

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:

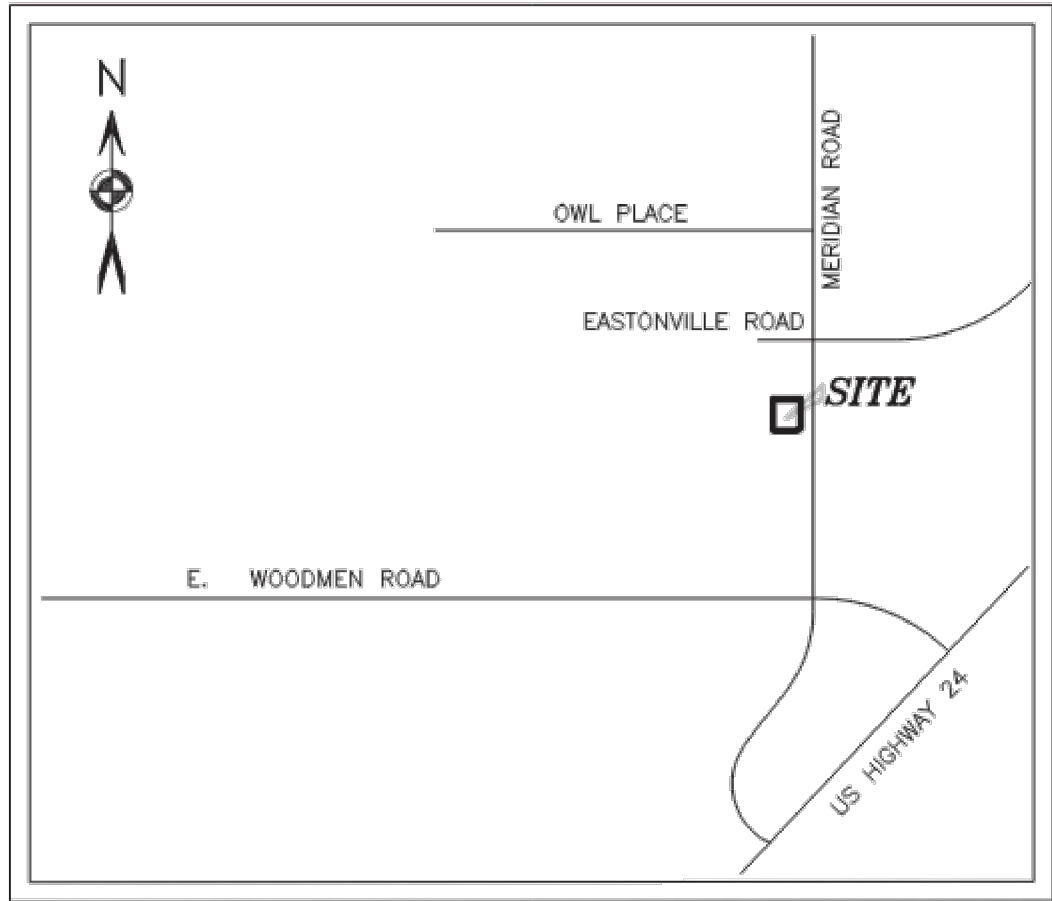
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.

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.



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:	
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

CONTACTS:

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

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

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

OWNER:
EVERGREEN-MERIDIAN & WOODMEN, LLC
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
TEL: (602) 808-8600
CONTACT: KAREN ORTIZ
EMAIL: KLEVITTORTIZ@EVGRE.COM



