

# 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 ON 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:**

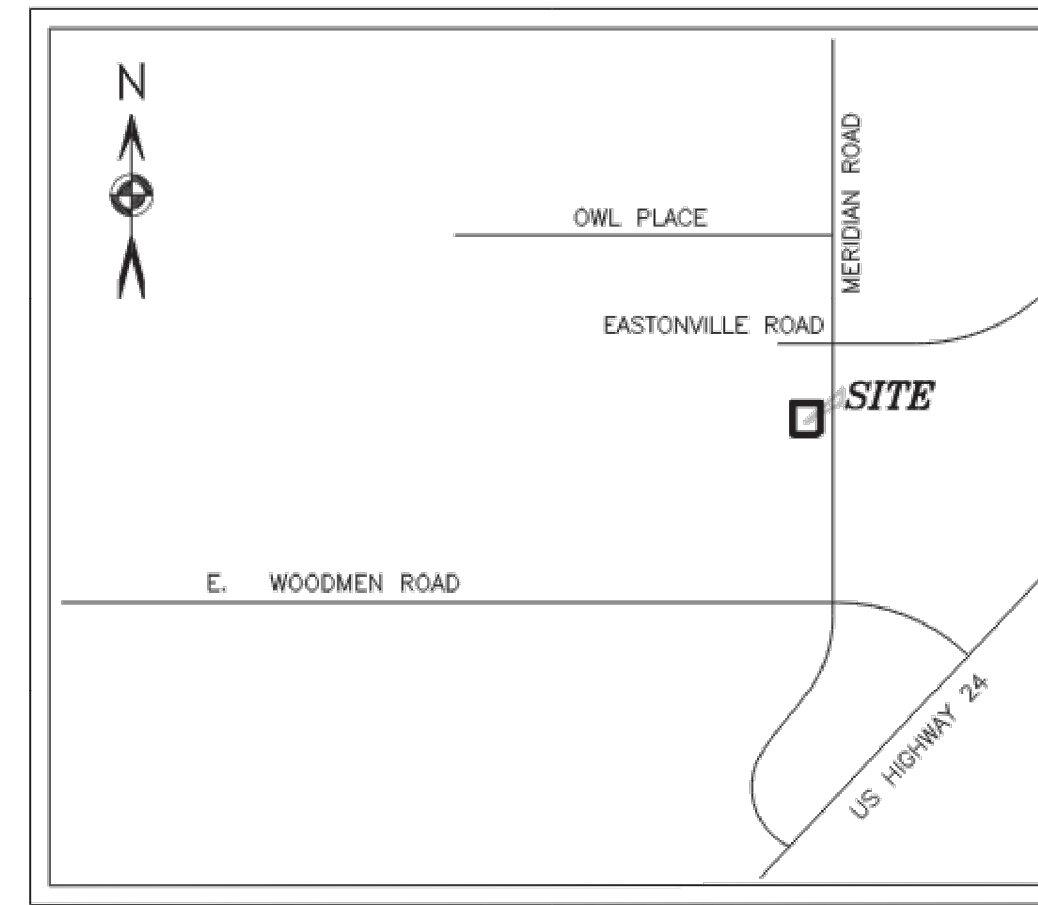
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.

**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.



VICINITY MAP  
(NOT TO SCALE)

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

**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:	28.00'
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	34
	1/EMPLOYEE = 18	
ADA	1/25 SPACES = 2	2
BICYCLE PARKING	3	3

**CONTACTS:**

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

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

**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.  
EMAIL: MITCHELL.HESS@KIMLEY-HORN.COM

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

**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.  
EMAIL: JEREMY.POWELL@KIMLEY-HORN.COM

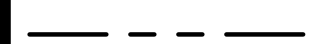





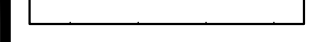
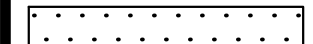
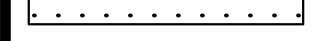



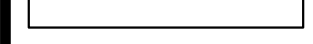
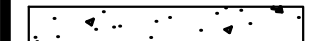
**OWNER:**  
HALLE PROPERTIES, LLC  
20225 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85255  
TEL: (480) 606-6845  
CONTACT: LESLIE GERMAN  
EMAIL: LESLIE.GERMAN@DISCOUNTTIRE.COM

K:\CCS\_Civil\0901025\_DTC\_Falcon\_CO\_CADD\PlanSheets\SDP\_CV.dwg Aug 04, 2021 3:19pm



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

**LEGEND**

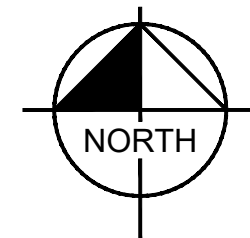
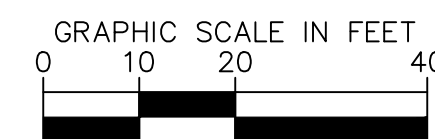
-  PROPERTY LINE
-  BUILDING SETBACK LINE
-  EASEMENT LINE
-  ACCESSIBLE ROUTE
-  PROPOSED FIRE LANE STRIPING
-  LANDSCAPE
-  PROPOSED HEAVY DUTY CONCRETE PAVEMENT
-  PROPOSED HEAVY DUTY ASPHALT PAVEMENT
-  PROPOSED STANDARD DUTY ASPHALT PAVEMENT
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED SITE LIGHT
-  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
- 11 PROPOSED TRASH ENCLOSURE
- 12 PROPOSED 5-FT WIDE CROSSWALK STRIPING
- 13 PROPOSED FIRE LANE STRIPING
- 14 PROPOSED BIKE RACK (3 SPACES), REFER TO SHEET 3 FOR MORE INFORMATION
- 15 PROPOSED MONUMENT SIGN
- 16 PROPOSED DIRECTIONAL ARROW. REFER TO SHEET 3 FOR MORE DETAILS
- 17 PROPOSED 14' SITE LIGHT (4,737 LUMENS)
- 18 PROPOSED 10.3' BUILDING MOUNTED SITE LIGHT (5,720 LUMENS)
- 19 PROPOSED 14.75' BUILDING MOUNTED SITE LIGHT (5,720 LUMENS)

