

# LOT 6, FALCON MARKETPLACE

## 7565 FALCON MARKETPLACE

### EL PASO COUNTY, COLORADO

## DEVELOPMENT PLAN

**LEGAL DESCRIPTION:**

LOT 6, FALCON MARKETPLACE

**FLOODPLAIN STATEMENT:**

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018.

A LOMR TO MODIFY THE FLOODPLAIN HAS BEEN APPROVED BY FEMA, CASE NO. 21-08-0534P (OCT 7, 2021) WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2022.

**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:**

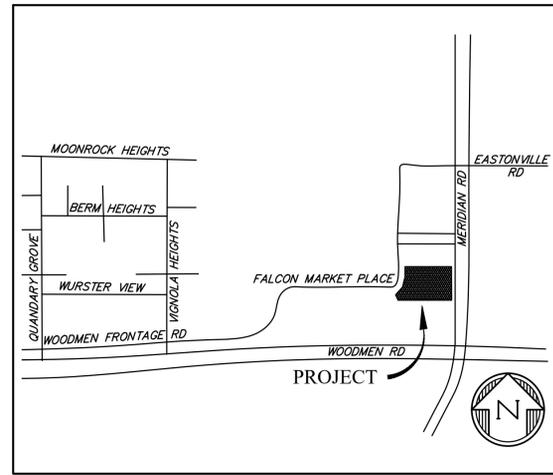
1. A SEPARATE SIGN PERMIT IS REQUIRED.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

**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 DIRECTION.
3. THIS DEVELOPMENT IS PROPOSED IN ONE PHASE.
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 FALL 2022                      COMPLETE SUMMER 2023



VICINITY MAP  
NTS

**SITE/BUILDING DATA:**

OWNER/CONTRACTOR                      EVERGREEN-MERIDIAN & WOODMEN, LLC  
2390 E CAMELBACK RD. SUITE #295  
PHOENIX, AZ 85016

TAX SCHEDULE NUMBER:                      5301403002

DEVELOPMENT PLAN/LOT AREA:                      1.04 AC +/-  
LOT AREA COVERAGE: 67% (0.69 AC.)  
OPEN SPACE: 10.5%  
LANDSCAPING: 22.5%  
IMPERMEABLE SURFACE: 67%

ZONING: (EXISTING & PROPOSED)                      CR

LAND USE:                      DRIVE-IN/FAST FOOD RESTAURANT

DRAINAGE BASIN:                      FALCON

BUILDING CONSTRUCTION TYPE:                      V-B, NON-SPRINKLED

BUILDING AREA:                      2332 SF  
OUTDOOR PATIO DINING:                      398 SF

BUILDING HEIGHT:                      50'  
ALLOWED                      20'-8"

BUILDING SETBACKS:                      EXISTING & PROPOSED 25'  
FRONT                      EXISTING & PROPOSED 25'  
SIDE                      EXISTING & PROPOSED 25'  
REAR

**PARKING:**

<b>TOTAL REQUIRED</b>	
FAST FOOD RESTAURANT	1 PER 100 = 24
ADA STALLS	1 PER 25 = 1
<b>TOTAL PROVIDED</b>	
STANDARD STALLS	41
ADA STALLS PROVIDED	2
TOTAL PROVIDED	43

**SHEET INDEX**

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

PREPARED BY:



CLIENT:

EVERGREEN-MERIDIAN &  
WOODMEN LLC  
2390 E CAMELBACK RD. STE 410  
PHOENIX, AZ 85016

DEVELOPMENT PLANS FOR:

LOT 6, FALCON  
MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/9/2022
RESUBMITTAL	12/8/2022

