



Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

FRAZEE CONSTRUCTION WAREHOUSE

EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN

CONTACTS

OWNER/DEVELOPER: FRAZEE CONSTRUCTION CO.
CONTACT: BOBBY FRAZEE, VP, CFO
2875 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80906
(719) 393-3443

CIVIL ENGINEER: DREXEL BARRELL & CO.
CONTACT: TIM D. McCONNELL, P.E.
101 SAHWATCH STREET, #100
COLORADO SPRINGS, CO 80903
(719) 260-0887

EL PASO COUNTY: PLANNING AND COUNTY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
(719) 520-6819

DEPARTMENT OF PUBLIC WORKS
3257 AKERS DR
COLORADO SPRINGS, CO 80910
(719) 529-6460

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.
- 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:

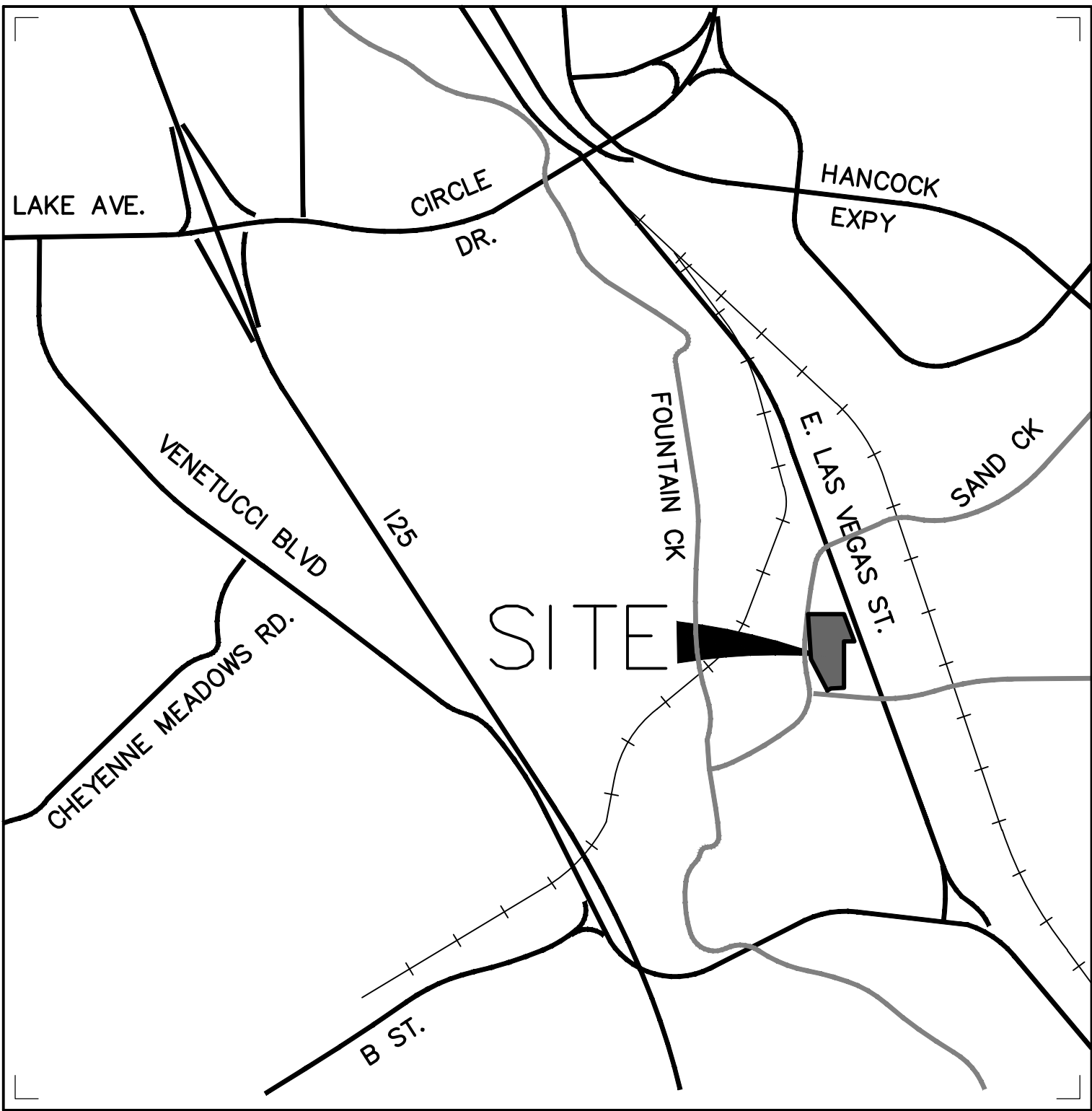
- A SEPARATE SIGN PERMIT IS REQUIRED IF NEEDED.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN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

GENERAL NOTES:

- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHWESTERLY DIRECTION.
- THIS DEVELOPMENT IS PROPOSED IN ONE PHASE.
- LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
- ALL ADA PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

APPROXIMATE SCHEDULE OF DEVELOPMENT:

BEGIN SUMMER/FALL 2024 COMPLETE SPRING 2025



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

TRACT IN E2SE4 SEC 33-14-66 DESC AS FOLLS: BEG AT A PT ON E LN OF SD SEC 990.00 FT S FROM NE COR THEREOF, TH S 89<39°13' W 432.35 FT, S 03<42° E 540.80 FT, S 27<30° E 430.00 FT M/L TO A PT ON N LN OF A TRACT CONV BY BK 3602-458, N 58<05°51' E 50.00 FT M/L, N 87<12°24' E 157.30 FT TO E LN OF A TRACT DESC BY BK 1787-154, TH NLY 550.00 FT M/L, ANG R 70<46° ELY 126.60 FT TO W LN OF LAS VEGAS ST, TH NWLY 350.00 FT M/L TO POB

FLOODPLAIN STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL #08041C0742G (DECEMBER 7, 2018) A PORTION OF THE PROJECT SITE IS WITHIN A DESIGNATED 100-YR FLOODPLAIN.

SHEET INDEX

- | | | |
|---|------|-------------|
| 1 | CV-1 | COVER SHEET |
| 2 | SP-1 | SITE PLAN |

SITE/BUILDING DATA:

OWNER: BISON INVESTMENT HOLDINGS, LLC
2875 E. LAS VEGAS ST.
COLORADO SPRINGS, AZ 80906

CONTRACTOR: FRAZEE CONSTRUCTION CO.
2875 E. LAS VEGAS ST.
COLORADO SPRINGS, AZ 80906

TAX SCHEDULE NUMBER: 6433400016

DEVELOPMENT PLAN/LOT AREA: 8.07 AC +/-
LOT AREA COVERAGE: 2.5% (0.20 AC.)

ZONING: (EXISTING & PROPOSED) M (INDUSTRIAL)

LAND USE: VACANT COMMERCIAL LOT

DRAINAGE BASIN: SAND CREEK

BUILDING CONSTRUCTION TYPE: V

BUILDING AREA: 8,750 SF

BUILDING HEIGHT: 50'
ALLOWED 23.5'
PROPOSED

BUILDING SETBACKS:
FRONT EXISTING & PROPOSED 15'
REAR EXISTING & PROPOSED 15'
SIDE 0

PARKING:

TOTAL REQUIRED	
INDUSTRIAL BUILDING	1 PER 750 SF = 12
ADA STALLS	= 1
TOTAL PROVIDED	
STANDARD STALLS	11
ADA STALLS PROVIDED	1
TOTAL PROPOSED	12

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

MEGGAN HERINGTON
EXECUTIVE DIRECTOR

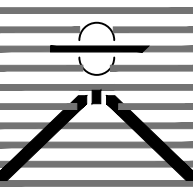
DATE

Approved
By: *Justin Kilgore*
Planning Manager
Date: 09/03/2024

El Paso County Planning & Community Development



PREPARED BY:



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

CLIENT:



FRAZEE CONSTRUCTION CO.
2875 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80906

CONTACT: BOBBY FRAZEE

SITE DEVELOPMENT PLAN
FRAZEE CONSTRUCTION
WAREHOUSE
2875 E. LAS VEGAS STREET
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/9/24
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21917-00CV1

