

# UDON SOUTH SITE DEVELOPMENT PLAN 12265 HIGHWAY 94

**THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF  
EL PASO, STATE OF COLORADO, EXCEPT ANY PORTION THEREOF WITHIN THE RIGHT  
OF WAY FOR HIGHWAY 94**

**GENERAL NOTES**

1. 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.
2. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

**EASEMENT NOTES:**

PER PLAT RECEPTION #220900117

EASEMENT GRANTED TO EL PASO MUTUAL TELEPHONE COMPANY, FOR UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 26, 1971, IN BOOK 2404 AT PAGE 587 AND 588 – IS LOCATED ON SUBJECT PARCEL, INSUFFICIENT MATHEMATICAL DATA TO PLOT

**SITE DATA**

ZONING CLASSIFICATION:	COMMERCIAL SERVICE (CS)
CURRENT LAND USE:	RESIDENTIAL RURAL / COMMERCIAL
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	12265 & 12345 HIGHWAY 94
TAX SCHEDULE NO.:	4400000237
BUILDING SETBACKS:	25' FRONT SETBACK 25' REAR SETBACK 25' SIDE SETBACK
MAXIMUM BUILDING HEIGHT:	45 FT
MIN. AREA PER ZONING DISTRICT:	2 ACRES
MIN. LOT SIZE:	N/A
MAX LOT COVERAGE:	N/A
EXISTING GROSS BUILDING AREA:	±9,002 SF
OPEN SPACE:	±10.51 AC
LANDSCAPING:	±12.03 AC
IMPERMEABLE SURFACE:	±1.09 AC (EXISTING) ±11.08 AC (PROPOSED)

**LAND AREA**

TOTAL PROPERTY AREA: ±34.71 ACRES

**GEOLOGICAL HAZARDS NOTE:**

A "SOIL, GEOLOGY, AND GEOLOGIC HAZARD EVALUATION 12265 HIGHWAY 94 EL PASO COUNTY, COLORADO" WAS PREPARED BY ENTECH, DATED MAY 19, 2022. MAPPING HAS BEEN PERFORMED ON THIS SITE TO IDENTIFY AREAS WHERE VARIOUS GEOLOGIC CONDITIONS EXIST OF WHICH DEVELOPERS SHOULD BE COGNIZANT DURING THE PLANNING, DESIGN, AND CONSTRUCTION STAGES SHOULD NEW CONSTRUCTION BE PROPOSED. THE ENGINEERING GEOLOGIC HAZARDS IDENTIFIED ON THE THIS SITE INCLUDE:

- ARTIFICIAL FILL
- EXPANSIVE SOILS
- POTENTIALLY UNSTABLE SLOPES
- DRAINAGE AREAS/FLOODPLAINS
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA

THE EXISTING GEOLOGIC AND ENGINEERING GEOLOGIC CONDITIONS WILL IMPOSE SOME MINOR CONSTRAINTS ON DEVELOPMENT AND CONSTRUCTION. THESE AREAS WHICH CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING DESIGN AND CONSTRUCTION PRACTICES, OR AVOIDANCE.

**LEGAL DESCRIPTION**

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT ANY PORTION THEREOF WITHIN THE RIGHT OF WAY FOR HIGHWAY 94, AS DESCRIBED IN THAT GENERAL WARRANTY DEED, RECORDED AS RECEPTION NO. 219151478, ON DECEMBER 3, 2019, IN THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, COLORADO.

