

LOT 5, FALCON MARKETPLACE

7575 FALCON MARKETPLACE

EL PASO COUNTY, COLORADO

DEVELOPMENT PLAN

LEGAL DESCRIPTION:

LOT 5, FALCON 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 LOMR TO MODIFY THE FLOODPLAIN HAS BEEN APPROVED BY FEMA, CASE NO. 21-08-0534P (OCT 7, 2021) WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2022.

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:

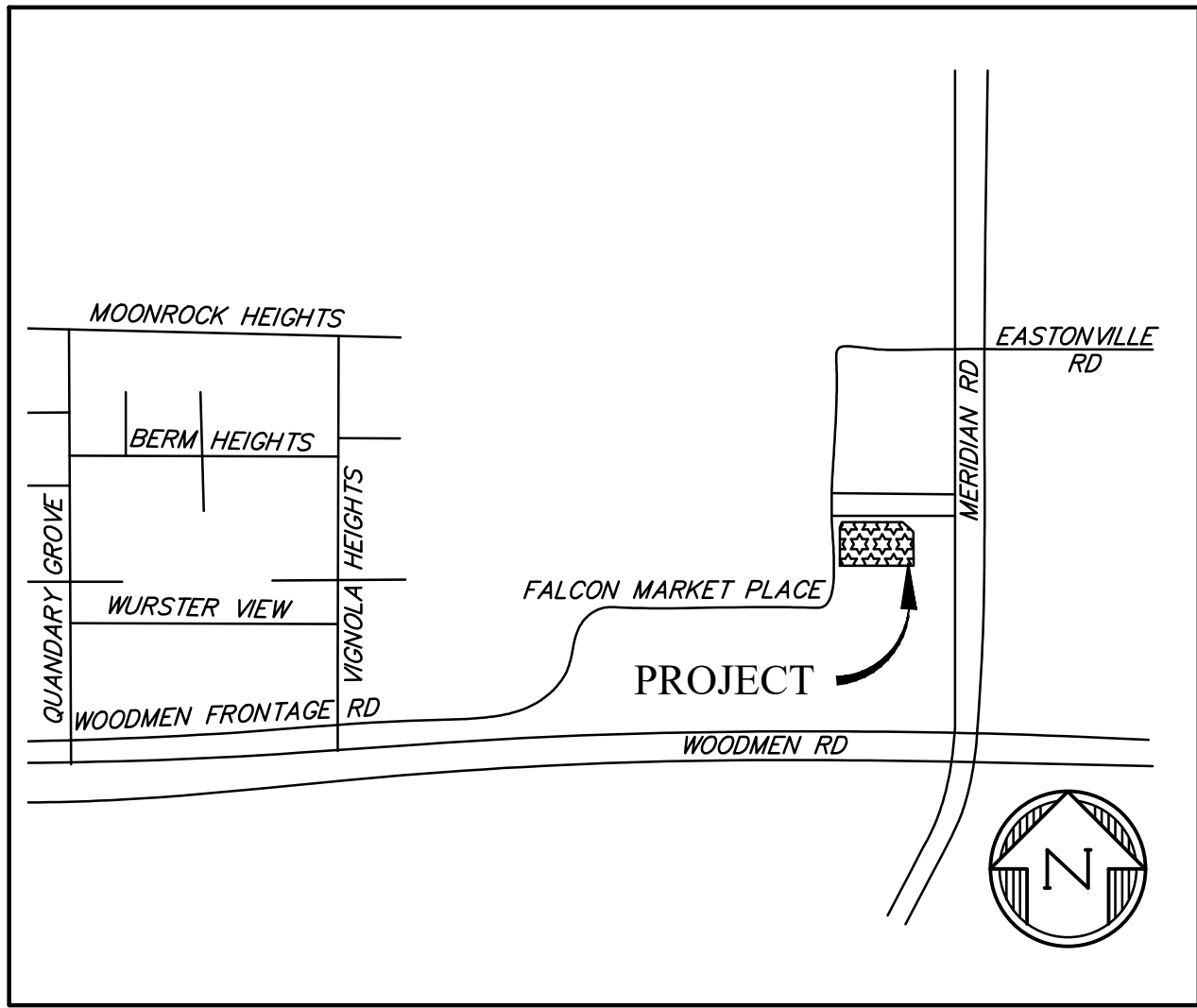
- A SEPARATE SIGN PERMIT IS REQUIRED.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

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 SOUTHERLY DIRECTION.
- THIS DEVELOPMENT IS PROPOSED IN ONE PHASE.
- LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
- ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
- ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE CONSTRUCTED WITH TYPE 3 CURB AND GUTTER.

APPROXIMATE SCHEDULE OF DEVELOPMENT:

BEGIN SPRING 2022                      COMPLETE SUMMER 2022



VICINITY MAP

NTS

SITE/BUILDING DATA:

OWNER/CONTRACTOR	TRIPOD VENTURES, LLC 6050 STETSON HILLS BLVD #295 COLORADO SPRINGS, CO 80923
TAX SCHEDULE NUMBER:	5301403001
DEVELOPMENT PLAN/LOT AREA:	0.781 AC +/- LOT AREA COVERAGE: 76.5% (0.61 AC.) OPEN SPACE: 8.95% LANDSCAPING: 14.55% IMPERMEABLE SURFACE: 76.5%
ZONING: (EXISTING & PROPOSED)	CR
LAND USE:	DRIVE-IN/FAST FOOD RESTAURANT
DRAINAGE BASIN:	FALCON
BUILDING CONSTRUCTION TYPE:	V, SPRINKLED
BUILDING AREA: OUTDOOR PATIO DINING:	3,146 SF 345 SF
BUILDING HEIGHT: ALLOWED PROPOSED	 50' 24'
BUILDING SETBACKS: FRONT SIDE REAR	 EXISTING & PROPOSED 25' EXISTING & PROPOSED 25' EXISTING & PROPOSED 25'

PARKING:

TOTAL REQUIRED	
FAST FOOD RESTAURANT	1 PER 100 = 31
ADA STALLS	1 PER 25 = 2
TOTAL PROVIDED	
STANDARD STALLS	28
ADA STALLS PROVIDED	2
TOTAL PROPOSED	30

