EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

HD POWERS LLC

VASA PALMER PARK

LOT 1, BLOCK 1, WALDORF SUBDIVISION
5885 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

SITE DEVELOPMENT PLAN

PPRXXXX

PPR267

CHANGES MADE TO PLANS

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

PROJECT CONTACTS

PROPERTY OWNER
HD POWERS LLC
7076 S. ALTON WAY, STE H-100
ENGLEWOOD, CO 80112
TELE: (303) 694-1500
CONTACT: KEVIN HAWKINS
EMAIL: KEVIN@HAWKINSDEVCO.COM

APPLICANT
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CIVIL ENGINEER
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1155 KELLY JOHNSON BLVD., SUITE 305
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LANDSCAPE ARCHITECT
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1155 KELLY JOHNSON BLVD., SUITE 305
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SURVEYOR
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CITY & UTILITY CONTACTS

WATER
CHEROKEE METRO DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915
TELE: (719) 597-5080
CONTACT: TROY SLOCUM
EMAIL: TSLOCUM@CHEROKEEMETRO.ORG

WASTEWATER
CHEROKEE METRO DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915
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CONTACT: TROY SLOCUM
EMAIL: TSLOCUM@CHEROKEEMETRO.ORG

ELECTRIC
COLORADO SPRINGS UTILITIES - ELECTRIC
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80947
TELE: (719) 668-5904
CONTACT: ROB ESTES

NATURAL GAS
COLORADO SPRINGS UTILITIES - GAS
2880 INTERNATIONAL CIR. SUITE 210
COLORADO SPRINGS, CO 80947
TELE: (719) 668-7885

FIRE
CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
TELE: (719) 591-0960
CONTACT: THOMAS JOYCE
EMAIL: TJOYCE@CIMARRONHILLSFIRE.ORG

The use of Membership Club/Health Club has a parking requirement of 1/150 sf. Please adjust these numbers to reflect to correct use.

Please also consider that the proposed second Principal Use of the Chick-Fil-A will have its own parking requirements of 1/100 sf.

PARKING TABLE HAS BEEN UPDATED.

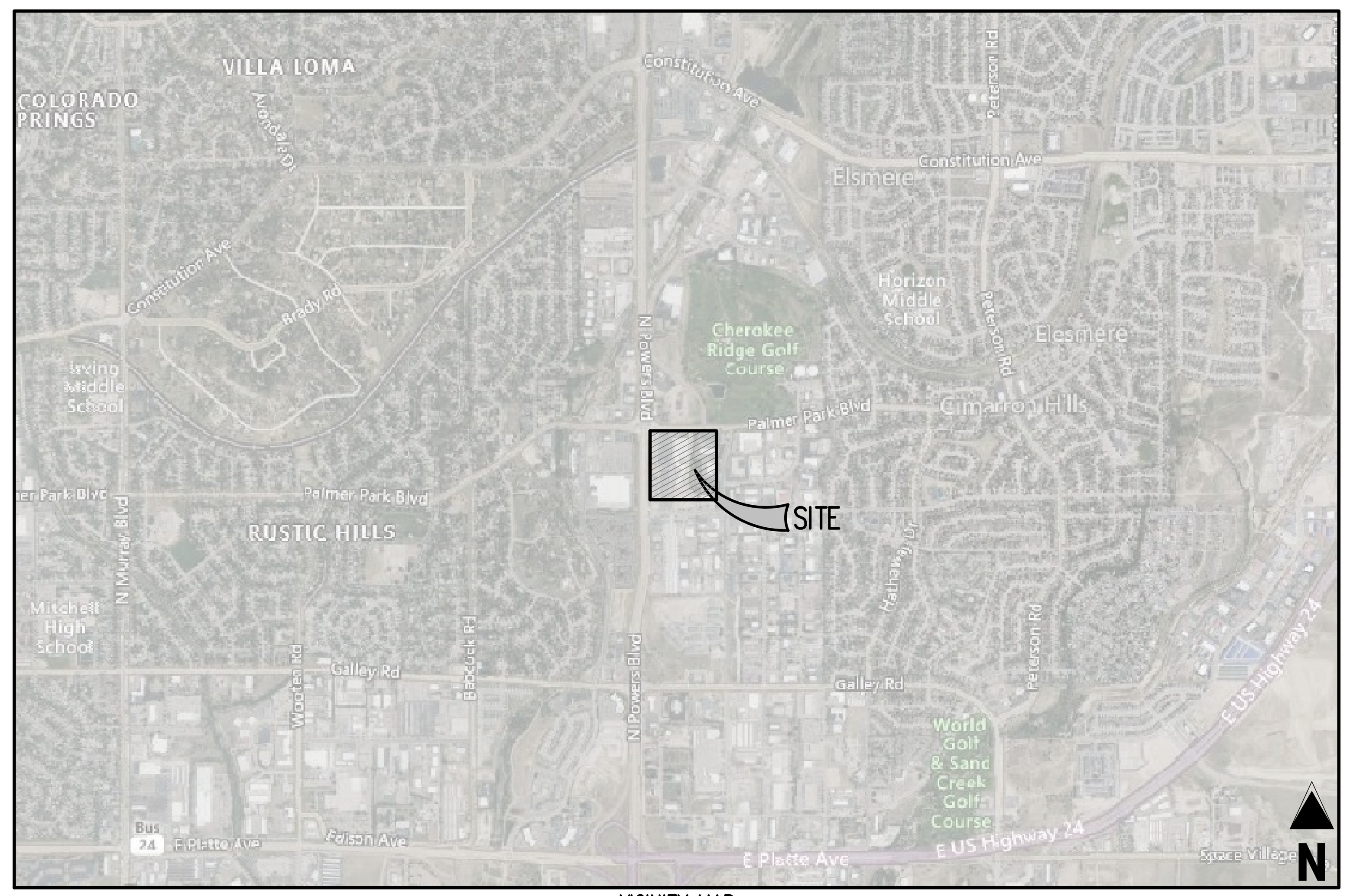
THIS PROJECT IS INDEPENDENT OF THE CHICK FIL A APPLICATION.

