

LOT 4, OWL MARKETPLACE

11745 OWL PLACE

EL PASO COUNTY, COLORADO

DEVELOPMENT PLAN

LEGAL DESCRIPTION:

LOT 4, 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 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:

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:

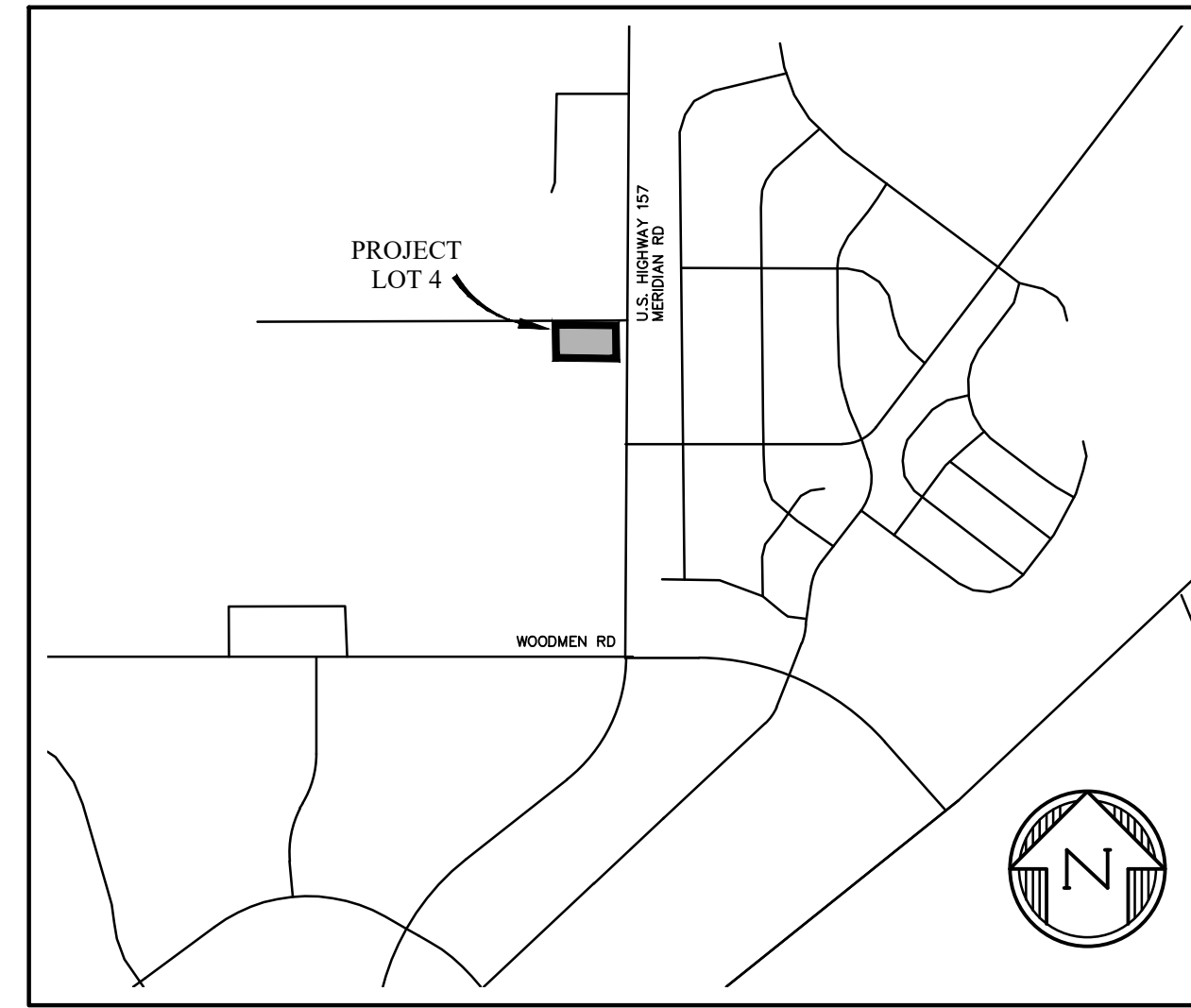
1. A SEPARATE SIGN PERMIT IS REQUIRED.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

