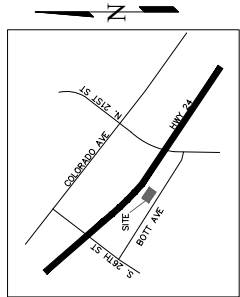


# KIDS ON BIKES COLORADO SPRINGS NOVEMBER 2019



VICINITY MAP  
N.T.S.

LEGAL DESCRIPTION:  
LOT 1 SILVER KEY/REMO SUB

PARKING CALCULATIONS:  
PARKING CALCULATIONS PER CITY ZONING CODE: 7.4.203

PROPOSED: 100 SF = 3 SPACES REQUIRED (1 SPACE PER 300 SF)  
STORAGE/WAREHOUSE (1,000 SF) = 3 SPACES REQUIRED (1 SPACE PER 1,000 SF)  
EXISTING: LIGHT INDUSTRIAL (6,400 SF) = 8 SPACES REQUIRED (1 SPACE PER 750 SF)  
EXISTING: OFFICE BUILDING (1,800 SF) = 2 SPACES REQUIRED (1 SPACE PER 900 SF)  
EXISTING: WAREHOUSE/DISTRIBUTION (4,840 SF) = 5 SPACES REQUIRED (1 SPACE PER 1,000 SF)  
REAR BUILDING = 1 SPACE REQUIRED  
TOTAL REQUIRED = 43 SPACES (2 ACCESSIBLE)  
TOTAL PROVIDED = 43 SPACES (2 ACCESSIBLE)  
+ ON-STREET PARKING

DEVELOPMENT HISTORY:  
CONDITIONAL USE (FILE NO. CPC CU 19-00122)  
KIDS ON BIKES CONDITIONAL USE UNDER REVIEW

OWNER: MATTHEW PETERS  
337 E PIKES PEAK AVE STE 200  
COLORADO SPRINGS, CO 80904  
SITE AREA: 1.34 AC  
ADDRESS: 2250-2250 BOTT AVENUE  
TSN: 74113-28-028 SPRINGS, CO 80904  
EXISTING SITE ZONING: M CU

PROJECT DESCRIPTION:  
RETAIL (CONDITIONAL USE)/  
STORAGE (PERMITTED)

EXISTING USE:  
EXISTING BUILDINGS ON LOTS ARE  
OFFICE BUILDING, STORAGE, KITCHEN,  
OFFICE & STORAGE

ENCLOSED USE:  
A PORTION OF 2250 BOTT, CURRENTLY  
USED FOR RETAIL & STORAGE

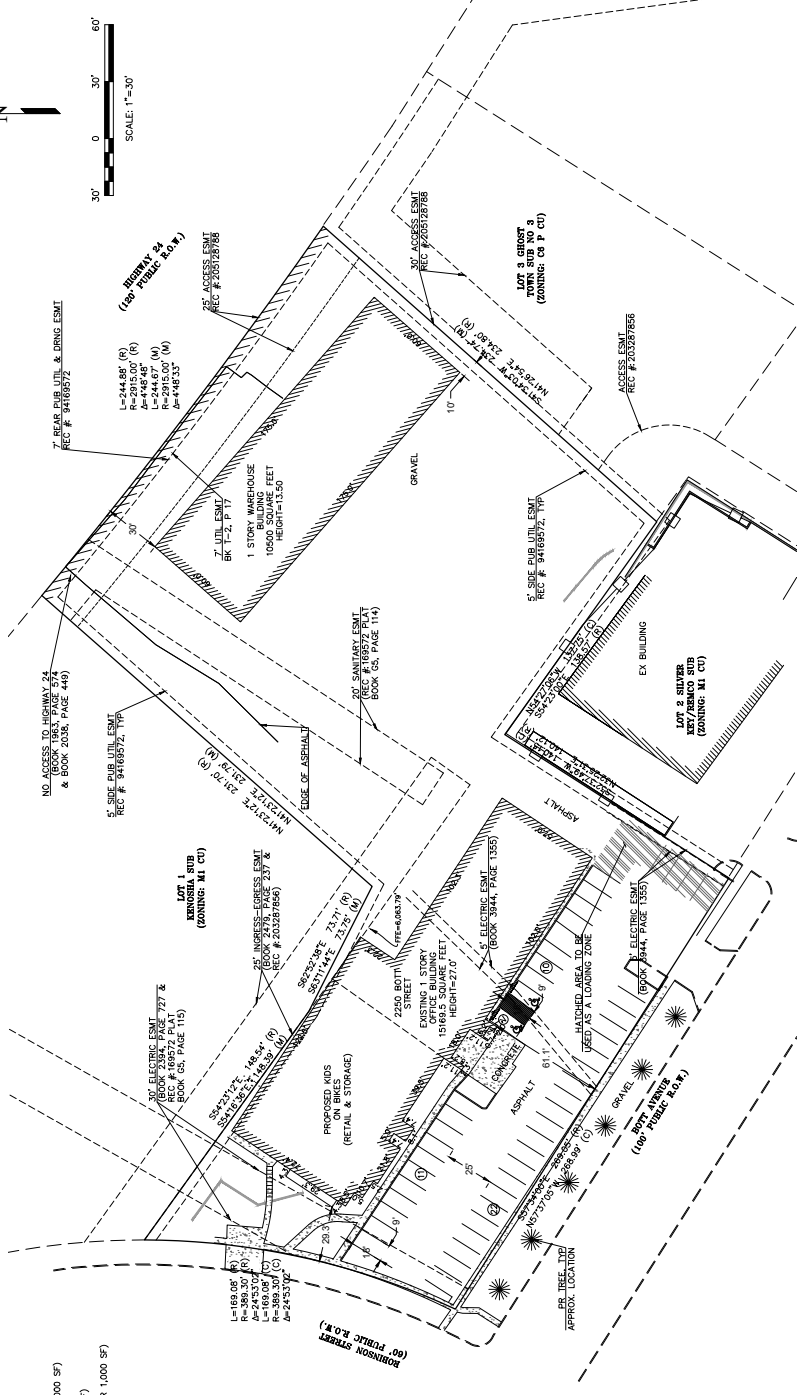
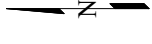
AS DETERMINED BY THE FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL # 0804002260, EFFECTIVE DATE DECEMBER 7, 2018,  
THE PROPOSED DEVELOPMENT IS NOT IN A FLOOD HAZARD ZONE.  
HOWEVER, PER THE CITY'S USE, THE 100-YEAR FLOODPLAIN  
DOES CROSS ALONG THE EASTERN PORTION OF THE SITE.