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LEGEND

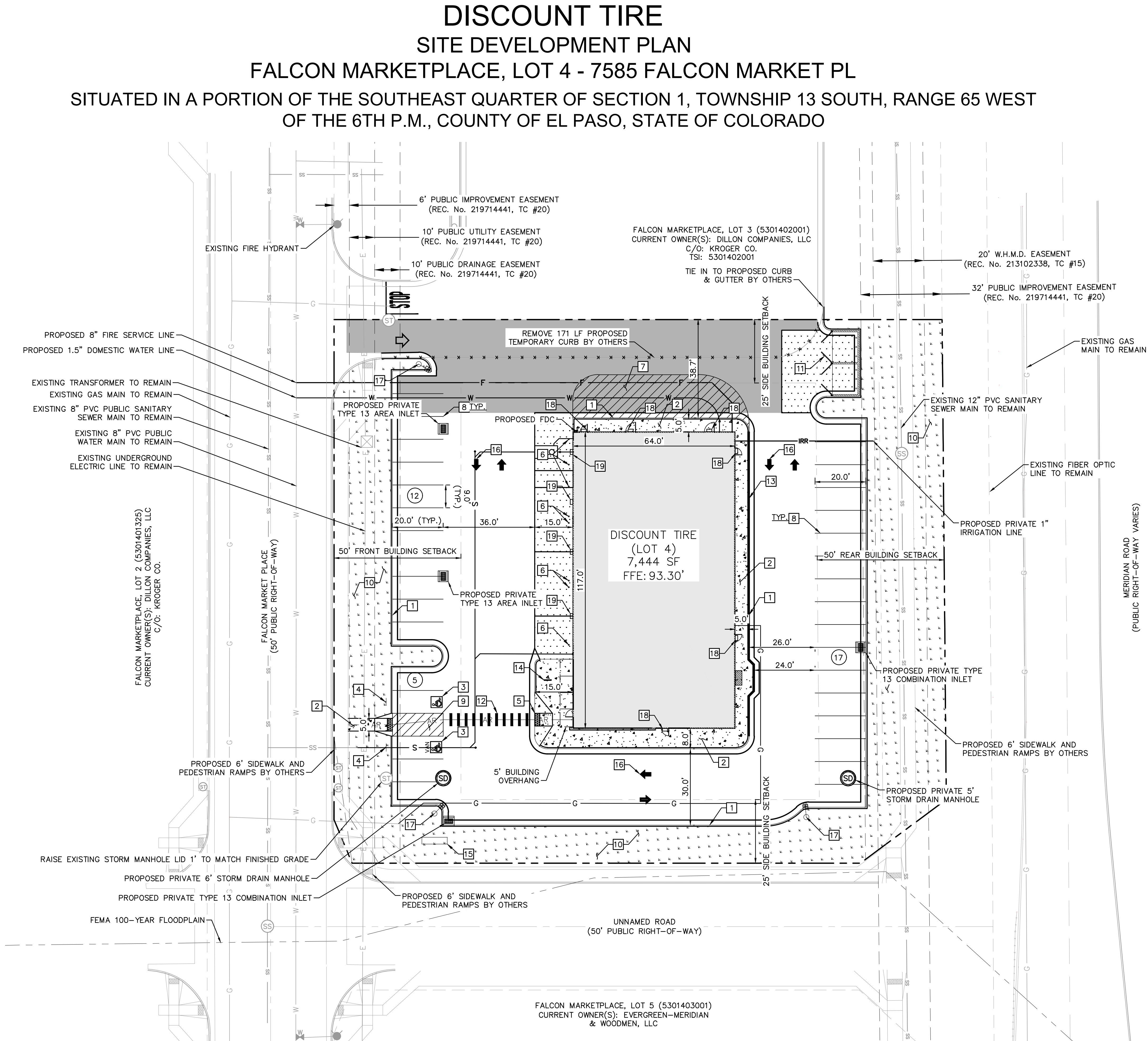
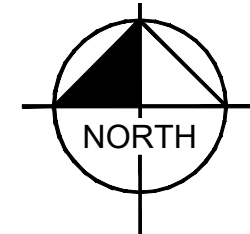
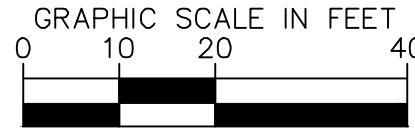
	PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	ACCESSIBLE ROUTE
	PROPOSED FIRE LANE STRIPING
	LANDSCAPE
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SITE LIGHT
	PROPOSED STORM SEWER MANHOLE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

