

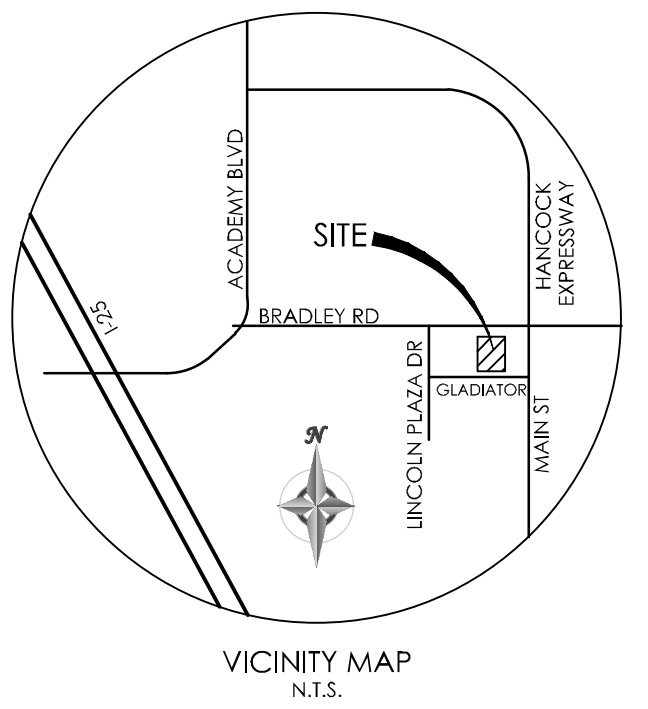
SITE DEVELOPMENT PLAN

FOR

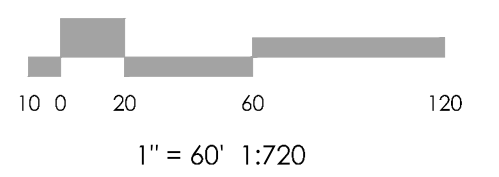
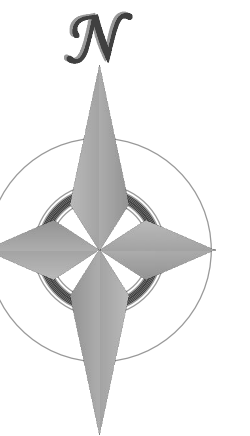
THE TOWNHOMES AT BRADLEY CROSSROADS

LOT 1A, BRADLEY CROSSROADS FILING NO. 1B
 LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 EL PASO COUNTY, COLORADO

NO SIA is required with a Town Home (TH) plat- A TH plat does not plat lots it create units all improvements should be tied to the SDP as a TH plat is not required the units could be rented with the SDP and not platted for sale.



BENCHMARK

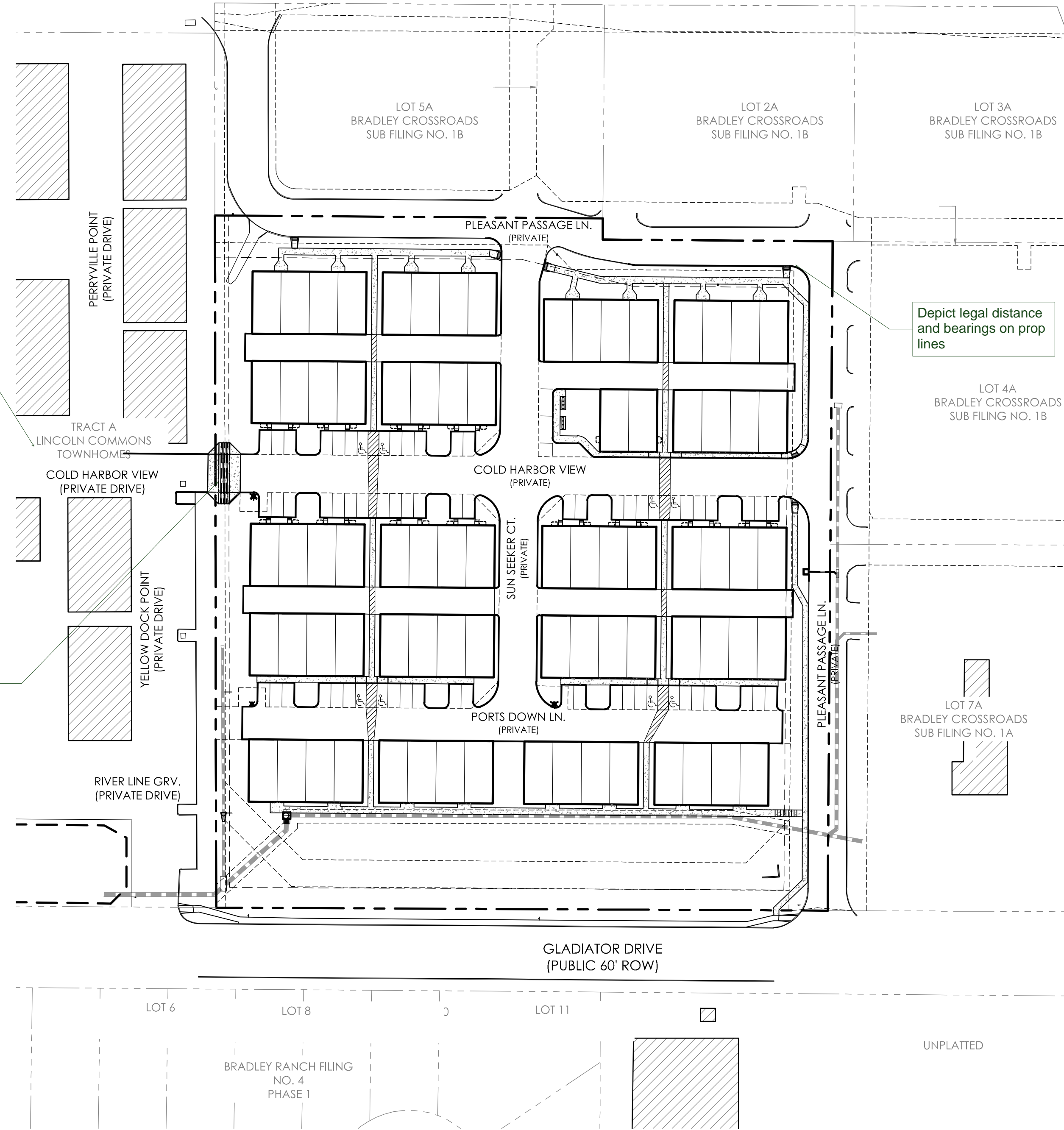


LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE	--- PROPERTY LINE
--- EASEMENT LINE	--- EASEMENT LINE
--- LOT LINE	--- LOT LINE
--- BUILDING SETBACK LINE	--- BUILDING SETBACK LINE
--- ADJACENT PROPERTY LINE	--- ADJACENT PROPERTY LINE
---5985--- INDEX CONTOUR	---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR	---84--- INTERMEDIATE CONTOUR
[Pattern] CONCRETE AREA	[Pattern] CONCRETE AREA
[Pattern] ASPHALT AREA	[Pattern] ASPHALT AREA
[Pattern] CURB AND GUTTER	[Pattern] CURB AND GUTTER
[Pattern] BUILDING/ BUILDING OVERHANG	[Pattern] BUILDING/ BUILDING OVERHANG
[Pattern] DECK	[Pattern] DECK
[Pattern] RETAINING WALL - SOLID/ ROCK	[Pattern] RETAINING WALL - SOLID ROCK
[Symbol] SIGN	[Symbol] SIGN
[Symbol] BOLLARD	[Symbol] BOLLARD
[Symbol] WOOD FENCE	[Symbol] WOOD FENCE
[Symbol] CHAIN LINK FENCE	[Symbol] CHAIN LINK FENCE
[Symbol] BARBED WIRE FENCE	[Symbol] BARBED WIRE FENCE
[Symbol] TREE (EVERGREEN/DECIDUOUS)	[Symbol] TREE (EVERGREEN/DECIDUOUS)
[Symbol] SHRUB	[Symbol] SHRUB
[Symbol] ROCK	[Symbol] ROCK

Add zoning adjacent to development- No buffer is required adjacent to multi-family; it is required adjacent to SF or com zoning.

