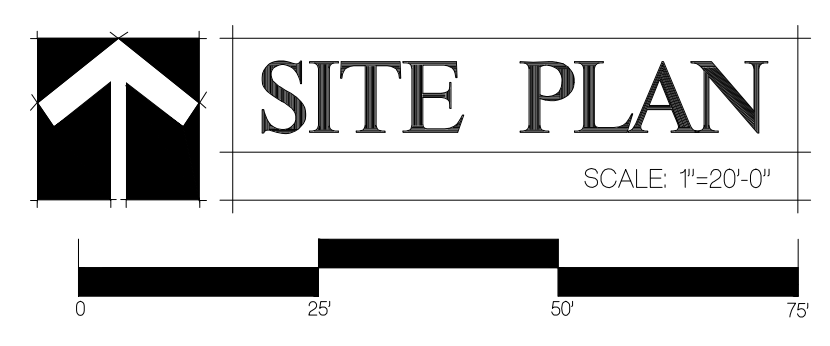


2.4.1.F.2 Access clearance from intersections: please ensure that this access is a minimum of 50 feet from the tangency of the curb line at the intersection

Show limits of the infiltration basin

Please depict the following:
 - Location of all existing and proposed utility lines and associated infrastructure
 - Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable



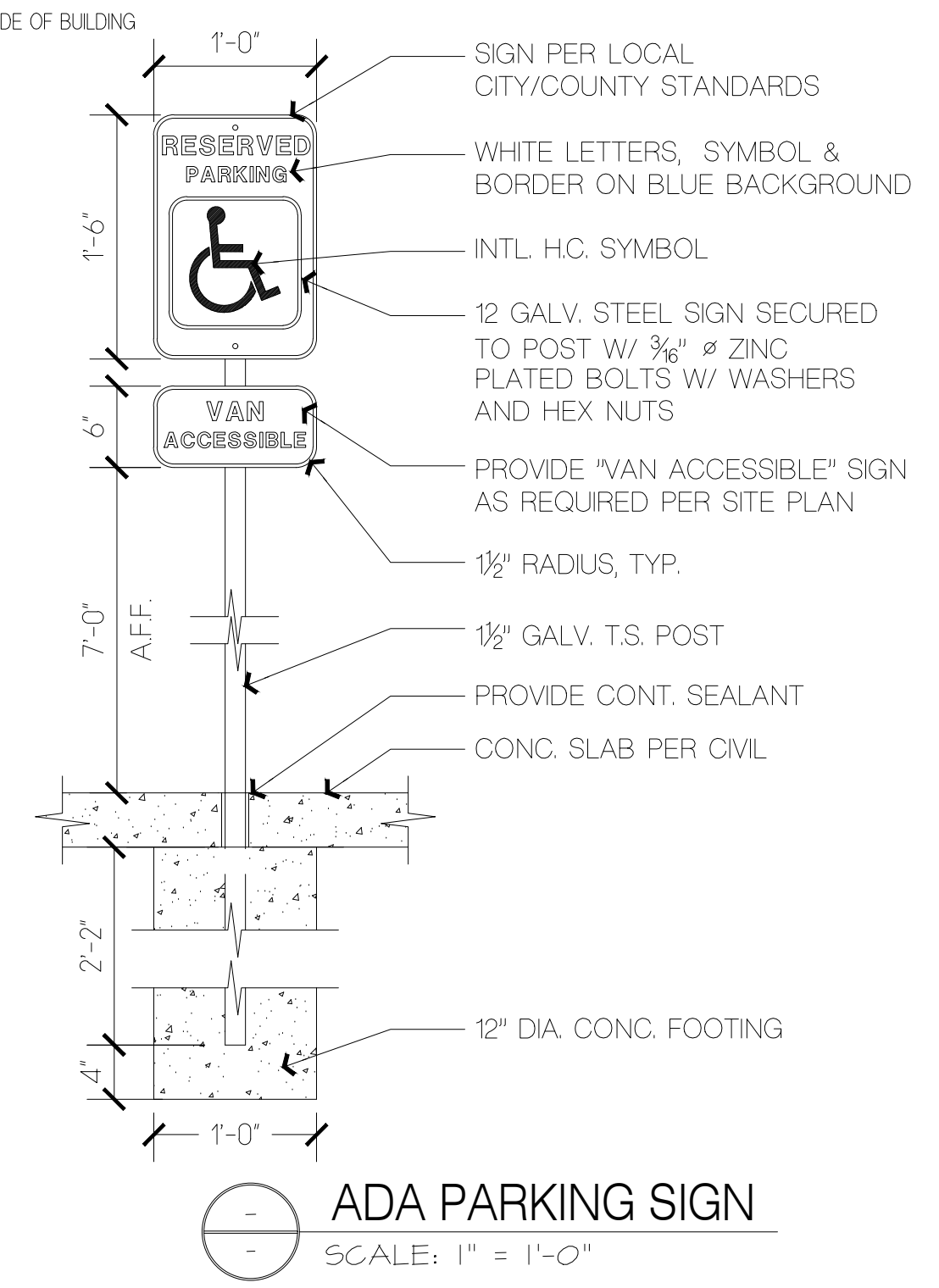
