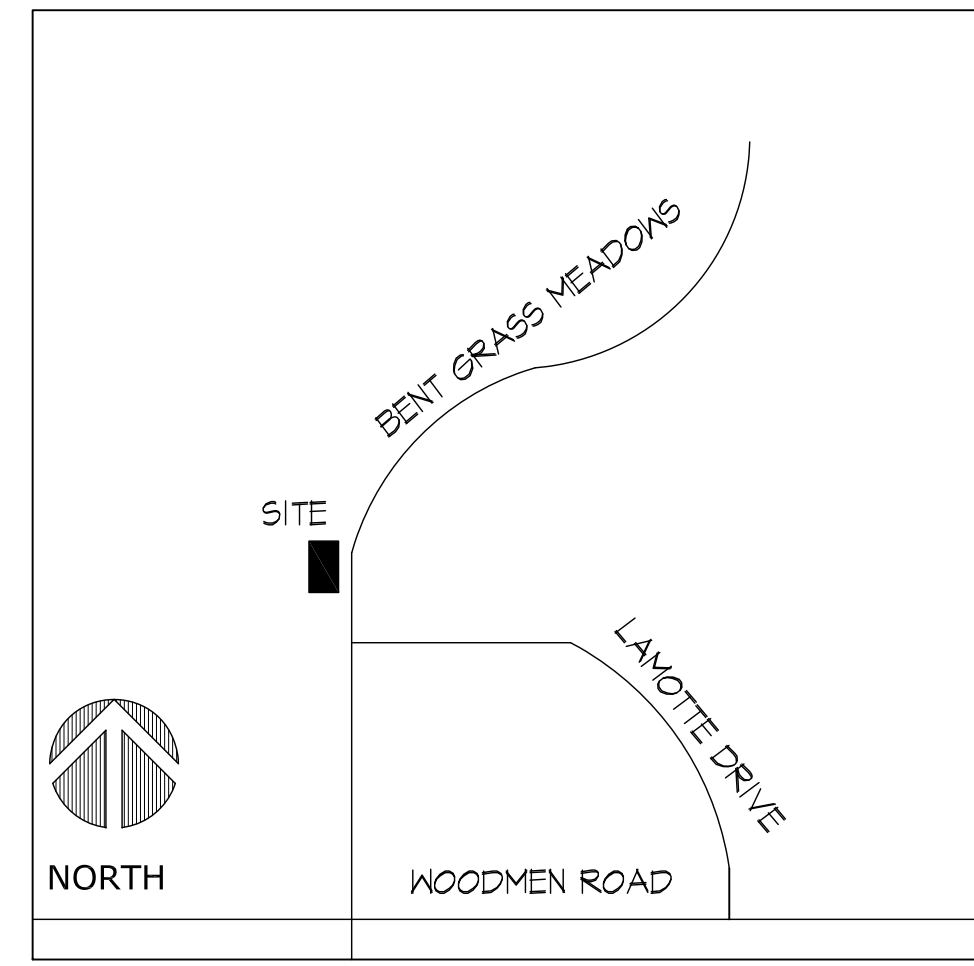


MAJOR DEVELOPMENT PLAN AMENDMENT

PART W 1/2 SEC 1, T 13 S, R 65 W, 6th PM FALCON, COLORADO



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land being a portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado, described as follows: Beginning at the Northwest corner of Laigo Business Center Filing No. 1 (Reception No. 205075726, El Paso County, Colorado records) (all bearings in this description are relative to the West line of the Southwest one-quarter of said Section 1, which bears North 00 degrees 16 minutes 02 seconds East "assumed"); Thence North 00 degrees 16 minutes 02 seconds East along said Section 1's Southwest one-quarter's West line, said line also being coincident with the Northerly extension of the Westerly line of said Filing, 501.15 feet; Thence South 89 degrees 43 minutes 58 seconds East, 493.97 feet to a point on the Westerly right-of-way line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.), as platted in said Filing; The following three (3) courses are along said Drive's Westerly right-of-way line: 1.) South 24 degrees 14 minutes 14 seconds West, 53.65 feet; 2.) On a curve to the left, said curve having a central angle of 23 degrees 58 minutes 12 seconds, a radius of 605.00 feet, an arc length of 253.11 feet; 3.) South 00 degrees 16 minutes 02 seconds West, 206.48 feet to the Northeast corner of Lot 1, said Filing; Thence North 89 degrees 42 minutes 50 seconds West along the Northerly line of said Lot 1, 420.00 feet to the Point of Beginning, County of El Paso, State of Colorado. And containing 5.004 acres