CONTAINING 34.71 +/- ACRES

**BENCHMARK:**

NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "PE-LS 9853", 0.72' ABOVE GRADE, AS SHOWN. ELEVATION: 6227.66' (NAVD 88)

**BASIS OF BEARINGS:**

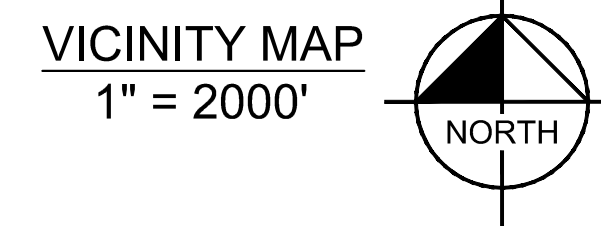
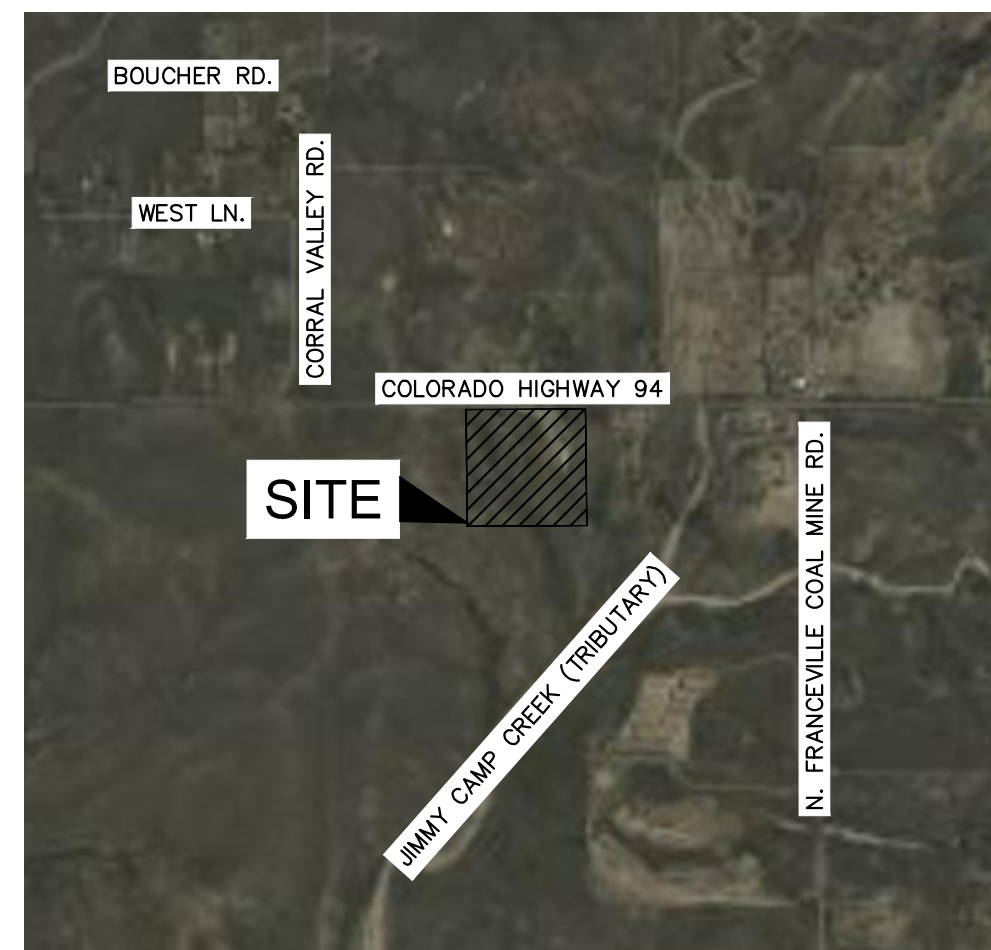
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MONUMENTED AT NORTH 1/16 CENTER CORNER OF SAID SECTION 18, BY A NO. 6 REBAR WITH A 2 INCH ALUMINUM CAP, STAMPED "PLS 18465", FLUSH WITH GRADE, AND AT THE NORTHWEST 1/16 CORNER OF SAID SECTION 18, BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PE-LS 9853", 0.72 FEET ABOVE GRADE, AS SHOWN HEREON, AND MEASURED TO BEAR S89°48'31"W A DISTANCE OF 1246.37 FEET.

**SOIL TYPE:**

±100% OF THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS HYDROLOGIC SOIL GROUP D.

