

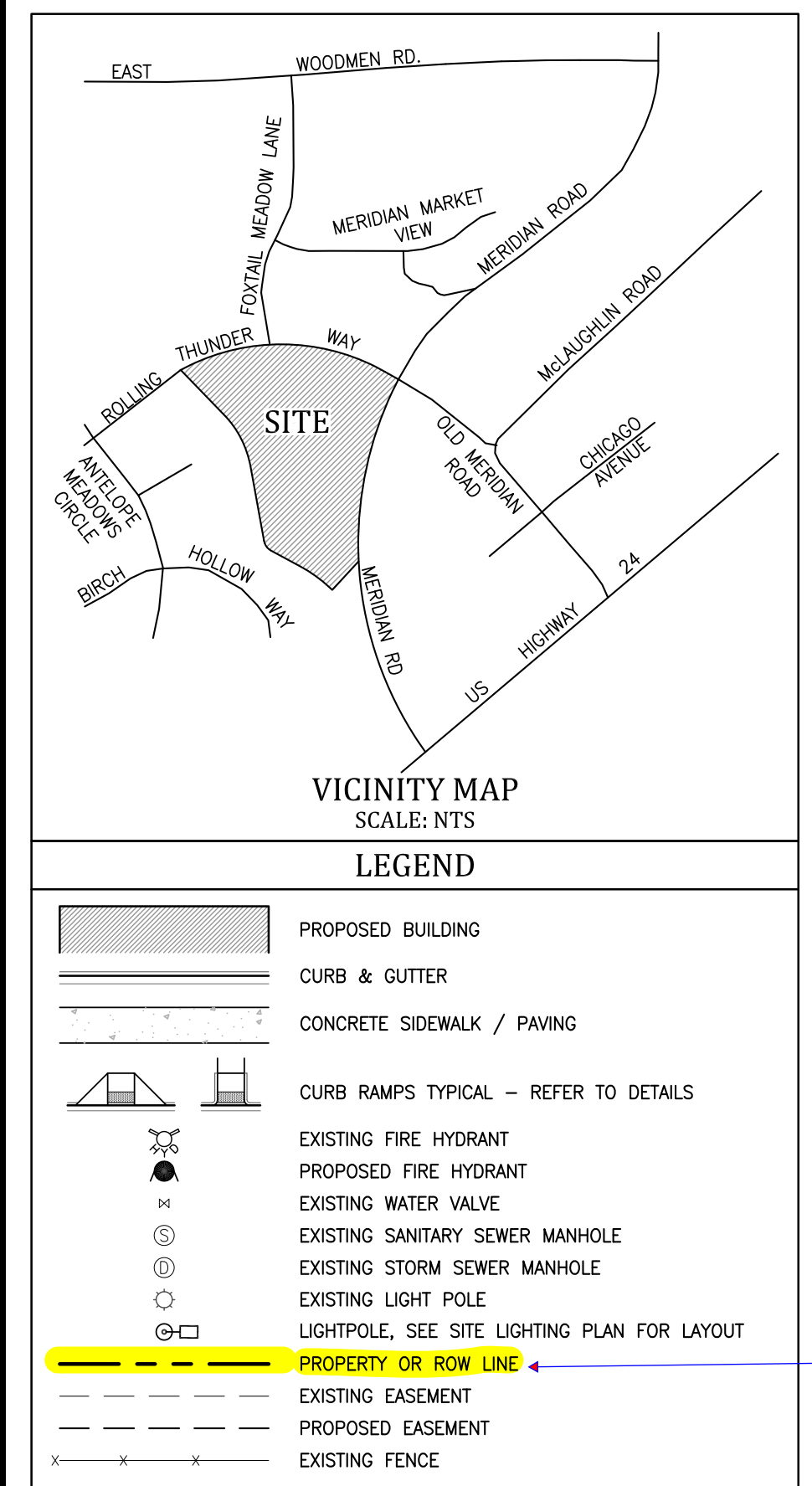
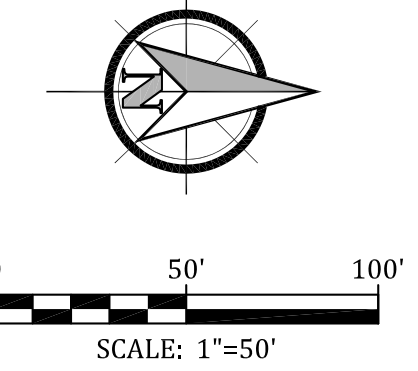
# U-HAUL AT FALCON - ROLLING THUNDER WAY

## SITE DEVELOPMENT PLAN

### FALCON U-HAUL FILING NO. 1 (FALCON HIGHLANDS)

EL PASO COUNTY, COLORADO

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
 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.



