

LOT 4, OWL MARKETPLACE FILING NO. 1

7885 MERIDIAN PARK DRIVE
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION:

LOT 4, OWL MARKETPLACE FILING NO. 1

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 CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN APPROVED BY FEMA, CASE NO. 22-08-0669R (DEC 21, 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:

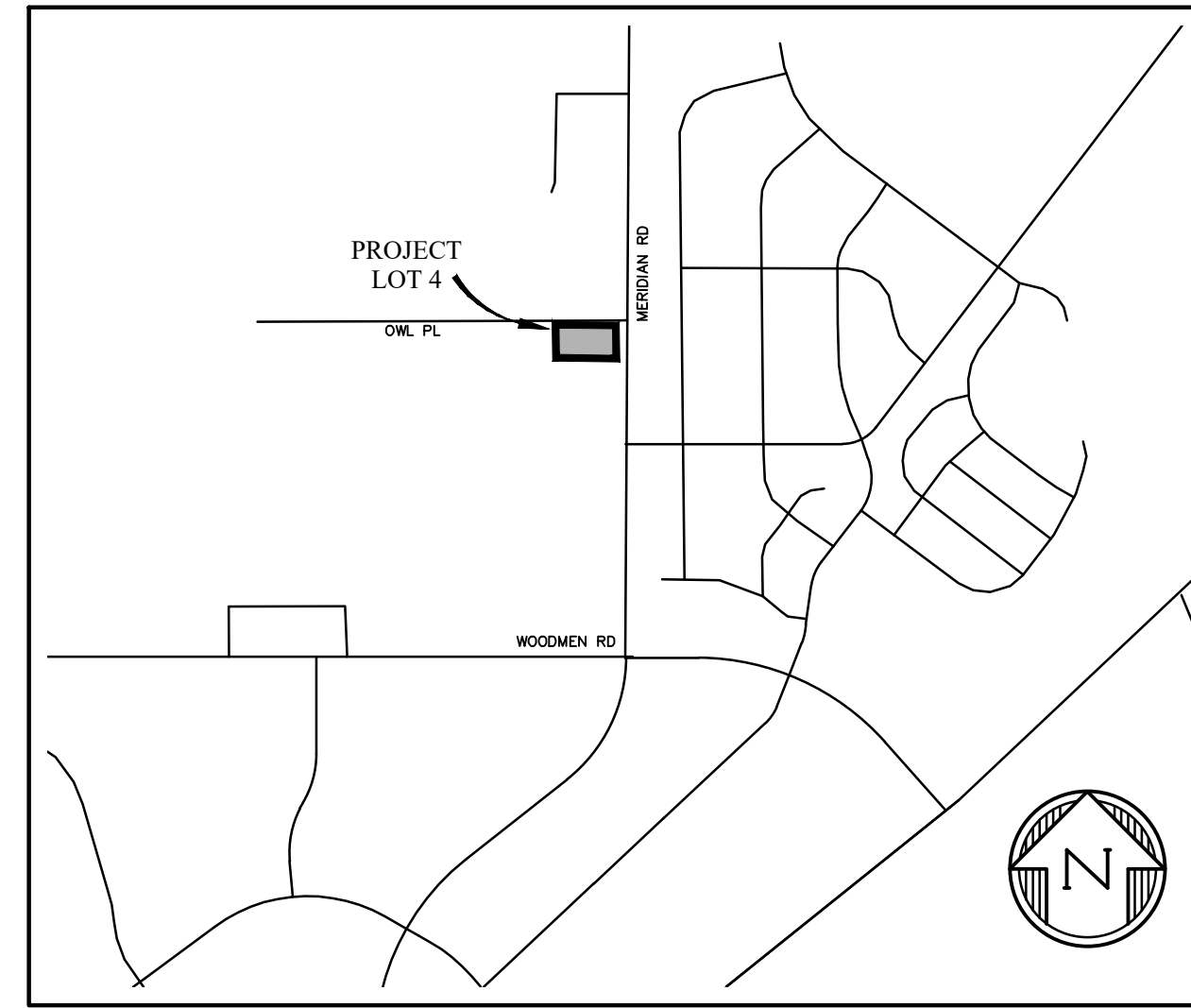
1. A SEPARATE SIGN PERMIT IS REQUIRED.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
4. 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.
5. AT SUCH TIME THAT THE COUNTY IS PREPARED TO WIDEN MERIDIAN ROAD PER 2024 EL PASO COUNTY MASTER TRANSPORTATION CORRIDOR PLAN (MTCP) AS INDICATED IN THE 2045 ROADWAY IMPROVEMENT PLAN, IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY FOR RELOCATION OF ALL PRIVATE IMPROVEMENTS THAT FALL WITH IN THE DESIGNATED PUBLIC IMPROVEMENT EASEMENT.

