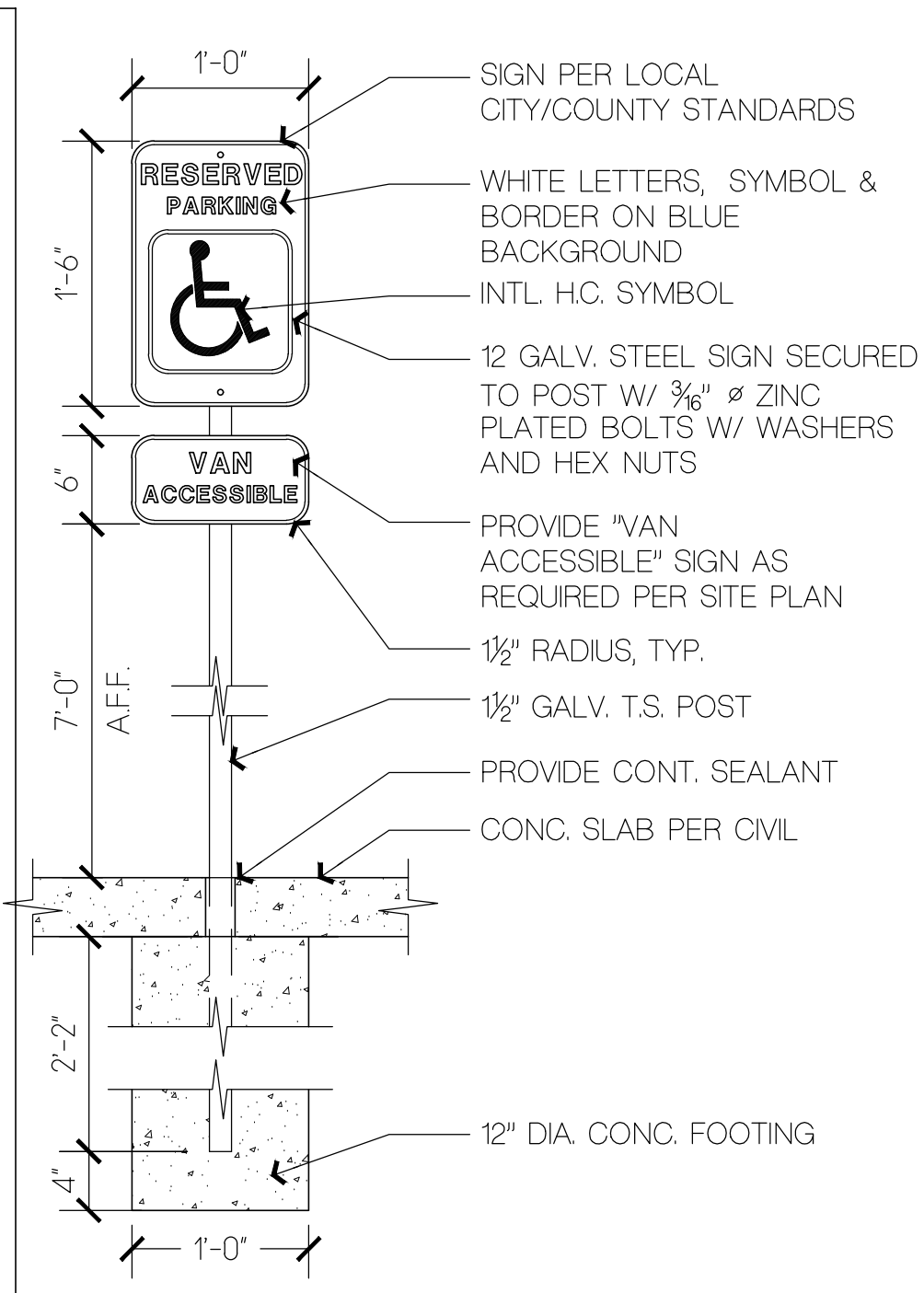


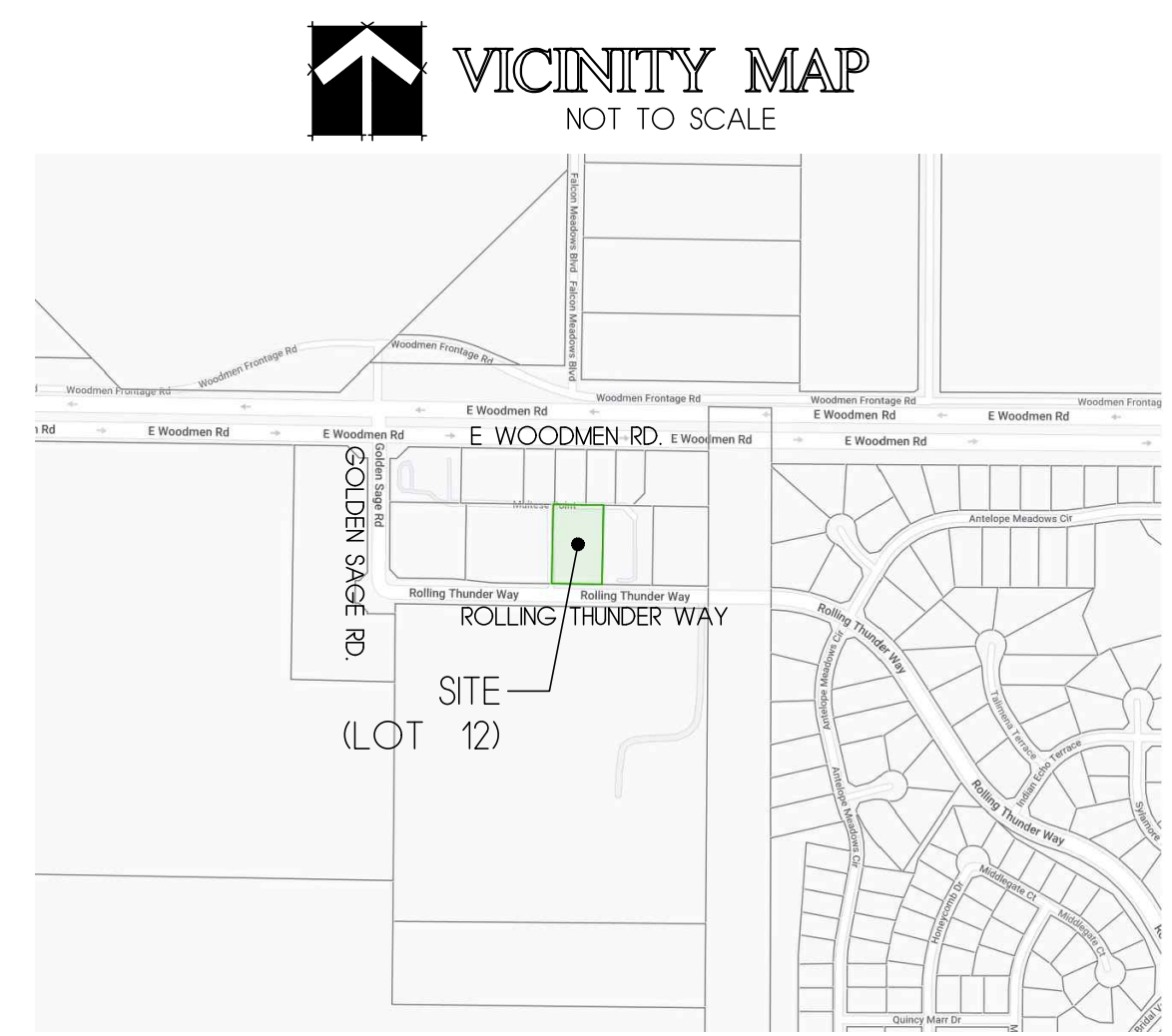
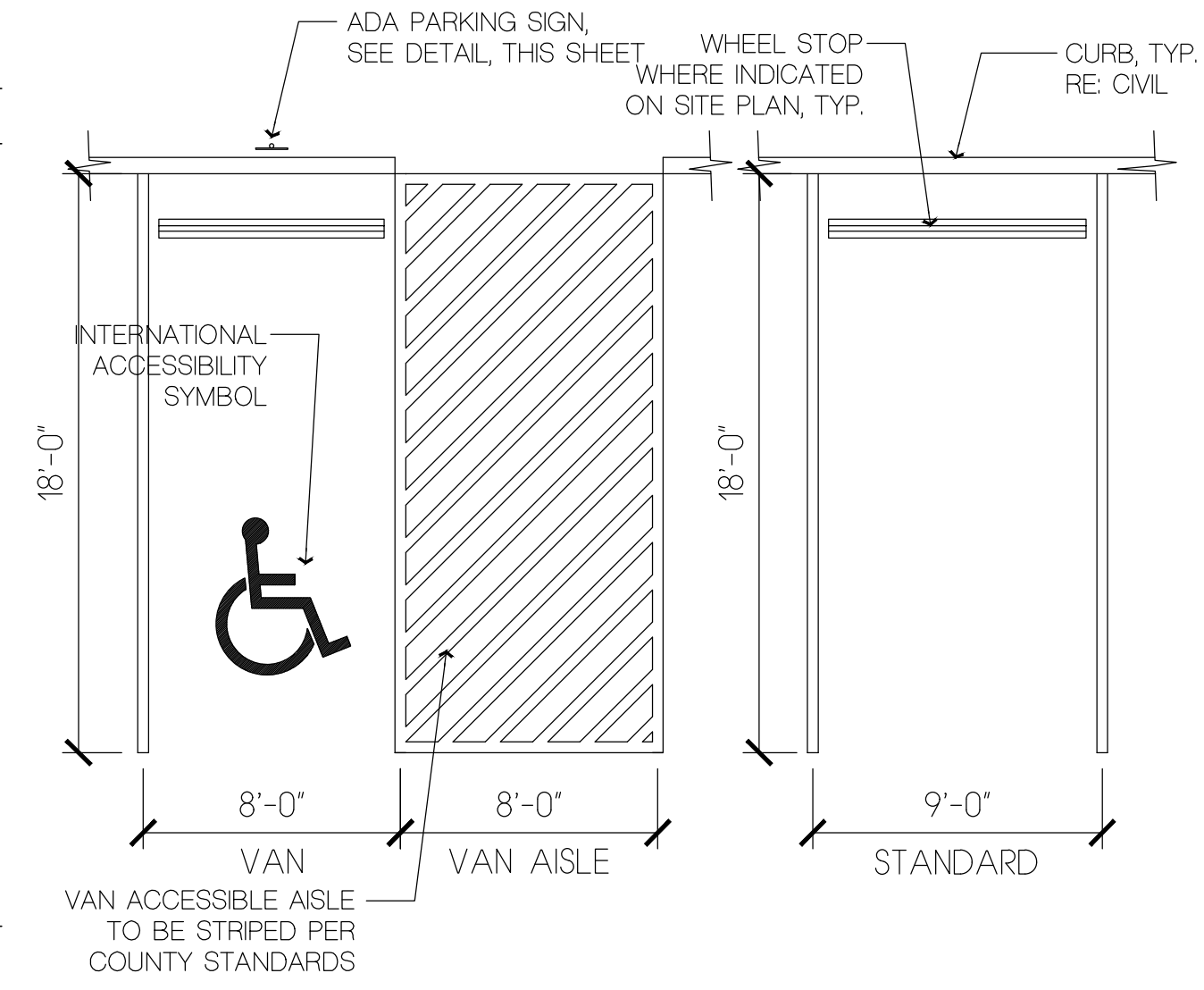
Unresolved. 2.4.1.F.2  
Access clearance from  
intersections: please  
ensure that this access  
is a minimum of 50  
feet from the tangency  
of the curb line at the  
intersection

