

BRAKES PLUS SITE DEVELOPMENT PLAN 2467 MARKSHEFFEL ROAD

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

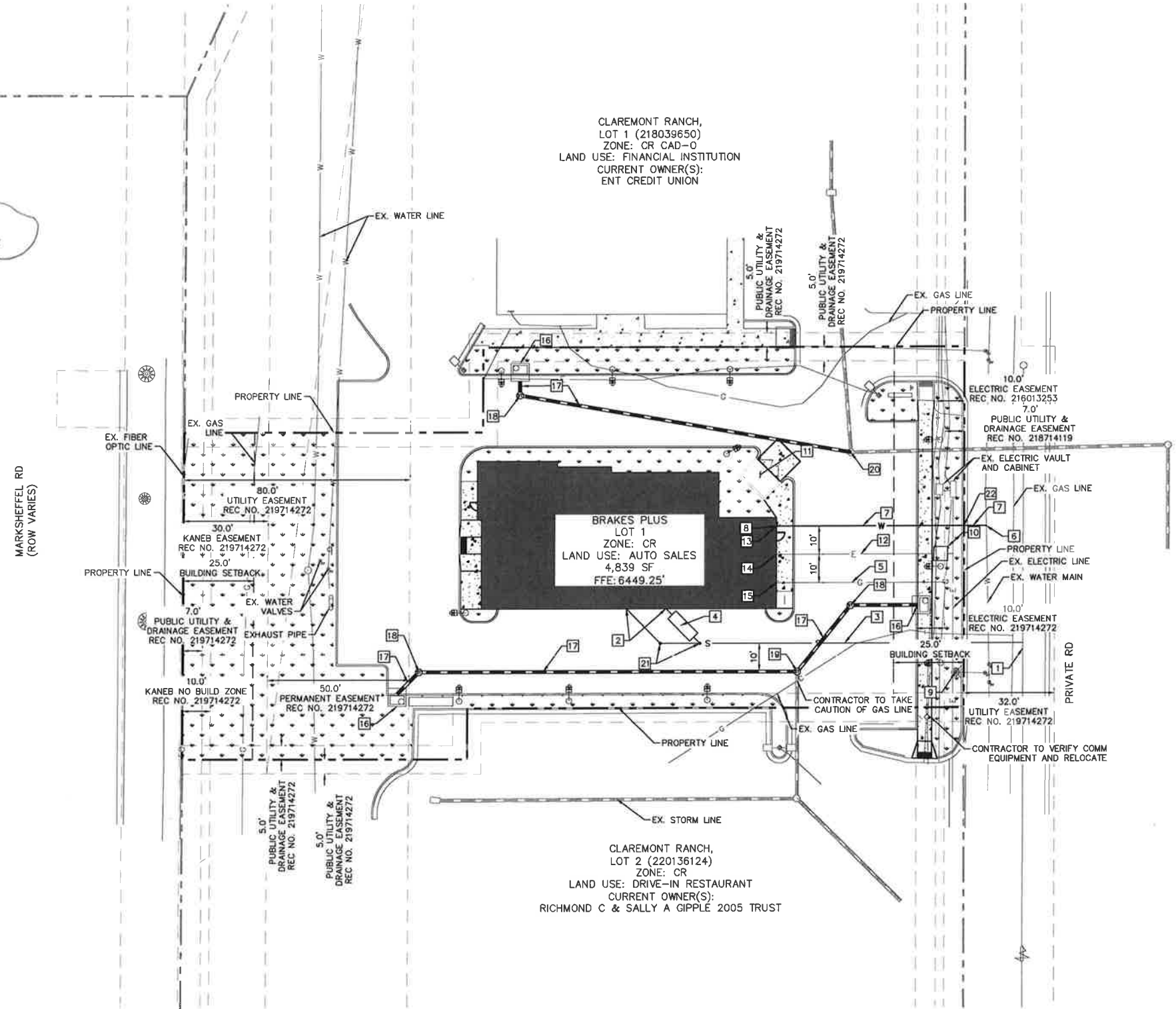
- — — — — PROPERTY LINE
- S — — — — — EXISTING SANITARY SEWER
- W — — — — — EXISTING WATER LINE
- G — — — — — EXISTING GAS LINE
- FO — — — — — EXISTING FIBER OPTIC LINE
- — — — — EXISTING EASEMENT
- E — — — — — EXISTING ELECTRIC LINE
- — — — — EXISTING STORM LINE
- - - - - PROPOSED EASEMENT
- ▤ ▤ ▤ ▤ ▤ PROPOSED LANDSCAPE AREA
- ▨ ▨ ▨ ▨ ▨ PROPOSED SIDEWALK
- ▩ ▩ ▩ ▩ ▩ EXISTING SIDEWALK
- S — — — — — PROPOSED SANITARY LINE
- W — — — — — PROPOSED WATER LINE
- E — — — — — PROPOSED ELECTRIC LINE
- G — — — — — PROPOSED GAS LINE
- — — — — PROPOSED STORM LINE

KEY NOTES

- 1 CONNECT TO EXISTING SANITARY LINE *CSU STD. D1-6*
- 2 SANITARY SEWER SERVICE BUILDING CONNECTION
- 3 PROPOSED 4" PVC BUILDING SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE (8.0% MAX)
- 4 GREASE INTERCEPTOR MINIMUM SIZE 1500 GALLONS PER COLORADO SPRINGS UTILITY DETAIL C4-2
- 5 GAS SERVICE
- 6 WATER CONNECTION TO EXISTING MAIN *CSU B1-6*
- 7 3/4" PVC SERVICE LINE
- 8 WATER METER LOCATED INSIDE BUILDING
- 9 EXISTING FIRE HYDRANT
- 10 TRANSFORMER PAD
- 11 TRASH ENCLOSURE PAD
- 12 ELECTRICAL SERVICE
- 13 WATER SERVICE BUILDING CONNECTION
- 14 ELECTRICAL CONNECTION TO BUILDING
- 15 GAS METER
- 16 5" TYPE R STORM INLET
- 17 12" STORM SEWER LINE
- 18 STORM SEWER MANHOLE
- 19 CONNECT TO EXISTING STORM WITH PROPOSED MANHOLE
- 20 CONNECT TO EXISTING STORM MANHOLE
- 21 45° BEND WITH SANITARY SEWER CLEANOUT
- 22 CURB BOX

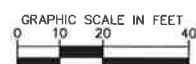
NOTE

WATER AND SANITARY SEWER TO BE INSTALLED PER CSU STANDARDS WITH CHEROKEE METRO DISTRICT EXCEPTIONS.



CLAREMONT RANCH,
LOT 1 (216005776)
ZONE: CR CAD-0
LAND USE: COMMERCIAL STORE
CURRENT OWNER(S):
DILLON COMPANIES INC.

CLAREMONT RANCH,
LOT 2 (220136124)
ZONE: CR
LAND USE: DRIVE-IN RESTAURANT
CURRENT OWNER(S):
RICHMOND C & SALLY A GIPPLE 2005 TRUST



Kimley»Horn

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