**FEMA CLASSIFICATION:**

THE PROPOSED PROJECT SITE IS LOCATED IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0780C EFFECTIVE DATE DECEMBER 7, 2018.



**CONTACTS:**

**OWNER:**  
UDON HOLDINGS, LLC.  
12265 HIGHWAY 94  
COLORADO SPRINGS, CO 80929  
TEL: (719) 321-7705  
EMAIL: RILLAX2@GMAIL.COM  
CONTACT: BEN WILBOR

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: KEVIN KOFFORD, P.E.

**PLANNER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JIM HOUK

**SURVEYOR:**  
CLARK LAND SURVEYING, INC.  
1777 S. TIFFANY DR. UNIT 1  
PUEBLO WEST, CO 81007  
TEL: (719) 582-1270  
CONTACT: STUART MAPES, JR, P.L.S.

**EL PASO COUNTY:**  
EL PASO COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-3600

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE MAP
3	SITE PLAN

**EL PASO COUNTY PCD APPROVAL:**

MEGGAN HERINGTON, EXECUTIVE DIRECTOR  
PLANNING AND COMMUNITY DEVELOPMENT

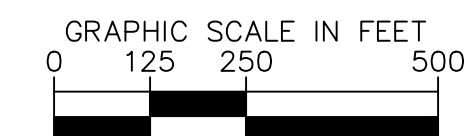
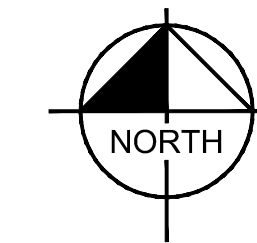
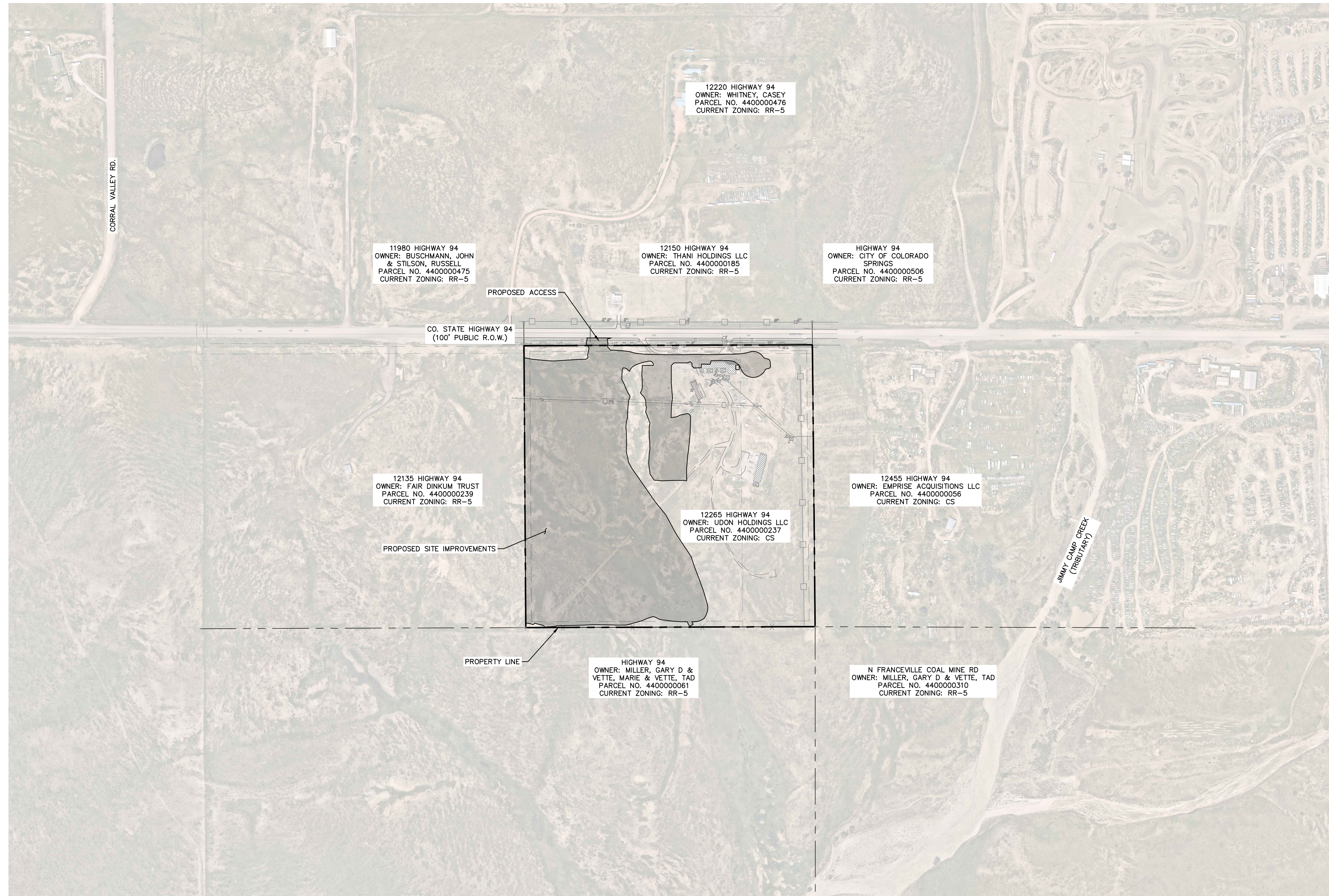
DATE \_\_\_\_\_



