

LOT 1, BLOCK 1, JOHNSONS VACATION

A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 13S, RANGE 65W OF THE 6TH P.M.
 OLD MERIDIAN RD., FALCON, COLORADO
DEVELOPMENT PLAN

Recommend due to name of lot that the title "Site Development Plan" be placed at top of sheet header.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 JOHNSONS VACATION, EXCEPT THAT PART CONVEYED TO ROW BY RECEPTION #219119816.

FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED ON THE NFIP FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, PANEL NUMBER 08041C0561G, DATED DECEMBER 7, 2018.

ADA DESIGN PROFESSIONAL STANDARDS:

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 STANDARD AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.
2. APPROVAL OF THIS PLAN BY EL PASO COUNTY 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.
3. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

NOTES:

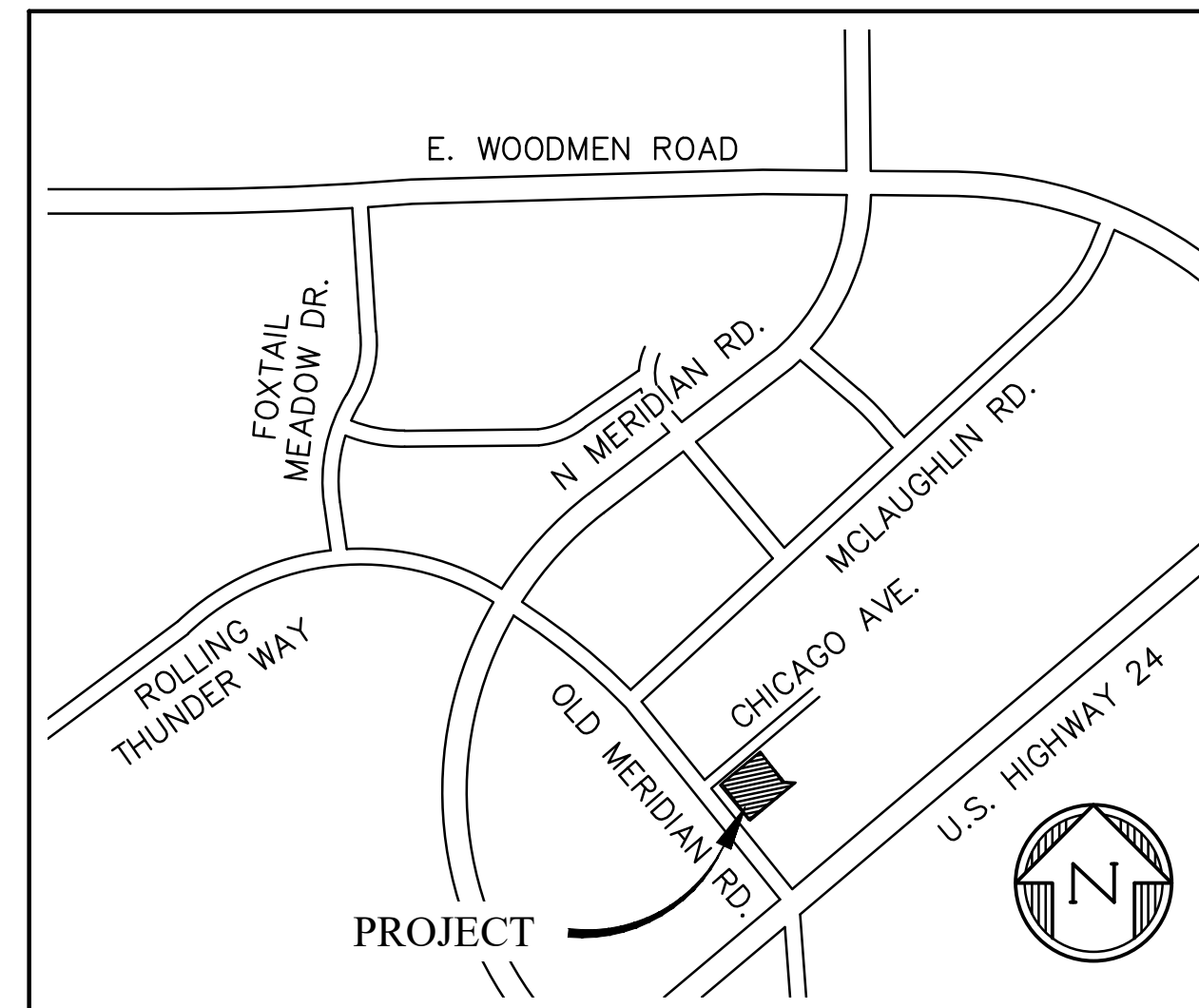
1. A SEPARATE SIGN PERMIT IS REQUIRED.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

GENERAL NOTES:

1. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
2. THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHERLY AND WESTERLY DIRECTION.
3. THIS DEVELOPMENT IS ONE PHASE AND IS EXISTING.
4. LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
5. ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
6. ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE CONSTRUCTED WITH TYPE 3 CURB AND GUTTER.

