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SURVEYOR
ALTA/ACSM LAND TITLE SURVEY

JR ENGINEERING
7200 S. ALTON WAY, STE C400
CENTENNIAL, CO 80112
(719) 593 2593
SURVEYOR'S PROJECT NO. 25079.01

GEOTECHNICAL ENGINEER:
TERRACON CONSULTANTS, INC.
4172 CENTER PARK DR.
COLORADO SPRINGS, CO 80916
(719) 597 2116
PROJECT NO. 23145019

DEVELOPMENT PLAN

CIRCLE K

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 22 TOWNSHIP 14 S, RANGE 66 WEST OF THE 6TH P.M. COLORADO SPRINGS, EL PASO COUNTY, COLORADO

OWNER/DEVELOPER: CIRCLE K STORES INC.

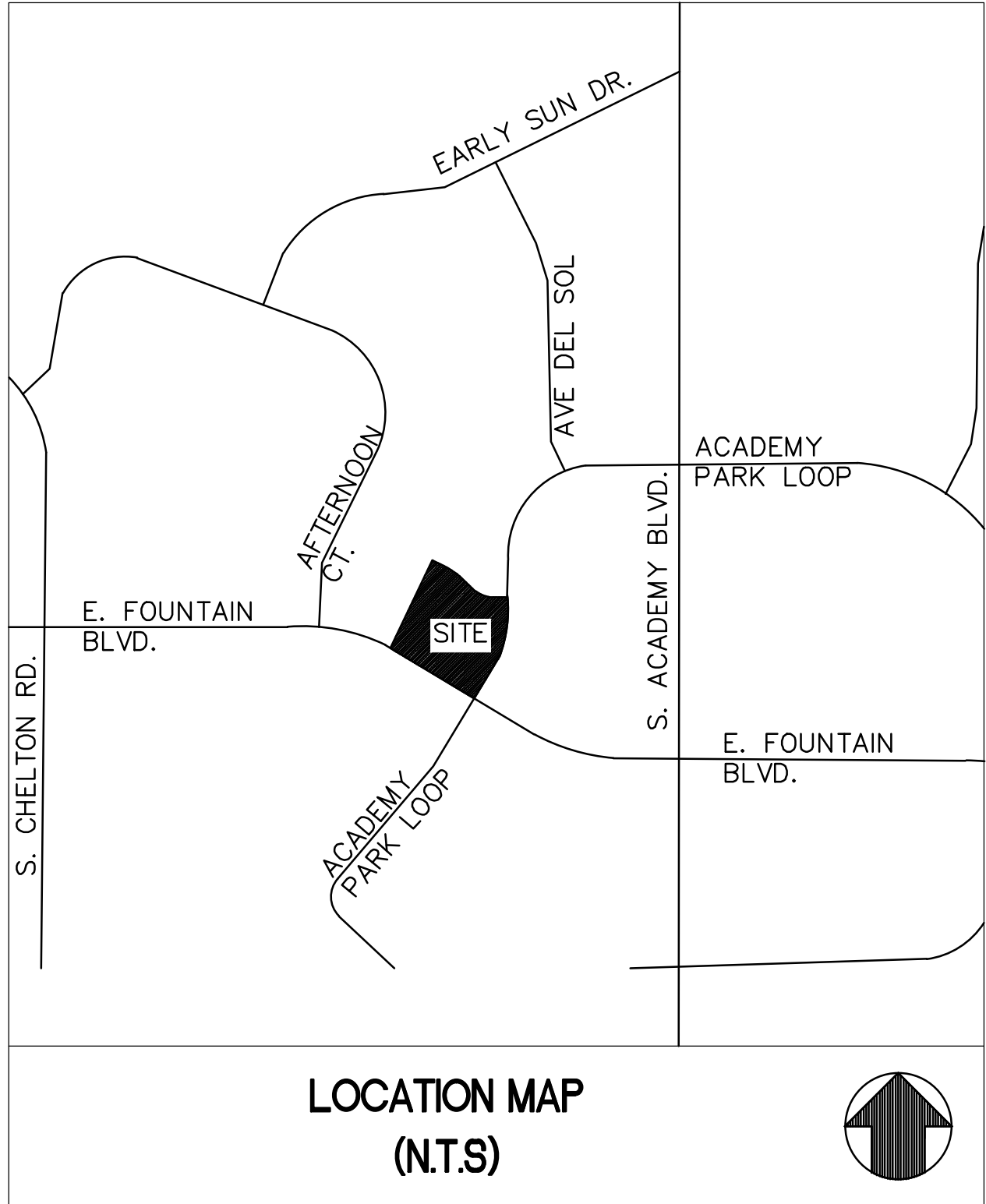
CONTACT: SHELLY HUFF

1199 S. BELTLINE RD. STE 160
COPELL, TEXAS 75019
(972) 537-5938

ENGINEER/APPLICANT:

GreenbergFarrow

CONTACT: MARLEY PHILLIPS
5500 DEMOCRACY DR. SUITE 125
PLANO, TX 75024
(972) 514 7641



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 25 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 1119.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FOUNTAIN BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF FOUNTAIN BOULEVARD THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 331.03 FEET TO A POINT OF CURVE; (2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 223.40 FEET TO A POINT OF TANGENT; (3) THENCE NORTH 57 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, A DISTANCE OF 355.02 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF ACADEMY PARK LOOP THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 41 DEGREES 08 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.64 FEET; (2) THENCE NORTH 22 DEGREES 53 MINUTES 45 SECONDS EAST, A DISTANCE OF 112.42 FEET; (3) THENCE NORTH 11 DEGREES 10 MINUTES 45 SECONDS EAST, A DISTANCE OF 88.10 FEET; (4) THENCE NORTH 00 DEGREES 25 MINUTES 09 SECONDS WEST, A DISTANCE OF 208.37 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 60 DEGREES 13 MINUTES 04 SECONDS, A DISTANCE OF 462.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AVENIDA DEL SOL; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 26 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 40.08 FEET TO A POINT OF CURVE; (2) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 25 DEGREES 59 MINUTES 22 SECONDS, A DISTANCE OF 103.86 FEET TO A POINT OF TANGENT; (3) THENCE NORTH 00 DEGREES 25 MINUTES 09 SECONDS WEST, A DISTANCE OF 193.67 FEET TO A POINT OF CURVE; THENCE SOUTH 78 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 593.94 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 88 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 405.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 405.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 49 MINUTES 26 SECONDS, A DISTANCE OF 210.81 FEET TO A POINT OF TANGENT; THENCE SOUTH 28 DEGREES 03 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, A DISTANCE OF 320.01 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 205.25 FEET TO A POINT OF TANGENT; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, A DISTANCE OF 120.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FOUNTAIN BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVE; (2) THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 279.25 FEET TO A POINT OF TANGENT; (3) THENCE SOUTH 57 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID TANGENT, A DISTANCE OF 63.31 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 231.67 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPTING THEREFROM THAT PARCEL CONVEYED TO VILLA CONDOMINIUM HOME OWNERS ASSOCIATION BY DEED RECORDED IN EL PASO COUNTY MARCH 24, 1995 IN BOOK 6622 AT PAGE 786 AND RECORDED MARCH 24, 1995 IN BOOK 6622 AT PAGE 787 AND EXCEPT ANY PORTION PLATTED AS EXTENDED STAY AMERICA RECORDED APRIL 1, 1998 AT RECEPTION NO. 98041249 AND ANY PORTION PLATTED AS ACADEMY PARK LOOP SUBDIVISION NO. 1 RECORDED JUNE 25, 2001 AT RECEPTION NO. 201087562.

LAND INFORMATION:

TOTAL DEVELOPMENT PLAN AREA: 2.3487 ACRES

MASTER PLAN:

CONCEPT PLAN:

EXISTING ZONING: PBC/ AO

PROPOSED LAND USE: CIRCLE K FUEL, CONVENIENCE FACILITY & CAR WASH

TAX SCHEDULE NUMBER: 6422400047 (TSN SUBJECT TO CHANGE AFTER RECORDATION OF PLAT)

SCHEDULE FOR DEVELOPMENT: SPRING 2015- SUMMER 2015

SITE DATA SUMMARY:

CIRCLE K TRACT: 2.3487 ACRES

CONVENIENCE STORE: 4,480 SF

CANOPY WITH 10 PUMP ISLANDS: 6,511 SF

CAR WASH: 1,333.5 SF

FAR: 1:8.30

PARKING REQUIRED: 4,480/300= 15

PARKING PROVIDED: 25 (1 ACCESSIBLE PARKING SPACES)

LOT COVERAGE: 0.33 (34,116 SF)

FLOODPLAIN STATEMENT:

THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS, PANEL NUMBER 08041C0734F, EFFECTIVE DATE MARCH 17, 1997. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR CHANCE FLOODPLAIN.

CONTACTS:

BUILDING DEPARTMENT

PIKES PEAK REGIONAL
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
PHONE: (719) 327-2880

HEALTH & PUBLIC SAFETY

4300 CHERRY CREEK SOUTH DRIVE
DENVER, CO 80246
PHONE: (303) 692-3500

STORMWATER

COLORADO SPRINGS
30 S. NEVADA AVE., STE 502
COLORADO SPRINGS, CO 80903
PHONE: (719) 385-5980
FAX: (719) 385-5095

COLORADO DEPT. OF HEALTH & PUBLIC SAFETY

4300 CHERRY CREEK SOUTH DRIVE
DENVER, CO 80246
PHONE: (303) 692-3500

ENGINEERING DEPARTMENT

30 S. NEVADA AVENUE
COLORADO SPRINGS, CO 80903
PHONE: (719) 385-5918
FAX: (719) 385-5537

FIRE DEPARTMENT

375 PRINTERS PARKWAY
LITTLETON, CO 80910
PHONE: (719) 385-5950
FAX: (719) 385-7388

WATER/WASTEWATER

COLORADO SPRINGS UTILITIES
111 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903
PHONE: (719) 448-4800

ELECTRICAL/GAS

COLORADO SPRINGS UTILITIES
111 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903
PHONE: (719) 448-4800

FOR BID ONLY

NO.	DATE	DESCRIPTION	BY
4	02-20-15	DP RESUBMITTAL #2	KK
3	12-17-14	DP RESUBMITTAL #1	KK
2	08-12-14	DEVELOPMENT PLAN	NN
1	04-11-14	INITIAL BIDSET	KK

JOB NO. 20130780

DATE: 02-20-15

CITY FILE NO. AR DP 14-00499

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