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-CV

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

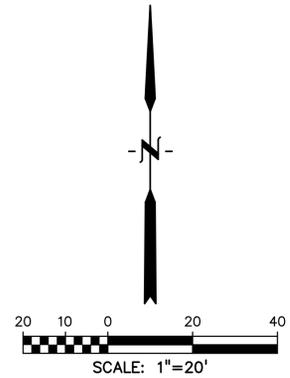
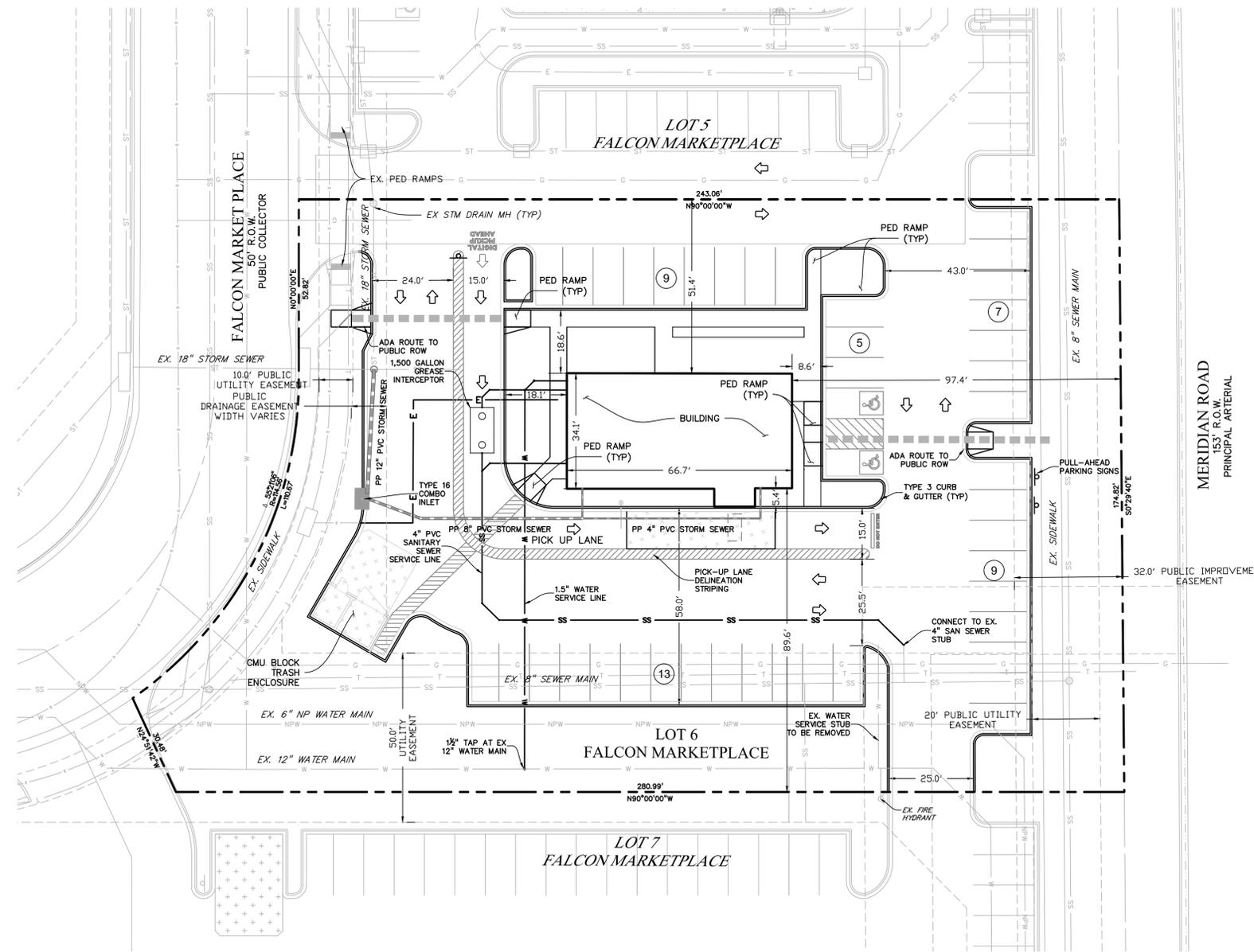
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

COVER SHEET

PROJECT NO. 20988-12CSCV  
DRAWING NO.