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 | MERIDIAN & OWL X, 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: 4.38% LANDSCAPING: 17.41% IMPERMEABLE SURFACE: 78.21% |
| ZONING: (EXISTING & PROPOSED) | CR |
| LAND USE: | DRIVE-THRU/COFFEE RESTAURANT |
| DRAINAGE BASIN: | FALCON |
| BUILDING CONSTRUCTION TYPE: | V-B, NON-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' |

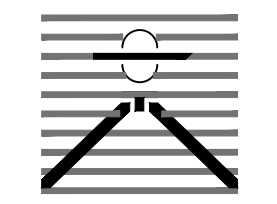
PARKING:

| | |
|-----------------------|----------------|
| TOTAL REQUIRED | |
| FAST FOOD RESTAURANT | 1 PER 100 = 25 |
| ADA STALLS | 1 PER 25 = 1 |
| TOTAL PROVIDED | |
| STANDARD STALLS | 29 |
| ADA STALLS PROVIDED | 2 |
| TOTAL PROVIDED | 31 |

SHEET INDEX

| | | |
|------|----|------------------------------|
| SHT1 | CV | DEVELOPMENT PLAN COVER SHEET |
| SHT2 | SP | SITE PLAN |
| SHT3 | UP | UTILITY 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:

MERIDIAN & OWL X, LLC
450 N McCLINTOCK DRIVE
CHANDLER, AZ 85226
(480)-313-2724

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

| ISSUE | DATE |
|---------------|------------|
| INITIAL ISSUE | 10/21/2024 |
| 2ND SUBMITTAL | 12/12/2024 |

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.

