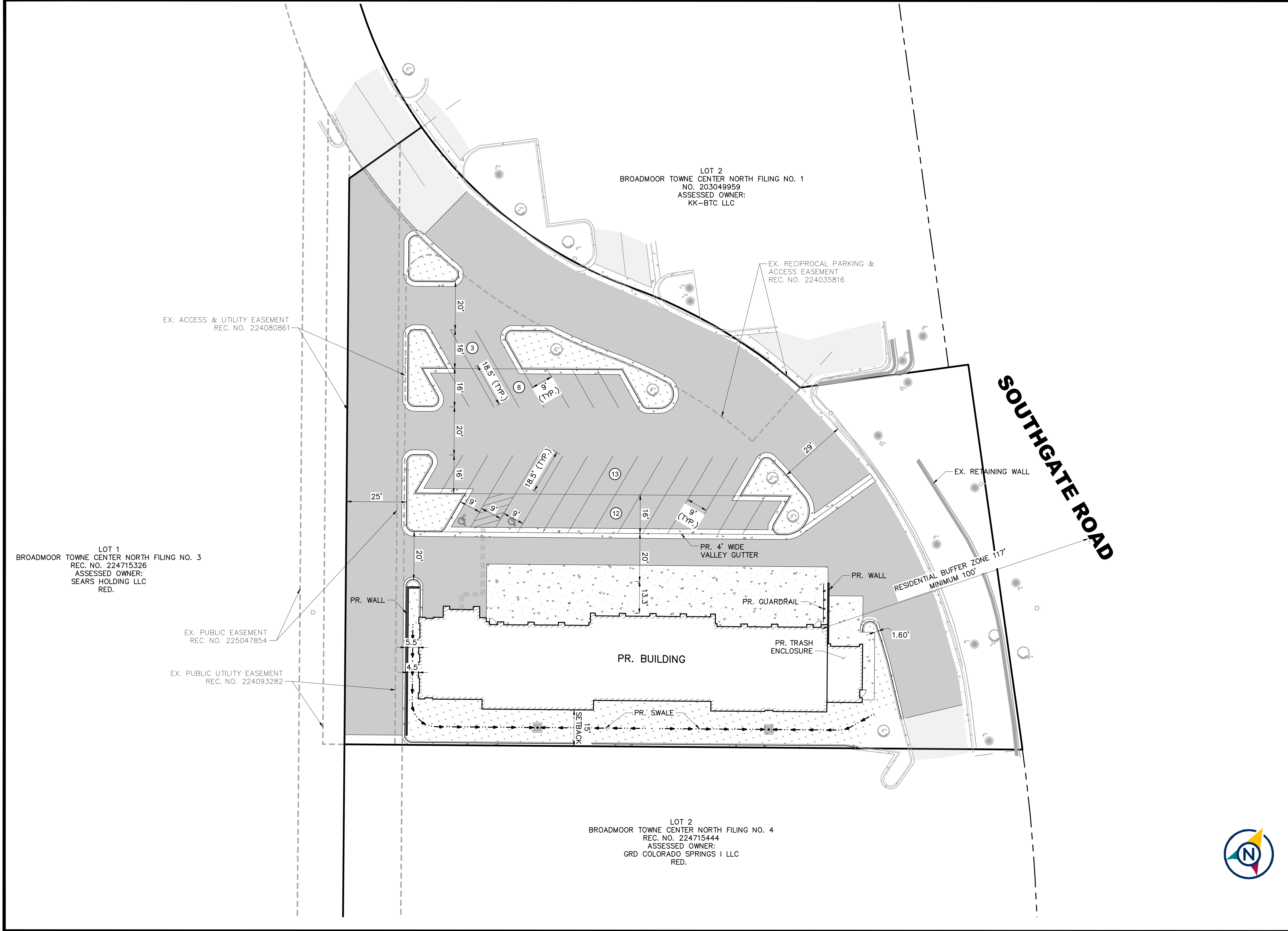


PATH: J:\CBAC SOUTHGATE\CADD\CIVIL\11SP\11SP.dwg
PLOTTED BY: BRYAN WILSON PLOT DATE: 9/30/2025 11:16 AM
XREFS:



LEGEND

PROPERTY BOUNDARY	_____
ROW LINE	_____
EASEMENT LINE	_____
EX. SWALE	_____
EX. STREET LIGHT	_____
EX. TREE	_____
PR. PARKING COUNT	_____
PR. SIGN	_____
BUILDING SETBACK	_____
PR. ACCESSIBLE ROUTE	_____
PROPOSED CURB AND GUTTER	_____
EX. CONCRETE PAVING	_____
EX. ASPHALT PAVING	_____
PR. BUILDING	_____
PR. LANDSCAPE AREA	_____
PR. ASPHALT PAVING	_____
PR. CONCRETE PAVING	_____

PROJECT SUMMARY

- PROJECT CHRISTIAN BROTHERS AUTOMOTIVE (10 BAY STORE)
- PROPERTY SITE: LOT 1, BROADMOOR TOWNE CENTER NORTH FILING NO.4
- ZONING:
CURRENT: MX-M
PR. USE ALLOWED: YES, CONDITIONALLY
- SITE AREA: 49,806 SF (1.14 AC)
- BUILDING AREA: APPROX. 5,838 SF (900SF OFFICE)
- MINIMUM PARKING RATIO: 1 STALL/350 SF OF INDOOR SALES/OFFICE, PLUS 1 PER SERVICE BAY
- PARKING STALL COUNT:
TOTAL STALLS REQUIRED: 13
TOTAL STALLS PROVIDED: 36
STANDARD STALLS: 34
ACCESSIBLE STALLS: 2
- SETBACKS
FRONT - 20FT
SIDE - 20FT
REAR - 15FT

CUDP-25-0026

Drawing Name	11SP.dwg
Job Number	
Prepared For	PREPARED FOR CBA
Designer	BW
Drafter	KM
Checked	BM

0102040

1 inch = 20 ft. Horizontal

Calibre

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CHRISTIAN BROTHERS SOUTHGATE

DEVELOPMENT PLAN

SITE PLAN

Sheet

SP1

Date

09/30/2025

1

of

1