SETBACKS

BUILDING SETBACKS	LANDSCAPE SETBACKS
WOODMEN ROAD: 50 FEET	WOODMEN ROAD: 40 FEET
BENT GRASS MEADOWS DRIVE: 50 FEET	BENT GRASS MEADOWS DRIVE: 40 FEET
ANY OTHER PUBLIC STREET: 25 FEET	ANY OTHER PUBLIC STREET: 25 FEET
SIDE AND REAR: 5 FEET	SIDE AND REAR: 5 FEET

LOT COVERAGE

BUILDINGS:	THERE ARE NO ADDITIONAL NEW BUILDINGS ON THE SITE. EXISTING BUILDING TOTAL <u>84,178 S.F.</u>
OPEN SPACE:	5.0036 ACRES

PARKING:

PARKING PROVIDED:
3 REGULAR SPACES
1 ADA ACCESSIBLE SPACE
170 RV SPACES

ZONING

I-2

DEVELOPMENT SCHEDULE

FALL 2024

The traffic study indicated that 92 RV spaces are to be added for a total of 310 RV spaces when including the existing lot to the south. Please clarify the discrepancy otherwise provide an updated traffic impact study.

Please remove/revise this note as the driveway is asphalt and an asphalt area is listed below.

OWNER/DEVELOPER

FALCON STORAGE PARTNERS LLLC
4615 NORTH PARK DRIVE
COLORADO SPRINGS, COLORADO 80918-3857
RICHARD GRAHAM
PHONE: (719) 440-9414
EMAIL: grahaminvestments@gmail.com

APPLICANT

JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, SUITE 100
COLORADO SPRINGS, COLORADO 80907
JOHN DAVIS
PHONE: (719) 528-1177
EMAIL: john@jddg.info

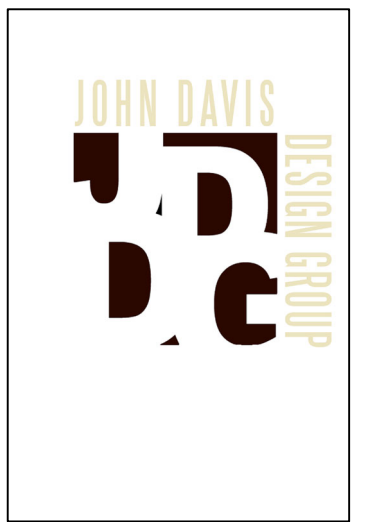
PLAN PREPARER

JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, SUITE 100
COLORADO SPRINGS, COLORADO 80907
JOHN DAVIS
PHONE: (719) 528-1177
EMAIL: john@jddg.info

PROJECT ADDRESS: 7630 BENT GRASS MEADOWS DRIVE
TAX SCHEDULE NUMBER: 53010-00-018
EXISTING LAND USE: STORAGE
PROPOSED LAND USE: RV STORAGE
MAXIMUM BUILDING HEIGHT: 50 FEET
LOT AREA: 217,957 S.F. (5.0036 ACRES)
NOTE:
THERE IS NO ASPHALT PAVEMENT ASSOCIATED WITH THIS PROJECT.
EXISTING BUILDING AREA: 84,178 S.F.
LANDSCAPE AREA: 39,012 S.F. (17.8% COVERAGE)
ASPHALT AREA: 1,514 S.F. (0.69%)

INDEX TO DRAWINGS

SDP 1.1	COVER SHEET
SDP 1.2	SITE DEVELOPMENT PLAN
SHEET 1 OF 4	GRADING AND EROSION CONTROL PLAN
SHEET 2 OF 4	GRADING AND EROSION CONTROL PLAN
SHEET 3 OF 4	EROSION CONTROL PLAN DETAILS
SHEET 3 OF 4	EROSION CONTROL PLAN DETAILS
L1.0	FINAL LANDSCAPE PLAN
L2.0	FINAL LANDSCAPE PLAN DETAILS
PP1.0	PHOTOMETRIC PLAN



