

SITE DEVELOPMENT PLAN

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

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:

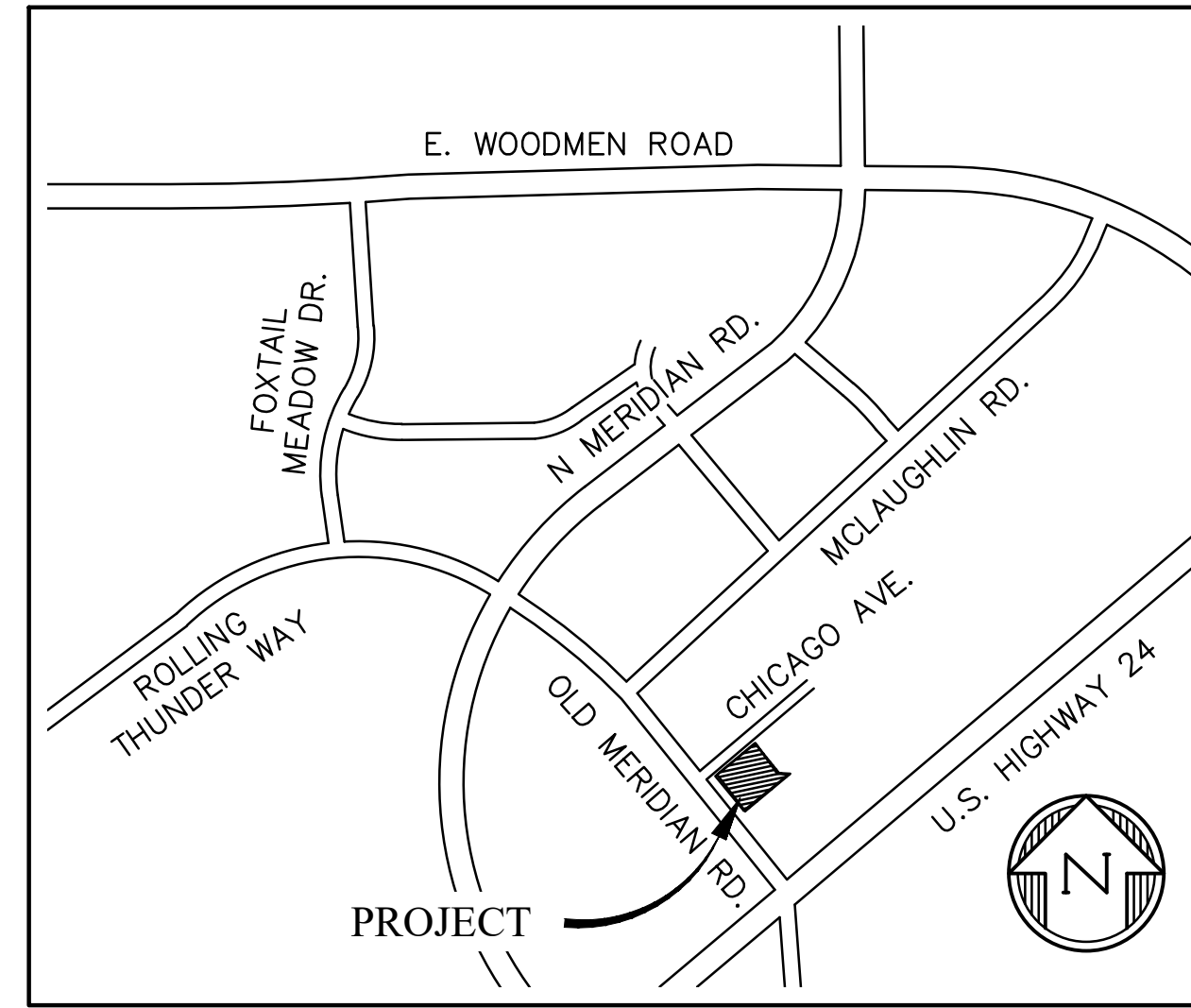
1. A SEPARATE SIGN PERMIT IS REQUIRED.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