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

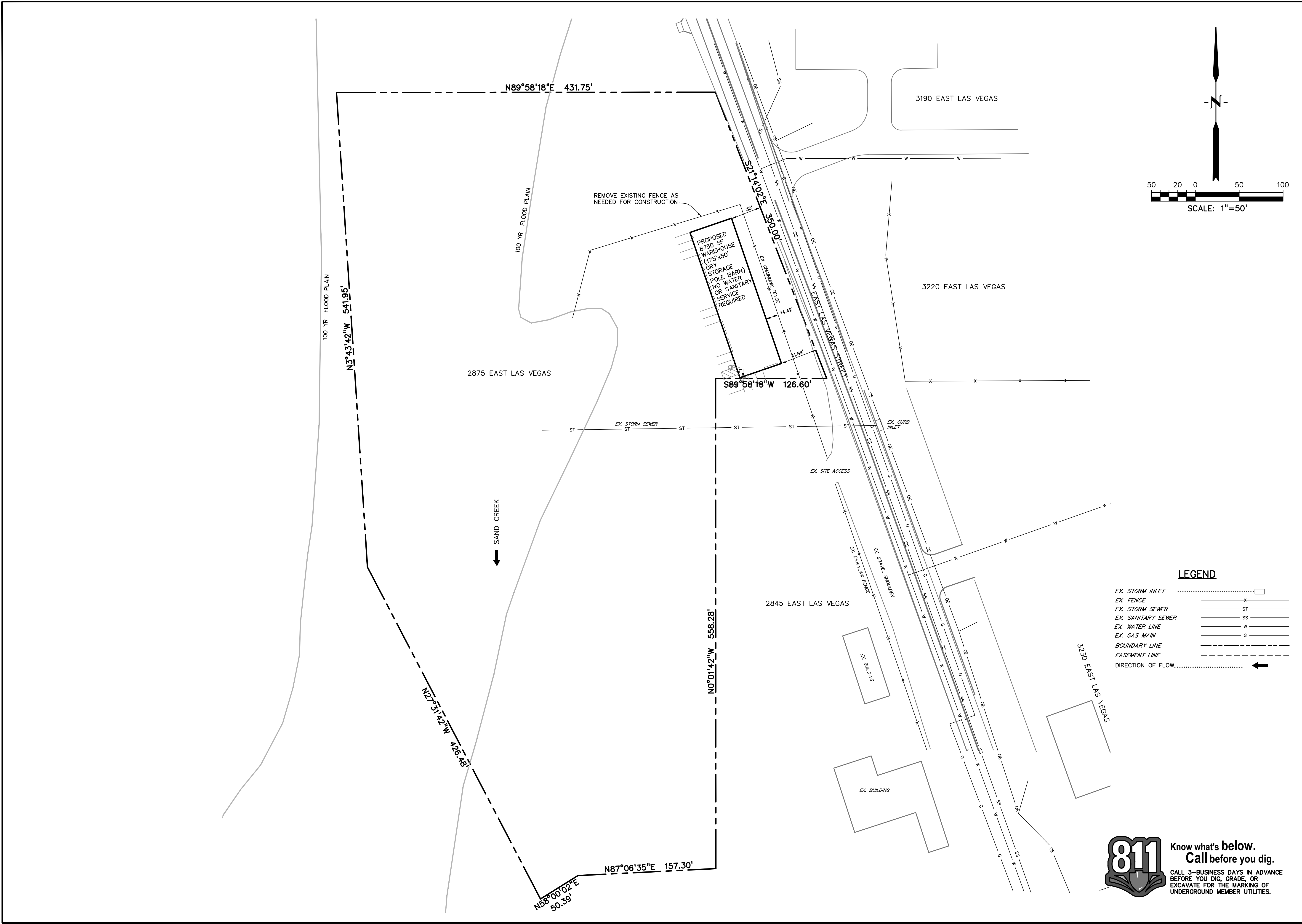
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER
SHEET

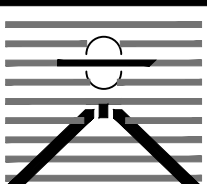
PROJECT NO. 21917-00CSCV
DRAWING NO.

CV-1

SHEET: 1 OF 2




PREPARED BY:



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

CLIENT:



FRAZEE
Construction Co.
With Locally Owned and Installed

FRAZEE CONSTRUCTION CO.
2875 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80906

CONTACT: BOBBY FRAZEE

SITE DEVELOPMENT PLAN

FRAZEE CONSTRUCTION
WAREHOUSE
2875 E. LAS VEGAS STREET
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/9/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21917-00SP01
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.	

DRAWING SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: N/A

SITE PLAN

PROJECT NO. 21917-00SCV

DRAWING NO.

SP-1

SHEET: 2 OF 2



Know what's below.
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Lighting
Plan

6-14-2023

Utility Maintenance
and Inspection

Frazee Construction

Elas Vegas St

View of point by point

Project : Frazee

RED = 8+ FC, BLUE = 4 FC
GREEN = 2 FC, VIOLET = 1 FC

Keystone Technologies Lighting Layout

2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com





Director approved Substitute Landscape Plan

BISON INVESTMENT COMPANIES LLP

Mailing Address:

2875 E LAS VEGAS ST COLORADO SPRINGS CO, 80906-1596

Location:

E LAS VEGAS ST

Legal Description:

TRACT IN E2SE4 SEC 33-14-66 DESC AS FOLS: BEG AT A PT ON E LN OF SD SEC 990.00 FT S FROM NE COR THEREOF, TH S 89<39'13" W 432.35 FT, S 03<42' E 540.80 FT, S 27<30' E 430.00 FT M/L TO A PT ON N LN OF A TRACT CONV BY BK 3602-458, N 58<05'51" E 50.00 FT M/L, N 87<12'24" E 157.30 FT TO E LN OF A TRACT DESC BY BK 1787-154, TH NLY 550.00 FT M/L, ANG R 70<46' ELY 126.60 FT TO W LN OF LAS VEGAS ST, TH NWLY 350.00 FT M/L TO POB

There is not a well or water service to the property/parcel. Adding and establishing new landscaping is not possible.

We are requesting the Director to approve a substitute/alternative landscape plan. We are not impacting, removing, or damaging any existing landscape. The current and existing landscape will remain the exact same as our previous site development plan demonstrated and was approved with.

Due to the age of the property, there is established and substantial existing and naturally growing landscape. As there are no changes, additions or subtractions to existing landscape, grading, etc the existing landscape meets the landscape requirements of section 6.2.2.

This request meets all the requirements of the current criteria of 7.3.3 of the current land development code.


The current and previously approved landscape, ground cover, number of plants and trees will not be removed or impacted in any way.

