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

FRAZEE CONSTRUCTION WAREHOUSE

EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN

CONTACTS

FRAZEE CONSTRUCTION CO. BOBBY FRAZEE, VP, CFO 2875 E. LAS VEGAS STREET COLORADO SPRINGS, CO 80906 (719) 393–3443

DREXEL BARRELL & CO. 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.

- 1. A SEPARATE SIGN PERMIT IS REQUIRED IF NEEDED.
- 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.

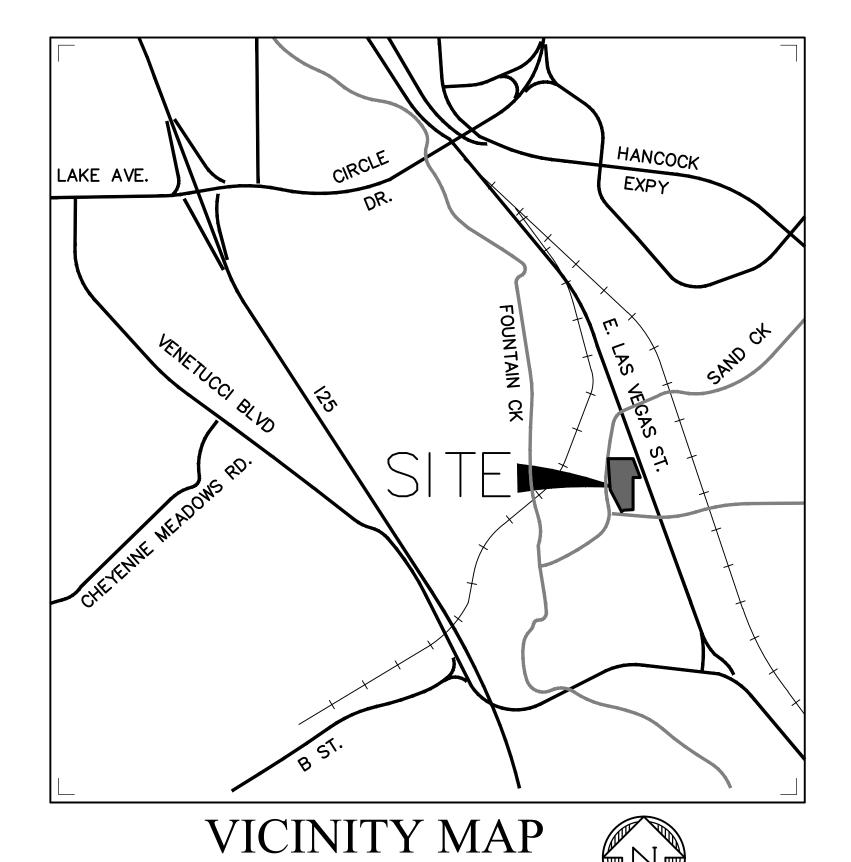
GENERAL NOTES:

- 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 SOUTHWESTERLY DIRECTION.
- 3. THIS DEVELOPMENT IS PROPOSED IN ONE PHASE.
- 4. LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
- 5. ALL ADA PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

APPROXIMATE SCHEDULE OF DEVELOPMENT:

BEGIN SUMMER/FALL 2024

COMPLETE SPRING 2025



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

NOT TO SCALE

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.

SITE/BUILDING DATA:

CONTRACTOR:

LAND USE:

SHEET INDEX

CV-1

SP-1

COVER SHEET

SITE PLAN

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

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

> > VACANT COMMERCIAL LOT

TAX SCHEDULE NUMBER: 6433400016

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

ZONING: (EXISTING & PROPOSED) M (INDUSTRIAL)

DRAINAGE BASIN: SAND CREEK

BUILDING CONSTRUCTION TYPE:

8,750 SF BUILDING AREA: BUILDING HEIGHT:

50' ALLOWED PROPOSED 23.5

BUILDING SETBACKS: FRONT REAR

EXISTING & PROPOSED 15' EXISTING & PROPOSED 15'

PARKING:

SIDE

TOTAL REQUIRED INDUSTRIAL BUILDING ADA STALLS

1 PER 750 SF = 12

TOTAL PROVIDED STANDARD STALLS ADA STALLS PROVIDED 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 8090 CONTACT: TIM D. McCONNELL, P. (719)260-0887 COLORADO SPRINGS • LAFAYETTE

CLIENT:

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

CONTACT: BOBBY FRAZEE

DATE INITIAL ISSUE 7/9/24 DESIGNED BY:

CHECKED BY: **FILE NAME:** 21917-00CV1 PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXELL, BARRELL & CO.

