

ADD TITLE:
FALCON BAPTIST CHURCH BUILDING ADDITION
SITE DEVELOPMENT PLAN

- Planning Comments:**
1. Falcon Fire Protection District's review comments (available in EDARP).
 2. The shipping container must meet setbacks.
 3. All legend and standard notes need to be added again.
 4. Property owner info.
 5. Legal Description of property.
 6. Enumeration "(xxx)" address identifiers on all structures.
 7. Parcel Number.
 8. Zoning district (RR-5) with dimensional standard info table.
 9. The 25' building setback needs to be present along all property lines.
 10. Lot area coverage calculation.

Due to missing info on the previous and current submittal, additional comments may be made in Review #4. Please reference V1_ and V2_COMMENTS and the identified LDC Sections.

Remember that all outside agency comments need to be addressed as well as County Planning, Engineering, and Stormwater. Thank you!

Please add following note

The owner(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 24-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

PARKING	SF.	RATIO	REQ'D	PROVIDED
BUILDING A	6,412 SF.	200 SEATS:1:4	50 (2 H/C)	75 (8 H/C)
BUILDING B - SHARED USE WITH BUILDING A -			NO AD. PARKING REQ'D	
BUILDING C - SHARED USE WITH BUILDING A -			NO AD. PARKING REQ'D	

PARKING COMMENTS WERE ADDED TO PARKING PLAN.
This table can be removed from this page of the Site Dev Plan.

Changes made to the site design need to be reflected on all pages of the future submittal.

5.07

PPR2516

1 SITE PLAN
SCALE: 1:30



FALCON BAPTIST CHURCH

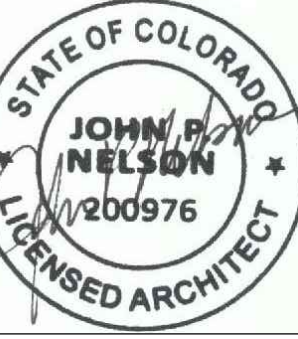
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SITE PLAN

DRN BY:
L. ROSS / RMB

REVISIONS:



ISSUE
DATE: 1-1-2026
SHEET:

A1.00