SHEET INDEX

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

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

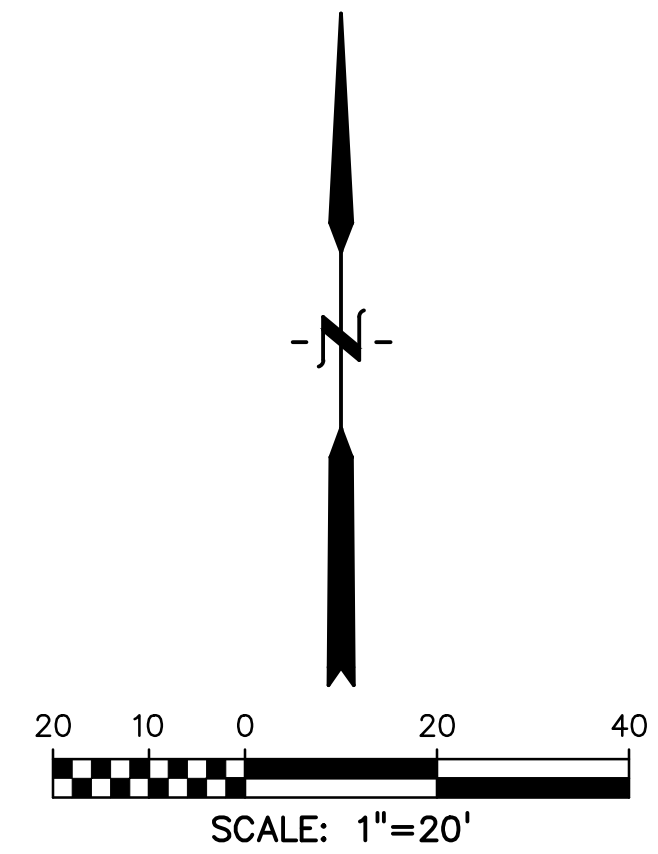
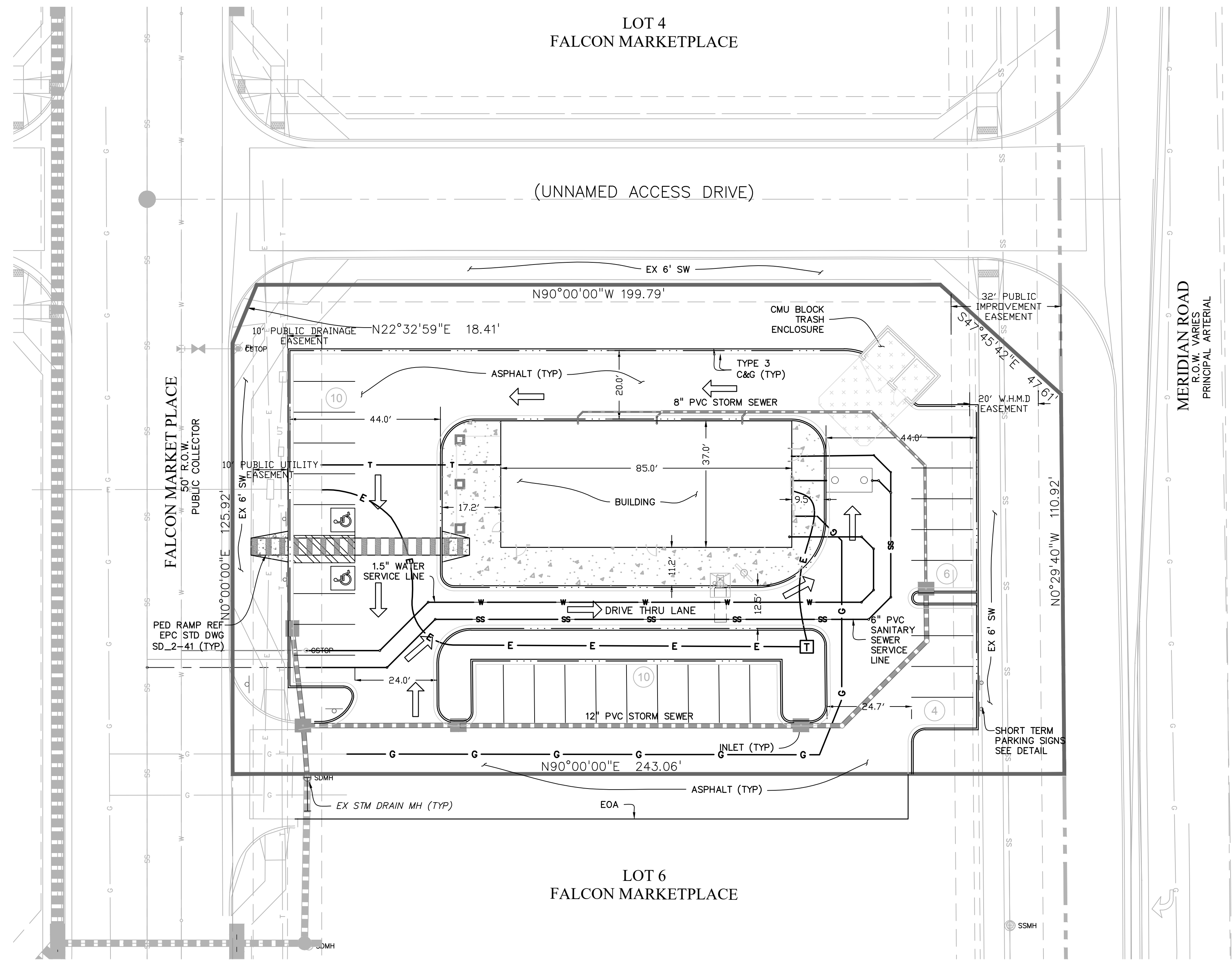
CLIENT:

TRIPOD VENTURES

6050 STETSON HILLS BLVD.,  
STE #295  
COLORADO SPRINGS, CO 80923  
(719) 217-7279  
KGERSTNER@TRIPODUSA.com

CONSTRUCTION PLANS FOR:  
LOT 5, FALCON  
MARKETPLACE  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	01/07/2022
LATEST ISSUE	7/6/2022
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-10-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. 20988-10CSCV	
DRAWING NO.	
CV	
SHEET: 1 OF 2	

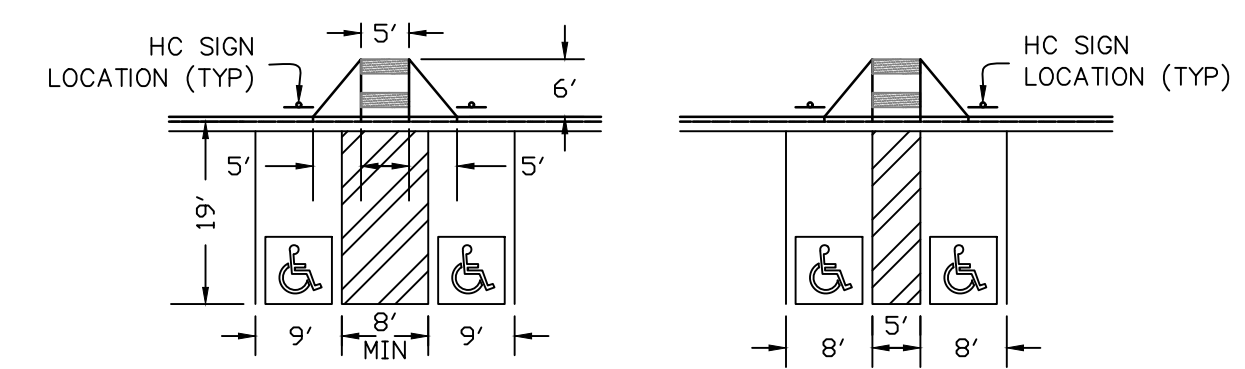


ABBREVIATION

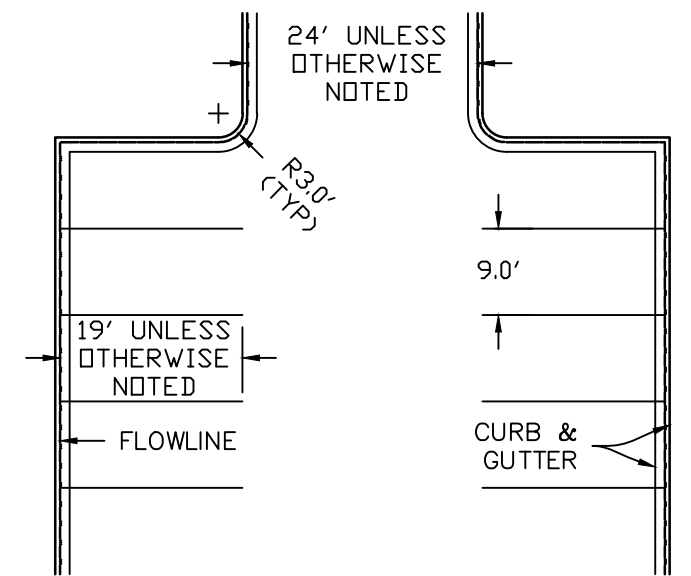
C&G	CURB AND GUTTER
EOA	EDGE OF ASPHALT
EX	EXISTING
MH	MANHOLE
PED	PEDESTRIAN
PP	PROPOSED
STM	STORM
SW	SIDEWALK
TELE	TELEPHONE
TYP	TYPICAL

LEGEND

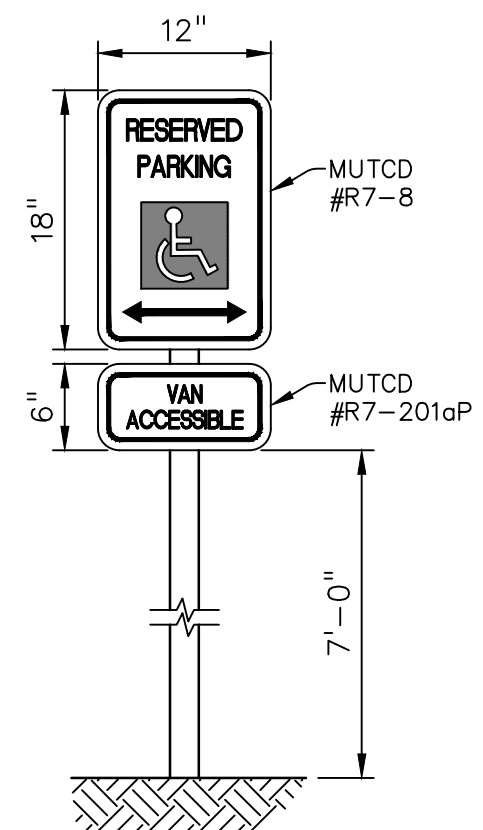
PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
STOP SIGN.....	⊥
SANITARY SERVICE LINE.....	SS
GAS SERVICE LINE.....	G
WATER SERVICE LINE.....	W
ELECTRIC SERVICE LINE.....	E
TELE SERVICE LINE.....	E
ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....	
NUMBER OF PARKING STALLS.....	2
HANDICAP PARKING.....	♿



