

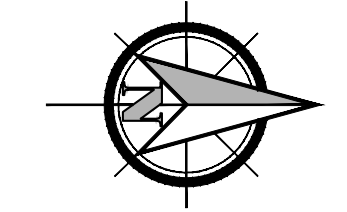
U-HAUL AT FALCON - ROLLING THUNDER WAY

SITE DEVELOPMENT PLAN

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

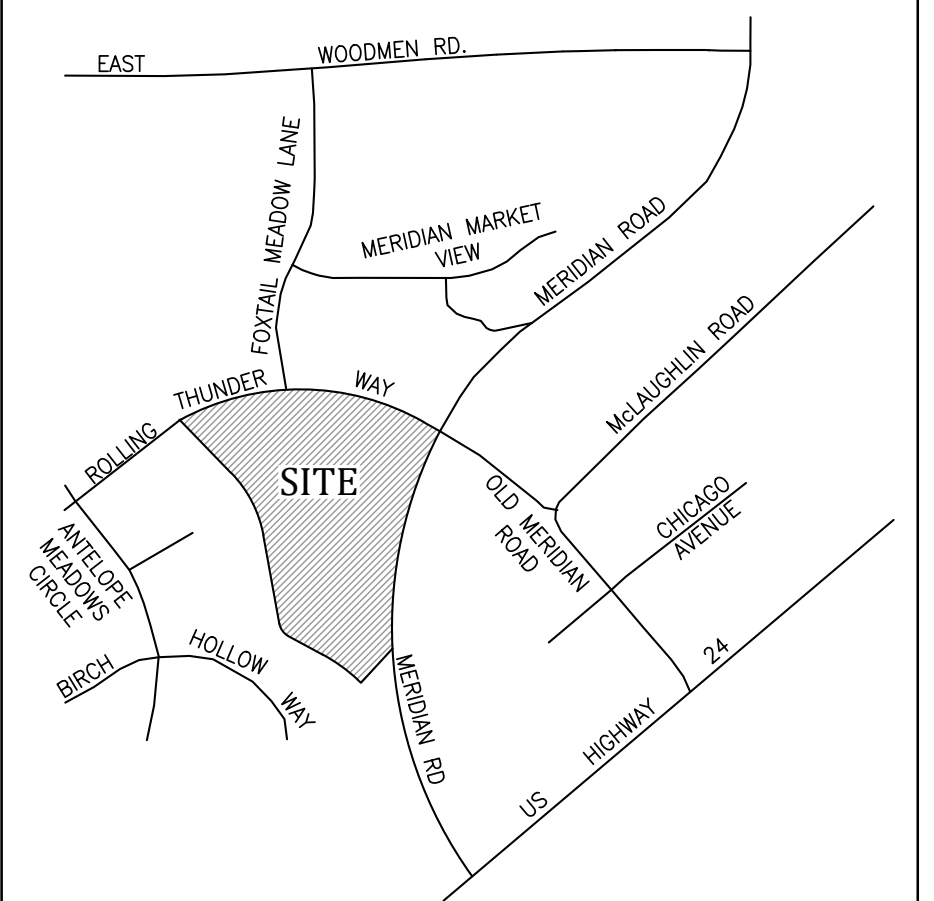
EL PASO COUNTY, COLORADO

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.