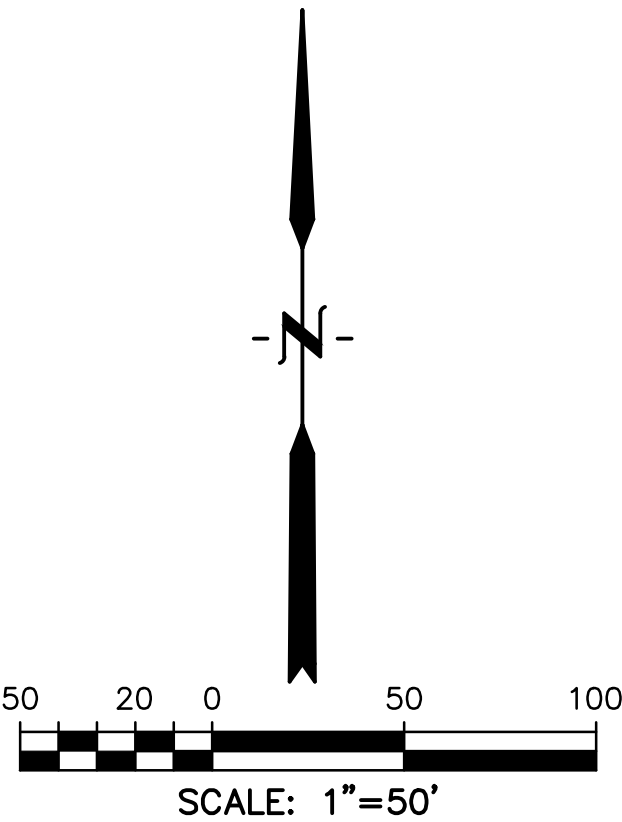
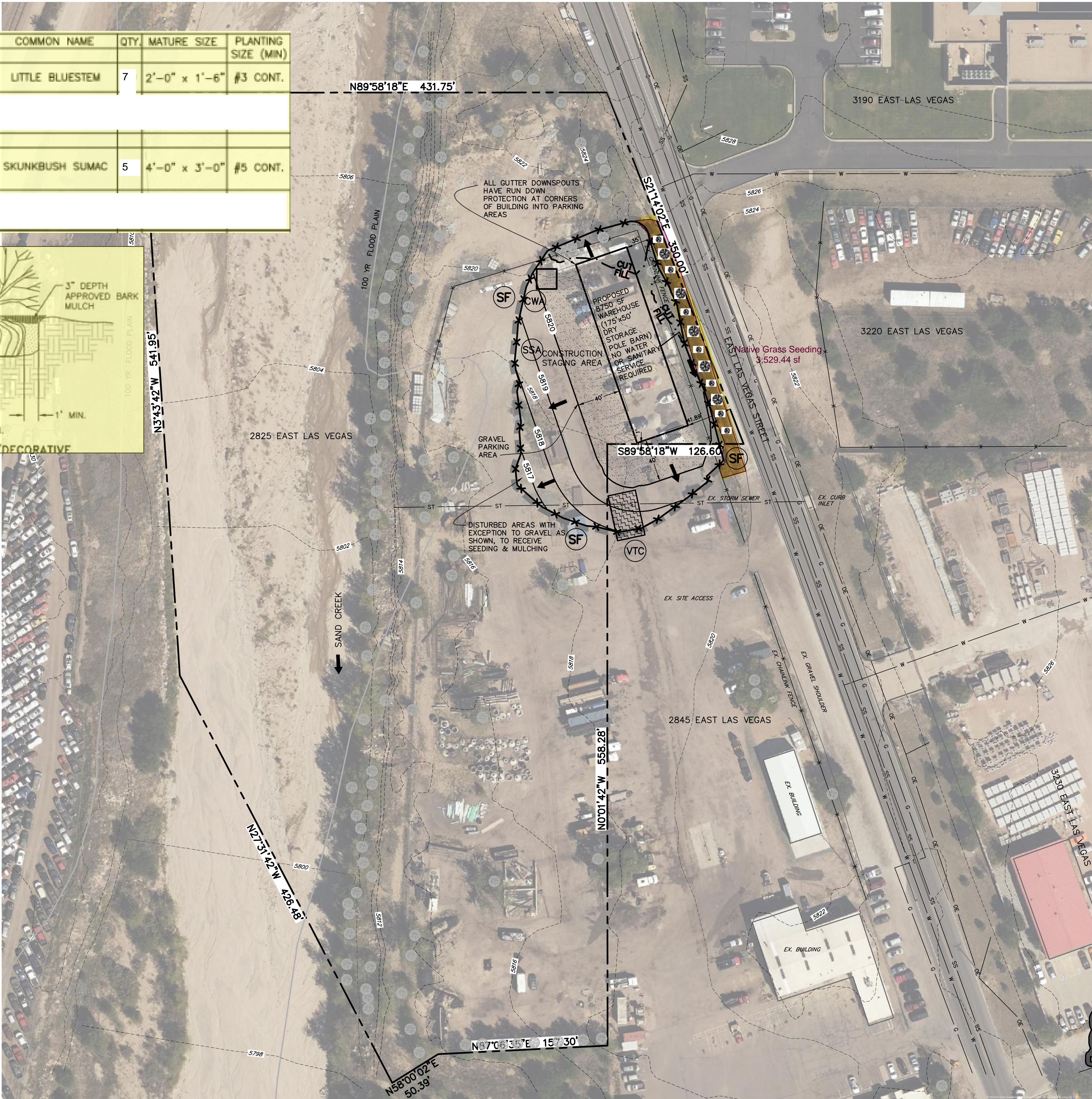
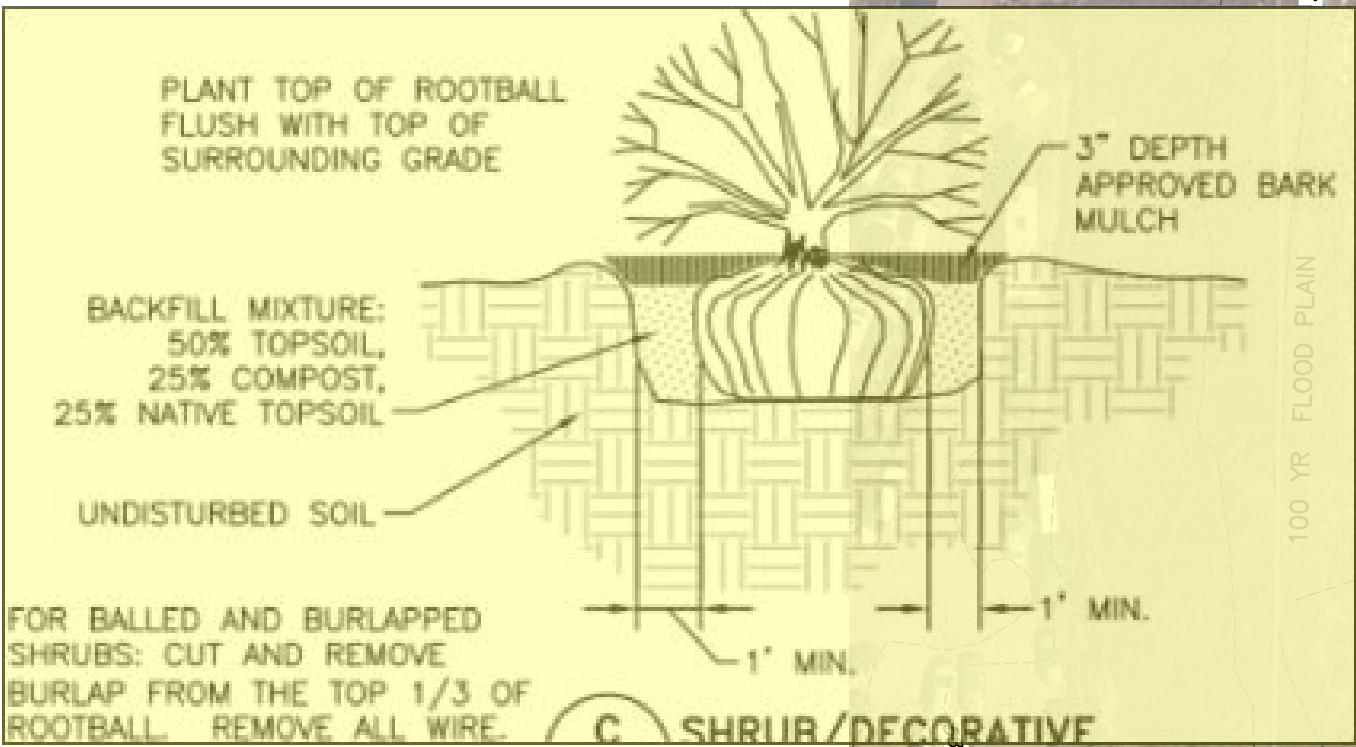
Request for a director approved landscape design

Native grass seeding and NO WATER shrubs to be added to E. Las Vegas Fence side of property.
Property has no water source

LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE SIZE	PLANTING SIZE (MIN)
	GRASS				
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	7	2'-0" x 1'-6"	#3 CONT.

	SHRUB				
	RHUS TRILOBATA	SKUNKBUSH SUMAC	5	4'-0" x 3'-0"	#5 CONT.



- NOTES:
1. REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
 2. IN ADDITION TO TREES, NATIVE VEGETATION INCLUDING GRASSES/WEEDS LINE SAND CREEK.
 3. NO DEDICATED ASPHALT/CONCRETE BATCH PLANTS ARE ANTICIPATED.
 4. PROJECT DOES NOT RELY ON CONTROL MEASURES OWNED OR OPERATED BY ANOTHER ENTITY.
 5. 3530 SF of native grass seeding to be installed between existing chain-link fence and E. Las Vegas Street ROW
 6. Install of 7 Little Bluestem
 7. Install of 5 skunkbush sumac

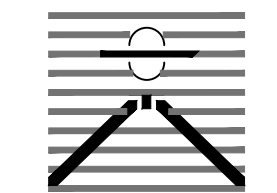
LEGEND

EX. INTERMEDIATE CONTOUR	---	5854
EX. INDEX CONTOUR	---	5855
EX. STORM INLET	---	
EX. FENCE	---	
EX. STORM SEWER	---	ST
EX. SANITARY SEWER	---	SS
EX. WATER LINE	---	W
EX. GAS MAIN	---	G
EX. TREE (SIZE VARIES)	---	
BOUNDARY LINE	---	
EASEMENT LINE	---	
LIMIT OF CONSTRUCTION/DISTURBANCE	---	
DIRECTION OF FLOW	---	
PROPOSED INTERMEDIATE CONTOUR	---	5822
PROPOSED INDEX CONTOUR	---	5820
INITIAL/INTERIM CONCRETE	---	CWA
WASHOUT AREA	---	
INITIAL/INTERIM SILT FENCE	---	SF
INITIAL/INTERIM STABILIZED STAGING AREA	---	SSA
INITIAL/INTERIM VEHICLE TRACKING CONTROL	---	VTC



EL PASO COUNTY PCD FILE NO: PPR-2425

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 S. SAWATCH ST., #100
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719) 560-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:



FRAZEE CONSTRUCTION CO.
2875 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80906

CONTACT: BOBBY FRAZEE

Landscape Plan
FRAZEE CONSTRUCTION WAREHOUSE
2825 E. LAS VEGAS STREET
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/9/24
EPC COMMENTS	7/30/24

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM

FILE NAME: 21917-00EC01

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



DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

Landscape Plan

PROJECT NO. 21917-00CSV
DRAWING NO.

SHEET: 1 OF 1

GENERAL NOTES / DISCLAIMER:

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ARCHITECT HAS DRAWN THESE PLANS TO COMPLY WITH THE OWNER / BUILDERS REQUESTS. THE CONTRACTOR / HOMEOWNER SHALL VERIFY ALL DIMENSIONS (INCL. R/O'S) AND CONDITIONS ON THE JOB. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

FOR ANY CHANGES MADE ON THE JOB NOT INCLUDED IN THESE PLANS; THE CONTRACTOR / HOMEOWNER SHALL NOTIFY ARCHITECT PRIOR TO CHANGES BEING MADE. CONTRACTOR OR HOMEOWNER ARE RESPONSIBLE FOR ANY CHANGES MADE.

MISCELLANEOUS NOTES:

• ALL GLAZING WITHIN 18 IN. OF FF. AND OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQ. FT. SHALL HAVE SAFETY GLAZING.

