
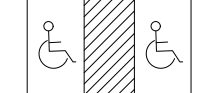












CARUBIA PROPERTIES - SITE DEVELOPMENT PLAN

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

-  PROPERTY LINE
-  PROPOSED HANDICAP PARKING STALL
-  PROPOSED PARKING COUNT PER ROW
-  PROPOSED LANDSCAPED AREA
-  PROPOSED SIDEWALK
-  PROPOSED HANDICAP RAMP
-  FIRE HYDRANT
-  PROPOSED SITE SIGNAGE
-  PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
-  EXISTING CURB AND GUTTER
-  PROPOSED CURB AND GUTTER
-  PROPOSED SITE LIGHTING

LEGAL DESCRIPTION

PARCEL A:
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4, COUNTY OF EL PASO, STATE OF COLORADO. THE ABOVE LOT CONTAINS 33,776 SQUARE FEET, MORE OR LESS.

PARCEL B:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

PARCEL C:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED BY DECLARATION OF CROSS-ACCESS EASEMENT RECORDED NOVEMBER 3, 2023 UNDER RECEPTION NO. 223092254 AND JUNE 11, 2024 UNDER RECEPTION NO. 224044076.

BENCHMARK

1.5" ALUMINUM CAP PLS 30118 BEING THE SOUTHWEST CORNER OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO.4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO.

ELEV = 6927.80' NVGD29

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO.4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO. SAID LINE BEARS N89°30'48"E FROM MONUMENTS SHOWN.

PROPERTY TAX SCHEDULE NUMBER:

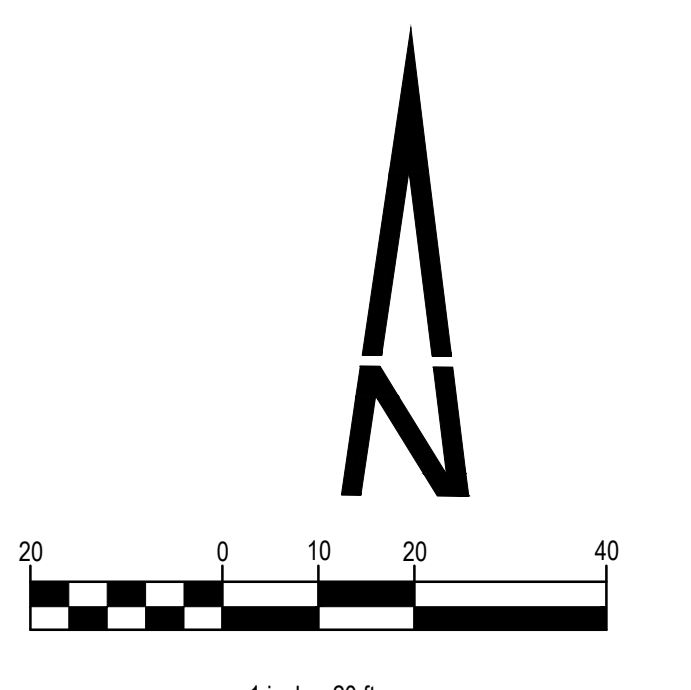
5301104005

PARKING PLAN SUMMARY TABLE	
NUMBER PARKING STALLS REQUIRED (1 SPACE PER 200SF)	35
NUMBER PARKING STALLS PROVIDED	38
NUMBER ADA STALLS REQUIRED (5% OF TOTAL)	2
NUMBER ADA STALLS PROVIDED	2
NUMBER COMPACT STALLS PROVIDED	0
NUMBER BICYCLE STALLS REQUIRED	2
NUMBER BICYCLE STALLS PROVIDED	2

APPLICANT/OWNER: CIVIL ENGINEER:

