

per plate note 19, reception number 210089276, condition 2, "internal access among proposed lots shall be in conformance with the approved site development plan (PPR-08-026)". This condition in essence states that you shall allow for cross access to lot 3A to the north.

LEGAL DESCRIPTION:

LOT 4A, BRADLEY CROSSROADS FILING NO. 1B, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 39,726 SQUARE FEET OR 1.5 ACRES.

GENERAL NOTES:

- Landscape improvements and maintenance will be the responsibility of the owner and/or his assigns.
- If Needed Easements will be provided for utilities, and drainage.
- All parking lots, landscape islands and vehicular circulation drives will be surrounded or bounded by 6" vertical concrete curb.
- All sidewalk surfacing will be broom finished concrete.
- All access driveways, drives, aisle ways, maneuvering and parking areas within this platted lot shall be for the common use of all users, public and private, and owners of this planned development, in accordance with the declaration of covenants.
- "No Parking Fire Lane" signs shall be posted if required by the Fire Department.
- Some landscape materials and irrigation may be located within public utility easements as shown on the plan. Any removal, replacement or damage to the landscaping or irrigation system caused due to maintenance or repair of the public utility or city owned facility will be at the lot owner's expense.
- Storm water quality is to be provided in the Regional Detention and Stormwater Quality Pond to the west.
- No public improvements will be constructed with this development.
- Signage is not approved with this plan. A separate sign permit is required. Contact Development Review Enterprise at 2880 International Circle for Sign Plan Applications.
- REFER TO PLAT 14143 BRADLEY CROSSROADS No. 1B SHEET 1. NOTE 16 (SEE ATTACHED) WHICH INDICATES THAT TRAFFIC IMPACT FEES SHALL BE REQUIRED TO BE PAID AT, OR PRIOR TO, TIME OF BUILDING PERMIT SUBMITTALS.
- Avigation Easement to the City of Colorado Springs recorded July 14, 1989 in Book 5649 at Page 347, order approving the stipulation to retain Easement recorded August 16, 1996 under Reception No. 96104134 . . . blanket easement condition.
- 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 ADA design standards 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 regulations or promulgated under or with respect to such laws.

SITE DEVELOPMENT DATA

Existing Zone	CC CAD-O
Drainage Basin	LITTLE JOHNSON/SECURITY CREEK BASIN
Proposed Land Use	RETAIL/Restaurant
Site Address	1830 MAIN ST.
Tax Schedule Numbers	6502407105

COVERAGE SUMMARY:

	COVERAGE SF	% OF TOTAL AREA
Building	7,440 SF	8.74 %
Sidewalks/concrete	6,940 SF	10.67 %
Private drives and parking	38,225.85 SF	58.80 %
Pervious surface	12,397.50 SF	21.79 %
Total Development Plan Area	65,003.35 SF	1.5 Ac. 100 %

PARKING SUMMARY:

USE	BUILDING AREA	PARKING RATIO	PARKING SPACES REQUIRED
RETAIL RESTAURANT	5,270 SF	1/250 SF	22
PARKING SPACES	2,170 SF	1/100 SF	22
REQUIRED:			44

PARKING SPACES PROVIDED:	REGULAR 9X18	COMPACT 8X16	HANDICAP	HANDICAP VAN	TOTAL PARKING SPACES
	65	03	02	01	71

TOTAL BIKE PARKING SPACES PROVIDED:	REGULAR BIKE RACKS @ 4 EACH	TOTAL PARKING SPACES
	8	71

BUILDING SETBACKS:

Front: 25'
 Rear: 0'
 Side: 0'
 Actual building location is as per site plan dimensions.

BUILDING HEIGHT:

Building height: Actual height 20'-0"
 MAXIMUM BASE BUILDING HEIGHT ALLOWED: 45'

SCHEDULE FOR DEVELOPMENT:

The construction is proposed to begin WINTER of 2019 with an anticipated completion in Summer of 2020.

PLAN INDEX

- DP-1 Development Plan
- DP-2 Site Plan
- DR-1 Grading & Drainage Plan
- DR-2 Sidewalk And ADA Curb Ramp Detailed Grading
- UT-1 Sanitary Service Plan
- UT-2 Utility Services Plan
- EC-1 Erosion & Sediment Control Plan
- PM-1 Photometric Plan
- PM-2 Photometric's Schedules
- PM-3 Photometric's Schedules
- L-1 Landscape Plan
- IR-1 Irrigation Plan
- IR-2 Irrigation Notes & Details
- IR-3 Irrigation Details
- C-1 Site plan
- C-2 Building Elevations

BRADLEY CROSSROADS
Lot 4A Filing No. 1B
Development Plan
 COLORADO SPRINGS, COLORADO

Prepared For: **CKW PROPERTIES, LLC**
 1830 Main Street
 Colorado Springs, CO 80911

Owner: **CKW Properties, LLC**
 1965 Dominion Way Ste 110
 Colorado Springs, CO 80918
 (719) 594-8900

PREPARATION: 08-05-19
 REVISION: 11-26-2019
 COUNTY FILE NO:

DEVELOPMENT PLAN

SHEET TITLE:

CKW PROPERTIES CROSSROADS
 1830 MAIN STREET
 COLORADO SPRINGS, CO

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE

V-B

DATE

11.26.19

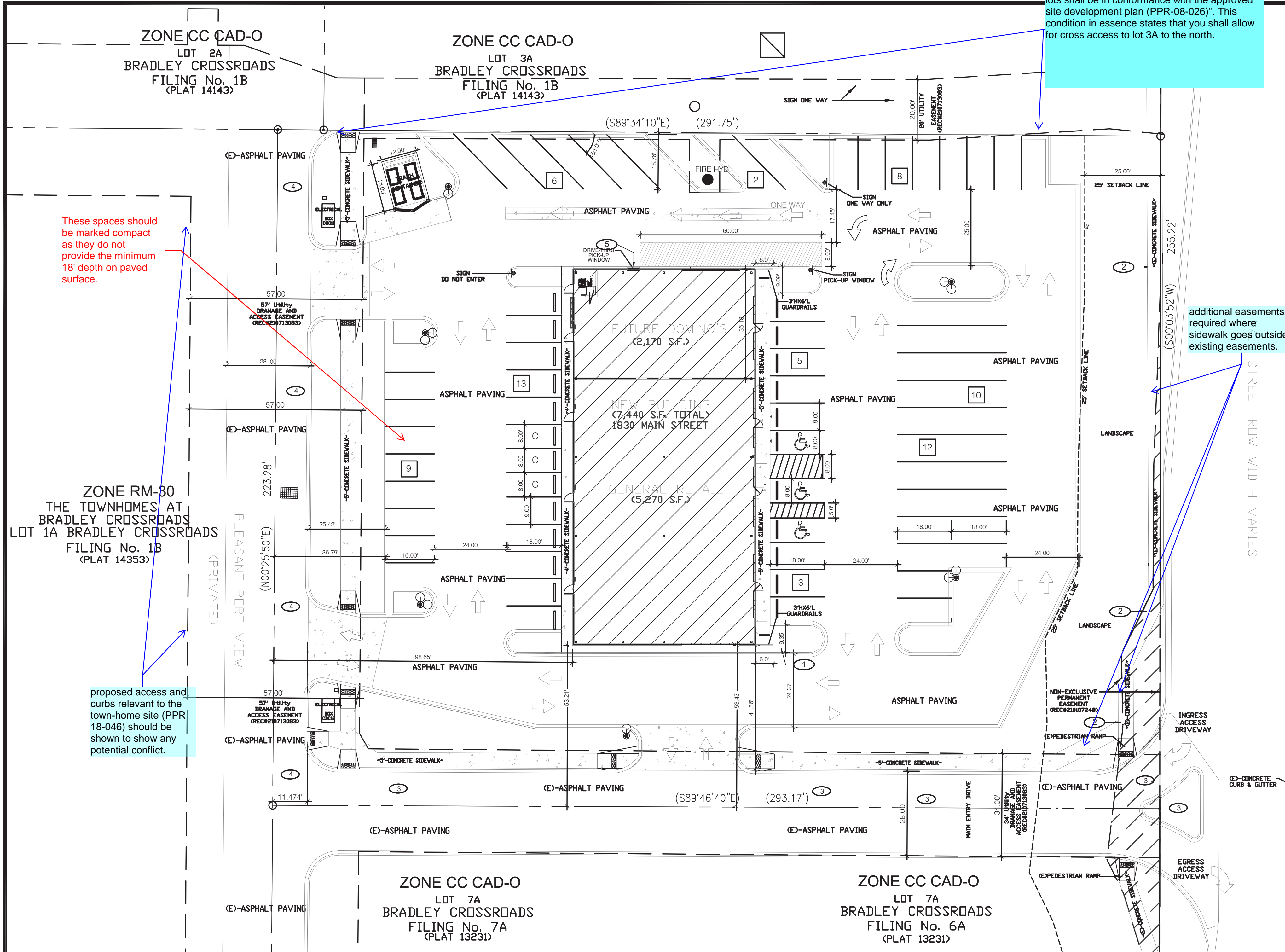
ADDRESS

1830 MAIN ST.

SHEET NUMBER

DP-1

Sheet 1 of 16



These spaces should be marked compact as they do not provide the minimum 18' depth on paved surface.

additional easements required where sidewalk goes outside existing easements.

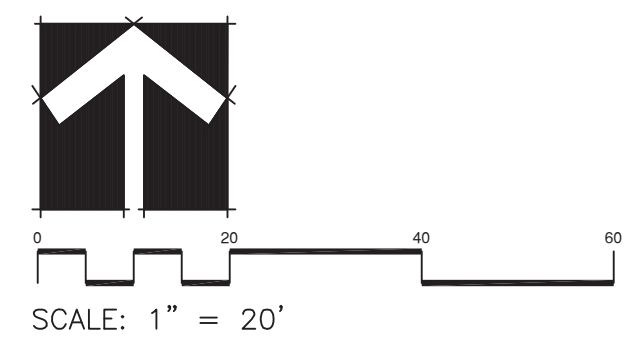
add plat name where pond is existing.

ZONE RM-80 THE TOWNHOMES AT BRADLEY CROSSROADS LOT 1A BRADLEY CROSSROADS FILING No. 1B (PLAT 14353)

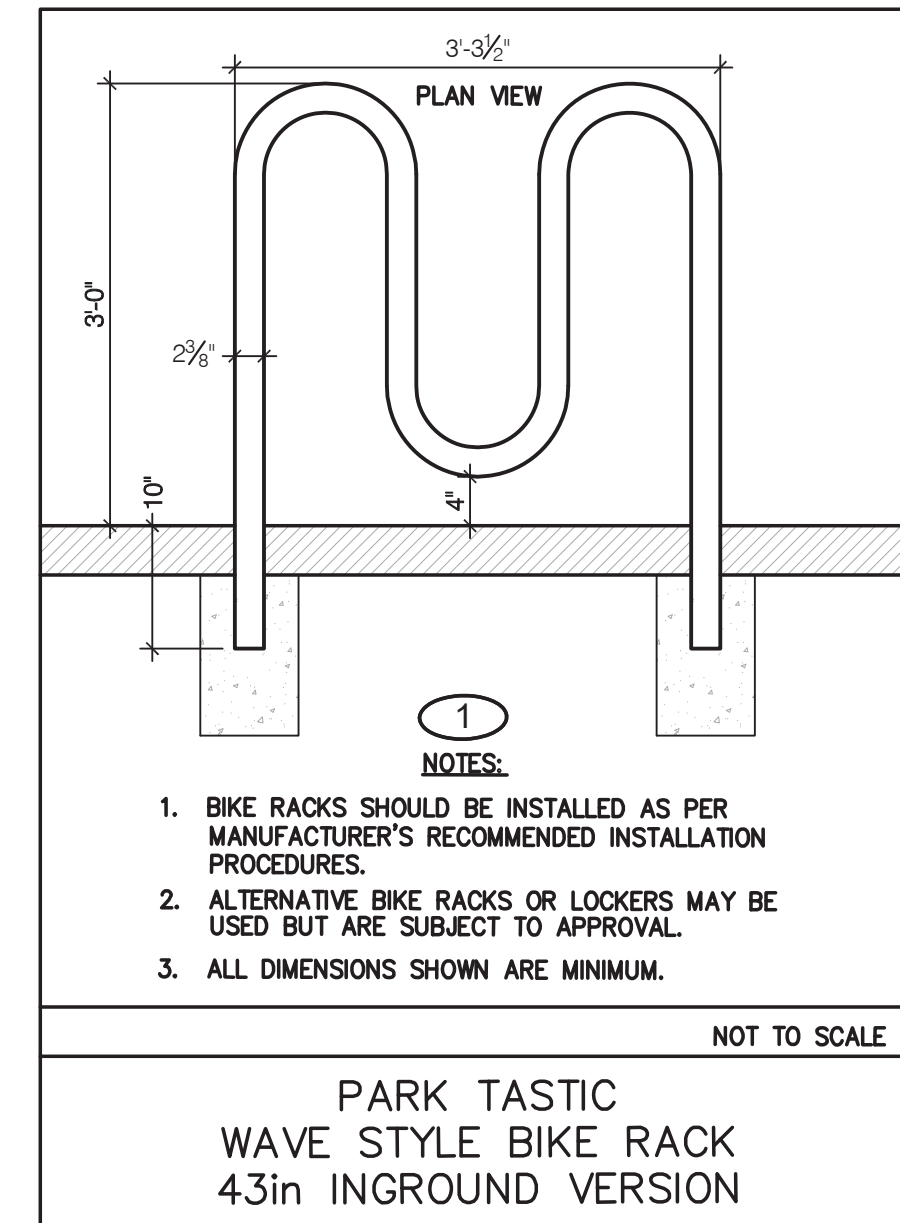
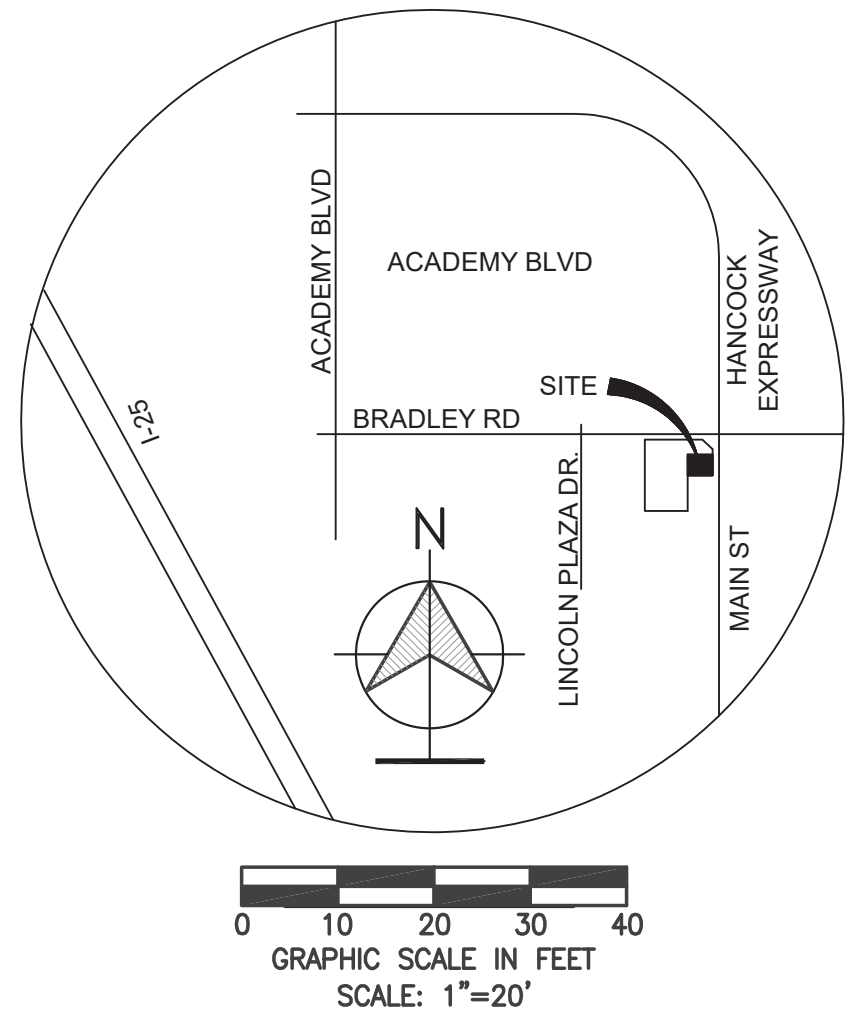
proposed access and curbs relevant to the town-home site (PPR 18-046) should be shown to show any potential conflict.