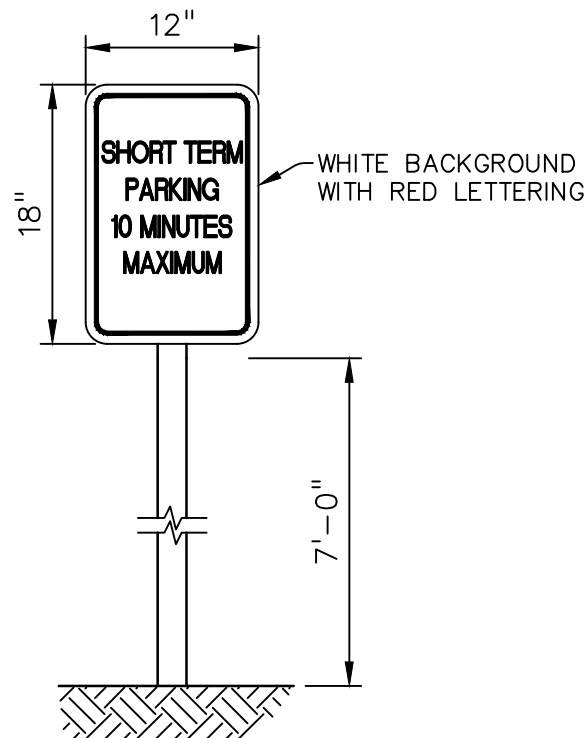
VAN PARKING LAYOUT NTS  
REGULAR PARKING LAYOUT NTS  
TYPICAL HANDICAP PARKING LAYOUT NTS



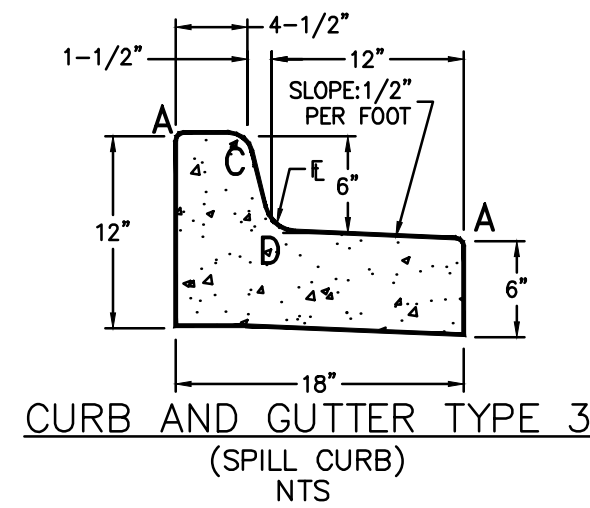
TYPICAL PARKING LAYOUT NTS



HC SIGN DETAIL NTS



SIGN DETAIL NTS



CURB AND GUTTER TYPE 3 (SPILL CURB) NTS

LENGTH FOR RADII
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"

PREPARED BY:

  
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ISSUE	DATE
INITIAL ISSUE	01/07/2022
LATEST ISSUE	6/6/2022
DESIGNED BY:	KGv
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-10-USP

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

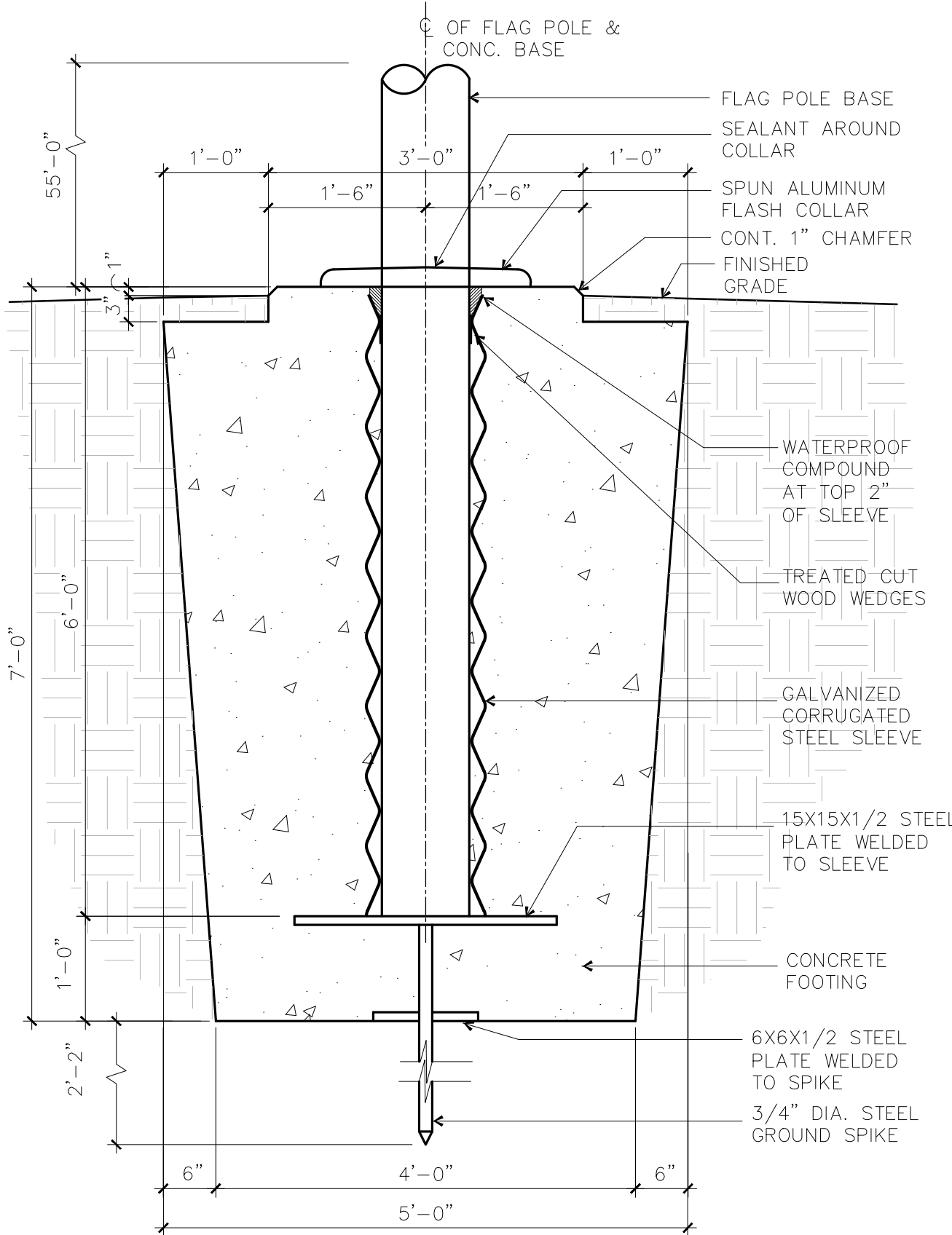
DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

UTILITY  
&  
SITE PLAN

PROJECT NO. 20988-10CSCV  
DRAWING NO.