This is restricted as no thru access per adjacent plat.



OWNER
 BRADLEY INVESTMENT GROUP LLC
 106 SUNBIRD CLIFFS LANE EAST
 COLORADO SPRINGS, CO 80919

DEVELOPER
 J. ELLIOTT CONSTRUCTION
 4310 YELLOW DOCK POINT
 SECURITY, CO 80825

CONSULTANT/ENGINEER
 M.V.E., INC.
 1903 LELARAY STREET, SUITE 200
 COLORADO SPRINGS, CO 80909
 (719) 635-5736

SURVEYOR
 POLARIS SURVEYING, INC.
 1903 LELARAY STREET, SUITE 102
 COLORADO SPRINGS, CO 80909
 (719) 448-0844

ZONING
 RESIDENTIAL MULTI-DWELLING (RM-30)

BUILDING USE
 TOWN HOMES

CONSTRUCTION SCHEDULE
 START: FALL, 2018
 FINISH: WINTER, 2019

TAX SCHEDULE NO.
 6502407102

PROPERTY ADDRESS
 4735 BRADLEY ROAD
 COLORADO SPRINGS, CO 80911

SITE DATA

COVERAGE DATA	how many units? Are they all 3 bedrooms?
TOWNHOME BUILDINGS	38,640 SF - 16.9%
PAVEMENT (PARKING/WALK)	124,281 SF - 54.5%
LANDSCAPING	65,320 SF - 28.6%
TOTAL AREA	228,241 SF 100.0% = 5.240± ACRES
PARKING DATA	Multi Family Required: 1.7 SPACES / 1 UNIT = 1.7 X 78 = 133
Multi Family Required:	1.7 SPACE / 3 UNITS = 78 / 3 = 6
Handicap Required:	= 6
TOTAL SPACES REQUIRED:	= 159
PROVIDED:	= 156
GARAGES:	= 65
OUTSIDE PARKING (GUEST):	= 8
VAN ACCESSIBLE HANDICAP:	= 8
TOTAL SPACES PROVIDED:	= 221 SPACES
BUILDING TYPE	Identify unit number total, identify units as plus guest 1 space per 3 unit three bedrooms. (parking is calculated from bedrooms-recheck count after info is provided) 3 bedrooms require 2 parking spaces
BUILDING AREA - 3,864 SF	
TWO STORY - TYPE II-B	
NOT FIRE SPRINKLED / NO FIRE WALLS	
BUILDING HEIGHT	
40 FT MAX. (TWO STORY)	
SET BACKS	
25' FRONT (PLEASANT PASSAGE VIEW & GLADIATOR DRIVE)	
15' SIDE	

FAE should be submitted with this

LEGAL DESCRIPTION

LOT 1A, BRADLEY CROSSROADS FILING NO. 1B AS RECORDED AT RECEPTION NO. 218714143 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WEST, NORTH, EAST AND SOUTH LINES OF SAID LOT 1A:

BEGINNING AT THE SOUTHWEST CORNER OF BRADLEY CROSSROADS FILING NO. 2B, THENCE N00°05'56"W, 510.30 FEET; THENCE S89°34'10"E, 285.97 FEET; THENCE S00°25'50"W, 15.63 FEET; THENCE S89°34'10"E, 1.69.41 FEET; THENCE S00°25'50"W, 493.40 FEET; THENCE N89°43'38"W, 450.67 FEET TO THE POINT OF BEGINNING;

MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, ASSUMED TO BEAR N89°43'38"W.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATA).
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0763 E, EFFECTIVE MARCH 17, 1997.

OWNERS STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED ON THIS SITE DEVELOPMENT PLAN.

BRADLEY INVESTMENT GROUP, LLC. DATE
 106 SUNBIRD CLIFFS LANE EAST
 COLORADO SPRINGS, COLORADO 80919

SHEET INDEX:

SITE DEVELOPMENT PLAN	
DP-1	COVER SHEET
DP-2	SITE PLAN
DP-3	ADA ROUTE PLAN
DP-4	SITE DETAILS
GRADING & EROSION CONTROL PLAN	
C1.1	COVER SHEET
C1.2	GRADING PLAN (NORTH)
C1.3	GRADING PLAN (SOUTH)
C1.4	CIVIL DETAILS
C1.5	EROSION CONTROL PLAN
C1.6	EROSION CONTROL DETAILS
LANDSCAPE PLAN	
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
BUILDING ELEVATIONS	
A1.0	ELEVATION VIEWS
A2.0	ELEVATIONS VIEWS
BUILDING FLOOR PLANS	
A3.0	MAIN LEVEL (WITH BSMNT)
A4.0	UPPER LEVEL (WITH BSMNT)
A5.0	BASEMENT LEVEL
A6.0	UPPER LEVEL (NO BSMNT)
A7.0	MAIN LEVEL (NO BSMNT)

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.

REVISIONS

DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

THE TOWNHOMES AT
 BRADLEY CROSSROADS

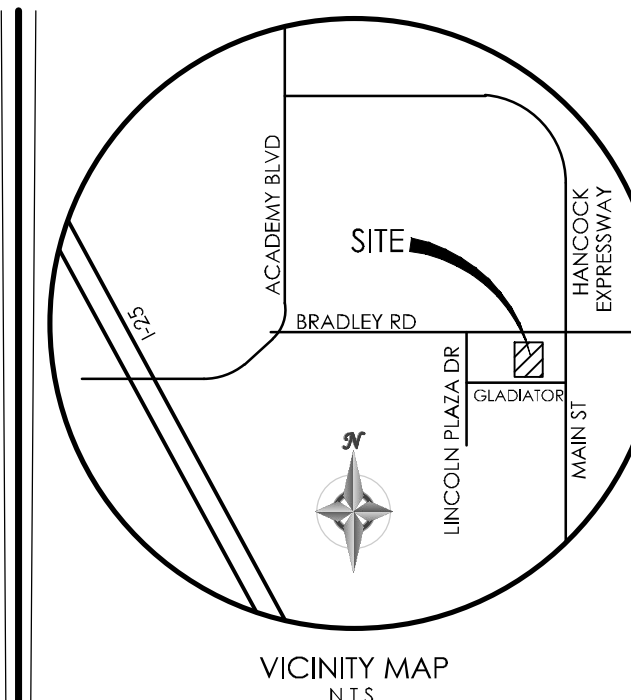
SITE DEVELOPMENT
 PLAN
 COVER SHEET

DP-1 MVE PROJECT 61093
 MVE DRAWING DEV-CS

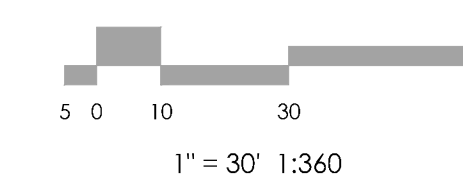
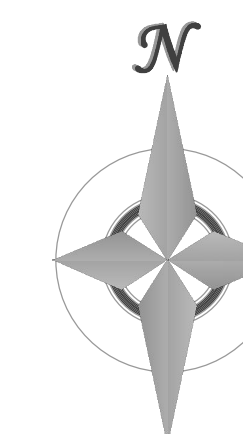
OCTOBER 17, 2018
 SHEET 1 OF 4

