

# LOT 7, FALCON MARKETPLACE

A PORTION OF THE SE 1/4 OF SECTION 1, TOWNSHIP 13S, RANGE 65W OF THE 6TH P.M.

## EL PASO COUNTY, COLORADO DEVELOPMENT PLAN

please only include the site plan. remove pages 4-10 (lighting plan, landscaping plan, sign plan, elevation, etc.)

### LEGAL DESCRIPTION:

LOT 7, FALCON MARKETPLACE

### FLOODPLAIN STATEMENT

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041CD553G, EFFECTIVE DATE DECEMBER 7, 2018.

A CDMR TO MODIFY THE FLOODPLAIN HAS BEEN APPROVED BY FEMA, CASE NO. 17-08-0064R (MAY 26, 2017). CONSTRUCTION TO MODIFY THE FLOODPLAIN HAS BEEN COMPLETED AND THE LDMR HAS BEEN SUBMITTED TO FEMA FOR APPROVAL.

### ADA DESIGN PROFESSIONAL STANDARDS:

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 STANDARD 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 OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

### NOTES:

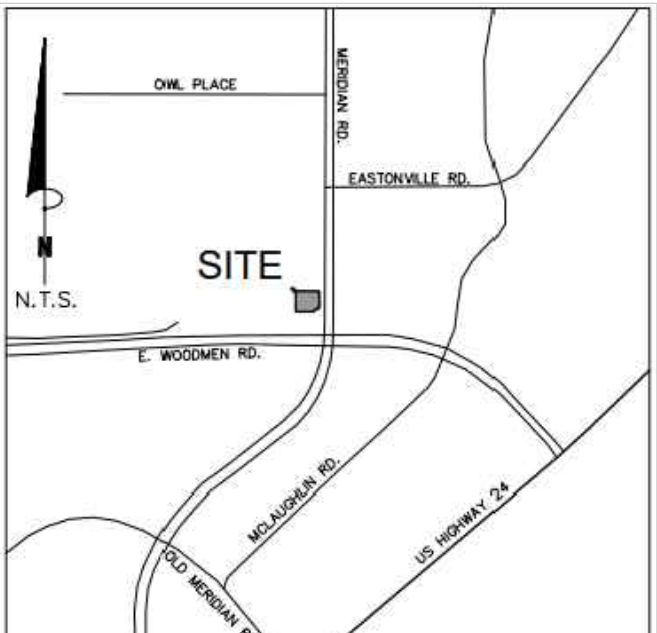
A SEPARATE SIGN PERMIT IS REQUIRED.

ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.

THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1/50) (2 PERCENT) IN ALL DIRECTIONS.

### GENERAL NOTES:

- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHERLY AND WESTERLY DIRECTION.
- THIS DEVELOPMENT IS ONE PHASE AND IS EXISTING.
- LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
- ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
- ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE CONSTRUCTED WITH TYPE 3 CURB AND GUTTER.



please add the following to the site plan:

- Owner name, contact telephone number, and email for responsible party
- Applicant name (if not owner), contact telephone number, and email for responsible party
- Plan preparer name, telephone number, and email
- Property address
- Lot area coverage calculation
- Existing/proposed land use
- Open space, landscaping, and impermeable surface percentage
- The setback distances from each existing and proposed structure to the property lines
- Location of all sidewalks, trails, fences and walls, retaining walls, or berms
- Location and dimensions of all existing and proposed signage on site
- Location of ADA pathways
- Location of all no-build areas, floodplain, drainageways and facilities
- Location of all garbage receptacles with a graphical depiction of the screening mechanism
- please add the following note "Owner is aware that the access permits (AP211569, AP21170) are subject to conditions of approval. "

### SITE/BUILDING DATA:

OWNER/CONTRACTOR COVENANT GROUP  
17000 RED HILL AVE., IRVINE CA 92614

TAX SCHEDULE NUMBER: 5301403003

DEVELOPMENT PLAN/LOT AREA: 1.643 AC +/-

ZONING: (EXISTING & PROPOSED) CR

LAND USE: MULTI-TENANT COMMERCIAL

DRAINAGE BASIN: FALCON

BUILDING CONSTRUCTION TYPE: V, SPRINKLED

BUILDING AREA: 9,200 SF

BUILDING HEIGHT ALLOWED PROPOSED 50' 24'

what is 19 for?

### PARKING:

TENANT 1	DENTAL OFFICE 3,200 SF	1 PER 200 = 16
TENANT 2	FOOD 1,000 SF	1 PER 100 = 10
TENANT 3	RETAIL 2,500 SF	1 PER 200 = 12.5
TENANT 4	BANK 2,500 SF	1 PER 250 = 10+6 STACKING

TOTAL REQUIRED	48.5	= 19
TOTAL PROPOSED	49	
		4 ADA STALLS

### SHEET INDEX

SHT1	CV	DEVELOPMENT PLAN COVER SHEET
SHT2	GP	GRADING PLAN
SHT3	USP	UTILITY & SITE PLAN
SHT4	LS	LANDSCAPE PLAN
SHT5	A-0	ARCH SITE PLAN
SHT6	A-1	COLOR ELEVATIONS
SHT7	A-1.1	RENDERINGS
SHT8	A-1.2	B/W ELEVATIONS
SHT9	A-2	FLOOR PLAN
SHT10	E-3	SITE PHOTOMETRIC

Please add PCD File No. PPR-21-042

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

COVENANT GROUP

CONSTRUCTION PLANS FOR:  
**LOT 7, FALCON MARKETPLACE**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/27/2021
LATEST ISSUE	
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-09CV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

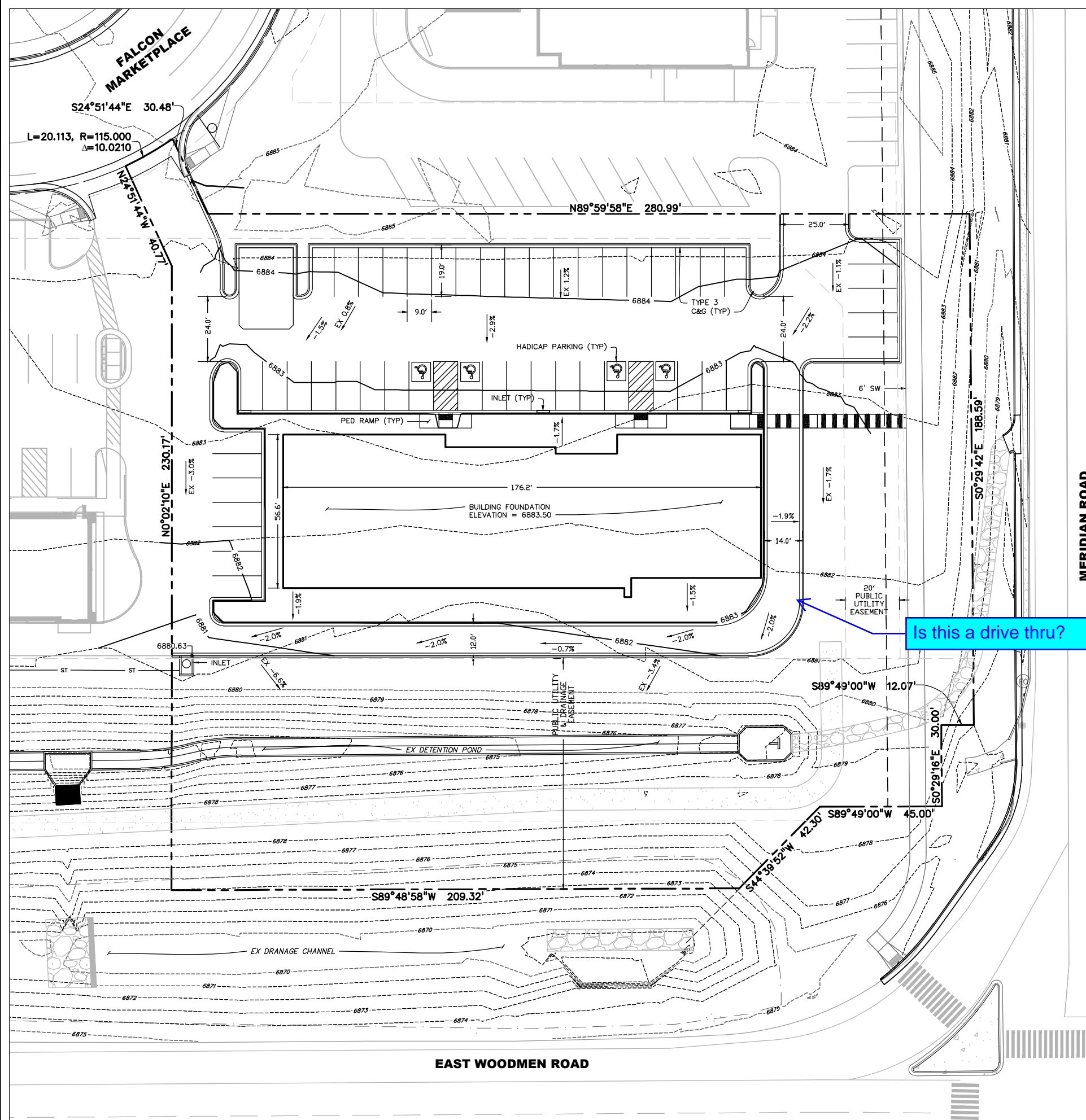
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