CV

SHEET: 1 OF 3



**ABBREVIATION**

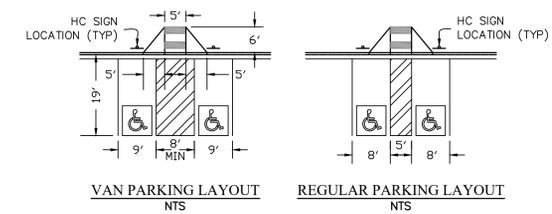
C&G	CURB AND GUTTER
EOA	EDGE OF ASPHALT
EX	EXISTING
MH	MANHOLE
PED	PEDESTRIAN
PP	PROPOSED
STM	STORM
SW	SIDEWALK
TELE	TELEPHONE
TYP	TYPICAL

**LEGEND**

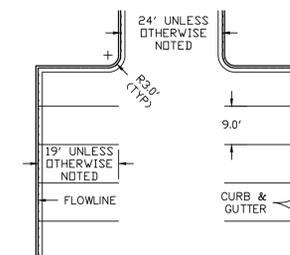
PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
STOP SIGN.....	+
SANITARY SERVICE LINE.....	SS
WATER SERVICE LINE.....	W
ELECTRIC SERVICE LINE.....	E
TELE SERVICE LINE.....	T
ADA ACCESSIBLE ROUTE.....	---
TO PUBLIC ROW.....	---
NUMBER OF PARKING STALLS.....	(2)
HANDICAP PARKING.....	(wheelchair icon)
PICK-UP LANE DIVIDER.....	(diagonal lines)
& WALKWAY STRIPING.....	(diagonal lines)
TRAFFIC FLOW DIRECTION.....	(arrow)

**NOTES**

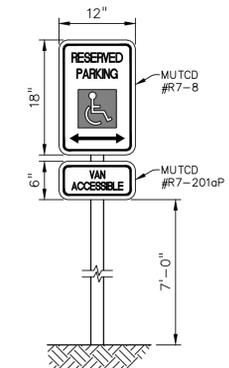
1. NO FLOODPLAIN, NO-BUILD AREAS, OR DRAINAGE WAY AREAS ARE LOCATED ON THE SITE.
2. NO LOADING OR OTHER VEHICULAR USE AREAS ARE LOCATED ON THE SITE.
3. REFERENCE SITE SIGN PLAN FOR LOCATIONS & SIZING



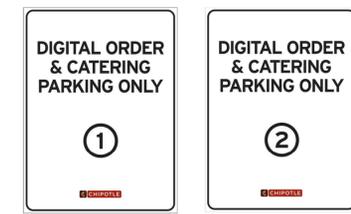
TYPICAL HANDICAP PARKING LAYOUT  
NTS



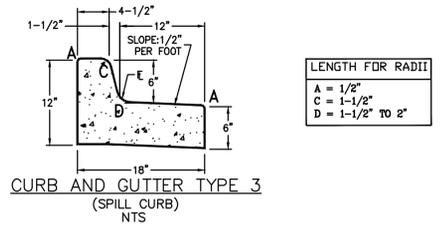
TYPICAL PARKING LAYOUT  
NTS



HC SIGN DETAIL  
NTS



PULL-AHEAD PARKING SIGNS



CURB AND GUTTER TYPE 3  
(SPILL CURB)  
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:

EVERGREEN-MERIDIAN &  
WOODMEN LLC  
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DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

**UTILITY & SITE PLAN**

PROJECT NO. 20988-12CSCV  
DRAWING NO.

**USP**

PREPARED BY:

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 Engineers • Surveyors  
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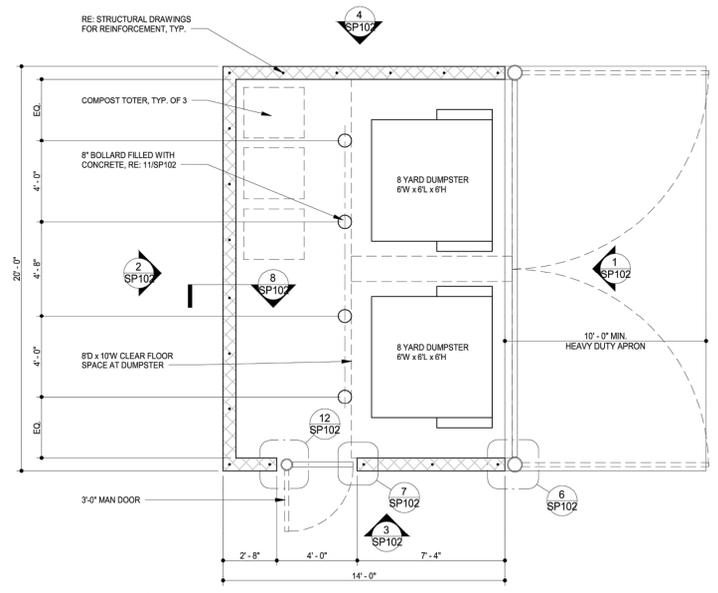
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DRAWING SCALE:  
 HORIZONTAL: 1"=20'  
 VERTICAL: N/A