KEYNOTE LEGEND

- PROPOSED TYPE A CURB AND GUTTER PER EL PASO COUNTY STD SD_2-20
- PROPOSED CONCRETE SIDEWALK PER CDOT STANDARD DRAWING M-609-1 (WIDTH PER PLAN)
- PROPOSED ADA STRIPING, VAN SPACE AS NOTED ON SITE PLAN. REFER TO SHEET 3 FOR MORE INFORMATION
- PROPOSED ADA SIGN. REFER TO SHEET 3 FOR MORE INFORMATION, SIGN INSTALLATION PER PLAN.
- PROPOSED TYPE 1 (PERPENDICULAR) CURB RAMP PER CDOT STANDARD DRAWING M-608-1 WITH DETECTABLE WARNING PER EL PASO COUNTY STANDARD SD_2-42
- PROPOSED BOLLARD, REFER TO SHEET 3 FOR MORE DETAILS
- PROPOSED DELIVERY PARKING, STRIPING PER KEYNOTE 9
- PROPOSED 4" WIDE PARKING STRIPE
- PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- PROPOSED LANDSCAPING, REFER TO LANDSCAPE PLANS FOR MORE DETAILS
- PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR MORE DETAILS
- PROPOSED 5-FT WIDE CROSSWALK STRIPING
- PROPOSED FIRE LANE STRIPING PER
- PROPOSED BIKE RACK (3 SPACES), REFER TO SHEET 3 FOR MORE INFORMATION
- PROPOSED MONUMENT SIGN, REFER TO SIGN PACKAGE FOR MORE DETAILS
- PROPOSED DIRECTIONAL ARROW. REFER TO SHEET 3 FOR MORE DETAILS
- PROPOSED 14' SITE LIGHT (4,737 LUMENS). REFER TO PHOTOMETRIC PLANS FOR MORE DETAILS
- PROPOSED 10.3' BUILDING MOUNTED SITE LIGHT (5,720 LUMENS) REFER TO PHOTOMETRIC PLANS FOR MORE DETAILS
- PROPOSED 14.75' BUILDING MOUNTED SITE LIGHT (5,720 LUMENS) REFER TO PHOTOMETRIC PLANS FOR MORE DETAILS

