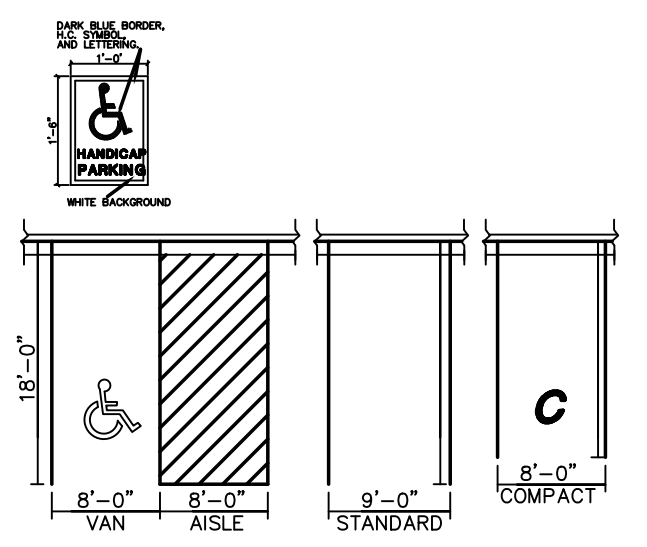


- LEGEND**
- PROPERTY LINE
 - - - EASEMENT
 - 6520 PROPOSED CONTOUR
 - 6520 EXISTING CONTOUR
 - 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
 - 92.0 EXIST. SPOT ELEVATION
 - ☐ NUMBER OF PARKING SPACES

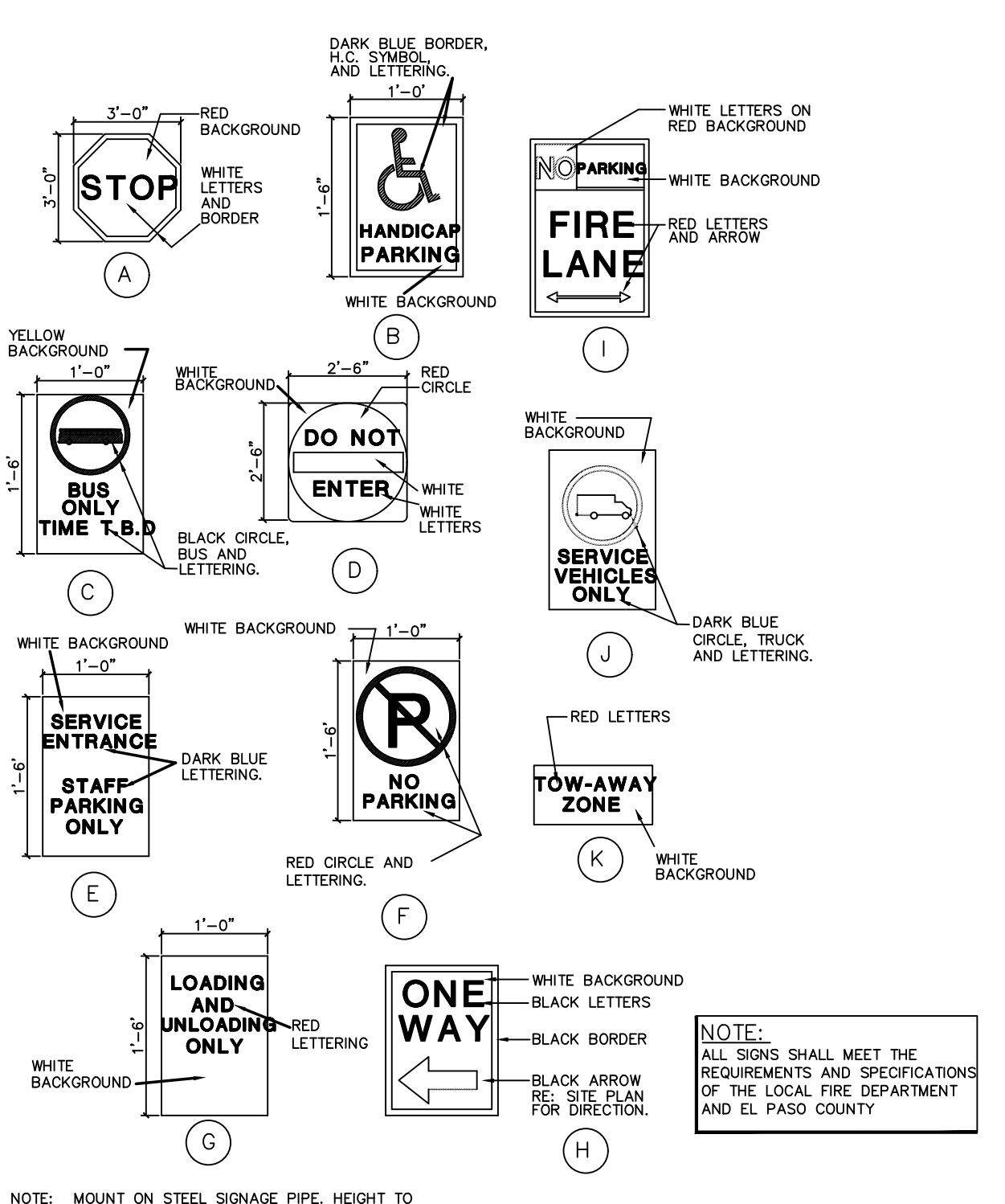
PARCEL #52252-08-001
SIX NINETY NINE LA, LLC
5.97 AC.

