

DISCOUNT TIRE  
SITE DEVELOPMENT PLAN  
FALCON MARKETPLACE, LOT 4 - 7585 FALCON MARKET PL  
SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

51,052 SQ. FT. OR 1.172 ACRES MORE OR LESS

BASIS OF BEARING:

BEARINGS ARE BASED UPON A LINE LYING 30' WESTERLY AND PARALLEL OF THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS SHOWN OF THE PLAT OF FALCON MARKETPLACE, MONUMENTED AT THE NORTH END WITH A #5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 31548", AND MONUMENTED AT THE SOUTH END WITH A MAG NAIL AND WASHER STAMPED "PLS 31548", AND IS ASSUMED TO BEAR N 00°29'40" W, A DISTANCE OF 1137.83'.

BENCHMARK:

ELEVATIONS ARE BASED UPON THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT BLT167 (ELEVATION = 6873.18 NVGD29)

LEGAL DESCRIPTION

PARCEL A, LOT 4, FALCON MARKETPLACE

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.

FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0553G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

NOTICE AND WARNING:

COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.

PROPERTY OWNER ACKNOWLEDGEMENT

HALLE PROPERTIES, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF DISCOUNT TIRE – FALCON. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT CITY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE CITY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

[PROPERTY OWNER]

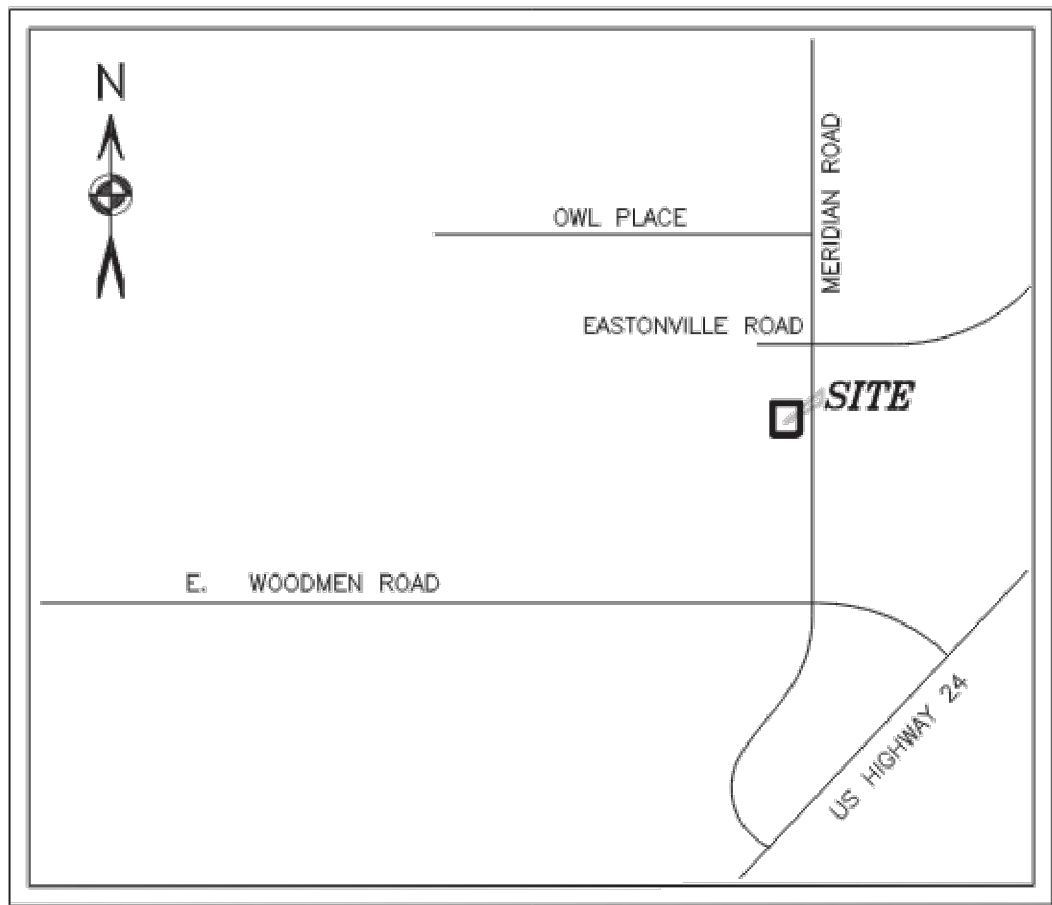
NOTARY CERTIFICATE  
(STATE OF )  
(COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_ (NAME AND TITLE)

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS OF NOTARY: \_\_\_\_\_

NOTARY PUBLIC



VICINITY MAP  
(NOT TO SCALE)

SITE DEVELOPMENT PLAN	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	DETAILS

CONTACTS:

DEVELOPER:  
HALLE PROPERTIES, LLC  
20225 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85255  
TEL: (480) 606-6845  
CONTACT: LESLIE GERMAN

ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: MITCHELL HESS, P.E.

LANDSCAPE ARCHITECT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JEREMY POWELL, P.L.A.