COVER SHEET

PROJECT NO. 20988-00CSCV  
DRAWING NO.

**CV**


SHEET: 1 OF 10





### ABBREVIATION


C&G	CURB AND GUTTER
EX	EXISTING
PED	PEDESTRIAN
SW	SIDEWALK
TYP	TYPICAL


### LEGEND


PROPERTY LINE.....



EASEMENT.....



EX INTERMEDIATE CONTOUR ..... -6203-



EX INDEX CONTOUR ..... -6205-

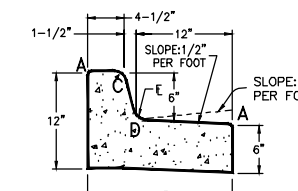
MINOR CONTOUR..... 6203

MAJOR CONTOUR..... 6205

EXISTING SLOPE GRADE..... EX -2.0%  


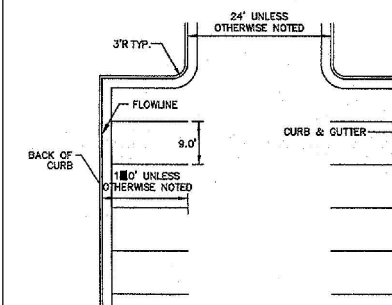
PROPOSED SLOPE GRADE..... -2.0%  


ADA ACCESSIBLE ROUTE.....   
TO PUBLIC ROW

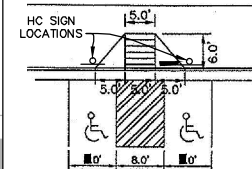


CURB AND GUTTER TYPE 3  
(SPILL CURB)  
NTS

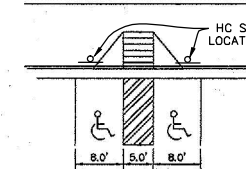
LENGTH FOR RADII
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"



### TYPICAL PARKING LAYOUT



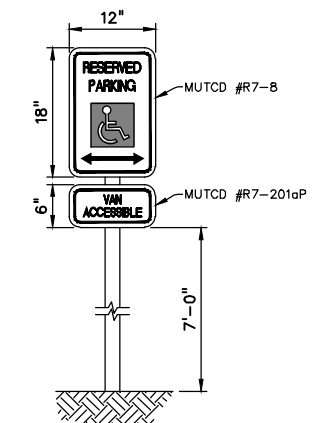
### VAN PARKING LAYOUT



REGULAR PARKING LAYOUT

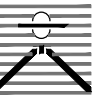
TYP. HANDICAP PARKING LAYOUT

NOT TO SCALE



HC SIGN DETAIL  
NO SCALE

PREPARED BY:



**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

COVENANT  
GROUP

CONSTRUCTION PLANS FOR:

LOT 7, FALCON  
MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/27/2021
LATEST ISSUE	
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-09GP

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON BEHALF  
OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: 1"=20'

DEVELOPMENT  
PLAN

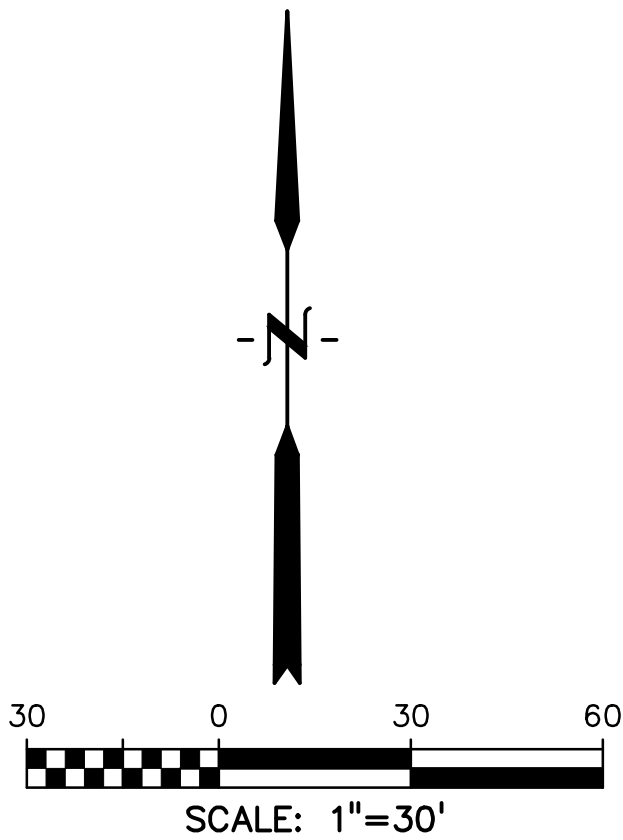
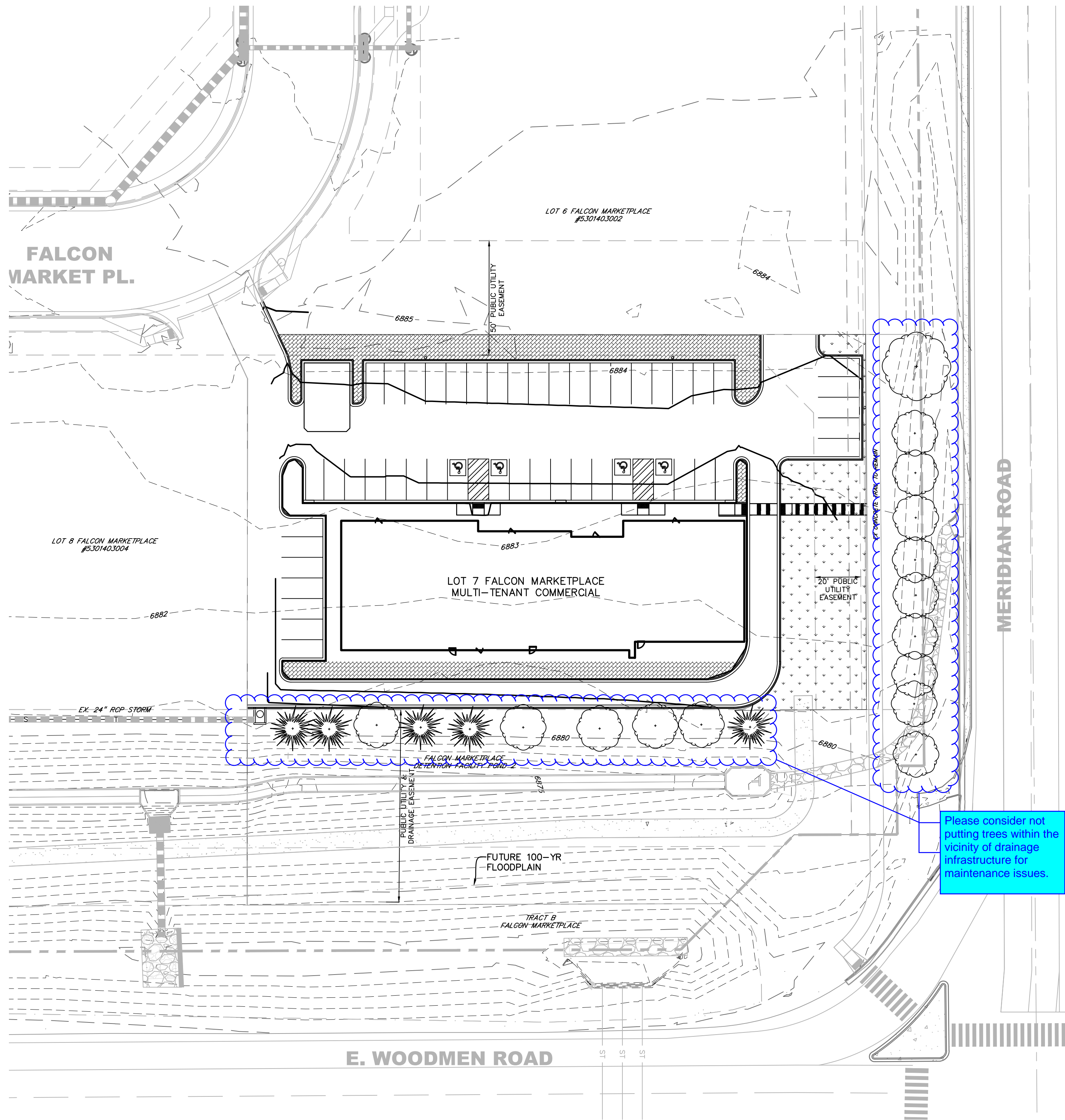
PROJECT NO. 20988-00CSCV
DRAWING NO.

