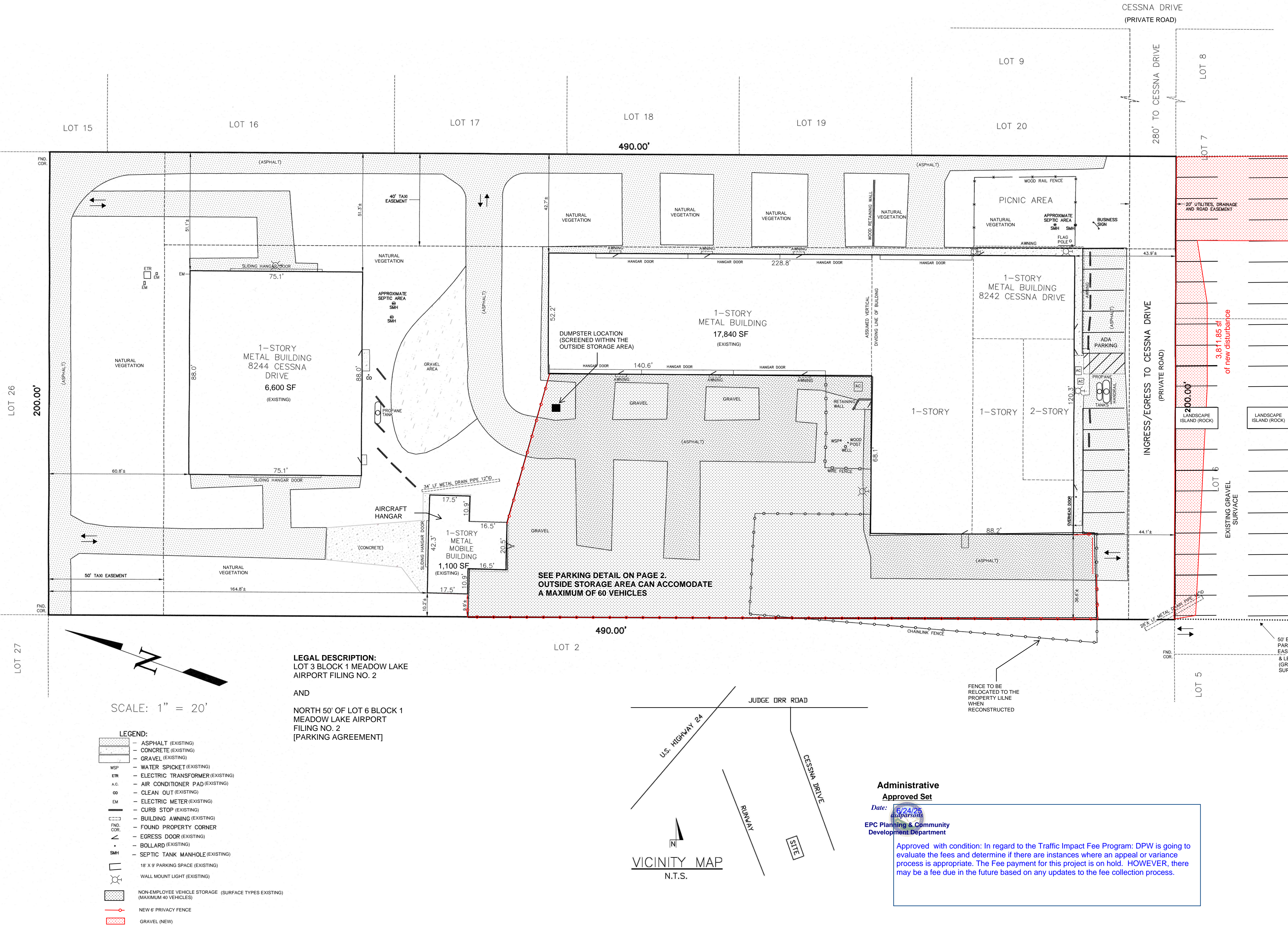


8242-8244 CESSNA DRIVE SITE DEVELOPMENT PLAN



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.

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| | | |
| NO. | REVISION/ISSUE | DATE |

