

LOT 7, FALCON MARKETPLACE

A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 13S, RANGE 65W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
DEVELOPMENT PLAN



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:
FALCON COVENANT GROUP
2044 CALIFORNIA AVE
CORONA CA 92881

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

ISSUE	DATE
INITIAL ISSUE	08/27/2021
LATEST ISSUE	10/19/2021
REVISED	4/22/2022

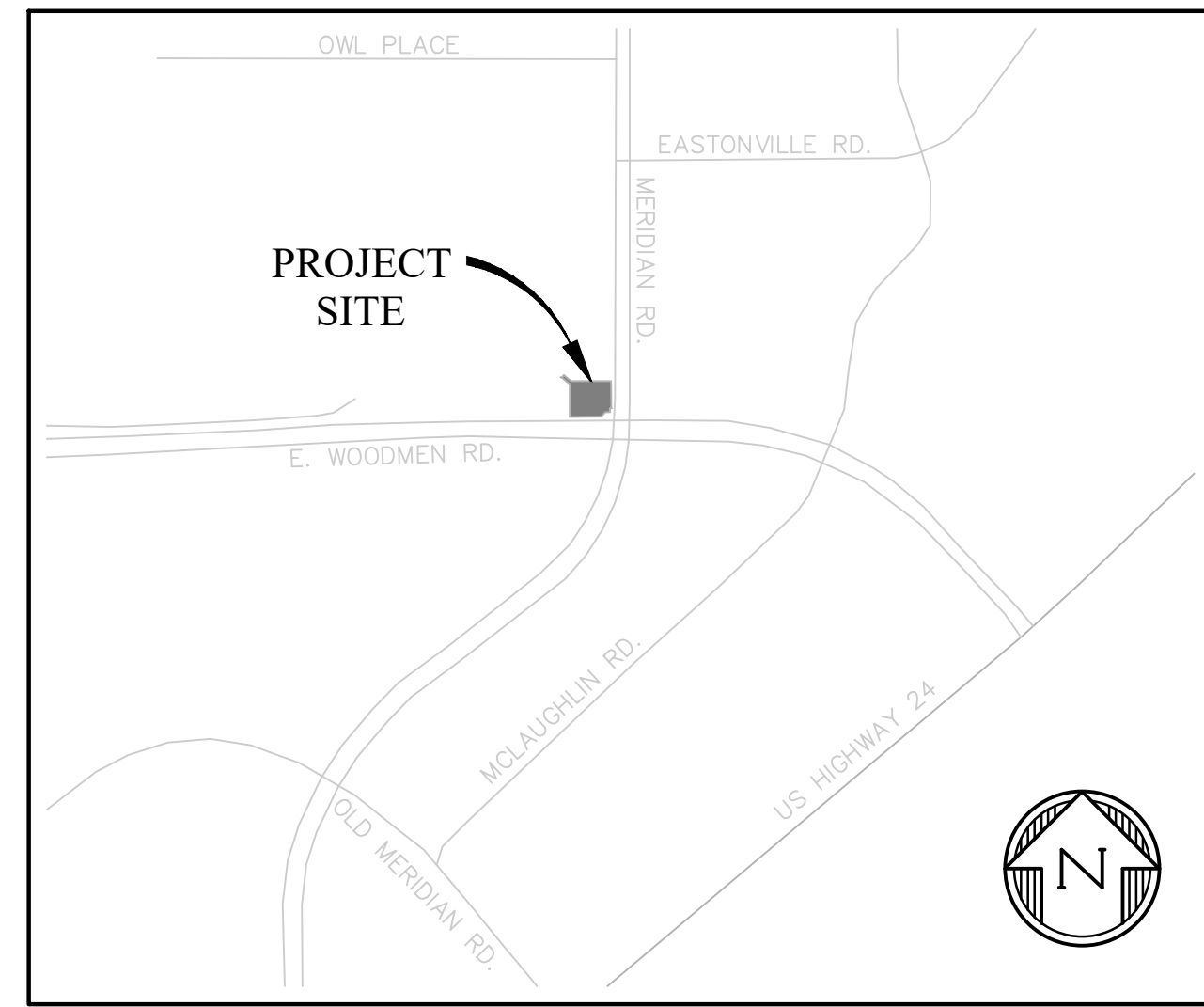
DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 20988-09-CV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

DEVELOPMENT PLAN COVER SHEET
PROJECT NO. 20988-09CSCV
DRAWING NO.