**GP**

SHEET: 2 OF 10







GROUND COVER LEGEND			
SYMBOL	DESCRIPTION		
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)		
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)		
	Non-Irrigated Native Seed		

PLANT SCHEDULE AS SHOWN			
Symbol	Abbr.	Quant.	Botanical Name / Common Name
	PP	36	Pinus ponderosa / Ponderosa Pine
	PS	10	Pinus strobus / Scotch Pine
	QTSB	61	Quercus macrocarpa 'Spartan' / Sanborn Honeylocust
	CH	32	Crataegus crataegus 'Hawthorn' / Crabapple Hawthorn
	MS	8	Malus 'Spiral Snow' / Spring Snow Crabapple
	QAC	31	Quercus alba 'C. nivalis' 'Crimsonleaf' / Crimson Spire Oak
PERENNIALS: EL PASO COUNTY APPROVED VARIETIES			

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

FALCON COVENANT GROUP, LLC  
2044 CALIFORNIA AVE  
CORONA, CA 92881

GRADING & EROSION CONTROL PLANS FOR:

LOT 7, FALCON  
MARKETPLACE  
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	8/26/21
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	20988-09-LSC

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 100'  
VERTICAL: N/A

PRELIMINARY  
LANDSCAPE  
PLAN

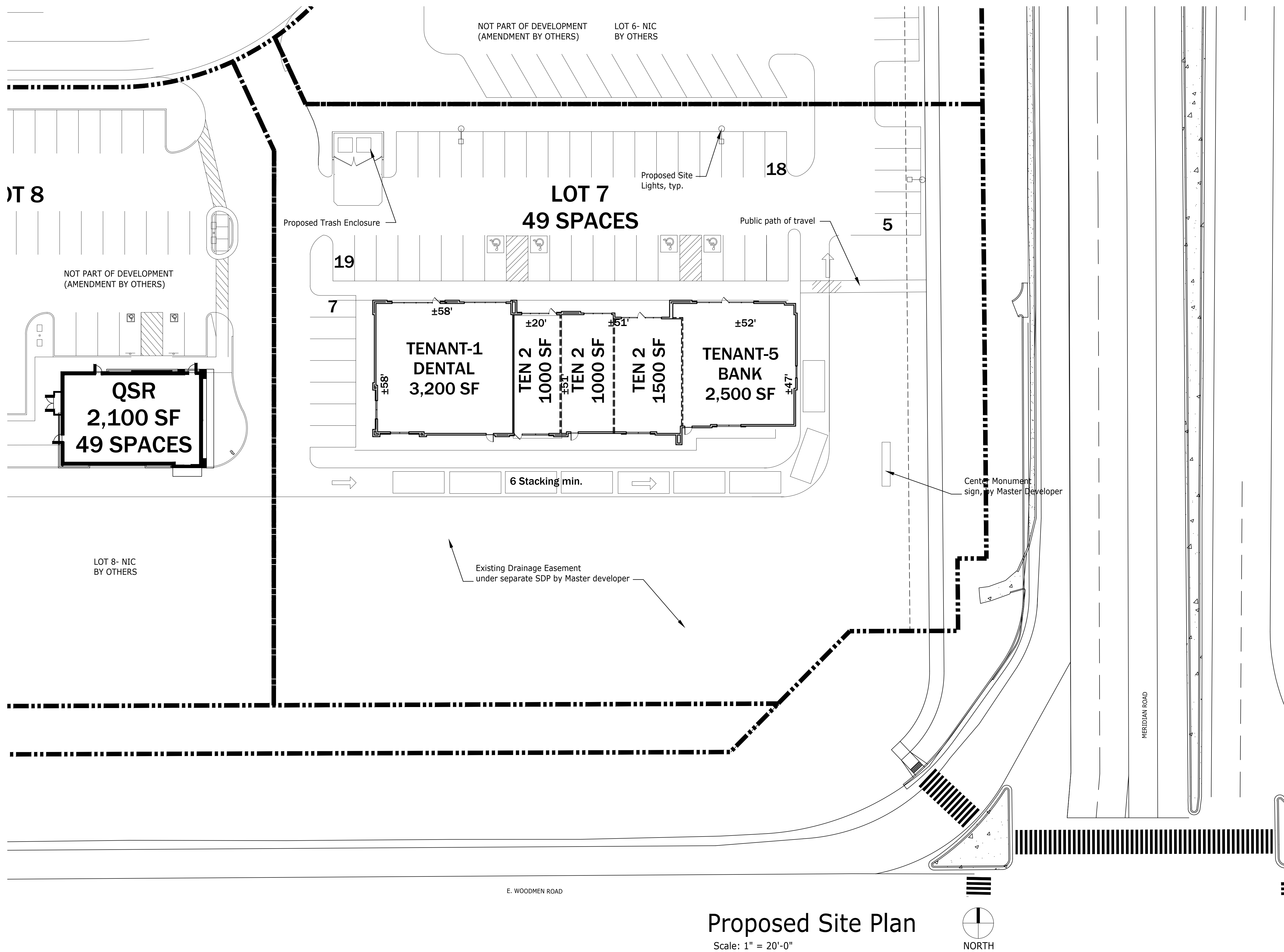
PROJECT NO. 20988-00CSCV  
DRAWING NO.