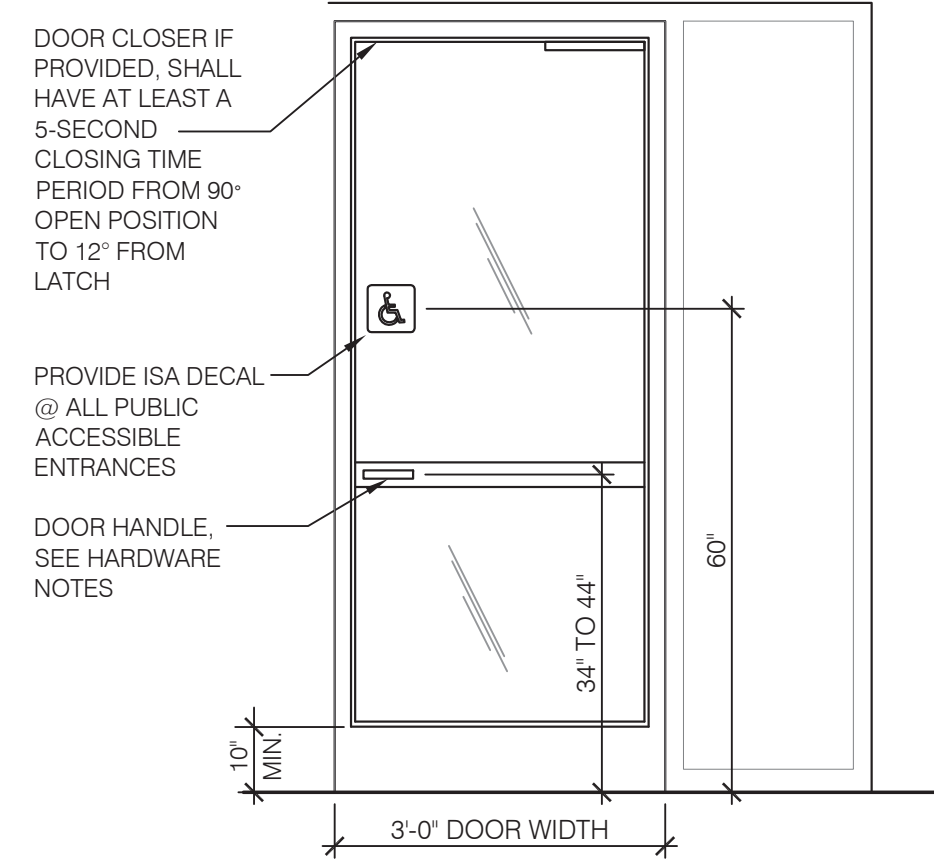
LEGEND:

- PEDESTRIAN RAMP
- PARKING LOT LIGHT FIXTURES
- PEDESTRIAN LIGHT FIXTURES
- "NO PARKING FIRE LANE" STRIPING AND (OR) SIGNAGE

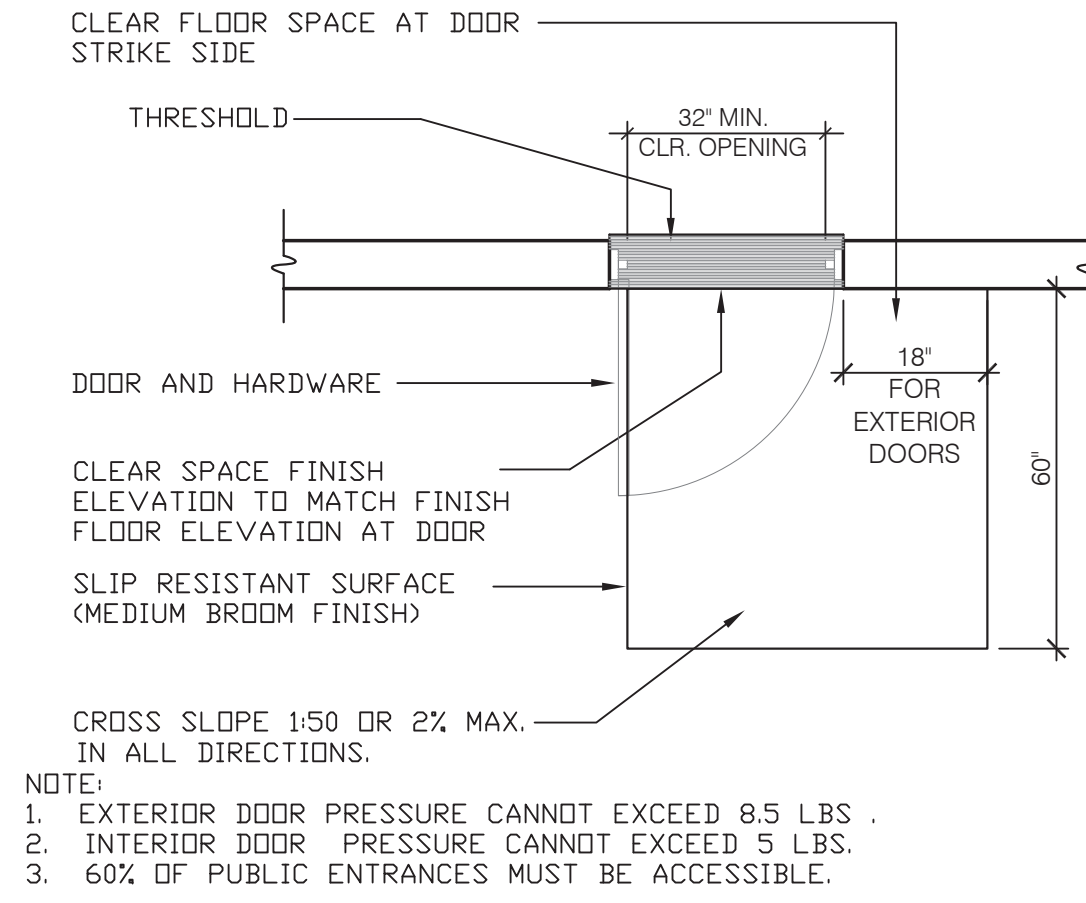


- SITE KEY NOTES:**
- WAVE STYLE 5 BIKE RACK. PARK 4 EA. TOTAL 8 BIKE'S
 - (E) SIDEWALKS REPAIR IF NEEDED.
 - EXISTING ENTRY PAVING, CURBS & CONCRETE TO REMAIN.
 - EXISTING PAVEMENT & CURBS TO REMAIN
 - DRIVE-THRU PICK UP WINDOW NO MENU BOARD
 - HANDICAP PARKING SPACE.
 - VAN HANDICAP ACCESSIBLE W/ 8' RAMP WIDTH.