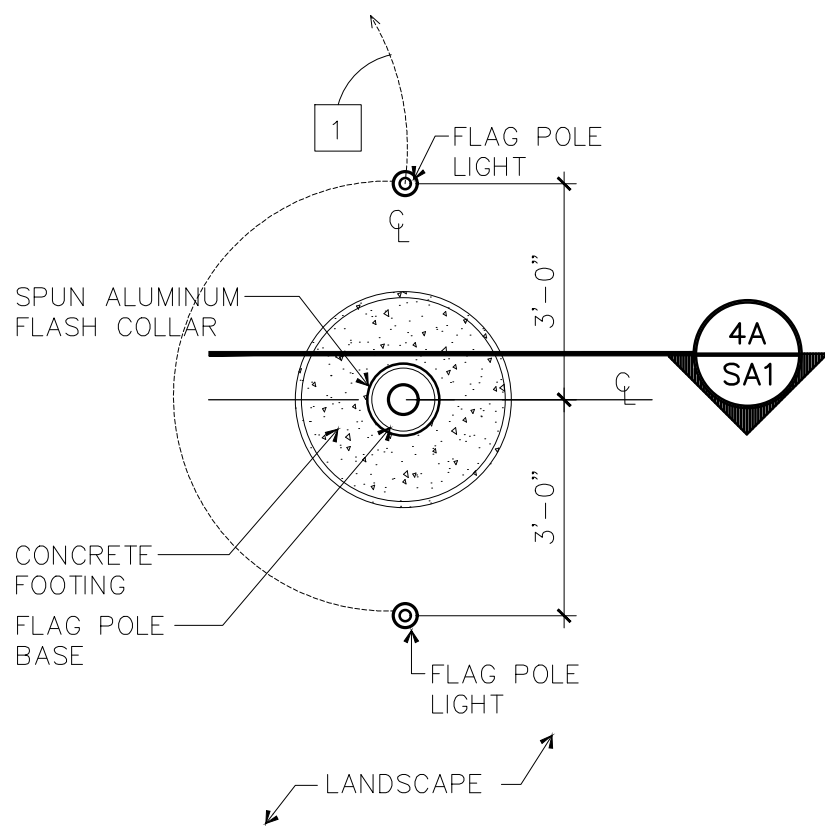
**USP**

SHEET: 2 OF 2

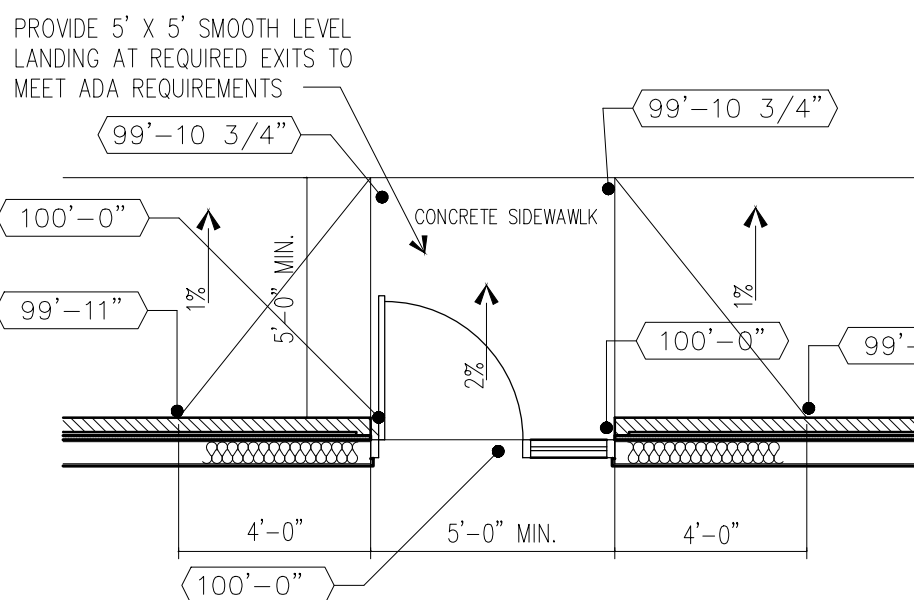


**4A FLAG POLE BASE DETAIL**  
3/4" = 1'-0"

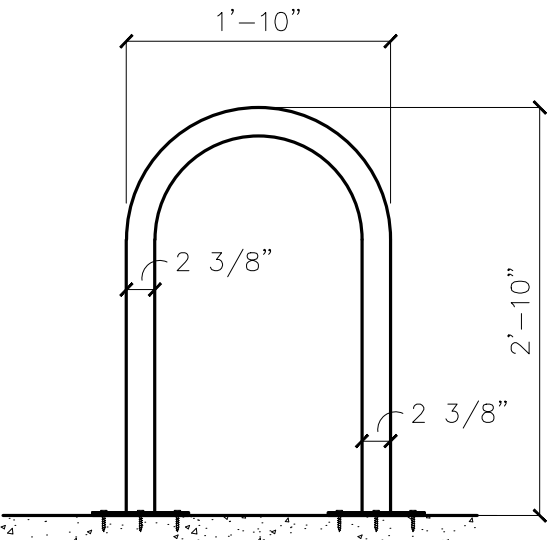
CONCORD INDUSTRIES FLAG POLE SPECIFICATIONS						
EXPOSED HEIGHT (feet)	SHAFT DIAMETER (inch)	MAXIMUM WALL THICKNESS (inch)	MAXIMUM UNFLAGGED WINDSPEED (mph)	RECOMMENDED FLAG SIZE (feet)	FLAGGED WINDSPEED (mph)	CONCORD CONTINENTAL CATALOG PART NUMBER
35'-0"	7	.156	165	6X10	110	ESR35C75-ACL



**4 FLAG POLE PLAN VIEW**  
3/8" = 1'-0"  
1 ROUTE CIRCUIT TO PANEL INDICATED VIA 120V PHOTOCCELL. LOCATE PHOTOCCELL ON ROOF OF BUILDING FACING NORTH.



**3 GRADES AT DOORS**  
NO SCALE



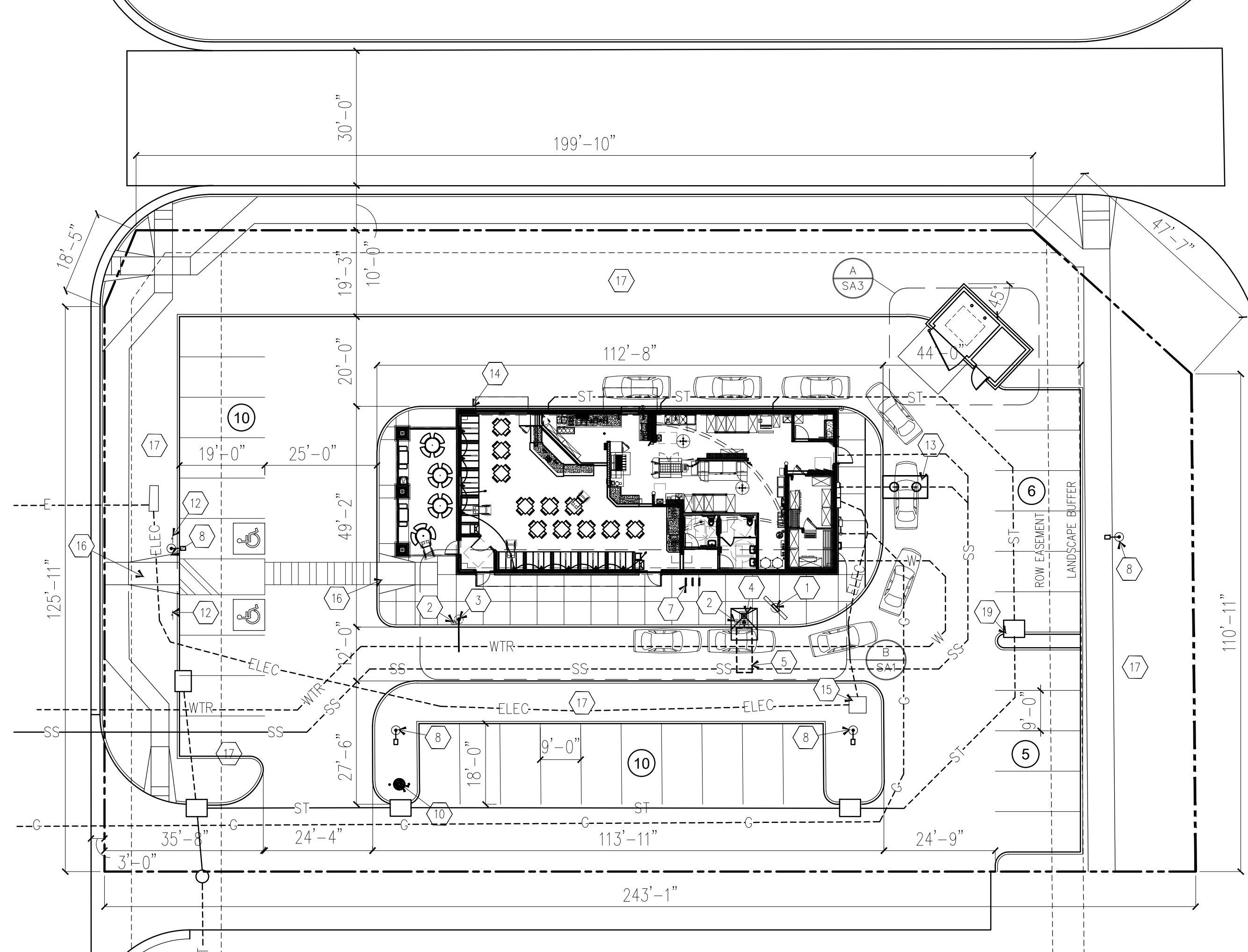
**5 BIKE RACK**  
3/4" = 1'-0"

#### ADA SIDEWALK AND RAMP NOTES

1. THE CROSS SLOPE OF A SIDEWALK SHALL BE 2% (1/4" / PER 12") MAX. AND 1% (1/8" / PER 12") MIN. THE SLOPE CAN BE TOWARD THE PAVEMENT OR AWAY FROM THE PAVEMENT AS LONG AS POSITIVE DRAINAGE IS MAINTAINED.
2. CURB RAMPS SHALL HAVE A MIN. WIDTH OF 48 INCHES. THE CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF (1" / PER 12")
3. A LANDING THE WIDTH (W) OF THE CURB RAMP AND FIVE FEET IN LENGTH SHALL BE CONSTRUCTED AT THE TOP OF CURB RAMPS. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. CARE SHALL BE TAKEN TO ENSURE A UNIFORM GRADE ON RAMPS, FREE OF SAGS AND SHORT GRADE CHANGES.
5. THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREAS OF RAMPS.
6. SIDEWALKS THAT ARE PART OF A ADA ACCESSIBLE ROUTE AND ALL CURB AND ADA RAMPS SHALL BE CONSTRUCTED TO MEET ALL ADA REQUIREMENTS AND TOLERANCES.
7. SIDEWALKS ABUTTING ASPHALT SHALL HAVE A THICKENED EDGE.
8. PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO CONCRETE SIDEWALK WIDTH, BUT IN NO CASE GREATER THAN 10'-0".
9. CONTROL JOINTS MAY BE MADE WITH A GROOVING TOOL AT HE TIME OF FINISHING OR WITH A CONCRETE SAW AFTER CONCRETE HAS SUFFICIENTLY CURED.
10. CONTROL JOINTS SHALL BE 1" DEEP AND 1/4" WIDE.
11. PROVIDE EXPANSION JOINTS AT MAXIMUM OF 32'-0" INTERVALS AND AT EXISTING STRUCTURES OR CONCRETE.

