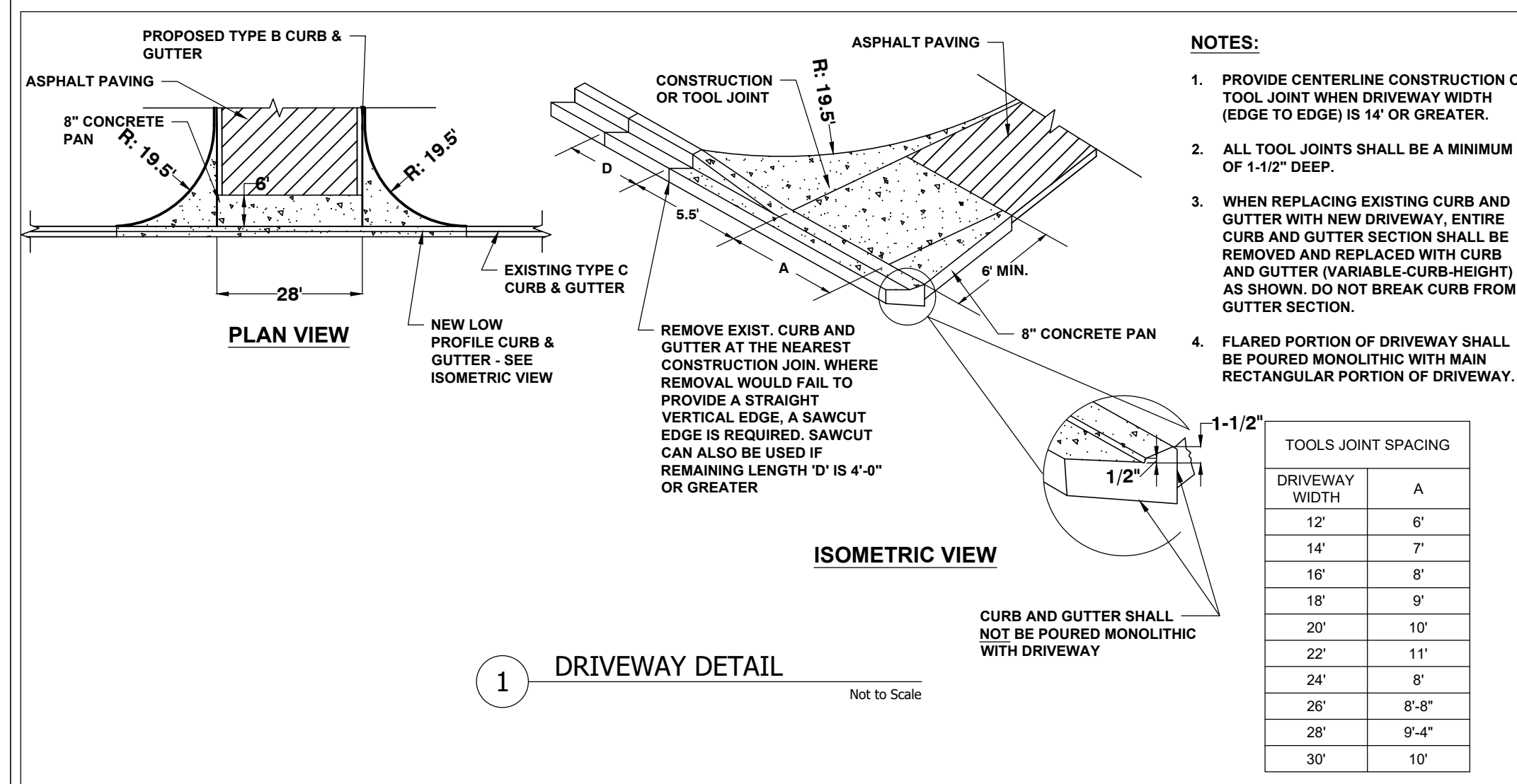
ADA PARKING SIGN
SCALE: 1" = 1'-0"

SITE PLAN KEY NOTES

- PROPOSED CONC. SIDEWALK, RE. CIVIL, TYP.
- NEW ASPHALT PAVING WHERE INDICATED RE. CIVIL
- PROPOSED TRASH ENCLOSURE, SEE DETAILS ON ELEVATIONS SHEET DP3.
- PROPOSED CONC. CURB, GUTTER, TYP. RE. CIVIL
- EXISTING 6 FT. WIDE CONCRETE SIDEWALK TO REMAIN, TYP.
- PROPOSED CONC. WHEEL STOP, TYP. WHERE INDICATED
- ADA CURB RAMP PER COUNTY STANDARDS & ANSI A117.1-2017.
- ADA PARKING SIGN, TYP. AT ADA STALLS, SEE DETAIL THIS SHEET.
- PROPOSED LANDSCAPING AREA RE. LANDSCAPE PLANS.
- PROPOSED MONUMENT SIGN.
- PROPOSED ENTRY DRIVE RE. CIVIL PER COUNTY STANDARDS.
- PROPOSED INFILTRATION BASIN, RE. CIVIL.



TYP. PARKING STANDARDS
SCALE: 3/16" = 1'-0"



- NOTES:**
- PROVIDE CENTERLINE CONSTRUCTION OR TOOL JOINT WHEN DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.
 - ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-1/2' DEEP.
 - WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE CURB-HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION.
 - FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.