**GENERAL NOTES**

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

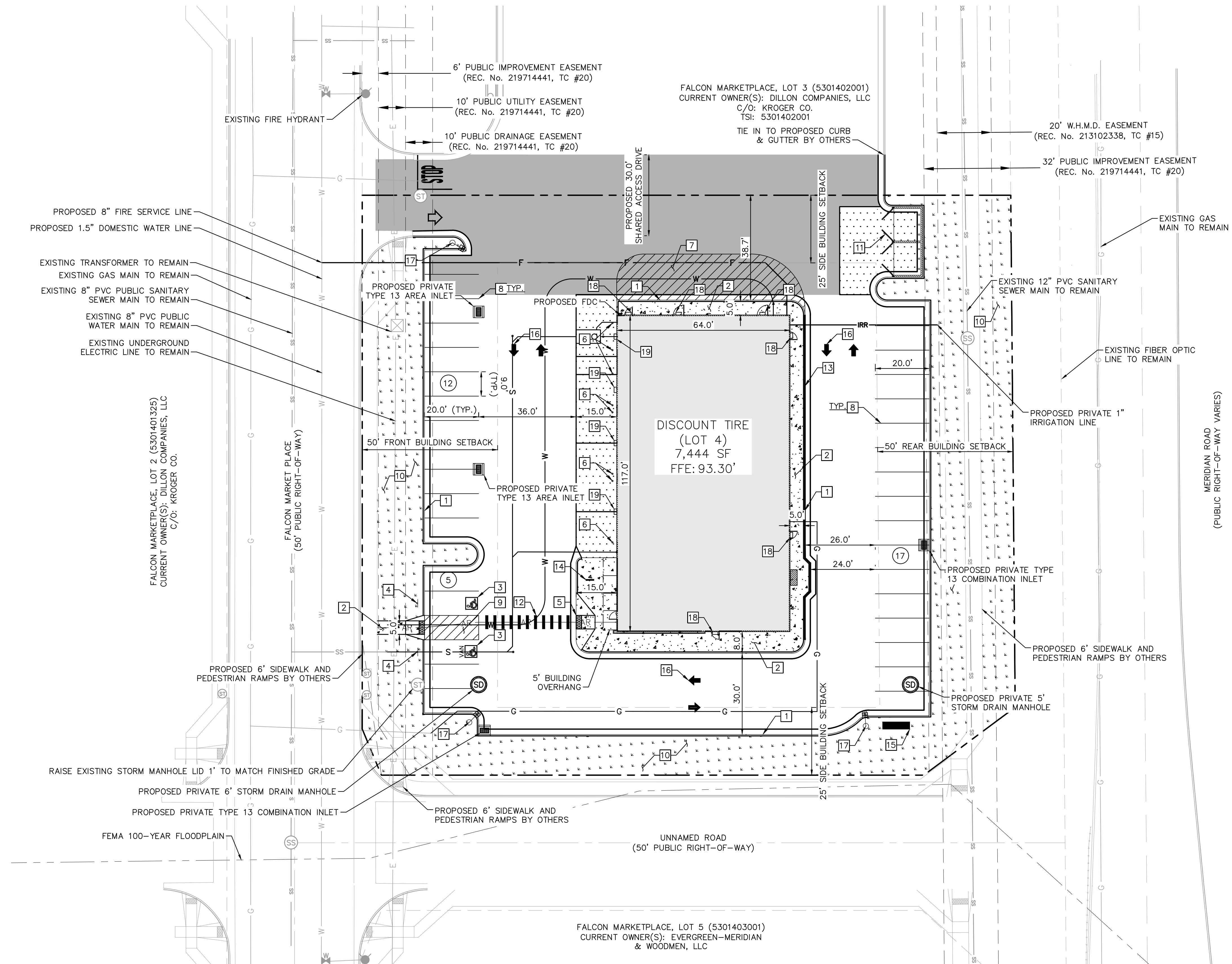


# DISCOUNT TIRE

## 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