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 FALL 2025



VICINITY MAP
NTS

SITE/BUILDING DATA:

OWNER/CONTRACTOR	BH RE INVESTMENTS, LLC 450 McCLINTOCK DRIVE CHANDLER, AZ 85226
TAX SCHEDULE NUMBER:	5301001015
DEVELOPMENT PLAN/LOT AREA:	1.02 AC +/- LOT AREA COVERAGE: 78.21% (0.80 AC.) OPEN SPACE: 4.35% LANDSCAPING: 17.41% IMPERMEABLE SURFACE: 78.21%
ZONING: (EXISTING & PROPOSED)	CR
LAND USE:	DRIVE-IN/COFFEE RESTAURANT
DRAINAGE BASIN:	FALCON
BUILDING CONSTRUCTION TYPE:	V, SPRINKLED
BUILDING AREA:	2,489 SF
BUILDING HEIGHT:	
ALLOWED	50'
PROPOSED	24'
BUILDING SETBACKS:	
FRONT	EXISTING & PROPOSED 25'
SIDE	EXISTING & PROPOSED 25'
REAR	EXISTING & PROPOSED 25'

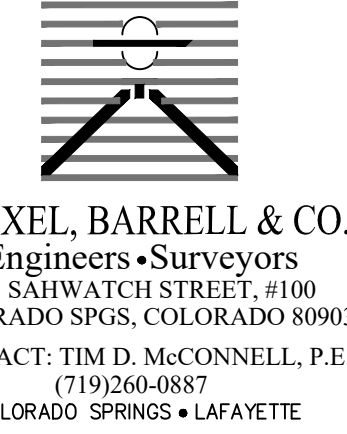
PARKING:

TOTAL REQUIRED	
FAST FOOD RESTAURANT	1 PER 100 = 25
ADA STALLS	1 PER 25 = 1
TOTAL PROVIDED	
STANDARD STALLS	30
ADA STALLS PROVIDED	2
TOTAL PROVIDED	32

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:

BH RE INVESTMENTS, LLC
450 N McCLINTOCK DRIVE
CHANDLER, AZ 85226
(480)-313-2724

CONSTRUCTION PLANS FOR:
LOT 4, OWL MARKETPLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/21/2024
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21611-03-CV