LSC

SHEET: 1 OF 1







**TABULATIONS:**

**BUILDING INFORMATION:**  
1 Story; Building Height 24'-0"  
Construction Type : V Non-Rated  
Fully Sprinklered  
Occupancy: B, A, M (Dental/ Medical /Bank/ food)

Trash Enclosure: 6'-0" CMU

**SITE INFORMATION**  
Zoning: CR  
Existing use: Undeveloped Dirt  
Proposed use: Multi- Tenant  
Total Land Area : 71438 SF. (1.64 Acres)

Building Area: 9,200 Sq. Ft.  
Land/Building Pad A Ratio: 12%

**PARKING INFORMATION-**  
Standard : 9'-0" x 19'-0"  
Handicap : 4 provided 9'-0" x 19'-0" W/ loading zone  
Drive Aisle Width : 24' Min.

Parking Break down:  
Tenant 1- Dental Office - 3,200 s.f. 1 per 200 = 16  
Tenant 2- Food - 1,000 s.f. 1 per 100 = 10  
Tenant 3- Retail - 2,500 s.f. 1 per 200 =12.5  
Tenant 4- Bank- 2,500 s.f. 1 per 250 = 10 + 6 stacking

Total Required: 48.5 = 49  
Total Proposed: 49 Parking Stalls  
4 ADA Stalls

PROJECT ADDRESS: Lot 7- Falcon Marketplace  
APN: 530-140-3003

LEGAL DESCRIPTION: lot 7

- CITY NOTES:**
1. All mechanical components to be adequately screened with parapet roof.
  2. All signs to be submitted to Design Review for separate review and approval.
  3. Trash enclosure per city standards.

**SHEET INDEX:**

A-0	Architectural Site plan
A-1	Colored Elevations / Materials & Finishes
A-1.1	Renderings
A-1.2	Black and White Elevations
A-2	Floor plan
E-3	Site Photometric

**CONTACTS:**

**BUYER/DEVELOPER:**

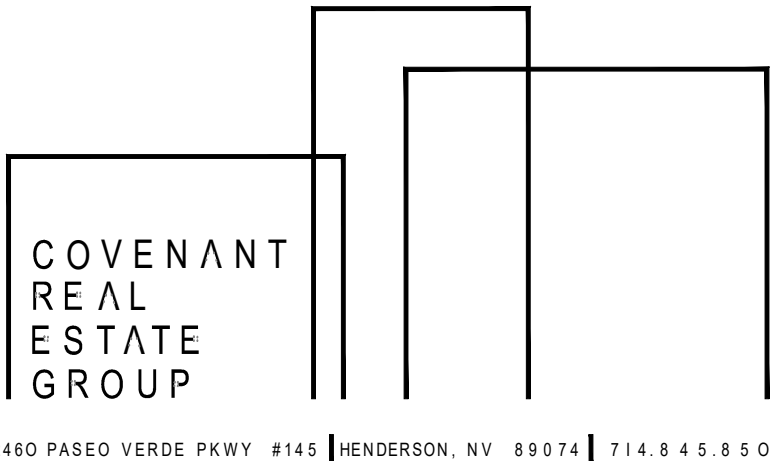
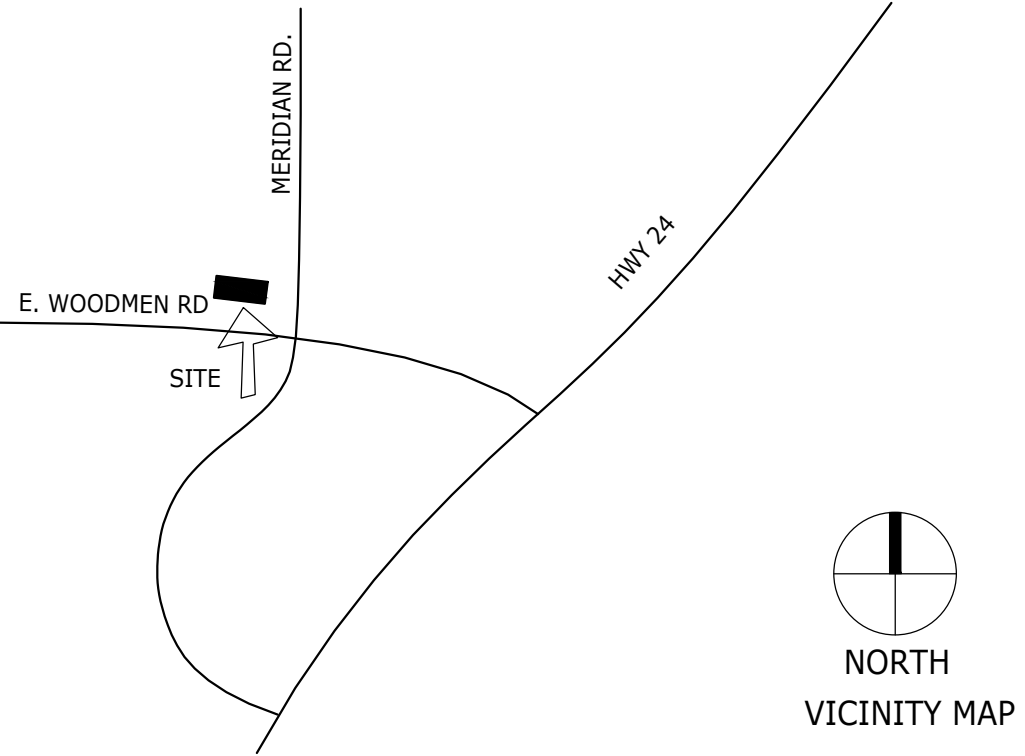
Covenant Group
17000 Red Hill Ave
Irvine, CA 92614
Contact: Chris Aguon
714-845-8645

**ARCHITECT:**

Covenant Group
2044 California Ave.
Corona, CA 92881
Contact: Julie A. Margetich
951-582-5745

**CIVIL ENGINEER:**

Drexel, Barrell & Co.
3 S. 7th Street
Colorado Springs, CO 80905
Contact: Tim McConnell
719-491-5170



2400 PASEO VERDE PKWY #145 HENDERSON, NV 89074 | 714.845.8500

# Conceptual Site Plan

## Falcon Marketplace- Lot 7

### NWC E. Woodmen Road & Meridian Road

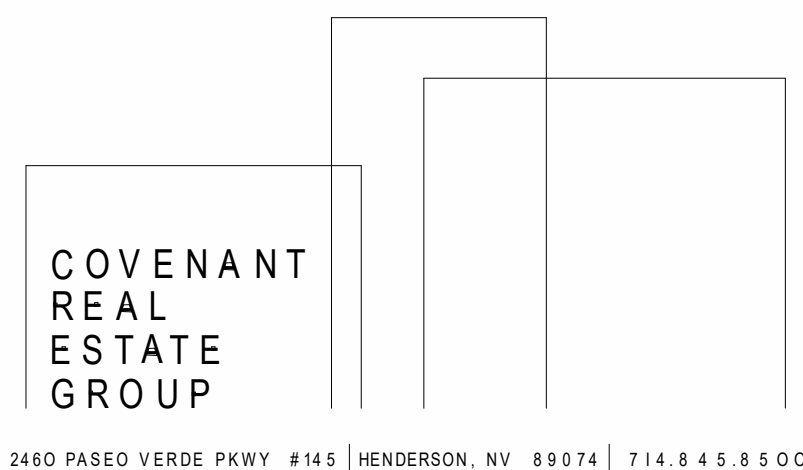
### Falcon, CO 80831

# A-0

## SITE PLAN

Aug. 23, 2021 SCALE: 1"= 20'-0"  
LOCATION- BOX / 2021/ COVENANT/ FALCON/ CITY / PLANNING SUB/ DESIGN SITE  
The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of COVENANT GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from COVENANT GROUP ©2021.





