

BRAKES PLUS
SITE DEVELOPMENT PLAN
2467 MARKSHEFFEL ROAD

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

33,808 SQ. FT. OR 0.776 ACRES MORE OR LESS

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO WHICH BEARS N89°46'34"E BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK:

LOCATED AT THE NORTHEAST CORNER OF ROXANNE COURT AND BISMARK ROAD AS A NAIL AND WASHER ON THE TOP OF A CONCRETE STORM VAULT (ELEVATION = 6542.01 NAVD 1988)

LEGAL DESCRIPTION

LOT 1, BLOCK 1, CLAREMONT RANCH, FILING NO. 9C

ADA NOTE:

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.

FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

NOTICE AND WARNING:

COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. THE CITY OF FOUNTAIN IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.

PROPERTY OWNER ACKNOWLEDGEMENT

BRAKES PLUS, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF BRAKES PLUS, LLC. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT CITY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE CITY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

[PROPERTY OWNER]

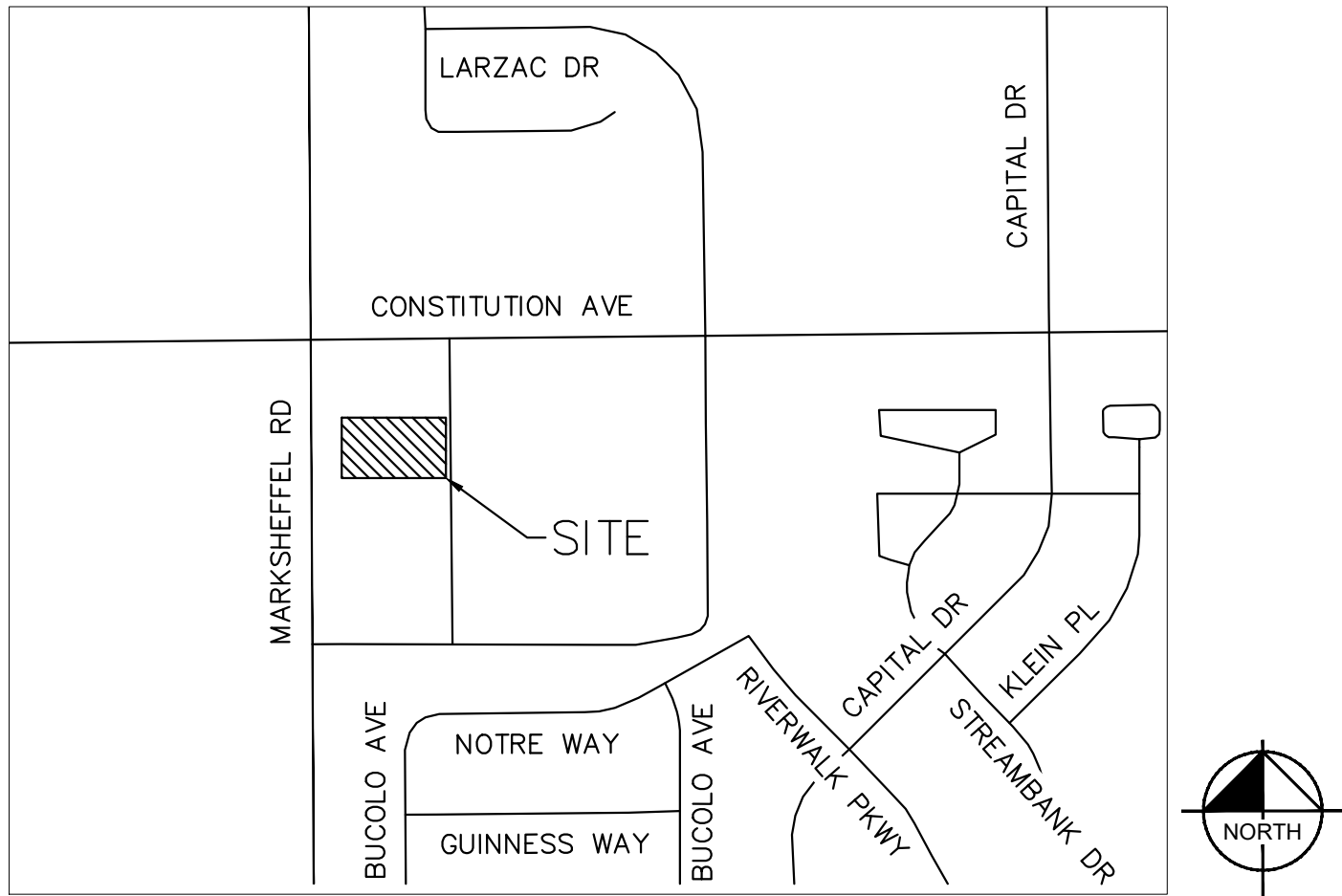
NOTARY CERTIFICATE
(STATE OF)
(COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____,
BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	DETAILS

*	5	LANDSCAPE PLAN
*	6	LANDSCAPE DETAILS
*	7	LANDSCAPE NOTES

*	8	BUILDING FLOOR PLAN
*	9	BUILDING ELEVATIONS

*	10	PHOTOMETRIC PLAN
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*SHEET IS INCLUDED IN SUBMITTAL AS SEPARATE DOCUMENT

CONTACTS:

DEVELOPER:
BRAKES PLUS, LLC.
6951 SOUTH BLACKHAWK STREET #700
ENGLEWOOD, CO 80112
TEL: (720) 247-2629
CONTACT: BOB GIESE

ARCHITECT:
ARCODEV ARCHITECTS
5265 RIO GRANDE STREET, SUITE 202
LITTLETON, CO 80120
TEL: (303) 385-1203
CONTACT: NORM HERMAN

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2801 AUTOMATION WAY, SUITE 210
FORT COLLINS, CO 80525
TEL: (303) 228-2300
CONTACT: EMILY FELTON, P.E.