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS

176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JOHN DAVIS ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

COVER SHEET

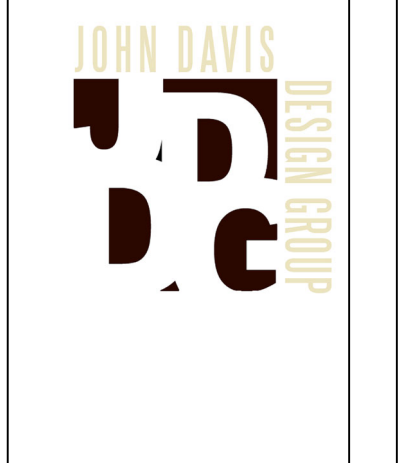
**NEW RV STORAGE FOR:
FALCON STORAGE
PART W 1/2 SEC 1, T 13 S, R 65 W, 6th PM
PEYTON, COLORADO**

PROJECT NO.	202129
DATE	JUNE 21, 2021
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
REVISED PER EL PASO COUNTY PLANNING DEPARTMENT COMMENTS OCTOBER 7, 2024	

SHEET

SDP1.1

FILE NUMBER PPR2232



JOHN DAVIS DESIGN GROUP

ARCHITECTS INTERIORS PLANNERS

176 TALAMINE COURT SUITE 100 COLORADO SPRINGS, COLORADO 80907 P 719/528-1177 F 719/444-8409

DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES

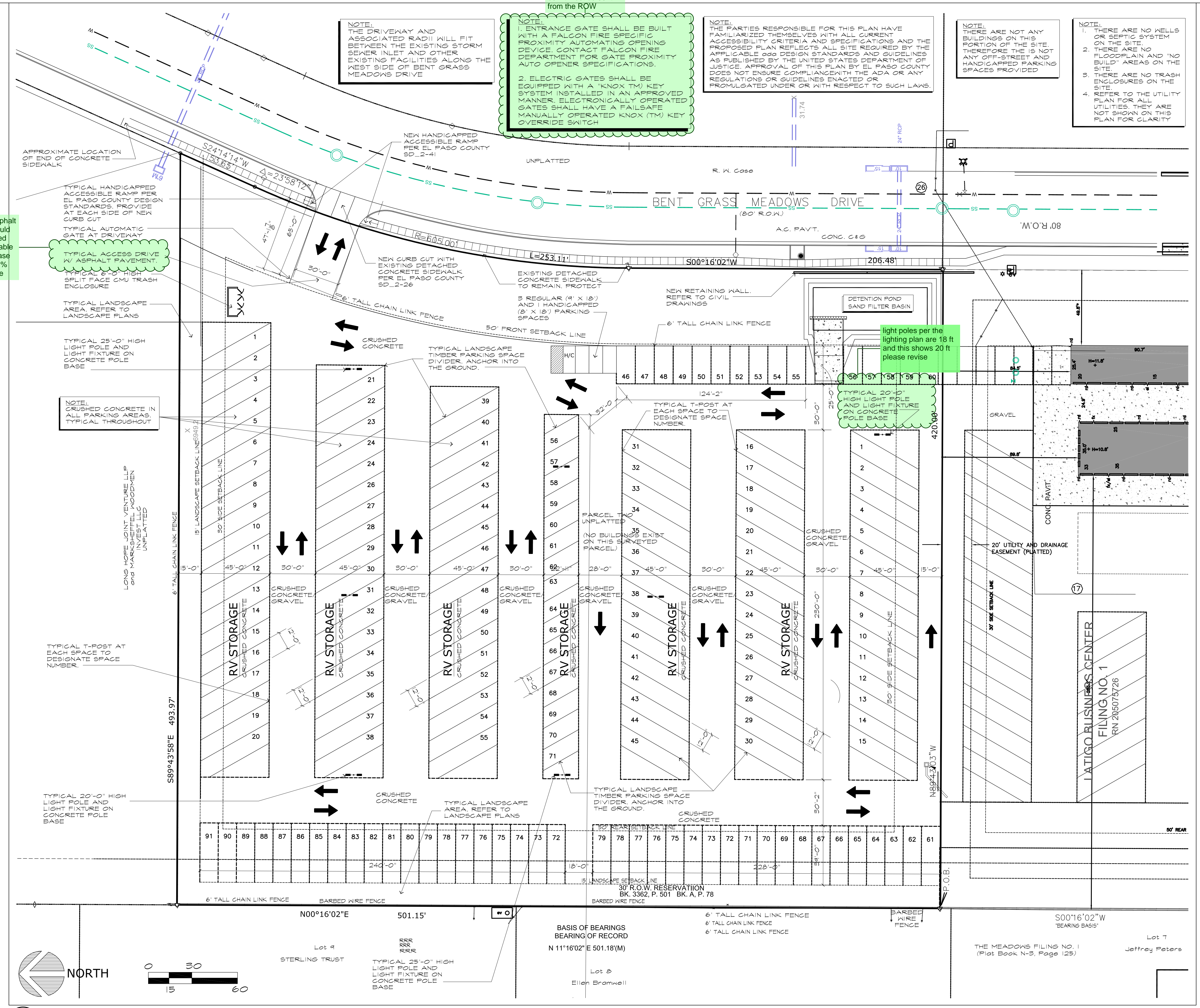
THESE DRAWINGS ARE THE PROPERTY OF JDD ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