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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

ISSUED: 09.19.2024  
COVER SHEET  
SHEET 1 OF 3

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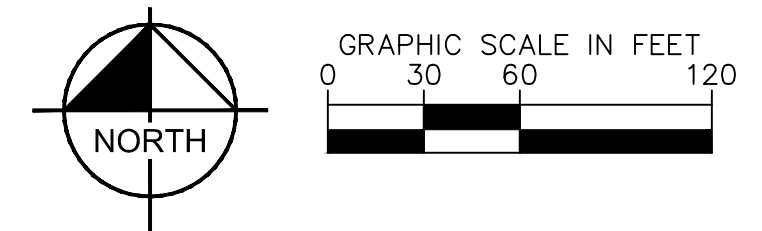
**Kimley»Horn**

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

ISSUED: 09.19.2024  
SITE MAP  
SHEET 2 OF 3

UDON SOUTH - PCD FILE # PPR2422

CO STATE HIGHWAY 94  
(100' PUBLIC RIGHT-OF-WAY)  
(REC. NO. 219151478)



**Per previous comments:**  
Depict all existing or proposed easements.

**Where is the 20' easement for El Paso County Mutual Telephone Co.?**

**Provide description or elevations of existing and proposed fences to meet buffer and screening standards.**

**Per previous comments:**

**Provide location and elevation of dumpster enclosure. §6.2.2.G.1.b**

**The landscape plan shows only grass surrounding the dumpster pad. Show compliance with §6.2.2.G.1.b.**

**Per previous comments:**

**Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.**

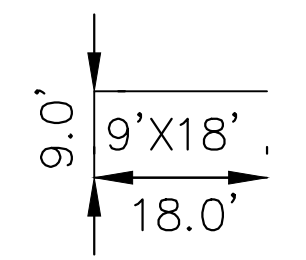
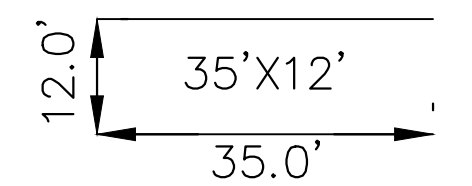
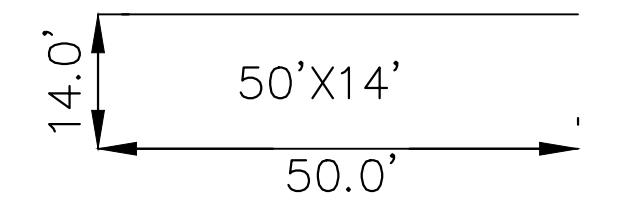
**You have shown on one fence line that it is the top of landscaping berm. Are all fences on top of berms? How high are the berms? What type of fence material are you using?**