PARKING TABLE				
USE	PARKING RATIO	UNITS	PARKING REQUIRED	PARKING PROVIDED
GYM	1/250 SF*	68,380 SF	274	442**
* PER COMMERCIAL CENTER UNDER 10 ACRES PER EPC LDC TABLE 6-2.			** PLUS ACCESS TO ADJACENT PARKING IN THE SOUTH PER SHARED PARKING AGREEMENT	
TOTAL			281 (274 + 7 ADA)	450 (442 + 8 ADA)

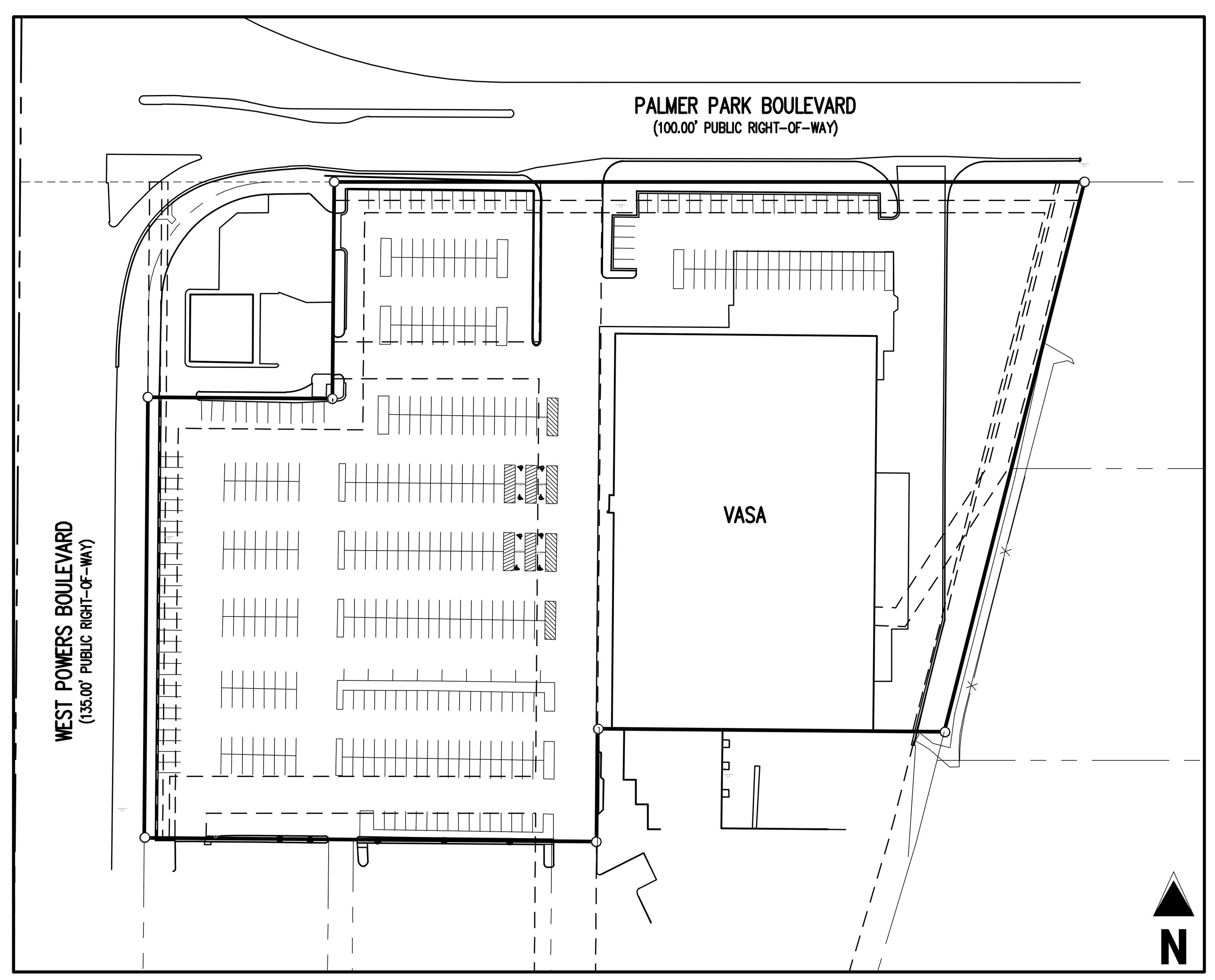
Please provide copy of shared parking agreement with exhibit.