Site Development Plan

EPC PROJ NO. PPR1846



BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

1903 Library Street, Suite 200 Colorado Springs CO 80909 719.635.5736

REVISIONS

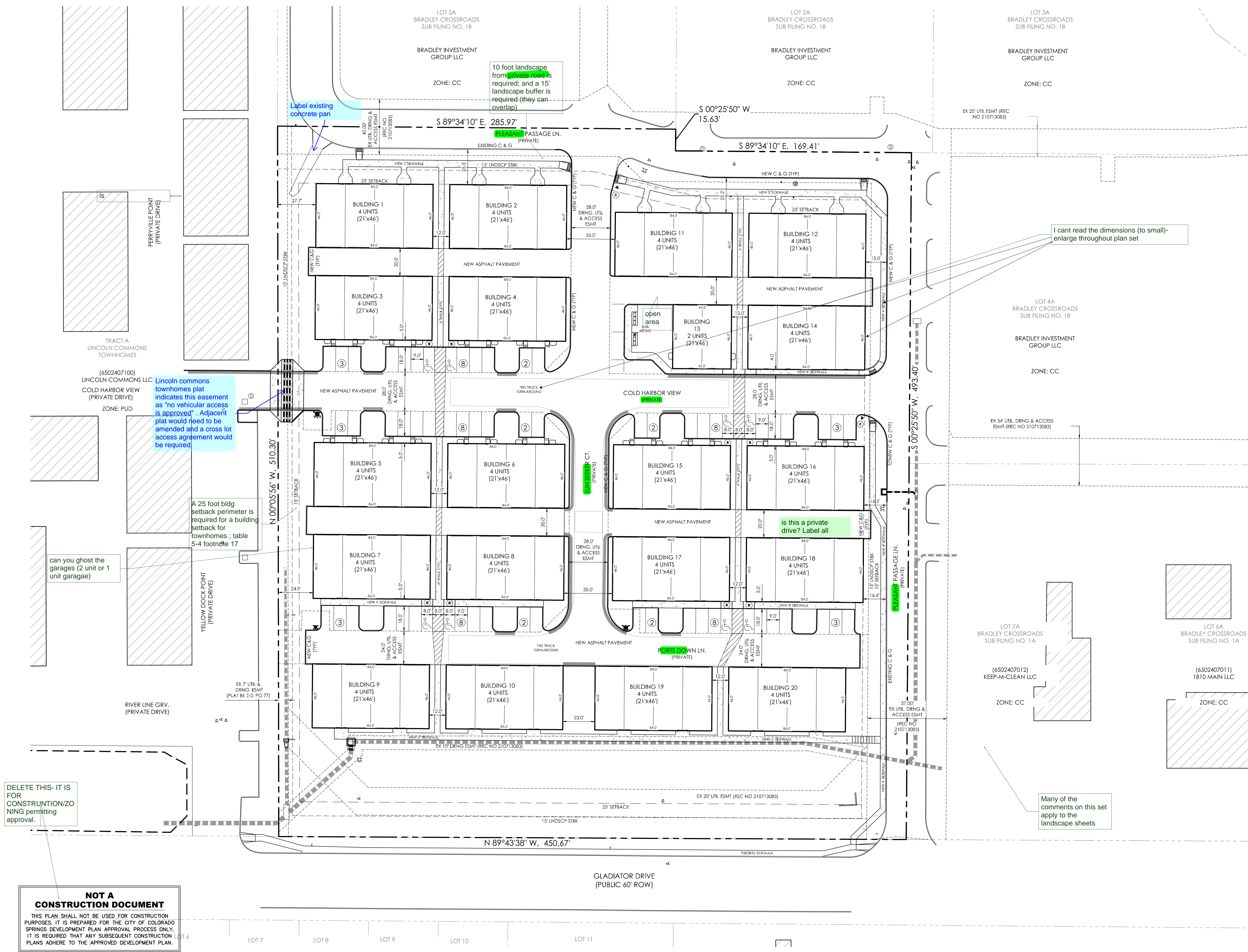
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

**THE TOWNHOMES AT
BRADLEY CROSSROADS**

**SITE DEVELOPMENT
PLAN
SITE PLAN**

DP-2 MVE PROJECT 61093
MVE DRAWING DEV-SP

OCTOBER 17, 2018
SHEET 2 OF 4



Label existing concrete pan

10 foot landscape from private roads required; and a 15' landscape buffer is required (they can overlap)

I cant read the dimensions (to small)-enlarge throughout plan set

Lincoln commons townhomes plat indicates this easement as "no vehicular access is approved". Adjacent plat would need to be amended and a cross lot access agreement would be required.

A 25 foot bldg setback perimeter is required for a building setback for townhomes ; table 5-4 footnote 17

can you ghost the garages (2 unit or 1 unit garages)

is this a private drive? Label all

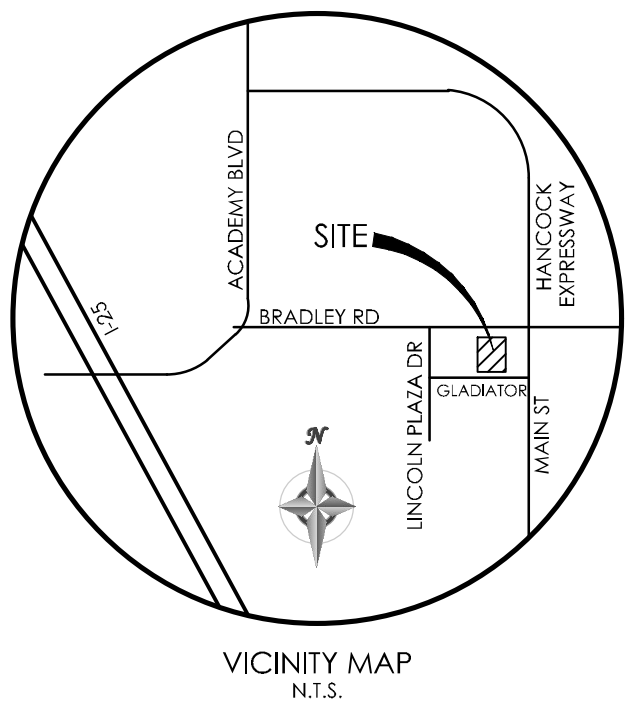
Many of the comments on this set apply to the landscape sheets

DELETE THIS- IT IS FOR CONSTRUCTION/ZONING permitting approval.

