



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:

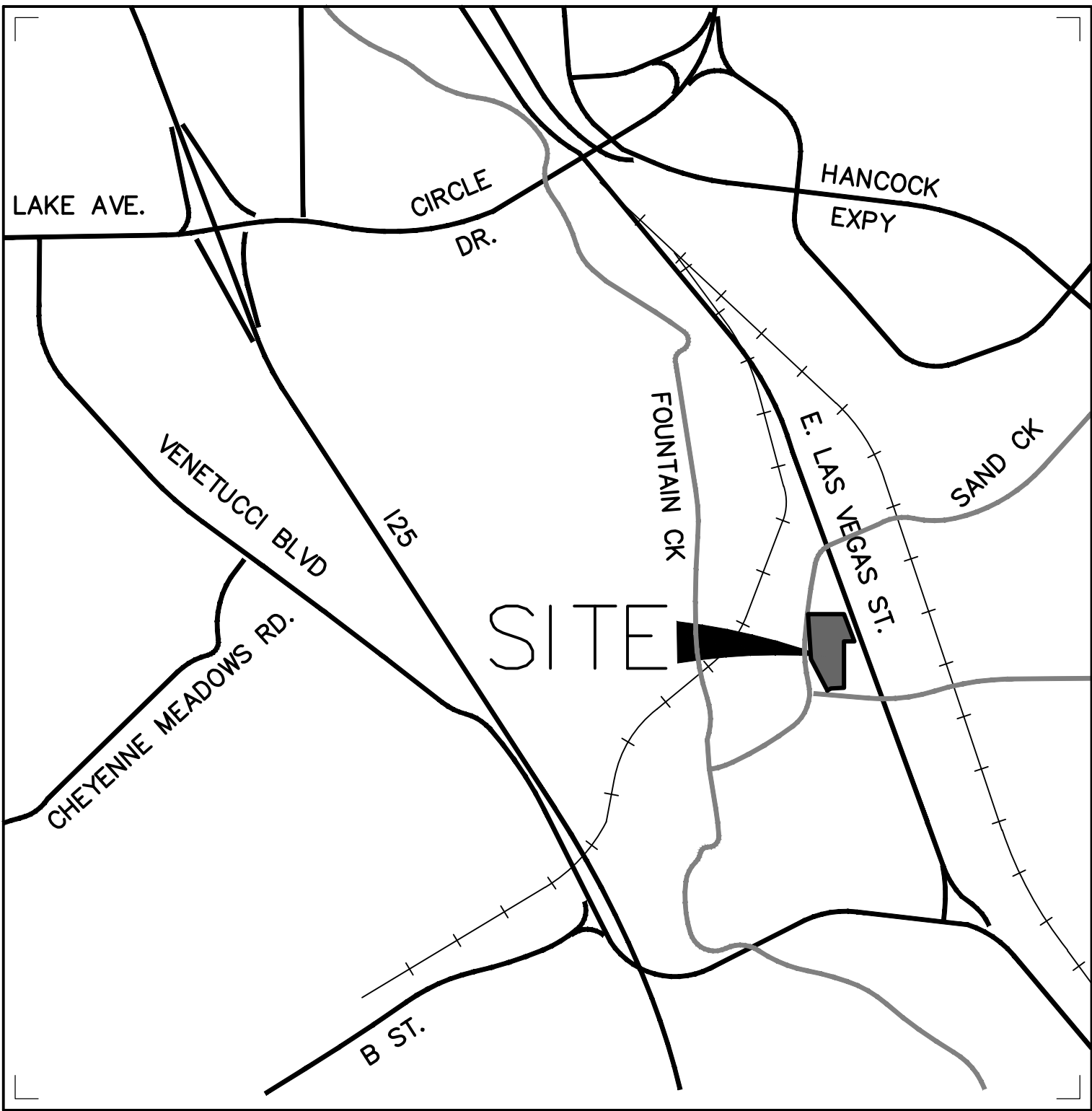
- A SEPARATE SIGN PERMIT IS REQUIRED IF NEEDED.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN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

GENERAL NOTES:

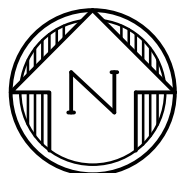
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHWESTERLY DIRECTION.
- THIS DEVELOPMENT IS PROPOSED IN ONE PHASE.
- LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S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

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 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

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

- | | | |
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| 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, CO 80906

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

BUILDING ADDRESS: 2825 E. LAS VEGAS ST.
COLORADO SPRINGS, CO 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: WAREHOUSE/STORAGE

DRAINAGE BASIN: SAND CREEK

BUILDING CONSTRUCTION TYPE: V

BUILDING AREA: 8,750 SF

BUILDING HEIGHT:
ALLOWED 50'
PROPOSED 23.5'

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

PARKING:

TOTAL REQUIRED
INDUSTRIAL BUILDING
ADA STALLS 1 PER 750 SF = 12
= 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

PREPARED BY:

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

CLIENT:

FRAZEE
Construction Co.
www.frazeeconstruction.com
FRAZEE CONSTRUCTION CO.
2875 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80906
CONTACT: BOBBY FRAZEE

SITE DEVELOPMENT 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:	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