SITE DATA					
LEGAL DESCRIPTION:	LOT 1, FALCON U-HAUL FILING NO. 1				
PROPERTY AREA:	11.50 AC (501,112 SF)				
ADDRESS:					
TAX SCHEDULE #:	5312100014				
EXISTING/PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (COMMERCIAL DISTRICT 1)				
LAND USE-EXISTING:	UNDEVELOPED				
LAND USE-PROPOSED:	AUTO/TRAILER SALES, MINI-WAREHOUSE				
TOTAL GROSS BLDG AREA:	128,942 SF (TOTAL FOOTPRINT AREA: 54,740 SF (1.26 AC))				
OPEN SPACE, LANDSCAPING AREA:	223,030 SF (5.12 AC)				
PAVED/IMPERMEABLE AREA (NOT INCLUDING BUILDING):	223,550 SF (5.13 AC)				
IMPERMEABLE SURFACE %:	54.4%				
PARKING	<table border="1"> <thead> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>AUTO SALES=1SP/1,000SF DISPLAY AREA PLUS 1SP/450SF OFFICE AREA DISPLAY: 15,442SF/1,000SF=15.4 OFFICE: 2,483SF/450SF=5.5 REQUIRED SPACES=21 SPACES</td> <td>51 SPACES</td> </tr> </tbody> </table>	REQUIRED	PROVIDED	AUTO SALES=1SP/1,000SF DISPLAY AREA PLUS 1SP/450SF OFFICE AREA DISPLAY: 15,442SF/1,000SF=15.4 OFFICE: 2,483SF/450SF=5.5 REQUIRED SPACES=21 SPACES	51 SPACES
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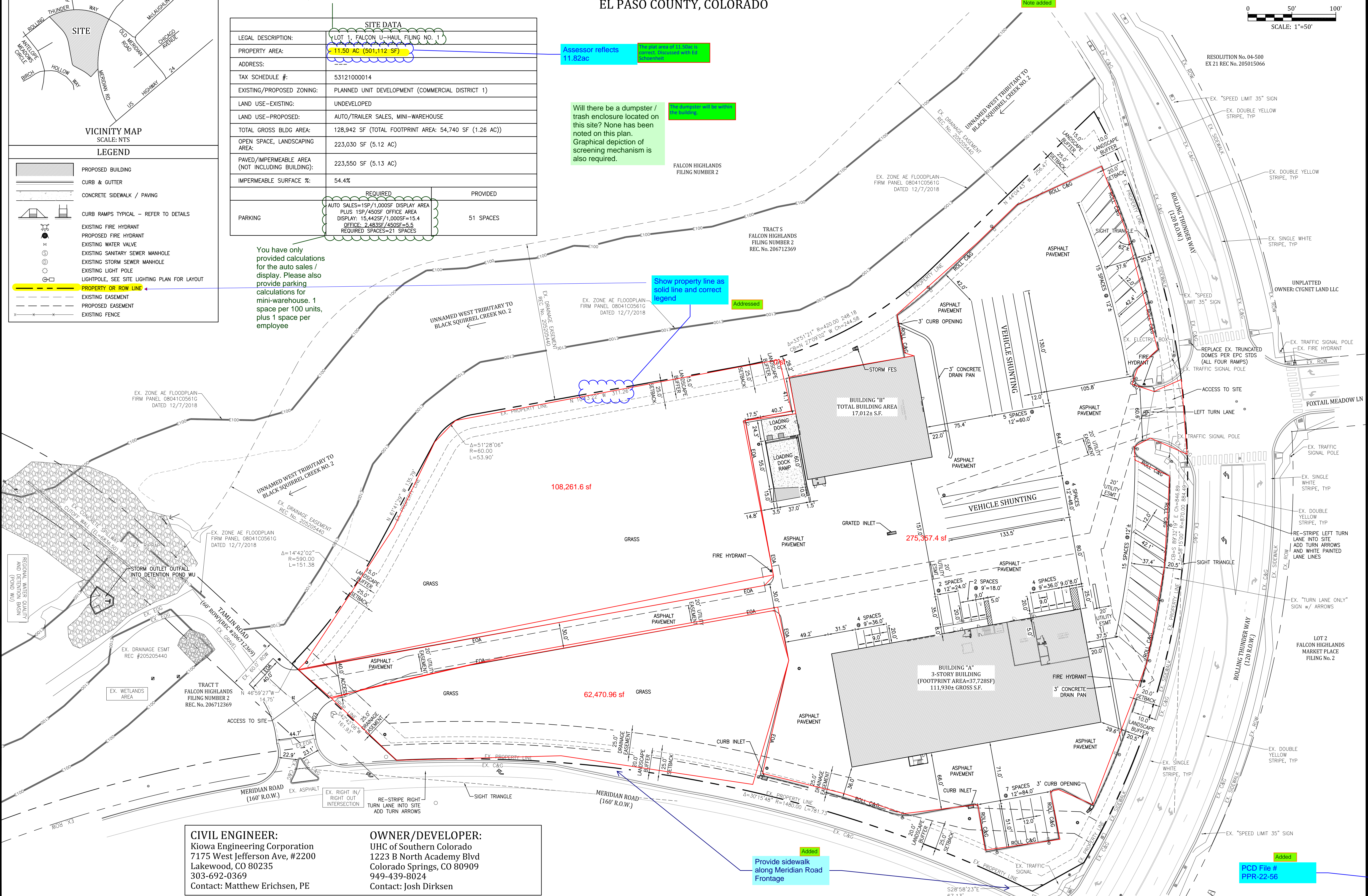
You have only provided calculations for the auto sales / display. Please also provide parking calculations for mini-warehouse. 1 space per 100 units, plus 1 space per employee