NOT A CONSTRUCTION DOCUMENT

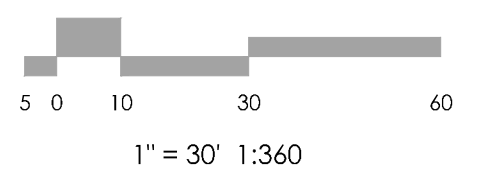
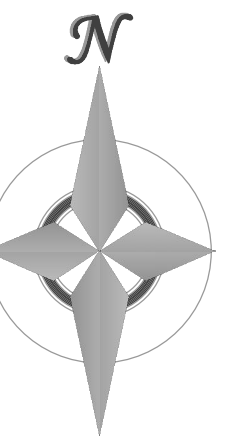
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

2:V1093_2Sheet Dwg: 10/17/2018 10:03:44 AM: TCD:AD



VICINITY MAP N.T.S.

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

THE TOWNHOMES AT
BRADLEY CROSSROADS

SITE DEVELOPMENT
PLAN
ADA ROUTE PLAN

DP-3 MVE PROJECT 61093
MVE DRAWING DEV-ADA

OCTOBER 17, 2018
SHEET 3 OF 4



DELETE THIS- IT IS FOR CONSTRUCTION/ZONING PERMITTING APPROVAL (PRIVATE DRIVE)

NOT A CONSTRUCTION DOCUMENT
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11

TRACT A LINCOLN COMMONS TOWNHOMES
(6502407100)
LINCOLN COMMONS LLC
COLD HARBOR VIEW (PRIVATE DRIVE)
ZONE: PUD

PERRYVILLE POINT (PRIVATE DRIVE)

