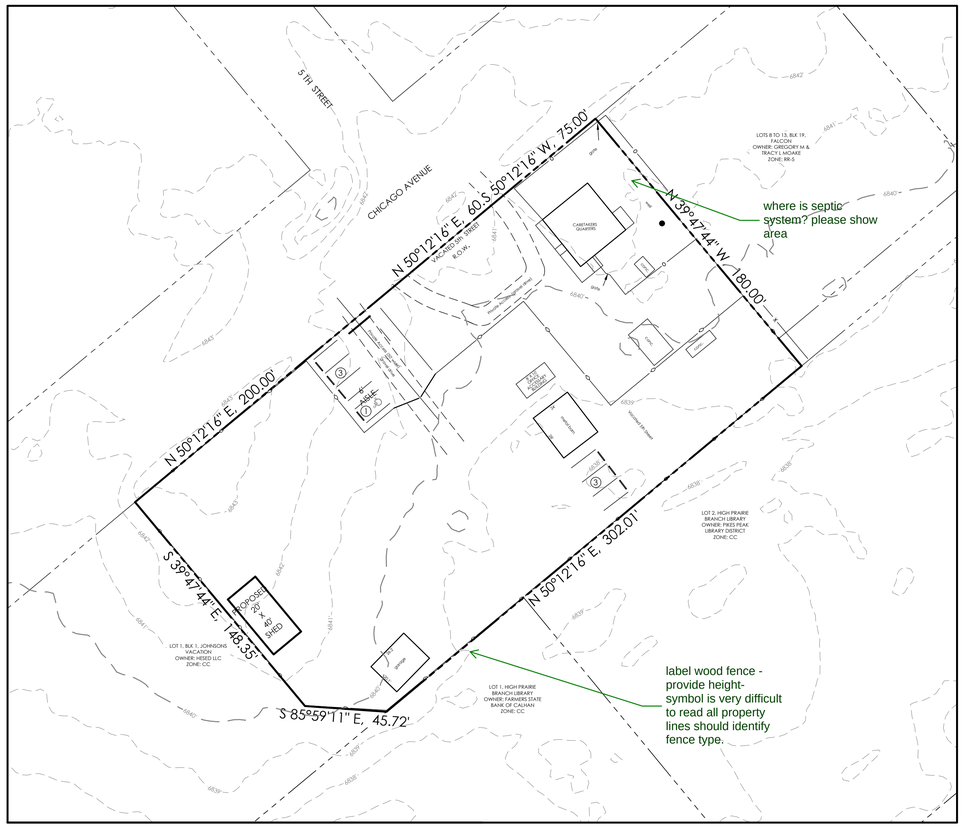
SITE DEVELOPMENT PLAN

FOR

9025 CHICAGO AVENUE

LOCATED IN SECTION 12, TOWNSHIP13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION

LOTS 14, 15 AND 16 IN BLOCK 19, AND LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 20, ALL IN THE TOWN OF FALCON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37, AND THAT PORTION OF VACATED 5TH STREET, AND THAT PORTION OF VACATED ALLEY LYING ADJACENT TO THE SUBJECT PROPERTY, AS SHOWN ON RESOLUTION NO. 93-165, LAND USE NO. 40, RECORDED JUNE 25, 1993 IN BOOK 6201 AT PAGE 381, COUNTY OF EL PASO, STATE OF COLORADO.

SITE DATA

OWNER/DEVELOPER
WILLIAM L MIERKEY
9025 CHICAGO AVENUE
PEYTON, CO 80831

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

SURVEYOR
ALESSI and ASSOCIATES, INC.
2980 BROADMOOR ROAD
COLORADO SPRINGS, CO 80906
(719) 448-0844

ZONING
COMMERCIAL COMMUNITY (CC)

TRACT SIZE
1.37 ACRES

USE
FENCING MATERIAL COVERED STORAGE, OUTDOOR MANEUVERING & STORAGE AREA, AND OFFICE ACCESSORY BUILDING.

TAX SCHEDULE NO.
53121 11 005

PROPERTY ADDRESS
9021 Chicago Avenue
(Proposed Shed)

COVERAGE DATA:

GROSS BUILDING	=	3,174 SF
PERVIOUS 6.5%	=	3,655 SF
IMPERVIOUS 93.5%	=	53,022 SF
TOTAL 100.0%	=	56,677 SF

PARKING SCHEDULE:

REQUIRED PARKING

80 SF OFFICE @ 1 SPACE/ 300 SF = 1 SPACE

PROVIDED PARKING

3 EMPLOYEE SPACES, 3 VISTOR SPACES, & 1 HANDICAP SPACE FOR A TOTAL OF 7 SPACES

BUILDING CONSTRUCTION TYPE :

1 - STORAGE SHED

SETBACKS:

FRONT:	25'
REAR:	0'
SIDE:	0'

LIGHTING:

NO AREA LIGHTING PROPOSED.