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

VERTEX
Consulting Services

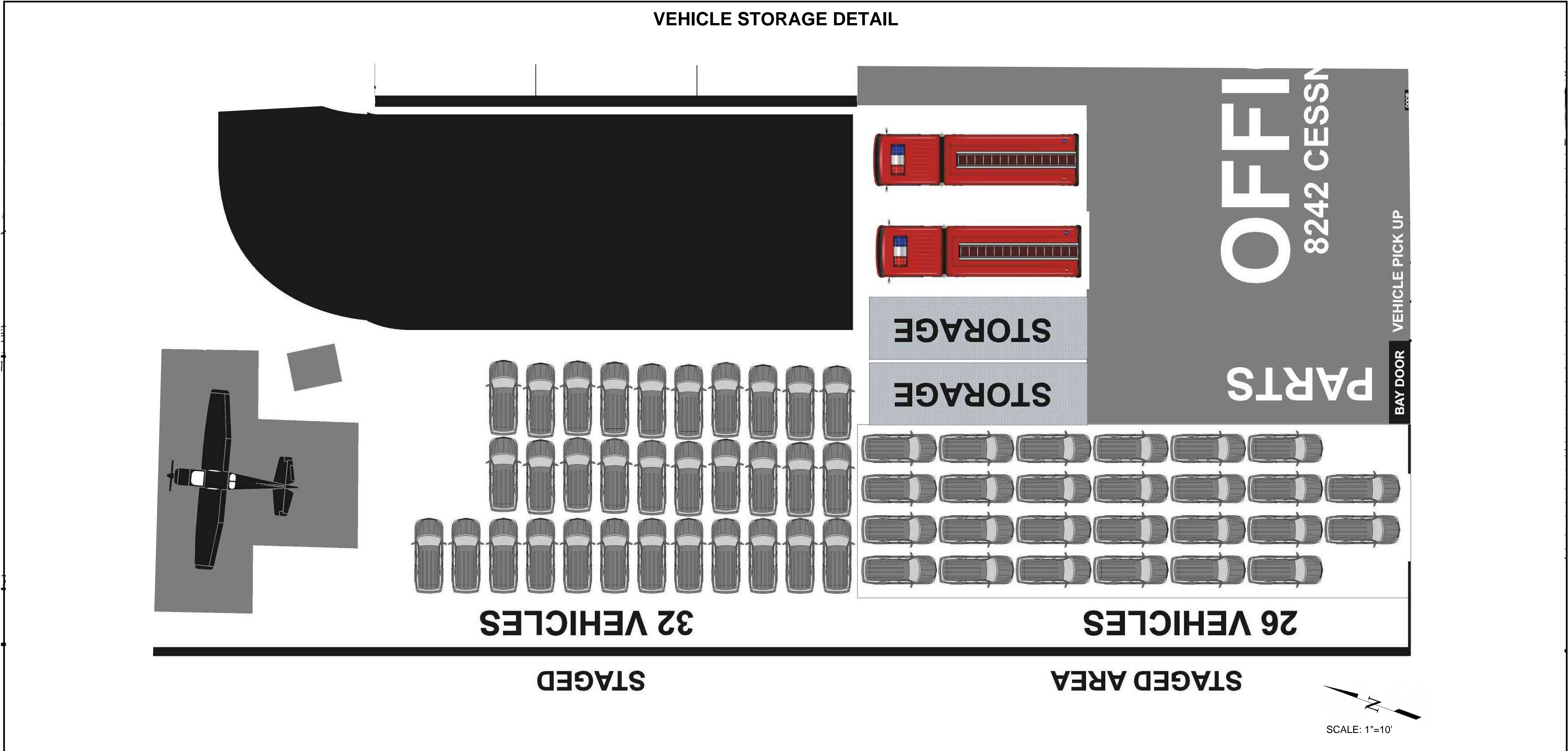
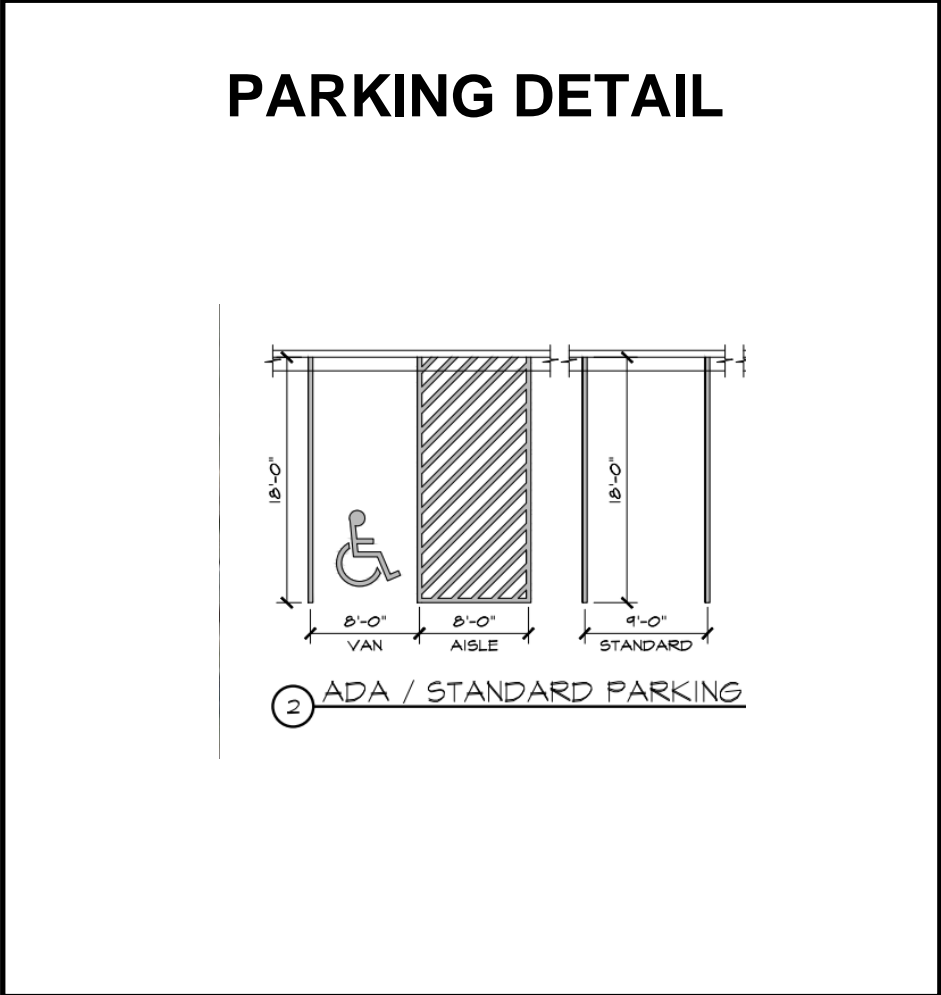
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

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

Date: 6/24/25
dsaparsons

**EPC Planning & Community
Development Department**

Approved with condition: In regard to the Traffic Impact Fee Program: DPW is going to evaluate the fees and determine if there are instances where an appeal or variance process is appropriate. The Fee payment for this project is on hold. HOWEVER, there may be a fee due in the future based on any updates to the fee collection process.



GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
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SHEET
2 OF 2