

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

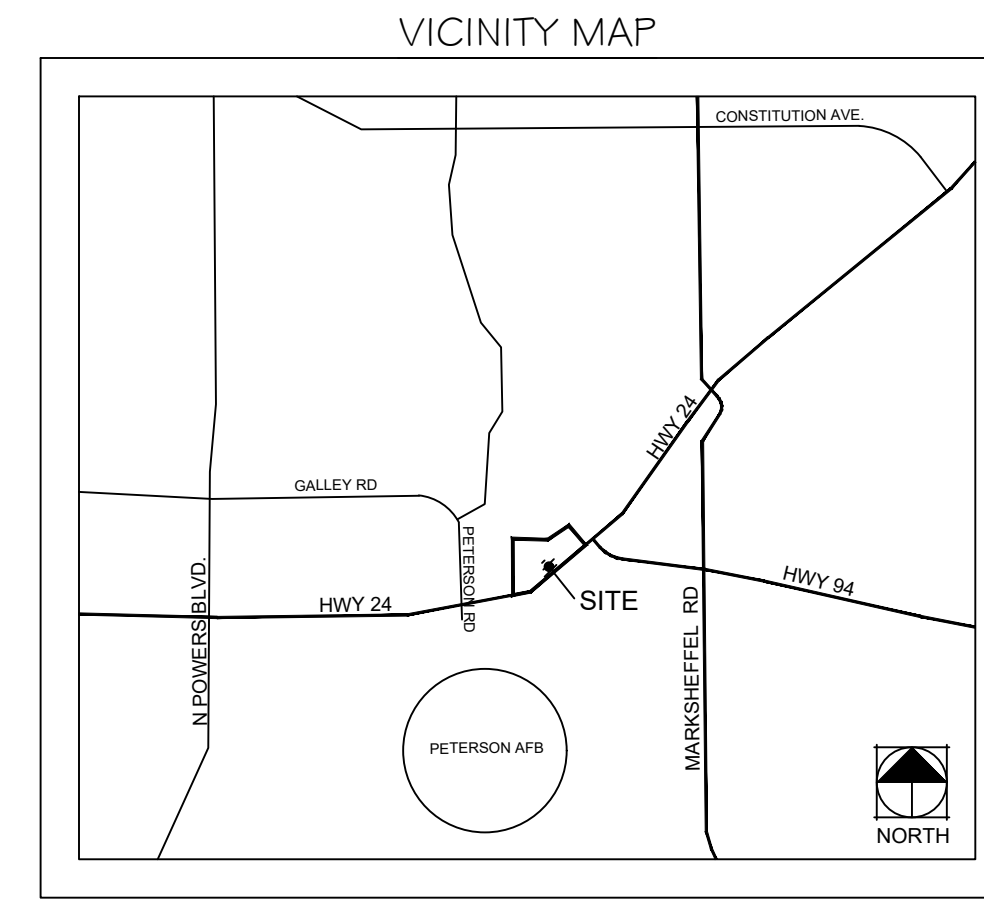
LEGAL DESCRIPTION

LOT 2 OF CROSSROADS MIXED USE, FILING NO. 2

GENERAL NOTES:

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 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.
2. 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.

Why is this note duplicated?



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
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%±

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:
PLUMP ENGINEERING, INC
914 E. KATELLA AVE.
ANAHEIM, CA 92805
TEL: (714) 385-1835
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

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.

