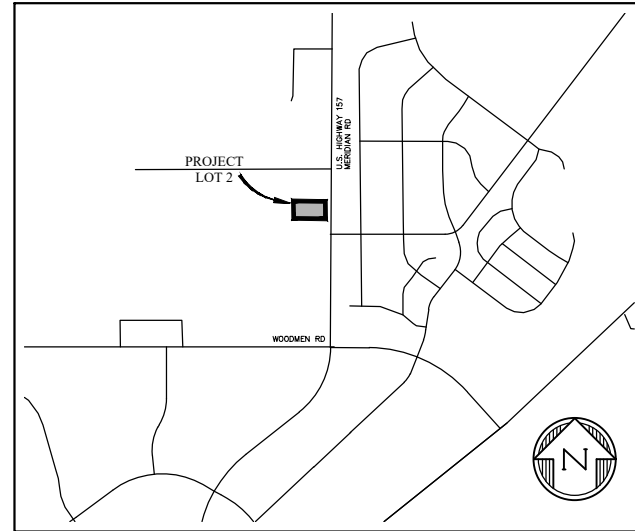


LOT 2, OWL MARKETPLACE

11745 OWL PLACE

EL PASO COUNTY, COLORADO

DEVELOPMENT PLAN



VICINITY MAP
NTS

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. 22-08-0669R (DEC 21, 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 SPRING 2025 COMPLETE SUMMER 2025

SITE/BUILDING DATA:

OWNER/CONTRACTOR BURGER WORKS
908 N. JOHN REDDITT
LUFKIN, TX 75904

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) CR

LAND USE: DRIVE-IN/FAST FOOD RESTAURANT

DRAINAGE BASIN: FALCON

BUILDING CONSTRUCTION TYPE: V-B, NON-SPRINKLED

BUILDING AREA: 3,510 SF

BUILDING HEIGHT:
ALLOWED 50'
PROPOSED 24'

BUILDING SETBACKS:
FRONT EXISTING & PROPOSED 25'
SIDE EXISTING & PROPOSED 0'
REAR EXISTING & PROPOSED 25'

PARKING:

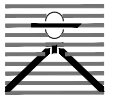
TOTAL REQUIRED
FAST FOOD RESTAURANT 1 PER 100 = 35
ADA STALLS 1 PER 25 = 2

TOTAL PROVIDED
STANDARD STALLS 41
ADA STALLS PROVIDED 2
TOTAL PROPOSED 43

SHEET INDEX

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

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

BURGER WORKS

908 N. JOHN REDDITT
LUFKIN, TX 75904
(936) 632-8296

CONSTRUCTION PLANS FOR:
LOT 2, OWL MARKETPLACE
EL PASO COUNTY, COLORADO

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

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

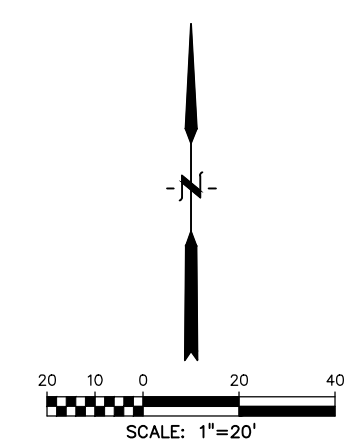
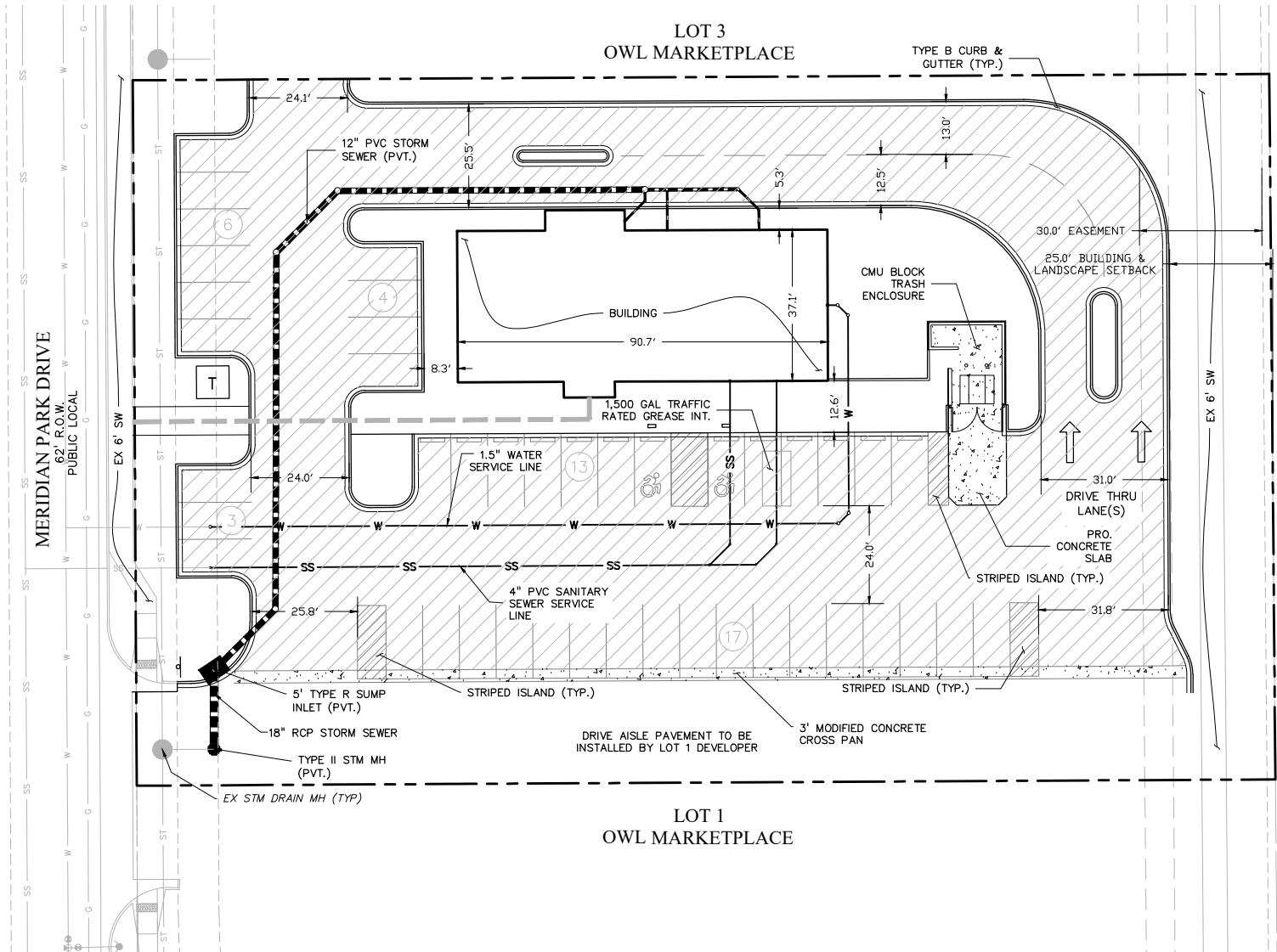
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21611-02CSCV
DRAWING NO.