FALCON MARKETPLACE, LOT 5 (5301403001)  
CURRENT OWNER(S): EVERGREEN-MERIDIAN & WOODMEN, LLC



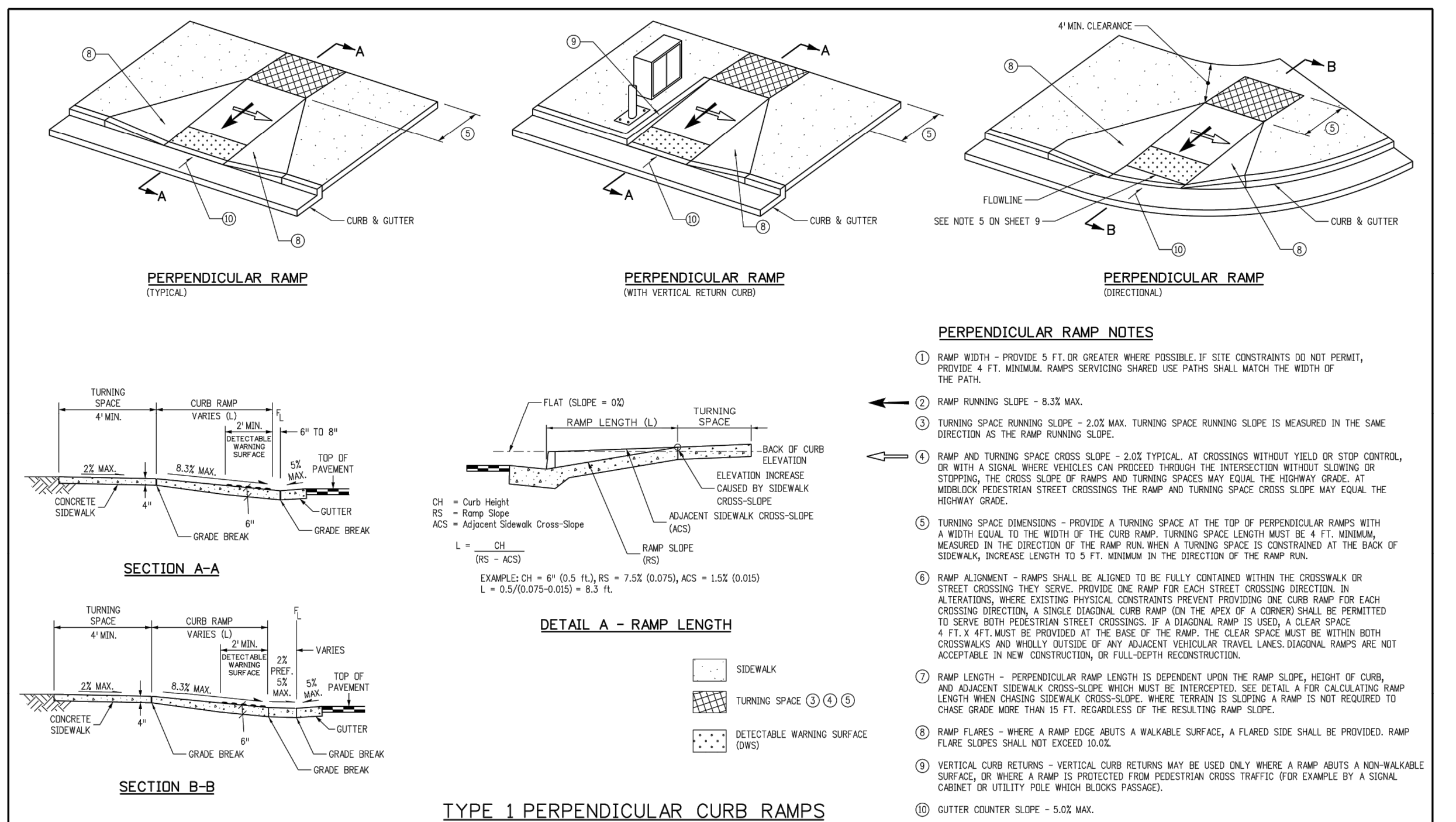