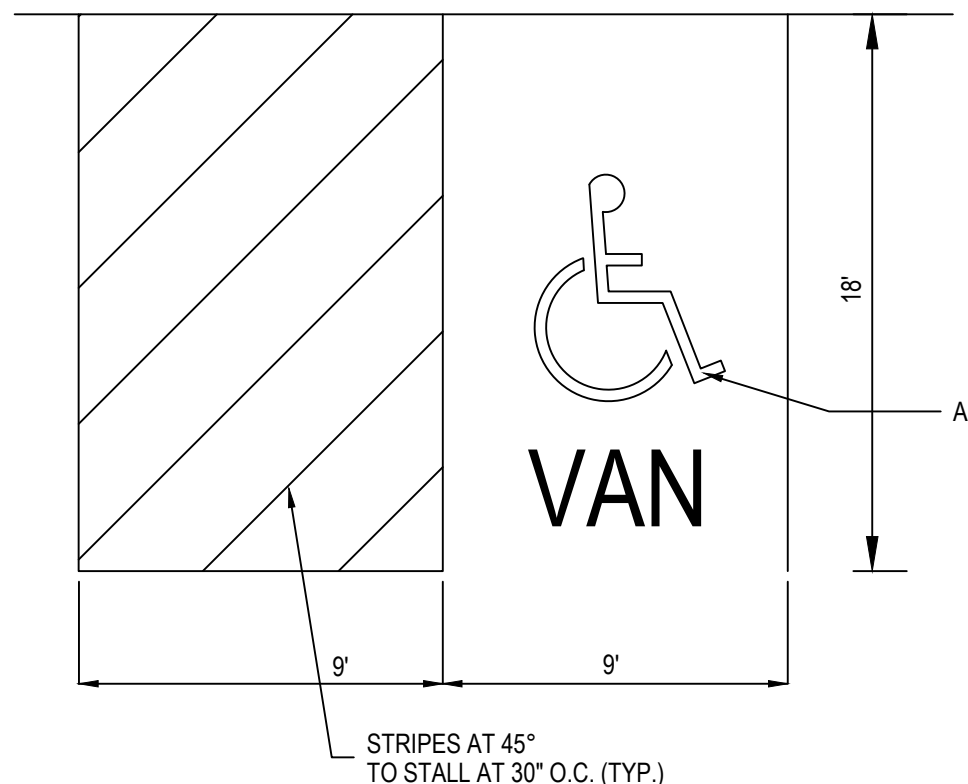
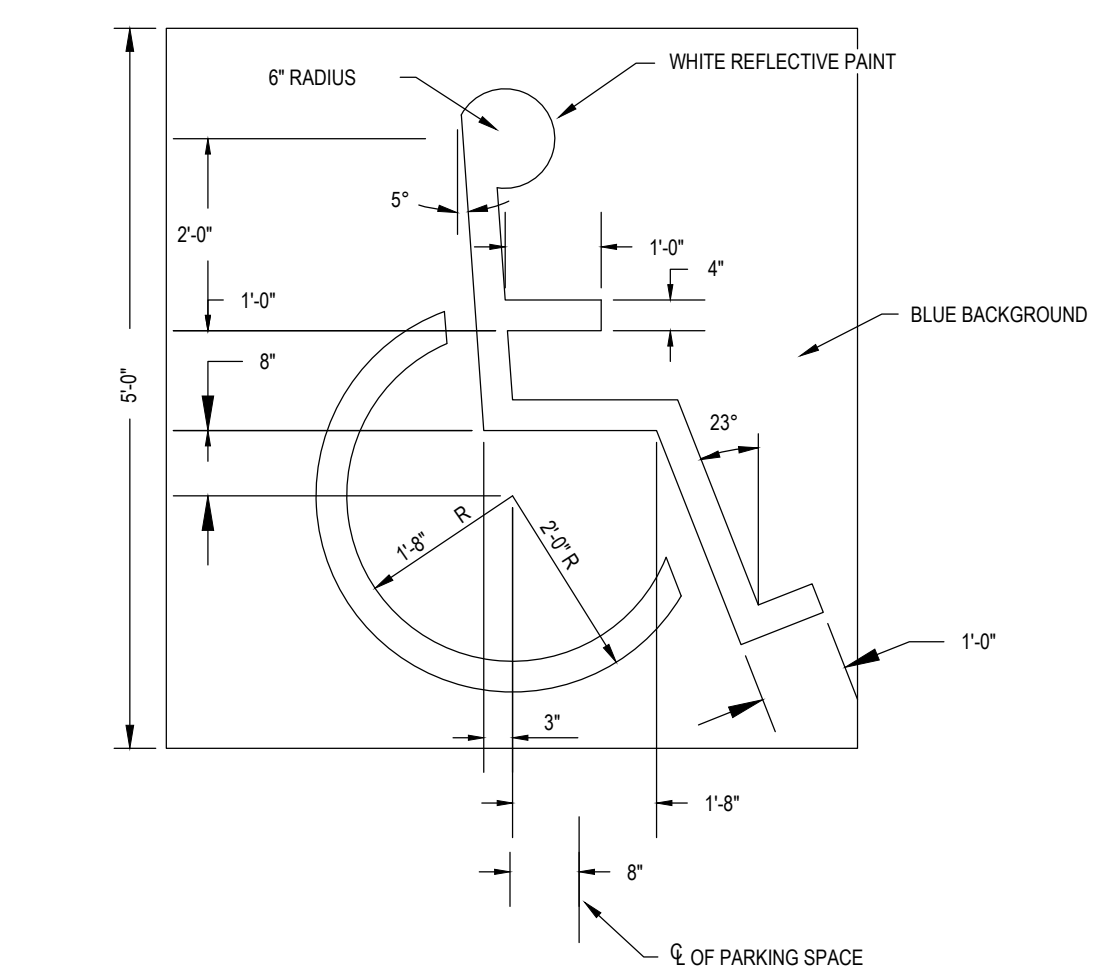
CARUBIA PROPERTIES
8035 MERIDIAN PARK DRIVE
FALCON, CO 80831
719-640-1962
CONTACT: LUCAS CARUBIA
LUCAS.CARUBIA@GMAIL.COM

