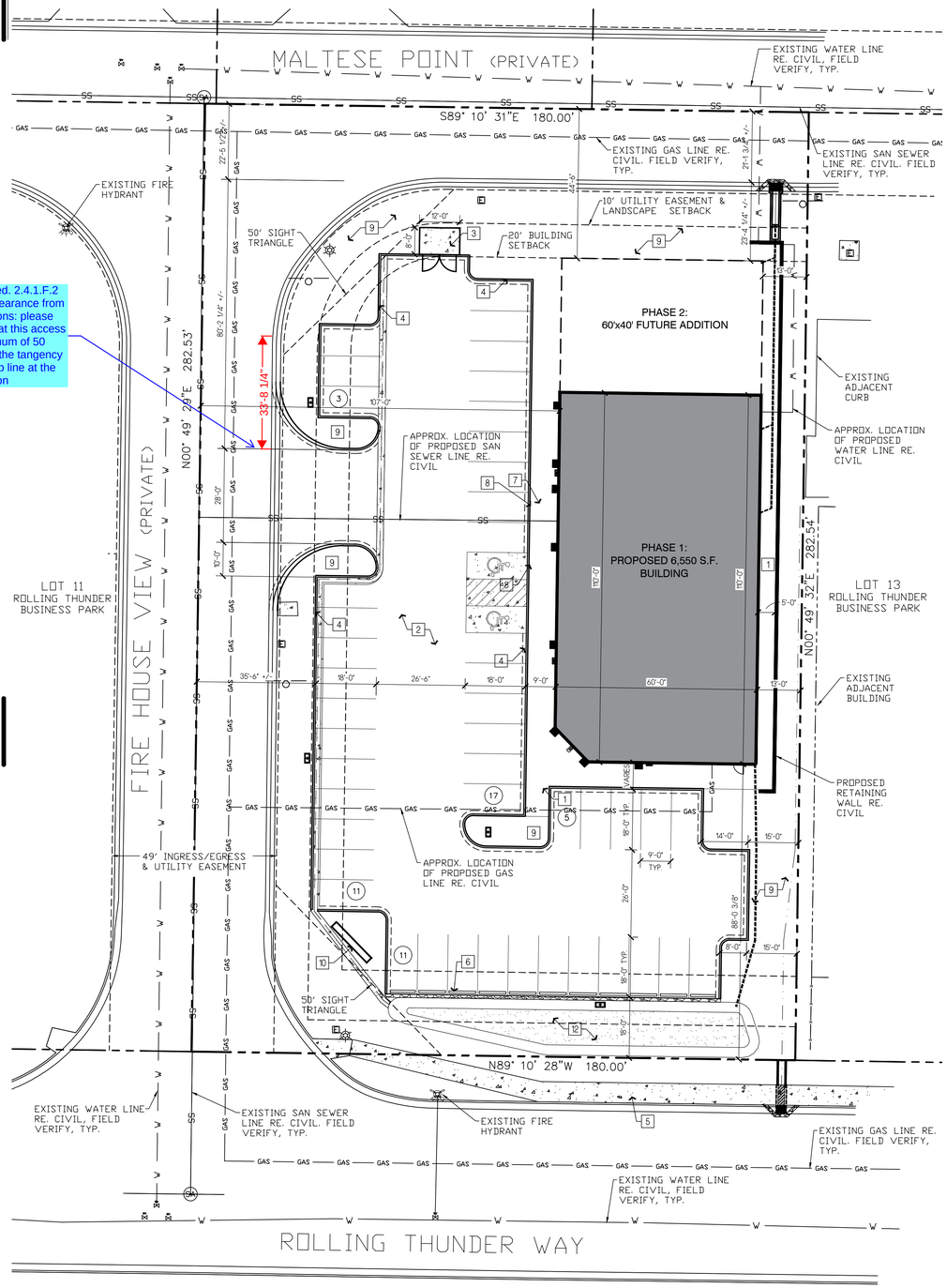


Unresolved. 2.4.1.F.2 Access clearance from intersections: please ensure that this access is a minimum of 50 feet from the tangency of the curb line at the intersection

SITE PLAN

SCALE: 1"=20'-0"

0 25' 50' 75'

File Name: P:\HD Construction\Rolling Thunder Core and Shell\HD-Rolling Thunder SDP-3.dwg
June 27, 2024 - 10:25am

GENERAL NOTES

1. THIS PROJECT IS LOCATED IN THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #221165352.

2. FIRE PROTECTION: FALCON FIRE DISTRICT.

3. OWNERSHIP AND MAINTENANCE OF PRIVATE ROADS, PRIVATE DETENTION PONDS/PERMANANT 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 THE ROLLING THUNDER BUSINESS PARK PUD (PUD-08-002) & PUD AMENDMENT FILED UNDER RECEPTION #221165352. 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 6.2.10 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.

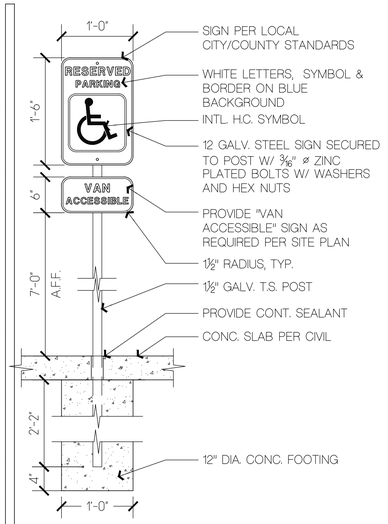
9. SITE IS NOT WITHIN A FEMA DESIGNATED FLOODPLAIN PER FLOOD MAP NUMBER 08041C0535G, EFFECTIVE ON 12/07/2018.

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. REGULATONS.

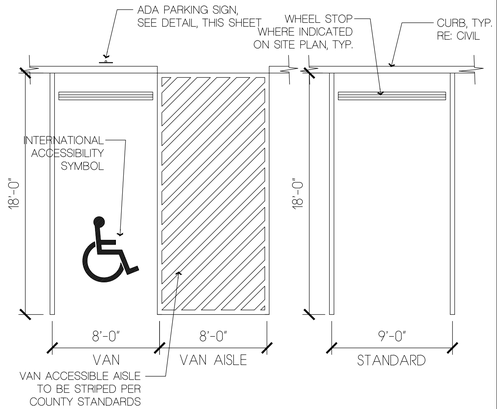
SITE PLAN KEY NOTES

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.



ADA PARKING SIGN

SCALE: 1" = 1'-0"

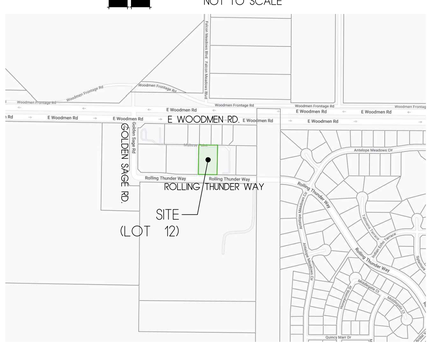


TYP. PARKING STANDARDS

SCALE: 3/16" = 1'-0"

VICINITY MAP

NOT TO SCALE



PROJECT TEAM

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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 NORTH & WEST EAST	= 25 FT. = 20 FT. = NONE
LANDSCAPE SETBACKS:	SOUTH,NORTH,WEST EAST	= 10 FT. = 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)

PCD FILE NO. PPR2414

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

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Date: 06/26/2024
Drawn by: .
Checked by: .
Scale: AS NOTED
Job No.: .

Sheet No.: DP1
Of