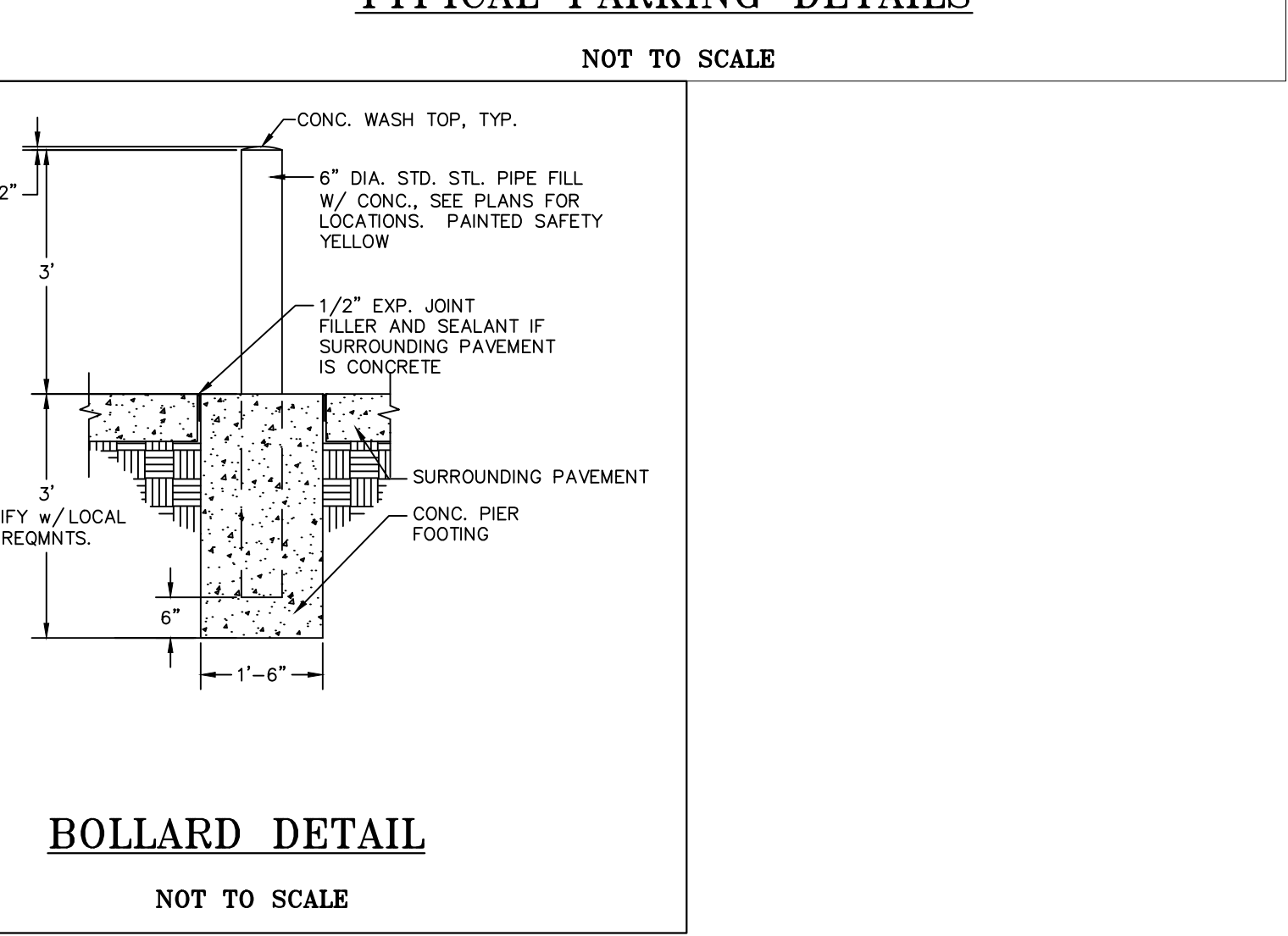
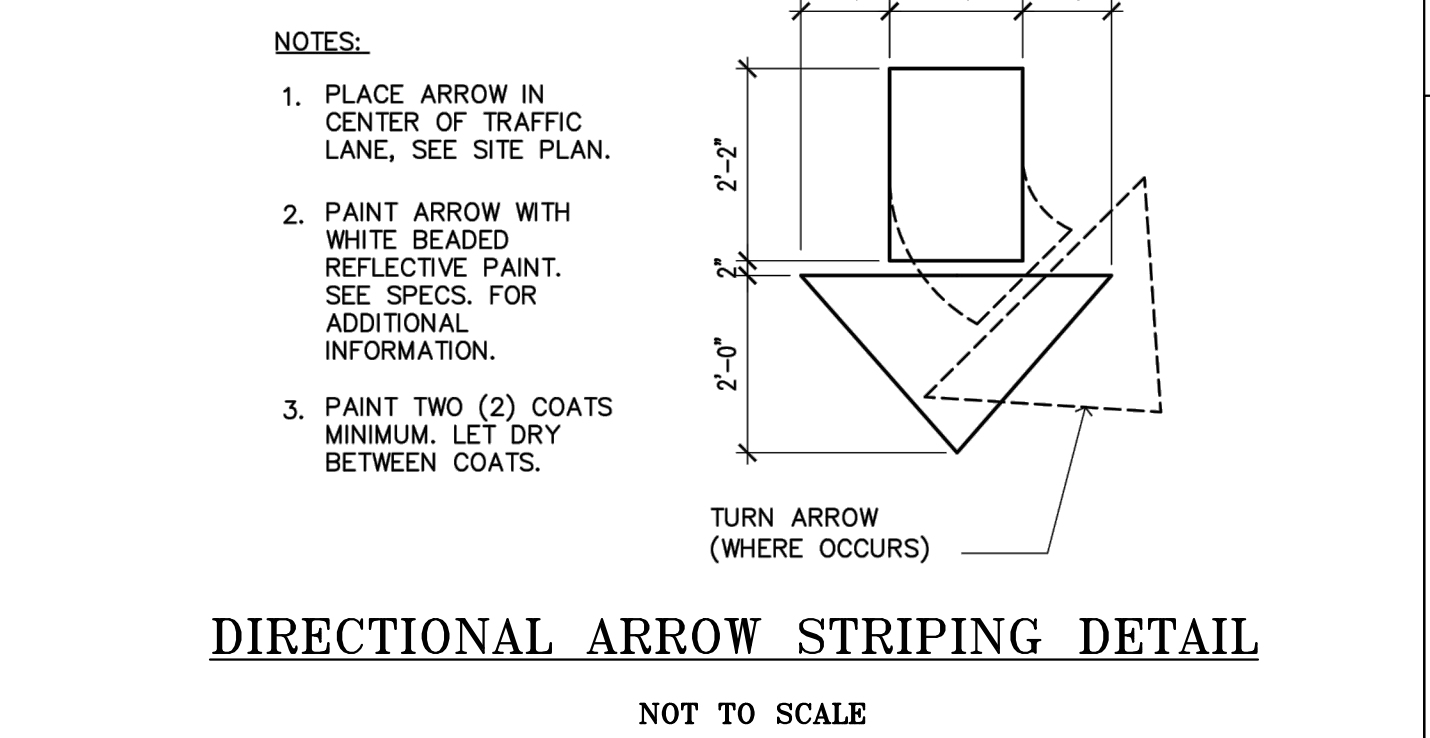
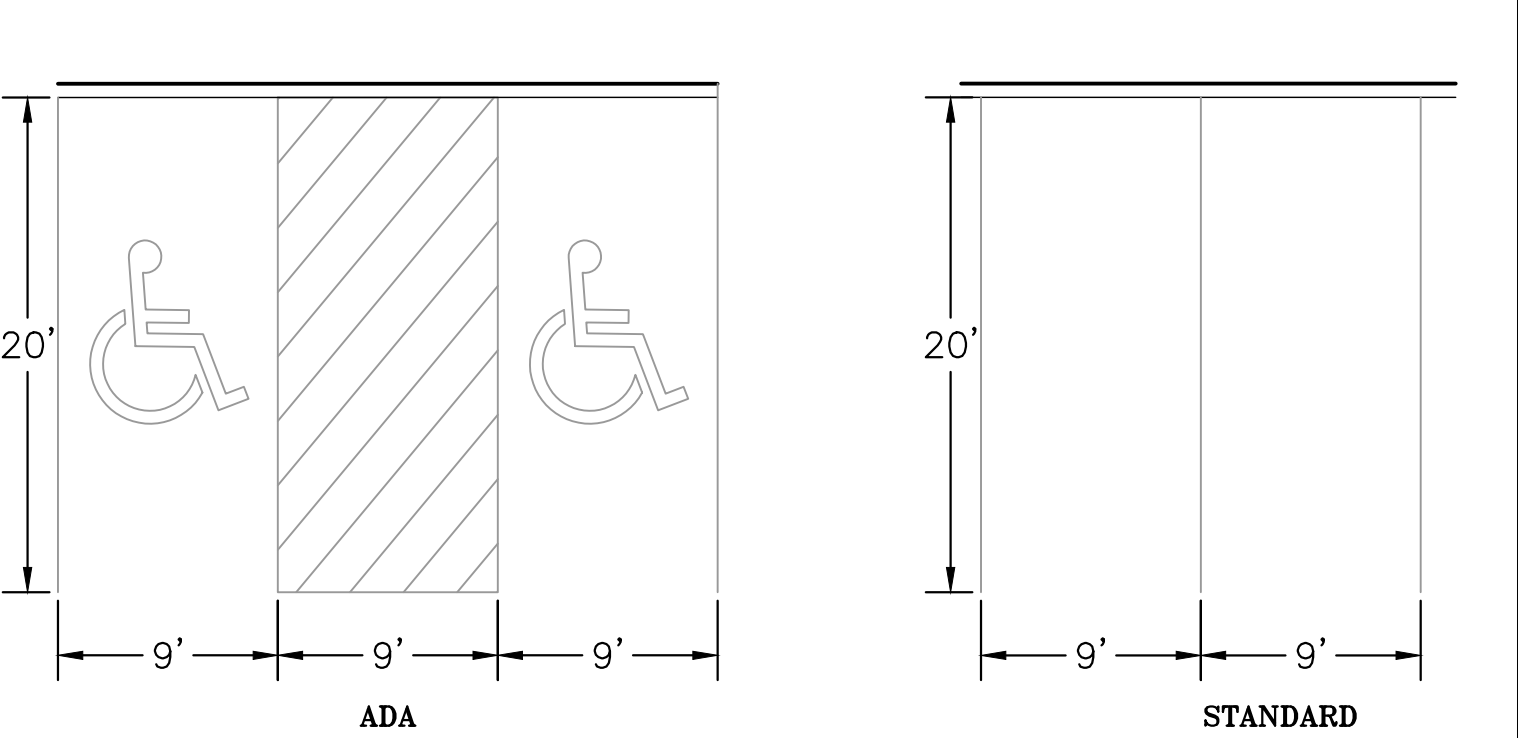
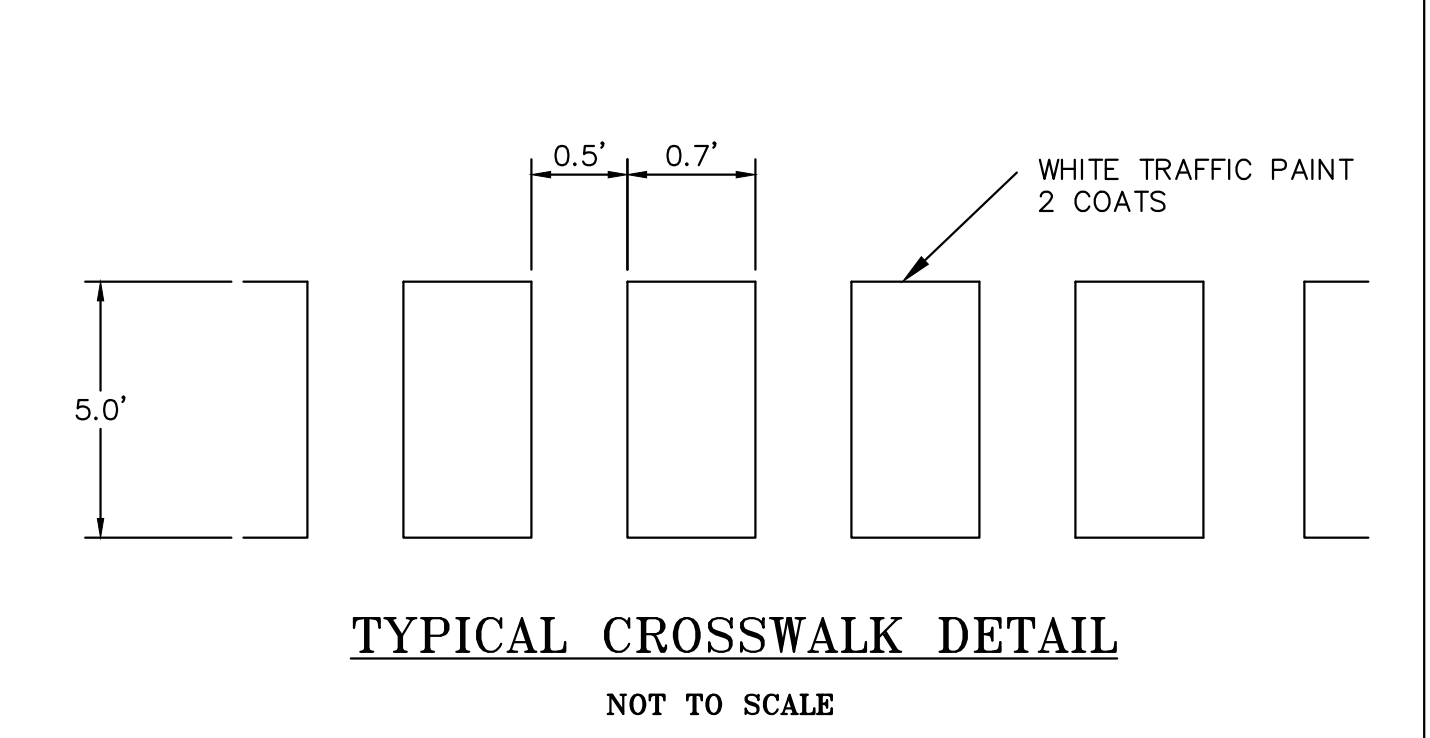
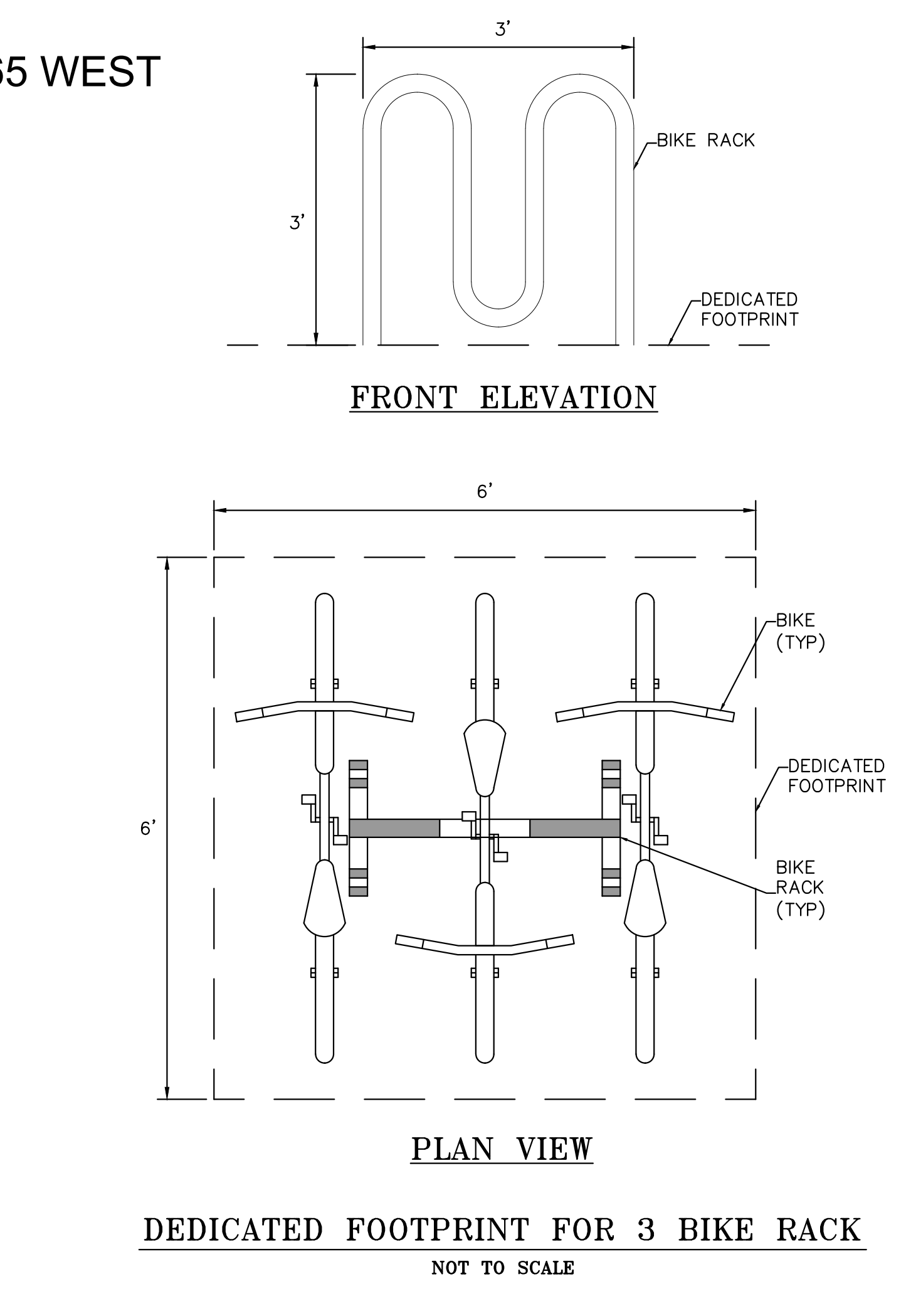