CONTAINS TO HORIZONTAL CREEK AND IS WITHIN AN  
UNNAMED DRAINAGE BASIN

- NOTES:  
1. DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN  
HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA  
CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN  
MEETS OR EXCEEDS ALL CURRENT ADA CRITERIA AND  
STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY  
THE DEPARTMENT OF JUSTICE (DOJ).  
2. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE  
SIGNAGE PLAN MUST BE SUBMITTED AND APPROVED BY  
THE CITY ENGINEER AT 2880 INTERNATIONAL CIRCLE FOR SIGN  
PLAN APPLICATIONS.

- SHEET INDEX
- 1. SITE PLAN 1 OF 3
  - 2. PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN 2 OF 3
  - 3. ADA EXHIBIT 3 OF 3

- LEGEND
- EX X-LINK FENCE
  - EX EASEMENT
  - PROPERTY LINE
  - ADJACENT BOUNDARY
  - EX CONCRETE
  - EX CONCRETE WALL
  - EX CURB & GUTTER
  - EXISTING SIGN
  - PROPOSED TREE



NO.	REVISIONS	DESCRIPTION	DATE

UNITS SUCH TIME AS THESE  
SHOULD BE APPROVED BY  
THE CITY ENGINEER AT  
2880 INTERNATIONAL CIRCLE  
FOR SIGN PLAN APPLICATIONS.

PREPARED FOR:  
CRADDOCK COMMERCIAL  
ATTN: MATTHEW CRADDOCK  
337 E PIKES PEAK AVE #200  
COLORADO SPRINGS, CO 80903  
(719) 530-2233

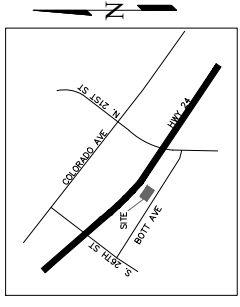


771 S. 23RD STREET  
COLORADO SPRINGS, CO 80906  
OFFICE: 719-633-6222  
CELL: 719-633-6222  
WWW.TERRANOVAE.COM

KIDS ON BIKES  
SITE PLAN  
CONDITIONAL USE PLAN

DESIGNED BY: LD	DATE: 11/25/19
CHECKED BY: LD	SCALE: AS SHOWN
DATE: 11/25/19	V-S-SCALE: N/A
SHEET NO. 1 OF 3	

4th QUARTER, 1987  
 CITY UTILITY LOCATION  
 1-800-922-1987  
 OR CALL 602-244-7000  
 FOR ALL UTILITY INFORMATION



VICINITY MAP  
 N.T.S.

**UTILITY LEGEND**

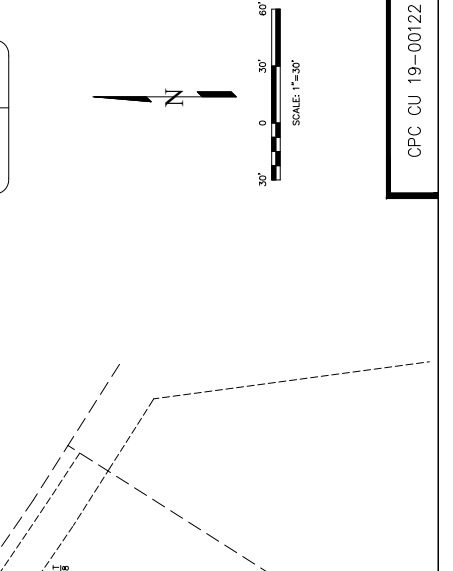
---	EXISTING GAS MAIN
---	EXISTING SANITARY SEWER MAIN & MANHOLE
---	EXISTING WATER MAIN & FIRE HYDRANT
---	PROPOSED SANITARY SEWER SERVICE
---	PROPOSED WATER MAIN & FIRE HYDRANT
---	PROPOSED STORM PIPE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	EXISTING FIBER OPTIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE OR POLE
---	EXISTING OVERHEAD ELECTRIC LINE OR POLE
---	EXISTING TELEPHONE LINE OR REDETEL
---	EXISTING CONCRETE WALL
---	EXISTING CONCRETE PAVEMENT
---	EXISTING ASPHALT PAVEMENT
---	EXISTING PROPERTY LINE
---	EXISTING ADA
---	EXISTING CONCRETE
---	EXISTING CURB & GUTTER
---	PROPOSED TREE

