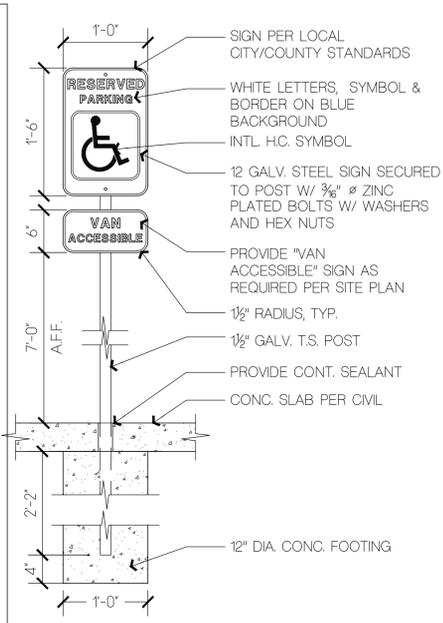


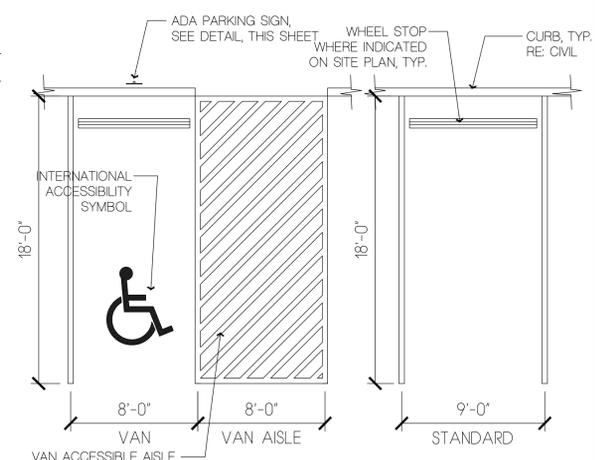
GENERAL NOTES

- 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.

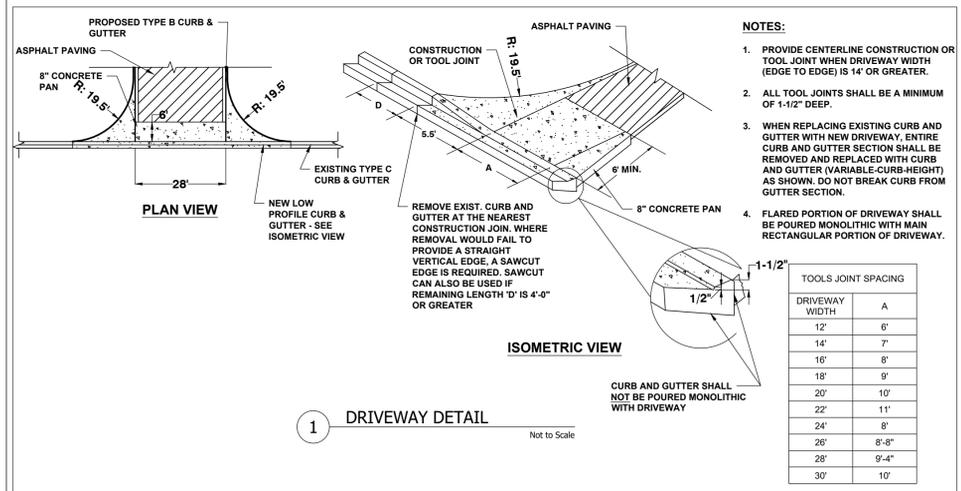


ADA PARKING SIGN
SCALE: 1" = 1'-0"

- #### 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"



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
Bttbitt@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, 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: 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

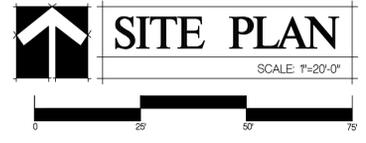
- EL PASO COUNTY LAND DEVELOPMENT CODE
- FALCON FIRE PROTECTION DISTRICT
- 2009 IFC (INTERNATIONAL FIRE CODE)
- 2017 ICC A117.1 (ANSI)
- 2021 IBC (INTERNATIONAL BUILDING CODE)

VICINITY MAP



PCD FILE NO. PPR2414

Approved
By: Justin Kligor
Planning Manager
Date: 08/20/2024
El Paso County Planning & Community Development



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BUCHER
DESIGN STUDIO
architecture-planning

12325 Oracle Blvd, Suite 111
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

Date:
07/24/2024

Drawn by:

Checked by:

Scale:
AS NOTED

Job No.:

Sheet No.:

DP1
Of

PARCEL NO.
5311101004

PARCEL NO.
5311101005

PARCEL NO.
5311101006

PARCEL NO.
5311101007

PARCEL NO. 5311101011

PARCEL NO. 5311101013

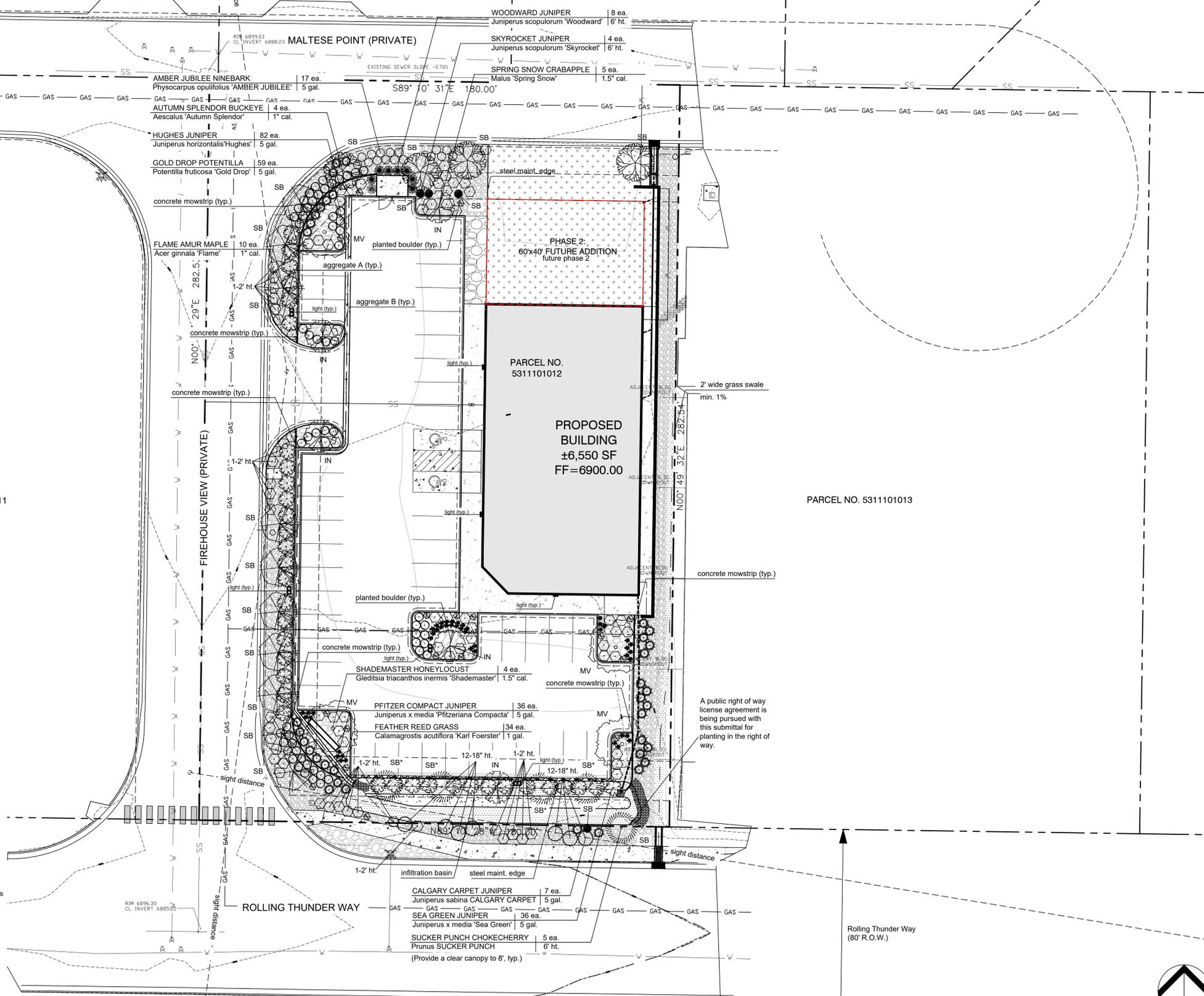
SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification	Setback Width (ft.) Req./Prov.	Linear Footage	Tree/Foot Req./Prov.	No. of Trees Req./Prov.
NON ARTERIAL	MALTESE POINT	10' / 10'	156'	1 / 30'	6 / 6
NON ARTERIAL	FIREHOUSE VIEW	10' / 11'	283'	1 / 30'	10 / 10
NON ARTERIAL	ROLLING THUNDER WAY	10' / 16'	156'	1 / 30'	6 / 6
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
NA	NA	SB	75% / 75%		
MOTOR VEHICLE LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)	
46	4 / 4	NORTH WEST SOUTH	367'	245'	
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req.(50%) / Prov.	Length of Screening Wall Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided	
37 / 37	50% / 100%	NA	MV	75% / 75%	
INTERNAL LANDSCAPING					
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided		
50,965 SF (1.17 ac)	5%	2,549 / 2,757 (5%)	5 / 5		
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
NA	NA	IN	50% / 50%		

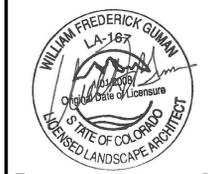
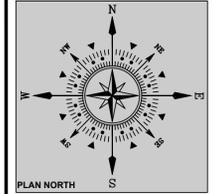
Re. driveway exiting into Fire House View: per Table 2-35 of the El Paso County Engineering Criteria Manual (ECM), the entering sight distance for a two lane roadway with a posted speed of 25 miles per hour is 250 feet. For calculating sight distance, a height of 3.5 feet is used for the driver's eyes at the access location and a height of 3.5 feet for the oncoming vehicle. The entering driver's eyes shall be 10 feet behind the edge of the roadway. These criteria are found in 2.4 Roadway Access Design of the ECM. Pursuant to 2.3.6.G.2, the proposed shrubs within the sight distance triangle have a mature height of 1' to 2'. This is under the threshold of 30' above the flowline elevation of the adjacent roadway.

Re. driveway exiting south from Fire House View to Rolling Thunder Way: per Table 2-21 of the El Paso County Engineering Criteria Manual (ECM), the intersection sight distance is measured from a point on the minor road at 13 feet back from the edge of the major road pavement and measured from a height of eye at 3.5 feet on the minor road to a height of object at 3.5 feet on the major road. In this case, the sight distance was derived from a point 13 feet back from the pedestrian marker striping and stop sign. The posted speed of the road is 35 m.p.h., so a distance of 390 feet was interpolated between the value of 335 feet at 30 m.p.h. and 445 feet at 40 m.p.h.

* Four (4) setback category trees were relocated to the south parking bay due to sight triangle and drainage conflicts.



LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING, LANDSCAPE CONSTRUCTION
101 North River Street, Suite 101
Colorado Springs, CO 80905
719.443.4700



MALTESE POINT - ROLLING THUNDER PEYTON, CO

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE PREPARED:	03/29/24
DESIGNED BY:	GEM
CHECKED BY:	WFG
DATE BY:	
REVISIONS:	DESCRIPTION:
5/21/24	GEM RESPOND TO COUNTY
7/18/24	GEM RESPOND TO COUNTY
8/12/24	GEM RESPOND TO COUNTY

NOTES:

SHEET TITLE: LANDSCAPE PLAN

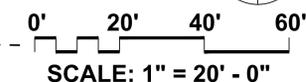
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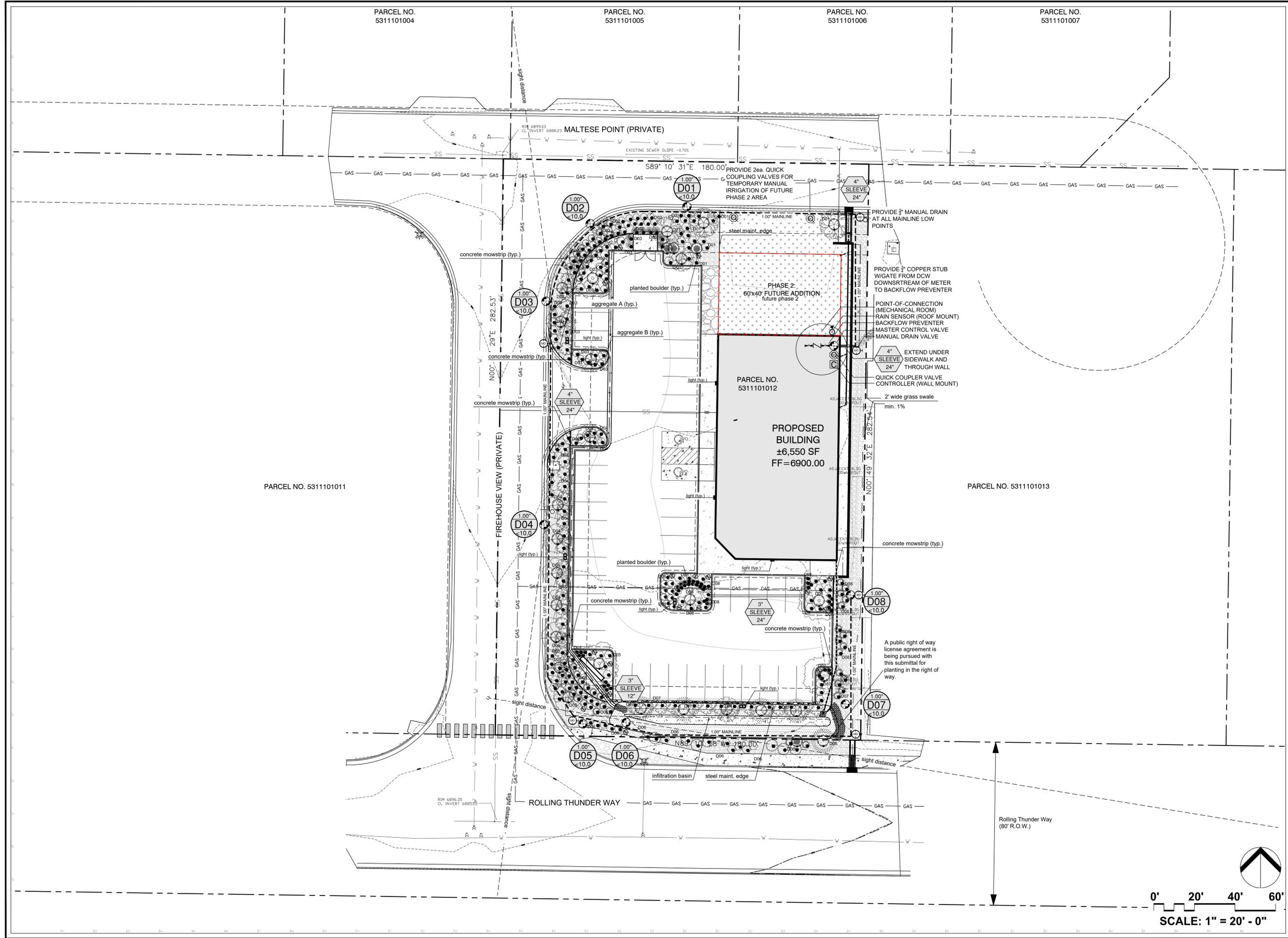
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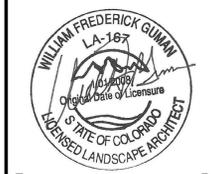
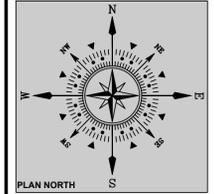
1 of 3 SHEETS

PCD FILE NO.
PPR 2414





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 Only drawings which bear the official stamp of the licensed landscape architect in the state in which the drawing is issued are intended for construction purposes.



**MALTESE POINT -
 ROLLING THUNDER
 PEYTON, CO**

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION:

DATE PREPARED:	03/29/24
DESIGNED BY:	GEM
CHECKED BY:	WFG
REVISIONS:	
DATE:	DESCRIPTION:
5/21/24	GEM RESPOND TO COUNTY

NOTES:

SHEET TITLE:
IRRIGATION PLAN

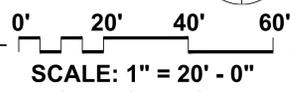
PLAN SCALE: 1"=20'0"

SHEET NO.

LS2.0

2 OF 3 SHEETS

PCD FILE NO.
PPR 2414



LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

SYMBOL	QTY	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
[Symbol]	4	[Key]	[Icon]	SHADBLASTER MOUNTAIN DOG (Yucca filamentosa 'variegata')	40-50' 30-40'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
[Symbol]	5	[Key]	[Icon]	SPRING SNOW CRABAPPLE (Malus 'Spring Snow')	20-30' 20-30'	1.0' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
[Symbol]	5	[Key]	[Icon]	SUCKER PUNCH CHOKICHERRY (Prunus 'SUCKER PUNCH')	20-30' 15-20'	1.0' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
[Symbol]	10	[Key]	[Icon]	FLAME AMUR MAPLE (Acer glabrum 'Flame')	15-20' 15-20'	1.0' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
[Symbol]	4	[Key]	[Icon]	AUTUMN SLENDER BUCKEYE (Aesculus 'Autumn Splendor')	20-30' 20-30'	1.0' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
[Symbol]	4	[Key]	[Icon]	SKYROCKET JUNIPER (Juniperus scopulorum 'Skyrocket')	15-20' 2-4'	6" ht.	B&B Nursery Green. Size to meet or exceed AAN, min. size