2460 PASEO VERDE PKWY #145 | HENDERSON, NV 89074 | 714.845.8500

# Falcon Marketplace- Lot 7

NWC E. Woodmen Road & Meridian Road  
Falcon, CO 80831

# A-1.1

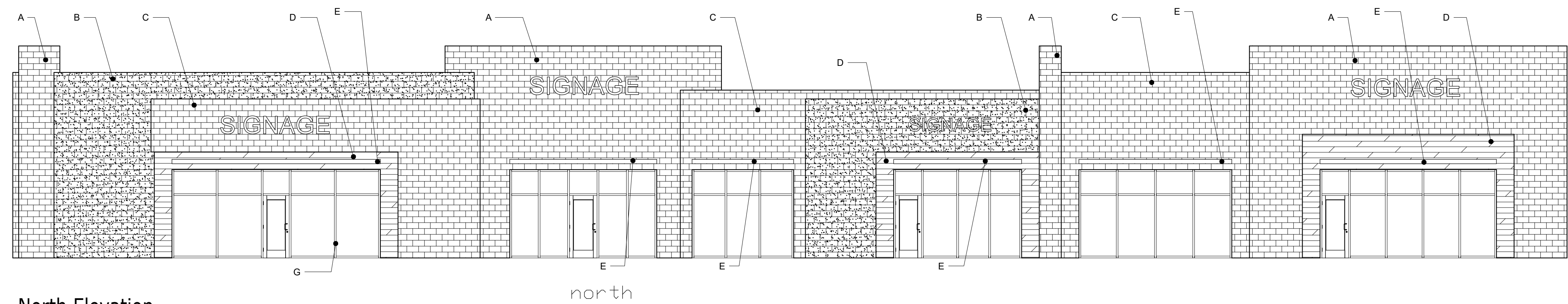
## RENDERINGS

June 25, 2021 SCALE: nts

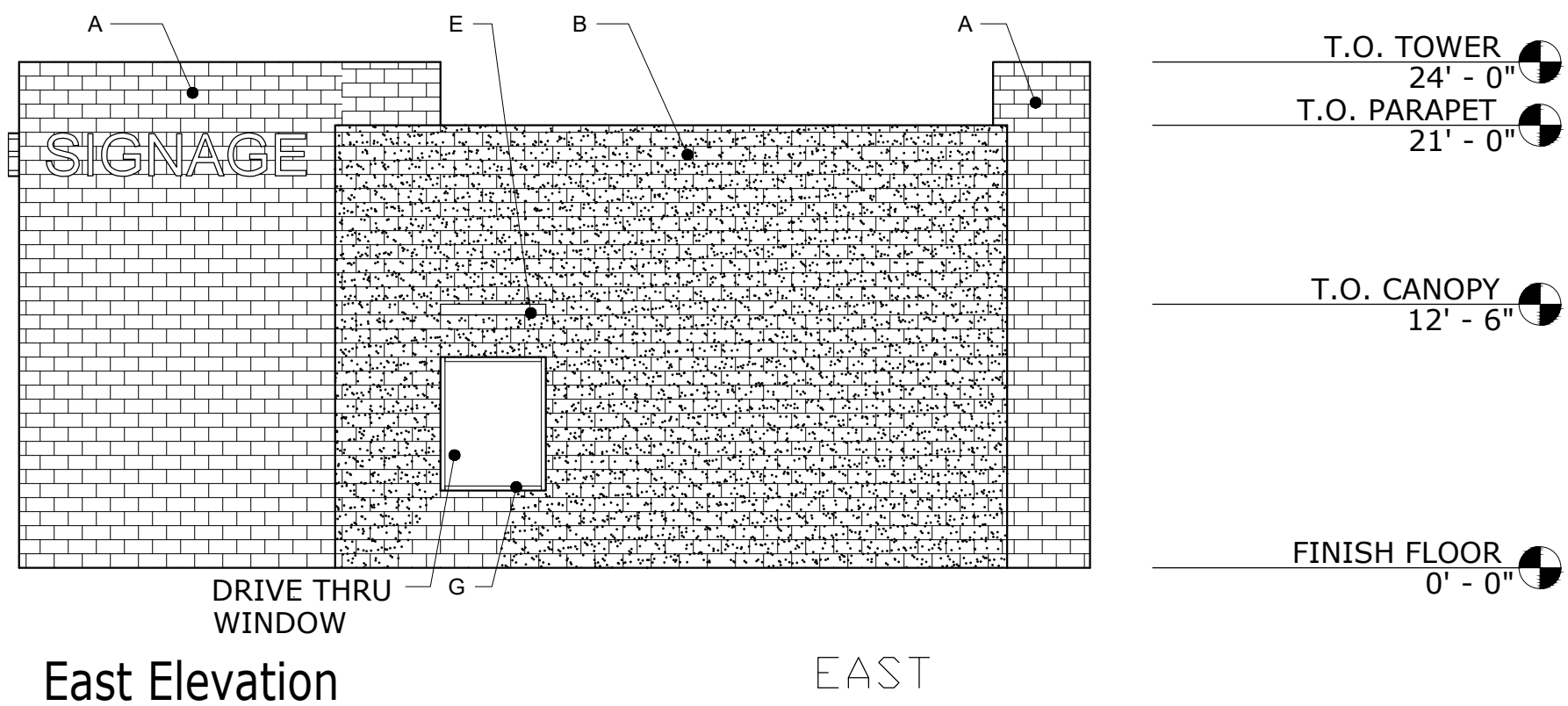
LOCATION- BOX / 2021/ COVENANT/ FALCON/CITY/PLANNING/ELEVATIONS

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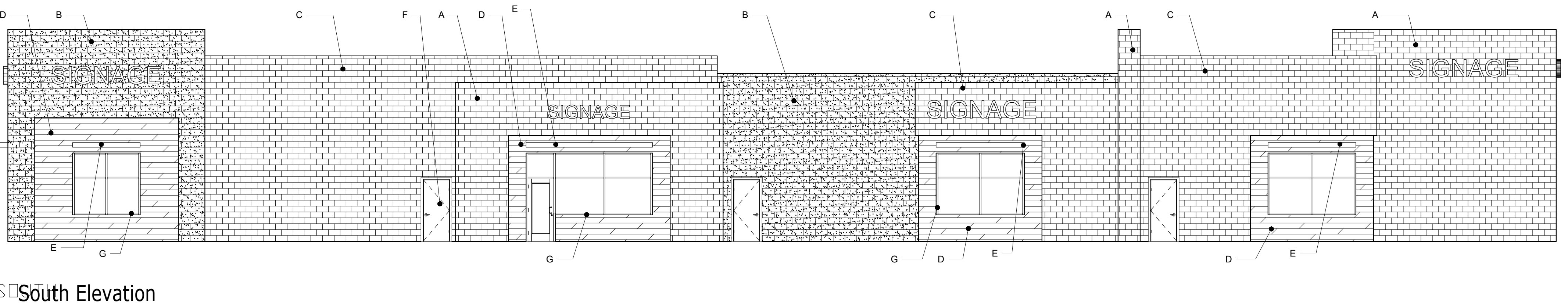