ADA NOTE

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.

FLOODPLAIN STATEMENT

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED ZONE X (AREA OF MINIMAL FLOOD HAZARD AREA) AS DENOTED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041 C0561G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO TRACT 11, VALLEY GARDENS, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY ALESSI and ASSOCIATES INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD '88.

3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

DEVELOPMENT NOTES

1. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR 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 (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT TIME OF FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO INSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

All equipment and vehicles exceeding the height of the fence shall be stored on the rear ⅓ of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.

Add solar lighting will be provided for employee and customer parking.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING	PROPOSED
5985 INDEX CONTOUR	5985 INDEX CONTOUR
84 INTERMEDIATE CONTOUR	84 INTERMEDIATE CONTOUR
CONCRETE AREA	CONCRETE AREA
ASPHALT AREA	ASPHALT AREA
CURB AND GUTTER	CURB AND GUTTER
BUILDING/ BUILDING OVERHANG	BUILDING/ BUILDING OVERHANG
DECK	DECK
RETAINING WALL - SOLID/ ROCK	RETAINING WALL - SOLID ROCK
SIGN	SIGN
BOLLARD	BOLLARD
WOOD FENCE	2515 LARAMIE DRIVE BUILDING ADDRESS
CHAIN LINK FENCE	(100) UNIT ADDRESS
BARBED WIRE FENCE	FIRE LANE
TREE (EVERGREEN/DECIDUOUS)	FUTURE BUILDING AND PARKING AREA
SHRUB	
ROCK	
ELECTRICAL TRANSMISSION TOWER	

some of the opaque fencing is painted with a landsape mural- identify which property lines the landscape fence is located

symbols are not distinguishable when on property line so please label map. Is any fencing to be removed?

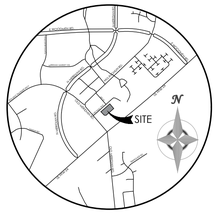
ABBREVIATION LEGEND

ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY
(C)	CATCH CURB
(S)	SPILL CURB

SHEET INDEX

SITE DEVELOPMENT PLAN

SHEET	TITLE	DRAWING
DP 1.1	COVER SHEET	61214-DEV-CS
DP 2.1	SITE PLAN	61214-DEV-SP



VICINITY MAP

NOT TO SCALE

BENCHMARK

N

10 0 50 100 200

1" = 70'

