

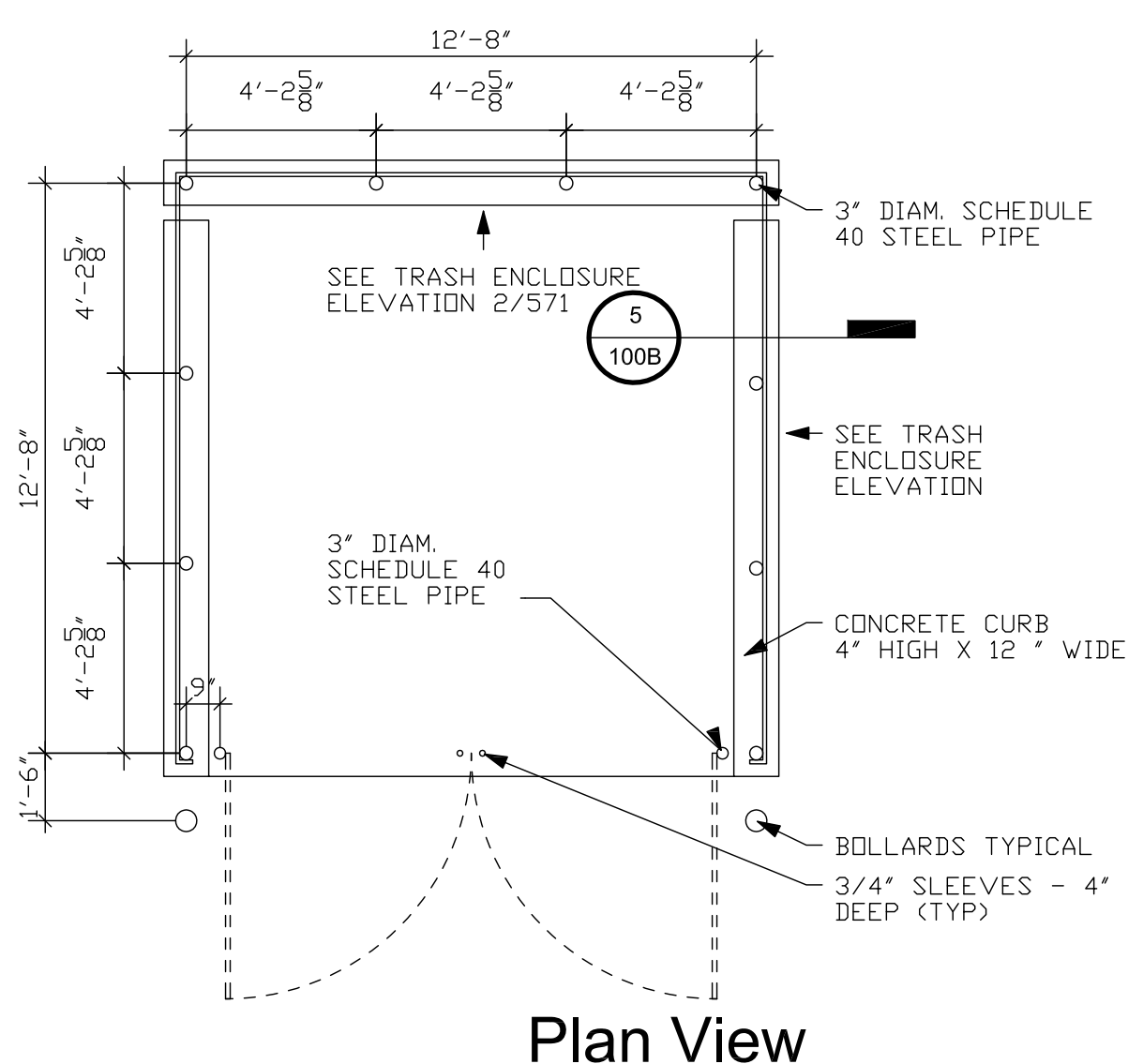
HANCOCK EXPY  
100' PUBLIC R.O.W.