LOT 5A
BRADLEY CROSSROADS
SUB FILING NO. 1B
BRADLEY INVESTMENT GROUP LLC
ZONE: CC

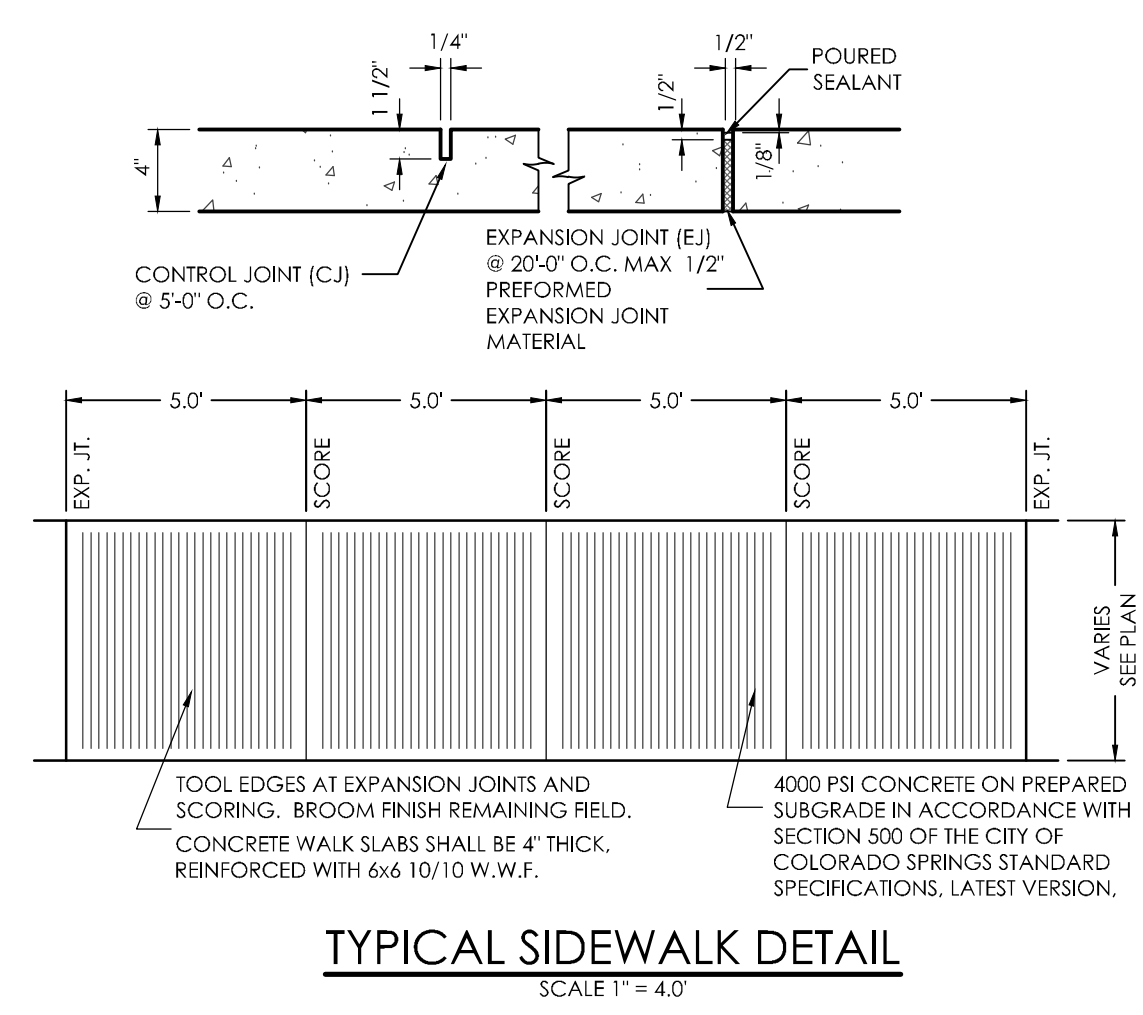
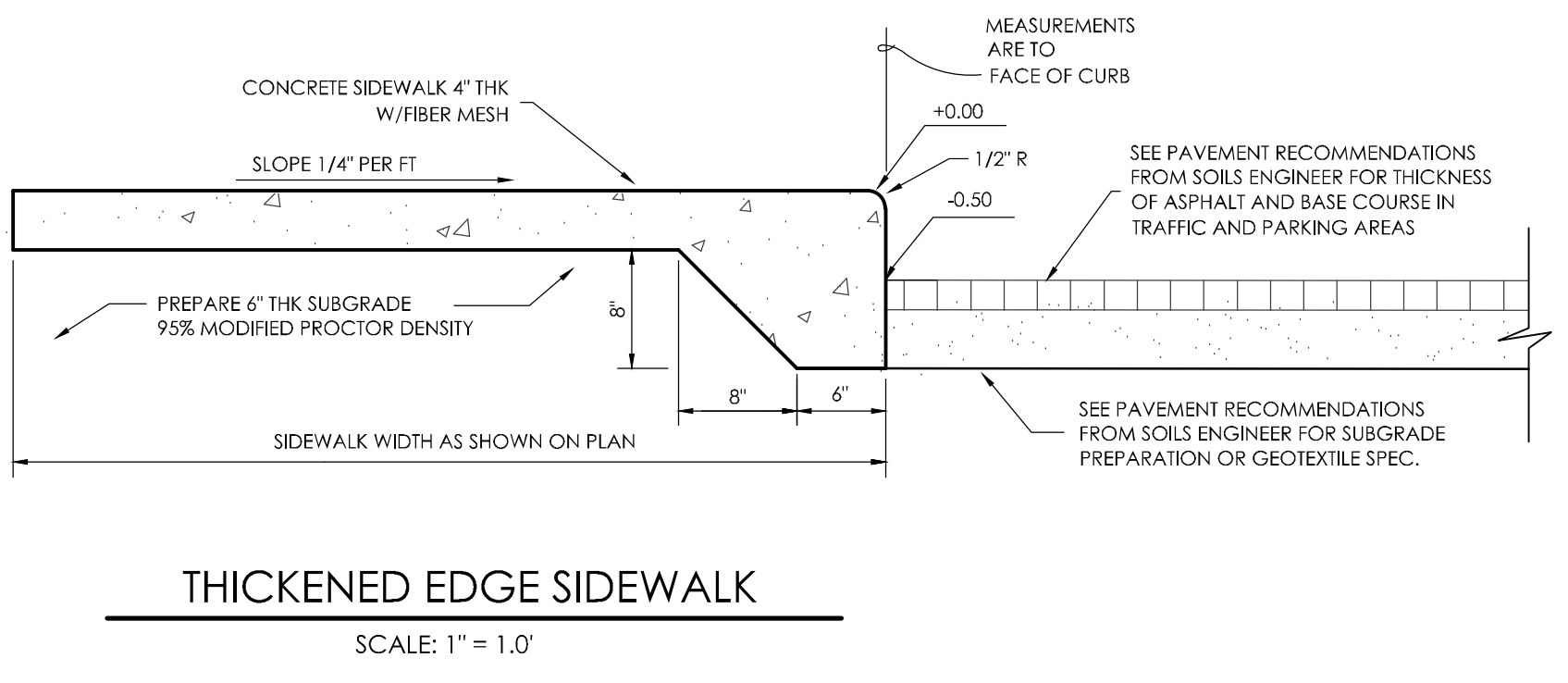
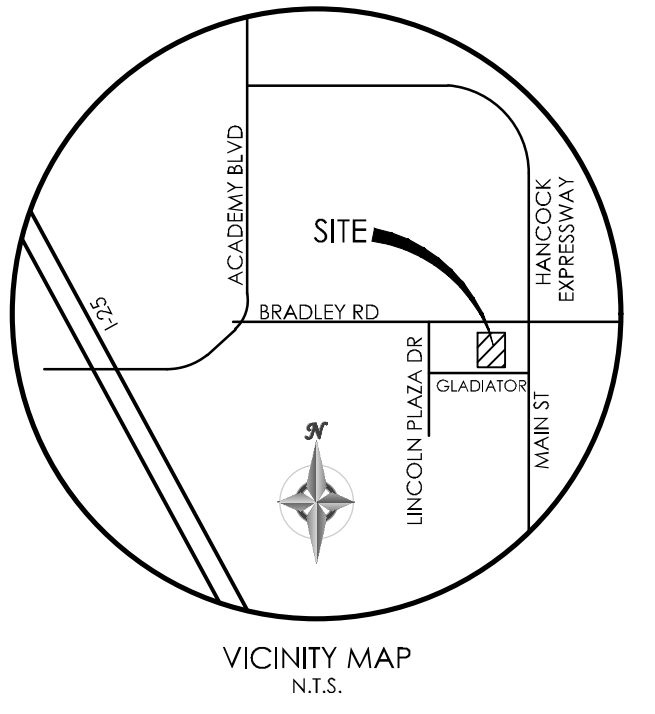
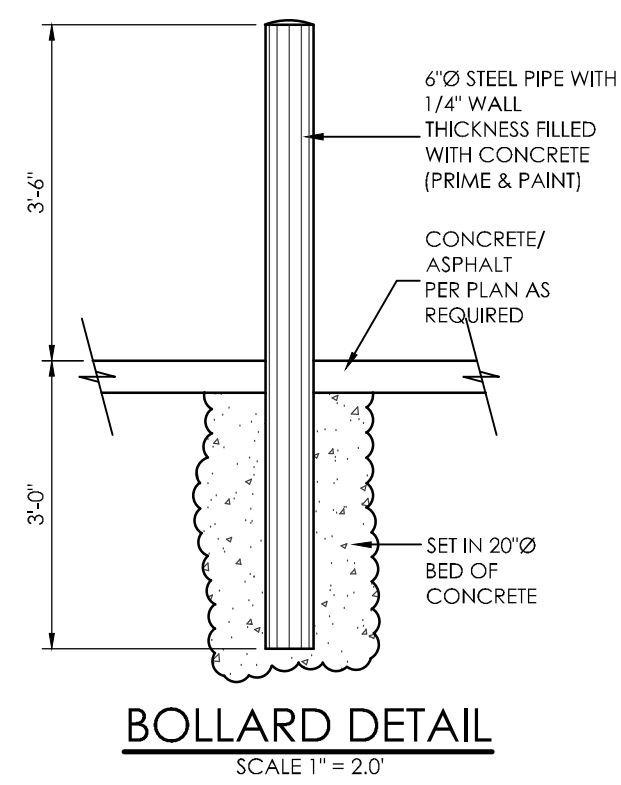
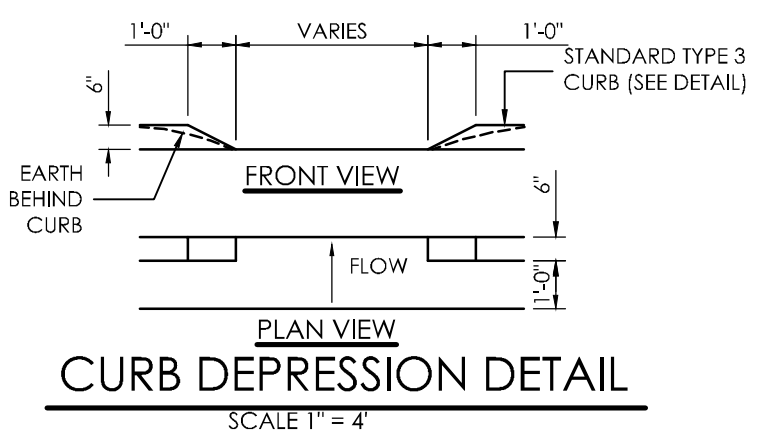
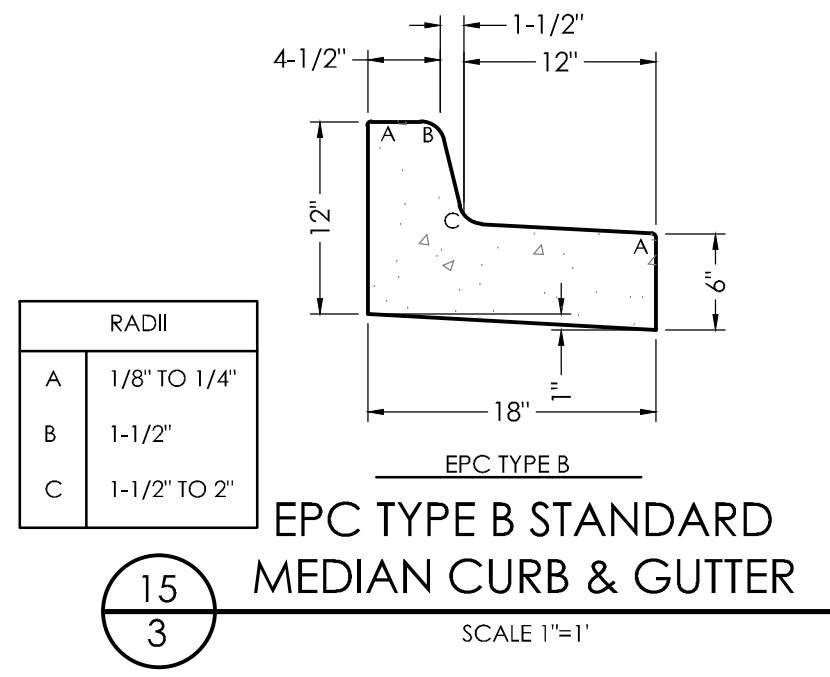
LOT 2A
BRADLEY CROSSROADS
SUB FILING NO. 1B
BRADLEY INVESTMENT GROUP LLC
ZONE: CC