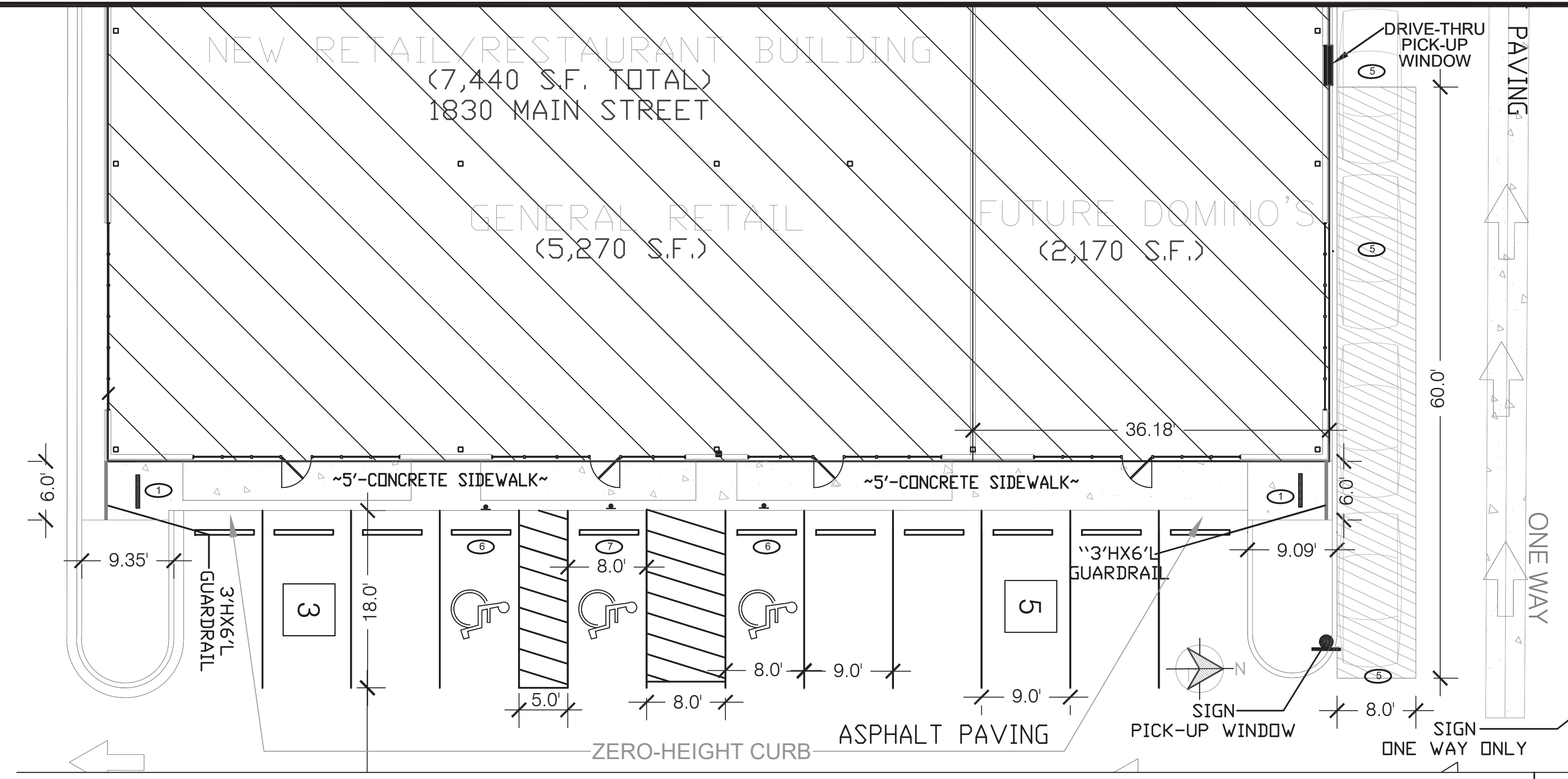




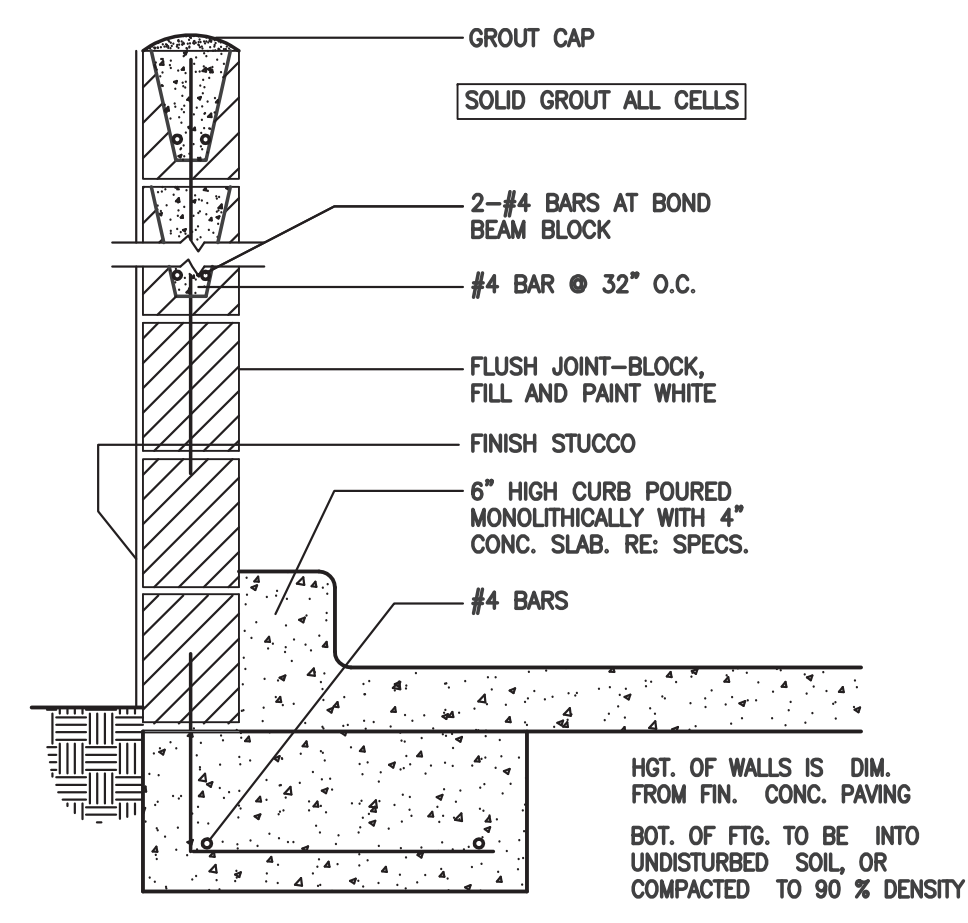
(TYP) EXTERIOR DOOR REQUIREMENTS 12