Assessor reflects 11.82ac

Will there be a dumpster / trash enclosure located on this site? None has been noted on this plan. Graphical depiction of screening mechanism is also required.

Show property line as solid line and correct legend

Provide sidewalk along Meridian Road Frontage



**CIVIL ENGINEER:**  
 Kiowa Engineering Corporation  
 7175 West Jefferson Ave, #2200  
 Lakewood, CO 80235  
 303-692-0369  
 Contact: Matthew Erichsen, PE

**OWNER/DEVELOPER:**  
 UHC of Southern Colorado  
 1223 B North Academy Blvd  
 Colorado Springs, CO 80909  
 949-439-8024  
 Contact: Josh Dirksen

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

**Kiowa**  
 Engineering Corporation  
 7175 West Jefferson Avenue, Suite 2200  
 Lakewood, CO 80235  
 (303) 692-0369

**AMERCO**  
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502  
 F: (602) 277-1026

SITE ADDRESS:  
 U-HAUL at Falcon  
 Rolling Thunder Way  
 Falcon, CO 80831

866077

DRAWN: JRD  
 CHECKED: MWE  
 DATE: 8/26/22

PCD File # PPR-22-56

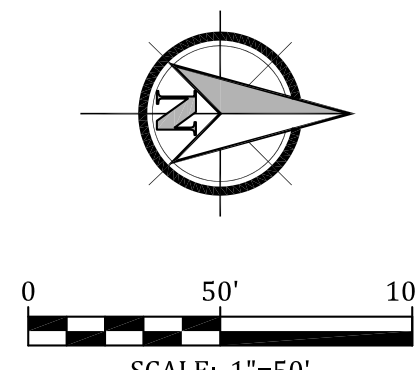


# U-HAUL AT FALCON - ROLLING THUNDER WAY

## SITE DEVELOPMENT PLAN

### FALCON U-HAUL FILING NO. 1 (FALCON HIGHLANDS)

EL PASO COUNTY, COLORADO



LEGEND	
	PROPOSED BUILDING
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CURB & GUTTER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING 100 YEAR FLOODPLAIN
	EXISTING STREET LIGHT
	APPROXIMATE LIMIT OF DISTURBANCE
	PROPOSED SANITARY SERVICE AND CLEAN OUT
	PROPOSED WATER LINE OR SERVICE AND VALVE
	PROPOSED WATER LINE, THRUST BLOCK & MJ RSTINTS
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED SINGLE STORM GRATED INLET
	PROPOSED TYPE C GRATED INLET
	PROPOSED STORM CURB INLET
	PROPOSED STORM SEWER FLARED END SECTION