**LEGEND**

WL	EXISTING WATER LINE
G	EXISTING GAS LINE
OH	EXISTING OVERHEAD ELECTRIC
UT	EXISTING UNDERGROUND ELECTRIC UTILITY
SS	EXISTING SANITARY SEWER
X	EXISTING FENCE
X	PROPOSED FENCE
---	PROPOSED STORM PIPE
---	PROPOSED GRAVEL
---	PROPOSED RIPRAP
---	PROPOSED CONCRETE
---	PROPOSED POND MAINTENANCE ROAD
---	PROPOSED ASPHALT

**NOTE:**

1. ALL EXISTING INFRASTRUCTURE TO REMAIN UNLESS OTHERWISE SPECIFIED
2. ALL PROPOSED PARKING AREAS, DRIVE AISLES, AND INTERNAL ROADS TO BE GRAVEL UNLESS OTHERWISE NOTED
3. CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.
4. NO COMMERCIAL SIGNS TO BE PROPOSED

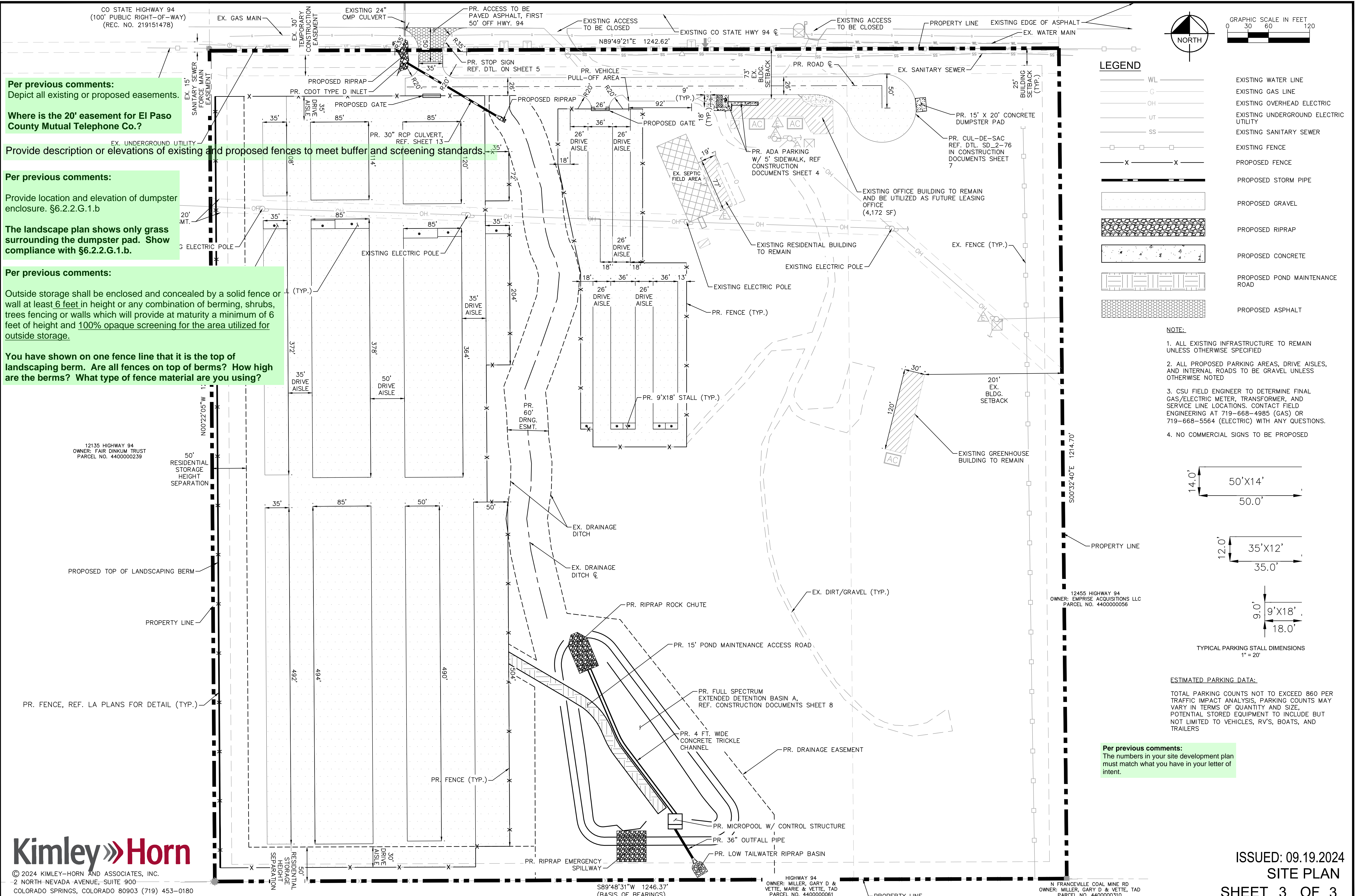


TYPICAL PARKING STALL DIMENSIONS  
1" = 20'

**ESTIMATED PARKING DATA:**

TOTAL PARKING COUNTS NOT TO EXCEED 860 PER TRAFFIC IMPACT ANALYSIS. PARKING COUNTS MAY VARY IN TERMS OF QUANTITY AND SIZE. POTENTIAL STORED EQUIPMENT TO INCLUDE BUT NOT LIMITED TO VEHICLES, RV'S, BOATS, AND TRAILERS

**Per previous comments:**  
The numbers in your site development plan must match what you have in your letter of intent.

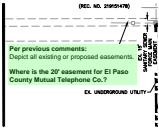


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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

ISSUED: 09.19.2024  
SITE PLAN  
SHEET 3 OF 3

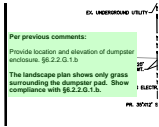
# V\_3 Site Development Plan Redline Return.pdf Markup Summary

## Planner (3)



**Subject:** Planner  
**Page Label:** [3] 3 SITE PLAN  
**Author:** Lisa Elgin  
**Date:** 10/10/2024 4:43:20 PM  
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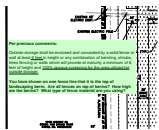
Per previous comments:  