GENERAL NOTES

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



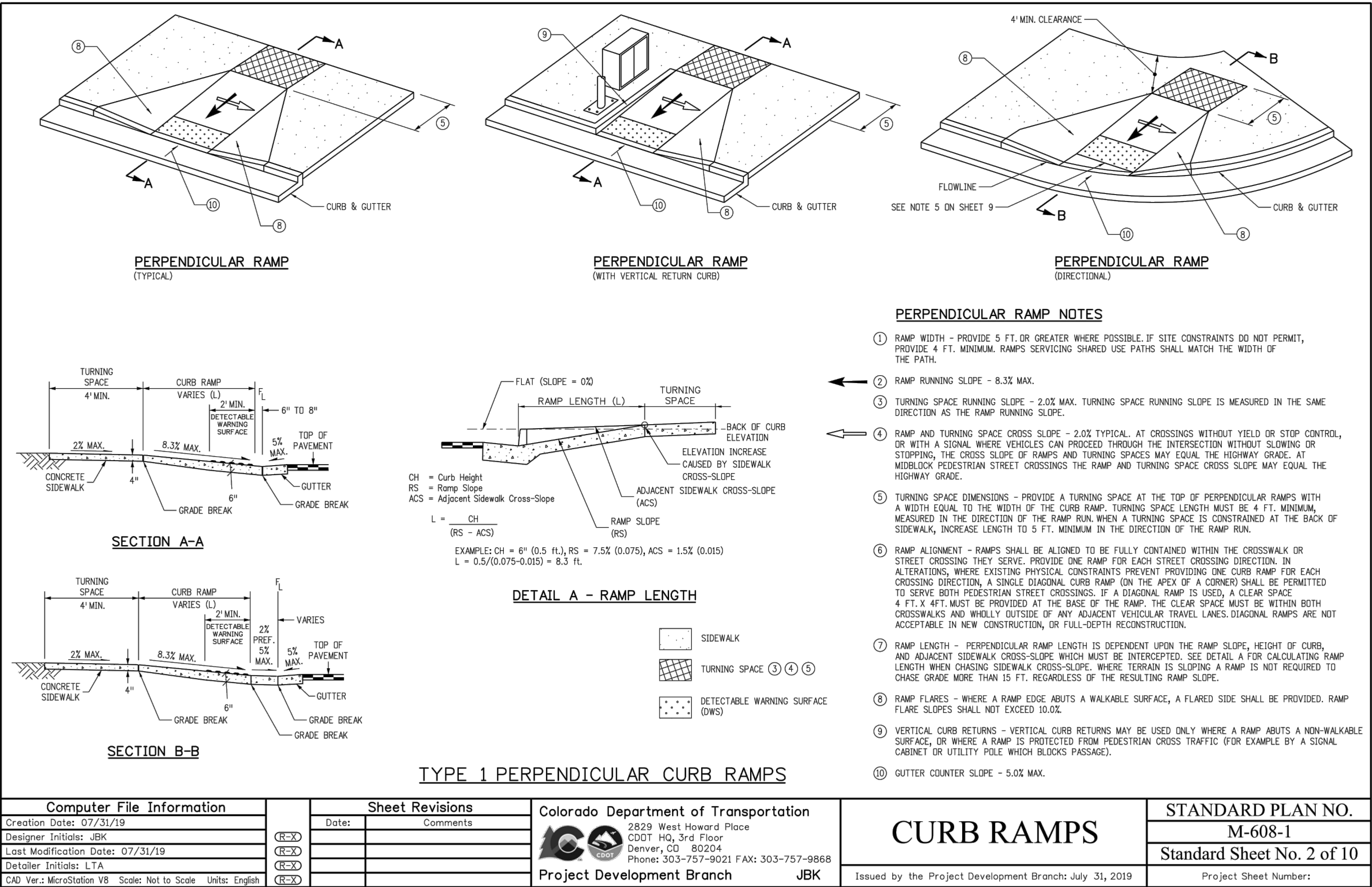