Lot 1  
Clear View West  
Fil. No.2  
Area= 44,800 SQ.FT. +/-

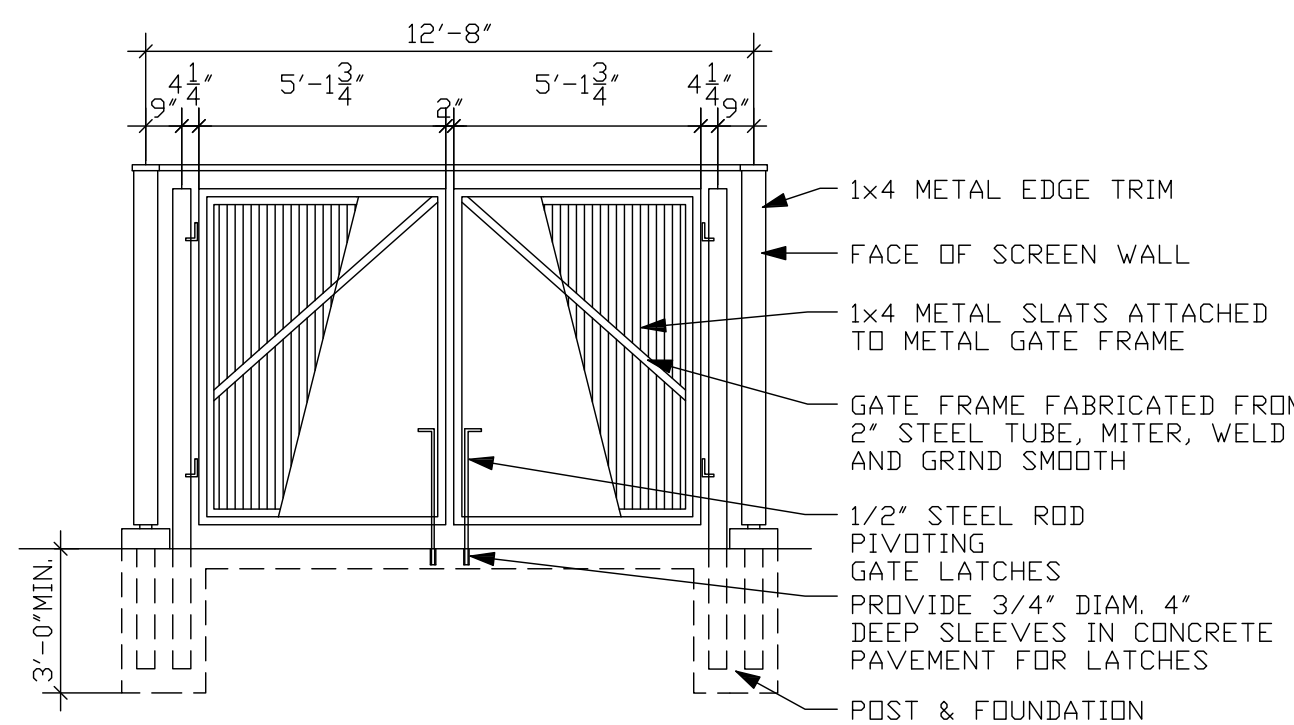
Adjoining Property  
Lot 2, Clear View West Fil. No.2  
Area= 3.88 Acres

## A Site Development Plan

SCALE: 1" = 20'-0"