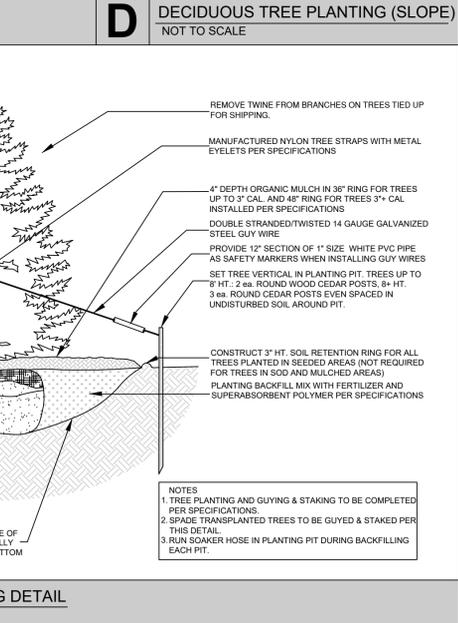
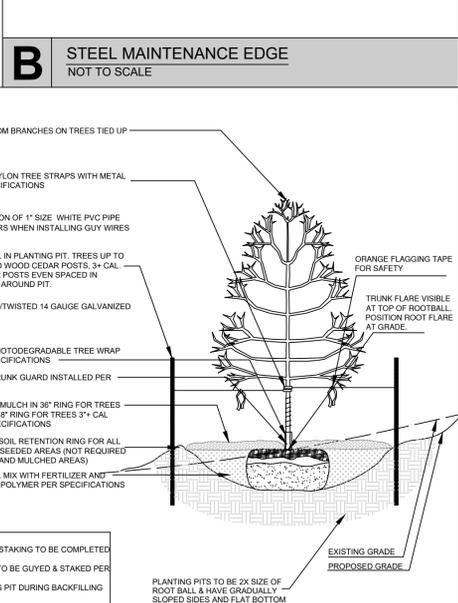
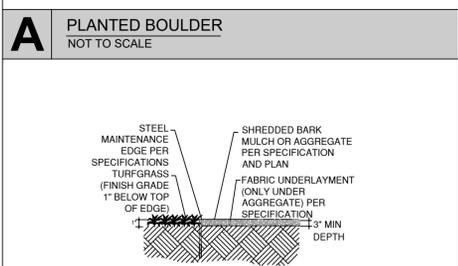
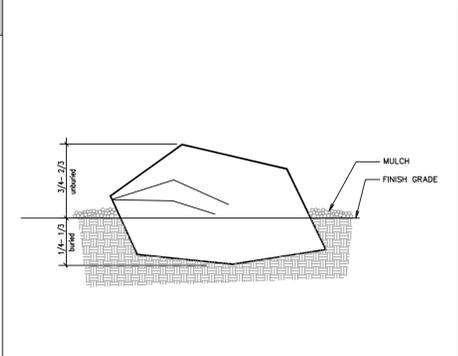
SYMBOL	QTY	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
[Symbol]	8	[Key]	[Icon]	WOODWARD JUNIPER (Juniperus scopulorum 'Woodward')	15-20' 2-4'	6" ht.	Container Green. Size to meet or exceed AAN, min. size
[Symbol]	36	[Key]	[Icon]	SEA GREEN JUNIPER (Juniperus x media 'Sea Green')	6-8' 6-8'	5" gpm.	Container Green. Size to meet or exceed AAN, min. size
[Symbol]	59	[Key]	[Icon]	GOLD DROP POTENTILLA (Potentilla fruticosa 'Gold Drop')	2-3' 2-3'	5" gpm.	Container Green. Size to meet or exceed AAN, min. size
[Symbol]	82	[Key]	[Icon]	HUGHES JUNIPER (Juniperus horizontalis 'Hughes')	1-2' 4-6'	5" gpm.	Container Green. Size to meet or exceed AAN, min. size
[Symbol]	36	[Key]	[Icon]	FRITZER COMPACT JUNIPER (Juniperus horizontalis 'Fritzer Compact')	3-4' 4-6'	5" gpm.	Container Green. Size to meet or exceed AAN, min. size
[Symbol]	17	[Key]	[Icon]	JAMBER JUBILEE NINEBARK (Physocarpus opulifolius 'JAMBER JUBILEE')	3-4' 3-4'	5" gpm.	Container Green. Size to meet or exceed AAN, min. size
[Symbol]	7	[Key]	[Icon]	CALGARY CARPET JUNIPER (Juniperus sabina 'CALGARY CARPET')	12-18" 6-8"	5" gpm.	Container Green. Size to meet or exceed AAN, min. size

SYMBOL	QTY	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
[Symbol]	34	[Key]	[Icon]	FEATHER REED GRASS (Calamagrostis canadensis 'Karl Foerster')	3-4' 2-3'	#1	Container Green. Size to meet or exceed AAN, min. size

SYMBOL	DESCRIPTION/REMARKS
[Symbol]	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
[Symbol]	CONCRETE MOWSTRIP
[Symbol]	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
[Symbol]	AGGREGATE 'A': 1-1/2" SIZE BRECKEN GOLD ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 6,180 SQUARE FEET
[Symbol]	AGGREGATE 'B': 2"-4" SIZE GREY ROSE COBBLE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 8" ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 2,527 SQUARE FEET
[Symbol]	SEEDED TURF (E Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas): 20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDEGRASS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS) Seed rate (lbs PL/acre) : 19.3 irrigated broadcast or irrigated hydrosseeded. AREA : 1,437 SQUARE FEET
[Symbol]	SEEDED TURF (E Paso County All-Purpose Low Grow Mix for Upland and Transition Areas): 25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDEGRASS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSSEED) Seed rate (lbs PL/acre) : 42.0 irrigated broadcast or irrigated hydrosseeded. AREA : 3,973 SQUARE FEET
[Symbol]	PLANTED BOULDERS: Equal to Sileam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).
[Symbol]	IDHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 217 SQUARE FEET

LANDSCAPE NOTES:

- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUCTED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- UPON APPROVAL OF THE FINAL LANDSCAPE PLAN, AN IRRIGATION PLAN WILL BE PROVIDED.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.
 - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTS: IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SOODED TURF INTERIOR LANDSCAPE AREAS: 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SEEDED TURF AREAS: 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES; EMITTERS FOR ALL SHRUBS
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOG AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
 - 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOG AND SEEDED TURF AREAS. PIN EDGING WITH 1/2" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOG AND SEEDED AREAS. MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUNDCOVER AREAS.
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.