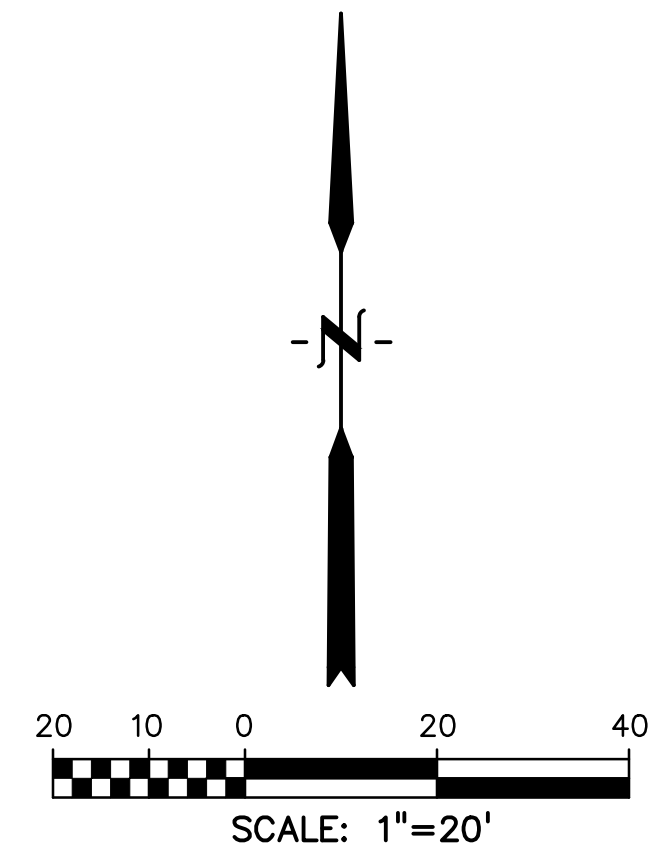
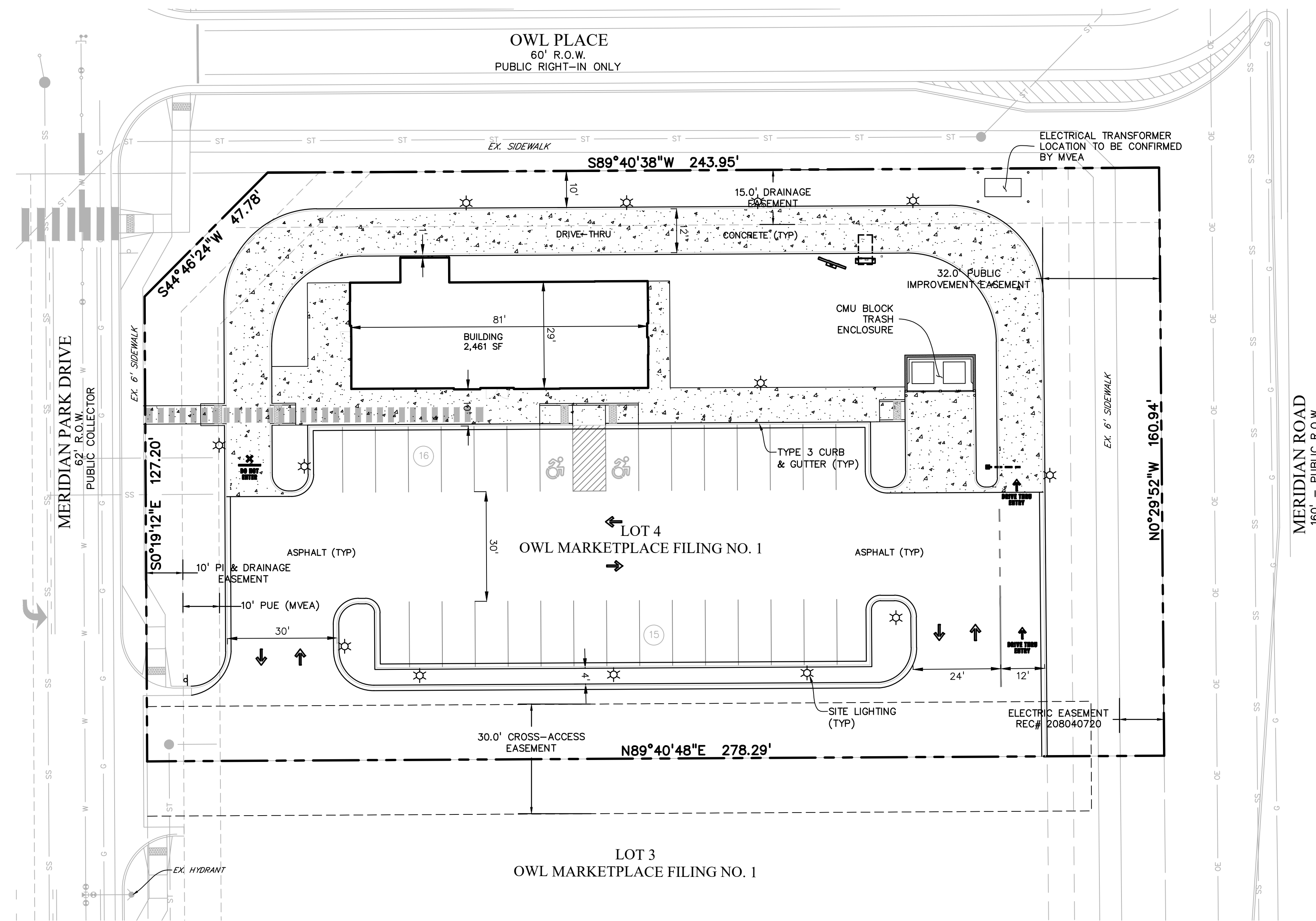
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21611-03CSCV
DRAWING NO.