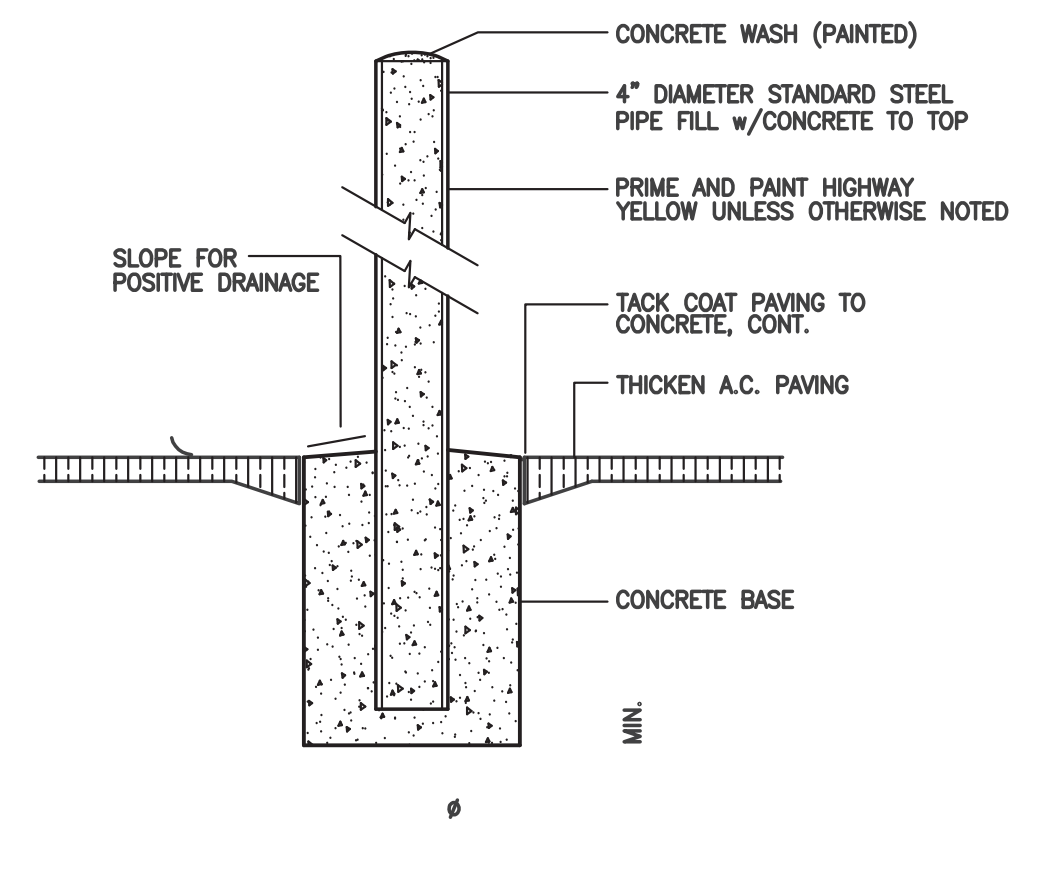
(TYP) EXTERIOR DOOR REQUIREMENTS 11



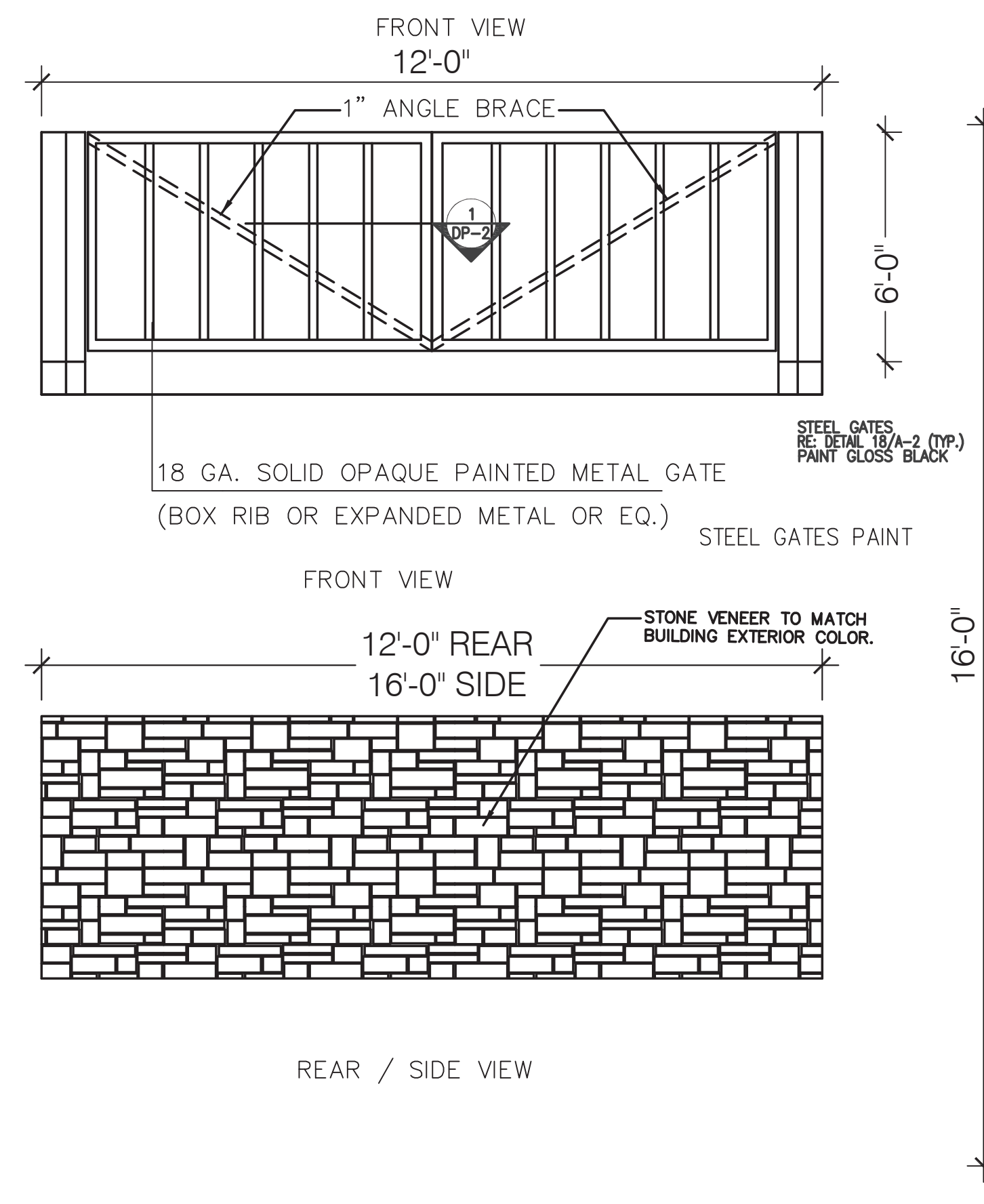