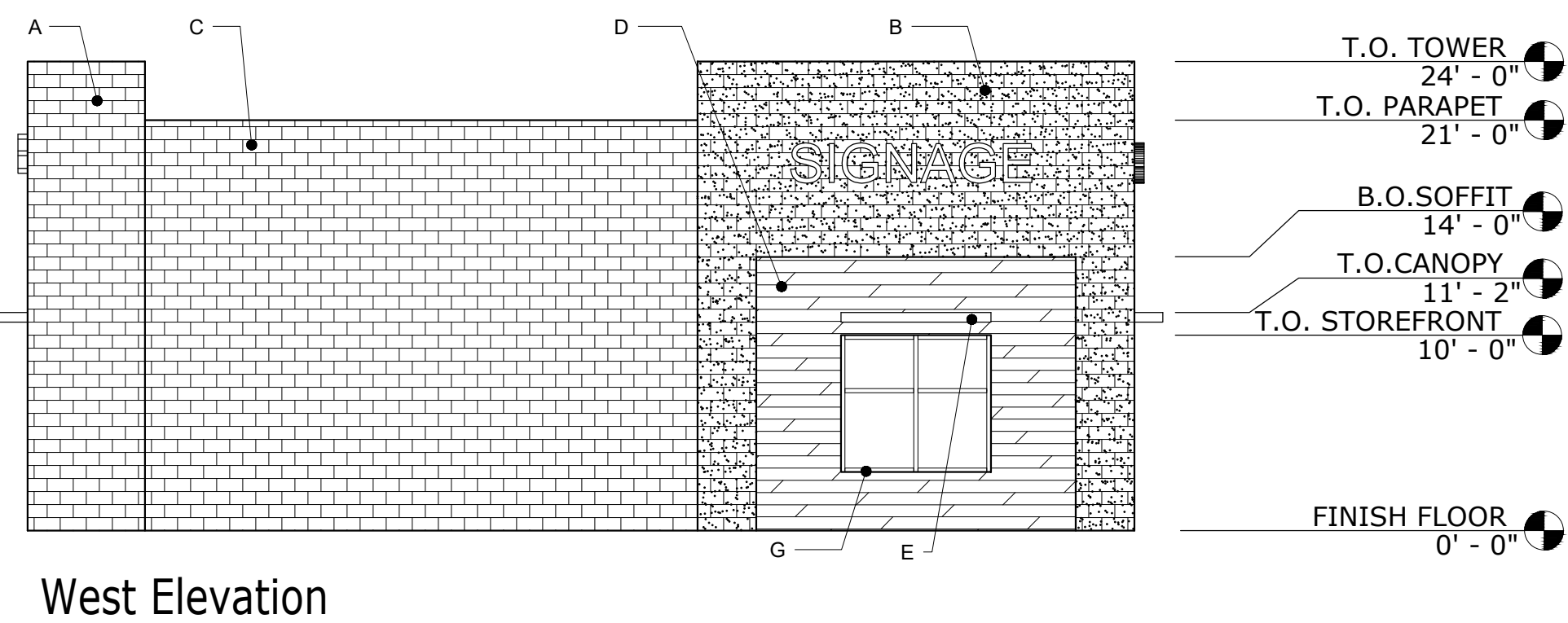
North Elevation



East Elevation



South Elevation



West Elevation

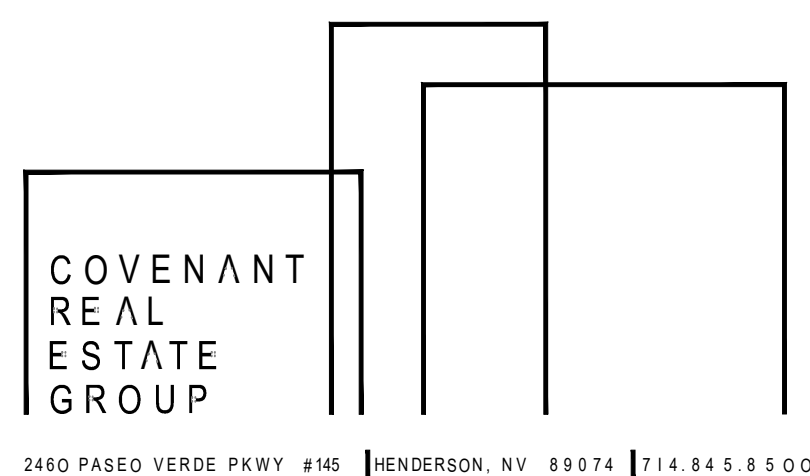
- T.O. TOWER 24' - 0"
- T.O. PARAPET 21' - 0"
- T.O. MASONARY 19' - 0"
- B.O. SOFFIT 14' - 0"
- T.O. STOREFRONT 10' - 0"
- FINISH FLOOR 0' - 0"

- T.O. TOWER 24' - 0"
- T.O. PARAPET 21' - 0"
- T.O. CANOPY 12' - 6"
- FINISH FLOOR 0' - 0"

- T.O. TOWER 24' - 0"
- T.O. PARAPET 21' - 0"
- B.O. SOFFIT 12' - 0"
- T.O. STOREFRONT 10' - 0"
- FINISH FLOOR 0' - 0"

- T.O. TOWER 24' - 0"
- T.O. PARAPET 21' - 0"
- B.O. SOFFIT 14' - 0"
- T.O. CANOPY 11' - 2"
- T.O. STOREFRONT 10' - 0"
- FINISH FLOOR 0' - 0"

- DESIGN NOTES:
1. All mechanical components to be adequately screened with parapet roof.
  2. All signs to be submitted to Design Review for separate review and approval. Signage is shown for reference only.
  3. All exposed metal shall be prefinished or painted. metal trim and accents shall be MTL-1. All exposed electrical equipment, pipes and other building requirements shall be painted to match the wall surface behind. There shall be no exposed metal or stainless steel.
  4. See colored elevations for material and finish call outs.



# Conceptual Elevations

## Falcon Marketplace- Lot 7

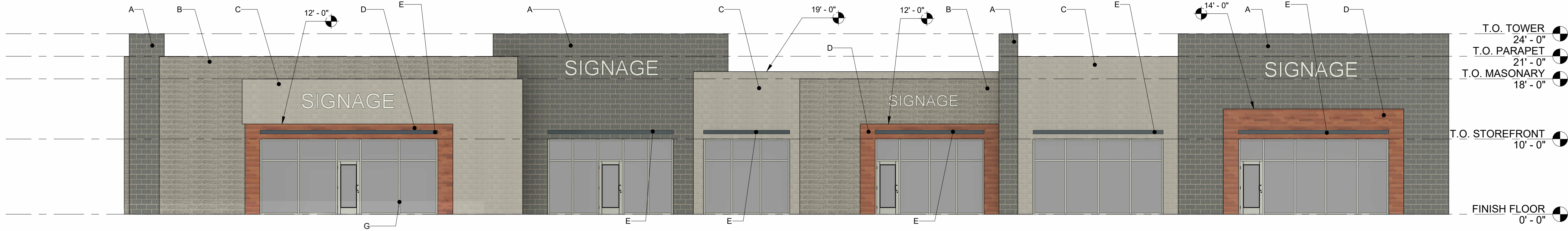
NWC E. Woodmen Road & Meridian Road  
Falcon, CO 80831

