

# 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 JUNE 18, 2026.

**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:**

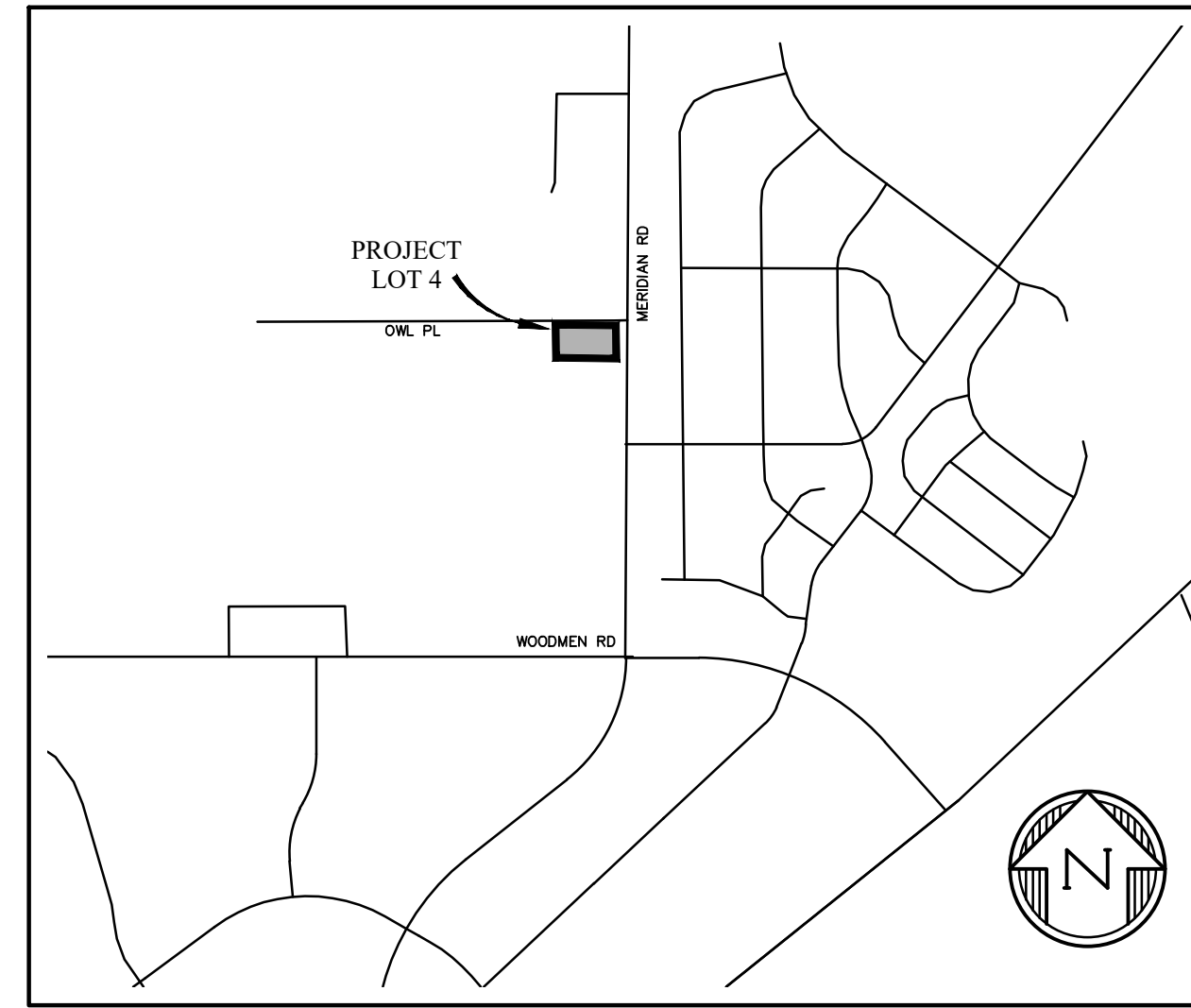
1. A SEPARATE SIGN PERMIT IS REQUIRED.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
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 SUMMER 2026                      COMPLETE SPRING 2027



**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: 100% (1.02 AC.)  
OPEN SPACE: 4.36%  
LANDSCAPING: 25.94%  
IMPERMEABLE SURFACE: 69.68%

ZONING: (EXISTING & PROPOSED) CR

LAND USE: DRIVE-THRU/COFFEE RESTAURANT

DRAINAGE BASIN: FALCON

BUILDING CONSTRUCTION TYPE: V-B, NON-SPRINKLED

BUILDING AREA: 1,769 SF

BUILDING HEIGHT: 50'  
ALLOWED: 50'  
PROPOSED: 24'

BUILDING SETBACKS:  
FRONT: EXISTING & PROPOSED 25'  
SIDE: EXISTING & PROPOSED 25'  
REAR: EXISTING & PROPOSED 25'

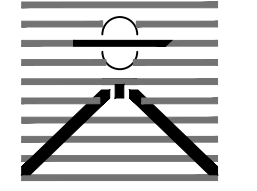
**PARKING:**

<b>TOTAL REQUIRED</b>	
FAST FOOD RESTAURANT	1 PER 100 = 18
ADA STALLS	1 PER 25 = 1
<b>TOTAL PROVIDED</b>	
STANDARD STALLS	19
ADA STALLS PROVIDED	1
TOTAL PROVIDED	20