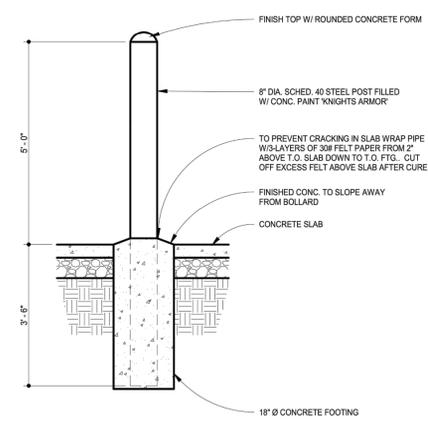
**TRASH ENCLOSURE DETAILS**

PROJECT NO. 20988-12CSCV  
 DRAWING NO.

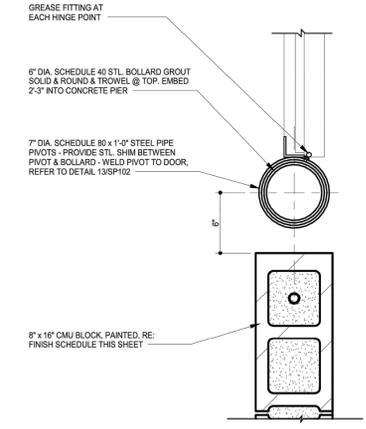
**DTL**



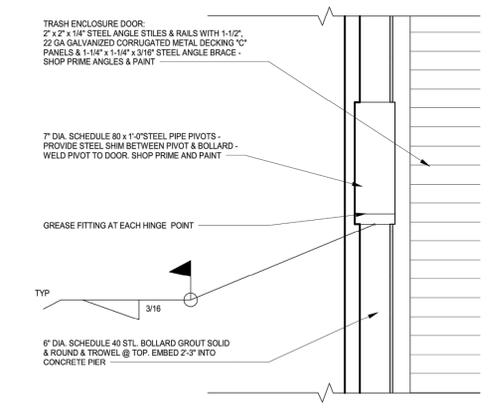
10 DUMPSTER ENCLOSURE PLAN  
 1/4" = 1'-0"



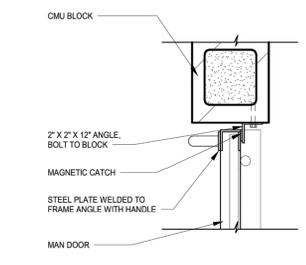
11 TYP. BOLLARD DETAIL  
 1/2" = 1'-0"



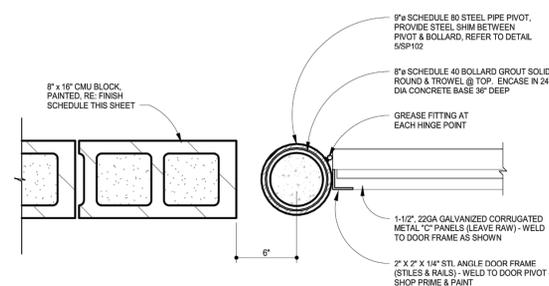
12 MAN DOOR PIVOT DETAIL  
 1/2" = 1'-0"



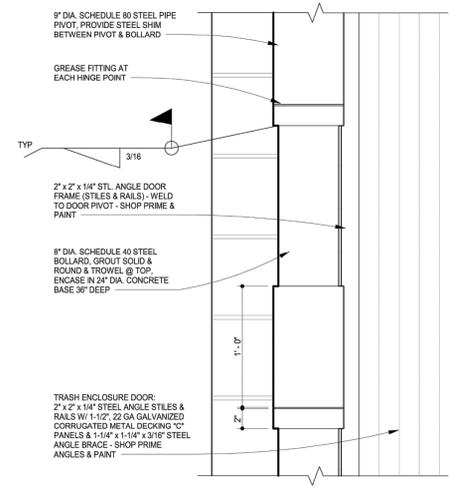
13 MAN DOOR PIVOT  
 1/2" = 1'-0"