PARCEL #52253-05-002
LORSON DEVELOPMENT CORP.
67.98 AC.

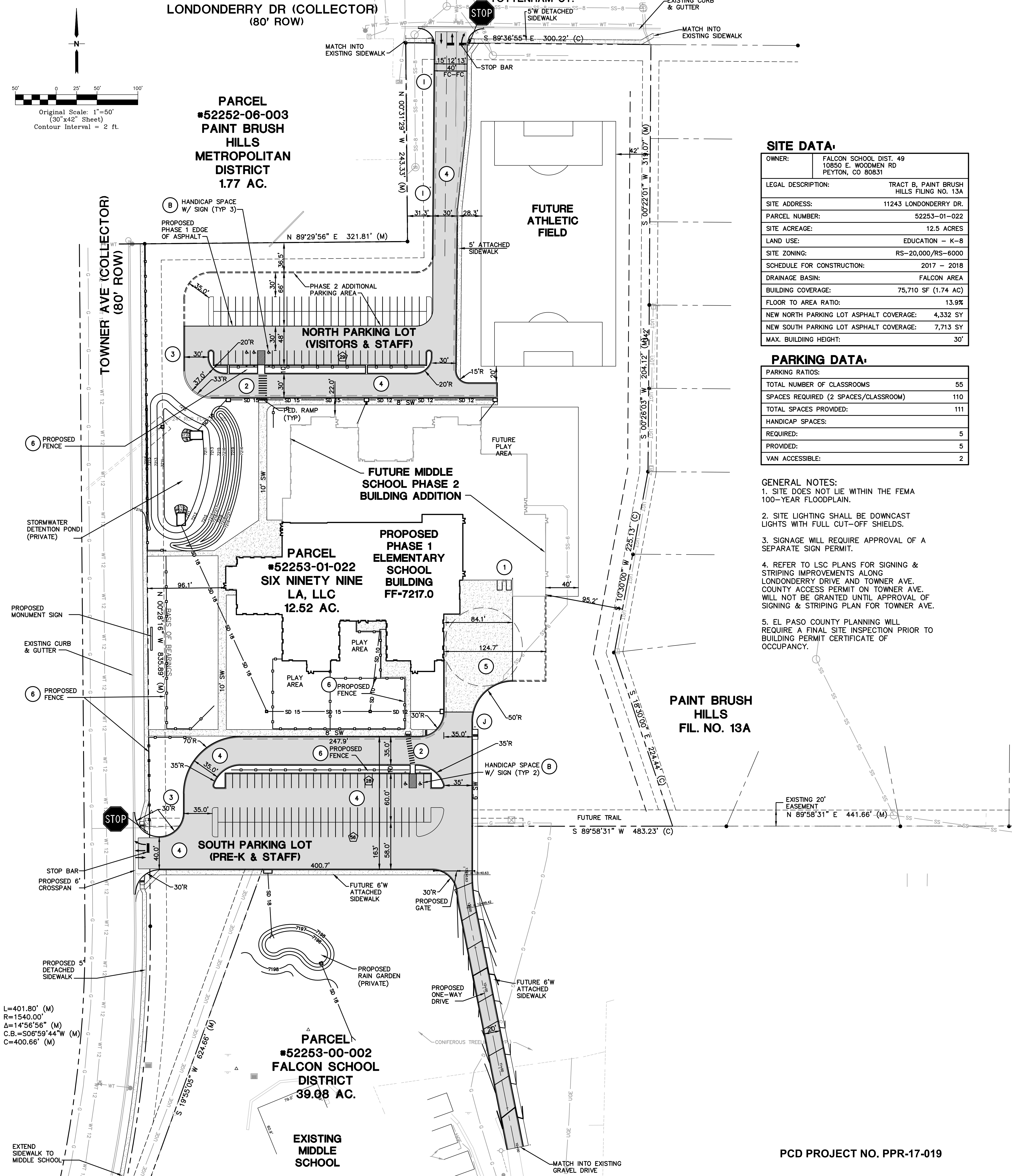
- KEYED NOTES:**
- 1 TRASH DUMPSTERS
 - 2 STRIPED CROSSWALK
 - 3 SNOW STORAGE AREA
 - 4 ASPHALT PAVEMENT
 - 5 CONCRETE PAVEMENT
 - 6 4" METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



