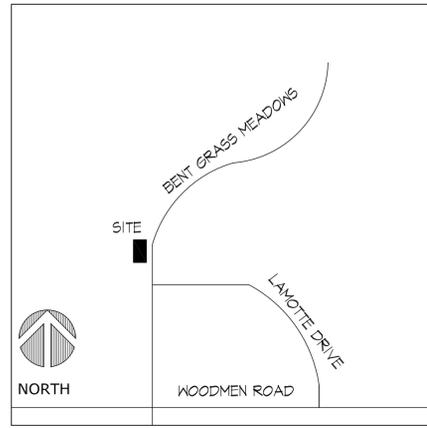


# MAJOR DEVELOPMENT PLAN AMENDMENT

## 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

<b>BUILDING SETBACKS</b>	<b>LANDSCAPE SETBACKS</b>
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 84,178 S.F.

**OPEN SPACE:** 5.0036 ACRES

### PARKING:

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

### ZONING

I-2

### DEVELOPMENT SCHEDULE

FALL 2024

### 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

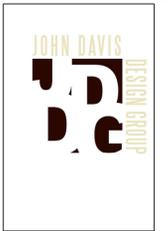
### PLAN PREPARER

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

<b>PROJECT ADDRESS:</b>	7630 BENT GRASS MEADOWS DRIVE
<b>TAX SCHEDULE NUMBER:</b>	53010-00-018
<b>EXISTING LAND USE:</b>	STORAGE
<b>PROPOSED LAND USE:</b>	RV STORAGE
<b>MAXIMUM BUILDING HEIGHT:</b>	50 FEET
<b>LOT AREA:</b>	217,957 S.F. (5.0036 ACRES)
<b>EXISTING BUILDING AREA:</b>	84,178 S.F.
<b>LANDSCAPE AREA:</b>	39,012 S.F. (17.8% COVERAGE)
<b>ASPHALT AREA:</b>	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**

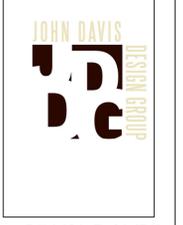
PROJECT NO.	202129
DATE	JUNE 21, 2021
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD

REVISED  
REVISED PER EL PASO  
COUNTY PLANNING  
DEPARTMENT  
COMMENTS  
JANUARY 9, 2025

SHEET

**SDP1.1**

FILE NUMBER PPR2232



JOHN DAVIS  
DESIGN GROUP

ARCHITECTS  
INTERIORS  
PLANNERS

176 TALAMINE COURT  
SUITE 100  
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COLORADO 80907  
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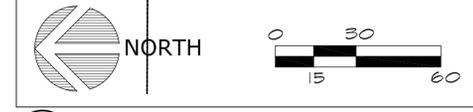
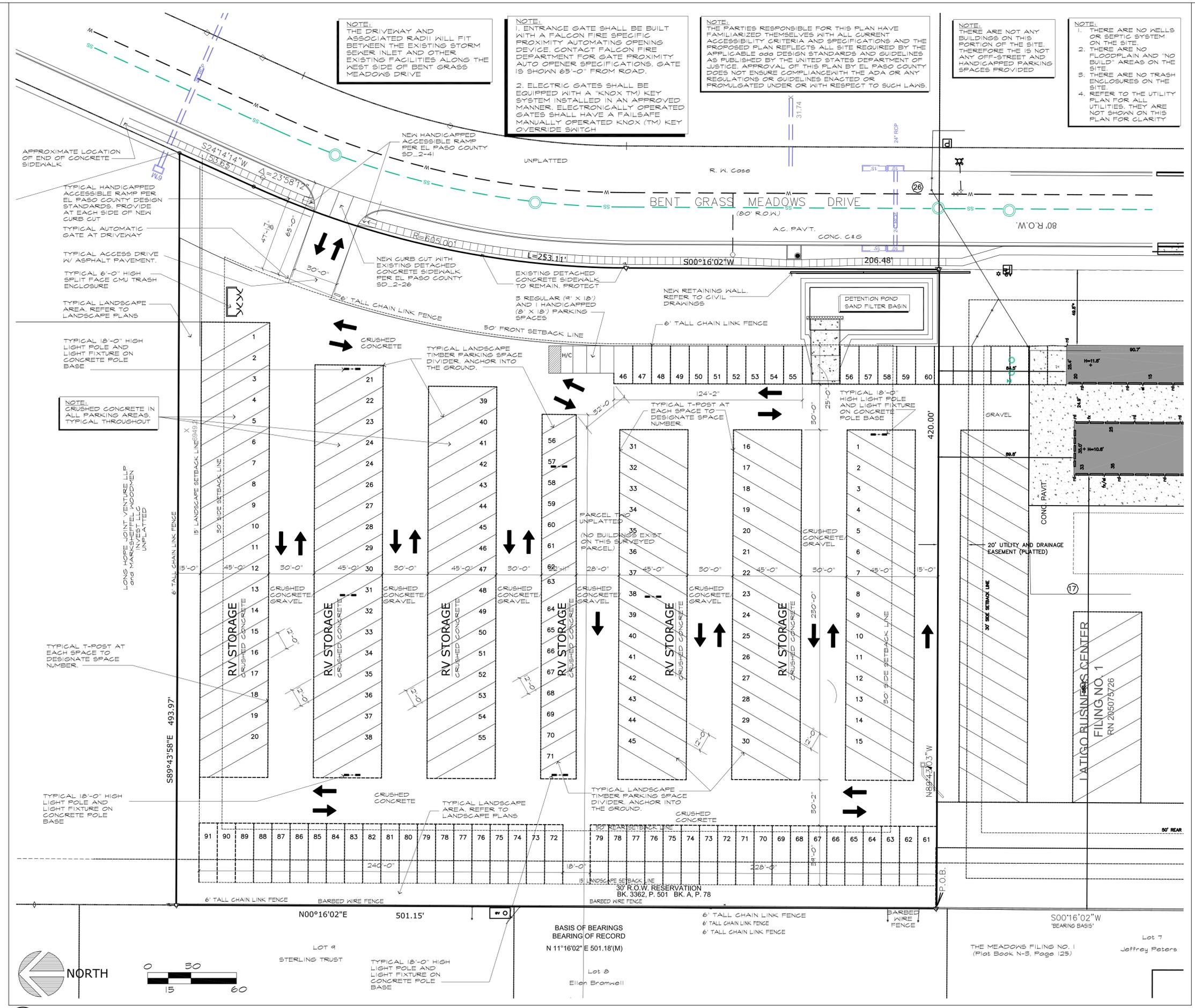
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SITE DEVELOPMENT PLAN  
NEW RV STORAGE FOR:  
**FALCON STORAGE**  
PART W 1/2 SEC 1, T 13 S, R 65 W, 6th PM  
PEYTON, COLORADO

PROJECT NO. 202129  
DATE JUNE 21, 2021  
DRAWN BY JRD  
CHECKED JRD  
APPROVED JRD  
REVISED PER EL PASO  
COUNTY PLANNING  
DEPARTMENT  
COMMENTS  
JANUARY 9, 2025

SHEET

SDP1.2



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

FILE NUMBER PPR2232