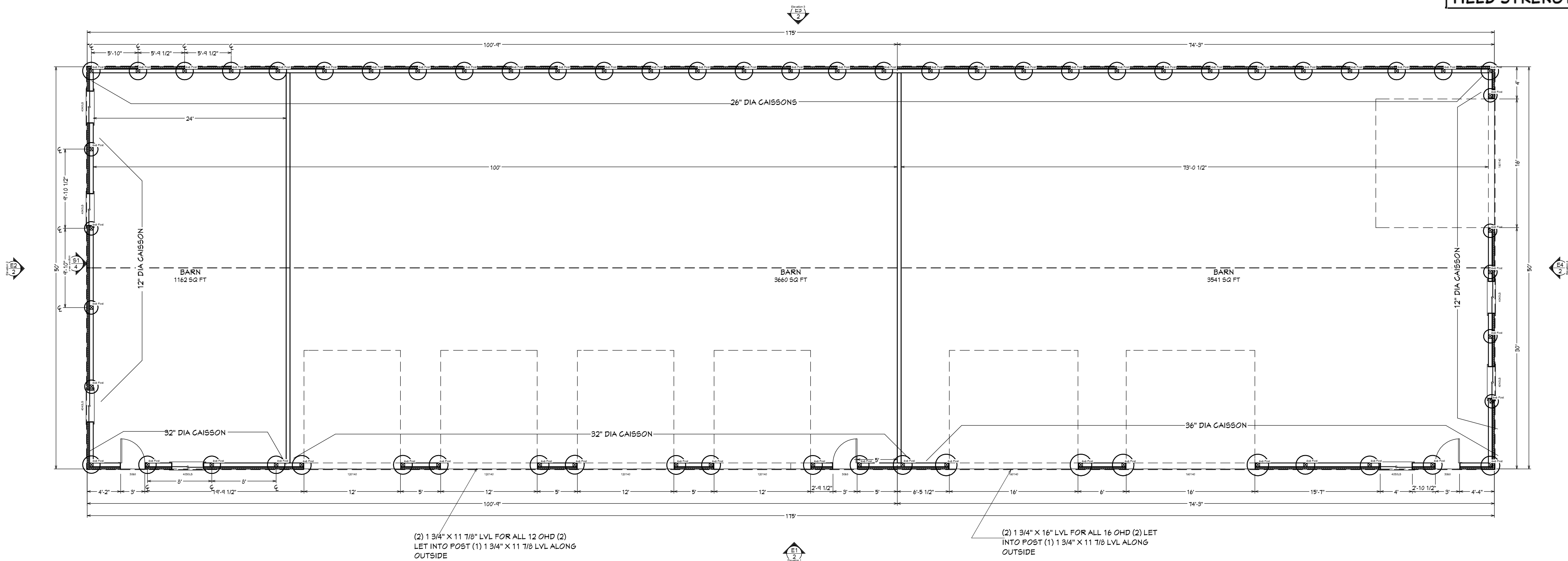
- ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF ATTIC SQUARE FOOTAGE.
- ELECTRICAL RECEPTACLES OR CIRCUITS SHALL BE G.F.C.I. PROTECTED PER NATIONAL ELECTRICAL CODE REQUIREMENTS
- ELECTRICAL RECEPTACLES OR CIRCUITS SHALL BE A.F.C.I. PROTECTED PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- ALL LOCATIONS OF ELECTRICAL FIXTURES AND SWITCHES TO BE VERIFIED BY CONTRACTOR / OWNER.

NAILING GUIDELINES

ROOF, FLOOR & WALL SHEETING 8d 6" O.C. ON EDGES 12" O.C. IN FIELD
JOIST HANGERS 1 ½" TECO NAIL OR EQUIV.
HD HANGERS 1 ½" MIN. SDS SCREWS

WALL LOAD	16 PSF
ROOF DEAD LOAD	15 PSF
ROOF LIVE LOAD	20 PSF
ULTIMATE WIND VELOCITY	130 MPH
EXPOSURE	C

CODE ANALYSIS	
IRC	2021
OCCUPANCY	U
SNOW LOAD	
GROUND	43 PSF
FLAT ROOF	30 PSF
WIND SPEED	130 MPH
EXPOSURE	C
CONCRETE COMPRESSIVE STRENGTH	3500 PSI
STEEL REINFORCING YIELD STRENGTH	60 KSI



DL ENGINEERING, INC.
4100 W. JEWELL AVE
SUITE 200
LAKEWOOD, CO 80232

DRAWING BY
ELMER HORNER ARCHITECTURAL DRAFTING
8015 S. CULEBRA PEAK
LITTLETON, CO 80127
720-486-6120

OWNER & PROJECT INFORMATION
THE HOMESTEAD GROUP INC.
2825 E. LAS VEGAS AVE
COLORADO SPRINGS, CO. 80906

DATE:

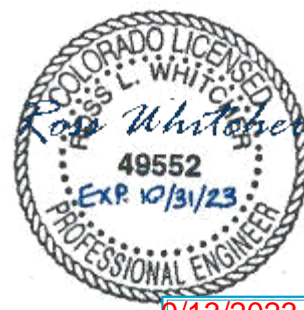
9/13/2023

DRAWN BY:

NDEL S.

SHEET:

1 of 4



9/13/2023



DL ENGINEERING, INC.
9100 W. JEWELL AVE
SUITE 200
LAKEWOOD, CO 80232

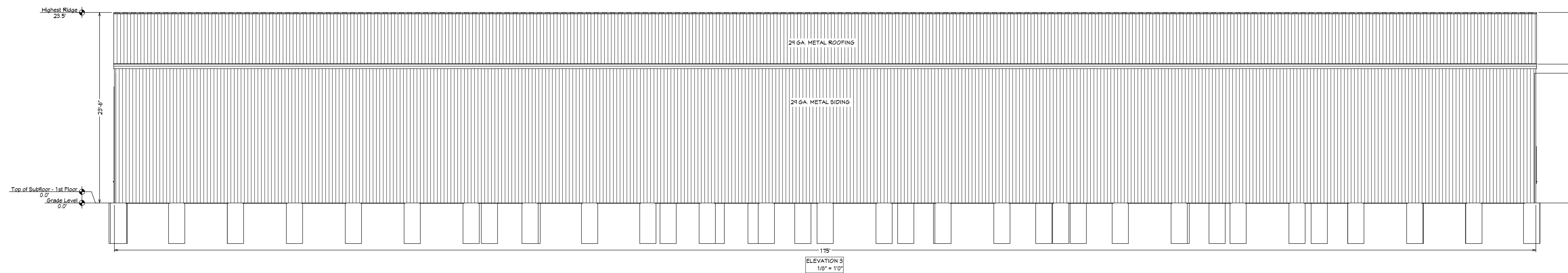
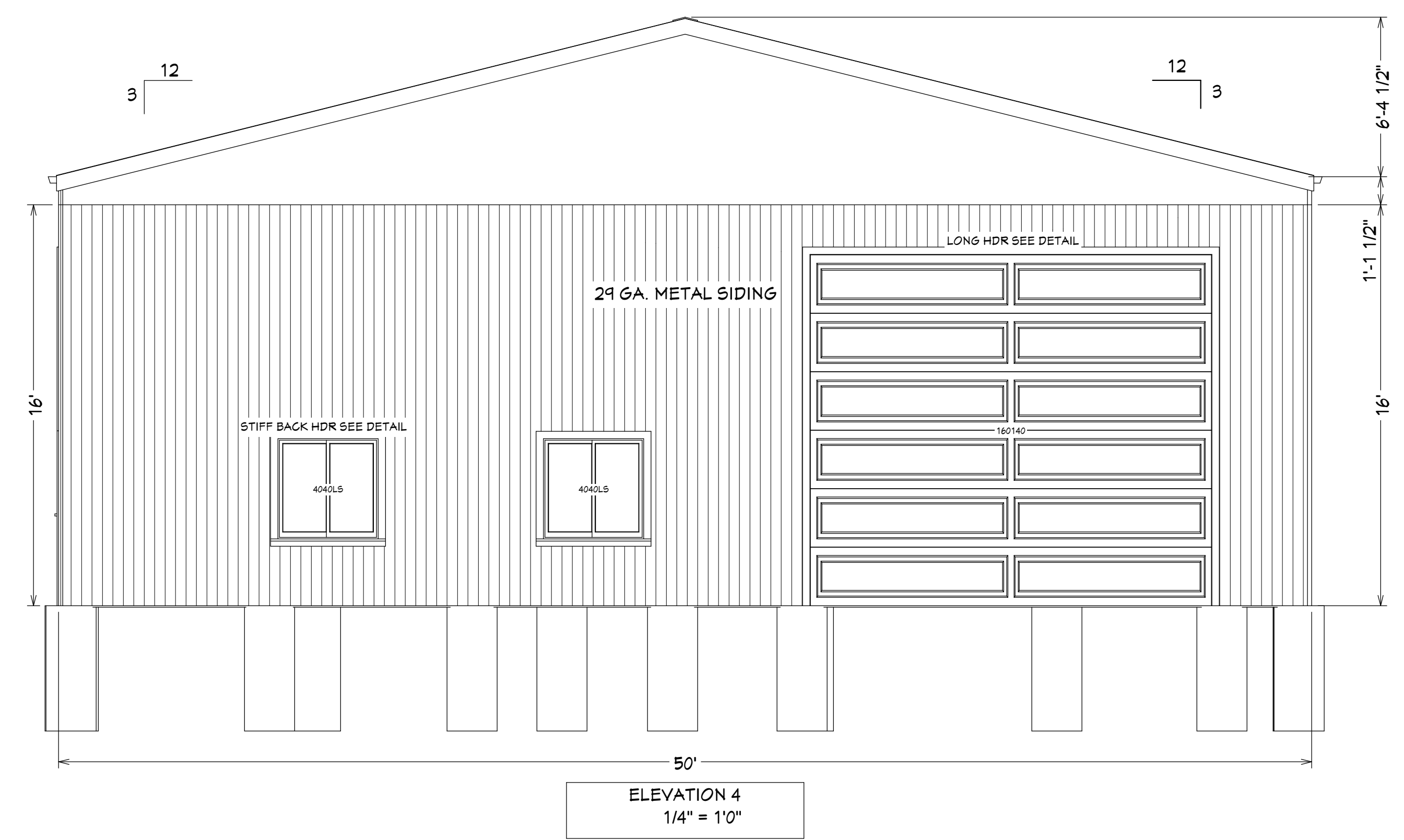
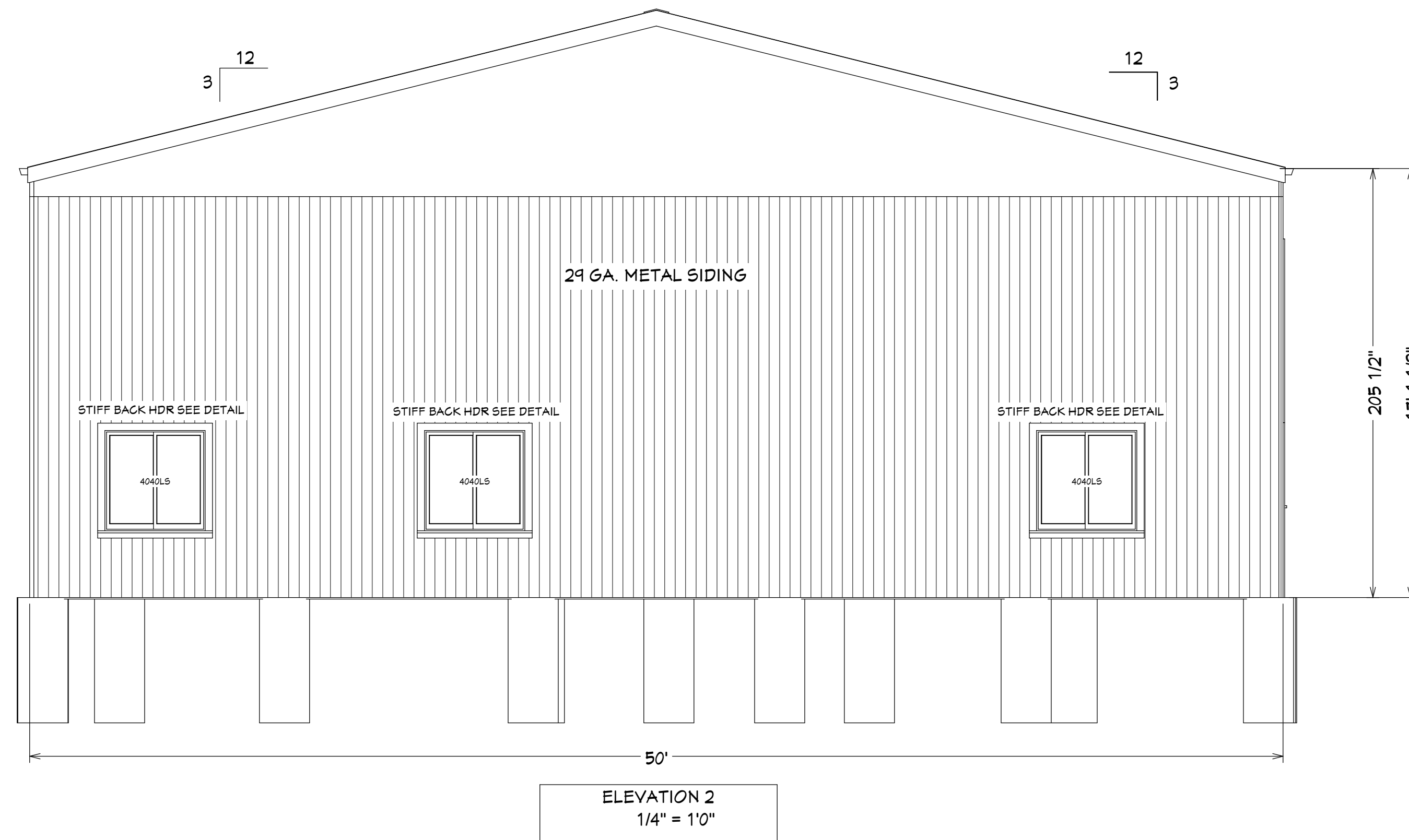
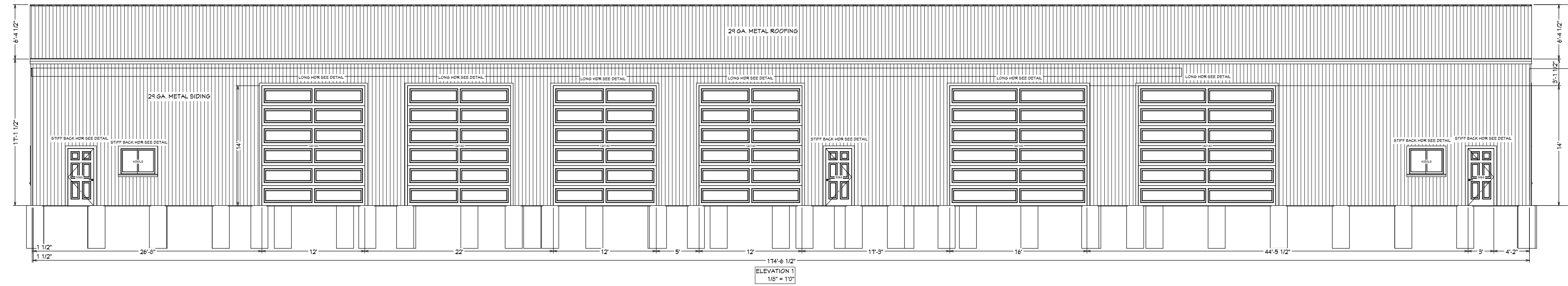
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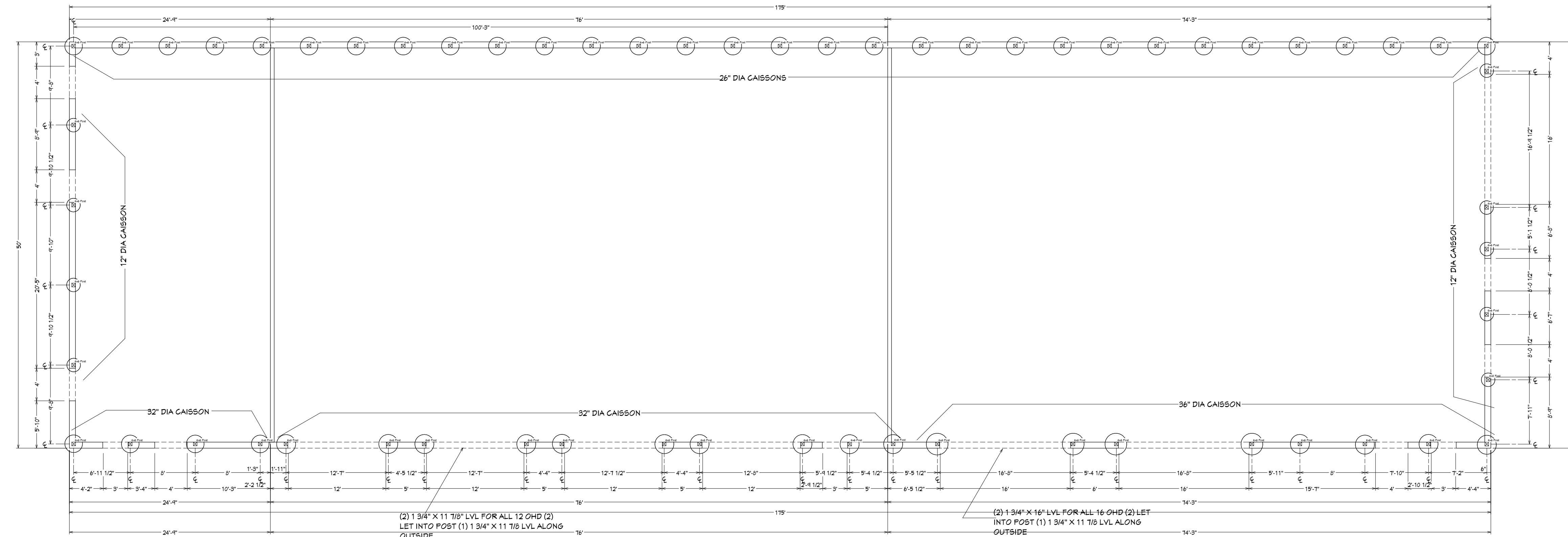
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2825 E. LAS VEGAS AVE
COLORADO SPRINGS, CO. 80906