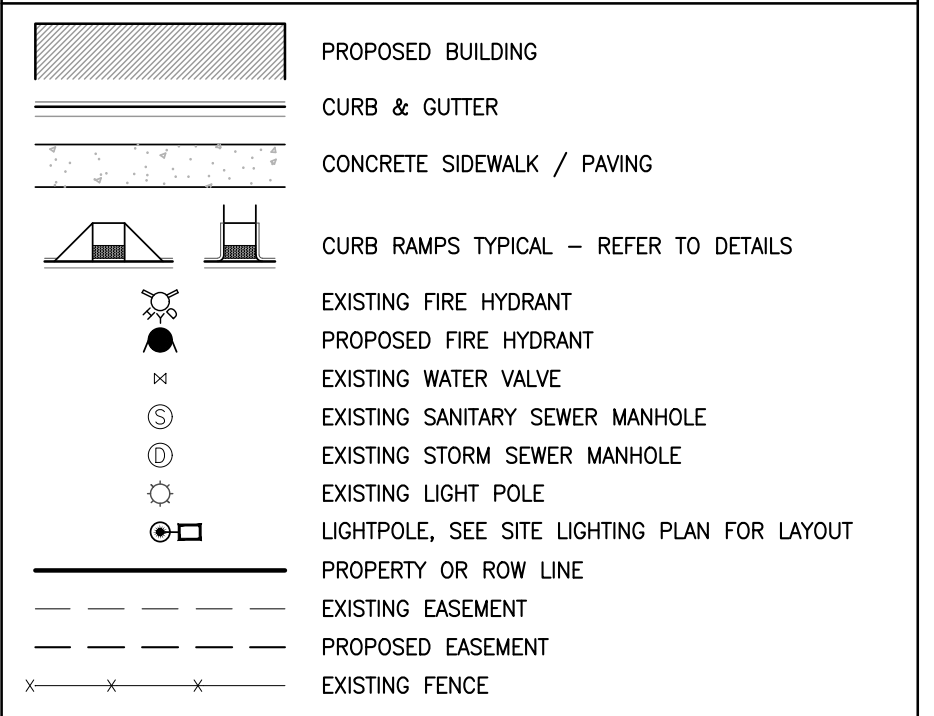
0 50' 100'
SCALE: 1"=50'