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220
LITTLETON, COLORADO 80128
303-232-8988
CONTACT: JERRY DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM



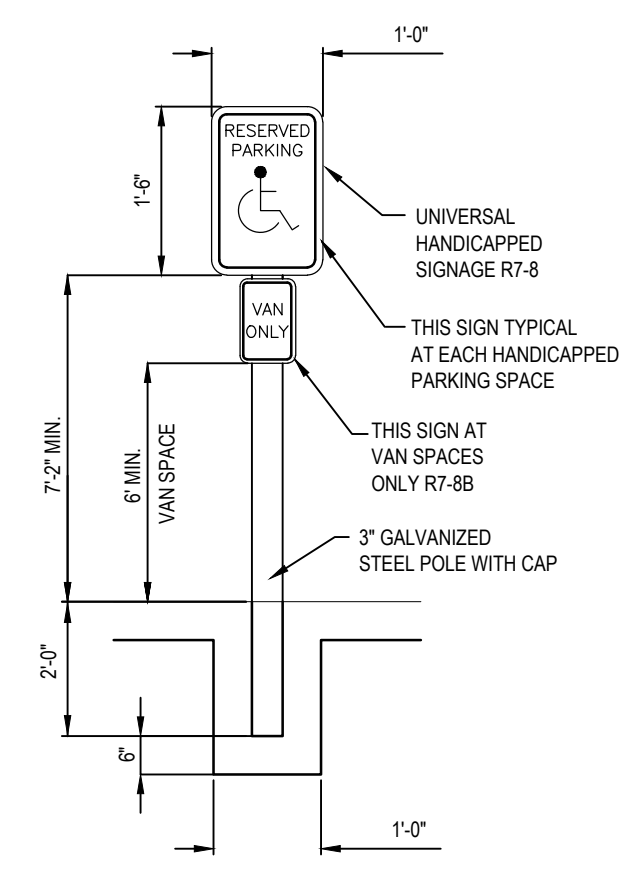
DATE: JANUARY 31, 2025
SCALE: AS INDICATED
DRAWN BY: JWD
CHECKED BY: JWD
PROJECT NUMBER
2024-019