DATE:
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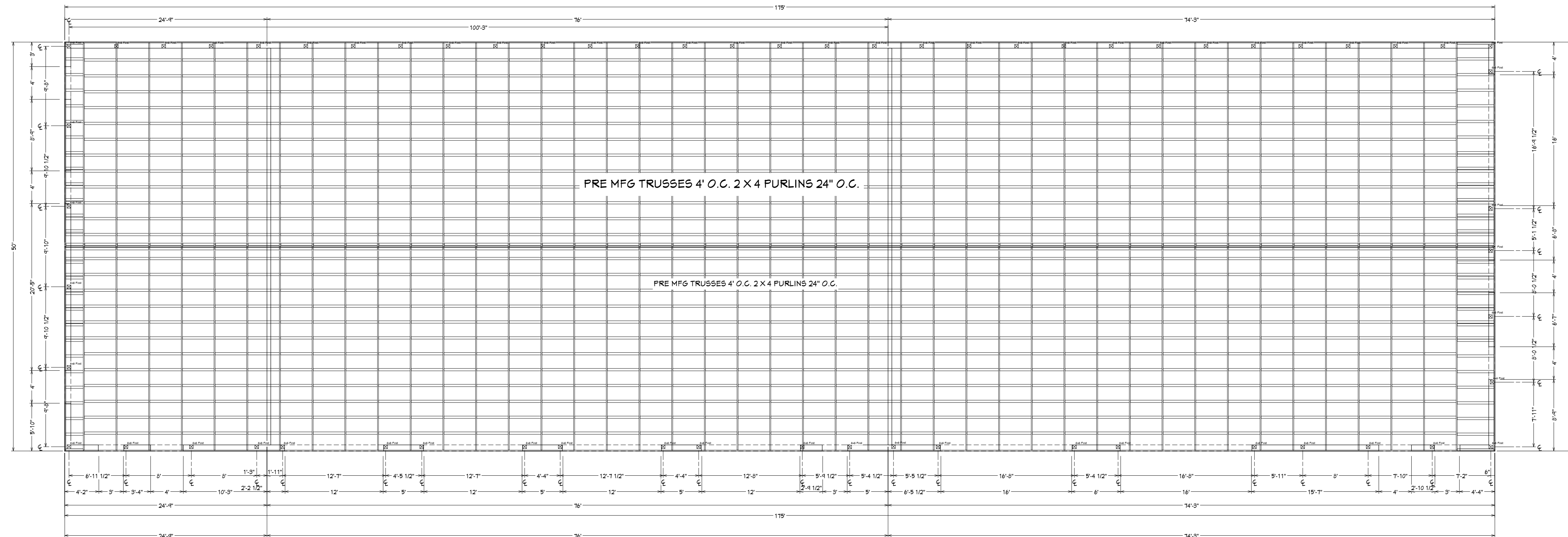
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NOEL S.

SHEET:
2 of 4





FOUNDATION PLAN
1/8" = 1'-0"



ROOF FRAMING PLAN
1/8" = 1'-0"



OWNER & PROJECT INFORMATION
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2825 E. LAS VEGAS AVE
COLORADO SPRINGS, CO. 80906

DATE:
9/13/2023

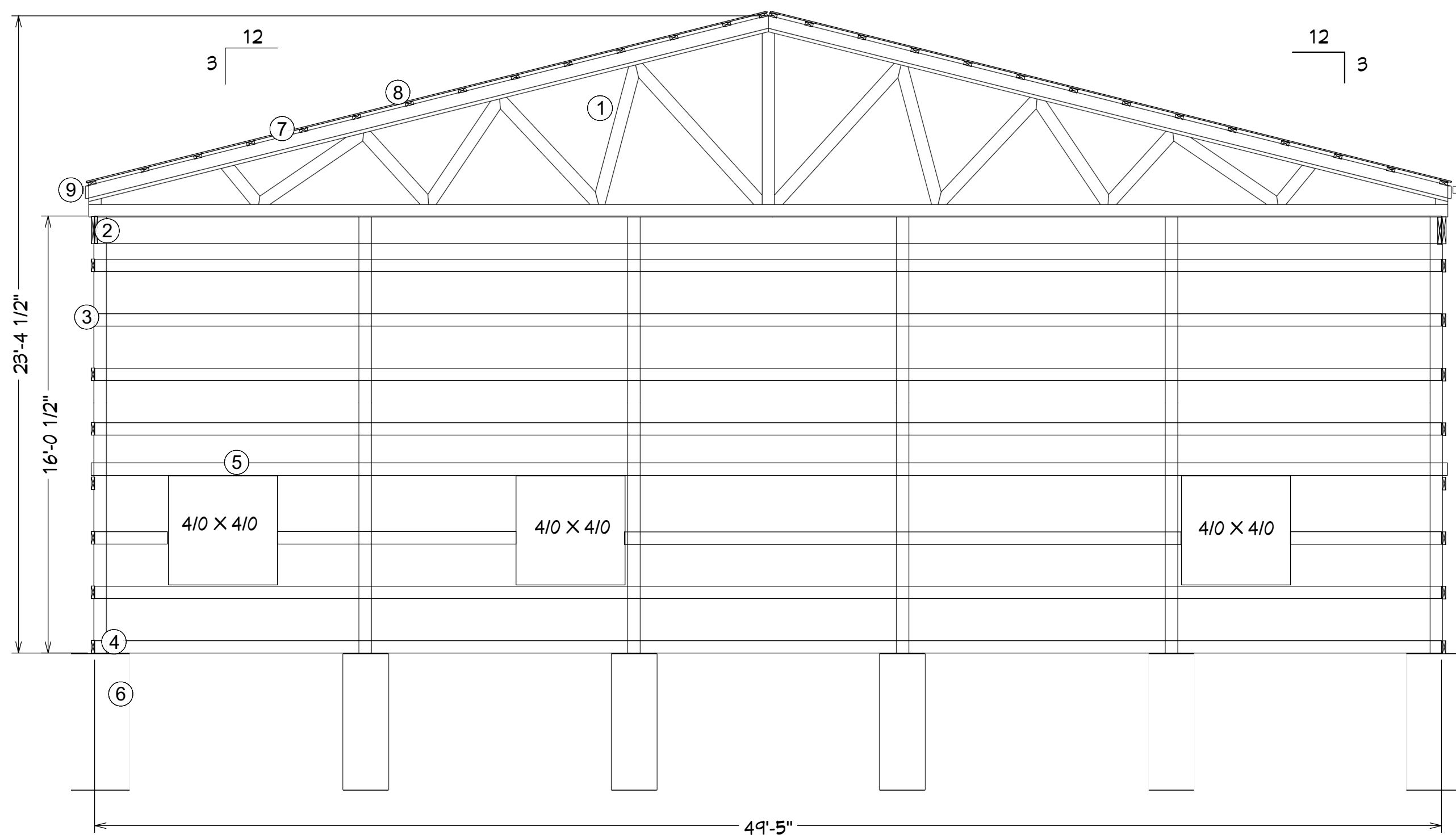
DRAWN BY:
NOEL S.

SHEET:
3 of 4

DL ENGINEERING, INC.
9100 W. JEWELL AVE
SUITE 200
LAKEWOOD, CO 80232

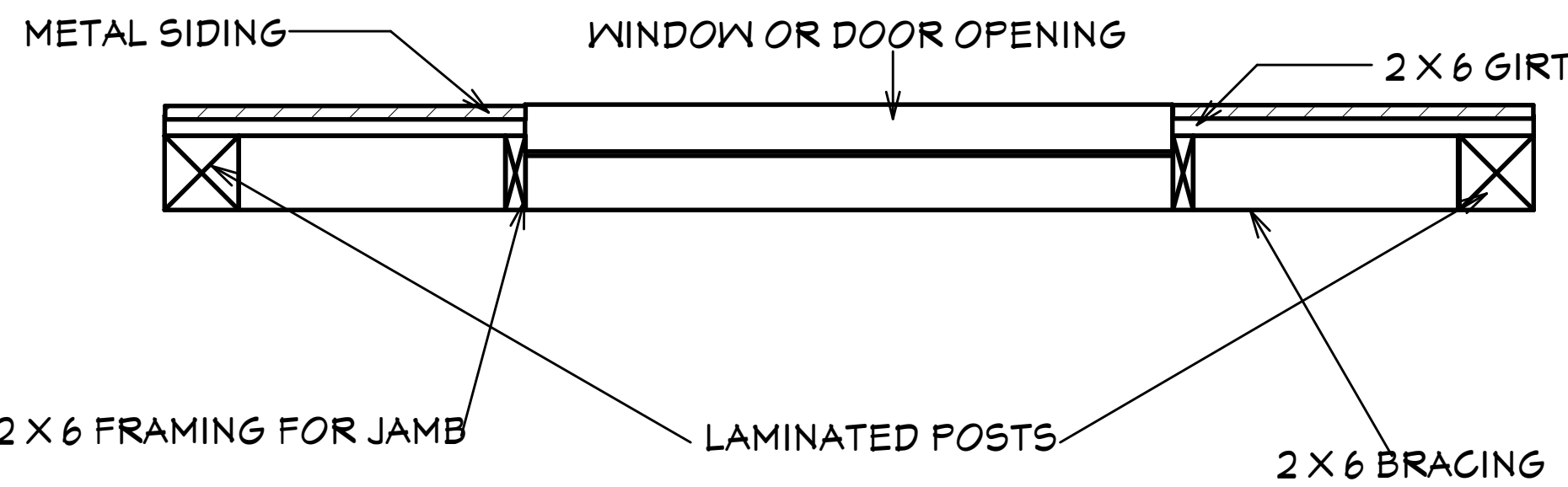
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LITTLETON, CO 80127
720-486-6120