RESOLUTION No. 04-500
EX 21 REC No. 205015066

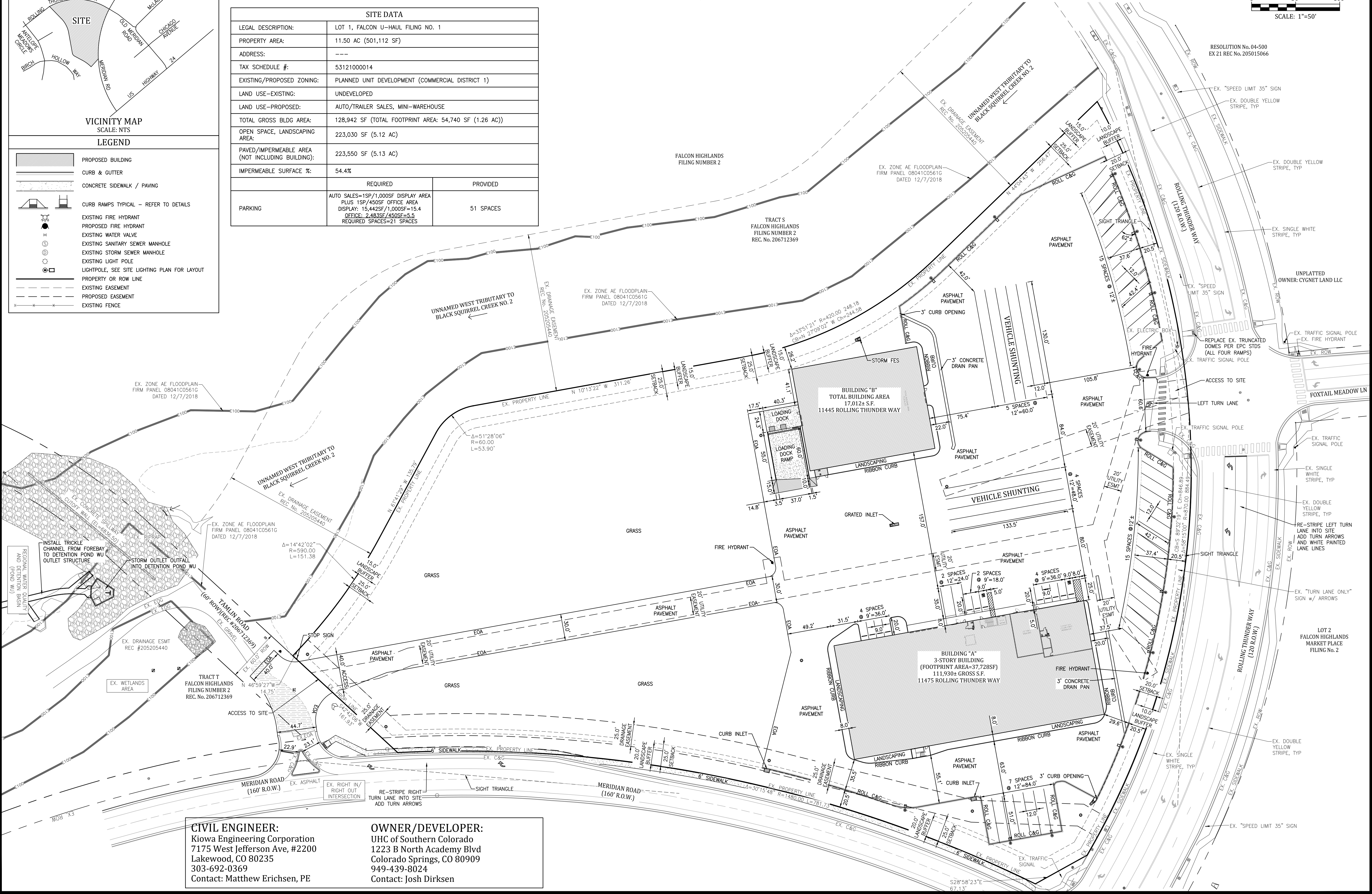


VICINITY MAP
SCALE: NTS

LEGEND



SITE DATA		
LEGAL DESCRIPTION:	LOT 1, FALCON U-HAUL FILING NO. 1	
PROPERTY AREA:	11.50 AC (501,112 SF)	
ADDRESS:	---	
TAX SCHEDULE #:	53121000014	
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 BUILDINGS):	223,550 SF (5.13 AC)	
IMPERMEABLE SURFACE %:	REQUIRED	PROVIDED
PARKING	AUTO SALES=15P/1,000SF DISPLAY AREA PLUS 15P/450SF OFFICE AREA DISPLAY: 15,442SF/1,000SF=15.4 OFFICE: 2,483SF/450SF=5.5 REQUIRED SPACES=21 SPACES	51 SPACES