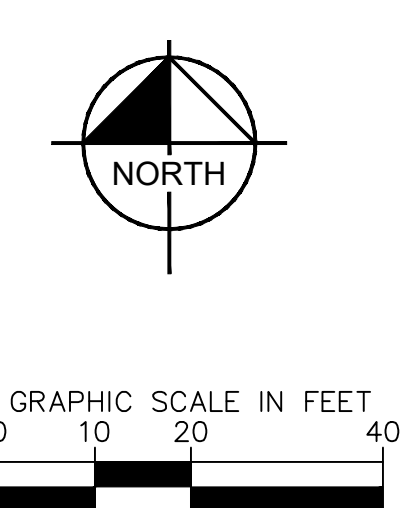
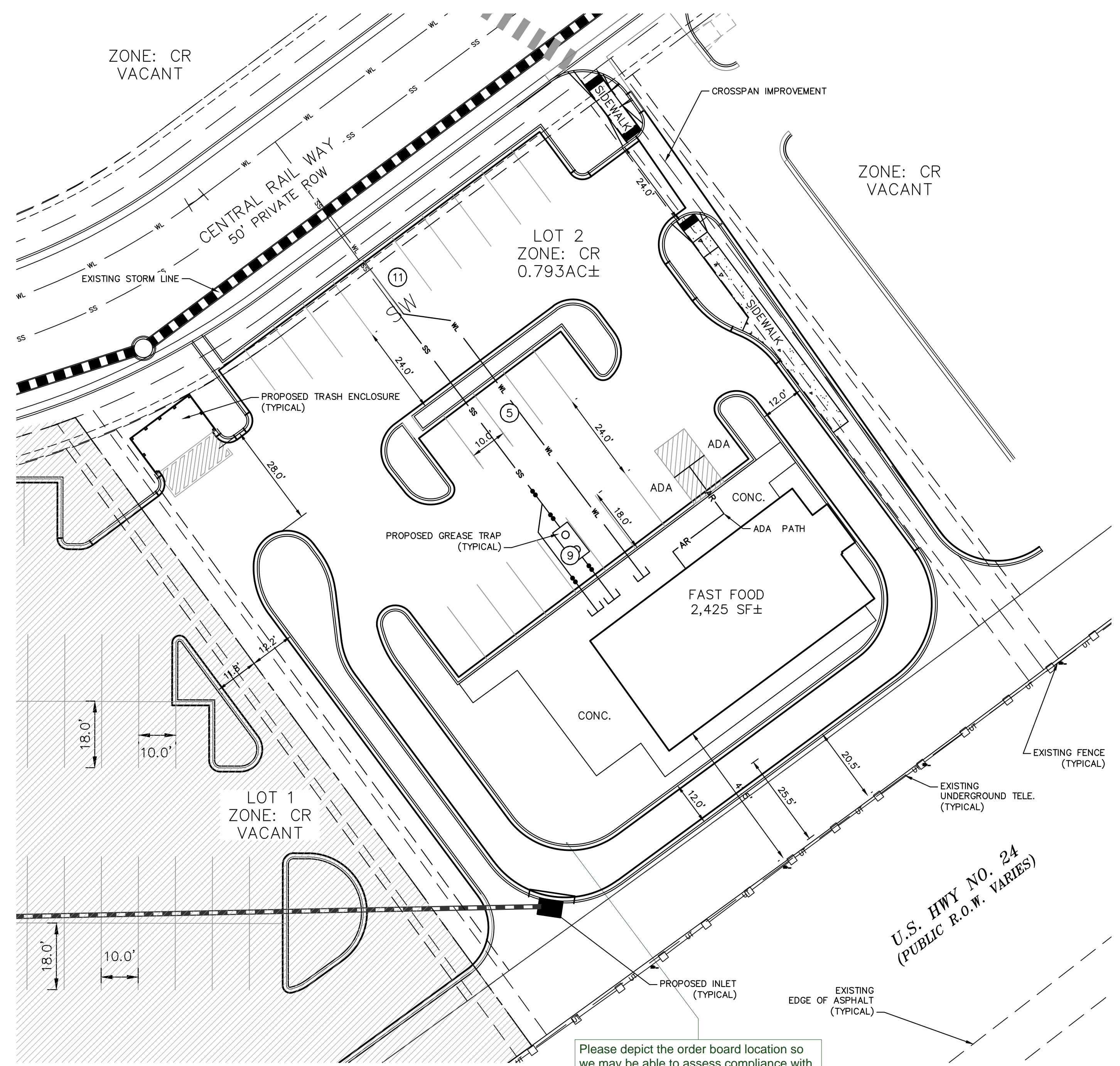
THE EQUITY GROUP, LLC
BY: _____
TITLE: _____
ADDRESS: _____