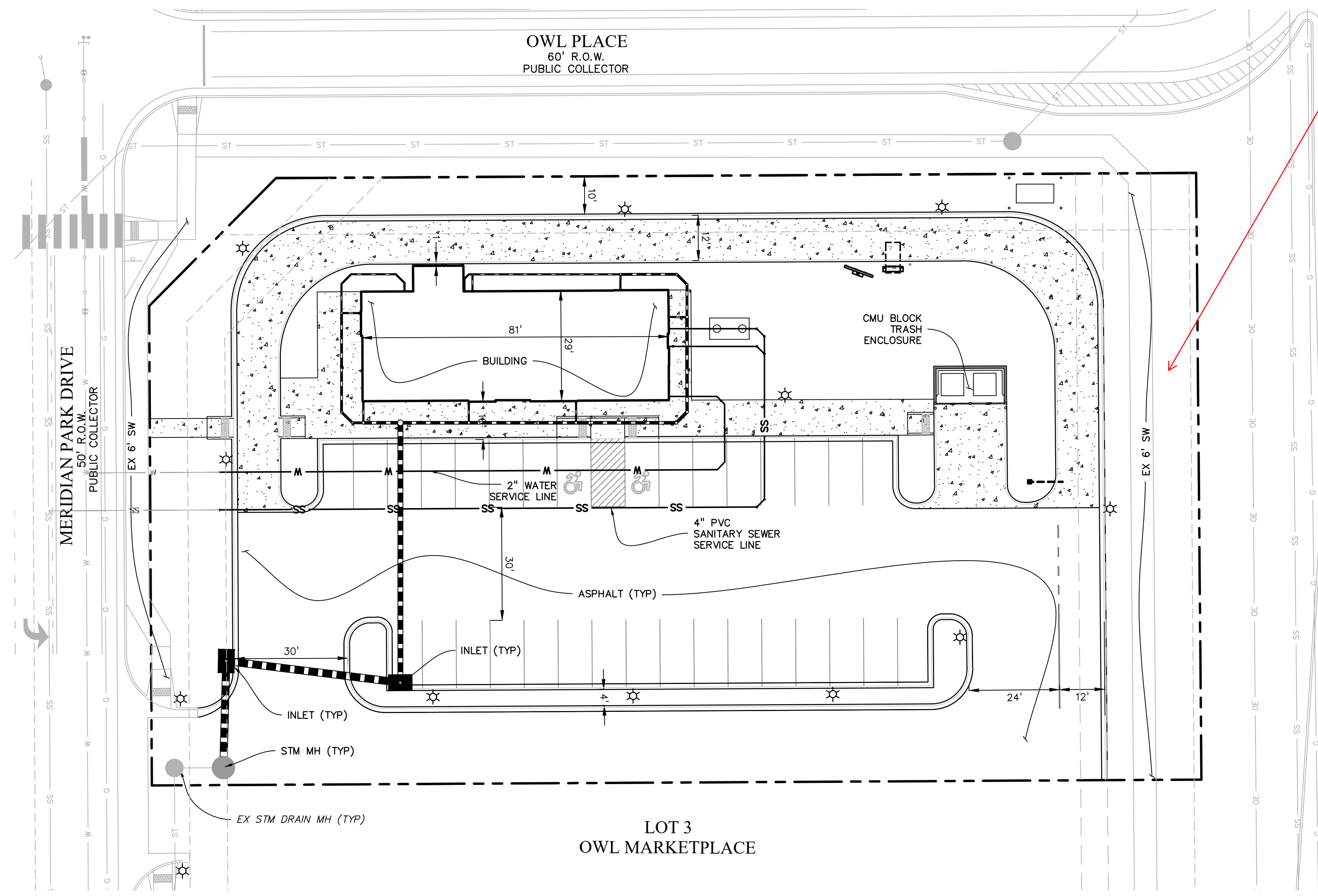
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

COVER SHEET

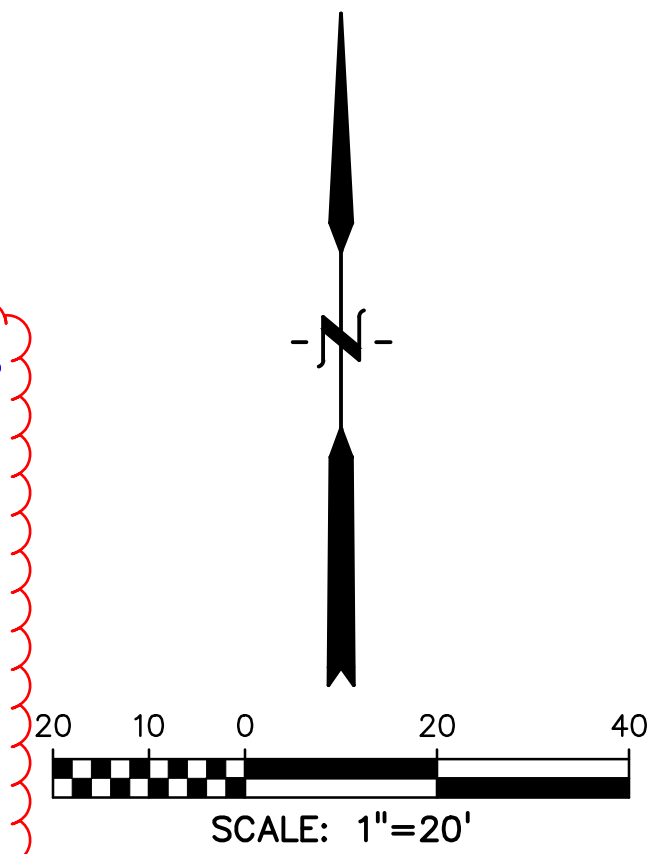
PROJECT NO. 21611-03CSCV
DRAWING NO.

CV



Action Item: Show and label proposed gas service line connecting to existing Gas Distribution Main: W21M7.

Action Item: Add note "CSU Field Engineer to determine final gas meter, transformer and service line locations. Contact Field Engineering at 719-668-4985 (Gas) with any questions."