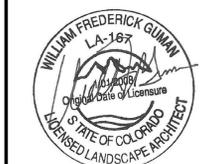
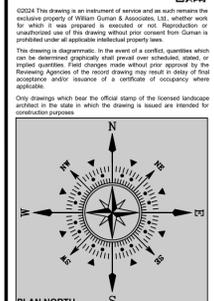
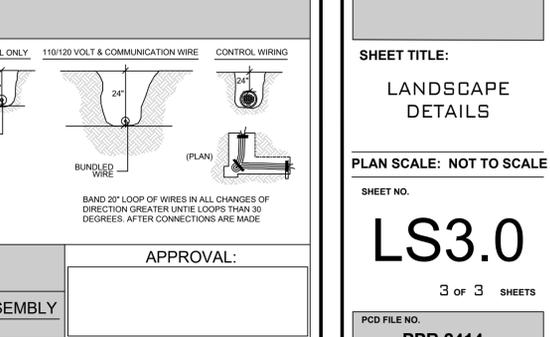
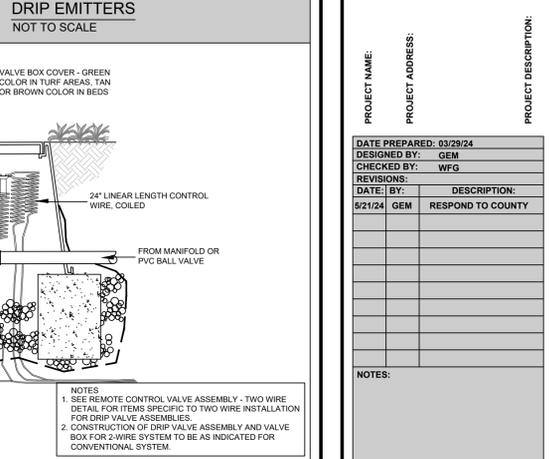
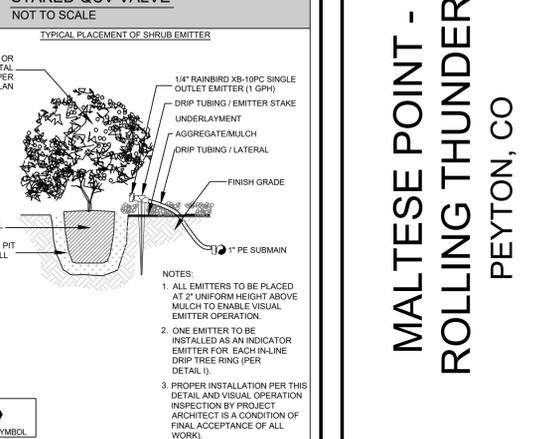
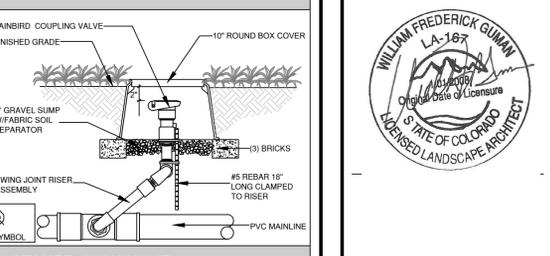
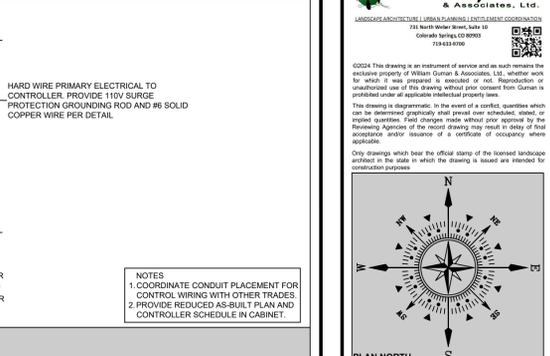
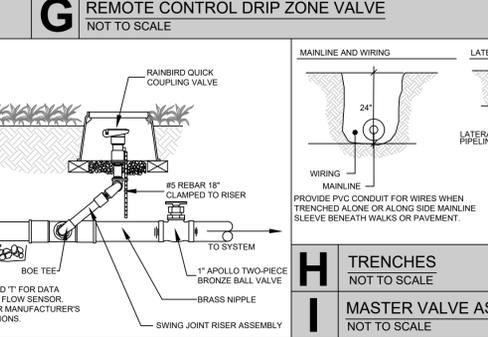
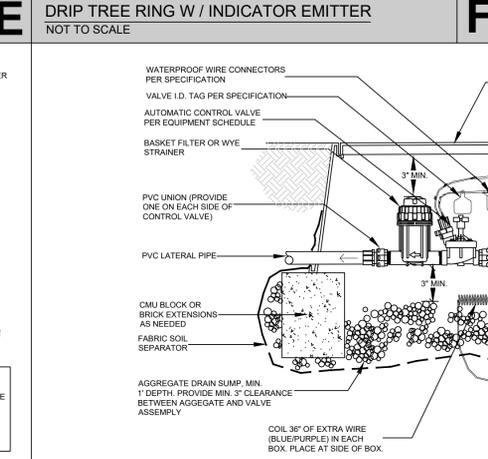
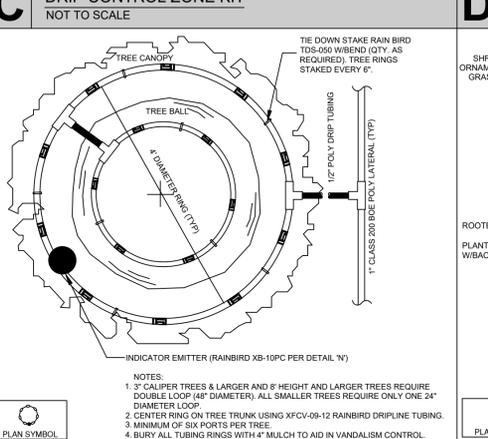
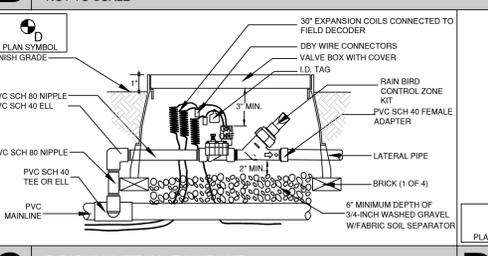
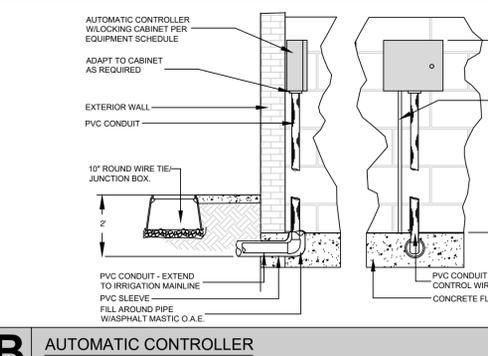