ENLARGED SITE ADA PARKING N.T.S. 10



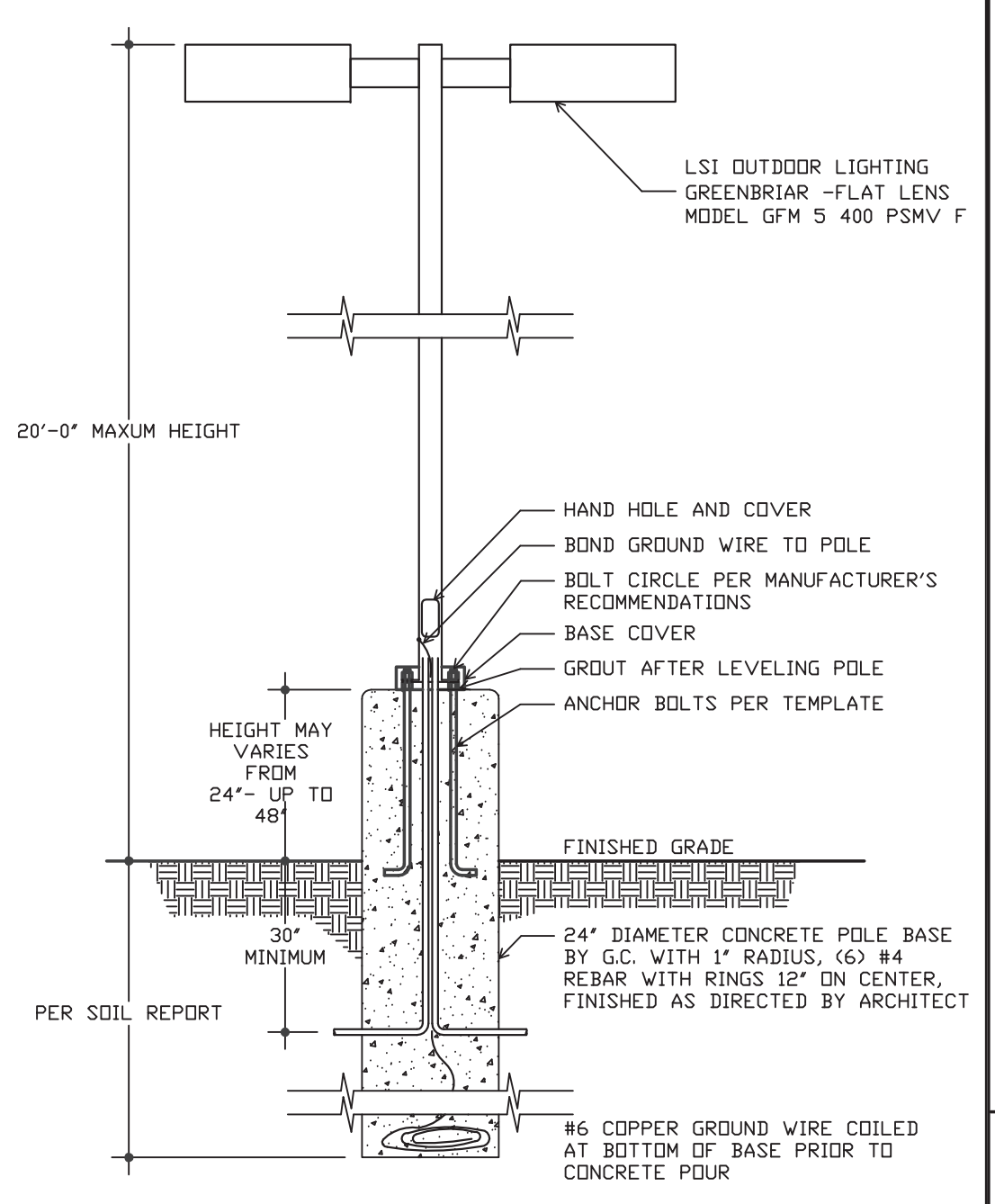
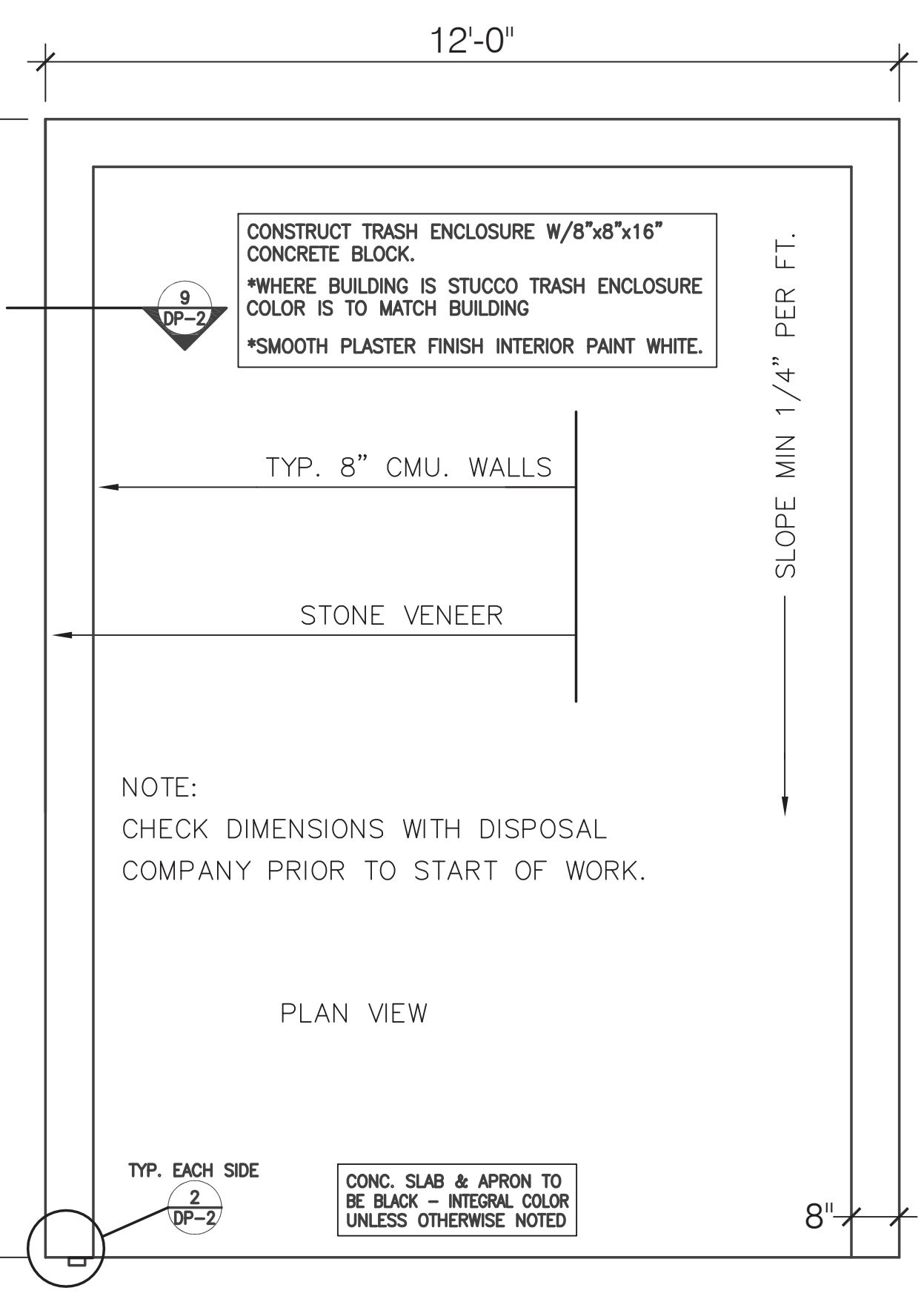
TRASH GATES N.T.S. 9



