TINSELTOWN RESTAURANT & RETAIL
LOT 2, WORLD ARENA SUB. FIL. NO. 7

LEGAL DESCRIPTION:

LOT 2, "WORLD ARENA SUBDIVISION FILING NO. 7"

A TRACT OF LAND BEING A PORTION OF LOT 2, "WORLD ARENA SUBDIVISION FILING NO. 4"AS RECORDED UNDER RECEPTION NO. 97040932 OF THE RECORDS OF EL PASO COUNTY,COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: **BASIS OF BEARING** IS THE SOUTHERLY RIGHT OF WAY LINE OF 62' GEYSER DRIVE AS MONUMENTED, SAID LINE BEARS S89°14'00"E ACCORDING TO THE RECORD PLAT THEREOF.

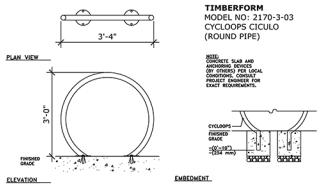
BEGINNING AT A POINT OF REVERSE CURVE ON THE WESTERLY LINE OF LOT 2, "WORLD ARENA SUBDIVISION FILING NO. 4", SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF 76 FOOT WIDE EAST CHEYENNE MOUNTAIN BOULEVARD; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 84°06'02" (THE CHORD OF WHICH BEARS N48°43'01"E, 33.49 FEET) AN ARC DISTANCE OF 36.70 FEET TO A POINT OF TANGENT ON THE SOUTHERLY RIGHT OF WAY LINE OF 62 FOOT WIDE GEYSER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, S89°14'00"E (BASIS OF BEARING), 155.25 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 482.00 FEET AND A CENTRAL ANGLE OF 14°16'21" (THE CHORD OF WHICH BEARS S82°05'49"E, 114.79 FEET), AN ARC DISTANCE OF 115.09 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3, SAID "WORLD ARENA SUBDIVISION FILING NO. 4"; THENCE CONTINUE ON SAID WESTERLY LOT LINE THE FOLLOWING THREE (3) COURSES: 1) S15°02'39"W, 76.06 FEET TO A POINT OF CURVE; THENCE 2) SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 32°20'20" (THE CHORD OF WHICH BEARS S31°12'49"W, 47.34 FEET), AN ARC DISTANCE OF 47.98 FEET TO A POINT OF TANGENT; THENCE 3) S47°22'59"W, 123.29 FEET; THENCE N42°37'01"W, 20.84 FEET; THENCE S47°22'59"W, 174.88 FEET; THENCE N42°37'01"W, 57.57 FEET; THENCE N28°52'11"E, 71.99 FEET; THENCE N66°30'30"W, 61.97 FEET TO A POINT ON AFORESAID EASTERLY RIGHT OF WAY LINE OF EAST CHEYENNE MOUNTAIN BOULEVARD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 588.00 FEET AND A CENTRAL ANGLE OF 16°49'36" (THE CHORD OF WHICH BEARS N15°04'42"E, 122.06 FEET), AN ARC DISTANCE OF 172.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 63,847 SQUARE FEET (1.4657 ACRES), MORE OR LESS.

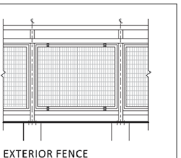
PREPARED BY
Obering, Wurth & Associates
Consulting Civil Engineers
Professional Land Surveyors
1046 Elkton Drive
Colorado Springs, CO 80907

GENERAL NOTES:

1. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0741F, EFFECTIVE MARCH 17, 1997.
2. ALL HANDICAP RAMPS WILL BE DESIGNED AND INSTALLED AS PER CITY AND ADA STANDARDS.
3. A MINOR MODIFICATION WILL BE NECESSARY FOR THE "FUTURE DUMPSTER" AND WALL AT THE REAR OF THE BUILDING.
4. CROSS PARKING AND ACCESS AGREEMENT BETWEEN LOT 1, WORLD ARENA SUBDIVISION FILING NO. 7 AND LOT 2, WORLD ARENA SUBDIVISION FILING NO. 7. (RECEPTION NO. _____)

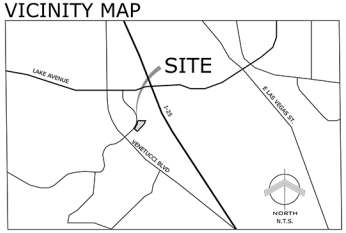


1 DP1 BIKE RACK
SCALE: 1/2"=1'-0"



2 DP1 BIKE RACK
N.T.S.

VICINITY MAP



SITE DATA:

Current Zoning:	PBC HR
Total Area:	1.47 AC
Tax Schedule Numbers:	643210-03-012 (TSN subject to change with platting)
Development Schedule:	Spring/Summer 2015
Max Building Height:	45'
Setbacks:	
-Front:	25' minimum
-Side:	0'
-Rear:	0'
Parking:	
Unit 1	5,100 SF / 1,340 SF PATIO
Use: Restaurant 1 space/100 SF	51 spaces Req.
- Outdoor Patio 1 space/200SF	7 spaces Req.
Unit 2	5,100 SF
Use: Commercial Center (<10AC) 1 space/250 SF	20 spaces Req.
Handicap Spaces Required:	4 spaces
Total Parking Required:	78 spaces
Total Parking Provided:	**74 spaces***
Handicap Spaces	(4 spaces)

* Administrative Relief requested for 4 parking spaces (AR R 15-00093)

OWNER
EPT 909, Inc.
909 Walnut, Suite 200
Kansas City, MO 64106

DEVELOPER
Crestone Development
PO BOX 1208
Colorado Springs, CO 80901

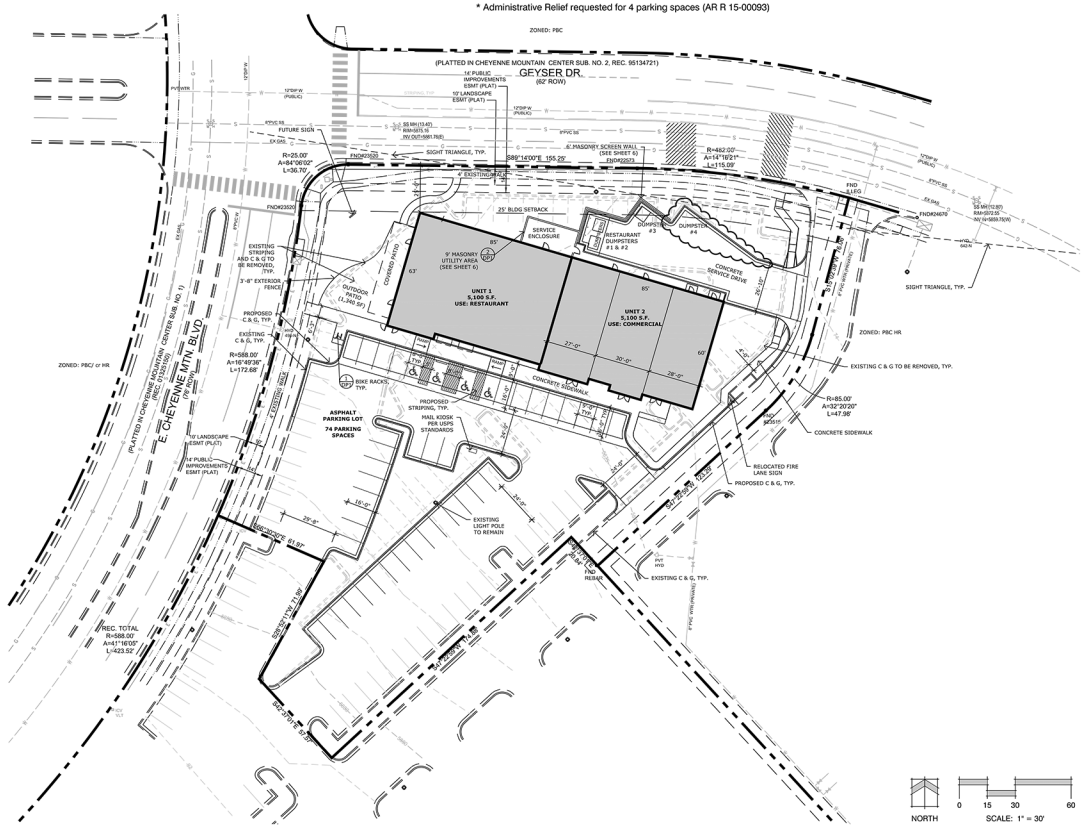
PLANNER/LANDSCAPE ARCHITECT
NES, Inc
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
(719)471-0073

CIVIL ENGINEER
Obering, Wurth & Associates
1046 Elkton Drive
Colorado Springs, CO 80907

ARCHITECT
YOW Architects PC
115 S. Weber St., Suite 200
Colorado Springs, CO 80903

SHEET INDEX:

SHEET 1 OF 6:	COVER SHEET | SITE PLAN
SHEET 2 OF 6:	GRADING PLAN
SHEET 3 OF 6:	UTILITY PLAN
SHEET 4 OF 6:	LANDSCAPE NOTES & DETAILS
SHEET 5 OF 6:	LANDSCAPE PLAN
SHEET 6 OF 6:	ARCHITECTURAL ELEVATIONS



Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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www.nescolorado.com

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TINSELTOWN RETAIL & RESTAURANT

LOT 2, WORLD ARENA SUB. FIL. NO. 7

DATE: 2/27/15
PROJECT MGR: TS
PREPARED BY: SF

DATE:	BY:	DESCRIPTION:
4/10/2015	SF	PER CITY COMMENTS
4/30/2015	SF	PER CITY COMMENTS
11/19/2015	SF	MINOR MODIFICATION

SITE PLAN

DP-1

1 OF 6

AR DP 15-00099

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