CV

SHEET: 1 OF 3

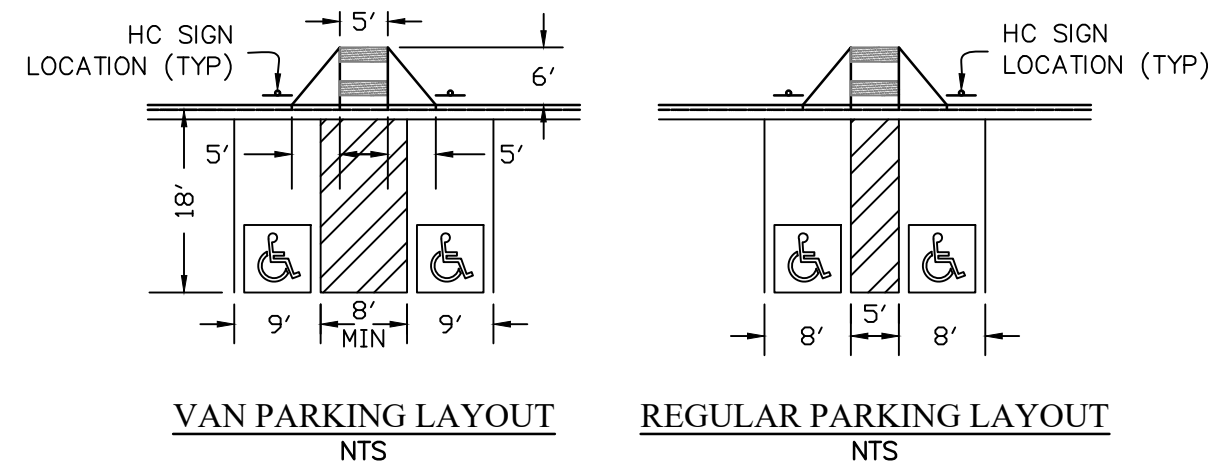


ABBREVIATION

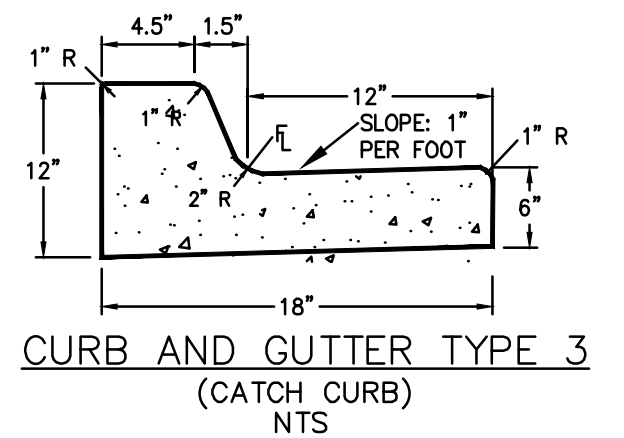
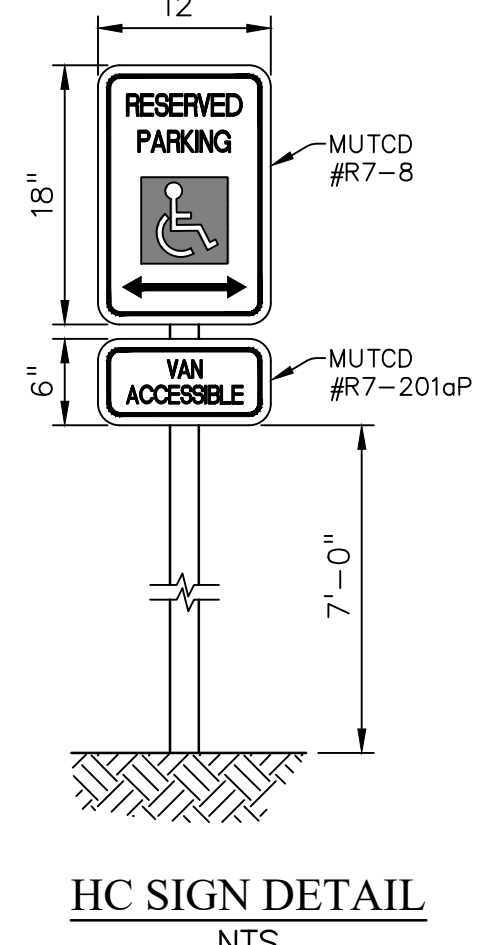
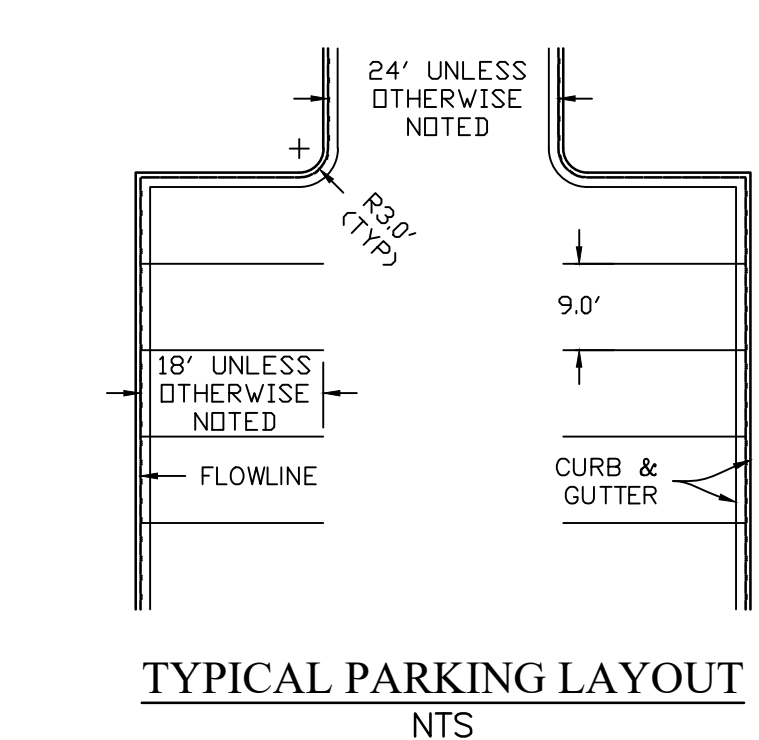
| | |
|------|-----------------|
| C&G | CURB AND GUTTER |
| EOA | EDGE OF ASPHALT |
| EX | EXISTING |
| MH | MANHOLE |
| PEP | PEDESTRIAN |
| PP | PROPOSED |
| STM | STORM |
| SW | SIDEWALK |
| TELE | TELEPHONE |
| TYP | TYPICAL |