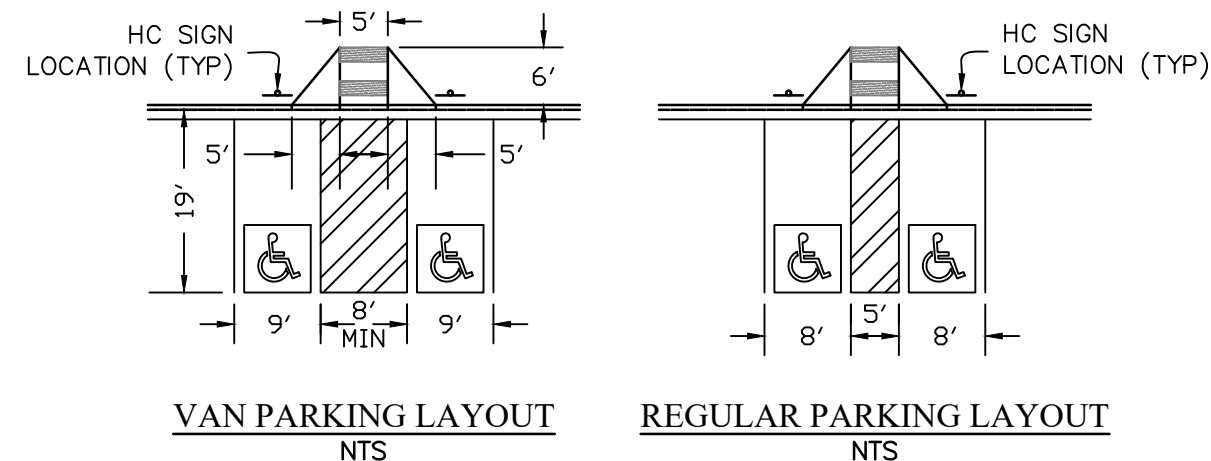


ABBREVIATION

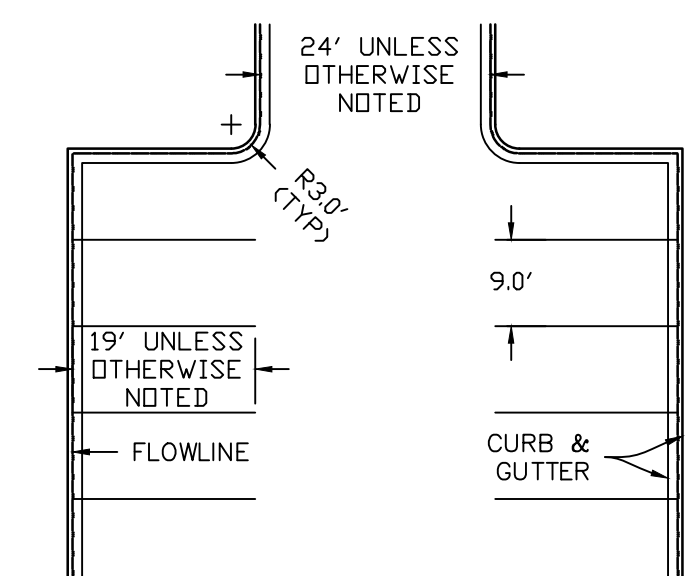
C&G	CURB AND GUTTER
EOA	EDGE OF ASPHALT
EX	EXISTING
MH	MANHOLE
PED	PEDESTRIAN
PP	PROPOSED
STM	STORM
SW	SIDEWALK
TELE	TELEPHONE
TYP	TYPICAL