SHEET
9 OF 9
PARKING PLAN



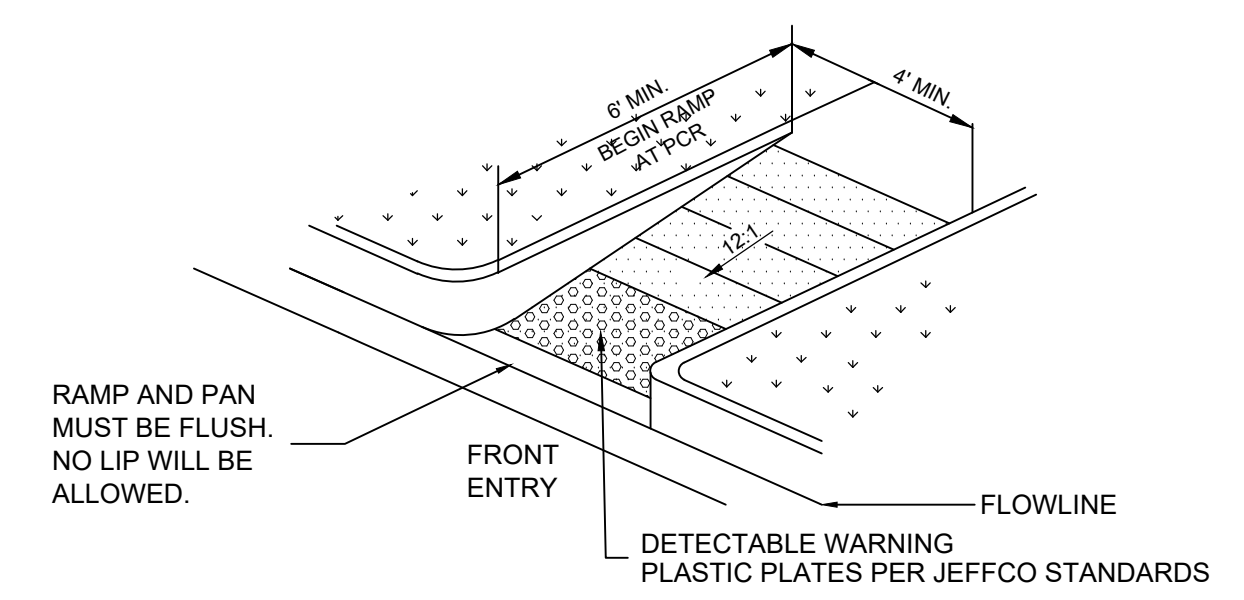
ADA STRIPING DETAILS

NOT TO SCALE



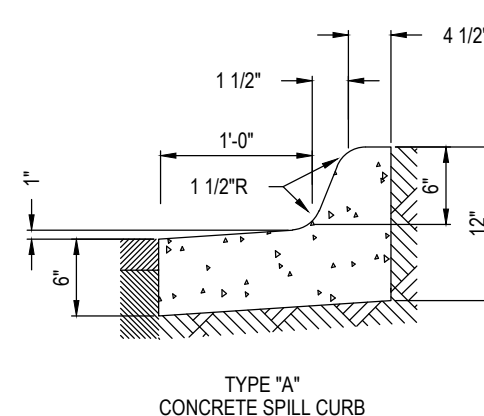
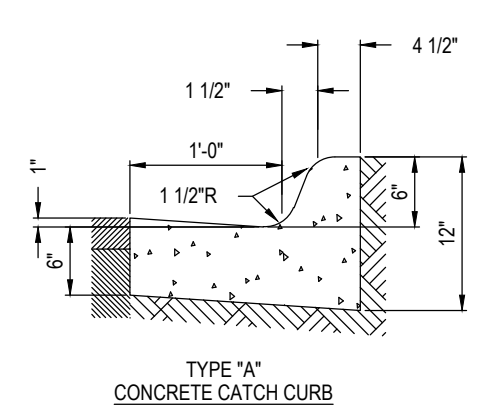
ADA SIGNAGE DETAILS