**General Notes for Preliminary Utility Plans**

- Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:**
1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on the Preliminary Utility Plan.
  2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified herein and gas facilities, which may not be the same location as shown on the Preliminary Utility Plan, shall be subject to the approval of Springs Utilities and the City of Colorado Springs, including the City Code, Ordinance, and Policies, and Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
  3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater systems, electric systems, and gas systems) on the Property. Owner may be eligible for a cost recovery agreement as provided in Utilities Rules and Regulations.
  4. Springs Utilities utility services are available on "first-come, first-served" basis, and therefore the specific allocation of amounts of utility services, facilities, capabilities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
  5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
  6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines that Owner's relocation or alteration requires for the proposed utility system. Springs Utilities shall record an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
  7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
  8. Owner recognizes that the relocation of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
  9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 608-693 or South 608-6564).
  10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way or to install any structure, fence, wall, or other obstruction, which may interfere with the proper operation of any utility easement, and shall not impede access or the ability to maintain utility facilities.
  11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as an indication upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as an indication upon the authority of Springs Utilities to apply its Standards or the City Code, or different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as they apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

**FIRE COVERAGE**

BUILDING TYPE	VA
SQUARE FOOTAGE	24,371 SF
SPRINKLED	YES
FIRE FLOW REQD.	2,000 GPM
FIRE FLOW	3,100 GPM
FIRE BARRIER	NO
WALL	NO



NO.	REVISIONS	DESCRIPTION	DATE

UNITS SUCH AS THESE SHALL BE APPROVED BY THE APPLICANT'S ENGINEER OF RECORD AND APPROVED BY SPRINGS UTILITIES THROUGH THE APPLICANT'S WRITTEN AUTHORIZATION.

PREPARED FOR:  
**CRADDOCK COMMERCIAL**  
 ATTN: MATTHEW CRADDOCK  
 4337 E PIKES PEAK AVE #200  
 COLORADO SPRINGS, CO 80906  
 (719) 630-2233



771 S. 2400 STREET  
 COLORADO SPRINGS, CO 80906  
 OFFPHONE: 719-632-6422  
 FAX: 719-632-6429  
 www.terra-nova.com

KIDS ON BIKES  
 DEVELOPMENT PLAN  
 PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

DESIGNED BY: LD
CHECKED BY: LD
IN-SCALE: AS SHOWN
V-S-SCALE: N/A
CSB NO. 1987.00
DATE ISSUED: 11/25/19
SHEET NO. 2 OF 3

CPC CU 19-00122

FIGURE 1

SHEET NO. 3 OF 3  
DATE ISSUED 11/25/19  
CUB NO. 1951.00

V-SCALE N/A  
H-SCALE AS SHOWN  
CHECKED BY ID  
DESIGNED BY ID

KIDS ON BIKES  
ADA EXHIBIT  
CONDITIONAL USE PLAN

721 S. 23RD STREET  
DENVER, CO 80202  
OFFICE: 719-525-6222  
FAX: 719-525-4228  
www.tetra-nova.com



PREPARED FOR:  
CRADDOCK COMMERCIAL  
ATTN: MATTHEW CRADDOCK  
337 E Pikes Peak Ave #200  
Colorado Springs, CO 80903  
(719) 530-2233

UNLESS SPECIFIED AS THESE  
DRAWINGS ARE APPROVED  
BY THE APPROPRIATE  
ENGINEER OR ARCHITECT  
AND APPROXIMATE THERE USE  
AND APPROXIMATE THERE USE  
AND APPROXIMATE THERE USE  
BY WRITTEN AUTHORIZATION.

NO.	REVISIONS	DESCRIPTION	DATE

**GRADE LEGEND**

- EXISTING CONTOURS - MINOR
- EXISTING CONTOURS - MAJOR
- PROPERTY LINE
- EXISTING ASPHALT DRIVE
- EXISTING KILN FENCE
- EXISTING PAVEMENT
- ADJACENT PROPERTY LINE
- EXISTING FLOW DIRECTION
- EXISTING CONCRETE WALL
- EXISTING CONCRETE
- EXISTING CURB & GUTTER
- PROPOSED FEE

UNLESS SPECIFIED AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEER OR ARCHITECT AND APPROXIMATE THERE USE AND APPROXIMATE THERE USE BY WRITTEN AUTHORIZATION.

SCALE: 1"=30'

PROPOSED ADA ACCESSIBLE ROUTE