#### SITE PLAN KEY NOTES

1. NEW MENU BOARD. REF. 2/SA2 FOR FOUNDATION DETAIL'S
2. NEW BOLLARD REF. 2/SA1
3. NEW CLEARANCE BAR 5/SA2
4. NEW ORDER CANOPY 4/SA2
5. NEW DETECTOR LOOP
6. NEW BOLLARD REF. 2/SA1
7. BIKE RACK REF. 5/SA1
8. LIGHT POLE REF. CIVIL DWGS.
9. STOP SIGN. REF. CIVIL DWGS.
10. FLAG POLE REF. 4/SA1 & 4A/SA1 FOR DETAILS
11. NOT USED
12. ADA SIGN REF. CIVIL DRAWINGS FOR DETAILS
13. GREASE INTERCEPTOR REF. PLUMBING PLANS FOR DETAILS
14. FREDDY'S PEDESTRIAN SIGN REF. 1A/SA1
15. ELECTRICAL TRANSFORMER
16. ACCESSIBLE RAMP REF. CIVIL FOR DETAIL
17. LANDSCAPE AREA REF. CIVIL DWGS.
18. CONCRETE WHEEL STOP. REF. CIVIL DWGS.
19. STORM WATER STRUCTURE. REF. CIVIL DWGS.
20. SANITARY SEWER STRUCTURE. REF. CIVIL DWGS.
21. WATER METER. REF. CIVIL DWGS.
22. FIRE HYDRANT - REF. CIVIL DWGS.



**A ARCHITECTURAL SITE PLAN**  
1"=20'-0"  
NORTH

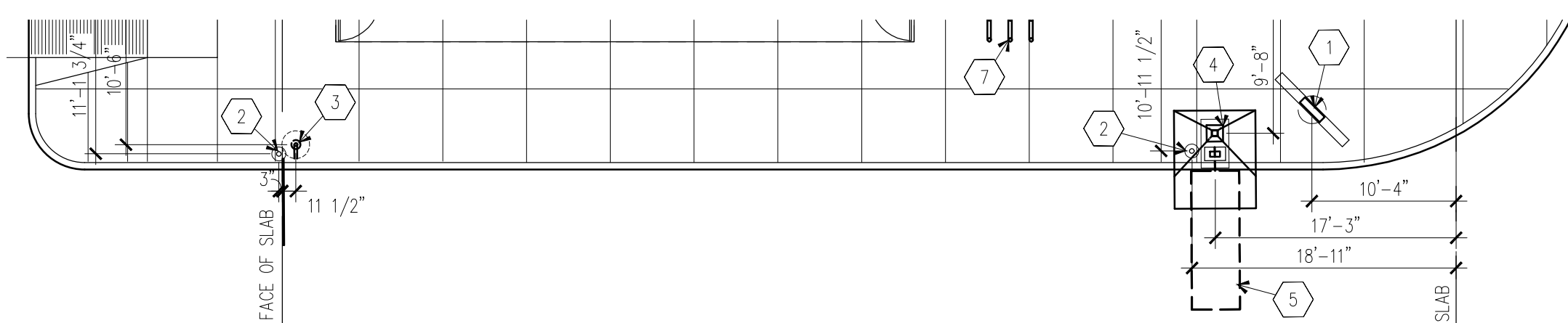
FREDDY'S FROZEN CUSTARD  
7575 FALCON MARKETPLACE., FALCON, CO.

SITE AREA: 34,030 SQ. FT. - 0.78 ACRES  
BUILDING AREA: 3,027 SQ. FT.  
80 SEATS  
31 PARKING SPACES

#### UTILITY LEGEND

NOTE: UTILITIES SHOWN ON THIS SITE PLAN ARE FOR REFERENCE ONLY. TENANT'S G.C. TO FIELD VERIFY ALL UTILITY LOCATIONS AND HAVE THEM FLAGGED/ MARKED PRIOR TO BEGINNING CONSTRUCTION

- ST STORM SEWER LINE
- SS SANITARY SEWER LINE
- GW SANITARY SEWER GREASE WASTE LINE
- W WATER SERVICE LINE & FIRE SPRINKLER LINE
- TEL TELEPHONE SERVICE LINE
- E ELECTRIC SERVICE LINE
- G GAS SERVICE LINE



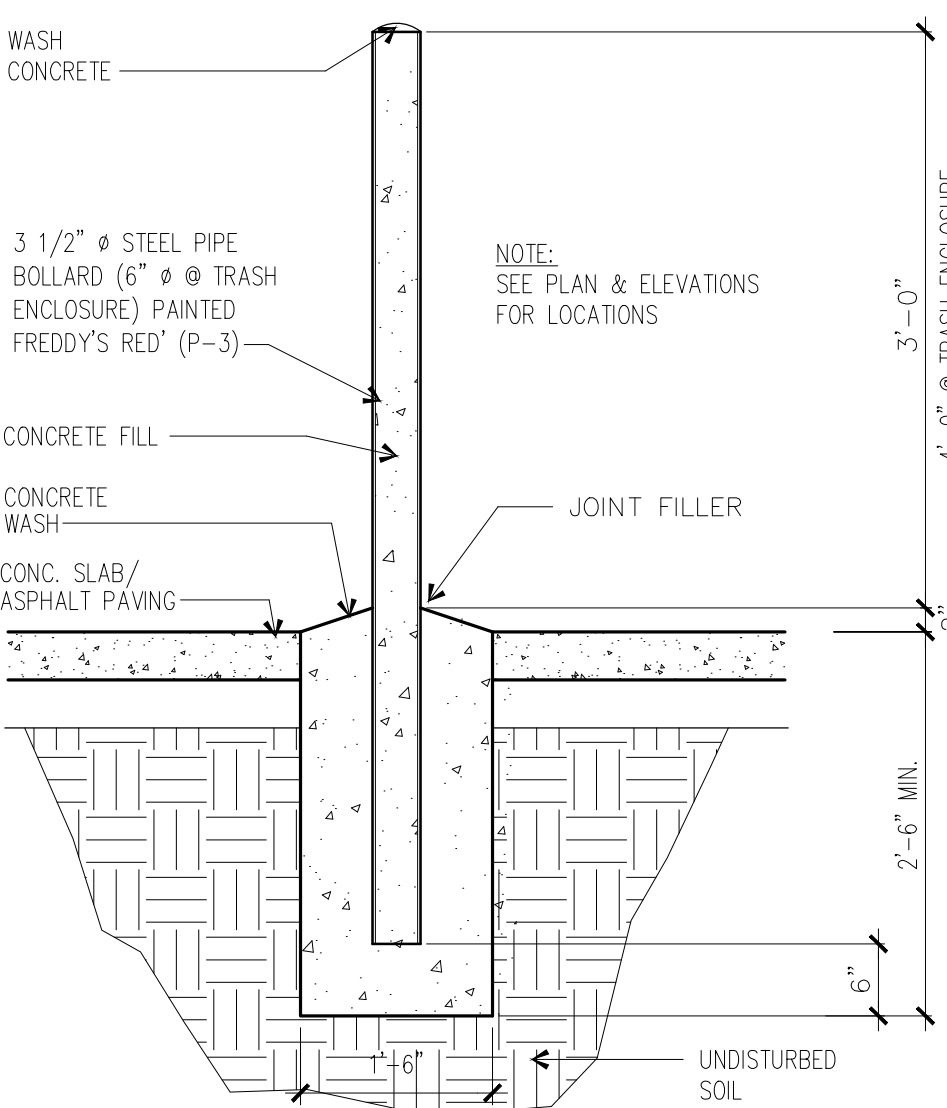
**B ENLARGED MENU BD. DIM. PLAN**  
1" = 10'-0"  
NORTH