MVE INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

9025 CHICAGO AVENUE COVER SHEET

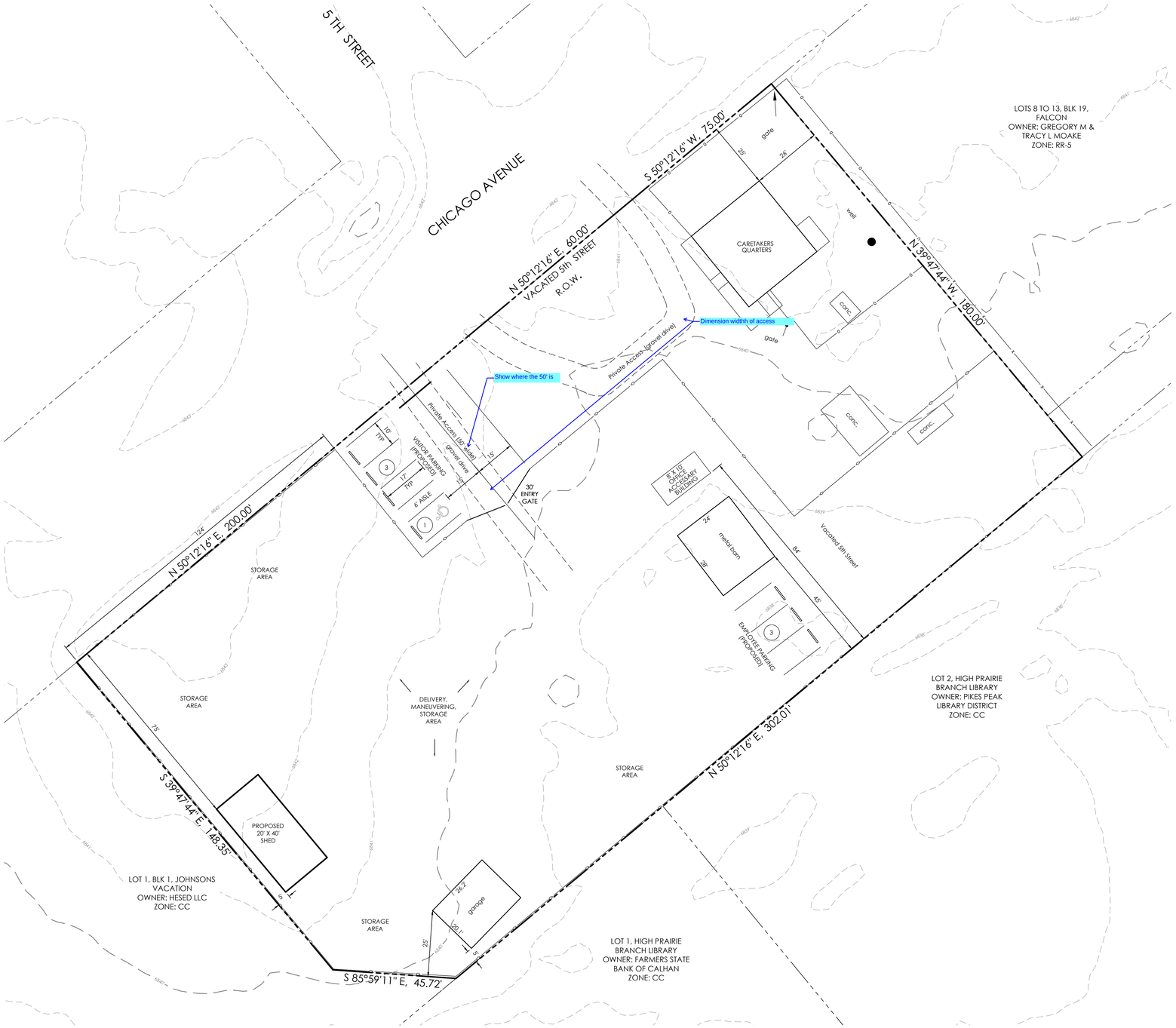
DP 1.1 MVE PROJECT **61214**

MVE DRAWING **DEV - CS**

OCTOBER 14, 2026

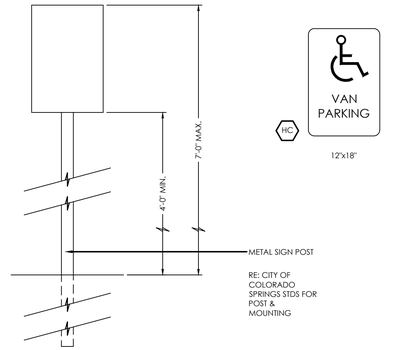
SHEET 1 OF 2

SITE DEVELOPMENT PLAN
FOR
9025 CHICAGO AVENUE
LOCATED IN SECTION 12, TOWNSHIP13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



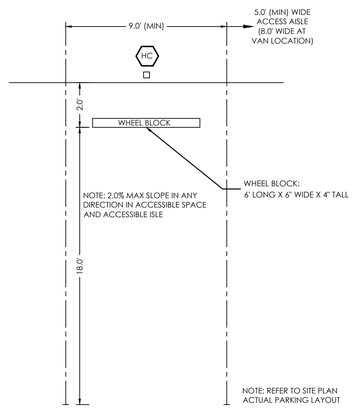
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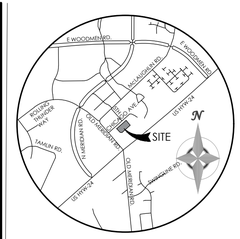


1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
3. REMOVE EXISTING SIGNS AND REUSE WHERE APPLICABLE (NOT SHOWN).
4. STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

SITE SIGNAGE
SCALE 1" = 1'



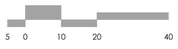
STANDARD/ HANDICAP PARKING SPACE
SCALE 1" = 4'



VICINITY MAP
NOT TO SCALE

BENCHMARK





1" = 20' 1:240

MVE INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS
61214

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

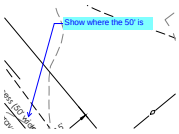
9025 CHICAGO AVENUE
SITE DEVELOPMENT PLAN

MVE PROJECT DEV
MVE DRAWING DEV - SP

OCTOBER 14, 2026
SHEET 2 **OF** 2

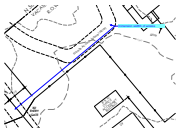
V3_site dev plan.pdf Markup Summary

CDurham (2)



Subject: Callout
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Date: 11/13/2026 4:06:35 PM
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Color:
Layer:
Space:

Show where the 50' is



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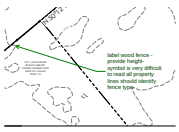
Dimension widthh of access

dsdparsons (7)

Add solar lighting will be provided for employee and customer parking.

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Author: dsdparsons
Date: 11/16/2026 5:27:54 PM
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Layer:
Space:

Add solar lighting will be provided for employee and customer parking.



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Author: dsdparsons
Date: 11/16/2026 5:24:42 PM
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Layer:
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label wood fence - provide height- symbol is very difficult to read all property lines should identify fence type.



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Date: 11/16/2026 5:25:43 PM
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Layer:
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where is septic system? please show area



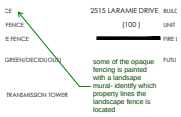
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Add



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Color:
Layer:
Space:

some of the opaque fencing is painted with a landsape mural- identify which property lines the landscape fence is located

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Layer:
Space:

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