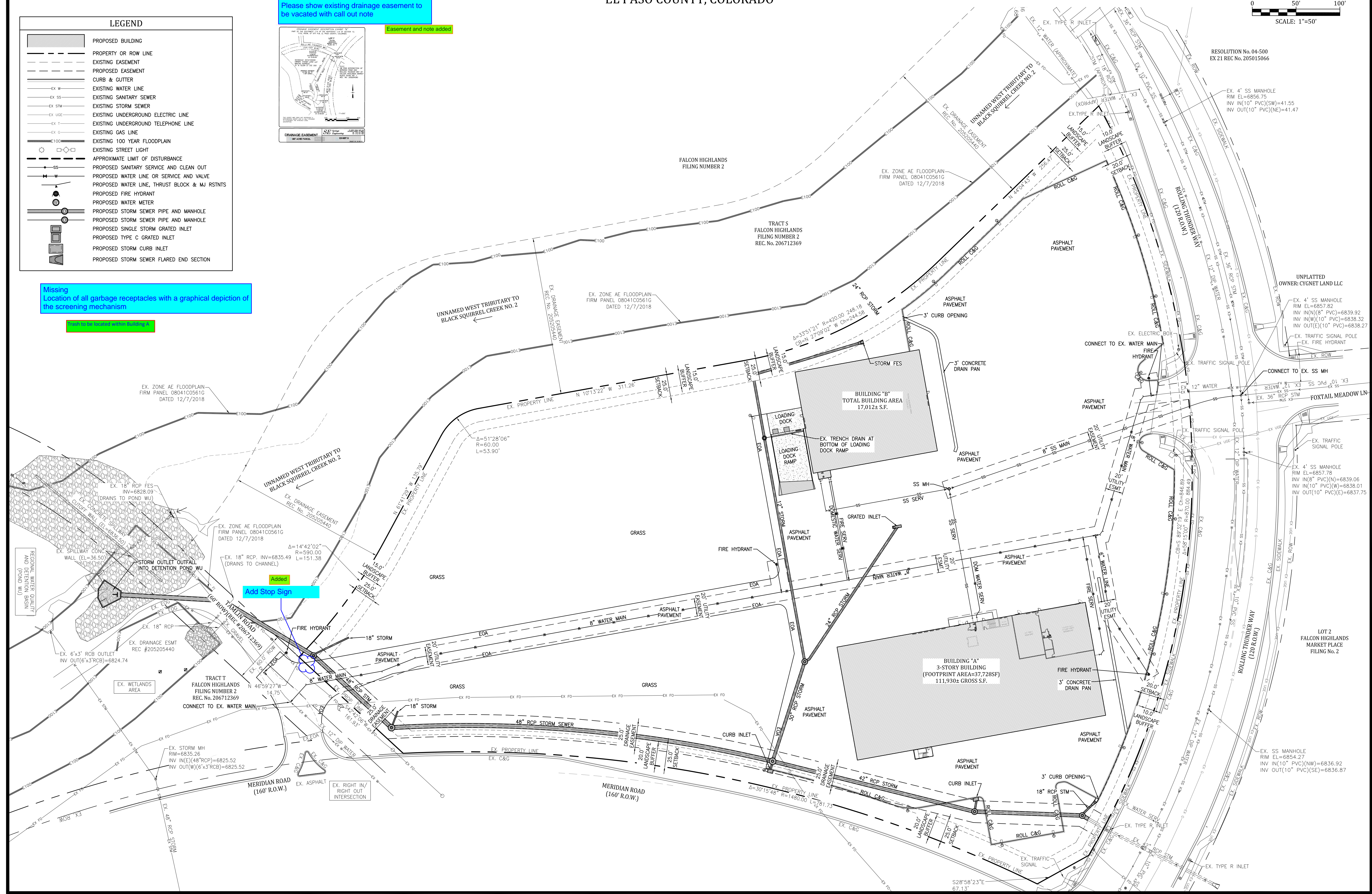
Please show existing drainage easement to be vacated with call out note

Easement and note added

Missing  
Location of all garbage receptacles with a graphical depiction of the screening mechanism

Note to be added with Building A

Add Stop Sign



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

**Kiowa**  
Engineering Corporation  
7175 West Jefferson Avenue, Suite 2500  
Lakewood, CO 80123  
(303) 692-0369

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SITE ADDRESS:  
U-HAUL at Falcon  
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SHEET CONTENTS:  
SITE DEVELOPMENT  
PLAN - UTILITY PLAN

866077

DRAWN:	JRD	2
CHECKED:	MWE	
DATE:	8/26/22	