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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

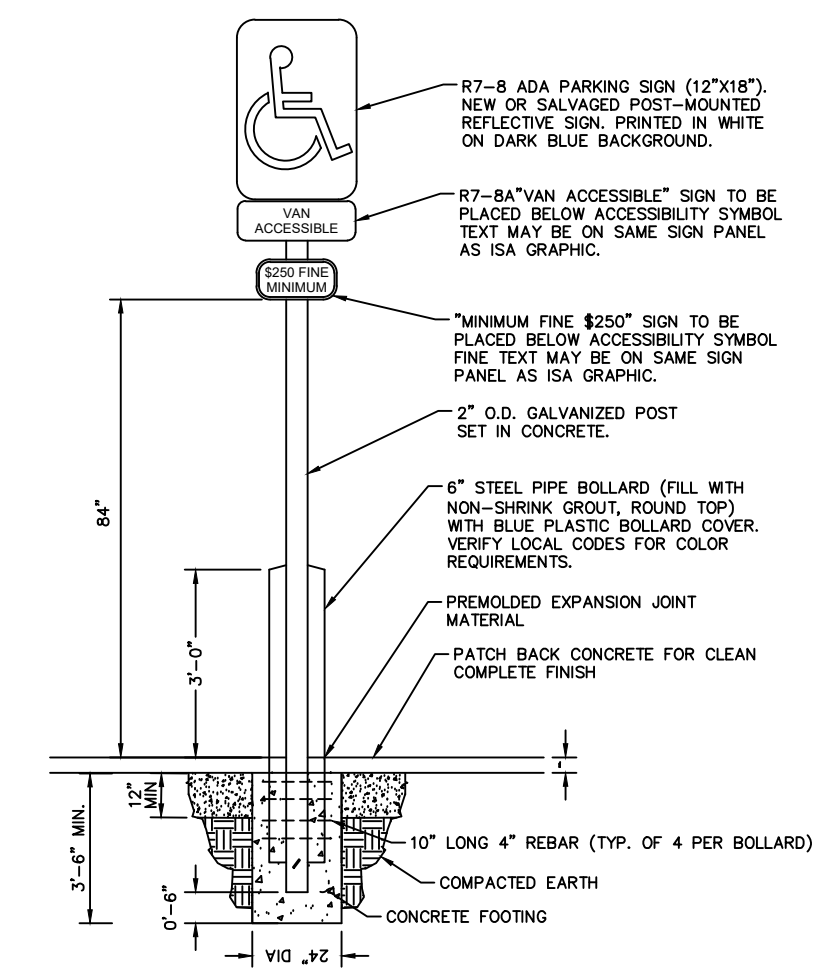
Typo. Should be PPR2311

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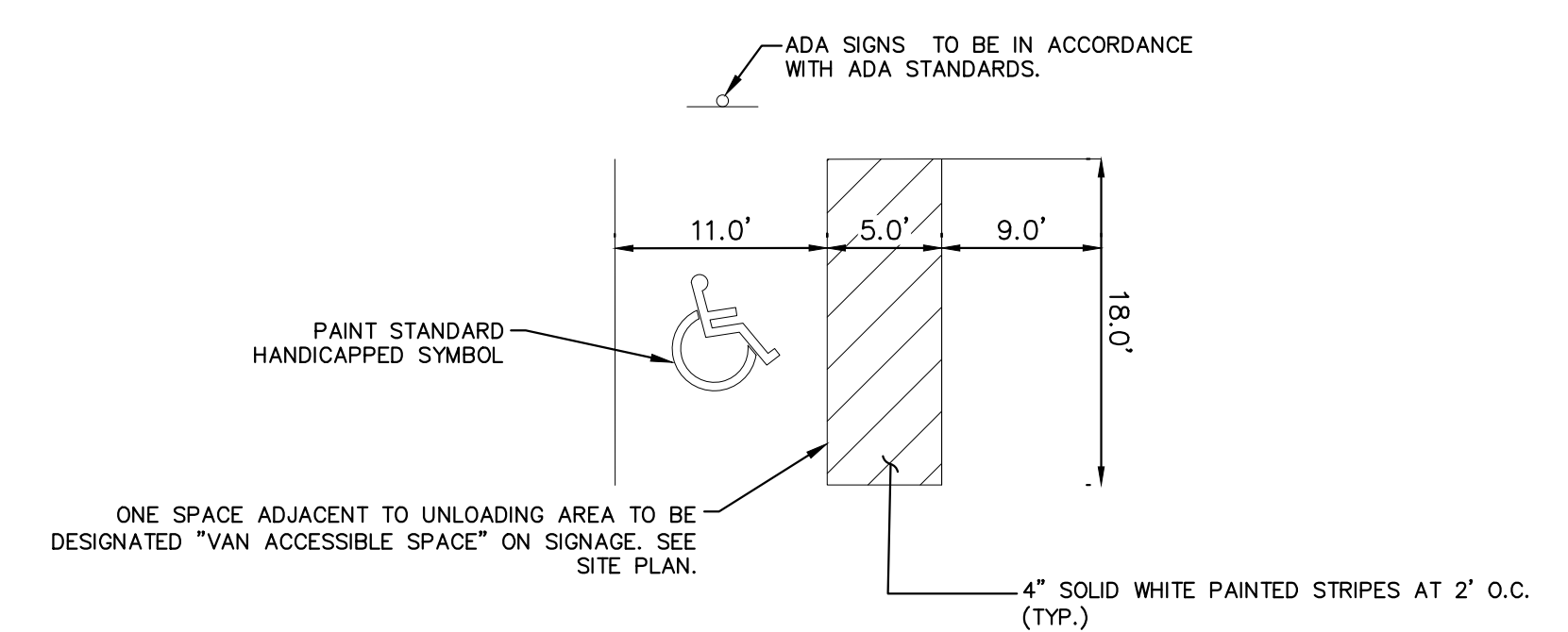


Please depict the order board location so we may be able to assess compliance with LDC Sec. 6.2.5.G. See below for an excerpt from this section as it relates to drive-thru requirements. It appears that subsection (1) is met; however, subsection (2) compliance is not clear without the detail on the plan.