**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
RESUBMITTAL	06/11/2026

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

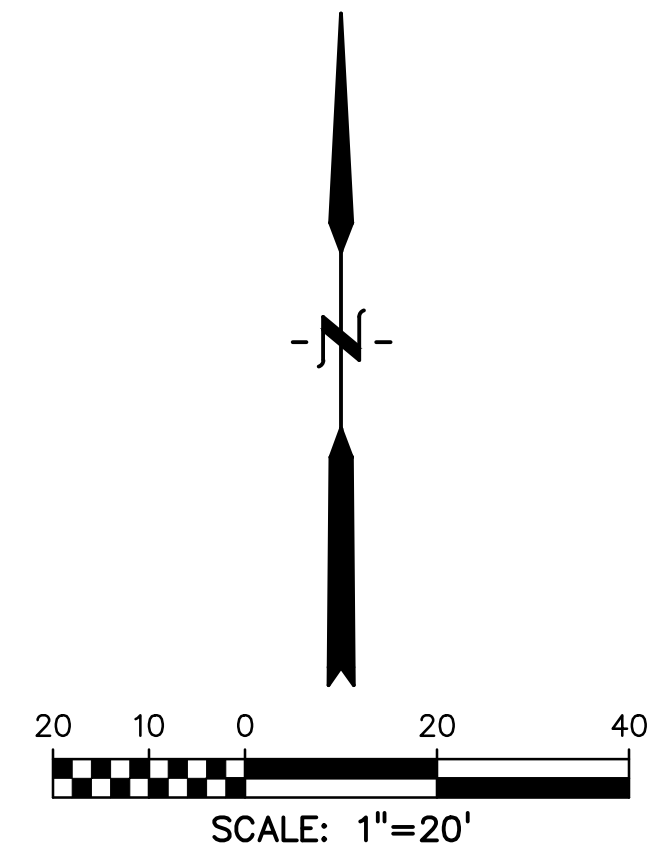
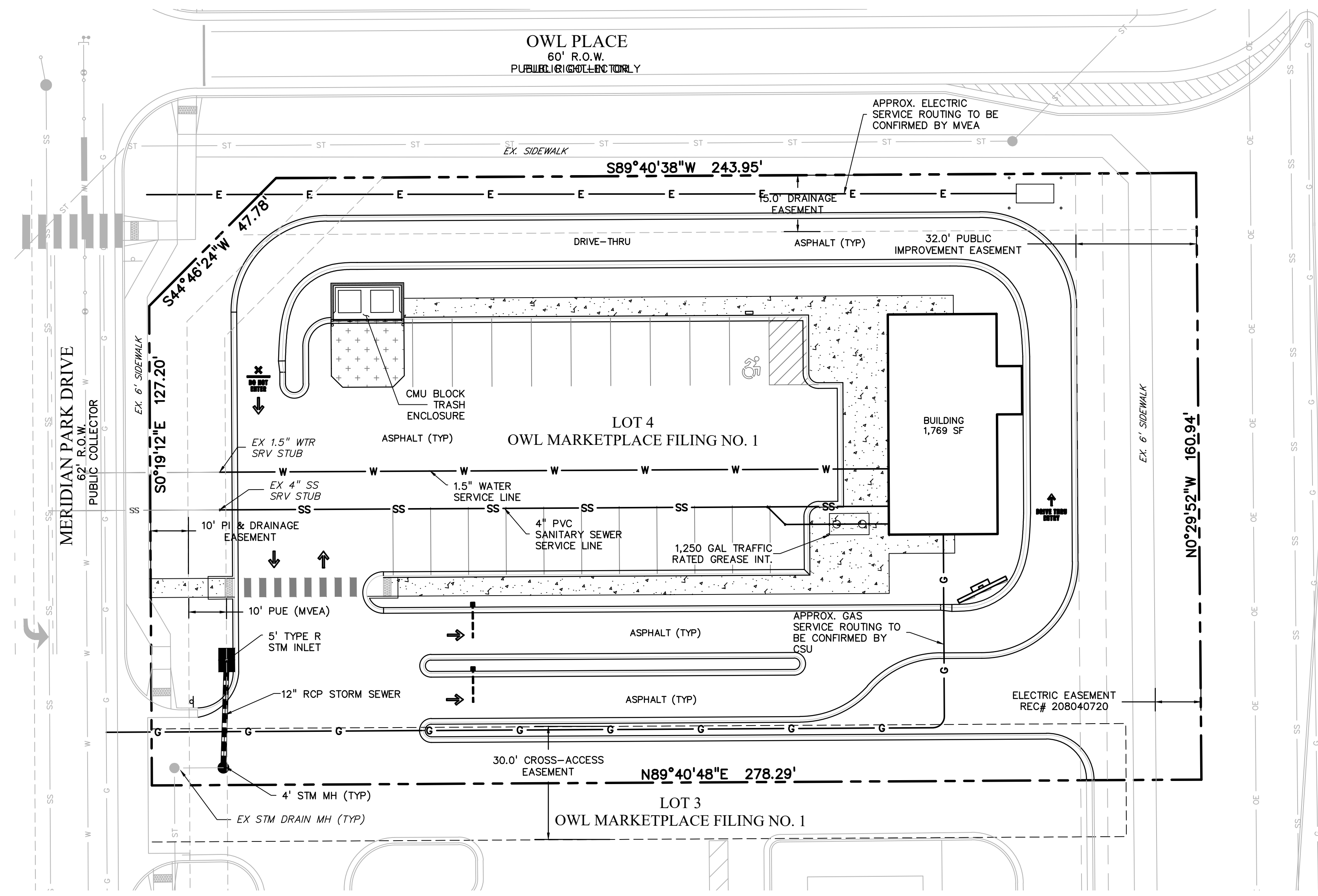
COVER SHEET

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
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

PREPARED BY:

**DREXEL, BARRELL & CO.**  
 Engineers-Surveyors  
 101 SAWATCH STREET, #100  
 COLORADO SPGS, COLORADO 80903  
 CONTACT: TIM D. MCCONNELL, P.E.  
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 450 N. MCCLINTOCK DRIVE  
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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**