CV

SHEET: 1 OF 2



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
GAS SERVICE LINE.....	G
WATER SERVICE LINE.....	W
ELECTRIC SERVICE LINE.....	E
TELE SERVICE LINE.....	E
ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....	---
NUMBER OF PARKING STALLS.....	②
HANDICAP PARKING.....	♿
PRO. ASPHALT.....	▨

PREPARED BY:

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CONSTRUCTION PLANS FOR:
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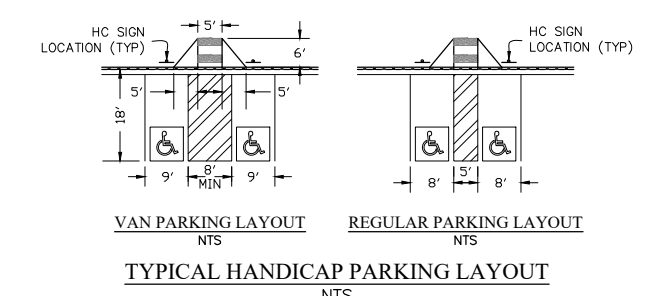
ISSUE	DATE
INITIAL ISSUE	9/20/2024

DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-02-USP

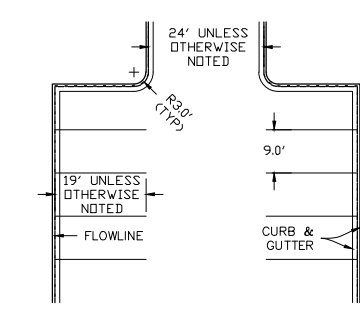
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

UTILITY & SITE PLAN
 PROJECT NO. 21611-02CSCV
 DRAWING NO.

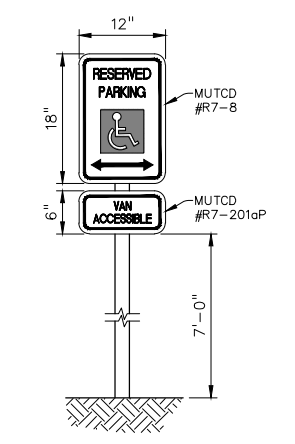
USP
 SHEET: 2 OF 2



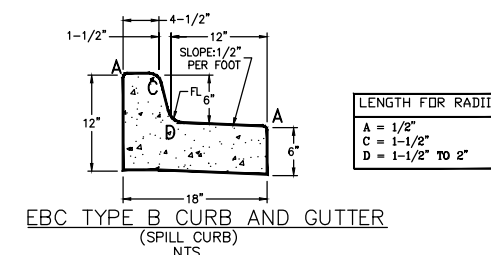
TYPICAL HANDICAP PARKING LAYOUT
 NTS



TYPICAL PARKING LAYOUT
 NTS



HC SIGN DETAIL
 NTS



EBC TYPE B CURB AND GUTTER (SPILL CURB)
 NTS