CV

SHEET: 1 OF 2



VICINITY MAP
NTS

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 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018.

A CLOMR 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 LOMR 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.
- OWNER IS AWARE THAT THE ACCESS PERMITS (AP211569, AP21170) ARE SUBJECT TO CONDITIONS OF APPROVAL.

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.

SITE/BUILDING DATA:

OWNER: EVERGREEN - MERIDIAN & WOODMEN LLC
2390 E. CAMELBACK RD, STE 410,
PHOENIX, AZ 85108
rperkins@evgre.com

APPLICANT: FALCON COVENANT GROUP
2044 CALIFORNIA AVE., CORONA CA 92881
Margetich@pacden.com

TAX SCHEDULE NUMBER: 5301403003

PROPERTY ADDRESS: 7555 FALCON MARKET PLACE
FALCON, CO

DEVELOPMENT PLAN/LOT AREA: 1.643 AC +/-
LOT AREA COVERAGE: 47% (0.78 AC.)
OPEN SPACE: 31%
LANDSCAPING: 22%
IMPERMEABLE SURFACE: 47%

ZONING: (EXISTING & PROPOSED) CR

LAND USE: VACANT LAND (EXISTING)
MULTI-TENANT COMMERCIAL (PROPOSED)

DRAINAGE BASIN: FALCON

BUILDING CONSTRUCTION TYPE: V, SPRINKLED

BUILDING AREA: 9,500 SF

BUILDING HEIGHT ALLOWED: 50'
PROPOSED: 24'