# A-1.2

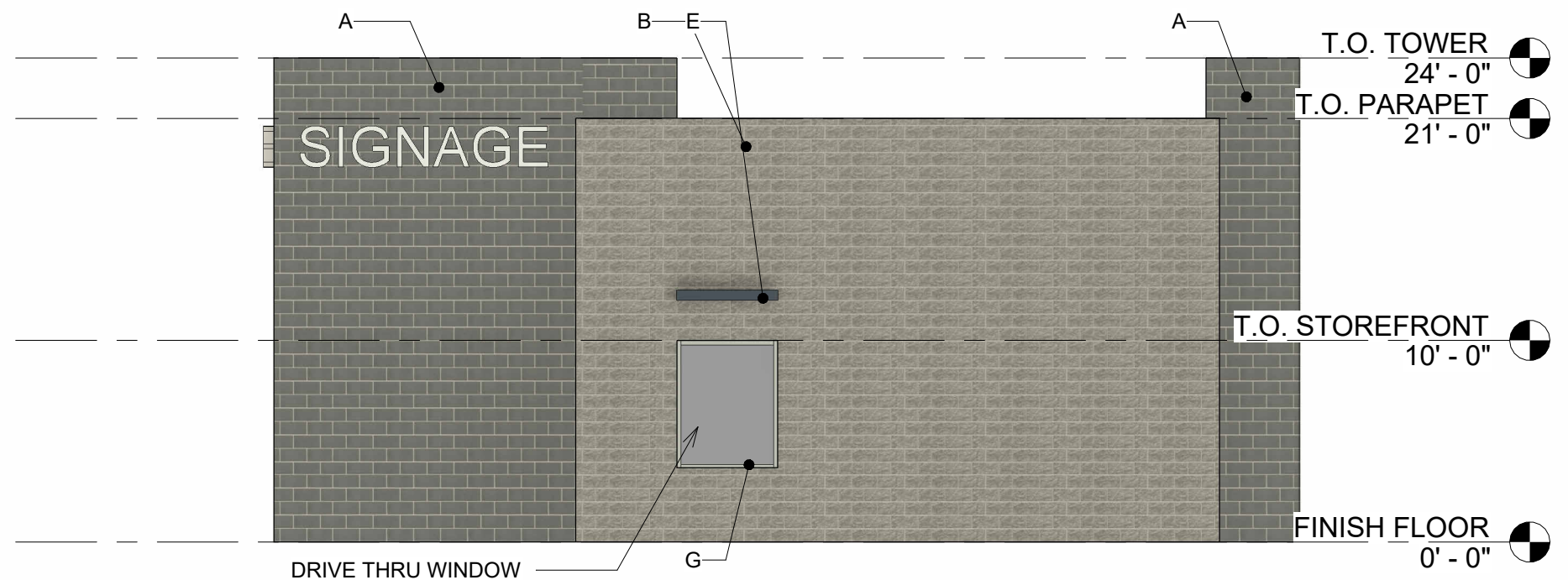
## BLACK AND WHITE ELEVATIONS

August 16, 2021 SCALE: 1/8"= 1'-0"  
LOCATION- BOX/2021/ COVENANT/ FALCON /CITY / PLANNING /1ST SUB/BW ELEVATIONS  
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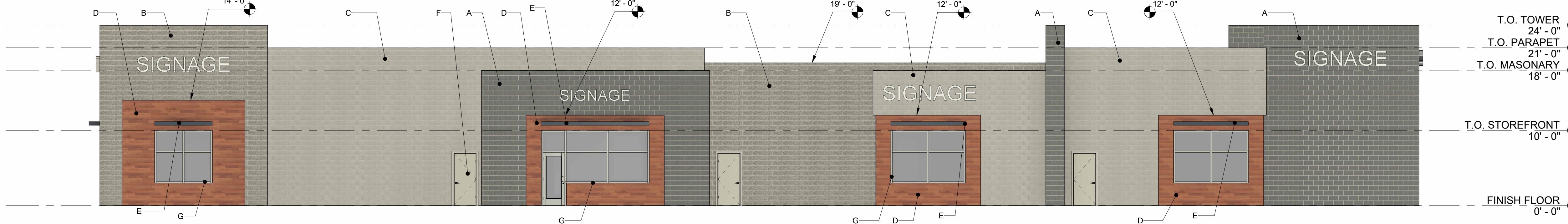




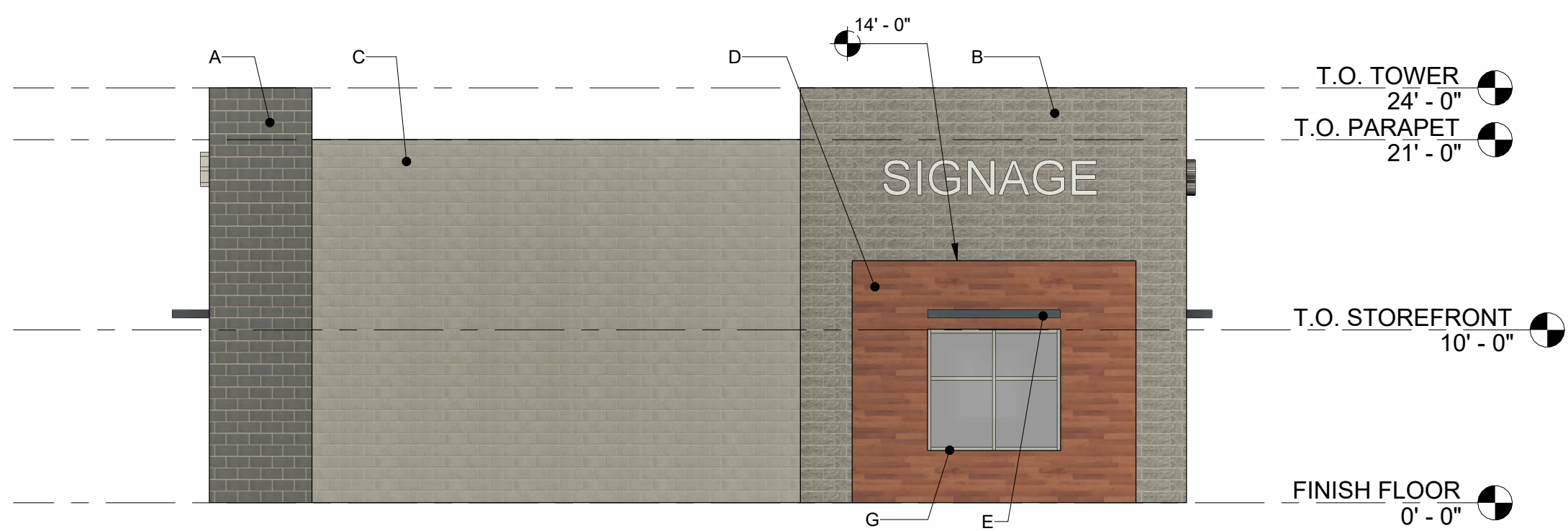
1 North  
1/8" = 1'-0"