SHARED PARKING AGREEMENT HAS BEEN AS STAND ALONE DOCUMENT

SUMMARY TABLE		
OWNER NAME, CONTACT TELEPHONE NUMBER, AND EMAIL FOR RESPONSIBLE PARTY	SEE PROJECT CONTACTS, THIS SHEET, UPPER LEFT CORNER	
APPLICANT NAME (IF NOT OWNER), CONTRACT TELEPHONE NUMBER, AND EMAIL FOR RESPONSIBLE PARTY	SEE PROJECT CONTACTS, THIS SHEET, UPPER LEFT CORNER	
PROPERTY ADDRESS	LOT 1:	5885 PALMER PARK BLVD
PROPERTY TAX SCHEDULE NUMBER	LOT 1:	5406304002
CURRENT ZONING OF THE PROPERTY	CC	
LEGAL DESCRIPTION	LOT 1 BLK 1 WALDORF SUB	
LOT/PARCEL SIZE	LOT 1:	7.36 ACRES
LOT AREA COVERAGE CALCULATION	LOT 1:	21.33%
EXISTING/PROPOSED LAND USE AND ZONING	LOT 1:	CC, GYM (NO CHANGE)
TOTAL GROSS BUILDING SQUARE FOOTAGE	LOT 1:	68,380 SF
OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE	OPEN SPACE AND LANDSCAPING:	0.78 ACRES
	IMPERMEABLE SURFACE:	6.58 ACRES
REQUIRED NOTE PER EL PASO COUNTY SITE DEVELOPMENT PLAN CHECKLIST	SEE NOTE 1 UNDER "GENERAL NOTES", THIS SHEET	
PARKING COMPUTATIONS (REQUIRED, PROVIDED, ETC.)	SEE TABLE ABOVE	



VICINITY MAP
0 500 1000 2000
SCALE: 1"=2000'



SITE MAP
0 20 50 100
SCALE: 1"=100'

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C0.0	COVER SHEET
2	C1.0	SITE PLAN
3	L1.0	LANDSCAPE PLAN
4	L2.0	LANDSCAPE NOTES & DETAILS
5	C3.0	LIGHTING PLAN

These pages do not need to be included in the Site Development Plan as they are submitted as standalone plans in this submittal.

LANDSCAPE AND LIGHTING HAVE BEEN SUBMITTED AS SEPARATE DOCUMENTS

LEGAL DESCRIPTION

PARCEL A:

LOT 1, BLOCK 1, WALDORF SUBDIVISION, AS FILED IN PLAT BOOK P-3 AT PAGE 83 AND AMENDED IN BOOK 3621 AT PAGE 590 OF THE RECORDS OF EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEING PART OF THE SW ¼ OF THE SW ¼ OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.;

COMMENCING AT THE NW CORNER OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 6;
THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST FOR 50.00 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST FOR 255.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREBY, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF PALMER PARK BOULEVARD;

SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST FOR 609.99 FEET ALONG SAID RIGHT OF WAY LINE, (SOUTH 89 DEGREES 59 MINUTES 38 SECONDS EAST FOR 609.97 FEET FIELD SET);