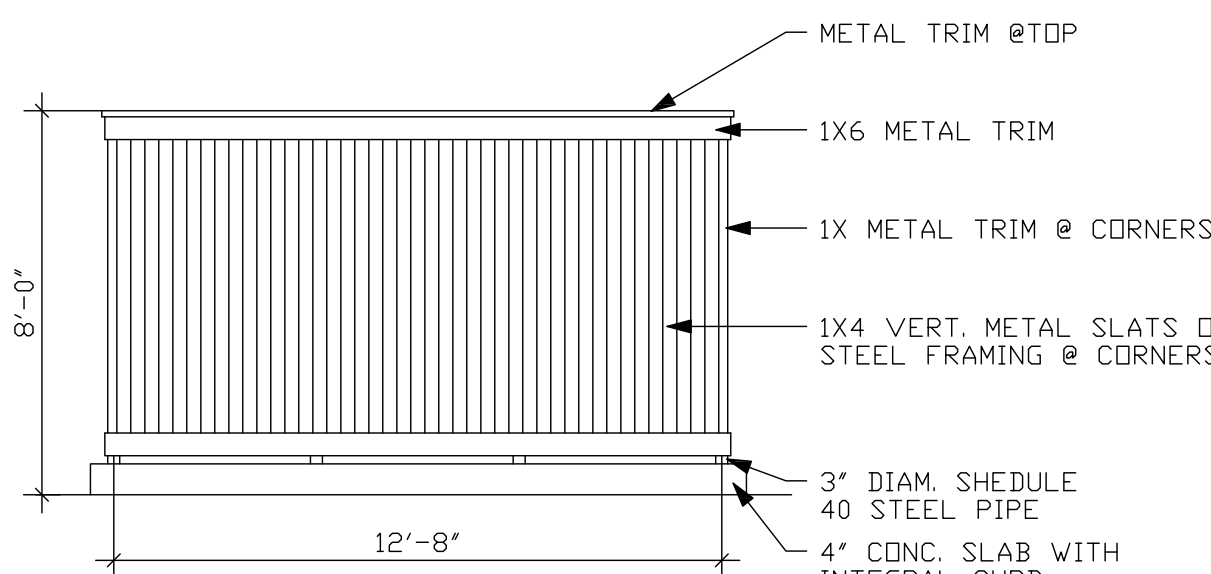
Plan View



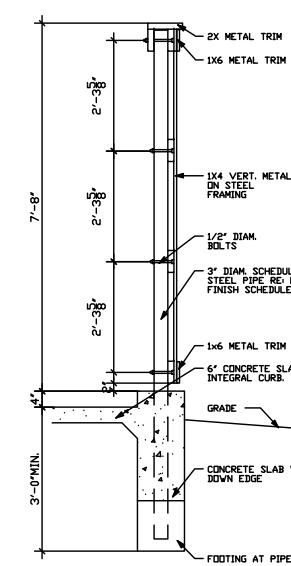
Gate

## B Trash Enclosure Details

SCALE: 1/4" = 1'-0"



Side View



Section

Denote grass buffer area designed as permanent drainage easement area. Provide maintenance agreement with exhibit.

Unresolved - dotschoenhel  
04/05/2023 5:03:43 PM

Existing sidewalk will need to be upgraded to match new ramps IAW ECM 6.2.3 and 6.3.1.B (min width 4ft) Update GEC plan and SDP and FAE

Unresolved V1: Revise driveway design from a driveway ramp to a radius returns and crossspan. Pedestrian Ramp will be required at each end.

Unresolved - dotschoenhel  
04/05/2023 5:49:36 PM

Add standard design detail for entrance crossspan and ped ramps to SDP.

Add legend with line types

Unresolved - dotschoenhel  
04/05/2023 3:46:19 PM

Per SDP checklist, show setback distances from each ex and proposed structure to property lines.

Show location of all ex and proposed water and wastewater infrastructure per SDP checklist.

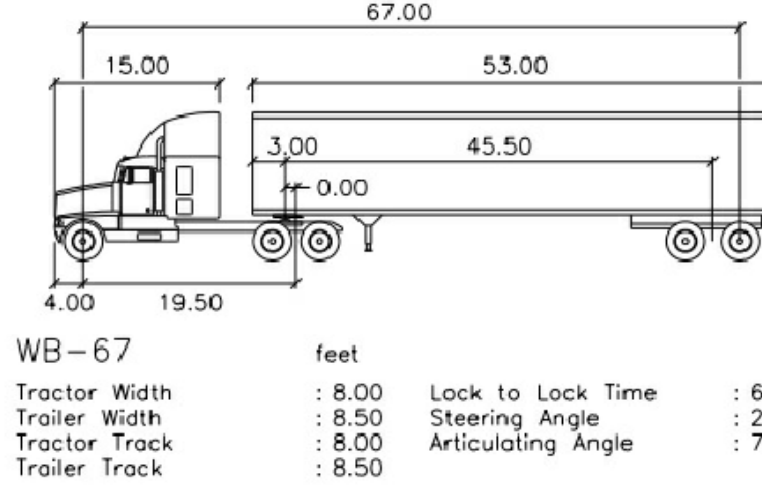
Show location of all existing and proposed utility lines and associated infrastructure per SDP checklist.