ARCHITECT:  
PLUMP ENGINEERING, INC  
914 E. KATELLA AVE.  
ANAHEIM, CA 92805  
TEL: (714) 385-1835  
CONTACT: ERIC KAELEBLE

SURVEYOR:  
BARRON LAND SURVEYING  
2790 N. ACADEMY BOULEVARD, SUITE 311  
COLORADO SPRINGS, CO 80917  
TEL: (719) 360-6827  
CONTACT: SPENCER BARRON P.L.S.

OWNER:  
EVERGREEN-MERIDIAN & WOODMEN, LLC  
2390 EAST CAMELBACK ROAD, SUITE 410  
PHOENIX, AZ 85016  
TEL: (602) 808-8600  
CONTACT: RUSSELL PERKINS

Owner email  
Applicant email  
Contact email for responsible party

The email of the owner, developer, and engineer (project contact) have been added to the coversheet

SITE DATA

SITE AREA:	1.172± AC (51,052 SF)
AREA OF DISTURBANCE	1.13± AC
ZONING CLASSIFICATION:	COMMERCIAL REGIONAL (CR)
LAND USE:	AUTO REPAIR
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	7585 FALCON MARKETPLACE
TAX SCHEDULE NO.:	5301402002
BUILDING SETBACKS:	50' FRONT SETBACK 25' SIDE SETBACK 25' REAR SETBACK
MAXIMUM LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	NONE
LANDSCAPE:	5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)
SITE COVERAGE:	BUILDING – 7,488 SF   14.7%± DRIVEWAY AND PARKING – 27,168 SF   53.2%± SIDEWALKS AND HARDSCAPE – 3,224 SF   6.31%± LANDSCAPING – 13,152 SF   25.8%±

BUILDING DATA

TOTAL GROSS BUILDING AREA:	7,488 S.F.
BUILDING HEIGHT:	
PROPOSED:	28.00'
MAXIMUM BY CODE:	45.0
PROPOSED LOT COVERAGE:	14.7%±
CONSTRUCTION TYPE:	II-B (FULLY SPRINKLED)
OCCUPANCY CLASSIFICATION:	M AND S-1

PARKING COUNTS

	PARKING REQUIRED		PARKING PROVIDED
OFF-STREET PARKING	3/BAY = 15	33	34
	1/EMPLOYEE = 18		
ADA	1/25 SPACES = 2		2
BICYCLE PARKING	3		3

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

EVERGREEN-MERIDIAN & WOODMEN, LLC

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

COVER SHEET  
SHEET 1 OF 3

DISCOUNT TIRE (FALCON MARKETPLACE) - PCD FILE NO. AL214 & PPR2112



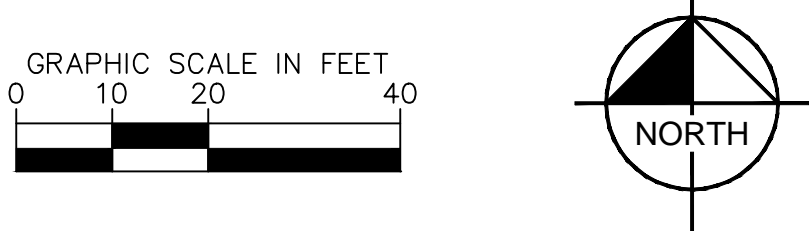
LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
AR	ACCESSIBLE ROUTE
---	PROPOSED FIRE LANE STRIPING
---	LANDSCAPE
---	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
---	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
---	PROPOSED CONCRETE SIDEWALK
⊙	PROPOSED SITE LIGHT
⊙	PROPOSED STORM SEWER MANHOLE
⊙	EXISTING STORM SEWER MANHOLE
⊙	PROPOSED AREA INLET