SOUTH 14 DEGREES 18 MINUTES 25 SECONDS WEST FOR 461.25 FEET, (SOUTH 14 DEGREES 18 MINUTES 06 SECONDS WEST FOR 460.97 FEET FIELD SET);

NORTH 89 DEGREES 31 MINUTES 36 SECONDS WEST FOR 281.87 FEET, (NORTH 89 DEGREES 31 MINUTES 40 SECONDS WEST FOR 281.86 FEET FIELD SET);

SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST FOR 91.36 FEET, (SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST FOR 90.98 FEET FIELD SET);

NORTH 89 DEGREES 31 MINUTES 36 SECONDS WEST FOR 367.81 FEET, (NORTH 89 DEGREES 32 MINUTES 06 SECONDS WEST FOR 367.16 FEET FIELD SET);

NORTH 00 DEGREES 28 MINUTES 24 SECONDS EAST FOR 358.00 FEET, (NORTH 00 DEGREES 30 MINUTES 50 SECONDS EAST 358.38 FEET FIELD MEASURED);

SOUTH 89 DEGREES 31 MINUTES 36 SECONDS EAST FOR 150.00 FEET, (SOUTH 89 DEGREES 34 MINUTES 13 SECONDS EAST FOR 149.14 FEET FIELD MEASURED);

NORTH 00 DEGREES 28 MINUTES 24 SECONDS EAST FOR 176.23 FEET, (NORTH 00 DEGREES 25 MINUTES 30 SECONDS EAST FOR 175.18 FEET FIELD MEASURED), TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY
TAX ID NO.: 5406304002

PARCEL B:

EASEMENT RIGHTS CONTAINED WITHIN THE COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS AGREEMENT, RECORDED OCTOBER 13, 1982 IN BOOK 3621 PAGE 592, AND AMENDMENT TO COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS RECORDED DECEMBER 3, 1985 IN BOOK 5095 PAGE 982, AND SECOND AMENDMENT TO COVENANTS FOR OPERATION, MAINTENANCE AND RECIPROCAL EASEMENTS, AS RECORDED AUGUST 30, 2023 AT RECEPTION NO. 223073908, COUNTY OF EL PASO, STATE OF COLORADO.

THE LEGAL DESCRIPTION SHOWN HERE ON DESCRIBES THE SAME PROPERTY AS SHOWN IN THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCSC002765 WITH AN EFFECTIVE DATE OF DECEMBER 11, 2025, AT 8:00AM.

PROJECT DESCRIPTION:

THIS SITE PLAN APPLICATION IS TO UPDATE THE EL PASO COUNTY PLANNING RECORDS TO REFLECT THE CURRENT USE OF THE PROPERTY. THE SITE WAS ORIGINALLY DEVELOPED AND APPROVED FOR RETAIL USE AS A K MART AND HAS SINCE BEEN CONVERTED TO, AND IS CURRENTLY OPERATING AS A VASA FITNESS FACILITY. THE IMPROVEMENTS RELATED TO THE CHANGE OF USE WERE ASSOCIATED WITH THE BUILDING AND DID NOT INCLUDE ANY SITE IMPROVEMENTS. ALL IMPROVEMENTS WERE PERMITTED THROUGH PPRBD.

NO PHYSICAL MODIFICATIONS TO THE SITE ARE PROPOSED WITH THIS APPLICATION. THE INTENT IS ADMINISTRATIVE IN NATURE: TO ALIGN COUNTY RECORDS WITH THE EXISTING, PERMITTED, AND OPERATING USE OF THE PROPERTY.

TEXT UPDATED

The purpose is also to get in compliance with current development standards (parking, lighting, landscaping, traffic, access, etc.)

GENERAL NOTES:

1. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

25-337

TEXT UPDATED

SITE DEVELOPMENT PLAN
VASA PALMER PARK
HD POWERS LLC
PPRXXXX

STATE OF COLORADO, POWERS BLVD & PALMER PARK BLVD
EL PASO COUNTY, COLORADO SPRINGS, CO 80915

#	Date	Issue / Description	Init.
-			

Project No:
Drawn By: CMB
Checked By: JAO
Date: 02/06/2026

COVER SHEET

C0.0
Sheet 1 of 4

H:\Hawkins Development\CO, Colorado Springs - HAW000027.21 - VASA Palmer Park\0CIV\2-Plan\SDP\HAW27_P_01_Covr.dwg - Chris Bueme - 3/10/2026