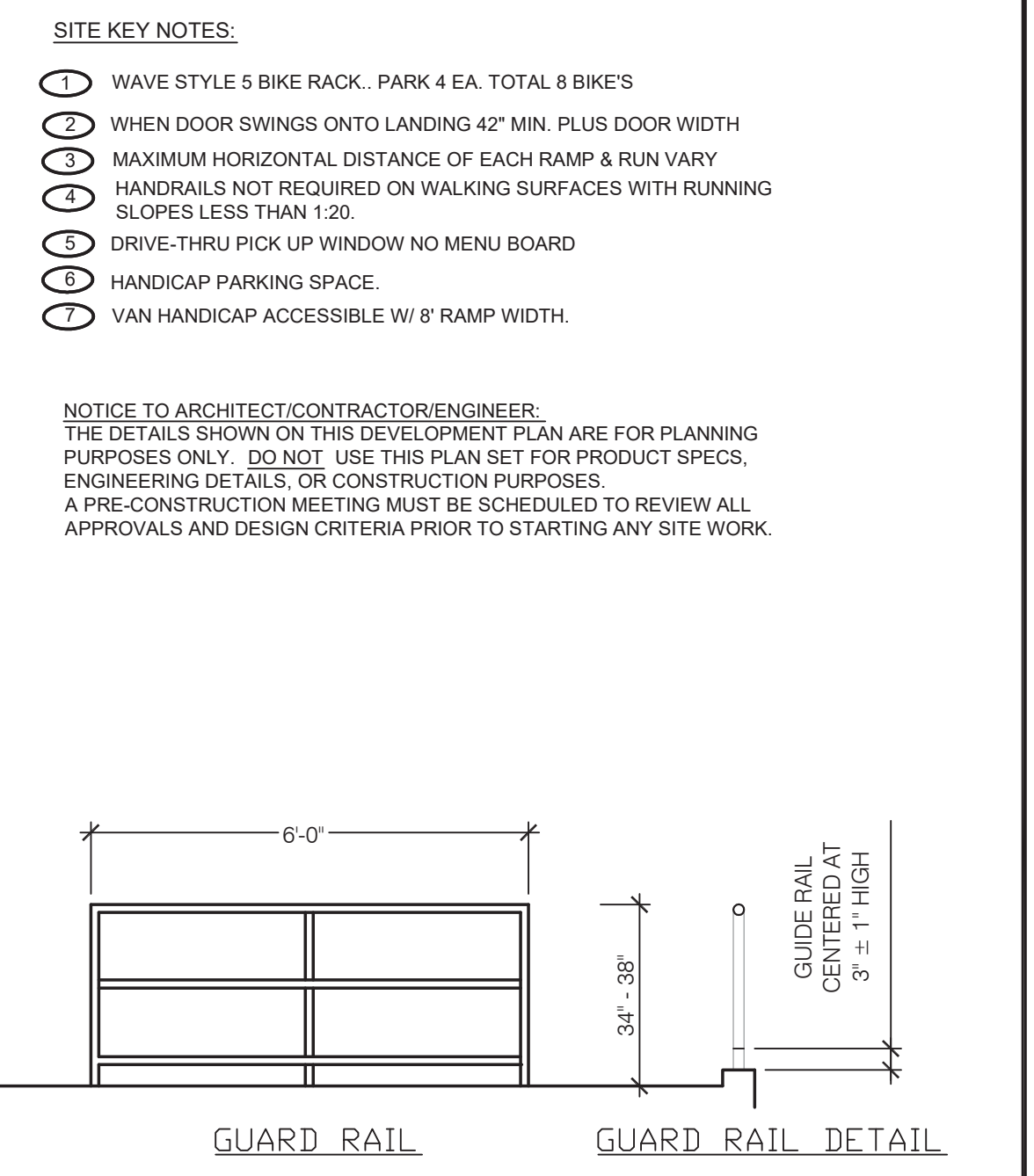
PIPE GUARD N.T.S. 8



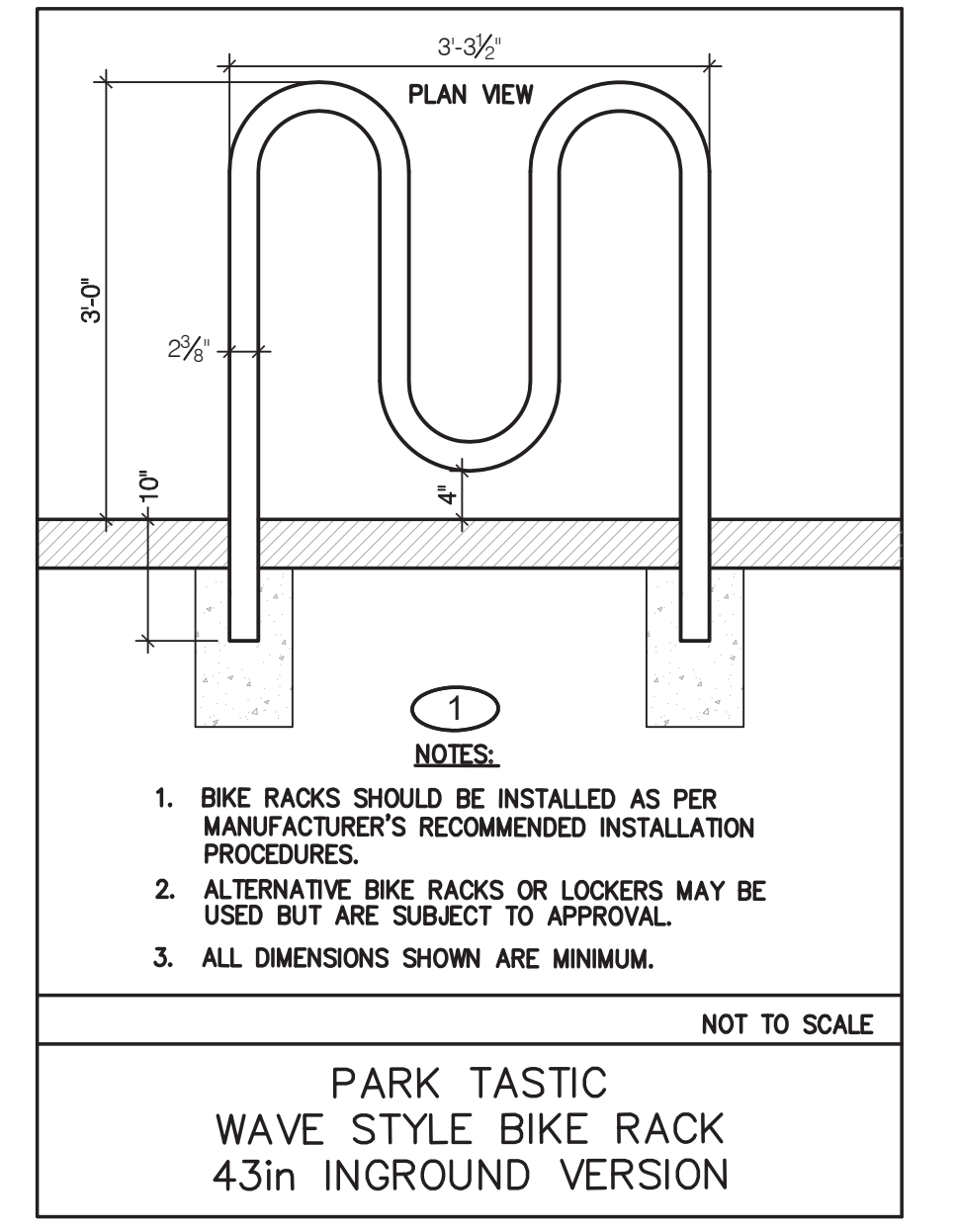
TRASH ENCLOSURE N.T.S. 4



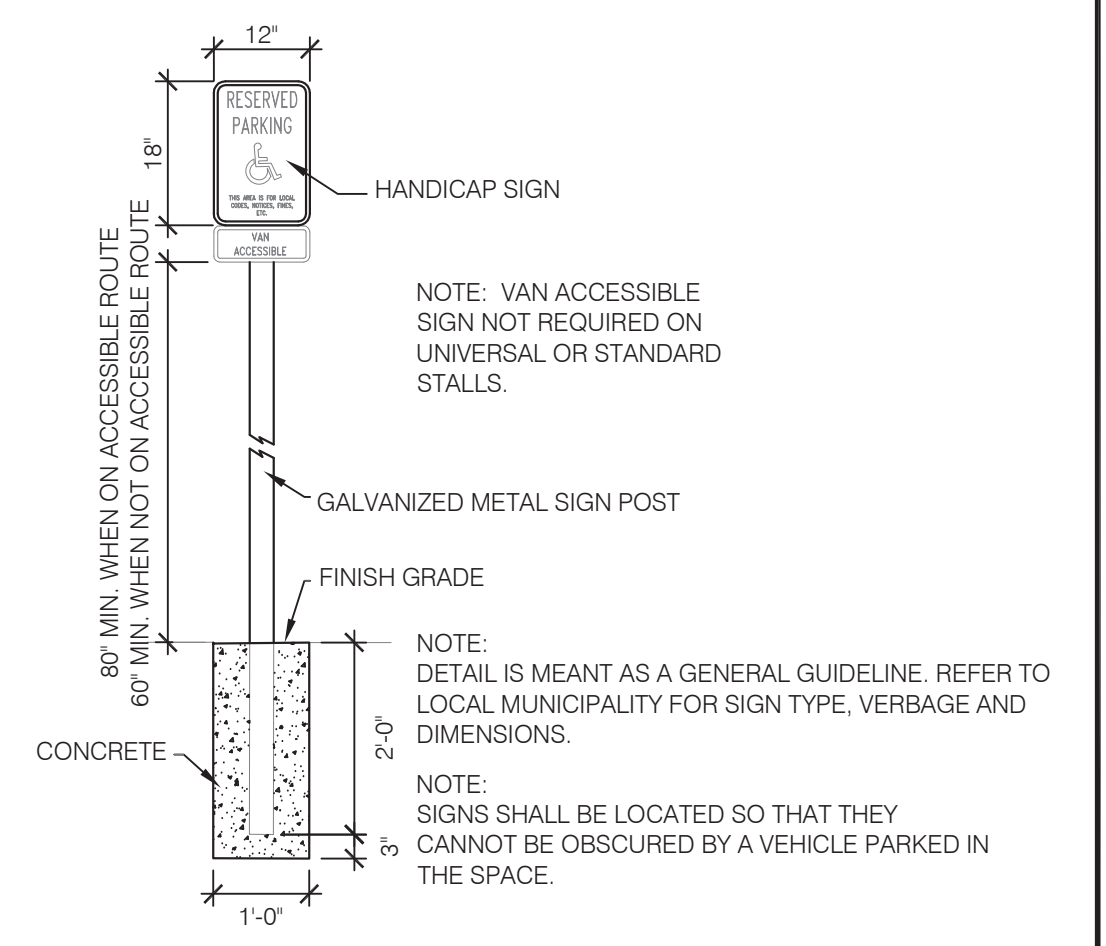
SITE LITE POLE DETAIL N.T.S. 7



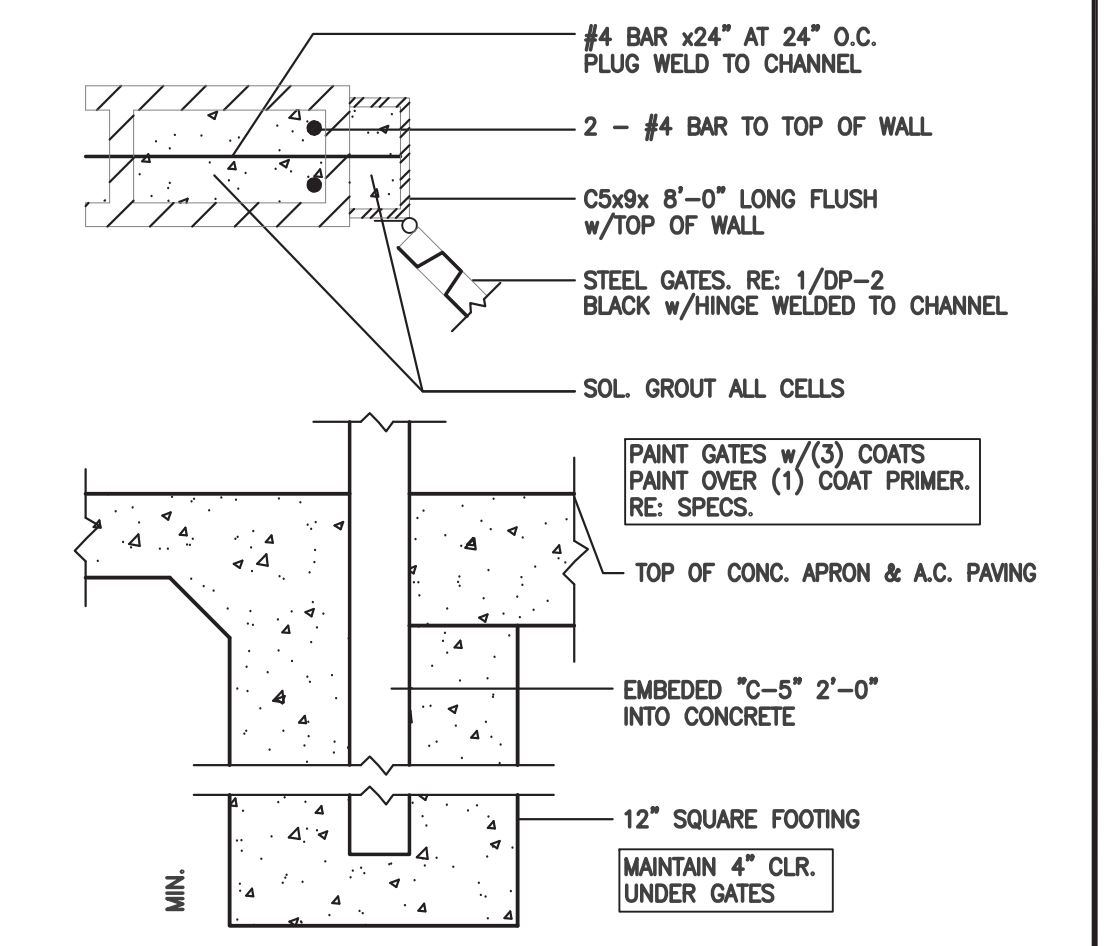
NOTES N.T.S. 6



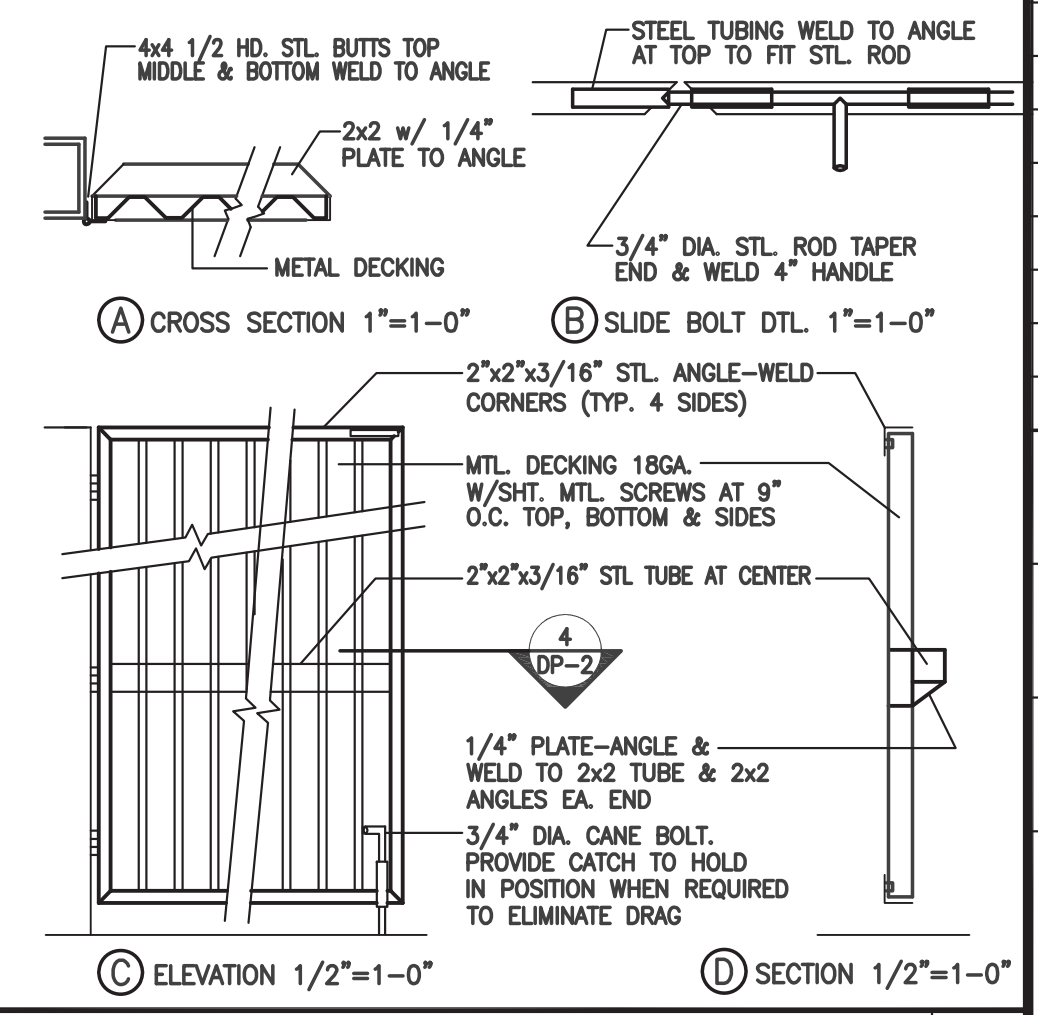
BIKE RACK N.T.S. 5



(TYP) ACCESSIBLE PARKING SIGN N.T.S. 3



GATE DETAIL N.T.S. 2



TRASH GATES N.T.S. 1

SITE DETAILS PLAN

SHEET TITLE: CKW PROPERTIES CROSSROADS 1830 MAIN STREET COLORADO SPRINGS, CO

REVISIONS	
NO.	DESCRIPTION

BUILDING TYPE: V-B

DATE: 11.26.19

ADDRESS: 1830 MAIN ST.

SHEET NUMBER: DP-2

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