Depict all existing or proposed easements.  
Where is the 20' easement for El Paso County Mutual Telephone Co.?



**Subject:** Planner  
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**Author:** Lisa Elgin  
**Date:** 10/10/2024 4:43:26 PM  
**Status:**  
**Color:** ■  
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**Space:**

Per previous comments:  
Provide location and elevation of dumpster enclosure. §6.2.2.G.1.b

The landscape plan shows only grass surrounding the dumpster pad. Show compliance with §6.2.2.G.1.b.



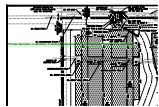
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**Author:** Lisa Elgin  
**Date:** 10/10/2024 4:44:07 PM  
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Per previous comments:

Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.

You have shown on one fence line that it is the top of landscaping berm. Are all fences on top of berms? How high are the berms? What type of fence material are you using?

## Text Box (2)



**Subject:** Text Box  
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**Author:** Lisa Elgin  
**Date:** 10/10/2024 4:42:25 PM  
**Status:**  
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**Space:**

Provide description or elevations of existing and proposed fences to meet buffer and screening standards.



**Subject:** Text Box  
**Page Label:** [3] 3 SITE PLAN  
**Author:** Lisa Elgin  
**Date:** 10/10/2024 4:47:27 PM  
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**Space:**

Per previous comments:  
The numbers in your site development plan must match what you have in your letter of intent.