**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:
  - RAMPS 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 RAMPS MAY NOT EXCEED A SLOPE OF 1:12
  - MINIMUM WIDTH FOR HANDICAPPED RAMPS 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.



- 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.



**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  
Btibbitt@wdconstruction.com

**ARCHITECT**  
BUCHER DESIGN STUDIO, INC.  
BRIAN K. BUCHER AIA, NCARB, ICC  
PRESIDENT, ARCHITECT  
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COLORADO SPRINGS, CO 80921  
(719) 484-0480

**PHOTOMETRICS ENGINEER**  
CHIARTANO ENGINEERING GROUP, LLC  
MICHAEL CHIARTANO, PE  
10186 MT. LINCOLN DR.  
PEYTON, CO 80831  
(719) 330-6823

**CIVIL ENGINEER**  
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SK DESIGN GROUP, INC.  
333 PERRY ST. SUITE 209  
CASTLE ROCK, CO 80104  
amahobian@skdg.com  
(913) 219-1818

**LANDSCAPE ARCHITECT**  
BILL GUMAN, PLA, ASLA, APA  
WILLIAM GUMAN & ASSOCIATES, LTD.  
731 NORTH WEBER ST.  
COLORADO SPRINGS, CO 80903  
(719) 633-9700

**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.

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

**CONSTRUCTION TYPE:** V-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:** 14,049 S.F. (27.6%)

**IMPERMEABLE SURFACE AREA:** 36,807 S.F. (72.4%)

**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 / 47 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)



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

**A PROPOSED CORE & SHELL BUILDING FOR**

**WD HOLDINGS LLC**

**10707 MALTESE POINT  
PEYTON, CO 80831**

Sheet Title:  
**SITE PLAN/  
COVER SHEET**

Drawing Status:  
**DEVELOPMENT  
PLAN**

Revisions:

No.	Description	By	Date

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Date:  
06/26/2024

Checked by:

Scale:  
AS NOTED

Job No.:

Sheet No.:  
**DP1**  
Of

PCD FILE NO. AL245