LOT 2, OWL MARKETPLACE

11745 OWL PLACE EL PASO COUNTY, COLORADO **DEVELOPMENT PLAN**

LEGAL DESCRIPTION:

LOT 2, OWL 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 CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN APPROVED BY FEMA, CASE NO.

ADA DESIGN PROFESSIONAL STANDARDS:

- 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.
- SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

NOTES:

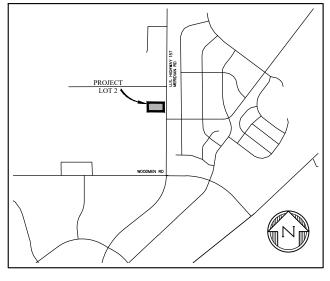
- 1. A SEPARATE SIGN PERMIT IS REQUIRED.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

- 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 SPRING 2025

COMPLETE SUMMER 2025



VICINITY MAP

SITE/BUILDING DATA:

OWNER/CONTRACTOR BURGER WORKS

TAX SCHEDULE NUMBER: 5301001015

DEVELOPMENT PLAN/LOT AREA: 1.02 AC +/-

LOT AREA COVERAGE: 82.18% (0.84 AC.)
OPEN SPACE: 4.23%
LANDSCAPING: 13.59%
IMPERMEABLE SURFACE: 82.18%

ZONING: (EXISTING & PROPOSED)

LAND USE: DRIVE-IN/FAST FOOD RESTAURANT

DRAINAGE BASIN

BUILDING AREA: 3,510 SF

BUILDING HEIGHT:

BUILDING SETBACKS:

SIDE EXISTING & PROPOSED 25

PARKING:

CR

FALCON

BUILDING CONSTRUCTION TYPE: V-B, NON-SPRINKLED

ALLOWED PROPOSED

EXISTING & PROPOSED 25' EXISTING & PROPOSED 0'

TOTAL REQUIRED
FAST FOOD RESTAURANT
ADA STALLS

1 PER 100 = 35 1 PER 25 = 2

TOTAL PROVIDED
STANDARD STALLS
ADA STALLS PROVIDED
TOTAL PROPOSED

SHEET INDEX

DEVELOPMENT PLAN COVER SHEET UTILITY & SITE PLAN

LOT 2, OWL MARKETPLACE

PREPARED BY:

DREXEL, BARRELL & CO Engineers • Surveyors 101 SAHWATCH STREET, #100 COLORADO SPGS, COLORADO 80

ONTACT: TIM D. McCONNELL, P.

(719)260-0887 COLORADO SPRINGS ■ LAFAYETTE CLIENT:

BURGER WORKS

908 N. JOHN REDDITT LUFKIN, TX 75904

(936) 632-8296

ISSUE DATE INITIAL ISSUE 9/20/2024 CGH DRAWN BY: CGH CHECKED BY: KGV FILE NAME: 21611-02-CV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHAL OF DREXEL, BARRELL & CO. DRAWING SCALE:

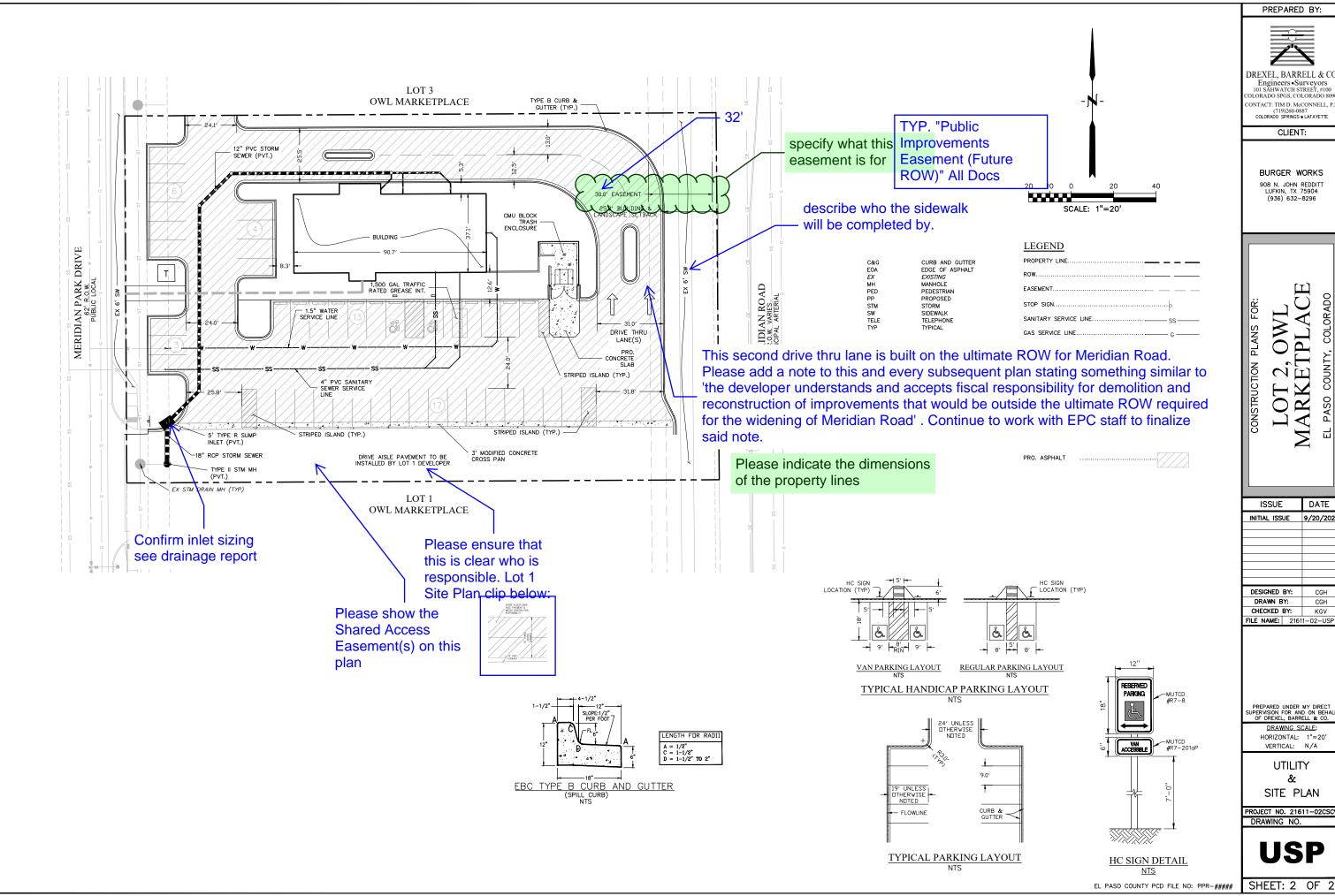
HORIZONTAL: N/A VERTICAL: N/A

COVER SHEET

PROJECT NO. 21611-02CSCV DRAWING NO.

EL PASO COUNTY PCD FILE NO: PPR-##### SHEET: 1 OF 2

PPR2434



PREPARED BY:

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ISSUE	DATE
INITIAL ISSUE	9/20/2024
DESIGNED BY:	CGH
DRAWN BY:	CGH

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

> UTILITY & SITE PLAN

PROJECT NO. 21611-02CSCV DRAWING NO.

USP

SHEET: 2 OF 2