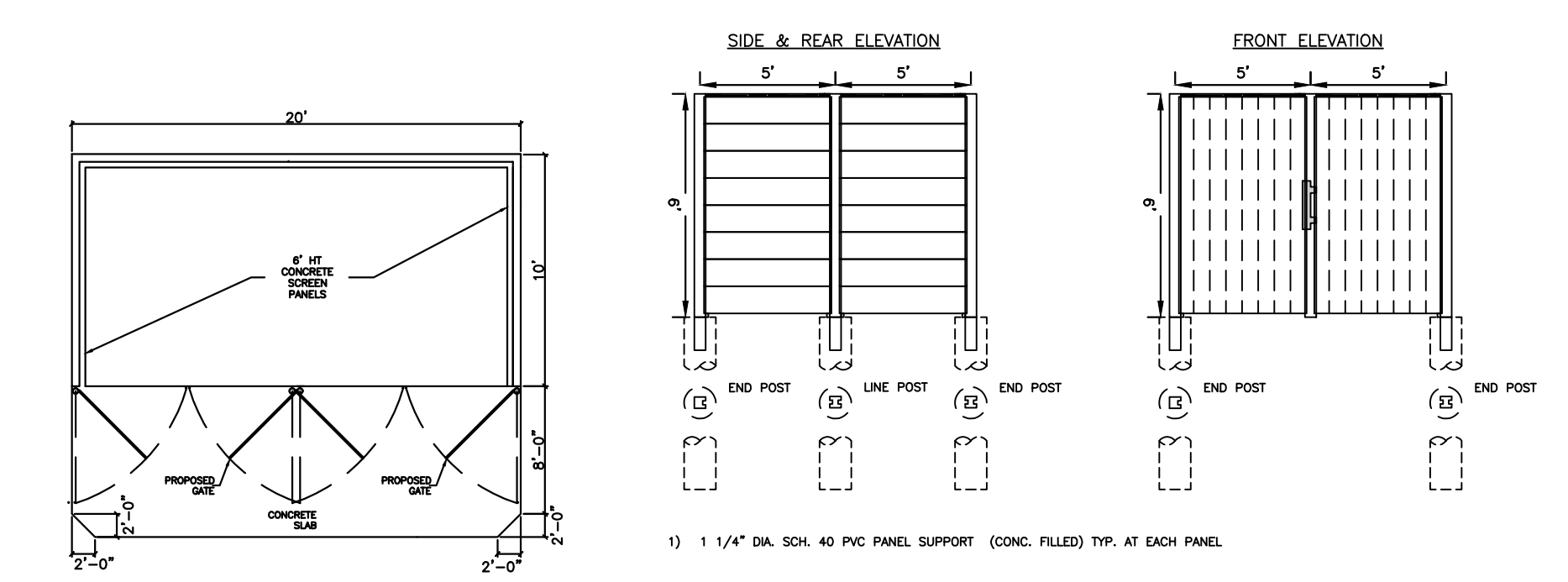
- (G) Drive-Through Design Requirements.
- (1) Design of Stacking Lanes for Drive-Through Facilities. Automobile stacking lanes for drive-through uses shall be provided in accordance with the following standards:
 - (a) Minimum Width of Drive-Through Lane. The minimum width of a drive-through lane shall be 8 feet.
 - (b) Stacking Lanes Not Intersect Pedestrian Access. Required drive-through stacking lanes shall not intersect with pedestrian access to a building entrance intended for the public.
 - (c) Drive-Through Lanes Striped. Each drive-through lane shall be striped, marked or otherwise distinctly delineated.
 - (d) Driveways Provided for Stacking Lanes. Driveways used as stacking lanes shall conform to the requirements of this Code and the ECM.
 - (2) Stacking and Additional Requirements for Specific Land Uses.
 - (a) Restaurants. Restaurants shall provide 90 feet of stacking behind each order board and pick-up window, or if the functions are separated, 30 feet behind an order board and 60 feet behind the pick-up window. The stacking may wrap around the building.