DRIVEWAY WIDTH	A
12'	6'
14'	7'
16'	8'
18'	9'
20'	10'
22'	11'
24'	8'
26'	8'-8"
28'	9'-4"
30'	10'

PROJECT TEAM

PROPERTY OWNER
WD HOLDINGS, LLC
30 E. UINTAH ST.
COLORADO SPRINGS, CO 80903
(719) 492-0084

CONTRACTOR
WD CONSTRUCTION
WILLIAM TIBBITT, PRESIDENT
(719) 492-0084
Bttbitt@wdconstruction.com

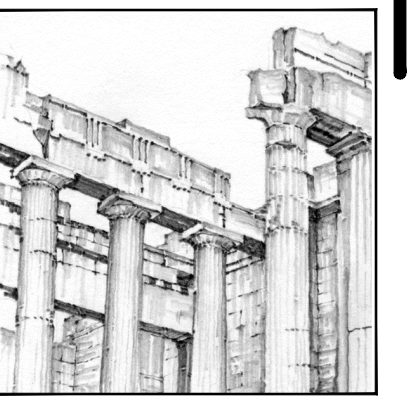
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(719) 633-9700

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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

PROPERTY DATA

PROJECT ADDRESS: 10707 MALTESE POINT
PEYTON, CO 80831

TAX SCHEDULE NO.: 5311101012

LEGAL DESCRIPTION: LOT 12 ROLLING THUNDER BUSINESS PARK

COUNTY ZONING: PUD

PLAT NO: R12872

LOT SIZE: 50,855 S.F. (1.17 acres)

BUILDING SETBACKS:
SOUTH = 25 FT.
NORTH & WEST = 20 FT.
EAST = NONE

LANDSCAPE SETBACKS: SOUTH, NORTH, WEST = 10 FT.
EAST = NONE

BUILDING HEIGHT: 22 FEET (45 FEET MAX)

PROJECT/BUILDING DATA

PROJECT NAME: WD ROLLING THUNDER CORE & SHELL

PROJECT DESCRIPTION: PROPOSED CORE & SHELL BUILDING (PHASED) AND SITE DEVELOPMENT.

WD HOLDINGS LLC

PROPOSED OCCUPANCY USE: GENERAL OFFICE, MEDICAL OFFICE, MERCANTILE & ALL OTHER ALLOWED USES IN PUD.

CONSTRUCTION TYPE: II-B

FIRE SPRINKLER SYSTEM: NONE

BUILDING AREA(S)/COVERAGE: PHASE 1: 6,550 S.F. / 12.9%
PHASE 2: 2,400 S.F. / 4.7%

TOTAL AREA OF TWO PHASES: 8,950 S.F.
TOTAL STRUCTURAL COVERAGE: 17.6% (MAX. 19.66%)

LANDSCAPING AREA: 14,268 S.F. (28%)
IMPERMEABLE SURFACE AREA: 36,588 S.F. (72%)

OFF-STREET PARKING

PHASE 1: 30 SPACES REQUIRED
MEDICAL OFFICE: 3,550 @ 1 PER 200 = 18
COMMERCIAL CENTER: 3,000 @ 1 PER 250 SQ. FT. = 12

PHASE 2: 10 SPACES REQUIRED
COMMERCIAL CENTER: 2,400 @ 1 PER 250 SQ. FT. = 10

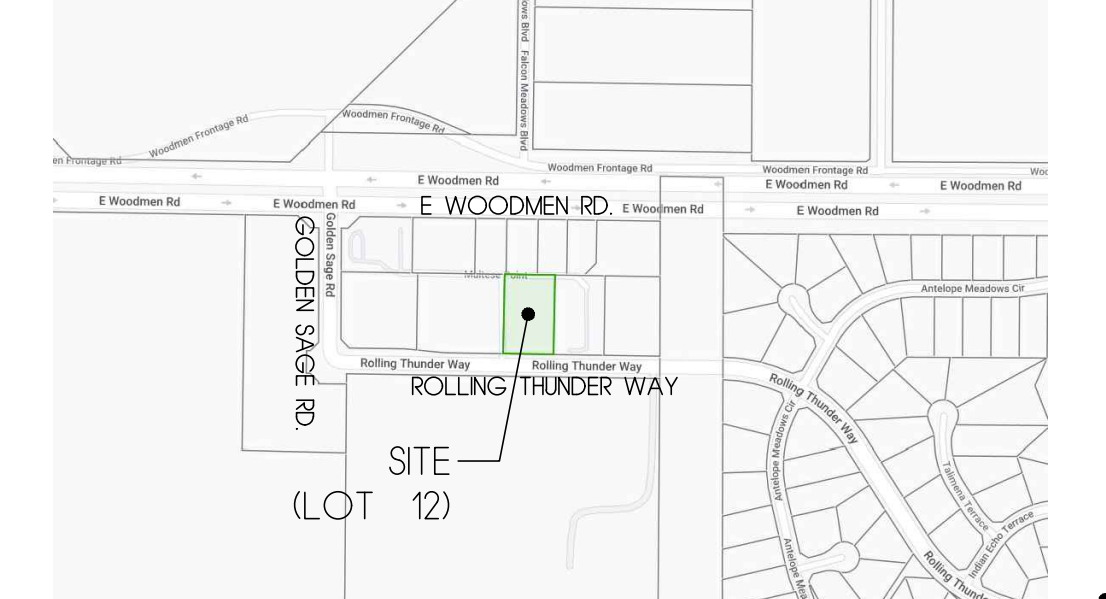
40 TOTAL SPACES REQUIRED / 46 SPACES PROVIDED
2 DISABLED SPACES REQ'D / 2 PROVIDED

APPLICABLE AUTHORITIES/CODES

EL PASO COUNTY LAND DEVELOPMENT CODE
FALCON FIRE PROTECTION DISTRICT
2009 IFC (INTERNATIONAL FIRE CODE)
2017 ICC A117.1 (ANSI)
2021 IBC (INTERNATIONAL BUILDING CODE)

VICINITY MAP

NOT TO SCALE



PCD FILE NO. AL245

Date: 07/24/2024

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:

DP1
Of