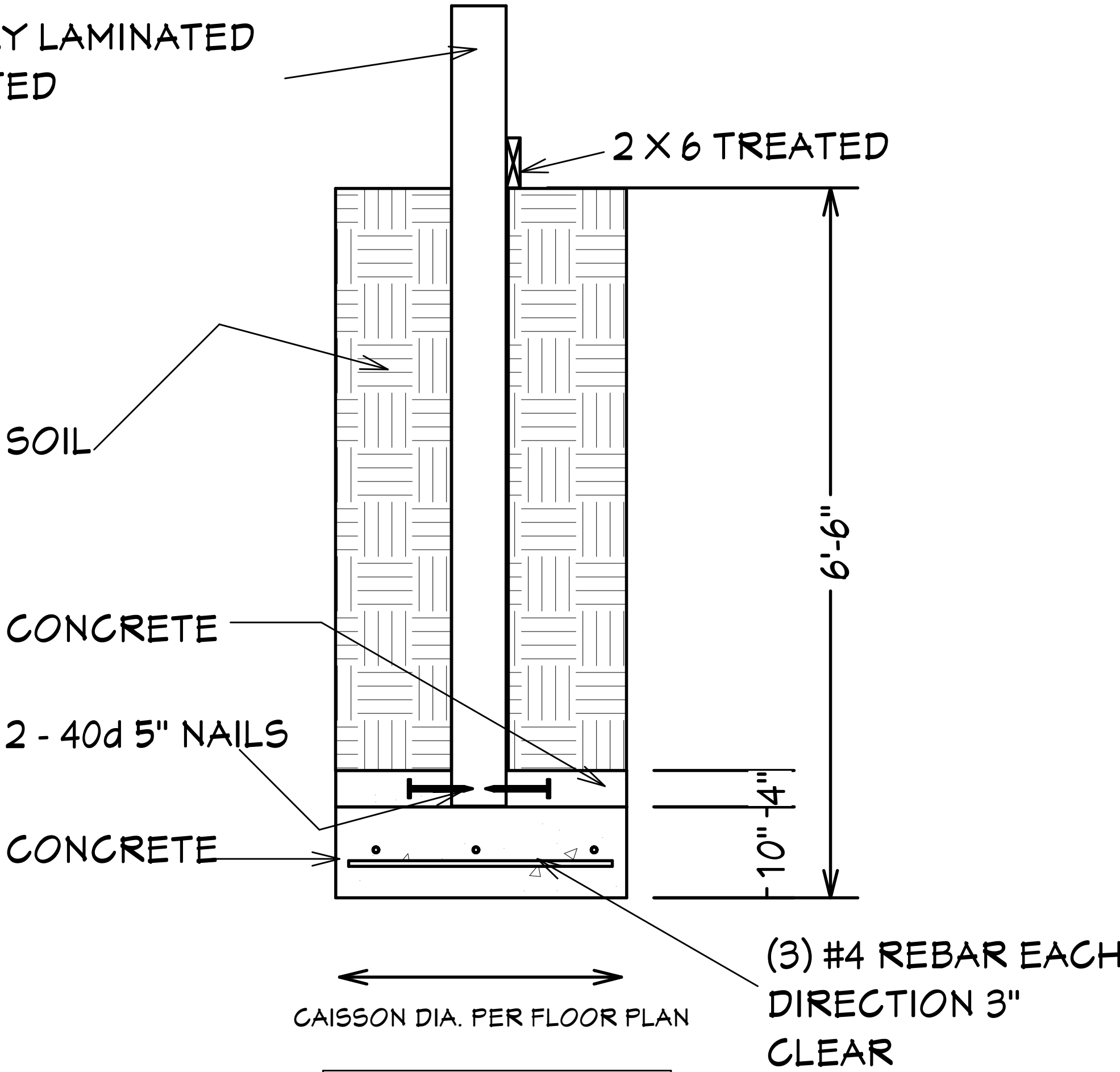
SECTION 1
1/4" = 1'0"

NOTE SCHEDULE	
①	PRE MANUFACTURED ROOF TRUSSES 4' O.C.
②	(2) 1 3/4" X 11 7/8" LVL. 1 LET INTO POSTS
③	2 X 6 GIRTS 24" O.C.
④	TREATED 2 X 6
⑤	STIFF BACK HDR OVER WINDOWS & DOORS SEE DETAIL
⑥	CAISSON SEE DETAIL AND FOUNDATION PLAN
⑦	2 X 4 PURLINS 24" O.C.
⑧	29 GA METAL ROOFING ATTACHED TO PURLINS
⑨	5" GUTTER W/ DRIP EDGE

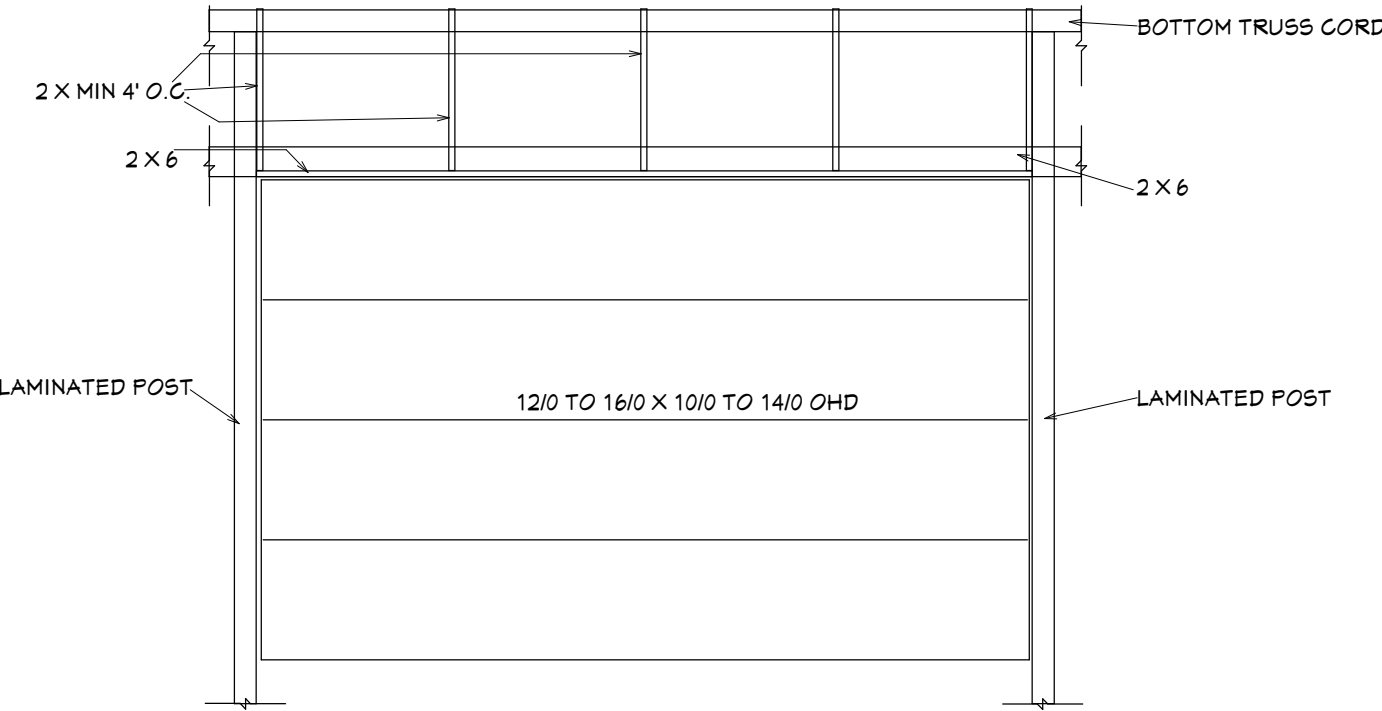
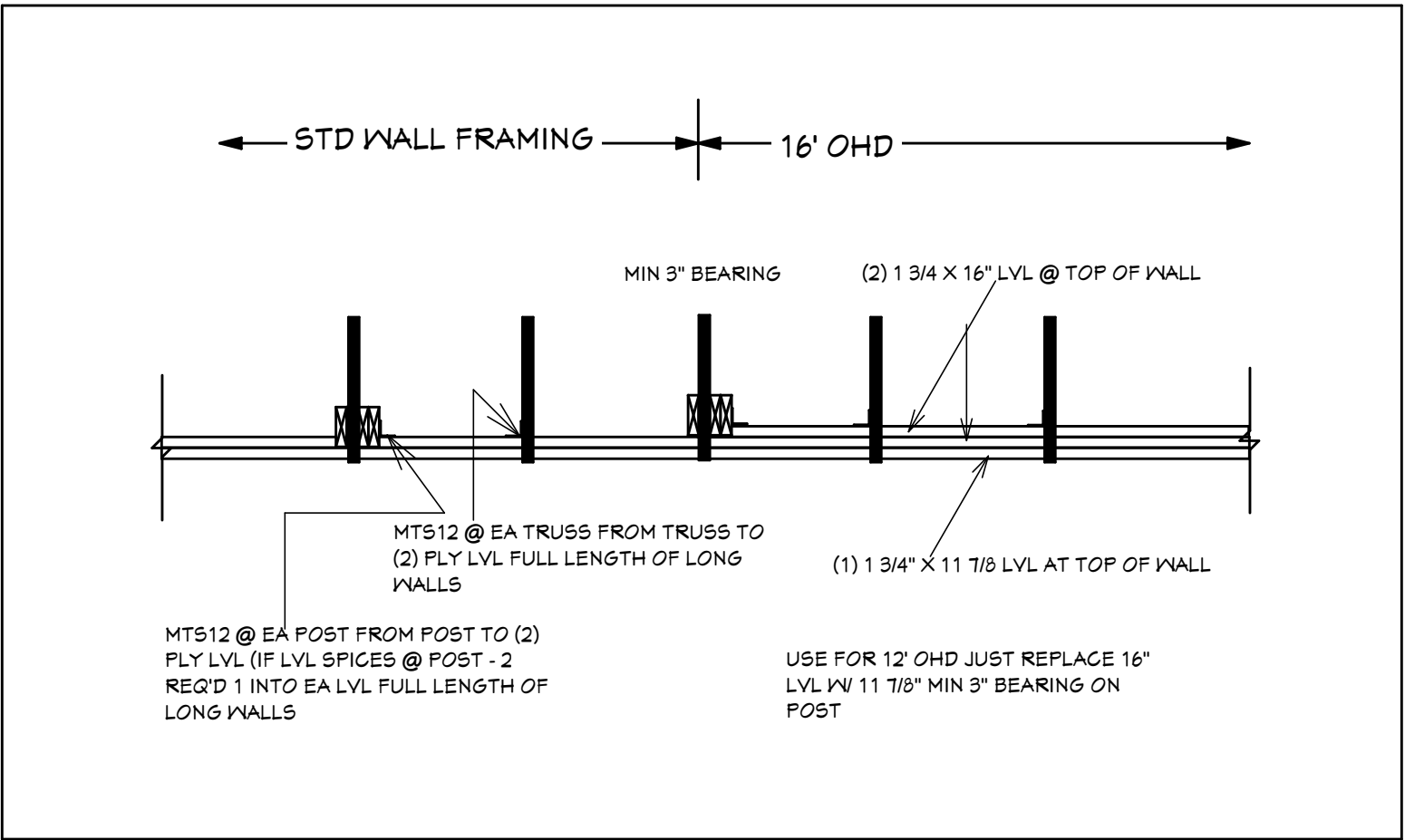