LEGEND

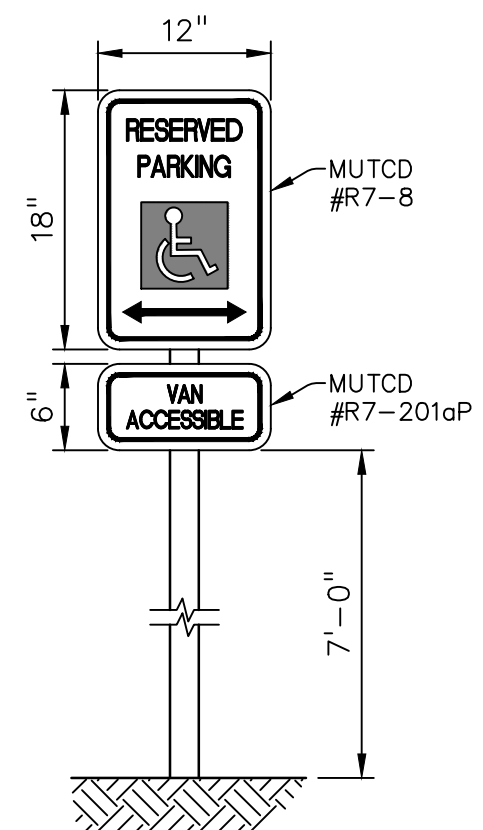
PROPERTY LINE	---
ROW	---
EASEMENT	---
STOP SIGN	⊥
SANITARY SERVICE LINE	SS
GAS SERVICE LINE	G
WATER SERVICE LINE	W
ELECTRIC SERVICE LINE	E
TELE SERVICE LINE	E
ADA ACCESSIBLE ROUTE TO PUBLIC ROW	
NUMBER OF PARKING STALLS	2
HANDICAP PARKING	♿



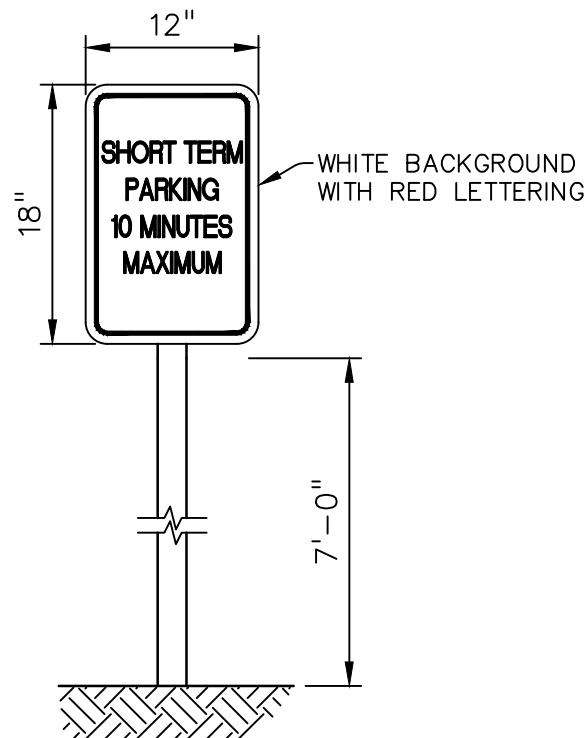
TYPICAL HANDICAP PARKING LAYOUT
NTS



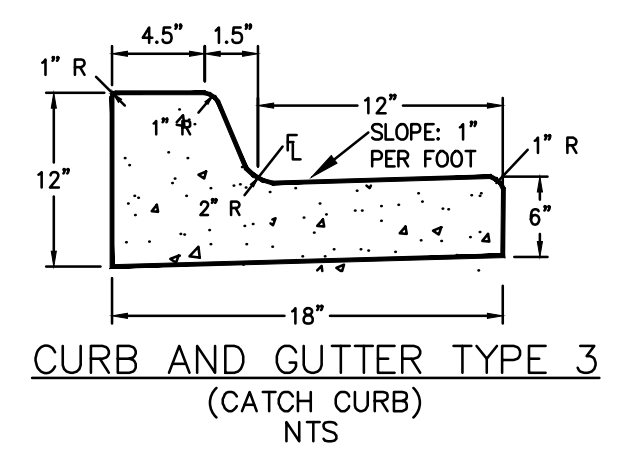
TYPICAL PARKING LAYOUT
NTS



HC SIGN DETAIL
NTS



SIGN DETAIL
NTS



CURB AND GUTTER TYPE 3 (CATCH CURB)
NTS

LENGTH FOR RADII

A	= 1/2"
C	= 1-1/2"
D	= 1-1/2" TO 2"

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

UTILITY & SITE PLAN

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DRAWING NO.