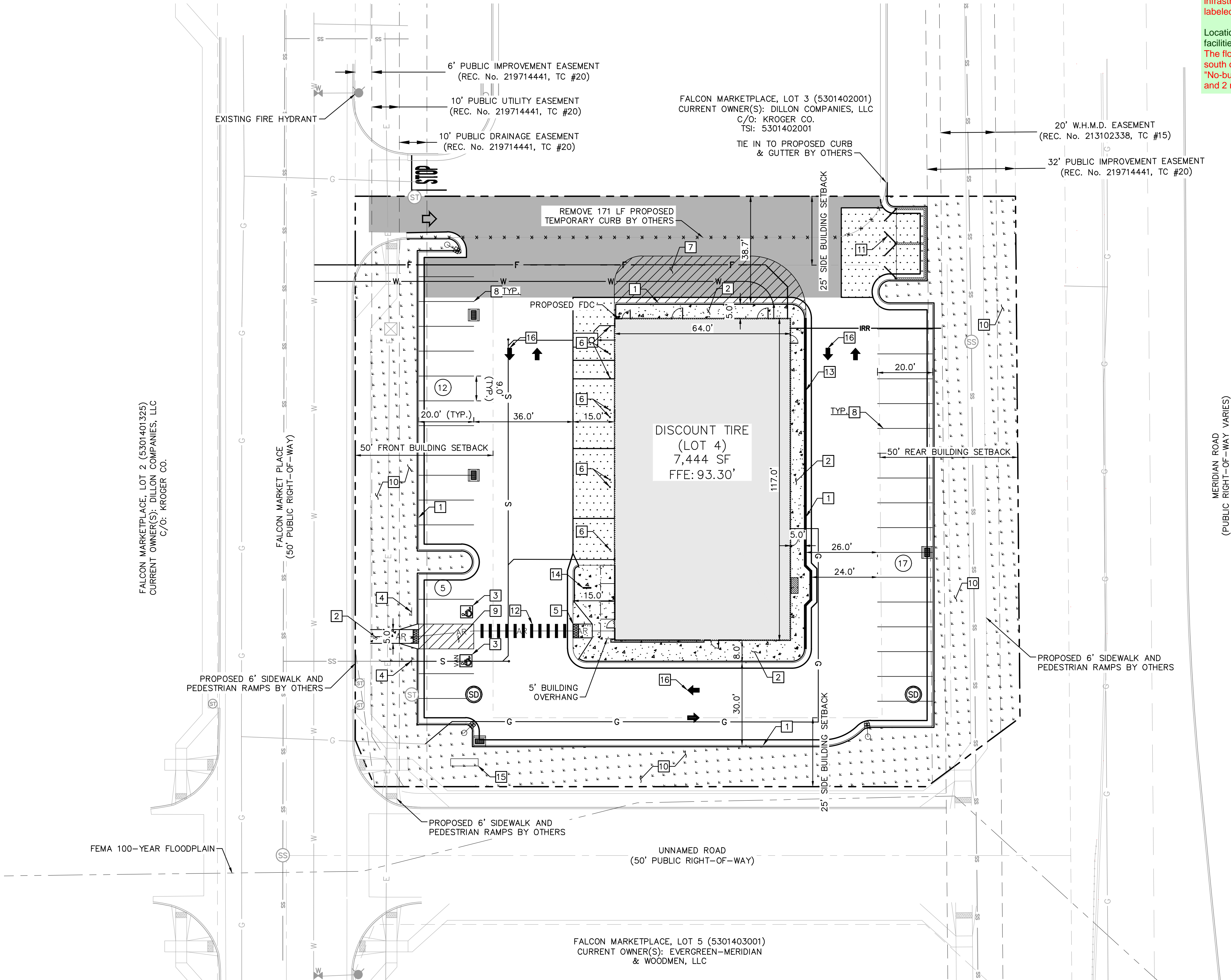
- KEYNOTE LEGEND
- 1 PROPOSED TYPE A CURB AND GUTTER PER EL PASO COUNTY STD SD\_2-20
  - 2 PROPOSED CONCRETE SIDEWALK PER CDOT STANDARD DRAWING M-609-1 (WIDTH PER PLAN)
  - 3 PROPOSED ADA STRIPING, VAN SPACE AS NOTED ON SITE PLAN. REFER TO SHEET 3 FOR MORE INFORMATION
  - 4 PROPOSED ADA SIGN. REFER TO SHEET 3 FOR MORE INFORMATION, SIGN INSTALLATION PER PLAN.
  - 5 PROPOSED TYPE 1 (PERPENDICULAR) CURB RAMP PER CDOT STANDARD DRAWING M-608-1 WITH DETECTABLE WARNING PER EL PASO COUNTY STANDARD SD\_2-42
  - 6 PROPOSED BOLLARD, REFER TO SHEET 3 FOR MORE DETAILS
  - 7 PROPOSED DELIVERY PARKING, STRIPING PER KEYNOTE 9
  - 8 PROPOSED 4" WIDE PARKING STRIPE
  - 9 PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
  - 10 PROPOSED LANDSCAPING, REFER TO LANDSCAPE PLANS FOR MORE DETAILS
  - 11 PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR MORE DETAILS
  - 12 PROPOSED 5-FT WIDE CROSSWALK STRIPING
  - 13 PROPOSED FIRE LANE STRIPING PER
  - 14 PROPOSED BIKE RACK (3 SPACES), REFER TO SHEET 3 FOR MORE INFORMATION
  - 15 PROPOSED MONUMENT SIGN, REFER TO SIGN PACKAGE FOR MORE DETAILS
  - 16 PROPOSED DIRECTIONAL ARROW. REFER TO SHEET 3 FOR MORE DETAILS

GENERAL NOTES

1. ALL PAVEMENT TO BE STANDARD DUTY ASPHALT PER GEOTECHNICAL RECOMMENDATIONS UNLESS OTHERWISE NOTED.



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Add the following items to the site plan:  
Location, height and intensity of all outdoor illumination  
The 3 area site lights have been identified with keynote 17. The two different building mounted lights types have also been identified with keynotes 18 and 19.

Location of existing and proposed water and wastewater infrastructure, including well and septic location (if applicable)  
All proposed and existing water and wastewater infrastructure was previously shown but has now been labeled.

Location of all no-build areas, floodplain, drainage facilities  
The floodplain was previously called out, it extends south of the site in the public roadway. There are no "No-build" areas located on site. The 4 storm drain inlets and 2 manholes have been labeled.



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