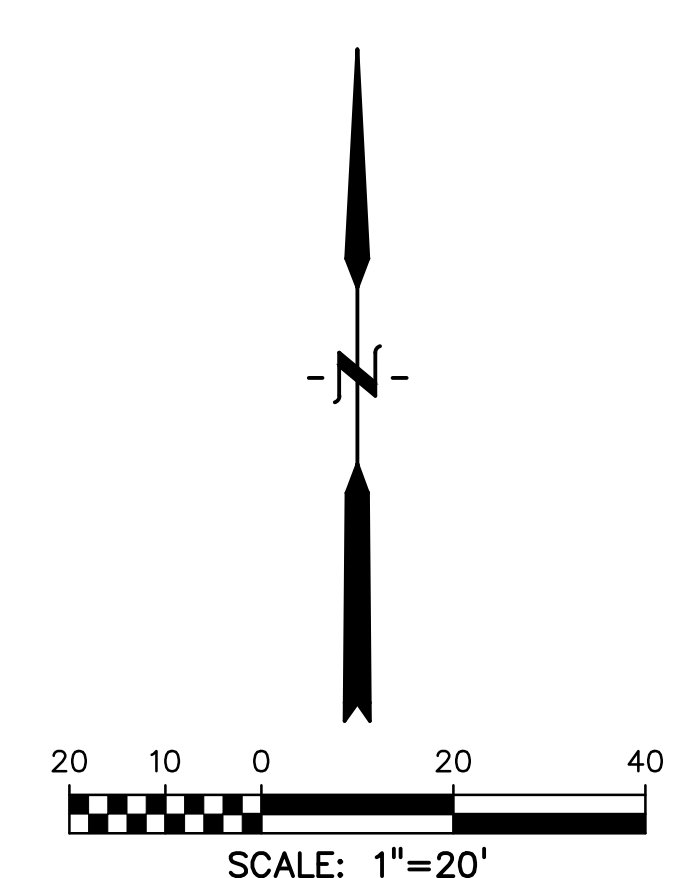
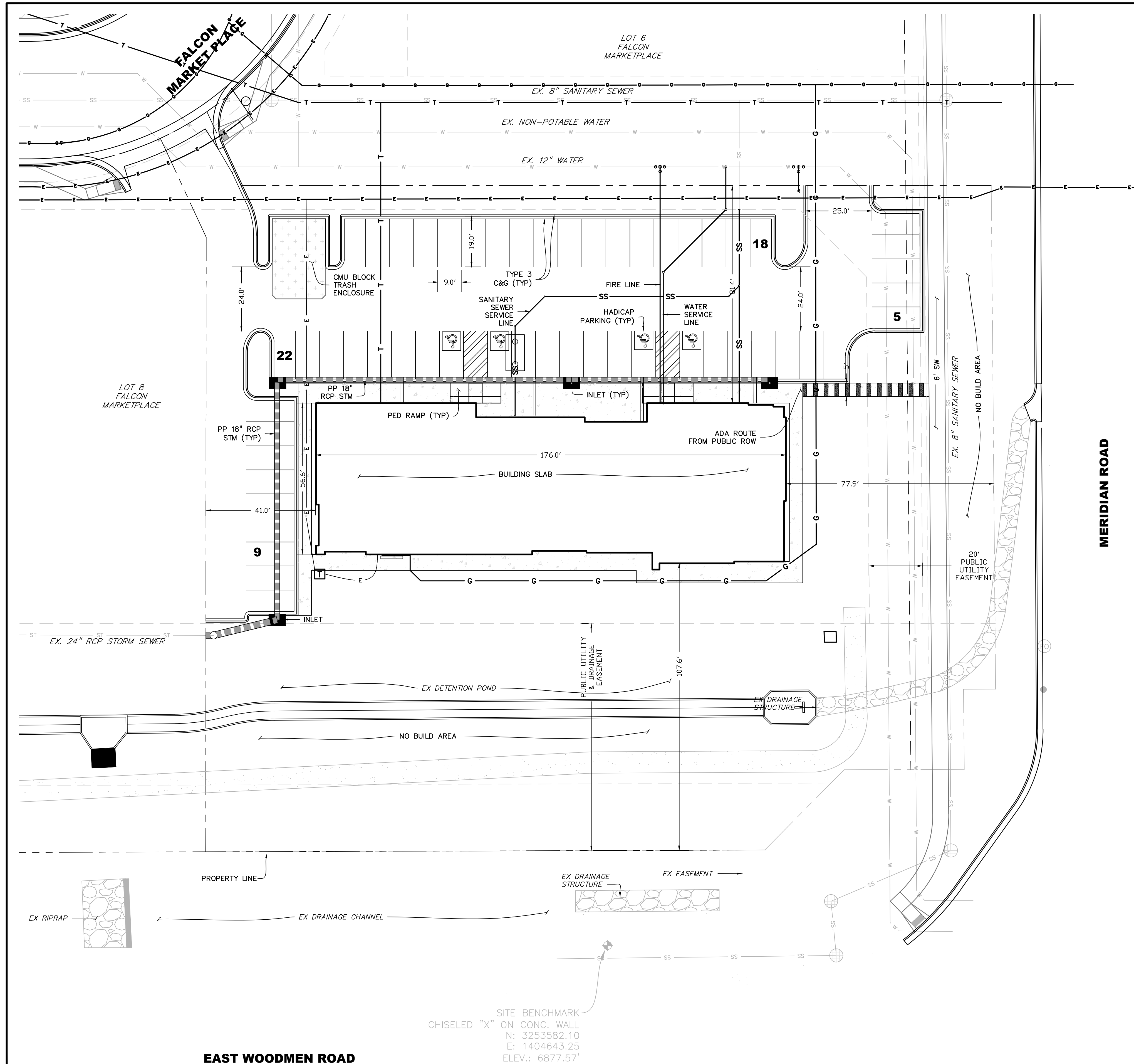
PARKING:

TENANT 1 DENTAL OFFICE 3,200 SF 1 PER 200 = 16
TENANT 2 NAIL SALON 2,500 SF 1 PER 200 = 12.5
TENANT 3 MATTRESS STORE 3,800 SF 1 PER 600 = 6.3

TOTAL REQUIRED 34.8
TOTAL PROPOSED 54 (INC. 4 ADA STALLS)

SHEET INDEX

SHT1 CV DEVELOPMENT PLAN COVER SHEET
SHT2 USP UTILITY & SITE PLAN



LEGEND

PROPERTY LINE.....

