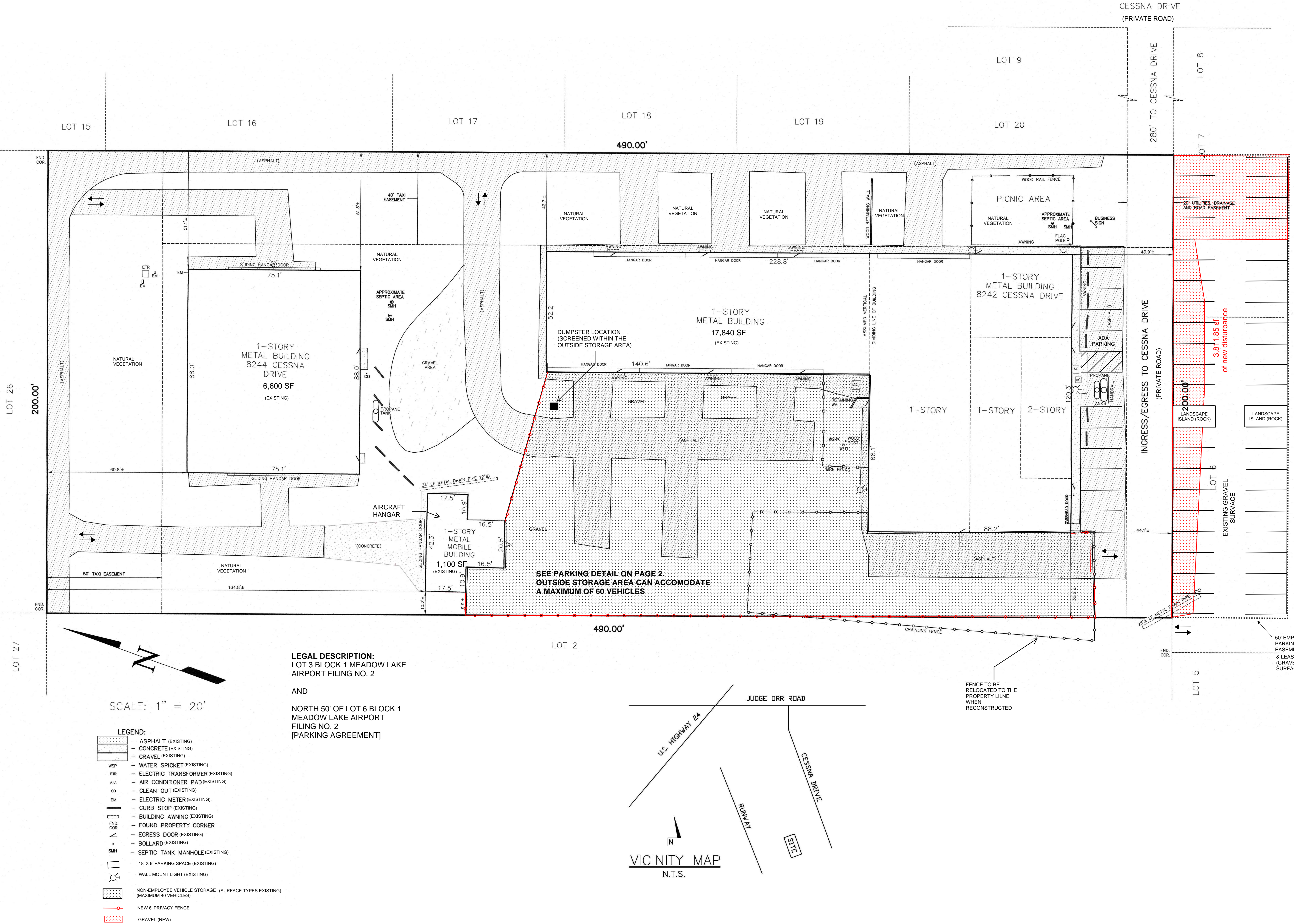


8242-8244 CESSNA DRIVE SITE DEVELOPMENT PLAN



GENERAL NOTES

PROPERTY ADDRESS: 8242-8244 Cessna
& 8130 Cessna
PARCEL NUMBER: 4304002047 & 4304002189
ZONING: R-4, GA-O
LOT SIZE: 2.25 AC
TOTAL BUILDING SF: 25,440 SF
LOT COVERAGE: 25%

EMPLOYEE PARKING REQUIREMENT:
1 space per employee on maximum shift,
plus 3 spaces per bay or stall
-Employees: 24, 10 on a shift
-Number of bays: 8
Total parking required: 45 spaces

EMPLOYEE PARKING PROVIDED: 55 spaces

1. 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.

2. FEMA 100-YR FLOODPLAIN IS NOT WITHIN THE PROPERTY.

3. SEE VA245 FOR BOARD OF
COUNTY COMMISSIONER APPROVAL
OF THE VARIANCE OF USE.

ROAD IMPACT FEE:
The owner agrees on behalf of him/herself and any successors and assignees that they shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-377), or any amendments thereto, within 30 days of approval of the site development plan.

NO.	REVISION/ISSUE	DATE

TTW PROPERTIES LLC
27310 MCCLASKEY ROAD
CALHAN, CO 80808
(719) 683-5030
JOHN@WATTSUPFITTING.COM

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO. PPR2511	SHEET 1 OF 2
DATE 2/28/25	
PREPARED NR	
APPROVED CAD	

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

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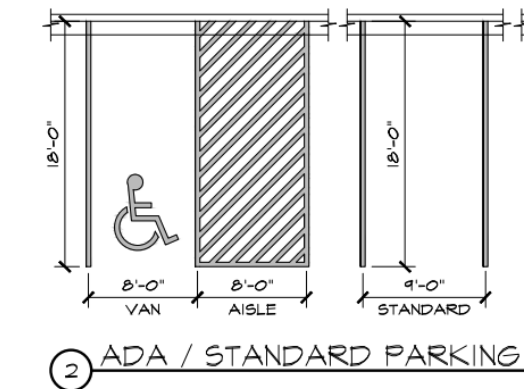
PROJECT NO. PPR2511	SHEET 2 OF 2
DATE 2/28/25	
PREPARED CAD	

APPROVED
CAD

FENCE DETAIL



PARKING DETAIL



VEHICLE STORAGE DETAIL