JAMB DETAIL
1" = 1'0"

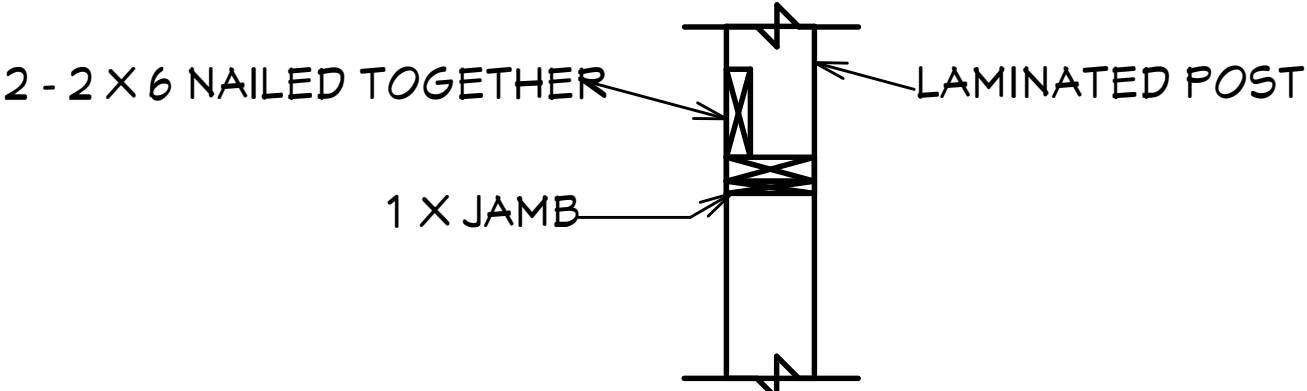
6" x 5 1/2" 4 PLY LAMINATED
POSTS TREATED



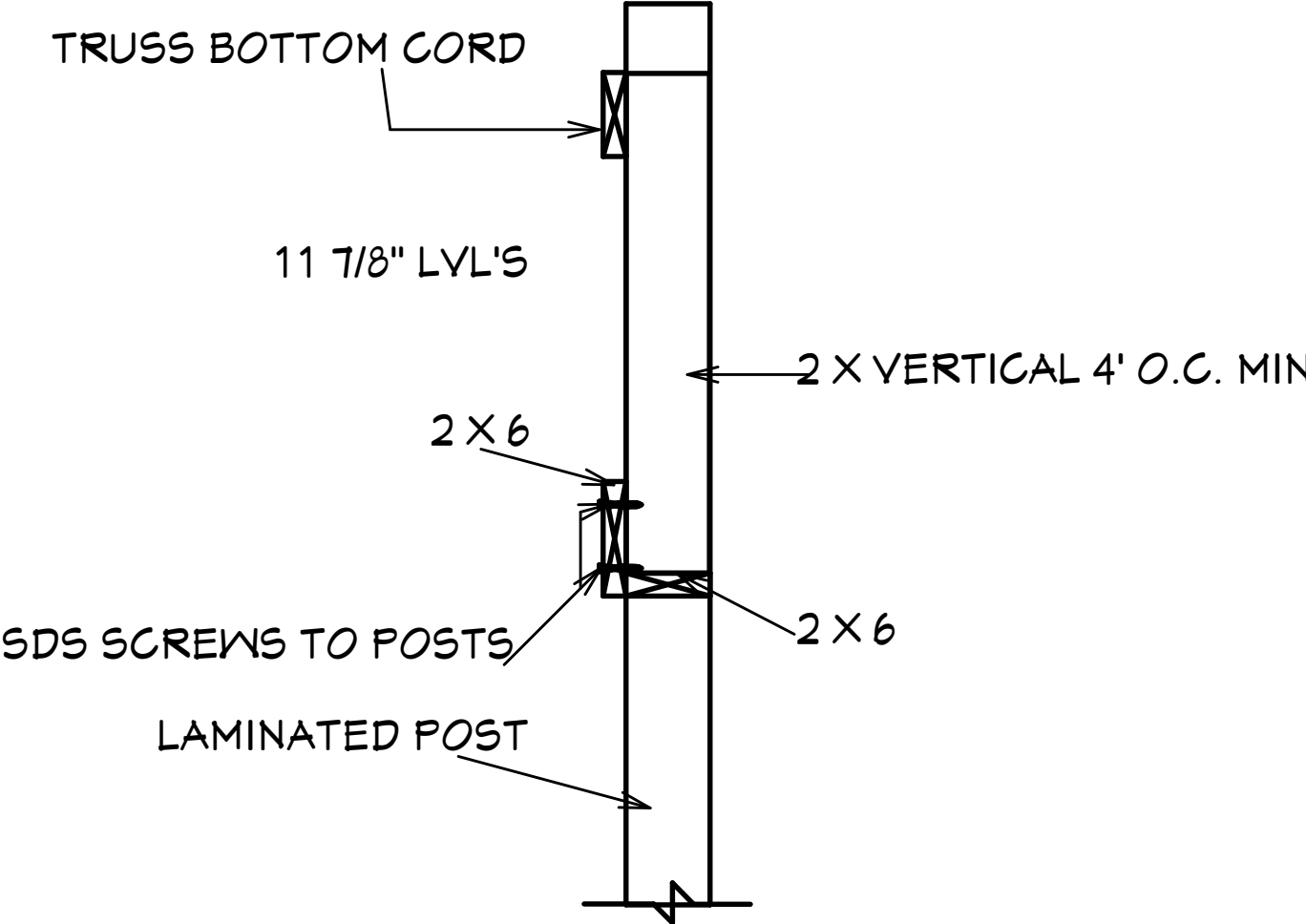
POST DETAIL
1" = 1'0"



LONG HDR DETAIL
1/4" = 1'0"



STIFF BACK HDR DETAIL



LONG HDR CROSS SECTION
1" = 1'0"



DL ENGINEERING, INC.
9100 W. JEWELL AVE
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NDEL S.

SHEET:
4 of 4