EASEMENT & ROW.....

SIGN.....

EX SANITARY SEWER..... SS

EX STORM SEWER..... ST

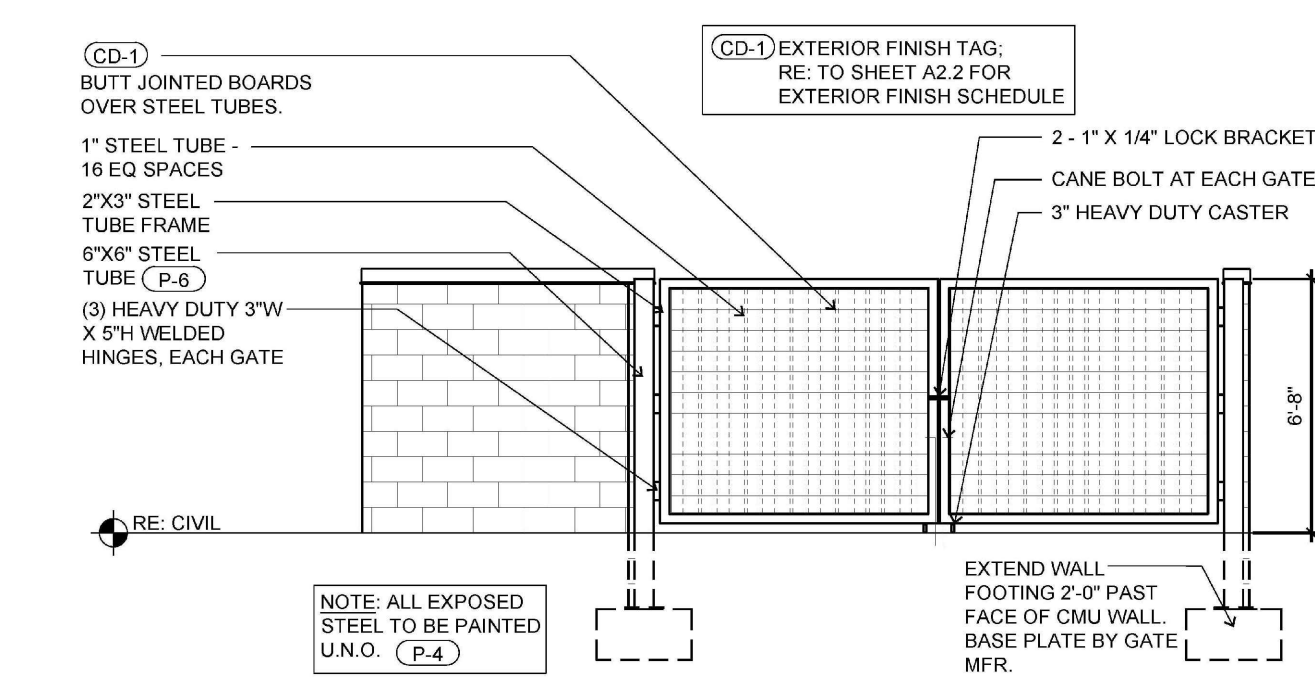
EX WATER..... W

ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....

NUMBER OF PARKING STALLS..... **7**

ABBREVIATION

ADA	AMERICANS WITH DISABILITIES ACT
C&G	CURB AND GUTTER
DWA	DETECTABLE WARNING AREA
EX	EXISTING
PED	PEDESTRIAN
PP	PROPOSED
ROW	RIGHT OF WAY
STD	STANDARD
STM	STORM
SW	SIDEWALK
TYP	TYPICAL



TRASH ENCLOSURE DETAIL
NTS

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

UTILITY & SITE PLAN

PROJECT NO. 20988-09CSCV
 DRAWING NO.

USP

EAST WOODMEN ROAD

SITE BENCHMARK
 CHISELED "X" ON CONC. WALL
 N: 3253582.10
 E: 1404643.25
 ELEV.: 6877.57'