1 ADA PARKING SIGN DETAIL
NTS



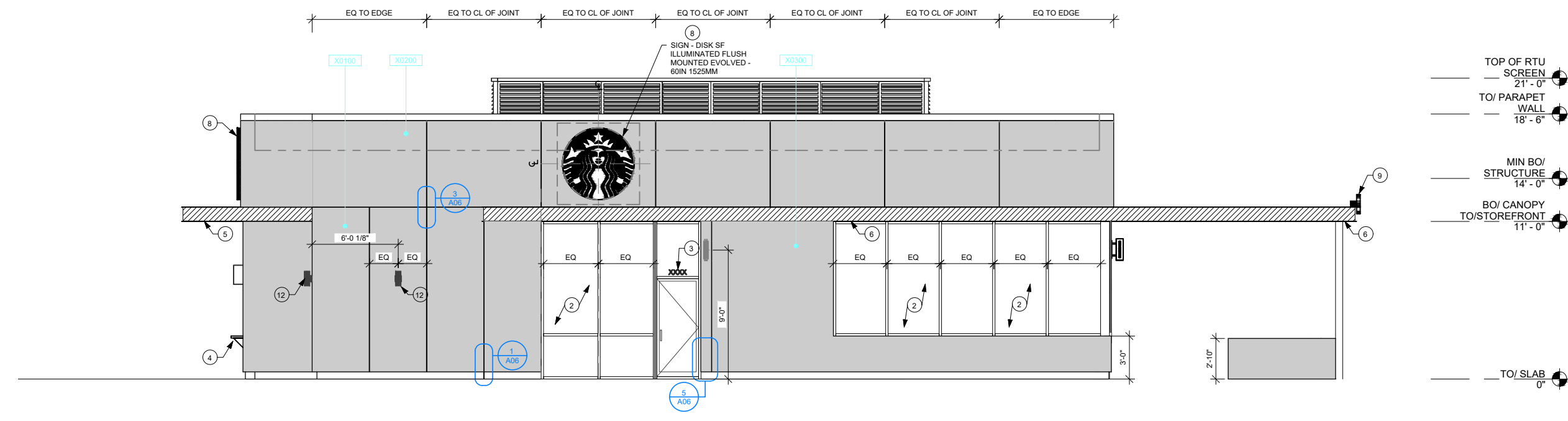
2 ADA PARKING STALL DETAIL
NTS



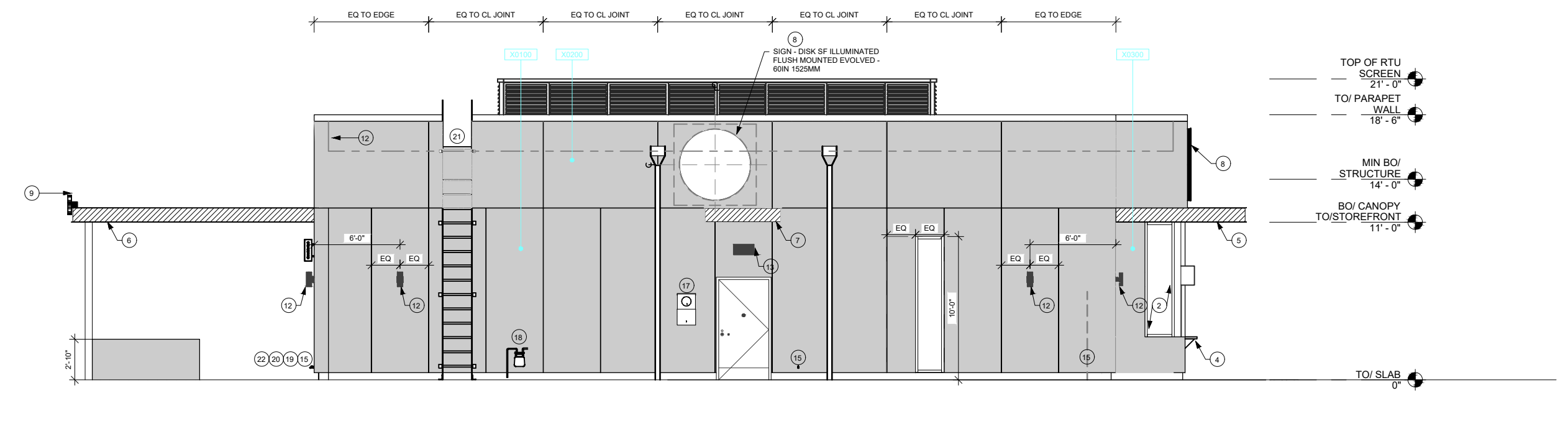
3 TRASH ENCLOSURE DETAIL
NTS