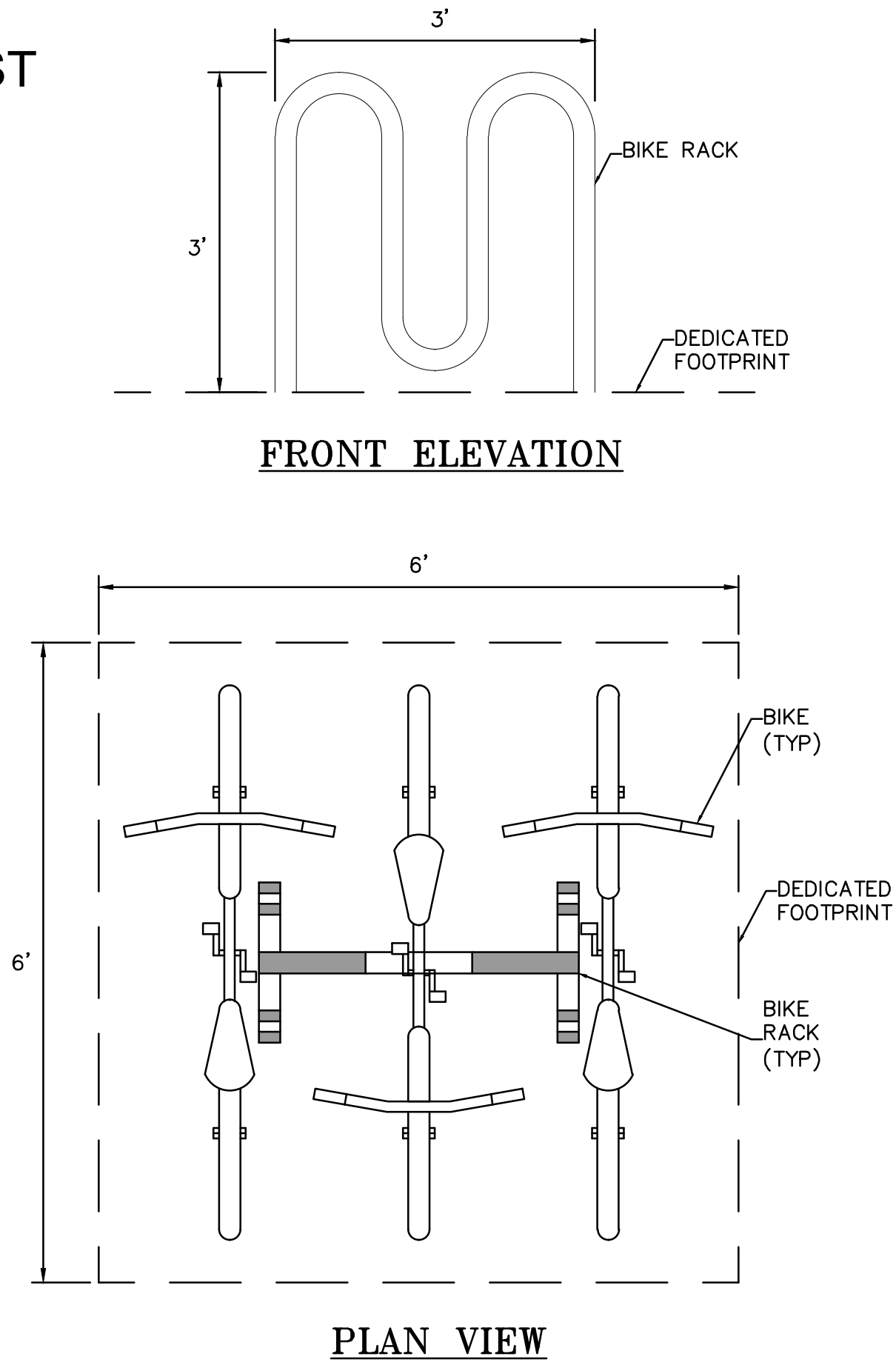
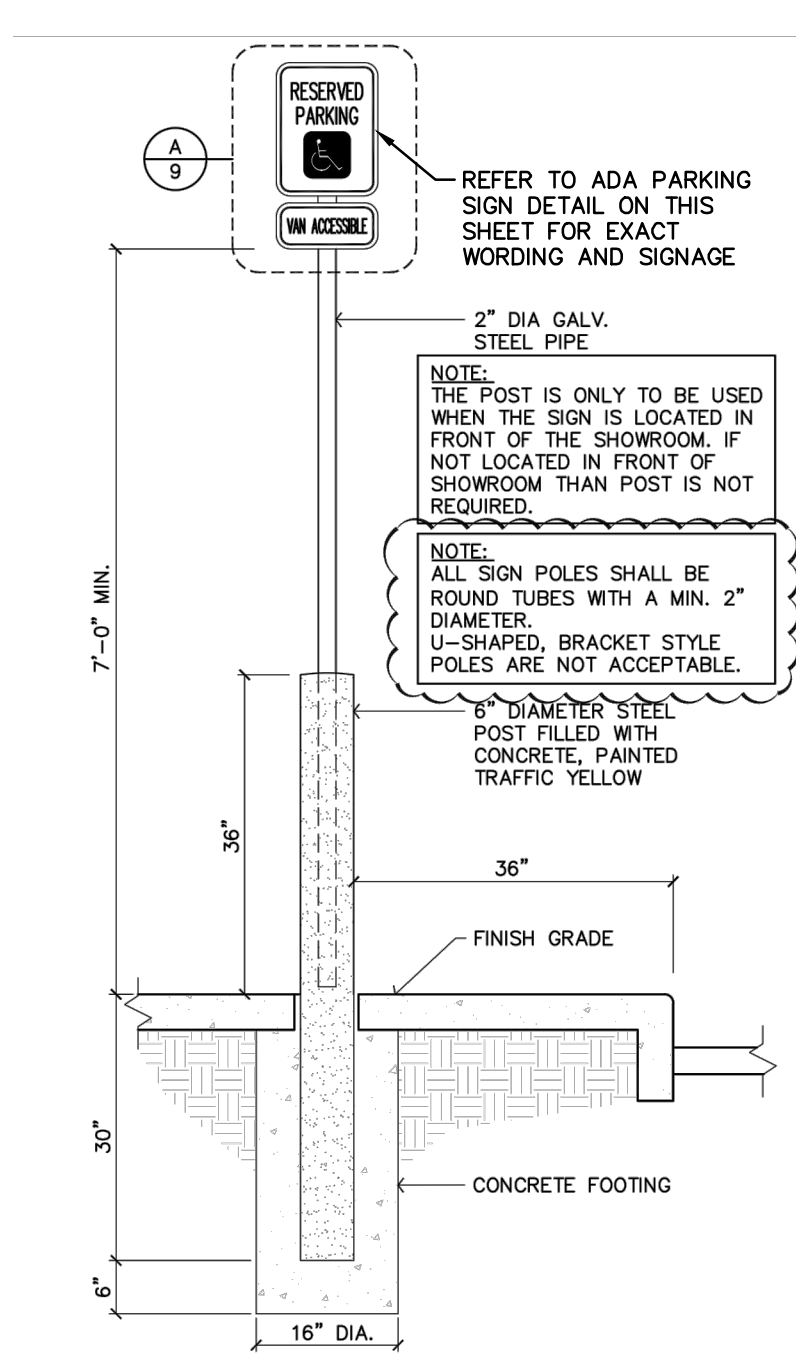
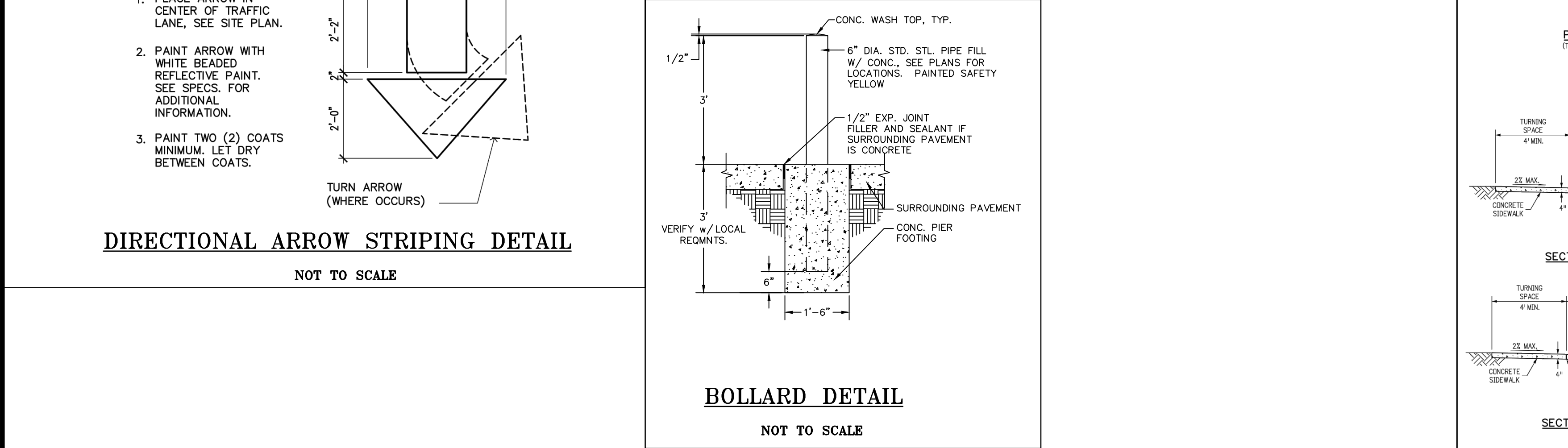
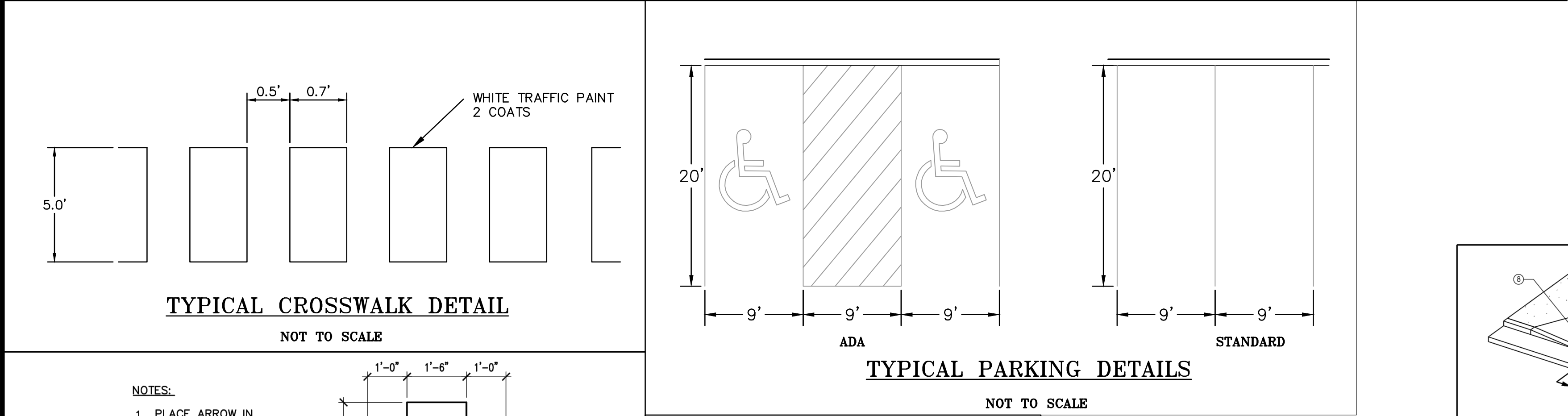