LOT 3A
BRADLEY CROSSROADS
SUB FILING NO. 1B
BRADLEY INVESTMENT GROUP LLC
ZONE: CC

LOT 4A
BRADLEY CROSSROADS
SUB FILING NO. 1B
BRADLEY INVESTMENT GROUP LLC
ZONE: CC

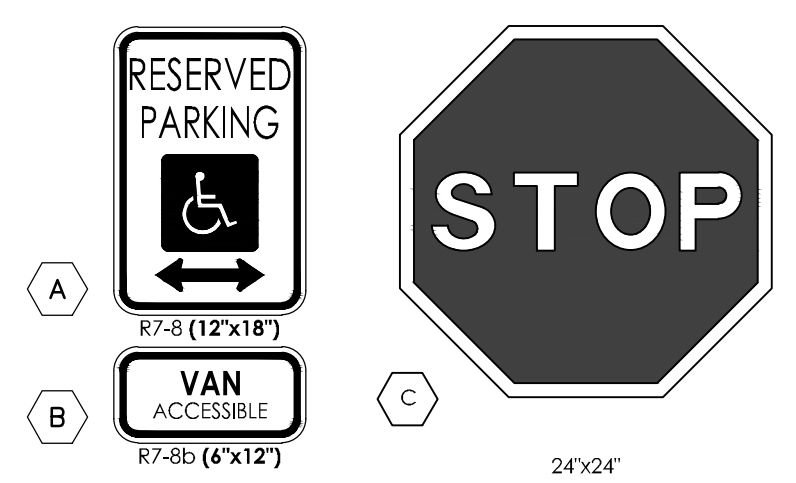
LOT 7A
BRADLEY CROSSROADS
SUB FILING NO. 1A
(6502407012)
KEEP-M-CLEAN LLC
ZONE: CC

GLADIATOR DRIVE (PUBLIC 60' ROW)