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 SPRING 2023 COMPLETE SPRING 2024



VICINITY MAP
SCALE: NTS

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) LOT AREA COVERAGE: 100% (0.82 AC.) OPEN SPACE: 0.0% LANDSCAPING: 31.2% IMPERMEABLE SURFACE: 68.8%
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%)
TOTAL IMPERMEABLE SURFACE:	22,665 SF (63%)
LANDSCAPING/OPEN SPACE:	13,106 (37%)

PARKING:

BLDG 1 HEALTH CLUB	4,950 SF
REQUIRED PARKING (1/150SF):	33 SPACES
BLDG 2 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	24 SPACES
TOTAL PROPOSED ON STREET	11 SPACES

SHEET INDEX

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

APPROVAL BLOCK

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	1-26-23
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.

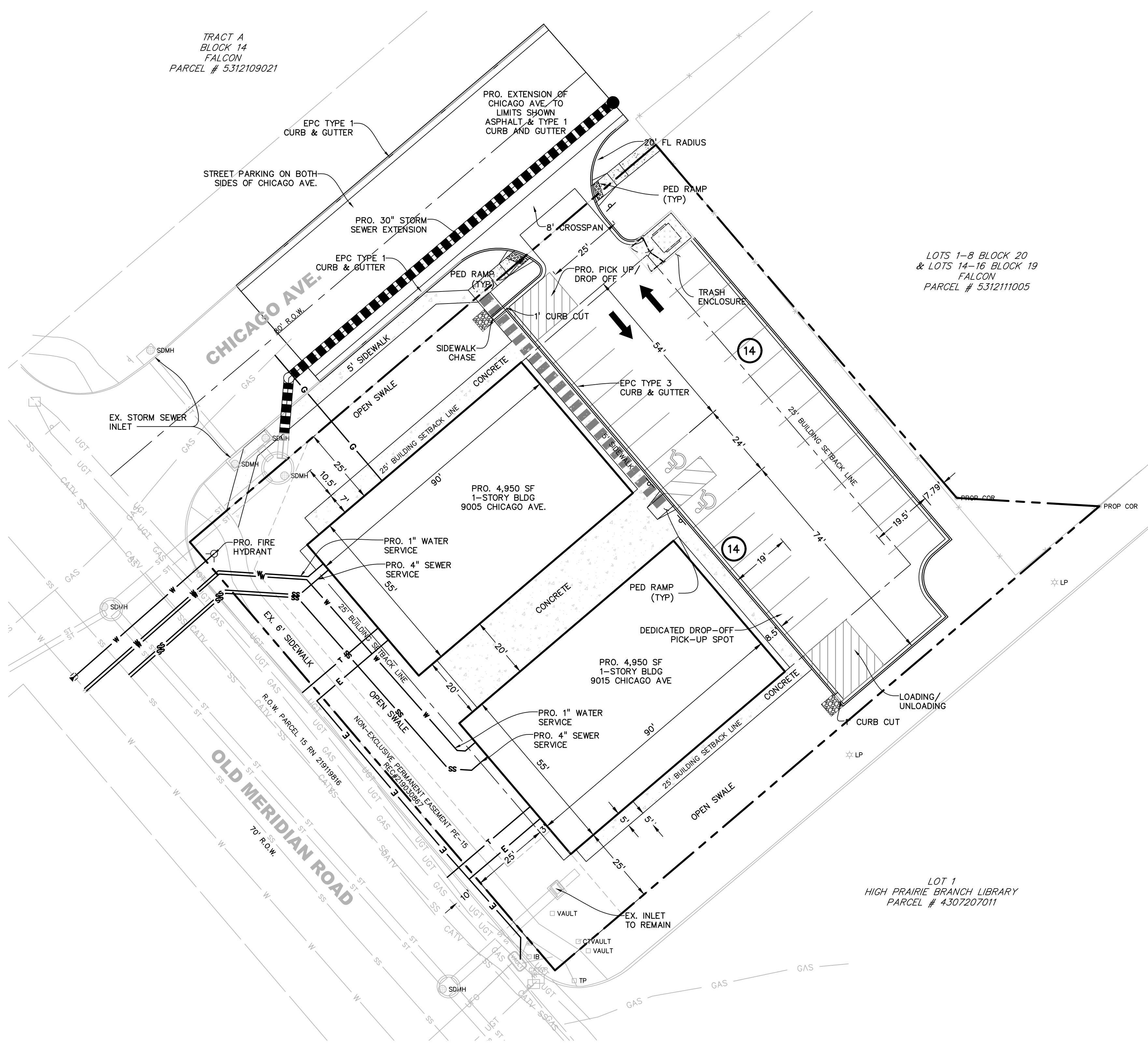
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