IRRIGATION SCHEDULE:
Equipment Schedule:

SYM.	SIZE	DESCRIPTION/REMARKS
[Symbol]	8 sta.	RAINBIRD ESP-TM2 8 station WiFi-ready indoor/outdoor automatic controller. Install per manufacturer's instructions
[Symbol]	N.A.	RAINBIRD WRZRF-C Wireless Rain/Freeze sensor; Install per manufacturer's instructions
[Symbol]	1.00"	WATTS 009M2-QT Bronze Reduced Pressure Zone Backflow Assembly, qtr. turn shut-offs, tee handles. Provide and install in mechanical room unheated enclosure per manufacturer's instructions
[Symbol]	1.00"	RAINBIRD 100 EFB-CP Brass Control Valve (Master Valve). Install in mechanical room downstream of RPBP per detail sheet
[Symbol]	N.A.	RAINBIRD PEB Series Plastic Control Valve (Globe Configuration)
[Symbol]	1.00"	RAINBIRD KC2-100-PRBLC Wide Flow Light Commercial Drip Control Zone Kit w/pressure regulator and basket filter. Refer to watering schedule below for proper valve application per drip zone.
[Symbol]	1 gph	RAINBIRD (XB-T10) 1/2" drip emitters per details for all shrubs and grasses
[Symbol]	75'	RAINBIRD 33DRC Quick Coupling Valve w/RB Quick coupling valve key
[Symbol]	1.00"	APOLLO VALVES 2-piece standard port brass valve (manual drains)
[Symbol]	1.00"	NIBCO T-113 Brass Gate Valve, standard port threaded end (for Reduced Pressure Backflow Preventer)
[Symbol]	25'	RAINBIRD 2" X8-10PC SINGLE OUTLET EMITTER on drip tubing emitter stake (per Detail 'F')

NO.	ZONE	EST. GPM	RUN TIME	ZONE TYPE
D01-D08	01-08	<10.00	2 hrs. ea. x 7 days	Drip emitter / drip tree ring

- IRRIGATION PLAN NOTES:**
- SCOPE OF WORK SHALL INCLUDE PROVISION OF ALL MISCELLANEOUS AND INCIDENTAL EQUIPMENT TO RESULT IN A COMPLETE AND OPERABLE SYSTEM, WHETHER INDICATED ON THE DRAWINGS OR NOT.
 - INSTALLER IS RESPONSIBLE FOR DETERMINING HYDRAULIC FEASIBILITY OF OPERATION OF ALL ZONES AND TO REPORT CONCERNS TO PROJECT ARCHITECT FOR CORRECTION PRIOR TO INSTALLING ANY EQUIPMENT.
 - DESIGN PRESSURE: 80psi STATIC AT POINT-OF-CONNECTION, 15psi AT EMITTER LOCATION.
 - ALL EQUIPMENT IS TO BE INSTALLED PER THE DRAWINGS, DETAILS, AND ALL LOCAL AND STATE CODES FOR CROSS CONNECTION WITH A POTABLE DOMESTIC WATER SOURCE.
 - DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. FIELD CHANGES WHICH DO NOT ALTER DESIGN INTENT MAY BE PERFORMED IN THE FIELD BY THE INSTALLER.
 - QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS PREVAIL OVER SCHEDULED QUANTITIES IN THE EVENT OF A CONFLICT.
 - ALL MAINLINE PIPE IS TO BE MARKED WITH TRACER WIRE.
 - MAINLINE PIPE TO BE ROUTED AS INDICATED ON DRAWINGS AND INSTALLED TO A UNIFORM 24" DEPTH. MAINLINE TO BE INSTALLED PARALLEL TO SIDEWALKS AND CURBS WHERE INDICATED AND 9" BE NO FARTHER THAN 1" FROM BACK OF ADJACENT PAVEMENTS.
 - ADJUST ALL EMITTERS FOR PROPER OPERATION. NO OVERSPRAY IS PERMITTED ONTO STRUCTURES OR VEHICULAR PARKING LOTS. MINOR OVERSPRAY ONTO SIDEWALKS IS ALLOWED WHERE INDICATED BY DESIGN.



MALTESE POINT - ROLLING THUNDER PEYTON, CO

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE PREPARED:	DESIGNED BY:	CHECKED BY:
03/28/24	GEM	WFG
REVISIONS:	DATE BY:	DESCRIPTION:
5/21/24	GEM	RESPOND TO COUNTY

NOTES:

SHEET TITLE:
LANDSCAPE DETAILS

PLAN SCALE: NOT TO SCALE

SHEET NO.
LS3.0
3 of 3 SHEETS

PCD FILE NO.
PPR 2414



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A PROPOSED
CORE & SHELL
BUILDING FOR

WD HOLDINGS
LLC

10707 MALTESE POINT
FEYTON, CO 80631

Sheet Title:
EXTERIOR
ELEVATIONS

Drawing Status:
DEVELOPMENT
PLAN

Revisions:

No.	Description	By	Date
1			

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Date: 06/21/2024

Drawn by:

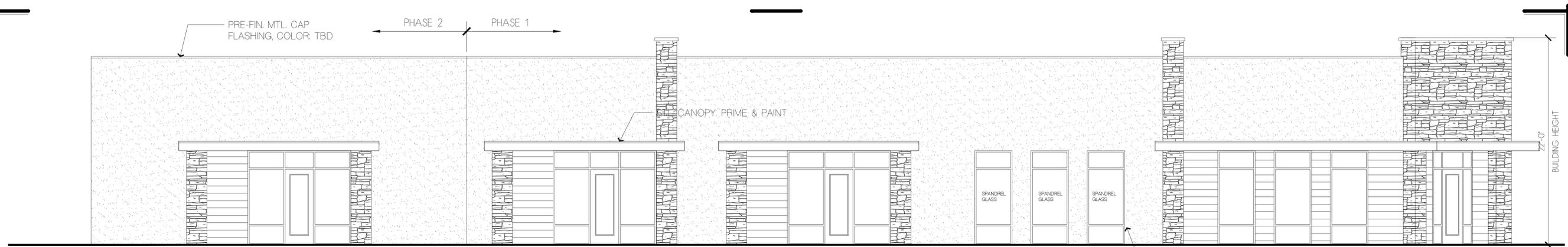
Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:
DP3
Of

PCD FILE NO. PPR2414

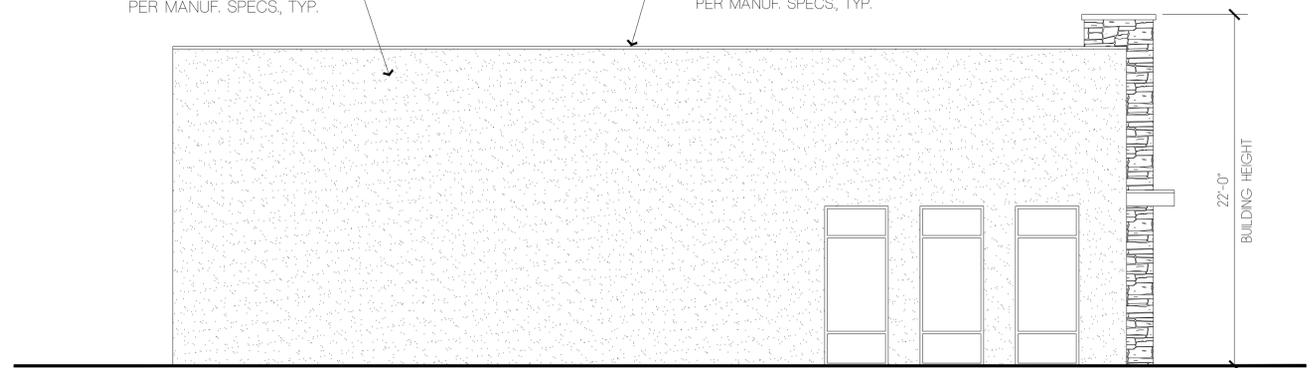


WEST ELEVATION
SCALE: 3/16" = 1'-0"

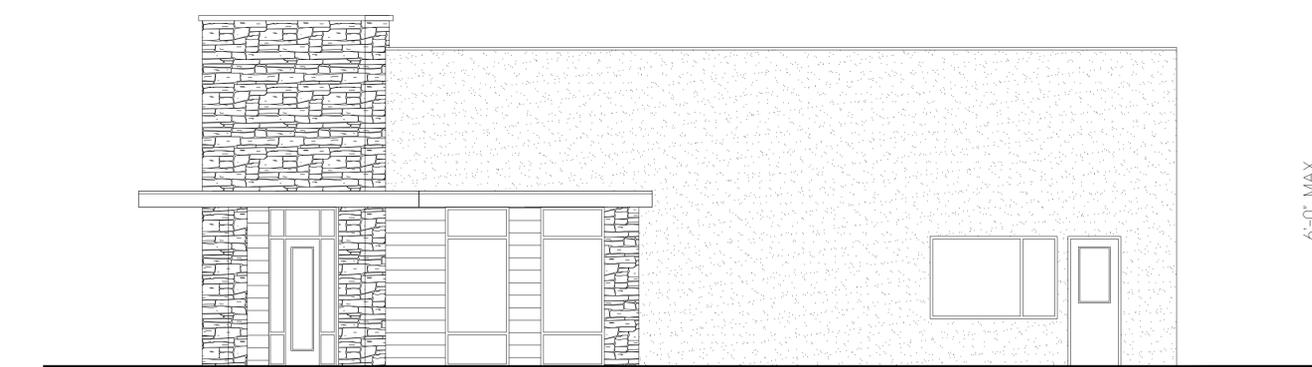
PRE-FINISHED EXTERIOR
CLADDING PER MFG. SPECS, TYP.

EXT. FINISH: EXT. CEM. PLASTER
SYSTEM (CEMENTITIOUS BLEND)
PER MANUF. SPECS, TYP.

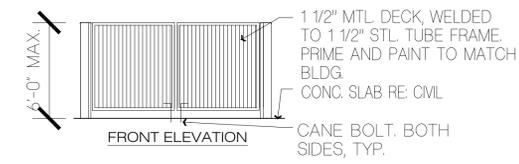
ENGINEERED STONE
VENEER SYSTEM. INSTALL
PER MANUF. SPECS, TYP.