#### SITE PLAN GENERAL NOTES

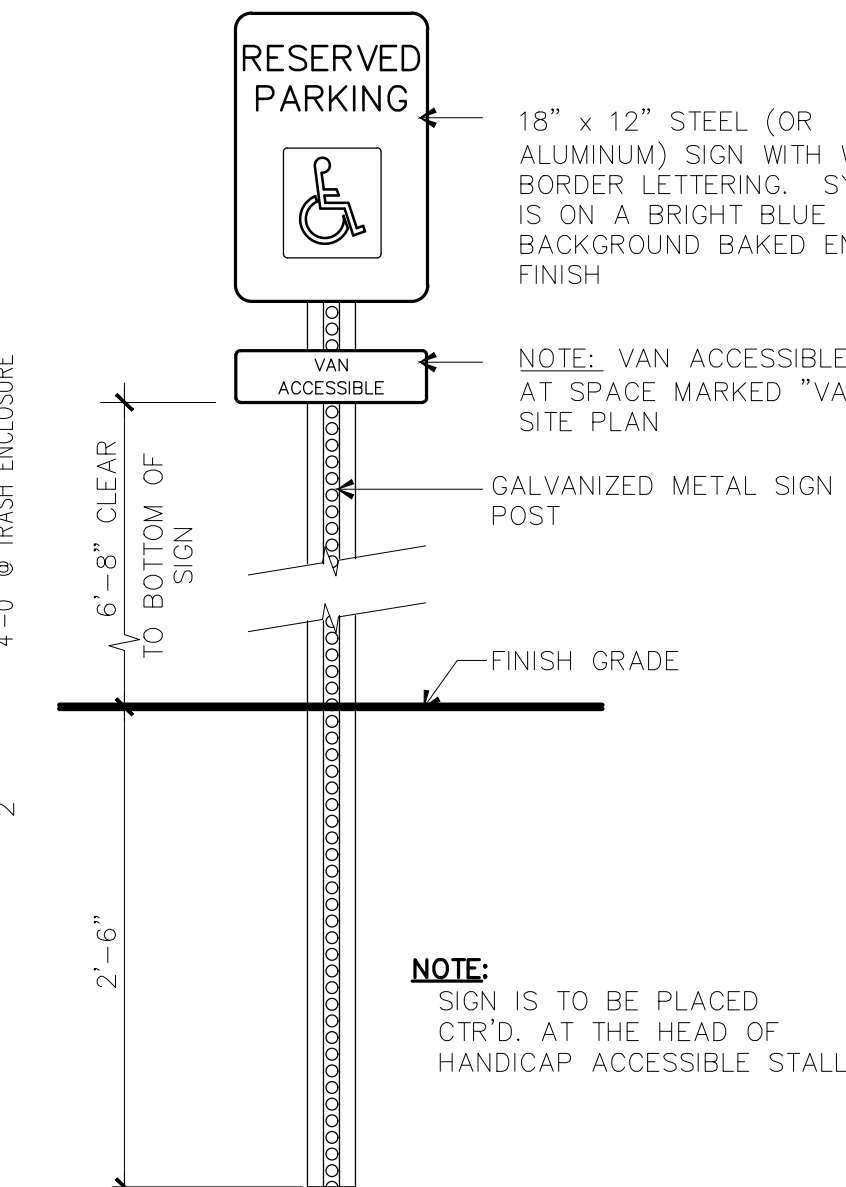
1. REFERENCE DETAILS SHEET SA2 FOR MAINSTREET MENU BOARD, MAINSTREET PRE-SELL BOARD & CLEARANCE BAR FOUNDATIONS. REFERENCE DETAIL 4" SHEET SA2 FOR ORDER CONFIRMATION BOARD & DRIVE THRU CANOPY FOUNDATION.
2. REFERENCE MAINSTREET DOCUMENTS FOR MENU BOARD, PRE-SELL BOARD & CLEARANCE BAR INSTALLATION DETAILS.
3. REFERENCE SHEET E1 & E5 FOR ELECTRICAL CONNECTIONS TO MAINSTREET MENU BOARD, MAINSTREET PRE-SELL BOARD, ORDER CONFIRMATION SYSTEM, LOOP DETECTOR, DRIVE THRU CANOPY AND DT TIMING SYSTEM LOOP DETECTOR.
4. REFERENCE MENU BOARD MANUFACTURERS DOCUMENTS FOR INSTALLATION REQUIREMENTS. REFERENCE ELECTRICAL DRAWINGS FOR POWER AND COMM. SYSTEM REQUIREMENTS.
5. SEE DETAILS SHT. SA2 FOR MENU BOARD, CANOPY AND ORDER CONFIRMATION BOARD.
6. ALL DIMENSIONS ARE FROM FACE OF FOUNDATION OR FACE OF CURB COORDINATE ACTUAL LOCATIONS WITH NEW CURBS

NOTE: ALL DIMENSIONS ARE FROM FACE OF BUILDING SLAB TO CENTERLINE OF SUPPORTS UNLESS NOTED ON PLAN. COORDINATE ACTUAL LOCATIONS WITH CURBS.

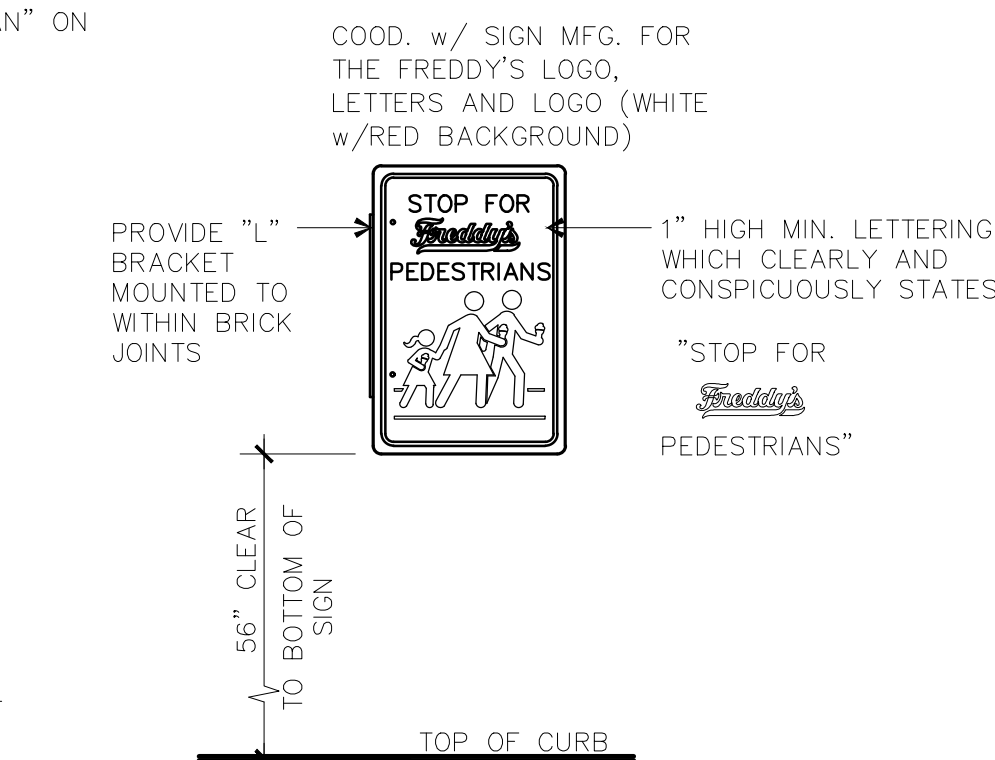
NOTE: COORDINATE CONC. FDN. LOCATIONS & UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING CONSTRUCTION.



**2 BOLLARD DETAIL**  
3/4" = 1'-0"



**1 ACCESSIBILITY PARKING SIGN**  
SCALE: 1" = 1'-0"



**1A STOP FOR PEDESTRIAN SIGN**  
SCALE: 1" = 1'-0"



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DAN WINTER, ARCHITECT

**FREDDY'S FROZEN CUSTARD**  
7575 FALCON MARKETPLACE  
FALCON, CO.

**DAN WINTER ARCHITECT**  
1024 EAST FIRST STREET  
WICHITA, KS. 67214  
PH. 316-267-7142

DATE  
02/10/2022 BID SET  
DRAWN BY:  
CHECKED BY:  
SHEET NO.





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DAN WINTER, ARCHITECT

# FREDDY'S FROZEN CUSTARD

## 7575 FALCON MARKETPLACE

### FALCON, CO.

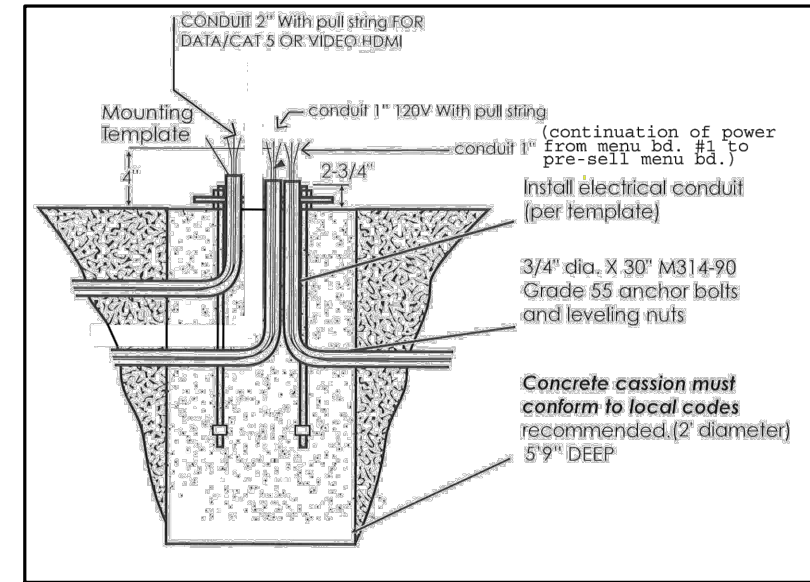
**DAN WINTER  
ARCHITECT**  
1024 EAST  
FIRST STREET  
WICHITA, KS.  
67214  
PH. 316-267-7142