DEVELOPMENT
PLAN
COVER SHEET

PROJECT NO. 21496-01CSCV
DRAWING NO.

CV

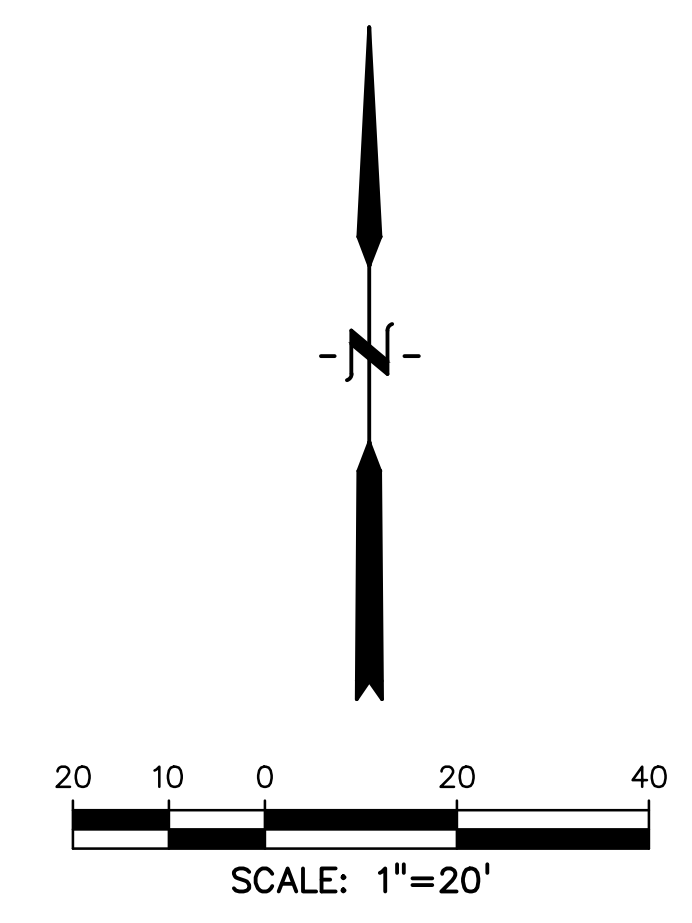
SHEET: 1 OF 2



TRACT A
BLOCK 14
FALCON
PARCEL # 5312109021

LOTS 1-8 BLOCK 20
& LOTS 14-16 BLOCK 19
FALCON
PARCEL # 5312111005

LOT 1
HIGH PRAIRIE BRANCH LIBRARY
PARCEL # 4307207011

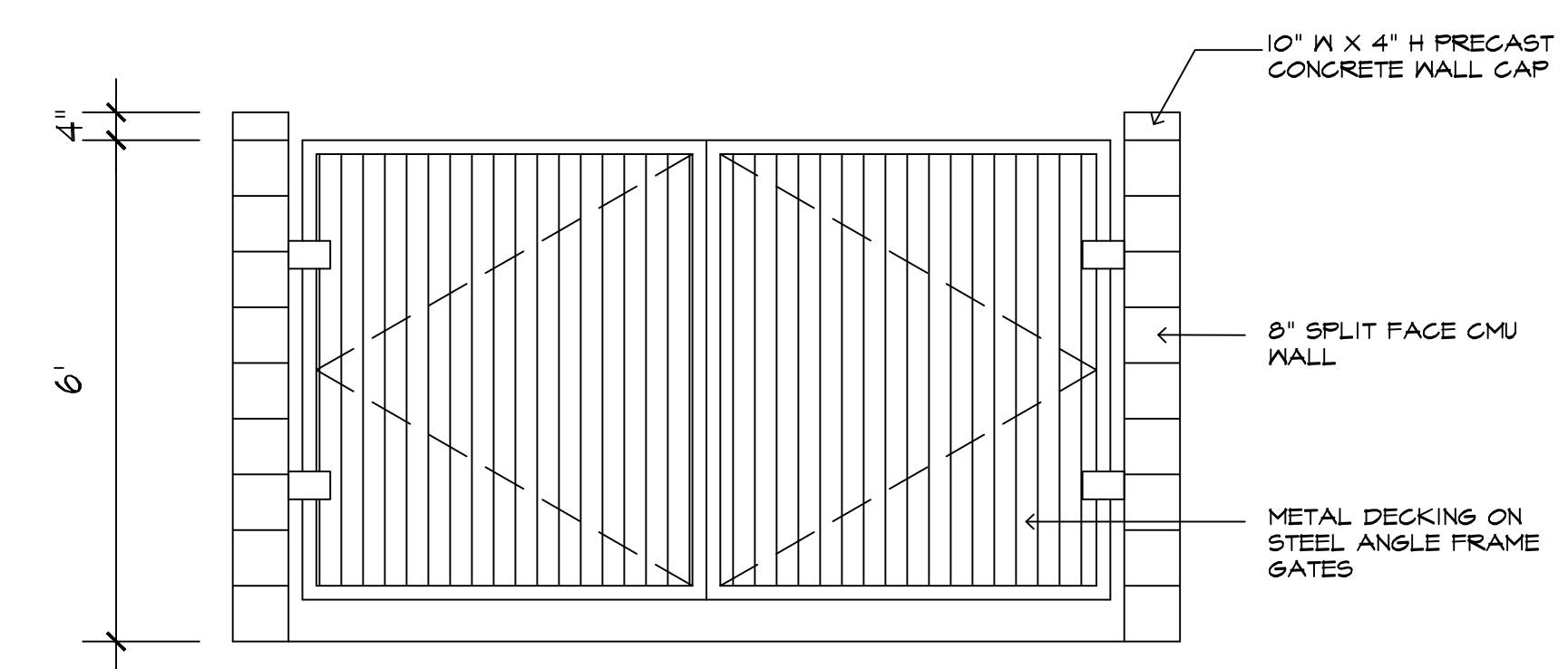


LEGEND

- PROPERTY LINE.....
- EASEMENT & ROW.....
- SIGN.....
- EX SANITARY SEWER..... SS
- EX STORM SEWER..... ST
- EX WATER..... W
- ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....
- NUMBER OF PARKING STALLS..... 14
- TRAFFIC DIRECTION.....

ABBREVIATION

- C&G CURB AND GUTTER
- DWA DETECTABLE WARNING AREA
- EX EXISTING
- PED PEDESTRIAN
- PP PROPOSED
- STD STANDARD
- STM STORM
- SW SIDEWALK
- TYP TYPICAL



TRASH ENCLOSURE DETAIL
NTS

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

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	1-26-23
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01USP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

UTILITY & SITE PLAN
PROJECT NO. 21496-01CSCV
DRAWING NO.

USP
SHEET: 2 OF 2