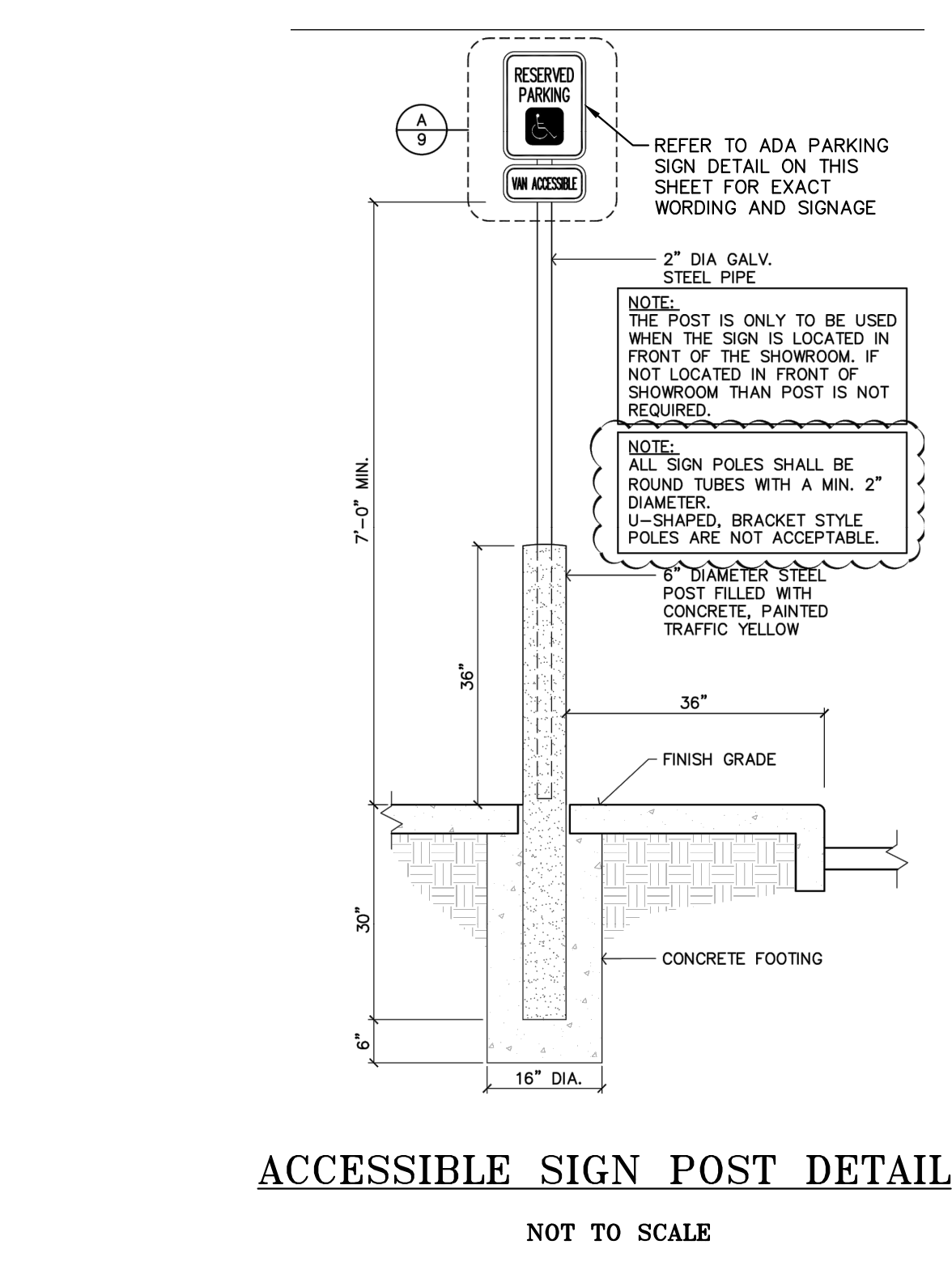
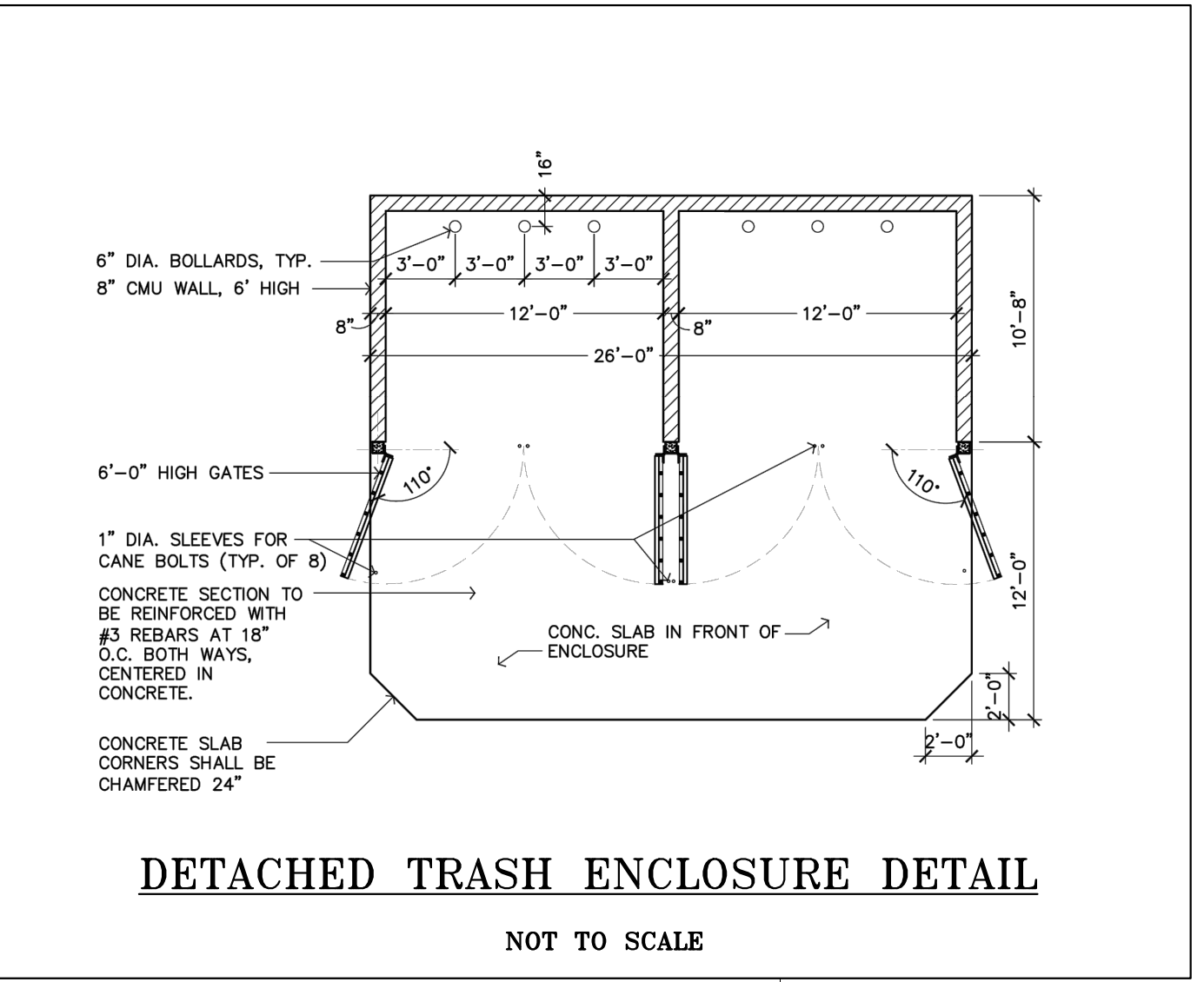
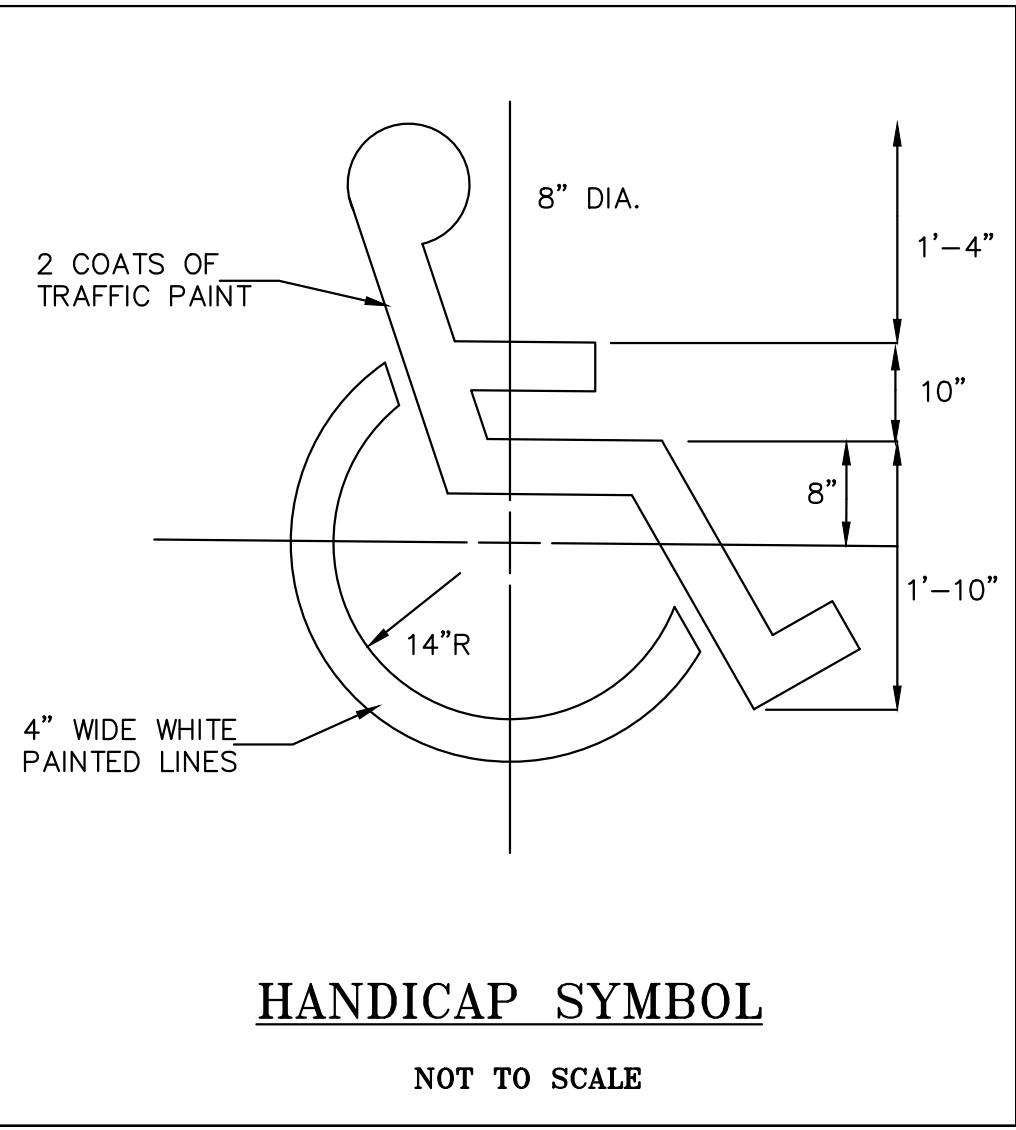
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SITE PLAN  
SHEET 2 OF 3

# 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



**Kimley»Horn**

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

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer: JKB	Date:	Comments:	2829 West Howard Place Denver, CO 80204 Phone: 303-757-9001 FAX: 303-757-9868		M-608-1	
Last Modification Date: 07/31/19	Checker: LTA			Project Development Branch		Standard Sheet No. 2 of 10	
File Name: M-608-1-19	Scale: Not to Scale	Units: English		JKB		Project Sheet Number:	