SITE PLAN  
DETAILS

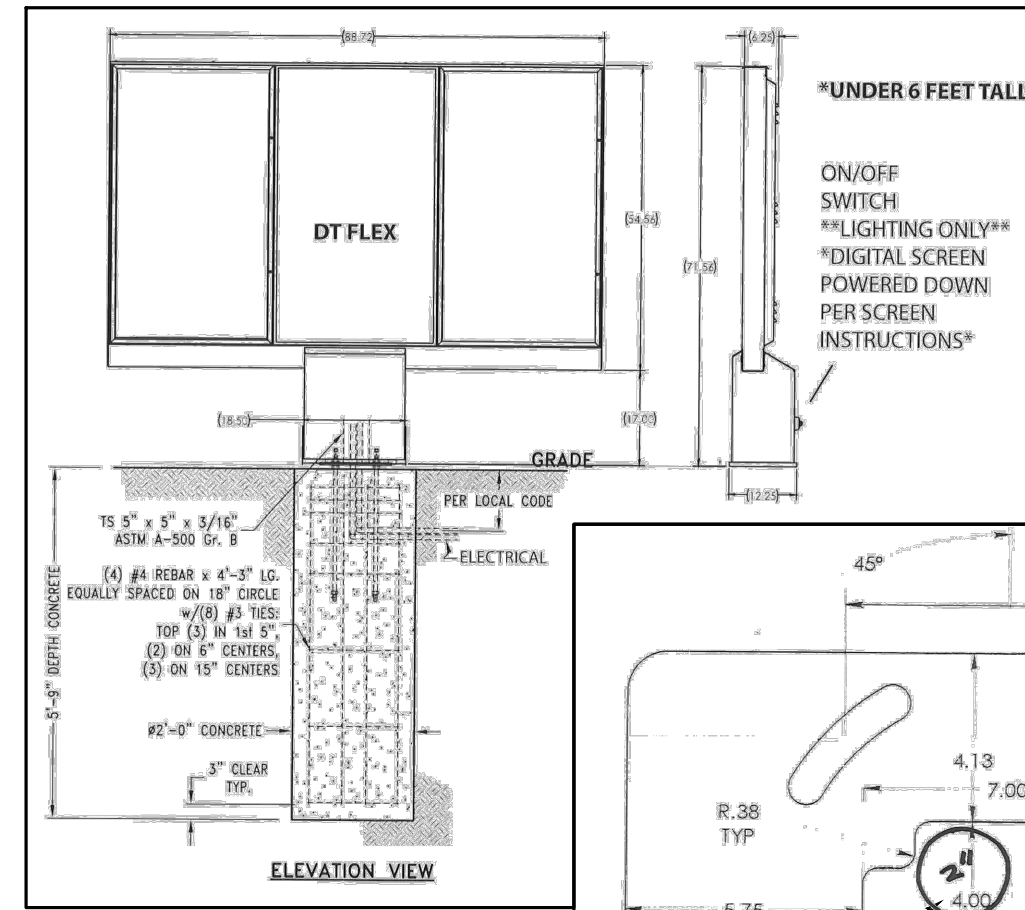
DATE  
**12/30/2021**

DRAWN BY:  
TDF  
CHECKED BY:  
DW

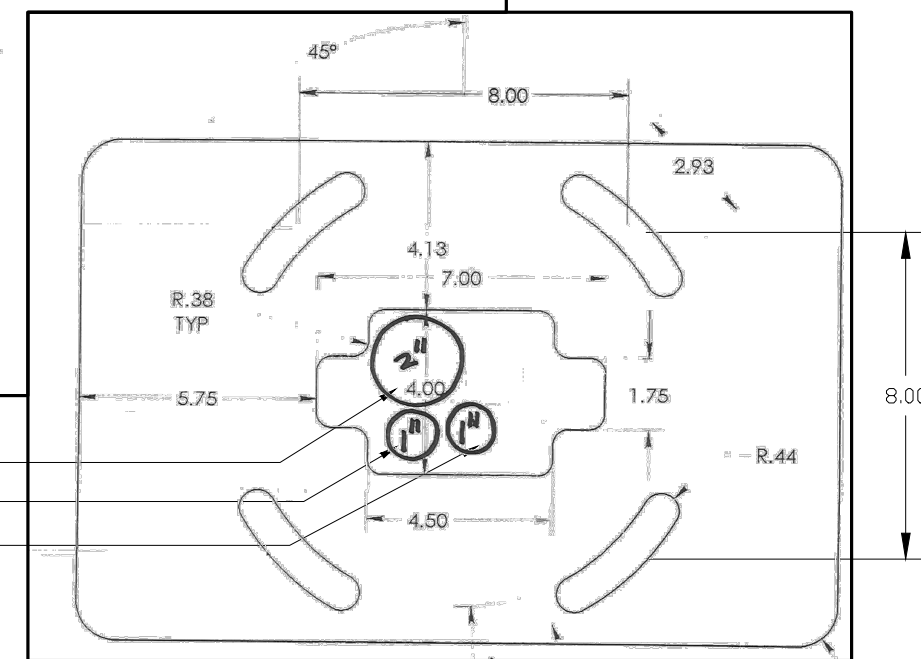
SHEET NO.  
**SA2**



CONDUIT AT MENU BOARD



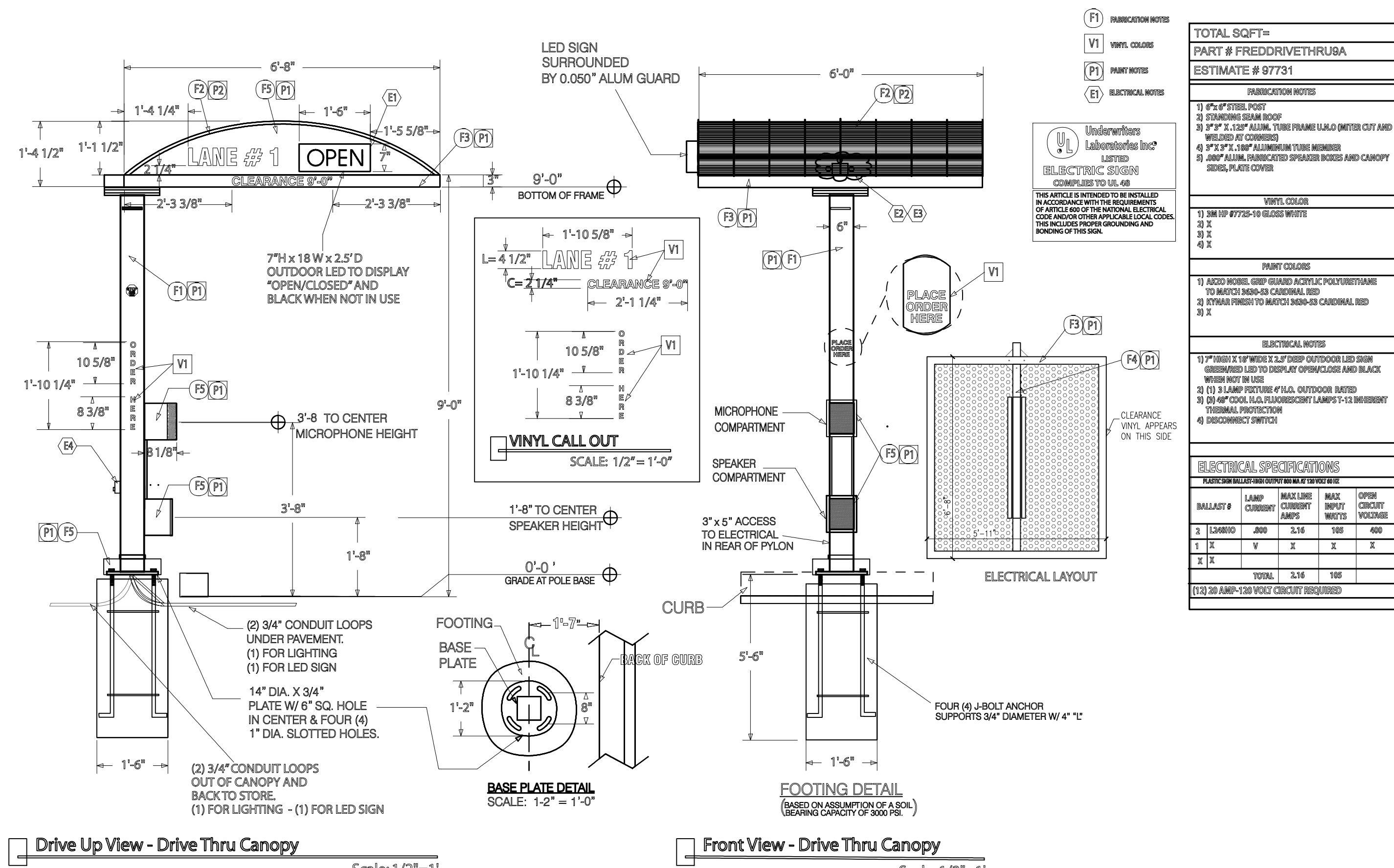
FOUNDATION DTL.



