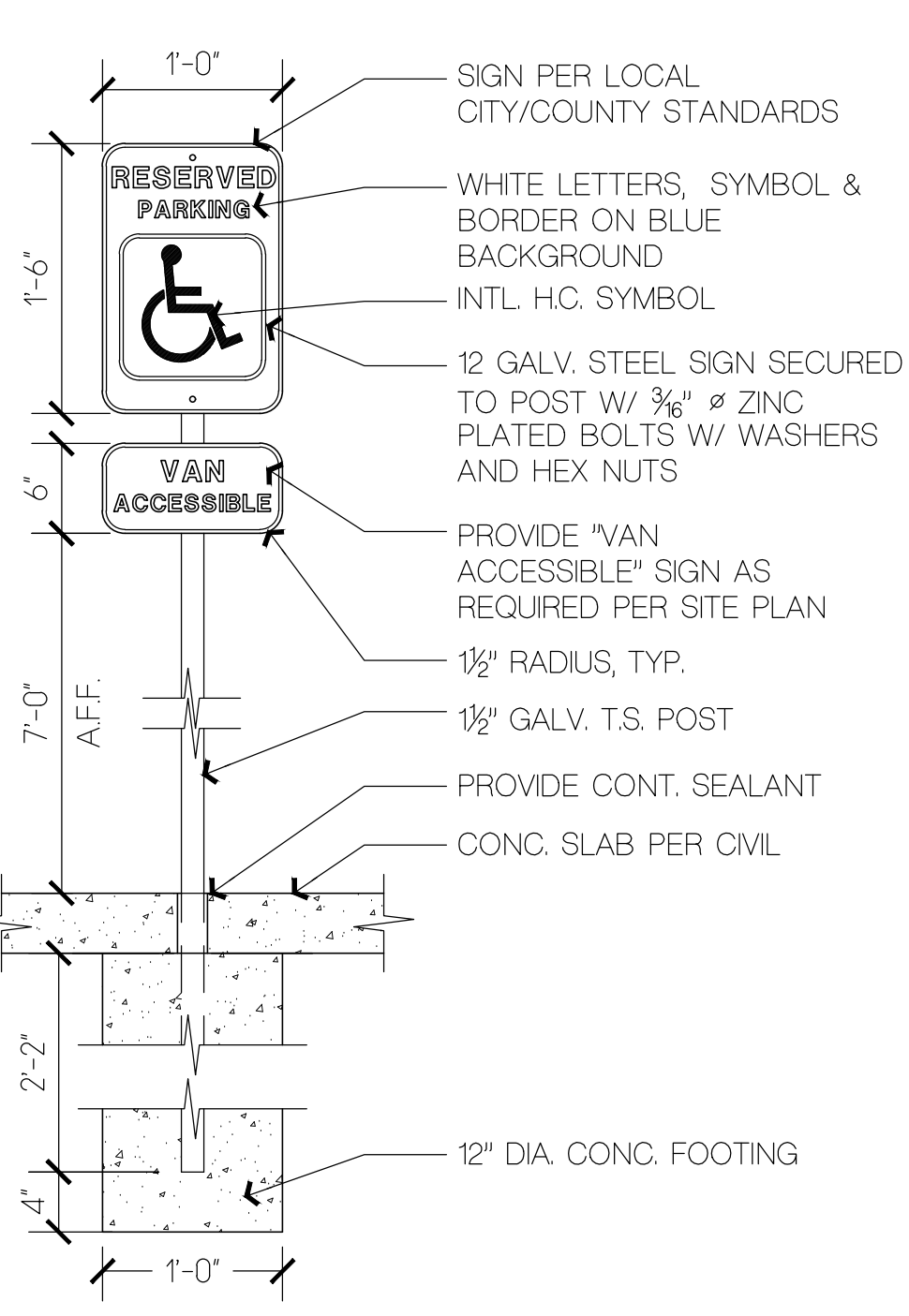


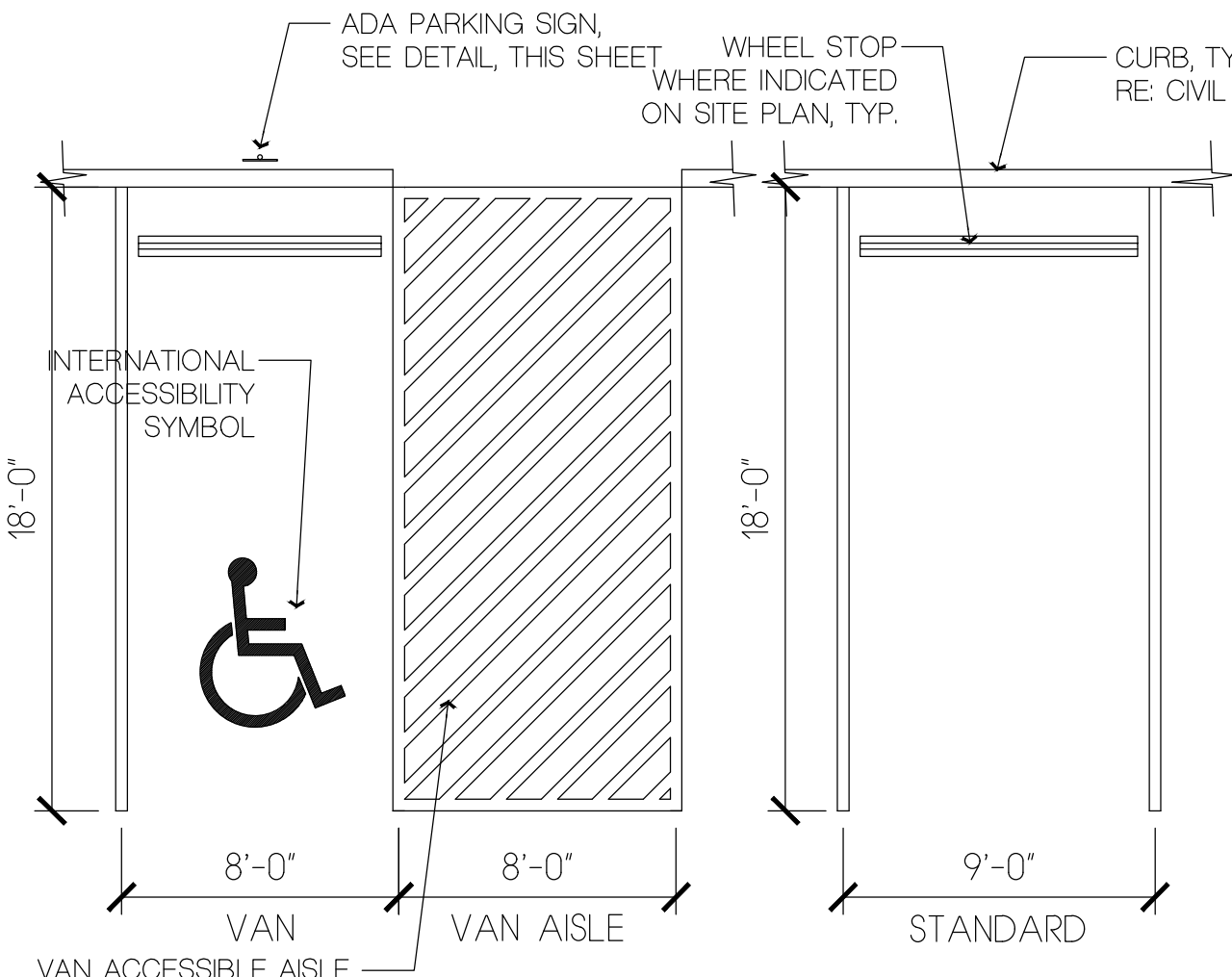
**GENERAL NOTES**

1. THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #22165352.
2. FIRE PROTECTION FALCON FIRE DISTRICT.
3. 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).
4. 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.
5. PARKING LOT LIGHTING SHALL BE TWENTY FEET (20) MAXIMUM HEIGHT, ALL WALL PACK UPWARD AND SIGN LIGHTING SHALL NOT IMPACT ADJACENT PROPERTIES.
6. SIGNS SHALL CONFORM TO SECTION 62.10 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED.
7. 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.
8. HANDICAPPED PARKING SPACE DESIGN SHALL MEET ALL COUNTY AND ADA CRITERIA:
  - A. RAMPS SHALL NOT BE PLACES 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.
9. SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 08041C0535G, EFFECTIVE ON 12/07/2018.
10. 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.
11. INSTALL BUILDING ADDRESS AND UNIT NO. VISIBLE ON STREET SIDE OF BUILDING PER 2021 IBC & LOCAL FIRE DEPT. REGULATIONS.

