

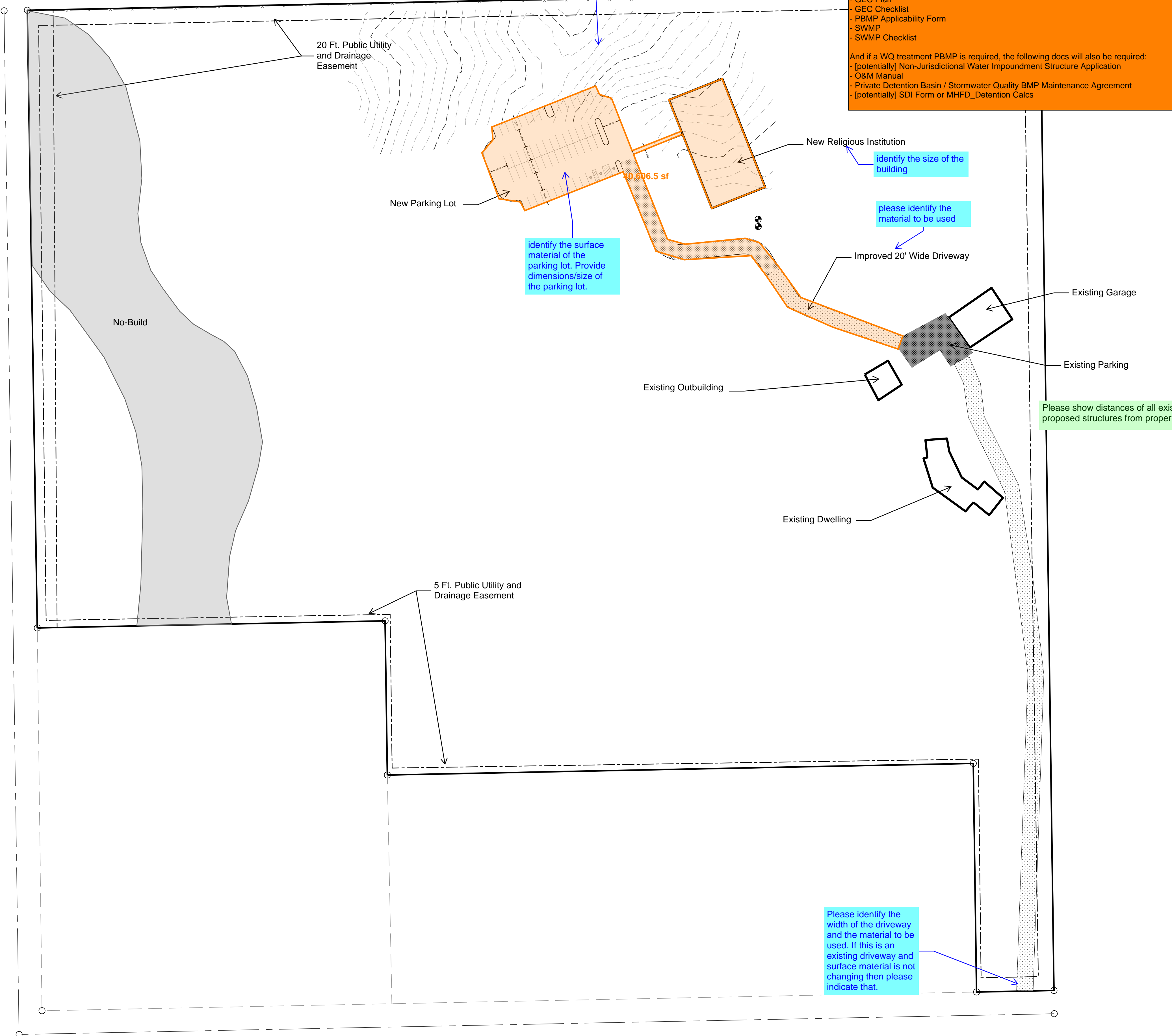
Please show the proposed grading necessary for the proposed improvements shown on this plan.

The proposed improvements by themselves (highlighted in orange) without any grading will disturb very close to 1ac of land (or above 1ac, depending on what the drawing scale ends up being. Per Daniel's comment below, the scale appears to be off). Once you show the grading on here, if it exceeds 1ac of disturbance, an ESQCP and its related documents (listed below) will be required.

- Construction Drawings (unless shown on GEC Plans)
- Drainage Report
- ESQCP
- FAE (unless no public improvements or PBMP)
- GEC Plan
- GEC Checklist
- PBMP Applicability Form
- SWMP
- SWMP Checklist

And if a WQ treatment PBMP is required, the following docs will also be required:

- [potentially] Non-Jurisdictional Water Impoundment Structure Application
- O&M Manual
- Private Detention Basin / Stormwater Quality BMP Maintenance Agreement
- [potentially] SDI Form or MHFD\_Detention Calcs



**General Notes**

- 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.
- FEMA 100-YR Floodplain not within site boundaries.

Tax Schedule No: 6111005003  
 Acreage: 28.52 Acres  
 Zoning: RR-5 (Residential Rural)  
 Legal: Lot 3 Walker Reserve

Parking Requirement: 1 Space per 200 square feet = 56 spaces required

Parking Requirements for Religious Institution are 1 space per 4 seats. Please include total number of seats.

You appear to be using parking calcs for Professional Office space?

Please show distances of all existing and proposed structures from property line.

**FOR REVIEW**

NO.	REVISION/ISSUE	DATE

VALENS CAPITAL, LLC  
 SITE DEVELOPMENT PLAN  
 3980 Walker Road, Colorado Springs, CO 80908  
 719-425-6111  
 donna.d.shell@gmail.com

VERTEX CONSULTING SERVICES, LLC  
 455 E PIKES PEAK AVENUE, SUITE 101  
 COLORADO SPRINGS, CO 80903  
 719-733-8605  
 nina.ruiz@vertexcos.com

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

\_\_\_\_\_  
 DIRECTOR

\_\_\_\_\_  
 DATE



Please identify the width of the driveway and the material to be used. If this is an existing driveway and surface material is not changing then please indicate that.

please verify the drawing scale as it does not appear correct

DATE: 12/27/23

SHEET  
**C1**