APPROXIMATE SCHEDULE OF DEVELOPMENT:

BEGIN WINTER 2022 COMPLETE FALL 2023



VICINITY MAP
 SCALE: NTS

Please include:
 -open space and impermeable surface percentage

SITE/BUILDING DATA:

OWNER/CONTRACTOR:	HESED LLC 10308 MT EVANS DR. PEYTON CO 80831
ARCHITECT:	JOHN DAVIS DESIGN GROUP 176 TALAMINE CT. SUITE #100 COLORADO SPRINGS, CO 80907
TAX SCHEDULE NUMBER:	53121-11-006
DEVELOPMENT PLAN/LOT AREA:	35771 S.F. (0.82 AC)
ZONING: (EXISTING & PROPOSED)	CC (COMMERCIAL COMMUNITY)
LAND USE:	KARATE STUDIO
DRAINAGE BASIN:	FALCON
BUILDING CONSTRUCTION TYPE:	II-B, NOT SPRINKLED
BUILDING AREA:	PROPOSED (2) 4950 SF EACH
BUILDING HEIGHT:	ALLOWED 40' PROPOSED 20'
BUILDING SETBACKS:	FRONT EXISTING & PROPOSED 25' SIDE EXISTING & PROPOSED 25' REAR EXISTING & PROPOSED 25'
LANDSCAPE SETBACK:	ADJACENT TO NON-ARTERIAL ROADWAY 10'
PROPOSED LOT COVERAGE:	BUILDING(S): 9,900 SF (27%) DRIVE & PARKING: 9,125 SF (26%) SIDEWALK: 3,640 SF (10%) LANDSCAPING: 13,106 (37%)

PARKING:

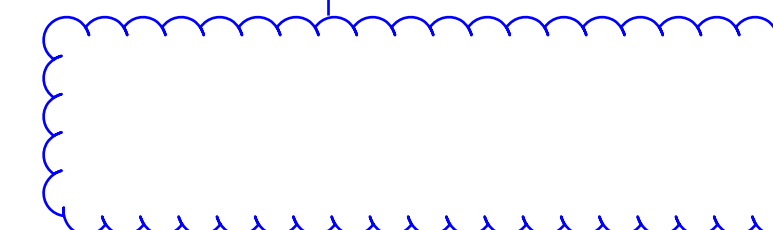
BLDG 1 (1ST FLOOR) HEALTH CLUB	4,950 SF
REQUIRED PARKING (1/150SF):	33 SPACES
BLDG 2 (1ST FLOOR) WAREHOUSE	4,950 SF
REQUIRED PARKING (1/1000SF):	5 SPACES
TOTAL BUILDING SQUARE FOOTAGE:	9,900 SF
TOTAL REQUIRED PARKING:	38
ALTERNATIVE PARKING PLAN	
ADA STALLS PROPOSED	2 SPACES
DEDICATED DROP-OFF SPACE	1 SPACES
TOTAL PROPOSED ON SITE	26 SPACES
TOTAL PROPOSED ON STREET	9 SPACES

Remove both bldg single story only

SHEET INDEX

SHT1	CV	DEVELOPMENT PLAN COVER SHEET
SHT2	USP	UTILITY & SITE PLAN

Add signature Block for PCD Director minimum of 1in by 2in



PREPARED BY:



CLIENT:

HESED LLC
 10308 MT. EVANS DR.
 PEYTON, CO 80831
 (719) 646-4896

DEVELOPMENT PLANS FOR:
**LOT 1, BLOCK 1,
 JOHNSONS VACATION**
 OLD MERIDIAN ROAD
 FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	10-17-21
REVISED	10-8-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01CV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

**DEVELOPMENT
 PLAN
 COVER SHEET**

PROJECT NO. 21496-01CSCV
 DRAWING NO.

CV