LEGEND

| | |
|------------------------------------|-------|
| PROPERTY LINE | ----- |
| ROW | ----- |
| EASEMENT | ----- |
| STOP SIGN | ----- |
| ADA ACCESSIBLE ROUTE TO PUBLIC ROW | |
| NUMBER OF PARKING STALLS | 2 |
| HANDICAP PARKING | ♿ |

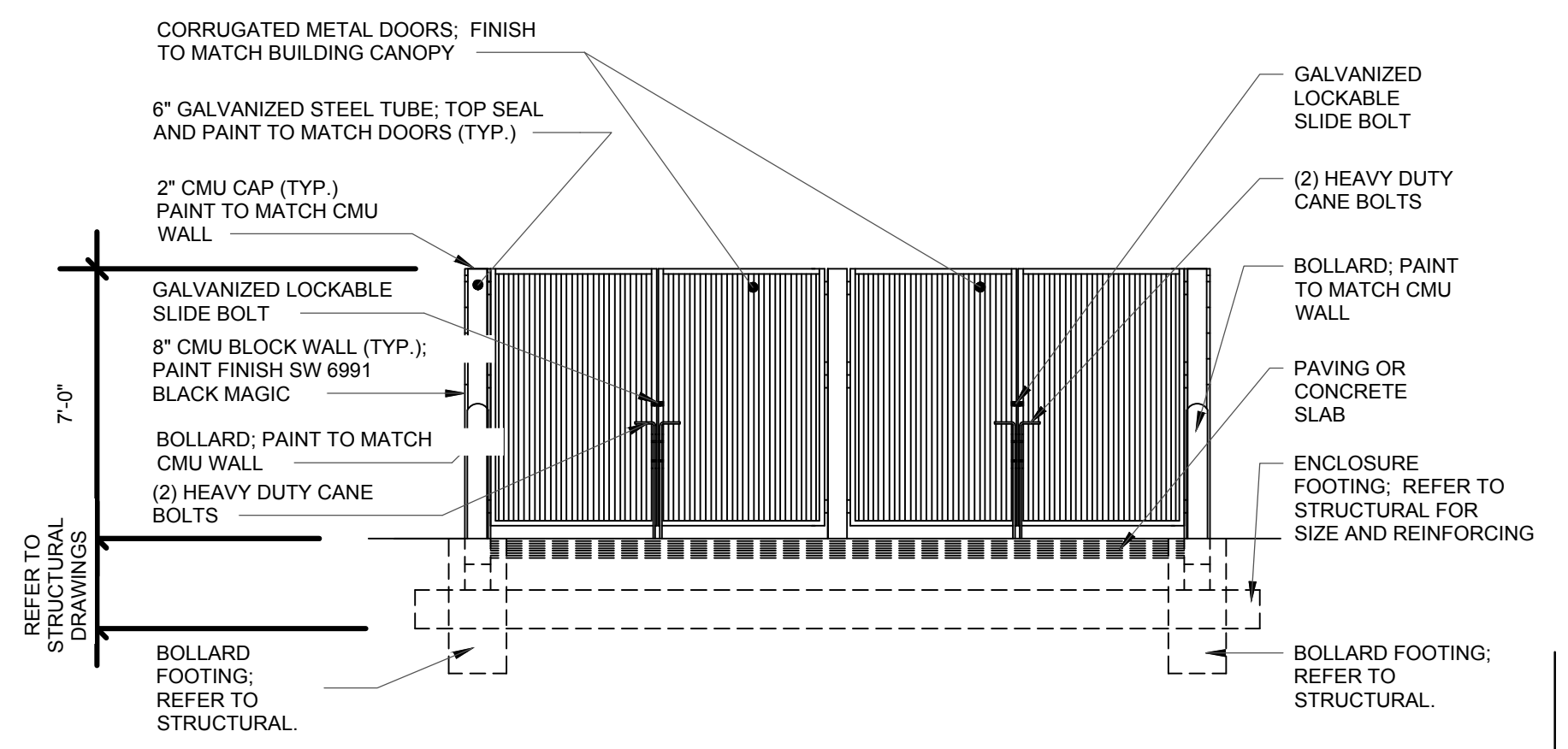


TYPICAL HANDICAP PARKING LAYOUT



LENGTH FOR RADII