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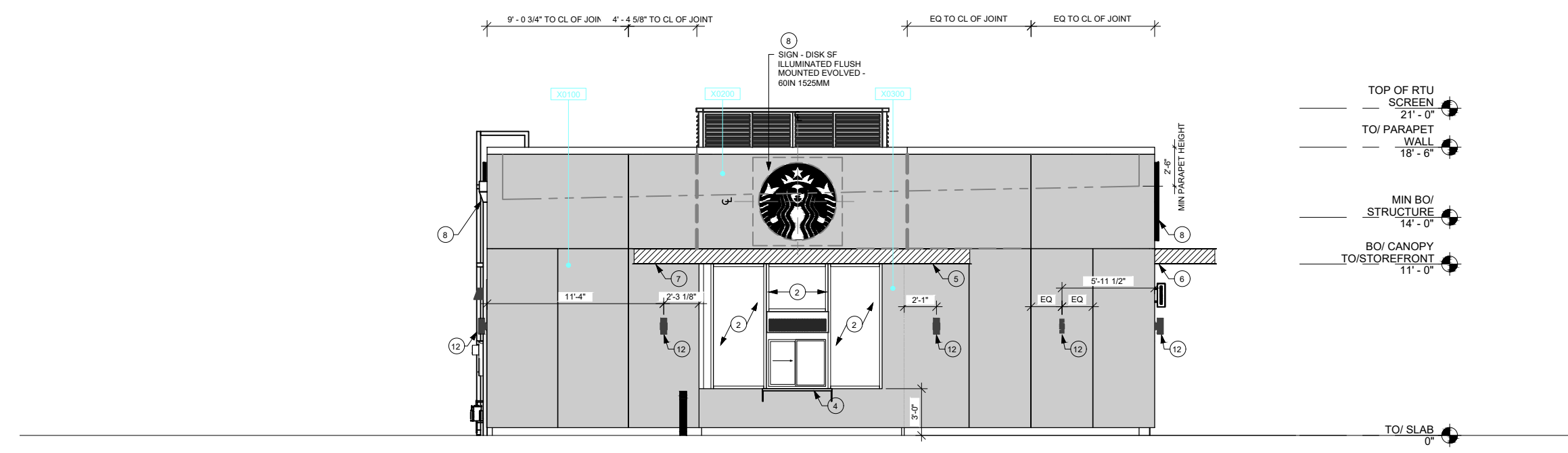
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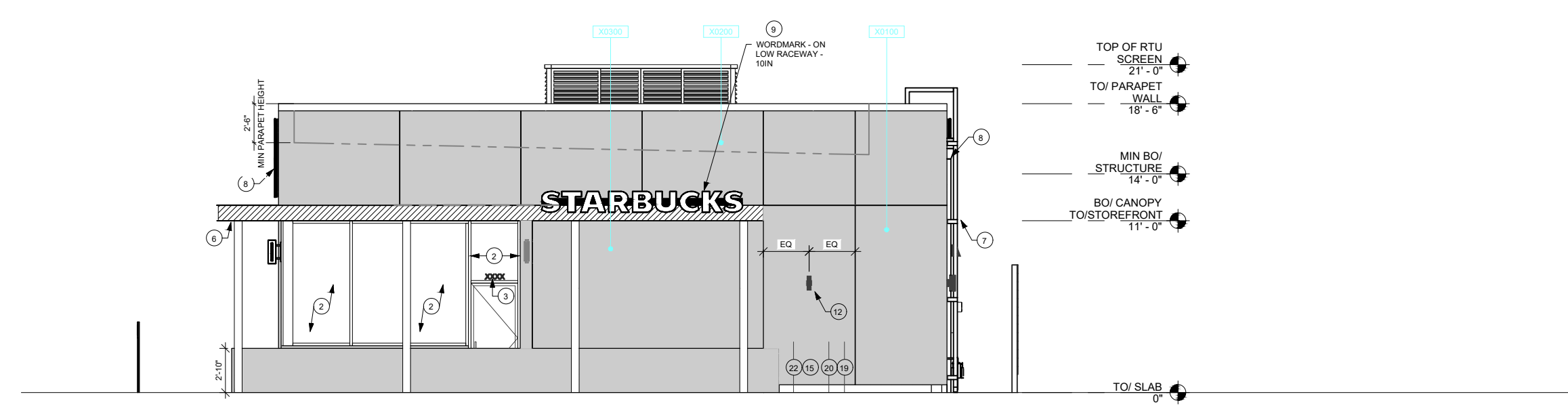
A01 BUILDING ELEVATION FRONT
NTS