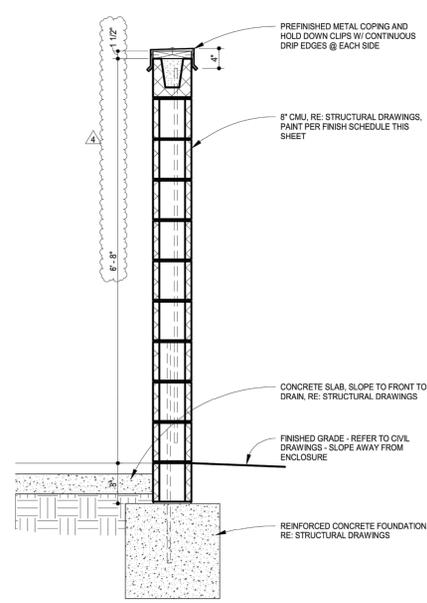
7 MAN DOOR LATCH DETAIL  
 1/2" = 1'-0"



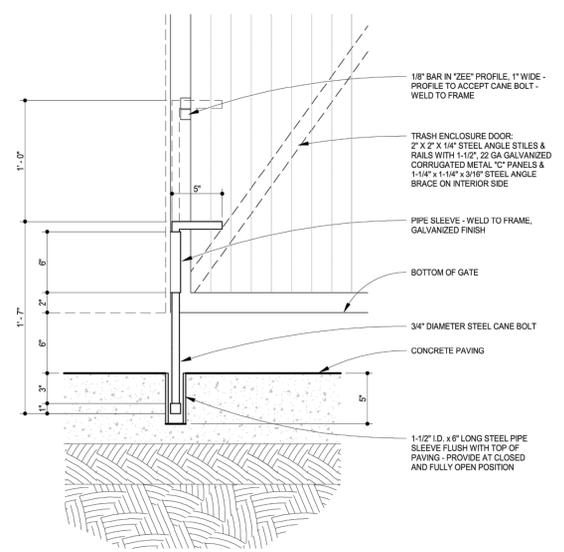
6 DOOR PIVOT PLAN DETAIL  
 1/2" = 1'-0"



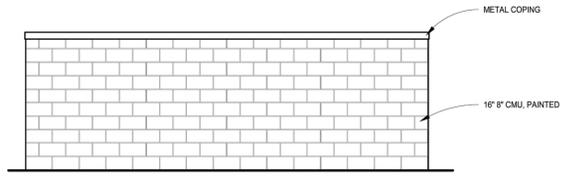
5 TYPICAL GATE HINGE DETAIL  
 1/2" = 1'-0"



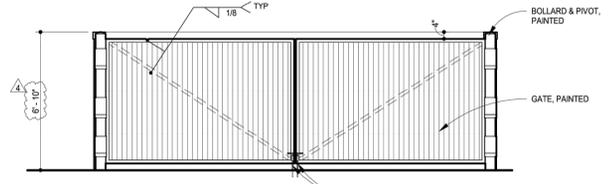
8 WALL SECTION  
 3/4" = 1'-0"



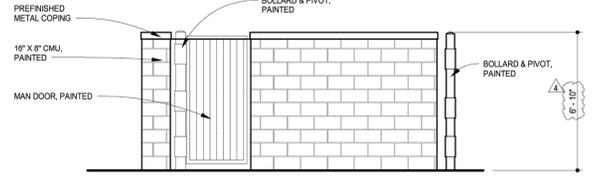
9 TYPICAL CANE BOLT DETAIL  
 1/2" = 1'-0"



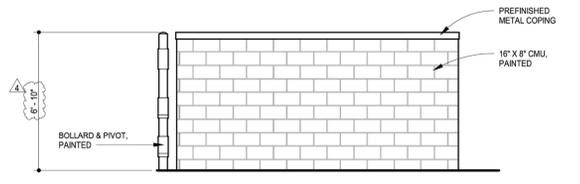
2 DUMPSTER ELEVATION  
 1/4" = 1'-0"



1 DUMPSTER ELEVATION  
 1/4" = 1'-0"



3 DUMPSTER ELEVATION  
 1/4" = 1'-0"



4 DUMPSTER ELEVATION  
 1/4" = 1'-0"