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



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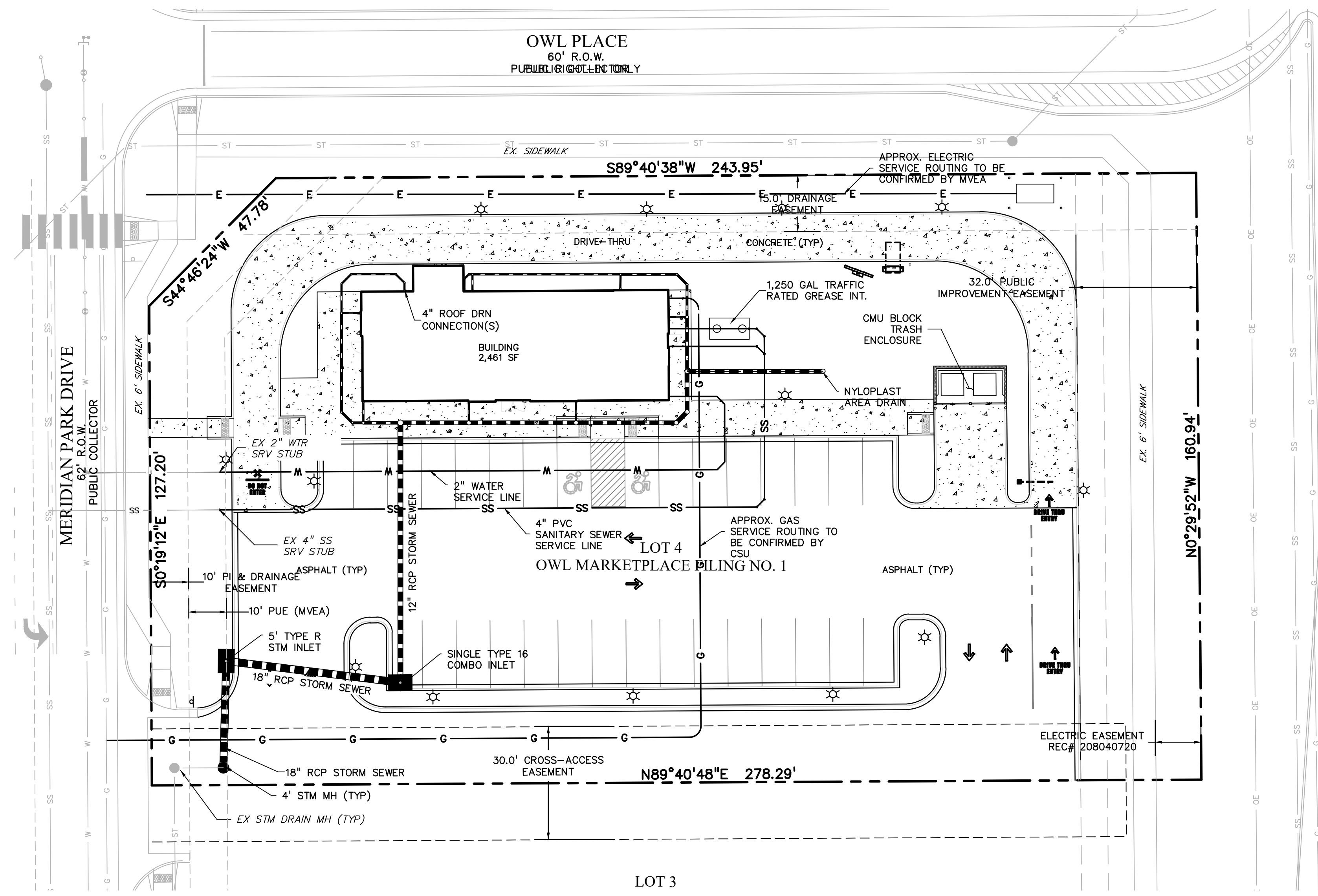
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DESIGNED BY: CGH
 DRAWN BY: CGH
 CHECKED BY: KGV
 FILE NAME: 21611-03-SP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