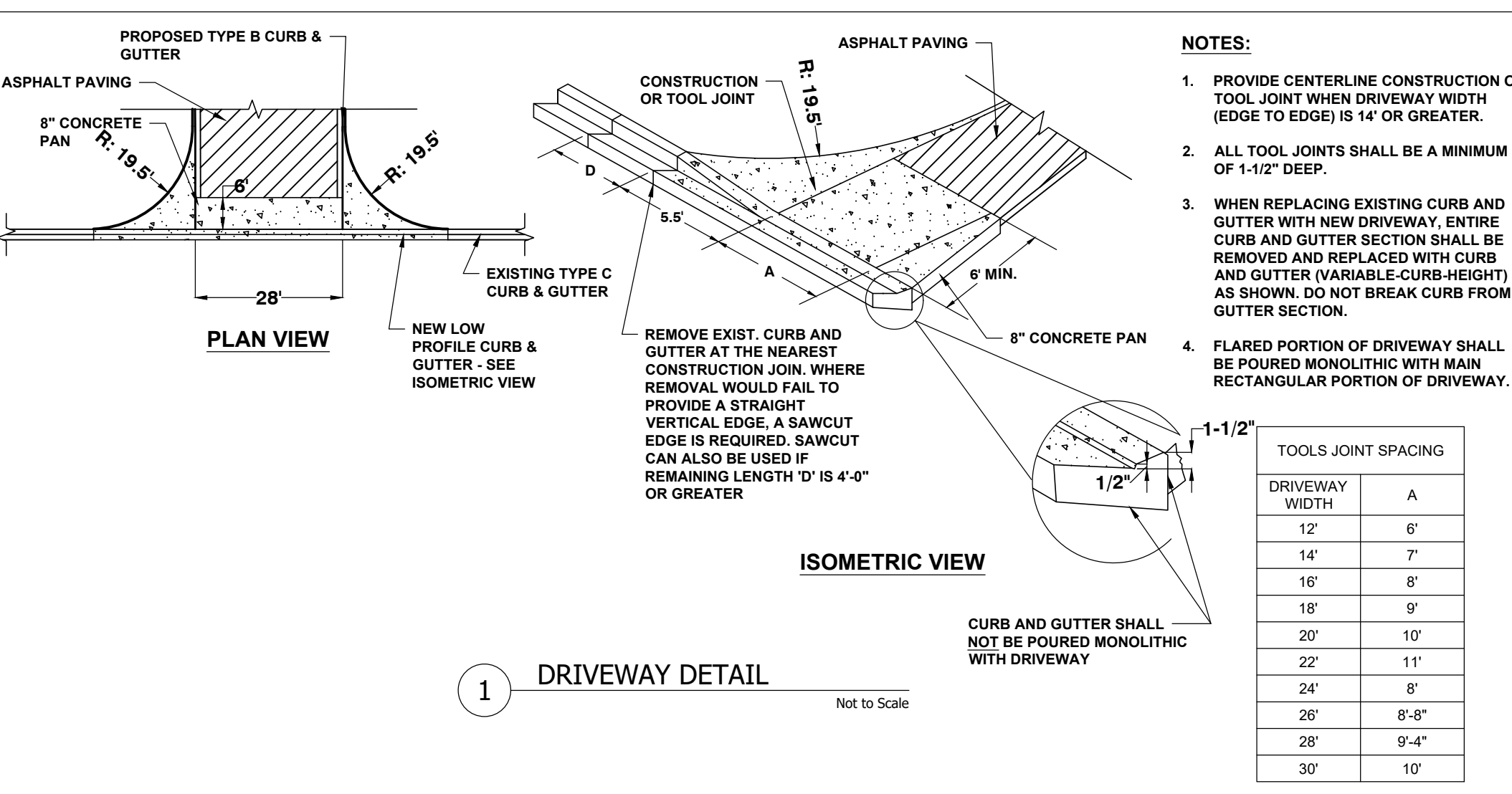


ADA PARKING SIGN  
SCALE: 1" = 1'-0"

- SITE PLAN KEY NOTES**
- 1 PROPOSED CONC. SIDEWALK, RE. CIVIL, TYP.
  - 2 NEW ASPHALT PAVING WHERE INDICATED RE. CIVIL
  - 3 PROPOSED TRASH ENCLOSURE, SEE DETAILS ON ELEVATIONS SHEET DP3.
  - 4 PROPOSED CONC. CURB, GUTTER, TYP. RE. CIVIL
  - 5 EXISTING 6 FT. WIDE CONCRETE SIDEWALK TO REMAIN, TYP.
  - 6 PROPOSED CONC. WHEEL STOP, TYP. WHERE INDICATED
  - 7 ADA CURB RAMP PER COUNTY STANDARDS & ANSI A117.1-2017.
  - 8 ADA PARKING SIGN, TYP. AT ADA STALLS, SEE DETAIL THIS SHEET.
  - 9 PROPOSED LANDSCAPING AREA RE. LANDSCAPE PLANS.
  - 10 PROPOSED MONUMENT SIGN.
  - 11 PROPOSED ENTRY DRIVE RE. CIVIL PER COUNTY STANDARDS.
  - 12 PROPOSED INFILTRATION BASIN, RE. CIVIL.