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

SHEET CONTENTS:
SITE DEVELOPMENT
PLAN - SITE PLAN

866077

DRAWN:	JRD	1
CHECKED:	MWE	
DATE:	6/9/23	

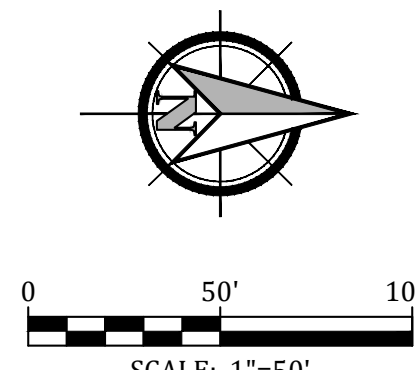
PCD File #
PPR-22-56 & SF-22-40

U-HAUL AT FALCON - ROLLING THUNDER WAY

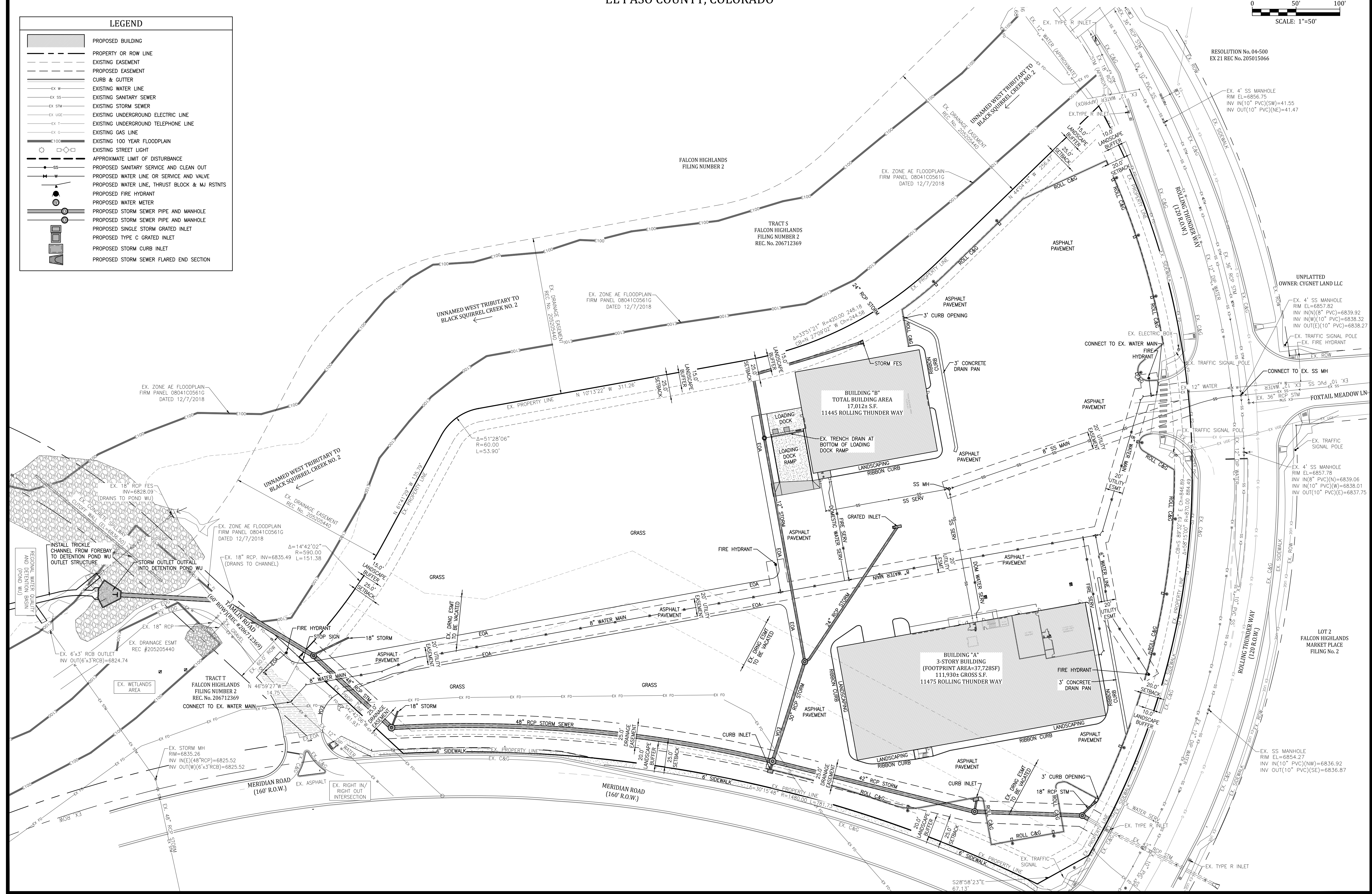
SITE DEVELOPMENT PLAN

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



RESOLUTION No. 04-500
EX 21 REC No. 205015066

EX. 4" SS MANHOLE
RIM EL=6856.75
INV IN(10" PVC)(SW)=41.55
INV OUT(10" PVC)(NE)=41.47

UNPLATTED
OWNER: CYONET LAND LLC

EX. 4" SS MANHOLE
RIM EL=6857.82
INV IN(N)(8" PVC)=6839.92
INV IN(W)(10" PVC)=6838.32
INV OUT(E)(10" PVC)=6838.27

EX. TRAFFIC SIGNAL POLE
EX. FIRE HYDRANT

CONNECT TO EX. WATER MAIN
FIRE HYDRANT

EX. TRAFFIC SIGNAL POLE
EX. TRAFFIC SIGNAL POLE

CONNECT TO EX. SS MH

EX. 10" PVC SS
EX. 12" WATER
EX. 36" RCP STM

EX. TRAFFIC SIGNAL POLE
EX. TRAFFIC SIGNAL POLE

EX. 4" SS MANHOLE
RIM EL=6857.78
INV IN(8" PVC)(N)=6839.06
INV IN(10" PVC)(W)=6838.01
INV OUT(10" PVC)(E)=6837.75

EX. 4" SS MANHOLE
RIM EL=6857.82
INV IN(N)(8" PVC)=6839.92
INV IN(W)(10" PVC)=6838.32
INV OUT(E)(10" PVC)=6838.27

EX. TRAFFIC SIGNAL POLE
EX. TRAFFIC SIGNAL POLE

CONNECT TO EX. WATER MAIN
FIRE HYDRANT

EX. TRAFFIC SIGNAL POLE
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CONNECT TO EX. SS MH

EX. 10" PVC SS
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EX. 36" RCP STM

EX. TRAFFIC SIGNAL POLE
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INV IN(10" PVC)(W)=6838.01
INV OUT(10" PVC)(E)=6837.75

GENERAL NOTES:	
REVISIONS:	
NO.	DATE
1	
2	
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7	
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PROFESSIONAL SEAL:	
 Kiowa Engineering Corporation 7175 West Jefferson Avenue, Suite 2500 Lakewood, CO 80226 (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	
SHEET CONTENTS: SITE DEVELOPMENT PLAN - UTILITY PLAN 866077	
DRAWN:	JRD
CHECKED:	MWE
DATE:	6/9/23
2	