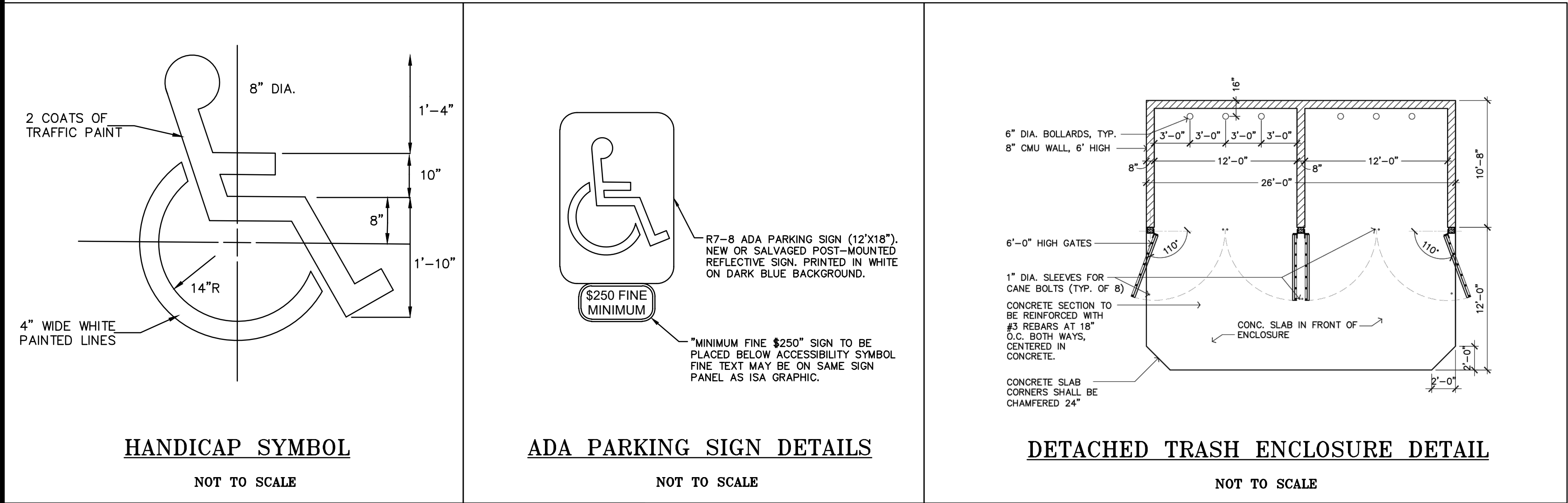
Kimley»Horn

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SITE PLAN
SHEET 2 OF 3

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

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