NOT TO SCALE



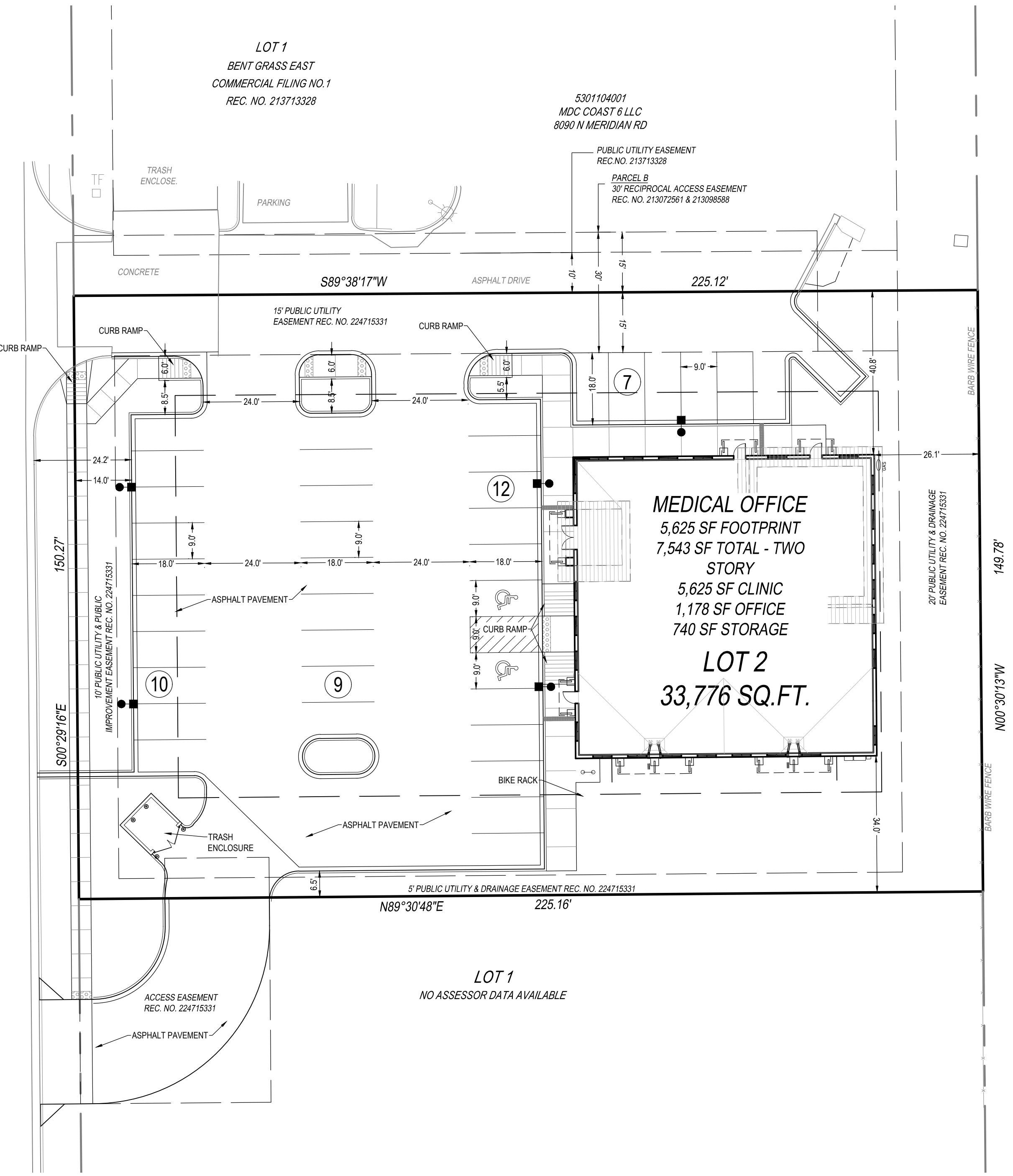
CURB RAMP DETAIL

NOT TO SCALE



CURB DETAIL

NOT TO SCALE



LOT 1
NO ASSESSOR DATA AVAILABLE