BASE PLATE (PLAN VIEW)

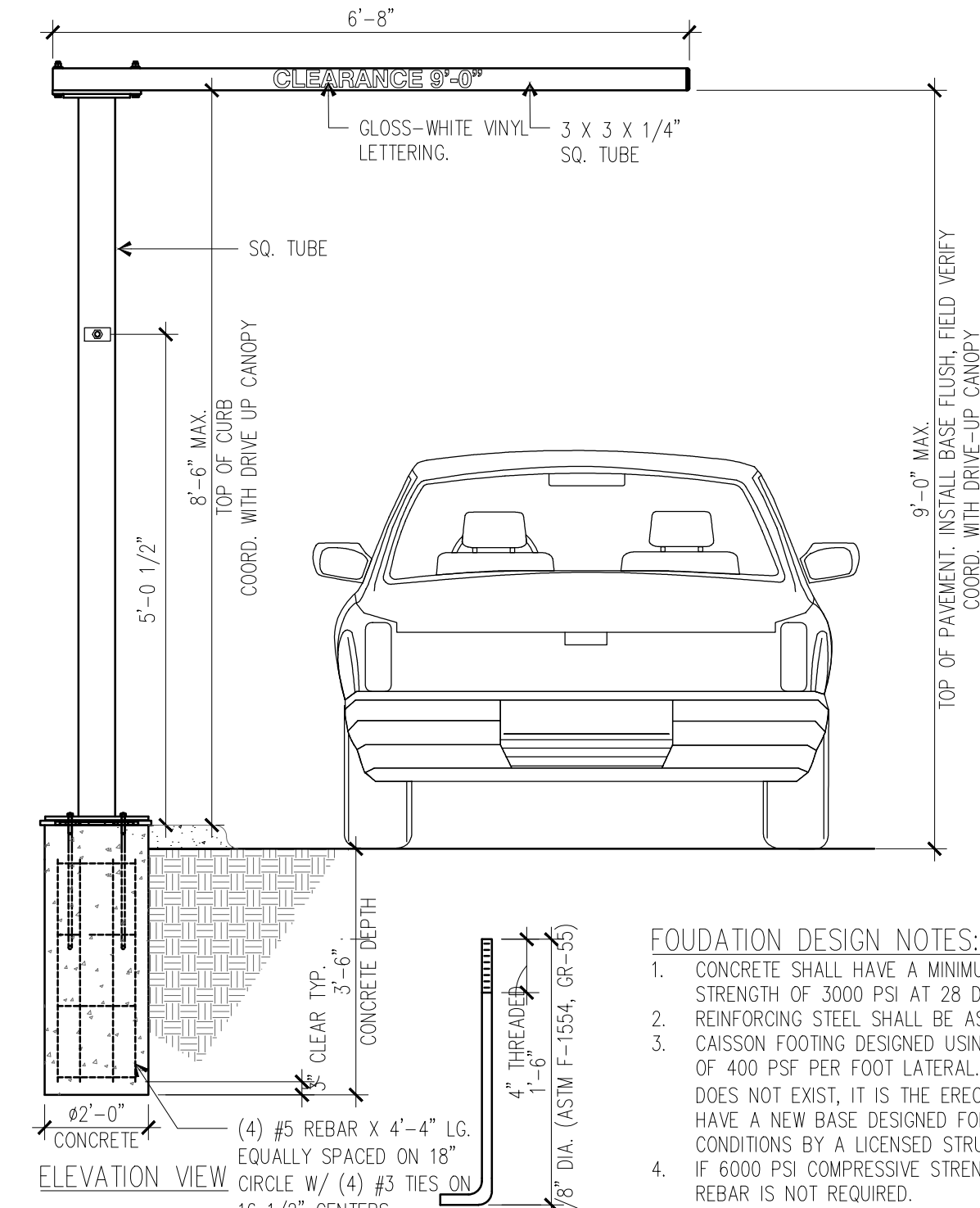
## MENU BOARD DETAILS

SCALE: NO SCALE



## DRIVE-UP CANOPY DRAWINGS

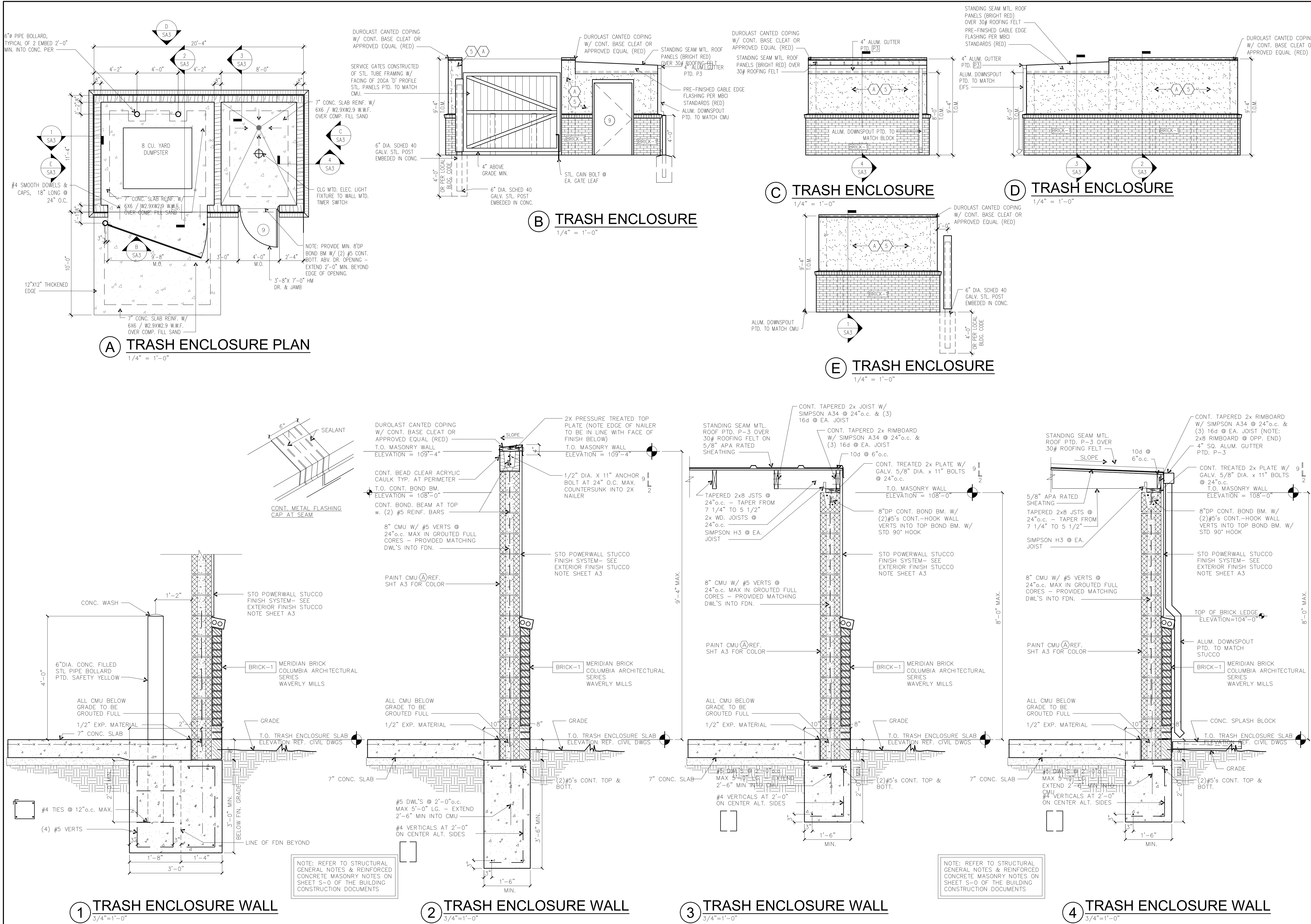
SCALE: 1/2"=1'-0"



## SINGLE ARM CLEARANCE BAR DETAILS

N.T.S.







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DAN WINTER, ARCHITECT

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7575 FALCON MARKETPLACE  
FALCON, CO.

**DAN WINTER ARCHITECT**  
1024 EAST FIRST STREET  
WICHITA, KS. 67214  
PH. 316-267-7142

TRASH ENCLOSURE PLAN & DETAILS

DATE	12/30/2021
DRAWN BY:	RB
CHECKED BY:	DW
SHEET NO.	SA3