SITE PLAN
 PROJECT NO. 21611-03CSCV
 DRAWING NO.

SP
 SHEET: 2 OF 3



ABBREVIATION

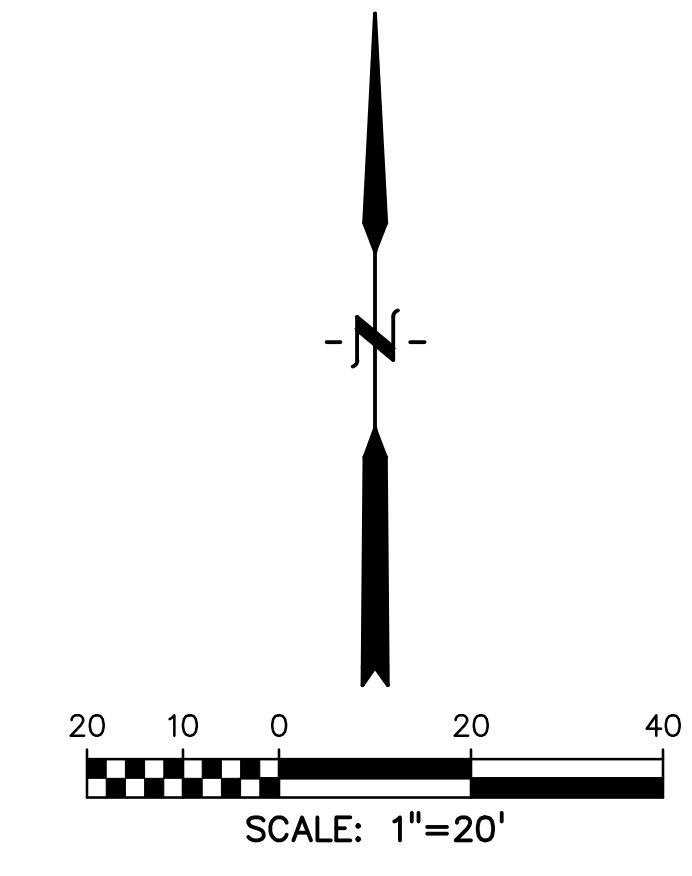
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|------|-----------------|
| C&G | CURB AND GUTTER |
| EOA | EDGE OF ASPHALT |
| EX | EXISTING |
| MH | MANHOLE |
| PED | PEDESTRIAN |
| PP | PROPOSED |
| STM | STORM |
| SW | SIDEWALK |
| TELE | TELEPHONE |
| TYP | TYPICAL |

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 | ♿ |

NOT FOR CONSTRUCTION PURPOSES

Provide Utility plan sheets with service provider signature



PREPARED BY:



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| DESIGNED BY: | CGH |
| DRAWN BY: | CGH |
| CHECKED BY: | KGV |
| FILE NAME: | 21611-03-USP |

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

UTILITY PLAN

PROJECT NO. 21611-03CSCV
 DRAWING NO.

UP