GENERAL NOTES

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

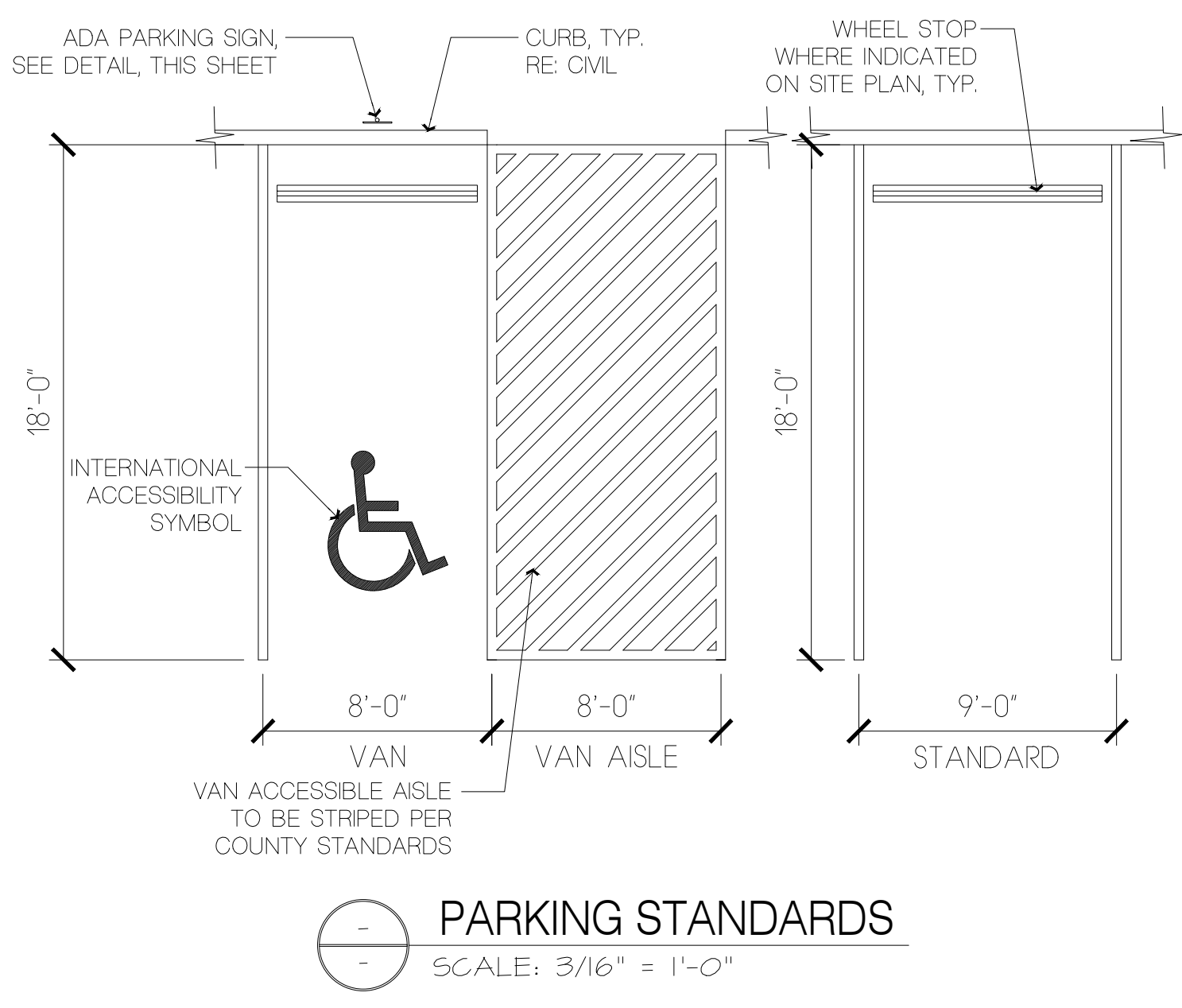
INSTALL BUILDING ADDRESS AND UNIT NO. ON STREET SIDE OF BUILDING

- #### 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 CONCRETE SIDEWALK TO REMAIN
 - NEW 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.

This page is not included for review. Please include it on the next round of reviews.