SITE DEVELOPMENT PLAN
NEW RV STORAGE FOR:
FALCON STORAGE
PART W 1/2 SEC 1, T 13 S, R 65 W, 6th PM
PEYTON, COLORADO

PROJECT NO. 202129
DATE JUNE 21, 2021
DRAWN BY JRD
CHECKED JRD
APPROVED JRD
REVISED PER EL PASO COUNTY PLANNING DEPARTMENT COMMENTS
OCTOBER 7, 2024

SHEET

SDP1.2



if there is asphalt then that would be considered an impermeable surface, please provide that % on front page

NOTE: 1. ENTRANCE GATE SHALL BE BUILT WITH A FALCON FIRE SPECIFIC PROXIMITY AUTOMATIC OPENING DEVICE. CONTACT FALCON FIRE DEPARTMENT FOR GATE PROXIMITY AUTO OPENER SPECIFICATIONS. 2. ELECTRIC GATES SHALL BE EQUIPPED WITH A "KNOX (TM) KEY SYSTEM INSTALLED IN AN APPROVED MANNER. ELECTRONICALLY OPERATED GATES SHALL HAVE A FAILSAFE MANUALLY OPERATED KNOX (TM) KEY OVERRIDE SWITCH

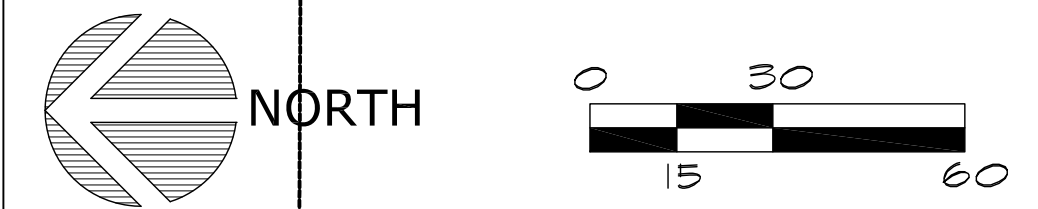
NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE REQUIRED BY THE APPLICABLE 2010 DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ENSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

NOTE: THERE ARE NOT ANY BUILDINGS ON THIS PORTION OF THE SITE. THEREFORE THE IS NOT ANY OFF-STREET AND HANDICAPPED PARKING SPACES PROVIDED

NOTE: 1. THERE ARE NO WELLS OR SEPTIC SYSTEM ON THE SITE. 2. THERE ARE NO FLOODPLAIN AND "NO BUILD" AREAS ON THE SITE. 3. THERE ARE NO TRASH ENCLOSURES ON THE SITE. 4. REFER TO THE UTILITY PLAN FOR ALL UTILITIES. THEY ARE NOT SHOWN ON THIS PLAN FOR CLARITY.

light poles per the lighting plan are 18 ft and this shows 20 ft please revise

TYPICAL 20'-0" HIGH LIGHT POLE AND LIGHT FIXTURE ON CONCRETE POLE BASE PLEASE REVISE



20 SDPI SITE DEVELOPMENT PLAN SCALE: 1"=30'-0"

FILE NUMBER PPR2232