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



1 DRIVEWAY DETAIL  
Not to Scale

**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  
12325 ORACLE BLVD., SUITE 101  
COLORADO SPRINGS, CO 80921  
(719) 484-0480
- CIVIL ENGINEER**  
AUROM MAHOBIAN, PE, LEED, ENV SP  
SK DESIGN GROUP, INC.  
333 PERRY ST., SUITE 209  
CASTLE ROCK, CO 80104  
amaho@skdg.com  
(913) 219-1818
- PHOTOMETRICS ENGINEER**  
CHIARTANO ENGINEERING GROUP, LLC  
MICHAEL CHIARTANO, PE  
10186 MT. LINCOLN DR.  
PEYTON, CO 80831  
(719) 330-6823
- LANDSCAPE ARCHITECT**  
BILL GUMAN, PLA, ASLA, AFA  
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: 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**

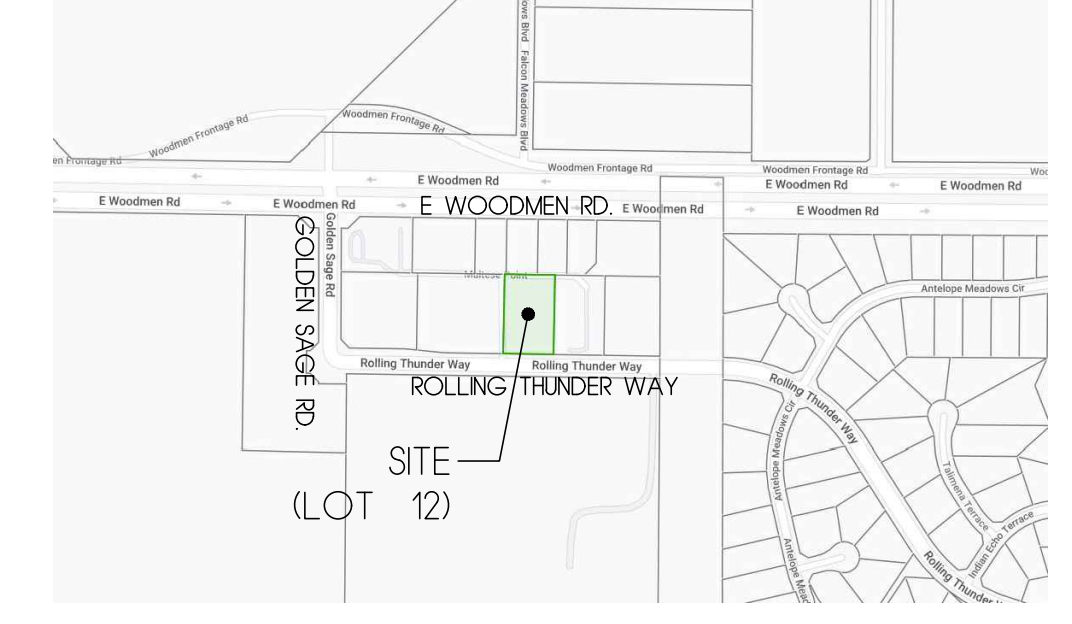
- PHASE 1: 30 SPACES REQUIRED  
MEDICAL OFFICE: 3,550 @ 1 PER 200 = 18  
COMMERCIAL CENTER: 3,000 @ 1 PER 250 SQ. FT. = 12
- PHASE 2: 10 SPACES REQUIRED  
COMMERCIAL CENTER: 2,400 @ 1 PER 250 SQ. FT. = 10

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

**APPLICABLE AUTHORITIES/CODES**

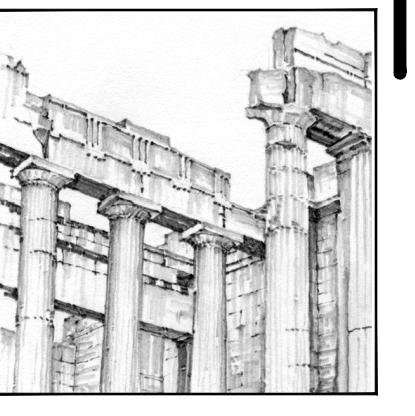
- EL PASO COUNTY LAND DEVELOPMENT CODE
- FALCON FIRE PROTECTION DISTRICT
- 2009 IFC (INTERNATIONAL FIRE CODE)
- 2017 ICC A117.1 (ANSI)
- 2021 IBC (INTERNATIONAL BUILDING CODE)

**VICINITY MAP**  
NOT TO SCALE



PCD FILE NO. PPR2414

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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  
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
1			

Date: 07/24/2024

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No. DP1

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