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



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

PROJECT TEAM

- PROPERTY OWNER**
 WD HOLDINGS, LLC
 30 E UNTAH ST.
 COLORADO SPRINGS, CO 80903
 (719) 492-0084
- CONTRACTOR**
 WD CONSTRUCTION
 WILLIAM TIBBITT, PRESIDENT
 (719) 492-0084
 Bibbitt@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
 amahobian@skdg.com
 (913) 219-1818
- PHOTOMETRICS ENGINEER**
 CHIARTANO ENGINEERING GROUP, LLC
 MICHAEL CHIARTANO, PE
 10185 MT. LINCOLN DR.
 PEYTON, CO 80831
 (719) 330-6823
- LANDSCAPE ARCHITECT**
 BILL GUMAN, PLA, ASLA, APA
 WILLIAM GUMAN & ASSOCIATES, LTD.
 731 NORTH WEBER ST.
 COLORADO SPRINGS, CO 80903
 (719) 633-9700

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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 SINGLE STORY CORE & SHELL BUILDING AND SITE DEVELOPMENT.
- BUILDING AREA: 8,950 S.F.
- CONSTRUCTION TYPE: V-B
- FIRE SPRINKLER SYSTEM: NONE
- PROPOSED OCCUPANCY USE: GENERAL OFFICE, MEDICAL OFFICE, MERCANTILE & ALL OTHER ALLOWED USES IN PUD.

Please indicate the lot area coverage calculation. (Per the PUD, this lot has a maximum percentage of structural coverage of 19.66%)

Please indicate open space, landscaping and impermeable surface percentage

OFF-STREET PARKING

- COMMERCIAL CENTER (UNDER 10 ac.) @ 1 PER 250 SQ. FT.
- 36 SPACES REQUIRED / 47 SPACES PROVIDED
- 2 DISABLED SPACES REQ'D / 2 PROVIDED

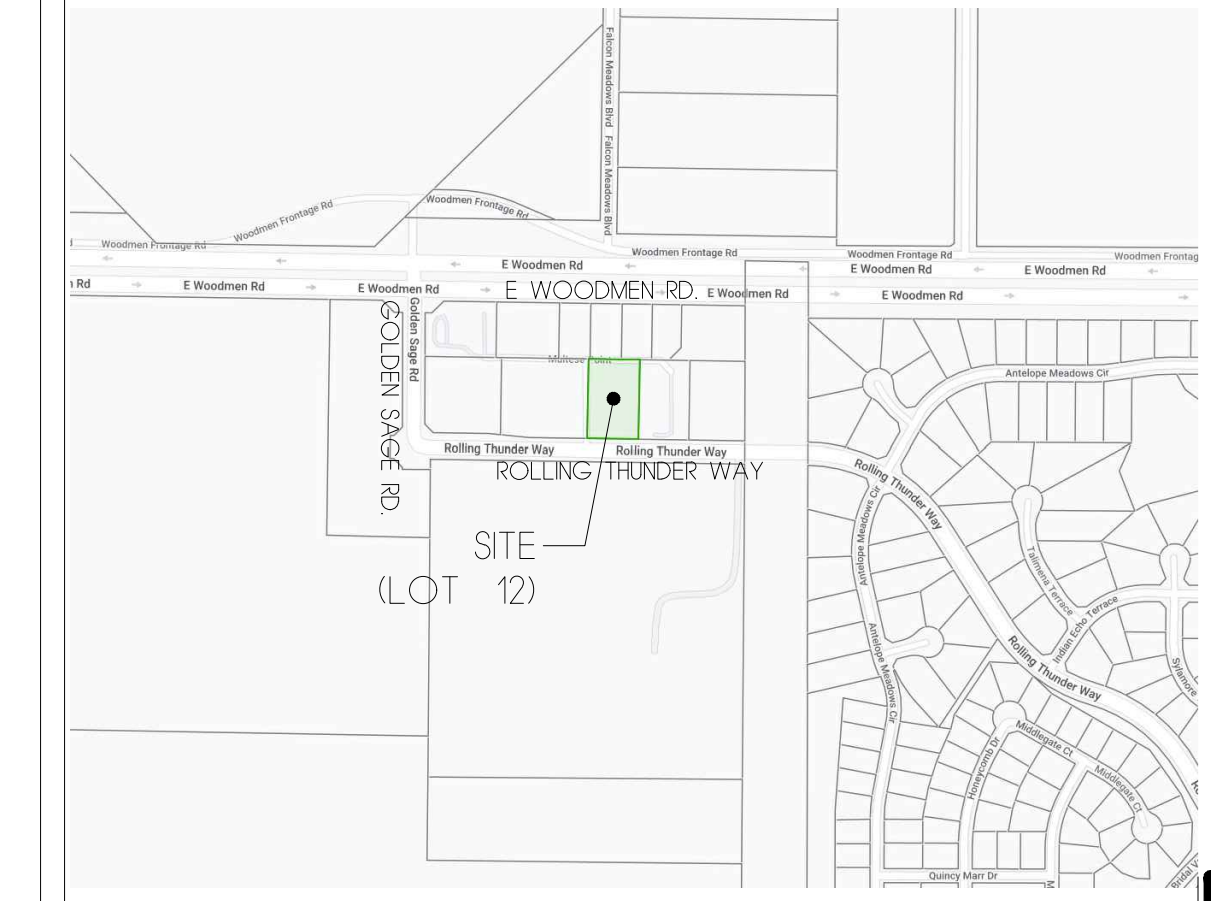
Please remove

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. PPR-2414

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
 NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date

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Date: 04/15/2024
 Drawn by:
 Checked by:
 Scale: AS NOTED
 Job No.:

Sheet No.:
 DP1
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