

LOT 2 AT CROSSROADS FILING NO. 2 DEVELOPMENT PLAN LOT 2 OF CROSSROADS MIXED-USE FILING NO. 2 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

34,545 SQ. FT. OR 0.793 ACRES MORE OR LESS

LEGAL DESCRIPTION

LOT 2 OF CROSSROADS MIXED USE, FILING NO. 2

GENERAL NOTES:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT APPLICABLE ADA DESIGN STANDARDS AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE 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 GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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 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 guidelines enacted or promulgated under or with respect to such laws.

FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0754G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

NOTICE AND WARNING:

COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES 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. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.

PROPERTY OWNER ACKNOWLEDGEMENT

THE EQUITY GROUP, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF LOT 2 AT CROSSROADS MIXED USE FILING NO. 2. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT CITY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE CITY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

[PROPERTY OWNER]

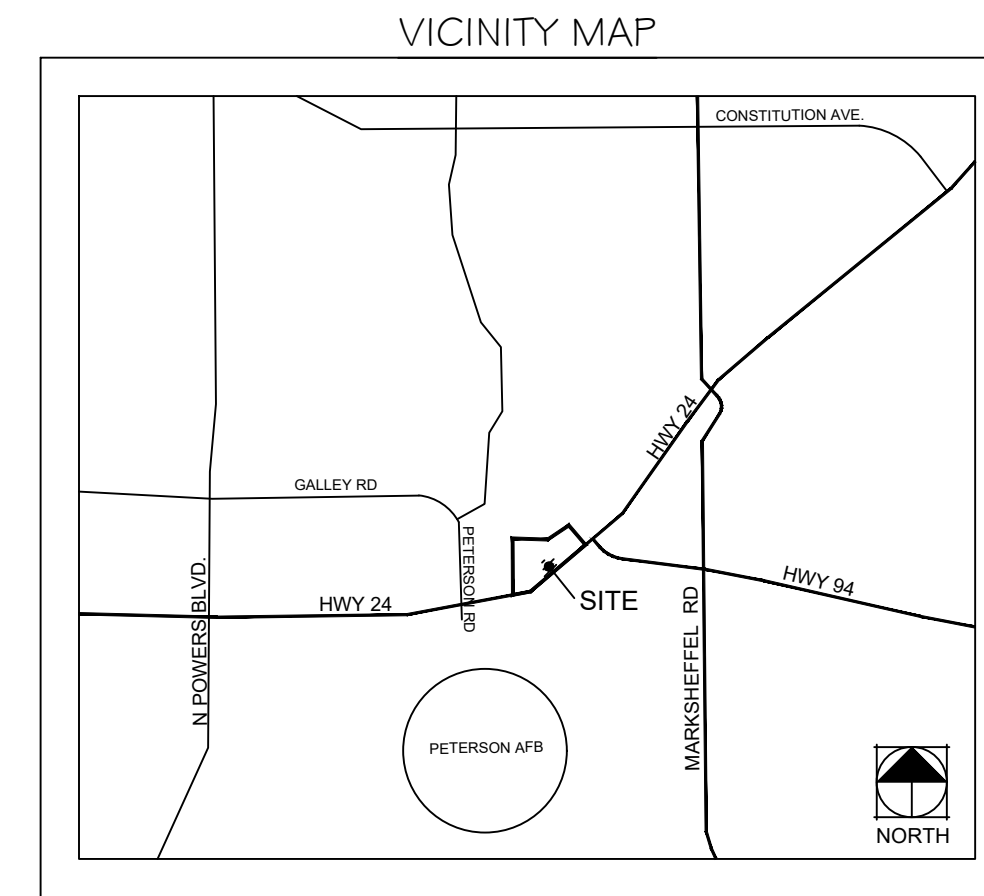
NOTARY CERTIFICATE
(STATE OF _____)
(COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC



SITE DEVELOPMENT PLAN	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
LA1	LANDSCAPE COVER SHEET
LA2	LANDSCAPE PLAN
LA3	LANDSCAPE NOTES
LA4	LANDSCAPE DETAILS
DP-1	ELEVATIONS

CONTACTS:

DEVELOPER/OWNER:
THE EQUITY GROUP, LLC
90 S. CASCADE AVENUE #1500
COLORADO SPRINGS, CO 80903
TEL: (719) 475-7621
CONTACT: DANNY MIENTKA
EMAIL: DANNY@THEEQUITYGROUP.NET

ARCHITECT:
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ANAHEIM, CA 92805
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CONTACT: ERIC KAEUBLE
EMAIL: EKAEUBLE@PEICA.COM

ENGINEER/SURVEYOR:
M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVENUE, SUITE 305
COLORADO SPRINGS, CO 80903
TEL: (719) 491-0818
CONTACT: VIRGIL SANCHEZ, P.E.
EMAIL: VIRGILS@MSCIVIL.COM

PLANNING/LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JIM HOUK, P.L.A.
EMAIL: JIM.HOUK@KIMLEY-HORN.COM

SITE DATA

SITE AREA: 0.793± AC (34,545 SF)
 AREA OF DISTURBANCE: 1.13± AC
 ZONING CLASSIFICATION: COMMERCIAL REGIONAL (CR)
 LAND USE: FAST FOOD
 JURISDICTION: EL PASO COUNTY
 SITE ADDRESS: E HIGHWAY 24
 TAX SCHEDULE NO.: 5408305005 This will likely change after the lot is platted
 BUILDING SETBACKS: 50' FRONT SETBACK
 25' SIDE SETBACK
 25' REAR SETBACK
 MAXIMUM LOT COVERAGE: N/A
 PROPOSED EASEMENTS: NONE
 LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)
 SITE COVERAGE:
 BUILDING - 2,425 SF | 07.0%±
 DRIVEWAY AND PARKING - 26,120 SF | 75.6%±
 SIDEWALKS AND HARDSCAPE - 2,550 SF | 07.4%±
 LANDSCAPING - 3,450 SF | 10.0%±

BUILDING DATA

TOTAL GROSS BUILDING AREA: 2,425 S.F.
 BUILDING HEIGHT:
 PROPOSED: 28.00'
 MAXIMUM BY CODE: 45.0'
 PROPOSED LOT COVERAGE: 14.4%±
 CONSTRUCTION TYPE: II-B (FULLY SPRINKLED)

PARKING COUNTS

	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	1/100SF	25
ADA	1/25 SPACES = 1	2
BICYCLE PARKING	3	3

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

THE EQUITY GROUP, LLC
 BY: _____
 TITLE: _____
 ADDRESS: _____

Our preference is that you revise this to: "EPC's EDARP File Number: PPR2311" [as shown on EDARP with no dashes or extra zeros or extra spaces in the file number]. This will help all stakeholders during and after construction to locate other project files on EDARP.



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