

LEGEND

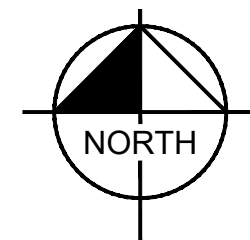
- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- AR ACCESSIBLE ROUTE
- PROPOSED FIRE LANE STRIPING
- LANDSCAPE
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SITE LIGHT
- PROPOSED 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 5 FOR MORE INFORMATION
- 4 PROPOSED ADA SIGN. REFER TO SHEET 5 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 5 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 5 FOR MORE INFORMATION
- 15 PROPOSED MONUMENT SIGN, REFER TO SIGN PACKAGE FOR MORE DETAILS
- 16 PROPOSED DIRECTIONAL ARROW. REFER TO SHEET 5 FOR MORE DETAILS

GENERAL NOTES

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

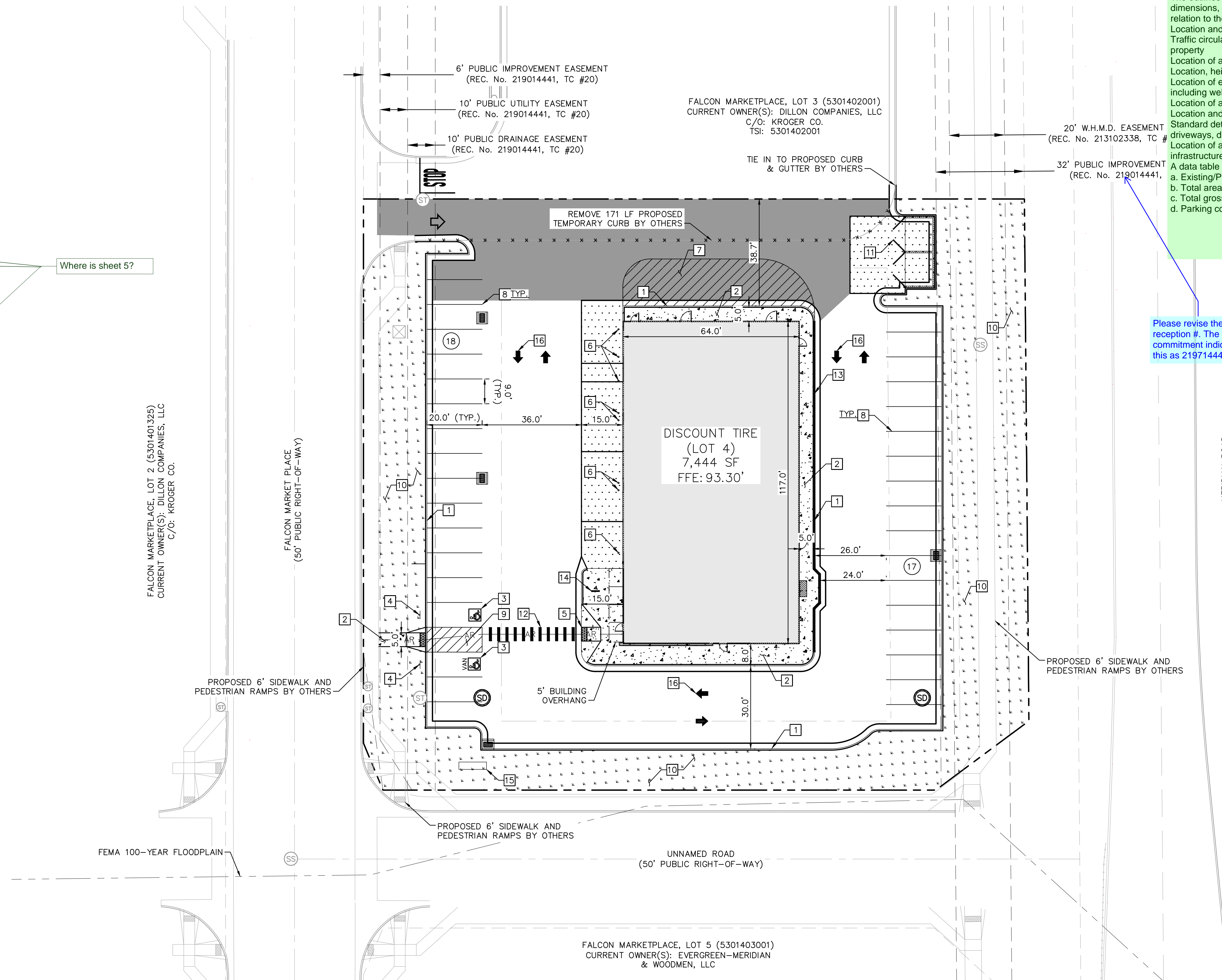


DISCOUNT TIRE

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



This site plan needs a summary table or page to include the following information:
 Owner name, contact telephone number, and email for responsible party
 Applicant name (if not owner), contact telephone number, and email for responsible party
 Contact telephone number and email for responsible party
 Property tax schedule number
 Lot size
 Lot area coverage calculation
 Current zoning of the property

Site Plan Drawing to include the following elements:
 Vicinity map showing the property in relation to the surrounding area
 The outlines of all buildings showing their proposed uses, setbacks, dimensions, floor area, number of stories, height and points of access in relation to the lot configuration
 Location and dimensions of all existing and proposed signage on site
 Traffic circulation on site including all points of ingress/egress into the property
 Location of all ADA spaces, ramps and signs, including ADA pathways
 Location, height and intensity of all outdoor illumination
 Location of existing and proposed water and wastewater infrastructure, including well and septic location if applicable
 Location of all no-build areas, floodplain, drainage facilities
 Location and screening of all garbage receptacles
 Standard details of parking (compact, ADA, standard), ADA ramps, driveways, dumpsters and signs
 Location of all existing and proposed utility lines and associated infrastructure
 A data table that includes the following:
 a. Existing/Proposed land use and zoning
 b. Total area of land to be disturbed
 c. Total gross building square footage of all existing and proposed buildings
 d. Parking computations (required, provided, etc.) to include ADA parking

Where is sheet 5?

Please revise the reception #. The title commitment indicates this as 219714441

Are there missing pages to this site plan? If not, then please adjust the page count.

Please refer to the Site Development Plan Application PPR2112 for any additional engineering comments.

Please add PCD File No. AL214. If the same site plan for the special use and site development plan will be used then please also add the file no. PPR2112