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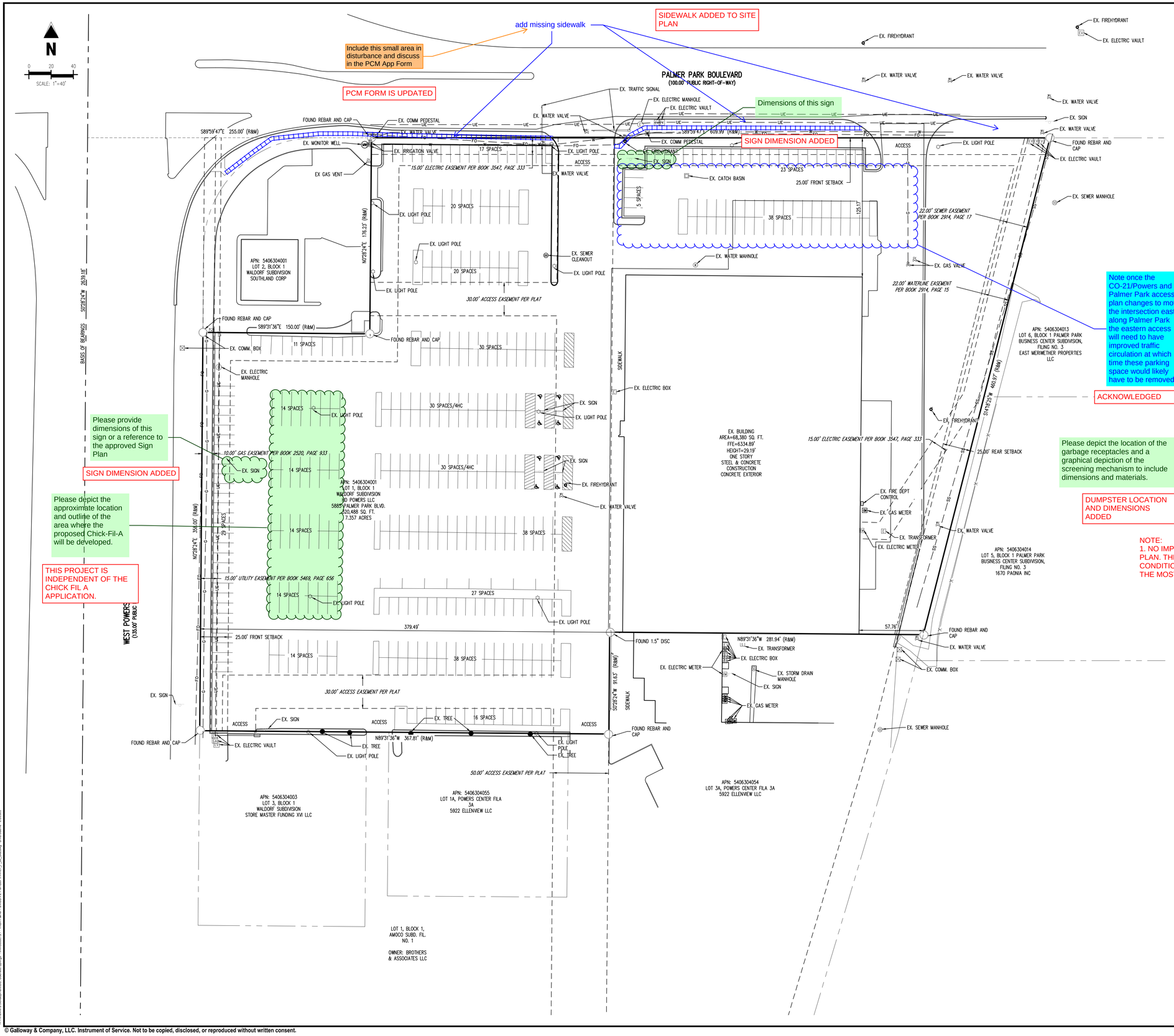

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- EXISTING TO REMAIN
- EXISTING CURB AND GUTTER
- EXISTING FENCE TO REMAIN
- EXISTING TREE

UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

MEGGAN HERINGTON
EXECUTIVE DIRECTOR

DATE

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's **below.** **Call** before you dig.

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Greenwood Village, CO 80111
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Galloway & Company, LLC

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UPDATED
PPR267

SITE DEVELOPMENT PLAN
VASA PALMER PARK
HD POWERS LLC
PPRXXXX
STATE OF COLORADO, POWERS BLVD & PALMER PARK BLVD
EL PASO COUNTY, COLORADO SPRINGS, CO 80915

#	Date	Issue / Description	Init.
-			

Project No:
Drawn By: CMB
Checked By: JAO
Date: 02/06/2026

SITE PLAN

C1.0
Sheet 2 of 4

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