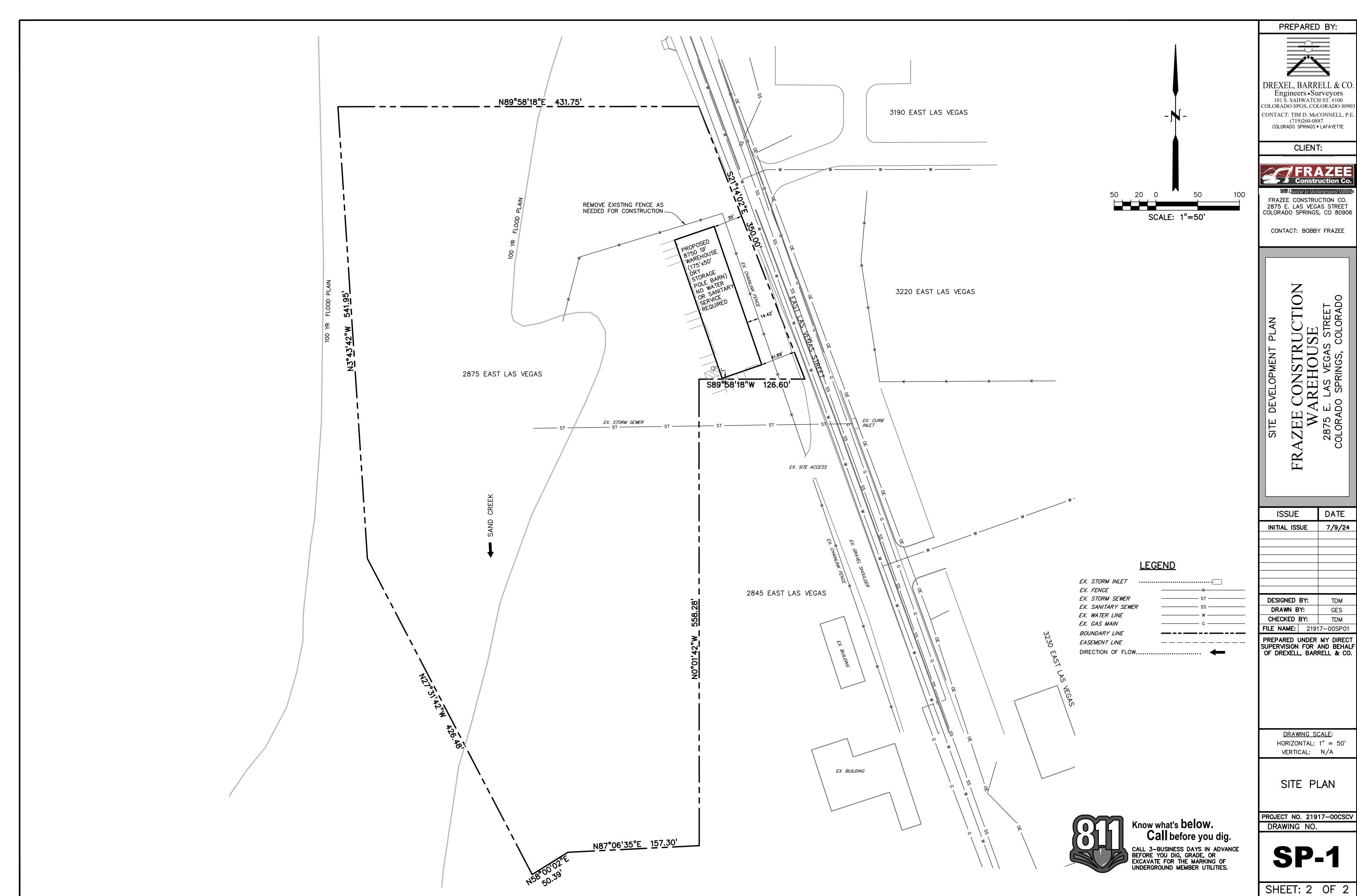
DRAWN BY:

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

> COVER SHEET

PROJECT NO. 21917-00CSCV DRAWING NO.

SHEET: 1 OF 2



| ISSUE | DATE |
|---------------|--------|
| INITIAL ISSUE | 7/9/24 |
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