2 East  
1/8" = 1'-0"




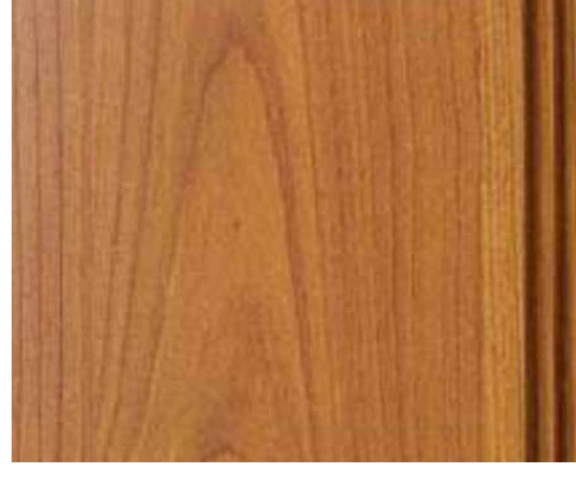





3 South  
1/8" = 1'-0"



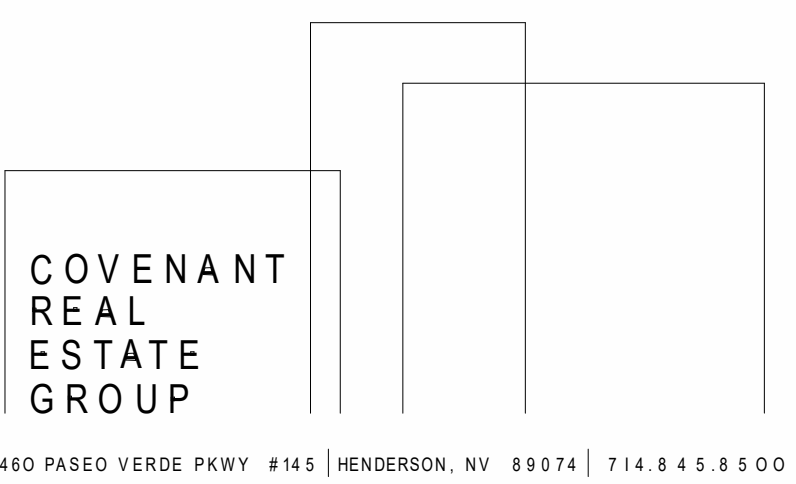
4 West  
1/8" = 1'-0"

MATERIAL LIST:

A		SMOOTH FACE CMU: BASALITE- 807 WR
B		SPLIT FACE CMU: BASALITE- 800 WR
C		SMOOTH FACE CMU: BASALITE- 900R
D		METAL SIDING: LONGBOARD- V GROOVE SIDING LIGHT CHERRY
E		PAINT: SW 6244 NAVAL
F		PAINT: SW 6244 MINDFUL GRAY
G		STOREFRONT: ANODIZED CLEAR ALUMINUM

L

PLEASE NOTE THAT THE COLORS SHOWN HERE ARE A GRAPHICAL REPRESENTATION TO SHOW CONTROLS IN MATERIALS ONLY. DUE TO THE NATURE OF ELECTRONIC MEDIA, COLORS MAY VARY DEPENDING ON COMPUTER OR PRINTER USED. ALL LANDSCAPE SHOWN IN THE RENDERINGS IS FOR REFERENCE PURPOSES, FOR THE ACTUAL LANDSCAPE SEE THE LANDSCAPING PLANS.

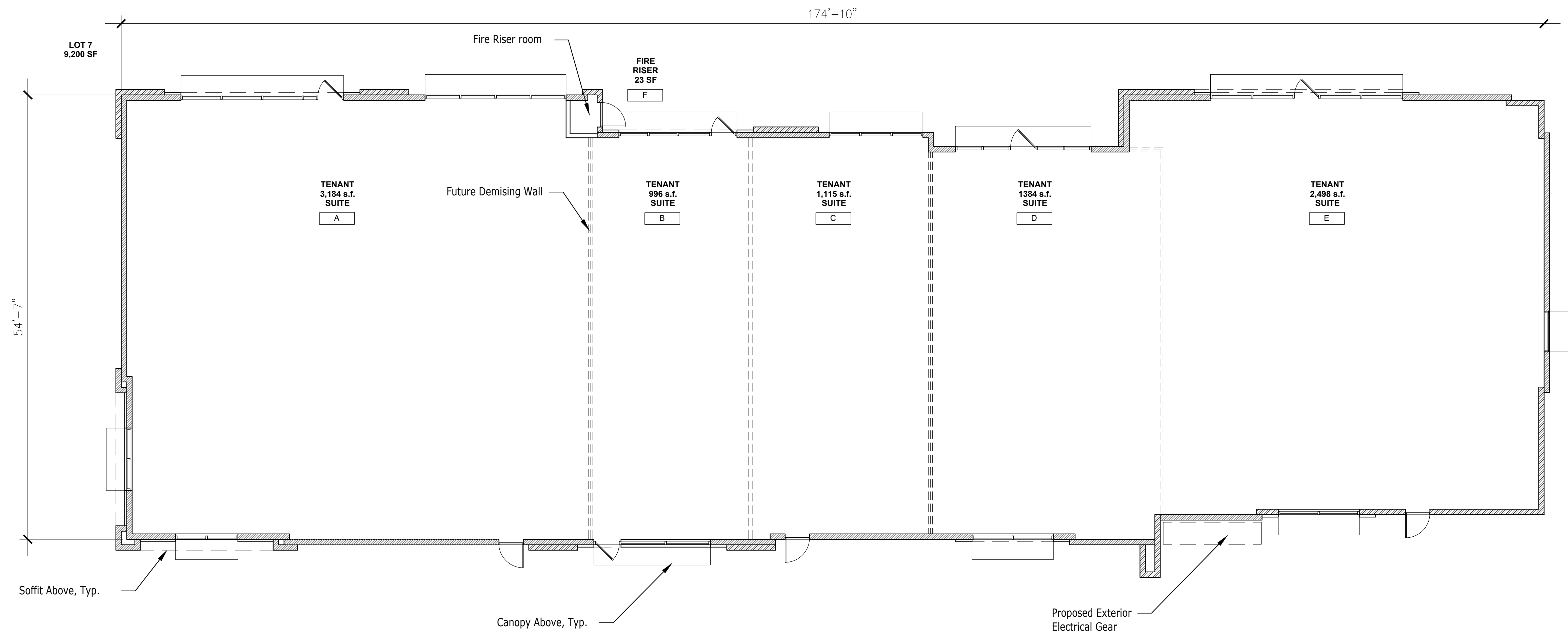


Falcon Marketplace- Lot 7  
NWC E. Woodmen Road & Meridian Road  
Falcon, CO 80831

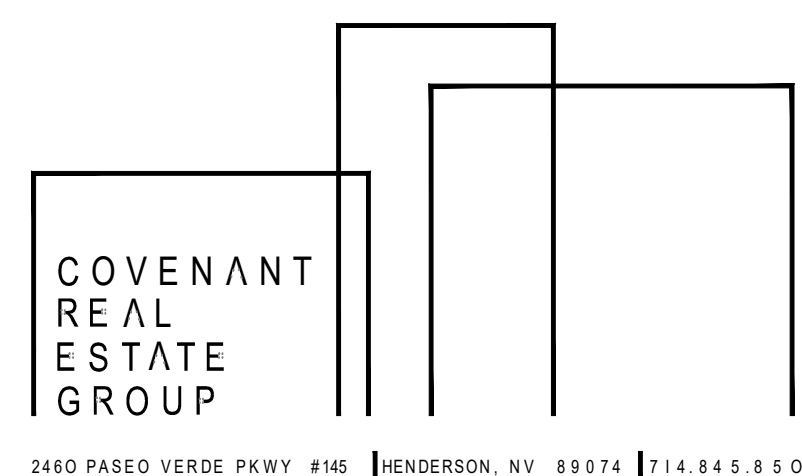
A-1  
ELEVATIONS- MATERIALS

June 25, 2021 SCALE: nts  
LOCATION- BOX / 2021/ COVENANT/ FALCON/CITY/PLANNING/ELEVATIONS  
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Proposed Floor Plan  
Scale: 1/8" = 1'-0"



# Conceptual Floor Plan

## Falcon Marketplace- Lot 7

### NWC E. Woodmen Road & Meridian Road

### Falcon, CO 80831

# A-2

## FLOOR PLAN

August 16, 2021 SCALE: 1/8" = 1'-0"

LOCATION- BOX/2021/ COVENANT/ FALCON /CITY / PLANNING /1ST SUB/FLOOR PLAN  
The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of COVENANT GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from COVENANT GROUP ©2021.