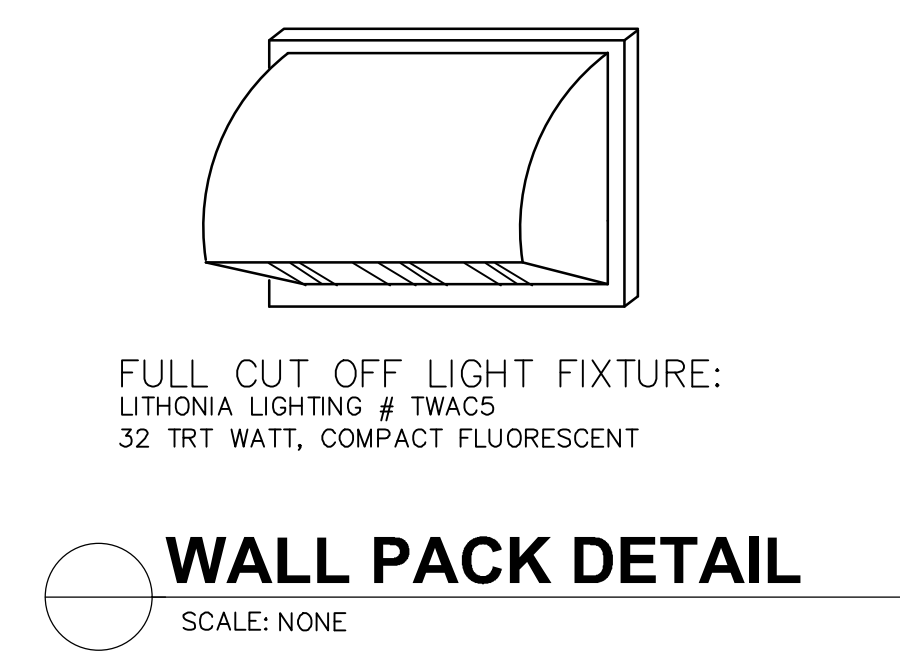
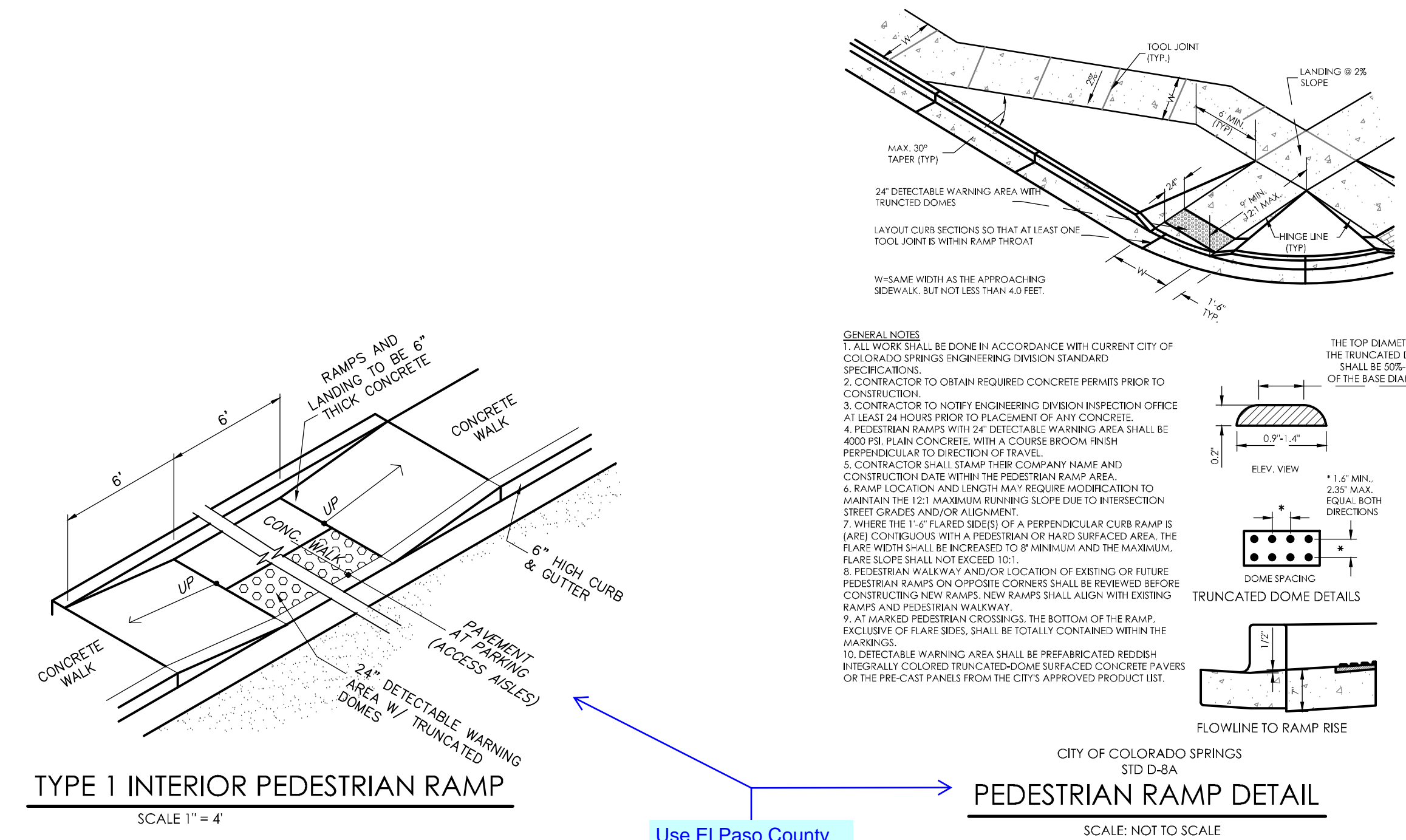
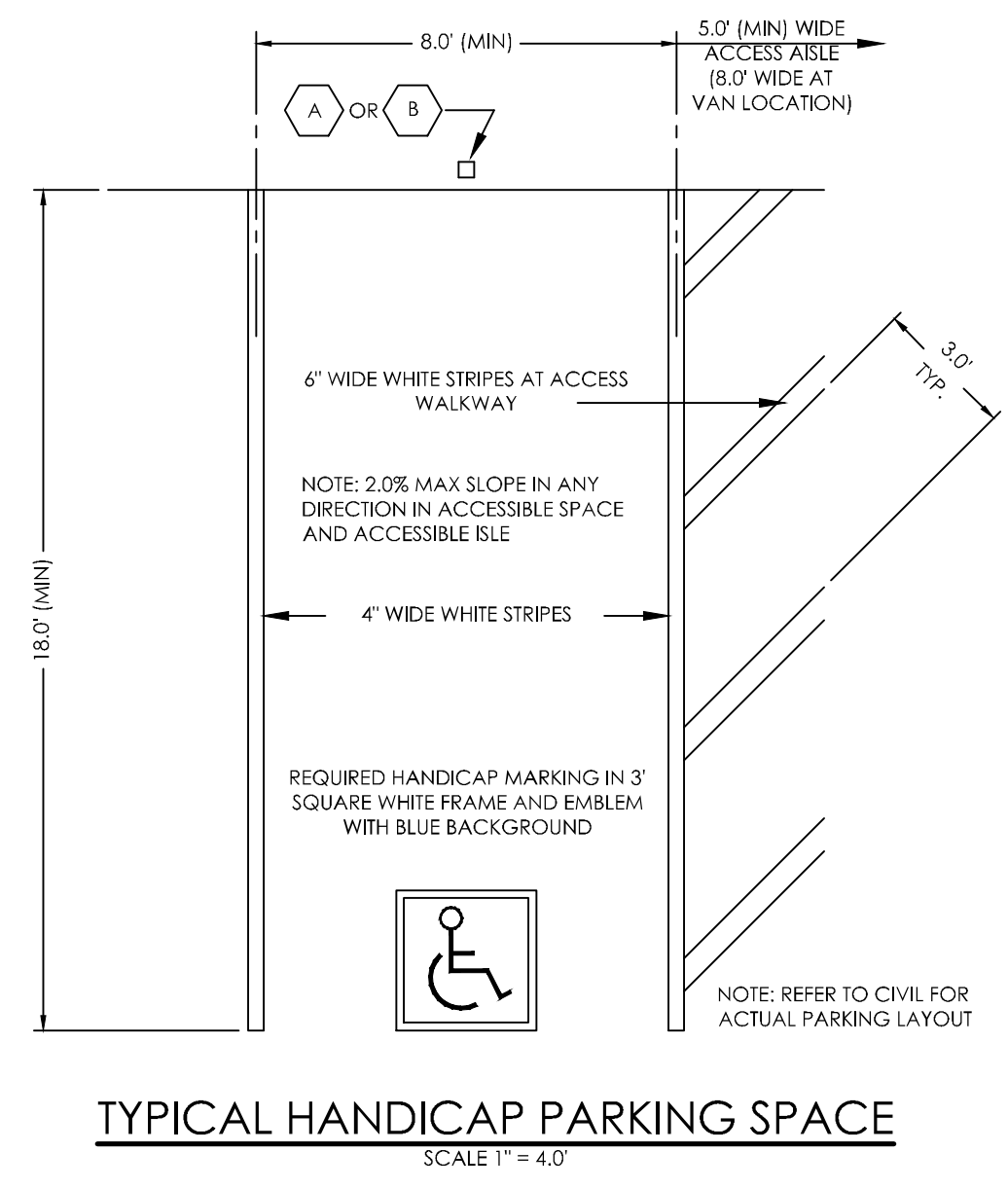
Are there street/private drive lighting? IF so provide detail and photometric plan.

trash detail?

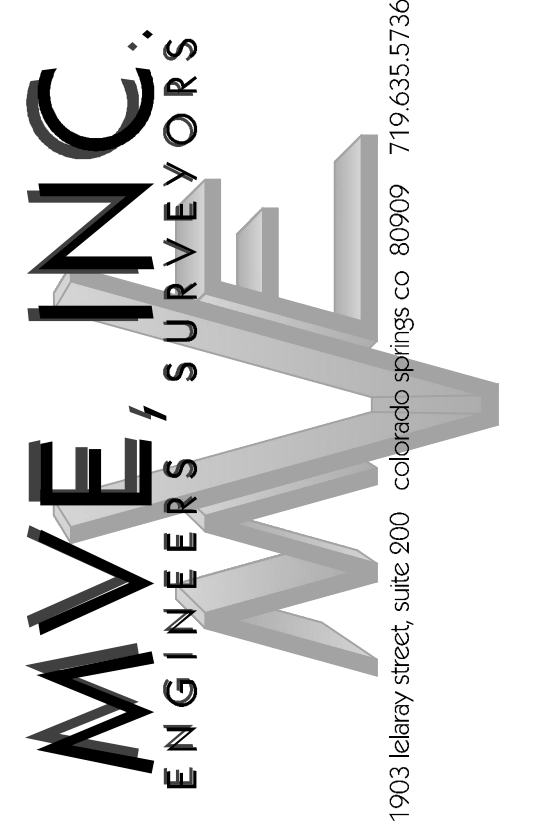


1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
3. REMOVE EXISTING SIGNS AND REUSE WHERE APPLICABLE (NOT SHOWN)
4. STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

SITE SIGNAGE
SCALE 1"=1.0'



BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

THE TOWNHOMES AT
BRADLEY CROSSROADS
SITE DEVELOPMENT
PLAN
SITE DETAILS

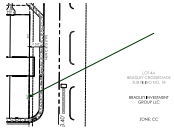
DP-4 MVE PROJECT 61093
MVE DRAWING DEV-SD

OCTOBER 17, 2018
SHEET 4 OF 4

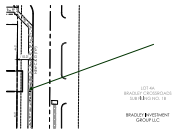
Use El Paso County standard details

Markup Summary

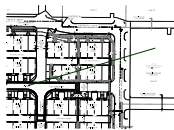
Arrow (5)



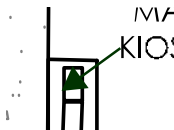
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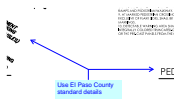


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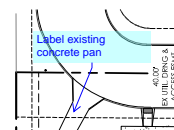
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Date: 11/7/2018 11:26:31 AM
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Callout (22)



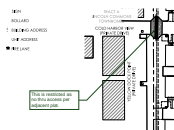
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Author: Daniel Torres
Date: 11/6/2018 11:17:28 AM
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Use El Paso County standard details



Subject: Callout
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Author: Daniel Torres
Date: 11/6/2018 2:56:39 PM
Color: ■

Label existing concrete pan



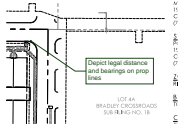
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Author: dsdparsons
Date: 11/7/2018 10:19:34 AM
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This is restricted as no thru access per adjacent plat.



