Include a scale.

Include a signature block for the PCD Director a minimum of 1" x 2"

LOCATE and MARK EXISTING PROPERTY CORNERS
(THIS IS NOT A PROPERTY SURVEY)

Show where the sign will be located on the fence.

Show were landscape areas are to be located.

Show location of existing water infrastructure.

Please include a vicinity map.

LEGEND

—o—o— Chainlink Fence
—▢— Wood Fence
—X—X— Wire Fence
● Fnd. Monument - Pipe
—┼— Overhead Power Line

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

Provide setback distances from each structure to the property lines.

Please call out this roadway (ownership, ROW) Public or private

Chicago Avenue

Clarify what is existing and what is proposed. The drainage report states that the only change is to add a 20'x40' shed but the letter of intent and this plan seem to indicate more proposed work. It needs to be clear throughout what is existing and what is proposed. We need to know the total site disturbance.

Items 1-13 of the checklist are to be included in a summary data table. A few of the items are scattered around the page, but this sheet still must include the following information:
1. Owner/Applicant name, telephone number, and email.
2. Property tax schedule number
3. Lot/parcel size
4. Lot area coverage calculation
5. Zoning
6. TOTAL gross building square footage
7. Open space, landscaping, and impermeable surface percentage
8. Parking computations (required and provided)

House Detail:
Not to Scale

single-level frame
32.5
33.8'
33.8' conc.
32.5' conc.
conc.
conc.
cov'd. conc.
wood deck

4 Parking Spaces 10 x 22
2 Handicap Parking Spaces 16 x 22
well
gate
Block 19
Lot 14
Lot 15
Lot 16
gate
conc.
conc.
conc.
180.00'
335.00'
gravel drive
to Entry Gate
30' Entry Gate
Scale Area
Vacated 5th Street
24 metal barn 28'
Lot 3
Lot 4
Lot 1
Lot 2
20' Handicap Gate
5' ADA Path
Lot 5
Lot 6
Lot 7
Lot 8
Block 20
20' Vacated Alley
Employee Operations Packaging
pipe
Display Area 72 x 25'
5' ADA Path
Shed 20' x 40'
Display Area
148.35'
45.72'
rebar
rebar
rebar
rebar
302.00'
10' x 10' Trash Enclosure Solid Fence
(6) 11' x 22' Parking Spaces
Concrete Products Shed
26.2'
20.1'

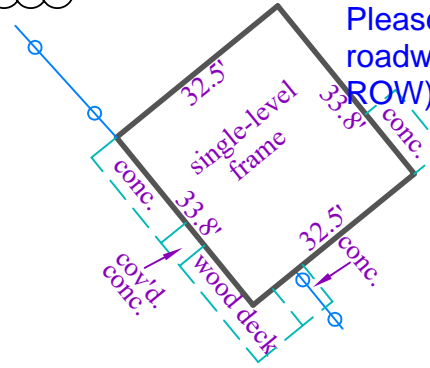Scale: 1" = 60'

Provide height of all fencing on the site.

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. 93-166, Land Use No. 40, recorded June 25, 1993 in Book 6201 at Page 381, County of El Paso, State of Colorado.

The following note should be added prior to PCD approval:
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.
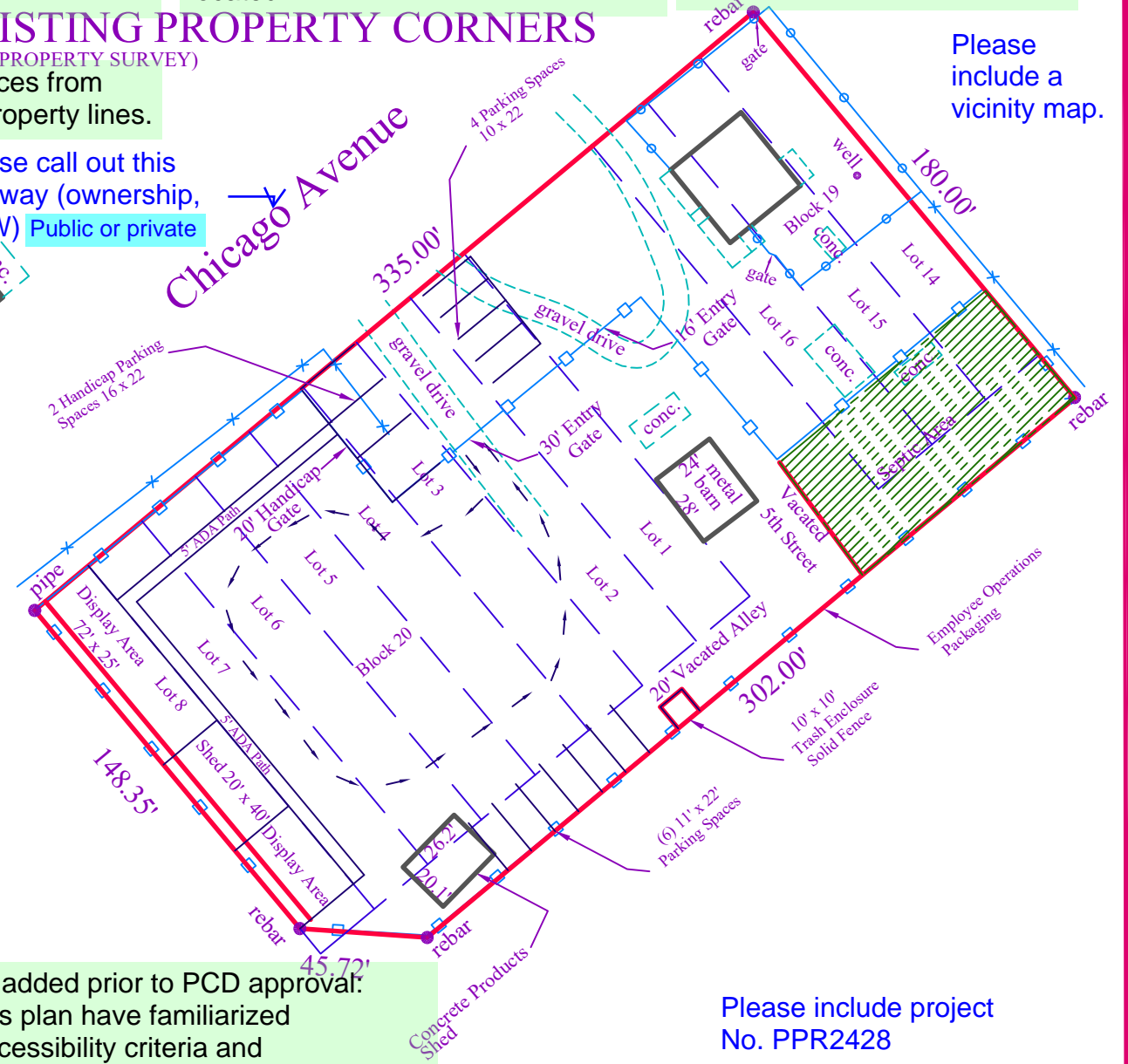
PREPARED BY:

ALESSI and ASSOCIATES, Inc.
APPRAISERS ● ENGINEERS ● SURVEYOR'S
2989 Broadmoor Valley Road   Tele. 719/540-8832
Colorado Springs, CO 80906   Fax 719/540-2781

Please include project No. PPR2428

PURPORTED STREET ADDRESS:
9025 Chicago Avenue
DATE: 3/8/2023
CLIENT: Mierkey
JOB NUMBER: 231076

v1_Site Development Plan - REDLINES.pdf Markup Summary

Callout (2)

Subject: Callout
Page Label: 1
Author: HaoVo
Date: 8/28/2024 8:32:49 AM
Status:
Color: 🟦
Layer:
Space:

Please call out this roadway (ownership, ROW)

Subject: Callout
Page Label: 1
Author: HaoVo
Date: 8/28/2024 8:33:42 AM
Status:
Color: 🟦
Layer:
Space:

Please include project No. PPR2428

Stamp - Stormwater Comment Legend (1)

Subject: Stamp - Stormwater Comment Legend
Page Label: 1
Author: Mikayla Hartford
Date: 8/26/2024 10:25:12 AM
Status:
Color: 🟧
Layer:
Space:

SW - Textbox (1)
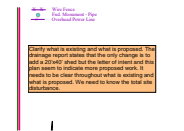
Subject: SW - Textbox
Page Label: 1
Author: Mikayla Hartford
Date: 8/26/2024 10:34:57 AM
Status:
Color: ⬛
Layer:
Space:

Clarify what is existing and what is proposed. The drainage report states that the only change is to add a 20'x40' shed but the letter of intent and this plan seem to indicate more proposed work. It needs to be clear throughout what is existing and what is proposed. We need to know the total site disturbance.

Text Box (11)

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:26:54 PM
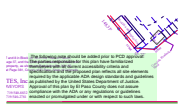**Status:**
Color: ⬛
Layer:
Space:

Items 1-13 of the checklist are to be included in a summary data table. A few of the items are scattered around the page, but this sheet still must include the following information:
1. Owner/Applicant name, telephone number, and email.
2. Property tax schedule number
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8. Parking computations (required and provided)

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:32:11 PM
Status:
Color: ■
Layer:
Space:

Provide height of all fencing on the site.

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:36:41 PM
Status:
Color: ■
Layer:
Space:

The following note should be added prior to PCD approval:
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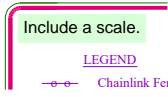
Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:39:42 PM
Status:
Color: ■
Layer:
Space:

Include a scale.
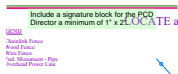
Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:39:47 PM
Status:
Color: ■
Layer:
Space:

Include a signature block for the PCD Director a minimum of 1" x 2".

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:40:49 PM
Status:
Color: ■
Layer:
Space:

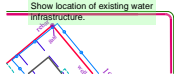Provide setback distances from each structure to the property lines.

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:41:45 PM
Status:
Color: ■
Layer:
Space:

Show where the sign will be located on the fence.

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:43:05 PM
Status:
Color: ■
Layer:
Space:

Show were landscape areas are to be located.

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/27/2024 4:44:00 PM
Status:
Color: ■
Layer:
Space:

Show location of existing water infrastructure.

Subject: Text Box
Page Label: 1
Author: HaoVo
Date: 8/28/2024 8:33:17 AM
Status:
Color: ■
Layer:
Space:

Please include a vicinity map.

Subject: Text Box
Page Label: 1
Author: CDurham
Date: 8/28/2024 12:29:08 PM
Status:
Color: ■
Layer:
Space:

Public or private