Unresolved V1: Provide table of existing and proposed lot coverage

Unresolved - dotschoenhel  
04/05/2023 3:46:19 PM

Add email (per SDP checklist)

Consider parking stalls and traffic circulation. ADA parking backs out directly into entrance. This was a change from V1



AASHTO 2011 (US)

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

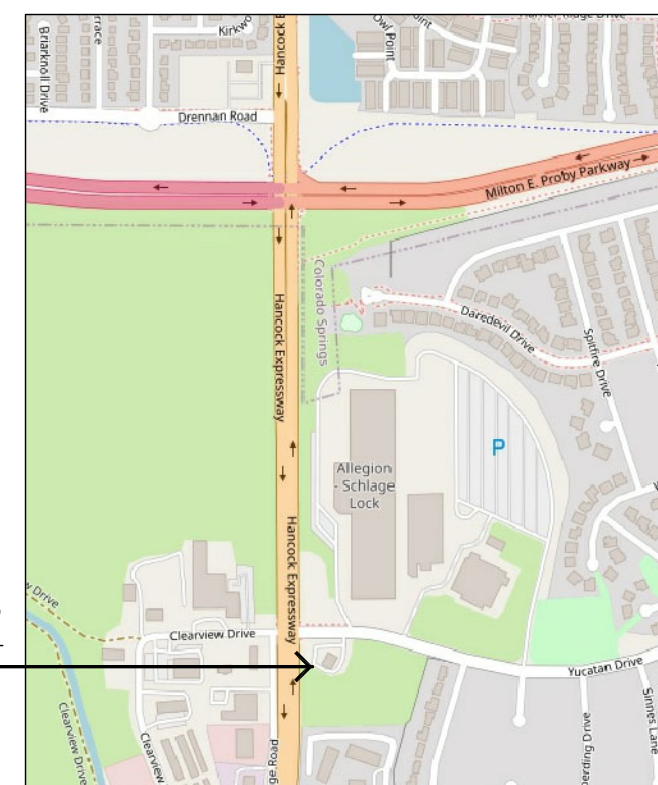
APPLICANT: BERNIE KERN  
BBKERN DESIGNS LLC  
1253 N MEADE AVE  
COLORADO SPRINGS, CO 80909  
(719) 375-4956

### PARKING

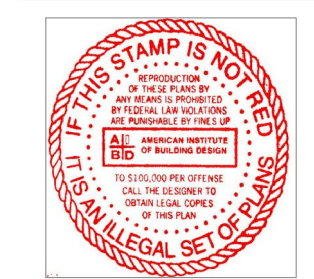
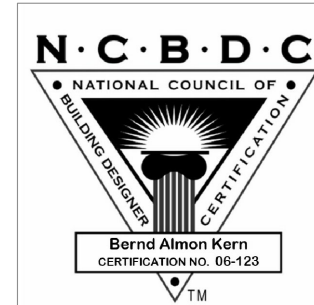
PARKING REQUIRED 1/100 OF BUILDING SQUARE FOOT.  
BUILDING SQUARE FOOT = 2430  
9 PARKING SPACES REQUIRED  
10 PARKING SPACES PROVIDED, ONE HANDICAP SPACES

### FUEL TANK SIZE

(2) FUEL TANKS PROPOSED, 32' X 8' RADIUS  
TANK #1 PREMIUM (12,000 GALLONS)  
TANK #2 PREMIUM AND DIESEL (12,000 GAL TOTAL)



NORTH  
VICINITY MAP  
NOT TO SCALE



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Designer:  
**BBKernDESIGNS LLC**  
RESIDENTIAL BUILDING DESIGNER, AIA/CES  
2018 AIA/CES  
Designer of the Year  
POB 10081, Colorado Springs, CO 80909-1081  
719.375.4956  
bbkerndesigns@aol.com

## Clearview Market Gas Station

Project:  
4815 Yucatan Drive  
Colorado Springs, CO 80911

Contractor:  
Revisions:

Plan Number:  
**R-20210601**  
Sheet Title:  
**DEVELOPMENT**  
Date:  
**03.05.2023**  
Sheet No:

**A-1**  
Of 2 Sheets

PCD FILE # PPR 22-017