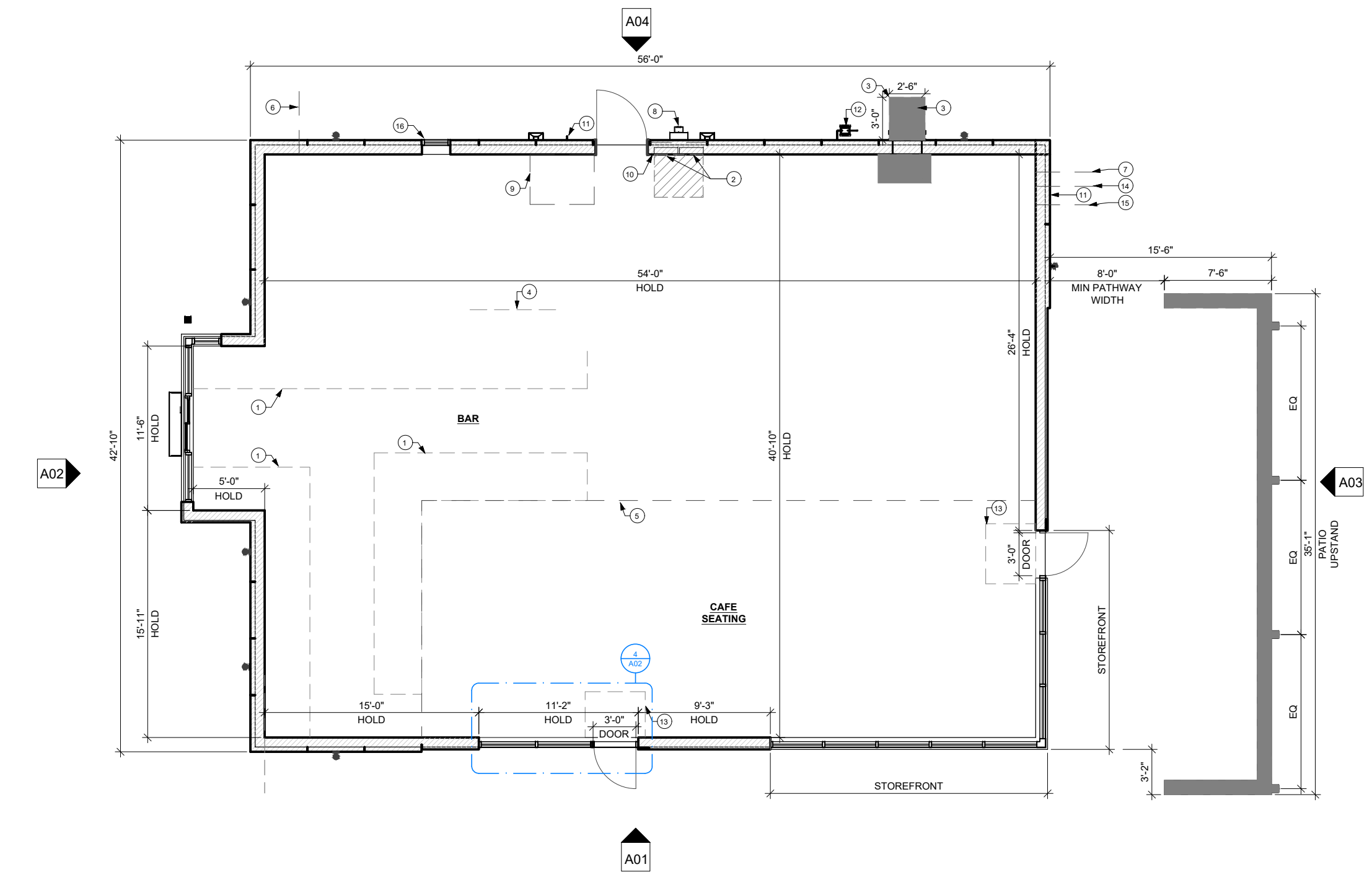
D BUILDING ELEVATION BACK
NTS



A02 BUILDING ELEVATION SIDE
NTS



A03 BUILDING ELEVATION SIDE
NTS



E BUILDING FLOOR PLAN
NTS

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 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180