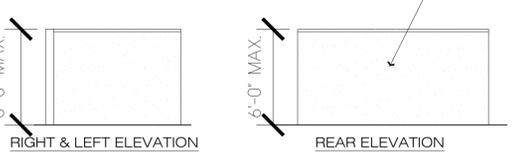
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

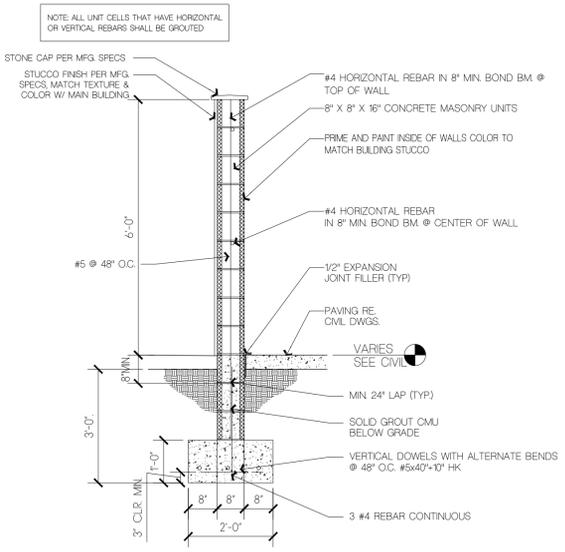


FRONT ELEVATION

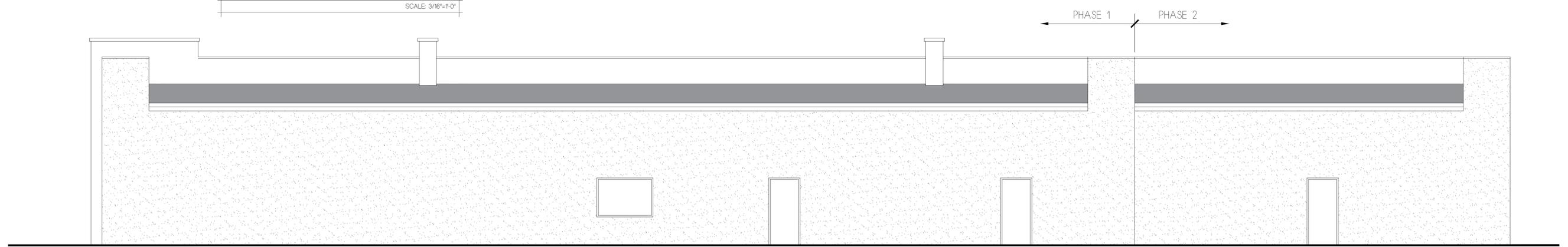


REAR ELEVATION

TRASH ENCLOSURE ELEVATIONS
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"



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



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A PROPOSED
CORE & SHELL
BUILDING FOR

WD HOLDINGS
LLC

10707 MALTESE POINT
FEYTON, CO 80631

Sheet Title:
PRELIMINARY
FLOOR PLAN

Drawing Status:
DEVELOPMENT
PLAN

Revisions:

No.	Description	By	Date
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1			

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Date:

06/21/2024

Drawn by:

Checked by:

Scale:

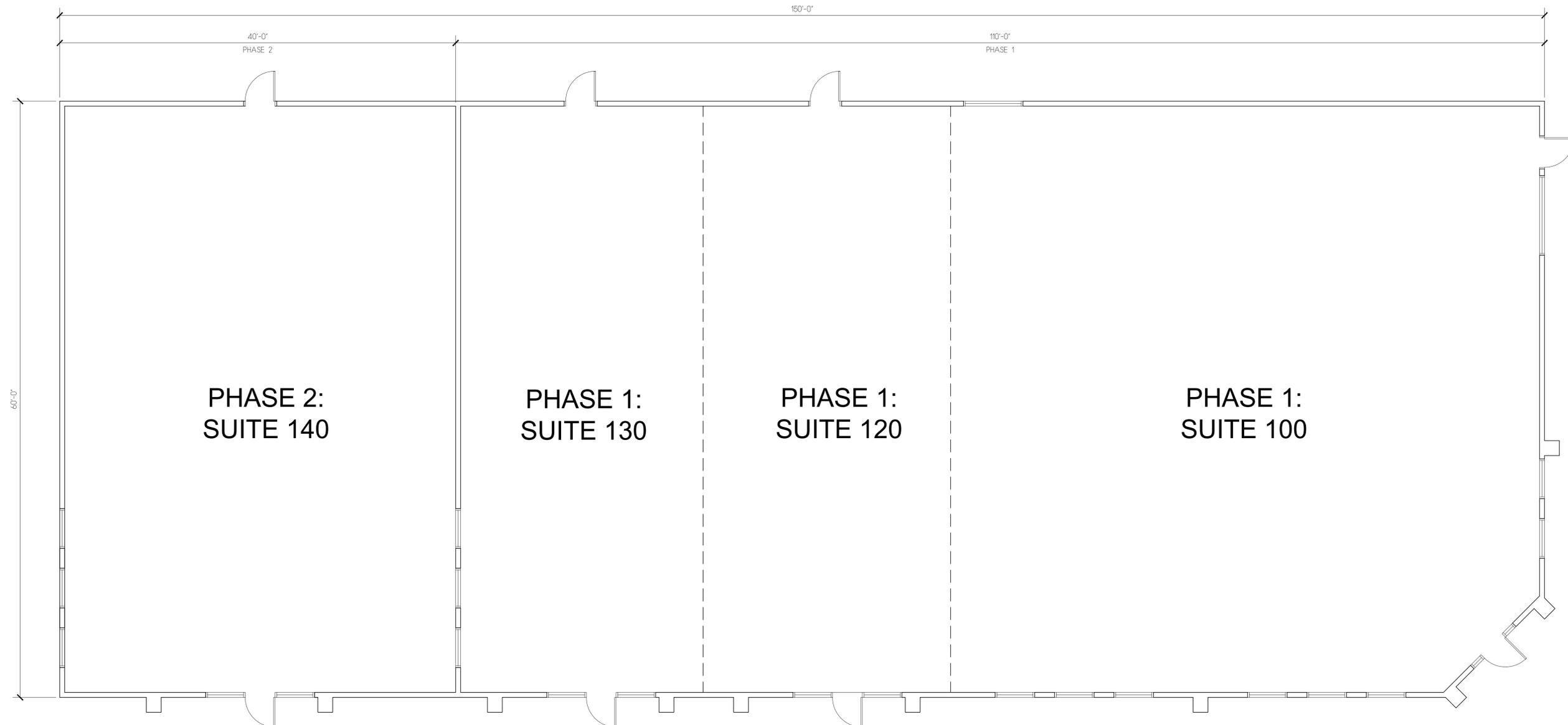
AS NOTED

Job No.:

Sheet No.:

DP2

Of



PRELIMINARY FLOOR PLAN

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