Subject: Callout
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Author: dsdparsons
Date: 11/7/2018 10:21:55 AM
Color: ■

Complete total acreage in legal please.



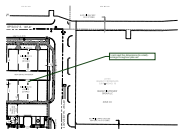
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Date: 11/7/2018 10:22:38 AM
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Depict legal distance and bearings on prop lines



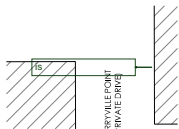
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Add who will own and maintain roads, common areas. Add note who is providing utility services.



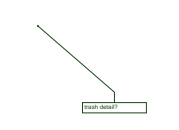
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I cant read the dimensions (to small)- enlarge throughout plan set



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Author: dsdparsons
Date: 11/7/2018 10:28:21 AM
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is



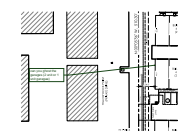
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trash detail?



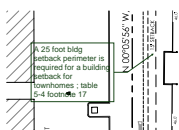
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Are there street/private drive lighting? IF so provide detail and photometric plan.



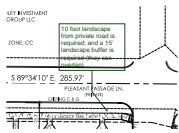
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can you ghost the garages (2 unit or 1 unit garagae)



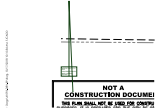
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A 25 foot bldg setback perimeter is required for a building setback for townhomes ; table 5-4 footnote 17



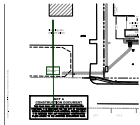
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Author: dsdparsons
Date: 11/7/2018 10:37:50 AM
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10 foot landscape from private road is required;
 and a 15' landscape buffer is required (they can overlap)



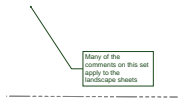
Subject: Callout
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:40:40 AM
Color: ■

DELETE THIS- IT IS FOR
 CONSTRUNTION/ZONING permitting approval.



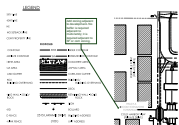
Subject: Callout
Page Label: [3] 61093-DEV-ADA-DP-3
Author: dsdparsons
Date: 11/7/2018 10:41:12 AM
Color: ■

DELETE THIS- IT IS FOR
 CONSTRUNTION/ZONING permitting approval



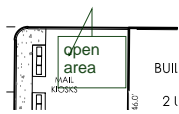
Subject: Callout
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:42:19 AM
Color: ■

Many of the comments on this set apply to the
 landscape sheets



Subject: Callout
Page Label: [1] 61093-DEV-CS-DP-1
Author: dsdparsons
Date: 11/7/2018 10:44:40 AM
Color: ■

Add zoning adjacent to development- No buffer is
 required adjacent to multi-family; it is required
 adjacent to SF or com zoning.



Subject: Callout
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 11:04:20 AM
Color: ■

open area



Subject: Callout
Page Label: [1] 61093-DEV-CS-DP-1
Author: dsdparsons
Date: 11/7/2018 11:26:28 AM
Color: ■

Identify unit number total, identify unites as plus
 guest 1 space per 3 unit three bedrooms. (parking
 is calculated from bedrooms-recheck count after
 info is provided) 3 bedrooms require 2 parking
 spaces



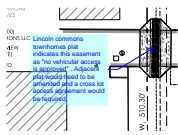
Subject: Callout
Page Label: [1] 61093-DEV-CS-DP-1
Author: dsdparsons
Date: 11/7/2018 11:27:14 AM
Color: ■

how many units? Are they all 3 bedrooms?



Subject: Callout
Page Label: [1] 61093-DEV-CS-DP-1
Author: dsdparsons
Date: 11/7/2018 12:05:16 PM
Color: ■

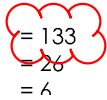
FAE should be submitted with this



Subject: Callout
Page Label: [2] 61093-DEV-SP-DP-2
Author: Daniel Torres
Date: 11/7/2018 3:50:46 PM
Color: ■

Lincoln commons townhomes plat indicates this easement as "no vehicular access is approved" . Adjacent plat would need to be amended and a cross lot access agreement would be required.

Cloud (1)

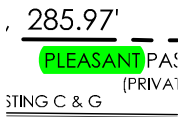


Subject: Cloud
Page Label: [1] 61093-DEV-CS-DP-1
Author: dsdparsons
Date: 11/7/2018 11:27:35 AM
Color: ■

Highlight (7)

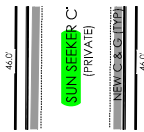


Subject: Highlight
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:38:14 AM
Color: ■



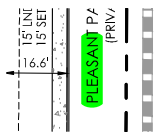
Subject: Highlight
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:38:54 AM
Color: ■

PLEASANT



Subject: Highlight
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:39:04 AM
Color: ■

SUN SEEKE



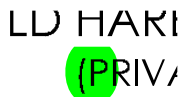
Subject: Highlight
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:39:14 AM
Color: ■

PLEASAN



Subject: Highlight
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:39:26 AM
Color: ■

ORTS DO



Subject: Highlight
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:39:45 AM
Color: ■

(P



Subject: Highlight
Page Label: [2] 61093-DEV-SP-DP-2
Author: dsdparsons
Date: 11/7/2018 10:39:47 AM
Color: ■

RIVATE

Text Box (4)

Development Pla

PPR1846

Subject: Text Box

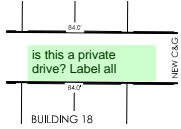
Page Label: [1] 61093-DEV-CS-DP-1

PPR1846

Author: Daniel Torres

Date: 11/6/2018 12:31:19 PM

Color: ■



Subject: Text Box

Page Label: [2] 61093-DEV-SP-DP-2

is this a private drive? Label all

Author: dsdparsons

Date: 11/7/2018 10:28:36 AM

Color: ■



Subject: Text Box

Page Label: [1] 61093-DEV-CS-DP-1

NO SIA is required with a Town Home (TH) plat- A TH plat does not plat lots it create units all improvements should be tied to the SDP as a TH plat is not required the units could be rented with the SDP and not platted for sale.

Author: dsdparsons

Date: 11/7/2018 12:04:57 PM

Color: ■



Subject: Text Box

Page Label: [1] 61093-DEV-CS-DP-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.

Author: dsdparsons

Date: 11/7/2018 12:13:02 PM

Color: ■