

HANCOCK EXPY

Denote Public ROW width

Install proposed sidewalk

Remove and replace the pedestrian ramp to current standards as part of the offsite improvements to both Yucatan Dr and Hancock Expressway

Show the existing striping.  
Adjust the truck template so it's located at the outside lane or include an explanation on the Traffic Impact Study why the truck location for the Autoturn path is appropriate.

Show the front and rear wheel path and both path.

An eastbound right hand turn lane detailed in the traffic report pg 30 is not reflected on the site plan and no CDs have been provided. ROW would need to be dedicated and the site plan, GEC, Drainage plan, etc. adjusted accordingly.

Denote 80ft ROW width and (PUBLIC) Yucatan is an urban non-residential collector

Revise driveway design from a driveway ramp to a radius returns and crossspan. Pedestrian Ramp will be required at each end.

Add stop sign per traffic report

Add missing utility boxes

Please shows all utility lines from ROW to buildings

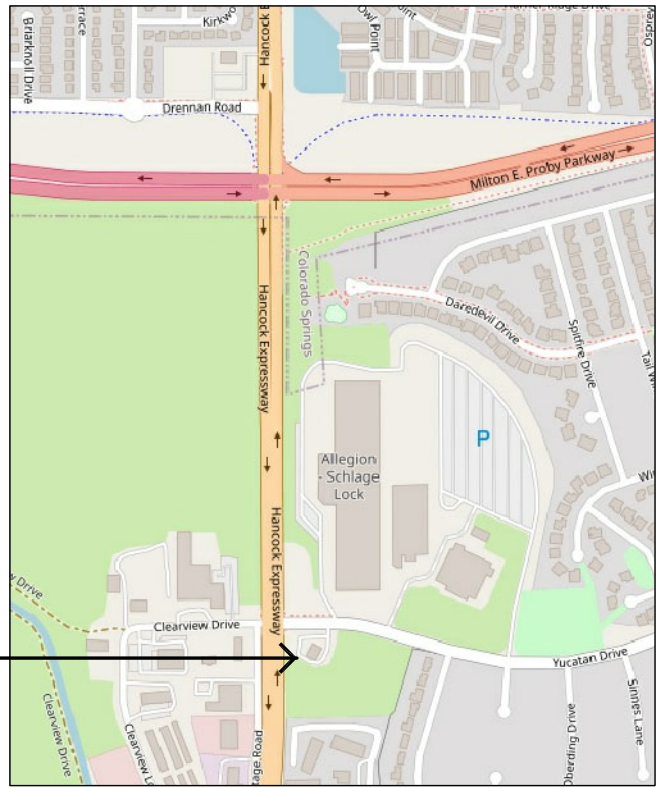
show actual scaled size of existing transformer and width of lane between dumpster

Add note on the size of the tanks to be installed

For clarity provide label with the AASHTO Design Vehicle nomenclature. Staff's assuming a WB-67 is used.

Add a legend with line types and symbols to include surface types

Provide table of existing and proposed lot coverage and impervious area for buildings, pavement, and landscaped areas of perviousness



PROJECT:  
CLEARVIEW MARKET AND GAS STATION  
4815 YUCATAN DRIVE  
COLORADO SPRINGS, CO 80911  
EL PASO COUNTY

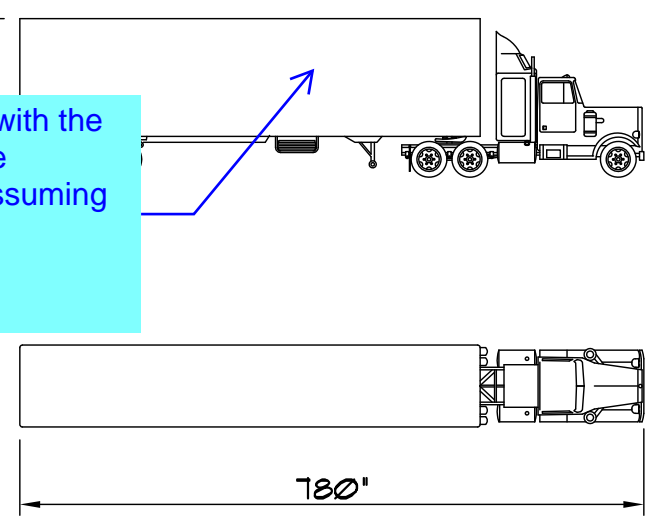
LAND DESCRIPTION:  
TAX ID: 6501205016  
1.03 ACRES  
ZONE: CC CAD-O  
LOT 1, CLEAR VIEW WEST FILING NO.2

OWNER AND APPLICANT  
OWNER: FATEH LLC  
4815 YUCATAN DRIVE  
COLORADO SPRINGS, CO 80911  
(720) 578-3321

APPLICANT: BERNIE KERN  
BBKERN DESIGNS LLC  
1253 N MEADE AVE  
COLORADO SPRINGS, CO 80909  
(719) 375-4956

#### PARKING

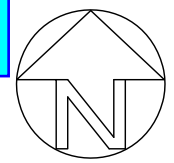
PARKING REQUIRED  $\frac{1}{500}$  OF BUILDING SQUARE FOOT.  
BUILDING SQUARE FOOT = 2430  
9 PARKING SPACES REQUIRED  
13 PARKING SPACES PROVIDED, TWO HANDICAP SPACES  
ALL DISTURBED PAVED AREAS WILL BE RE-PAVED WITH ROAD BASE



## Site Development Plan

A  
A-2

SCALE: 1" = 20'-0"

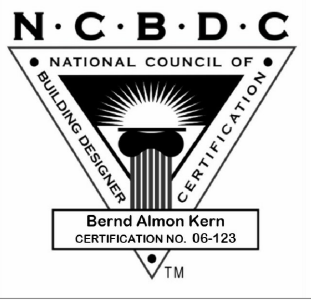


Property  
Clear View West Fil. No.2  
3 Acres

This may need to be mountable curb and bollards or gate may also be required. Vertical curb seems prohibitive to the existing 26' emergency access easement. Identify who owns the easement and provide a letter from the owner that they have no objections to the design.

Local fire jurisdiction may have additional information on emergency access easement to adjoining Apt complex

Provide design detail with dimensions and profile view of trash enclosure



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Designer: BBKernDESIGNS LLC  
RESIDENTIAL BUILDING DESIGNER, AIA/CES  
2018 AIA/CES  
Designer of the Year  
HBA  
HBA  
HBA

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## Clearview Market Gas Station

4815 Yucatan Drive  
Colorado Springs, CO 80911

Project:

Contractor:

Revisions:

Plan Number:  
R-20210601

Sheet Title:  
DEVELOPMENT

Date:  
12.27.2021

Sheet No:

A-2

Of 8 Sheets