ADA/STANDARD PARKING DETAIL
 SCALE: NTS



SIGN DETAILS
 SCALE: NTS



L=401.80' (M)
 R=1540.00'
 Δ=14°56'56" (M)
 C.B.=S06°59'44"W (M)
 C=400.66' (M)

SITE DATA:

OWNER:	FALCON SCHOOL DIST. 49 10850 E. WOODMEN RD PEYTON, CO 80831
LEGAL DESCRIPTION:	TRACT B, PAINT BRUSH HILLS, FILING NO. 13A
SITE ADDRESS:	11243 LONDONDERRY DR.
PARCEL NUMBER:	52253-01-022
SITE ACREAGE:	12.5 ACRES
LAND USE:	EDUCATION - K-8
SITE ZONING:	RS-20,000/RS-6000
SCHEDULE FOR CONSTRUCTION:	2017 - 2018
DRAINAGE BASIN:	FALCON AREA
BUILDING COVERAGE:	75,710 SF (1.74 AC)
FLOOR TO AREA RATIO:	13.9%
NEW NORTH PARKING LOT ASPHALT COVERAGE:	4,332 SY
NEW SOUTH PARKING LOT ASPHALT COVERAGE:	7,713 SY
MAX. BUILDING HEIGHT:	30'

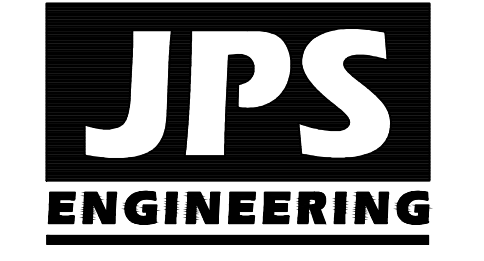
PARKING DATA:

PARKING RATIOS:	
TOTAL NUMBER OF CLASSROOMS	55
SPACES REQUIRED (2 SPACES/CLASSROOM)	110
TOTAL SPACES PROVIDED:	111
HANDICAP SPACES:	
REQUIRED:	5
PROVIDED:	5
VAN ACCESSIBLE:	2

- GENERAL NOTES:**
- SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
 - SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
 - SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
 - REFER TO LSC PLANS FOR SIGNING & STRIPING IMPROVEMENTS ALONG LONDONDERRY DRIVE AND TOWNER AVE. COUNTY ACCESS PERMIT ON TOWNER AVE. WILL NOT BE GRANTED UNTIL APPROVAL OF SIGNING & STRIPING PLAN FOR TOWNER AVE.
 - EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.

LONDONDERRY SCHOOL

PHASE 1 NEW CONSTRUCTION DEVELOPMENT PLAN



19 E. Willamette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsegr.com



100 E. St. Vrain, Suite 300
 Colorado Springs, Colorado 80903
SITE DEVELOPMENT PLAN

SCALE: 1"=50'

NORTH	DATE:	5/03/17
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	5/30/17

PCD PROJECT NO. PPR-17-019

C1.1