SURVEYOR:
ALTURA LAND CONSULTANTS
6950 S TUCSON WAY
CENTENNIAL, CO 80112
TEL: (720) 488-1303
CONTACT: JESUS LUGO P.L.S.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CHRIS HEPLER, P.L.A.

OWNER:
RED ARROW CAPITAL, INC.
7076 SOUTH ALTON WAY, BLDG D
CENTENNIAL, CO 80112
TEL: (720) 274-2603
CONTACT: DEAN PISCIOTTA

SITE DATA

SITE AREA:	0.776± AC (33,808 SF)
ZONING CLASSIFICATION:	COMMERCIAL REGIONAL (CR)
LAND USE:	AUTO REPAIR
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	2467 MARKSHEFFEL ROAD
TAX SCHEDULE NO.:	5404210069
BUILDING SETBACKS:	50' FRONT SETBACK 25' SIDE SETBACK 25' REAR SETBACK
MAXIMUM LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	NONE
LANDSCAPE:	5% OF INTERIOR LOT REQUIRED (1,691 SF)
SITE COVERAGE:	BUILDING - 4,839 SF 14%± DRIVEWAY AND PARKING - 17,061 SF 50%± SIDEWALKS AND HARDSCAPE - 1,142 SF 3%± LANDSCAPING - 10,766 SF 32%±

BUILDING DATA

TOTAL GROSS BUILDING AREA:	4,839 S.F.
BUILDING HEIGHT:	28.00'
PROPOSED: MAXIMUM BY CODE:	45.0
PROPOSED LOT COVERAGE:	14.3%±
CONSTRUCTION TYPE:	V-B (NON SEPARATED MIXED USE)
OCCUPANCY CLASSIFICATION:	M AND S-1

ON-SITE PARKING COUNTS

	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	5	20
ADA	1	1
BICYCLE PARKING	1	2

OVERALL SUBDIVISION PARKING COUNTS

	PARKING REQUIRED	PARKING PROVIDED
COMMERCIAL CENTERS (>10 AC) (KING SOOPERS)	410 (1 SPACE/300 SF)	548
FINANCIAL INSTITUTION (ENT BANK)	18 (1 SPACE/250 SF)	29*
AUTO SALES (BRAKES PLUS)	5	20
DRIVE-IN/FAST FOOD RESTAURANT (STARBUCKS)	24 (1 SPACE/100 SF)	25

*PARKING COUNT FOR ENT BANK INCLUDES 27 EXISTING STALLS & 2 PROPOSED STALLS WITHIN THE PROPERTY BOUNDARY.

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

RED ARROW CAPITAL, INC.
BY: _____
TITLE: _____
ADDRESS: _____



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3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, COLORADO 80525 (303) 228-2300

BRAKES PLUS

SITE DEVELOPMENT PLAN

2467 MARKSHEFFEL ROAD

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, T4S, R65W, OF THE 6TH P.M., COUNTY OF EL PASO, TEXAS

4 SOUTH, RANGE 65 WEST

LEGEND

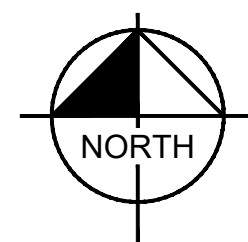
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
AR	ACCESSIBLE ROUTE
LANDSCAPE	LANDSCAPE
PROPOSED ASPHALT STRIPING	PROPOSED ASPHALT STRIPING
PROPOSED ASPHALT PAVEMENT	PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE PAVEMENT	PROPOSED CONCRETE PAVEMENT
EXISTING CONCRETE PAVEMENT	EXISTING CONCRETE PAVEMENT
PROPOSED SITE LIGHT	PROPOSED SITE LIGHT
EXISTING STORM SEWER MANHOLE	EXISTING STORM SEWER MANHOLE
PROPOSED CURB INLET	PROPOSED CURB INLET

IMPROVEMENT NOTES

- 1 PROPOSED SIDEWALK
- 2 PROPOSED ADA CURB RAMP
- 3 PROPOSED ADA PARKING
- 4 PROPOSED ADA SIGNS
- 5 PROPOSED CROSSWALK
- 6 PROPOSED TRASH ENCLOSURE, REF ARCH ELEVATIONS FOR DETAILS
- 7 EXISTING FIRE HYDRANT
- 8 PROPOSED STORM INLET
- 9 PROPOSED LANDSCAPING
- 10 PROPOSED 5' X 5' TRANSFORMER PAD
- 11 PROPOSED LIGHT POLE
- 12 EXISTING CURB RAMP TO REMAIN
- 13 PROPOSED 6" VERTICAL CURB
- 14 EXISTING LIGHT POLE TO REMAIN
- 15 COMM EQUIPMENT, CONTRACTOR TO VERIFY LOCATION AND RELOCATE IF NECESSARY
- 16 PROPOSED MONUMENT SIGN, REFER TO SIGN PACKAGE FOR DETAILS
- 17 EXISTING POWER EQUIPMENT TO REMAIN
- 18 PROPOSED BIKE RACK
- 19 PROPOSED STOP SIGN
- 20 PROPOSED STOP BAR
- 21 EXISTING SIDEWALK

GRAPHIC SCALE IN FEET

0 10 20 40

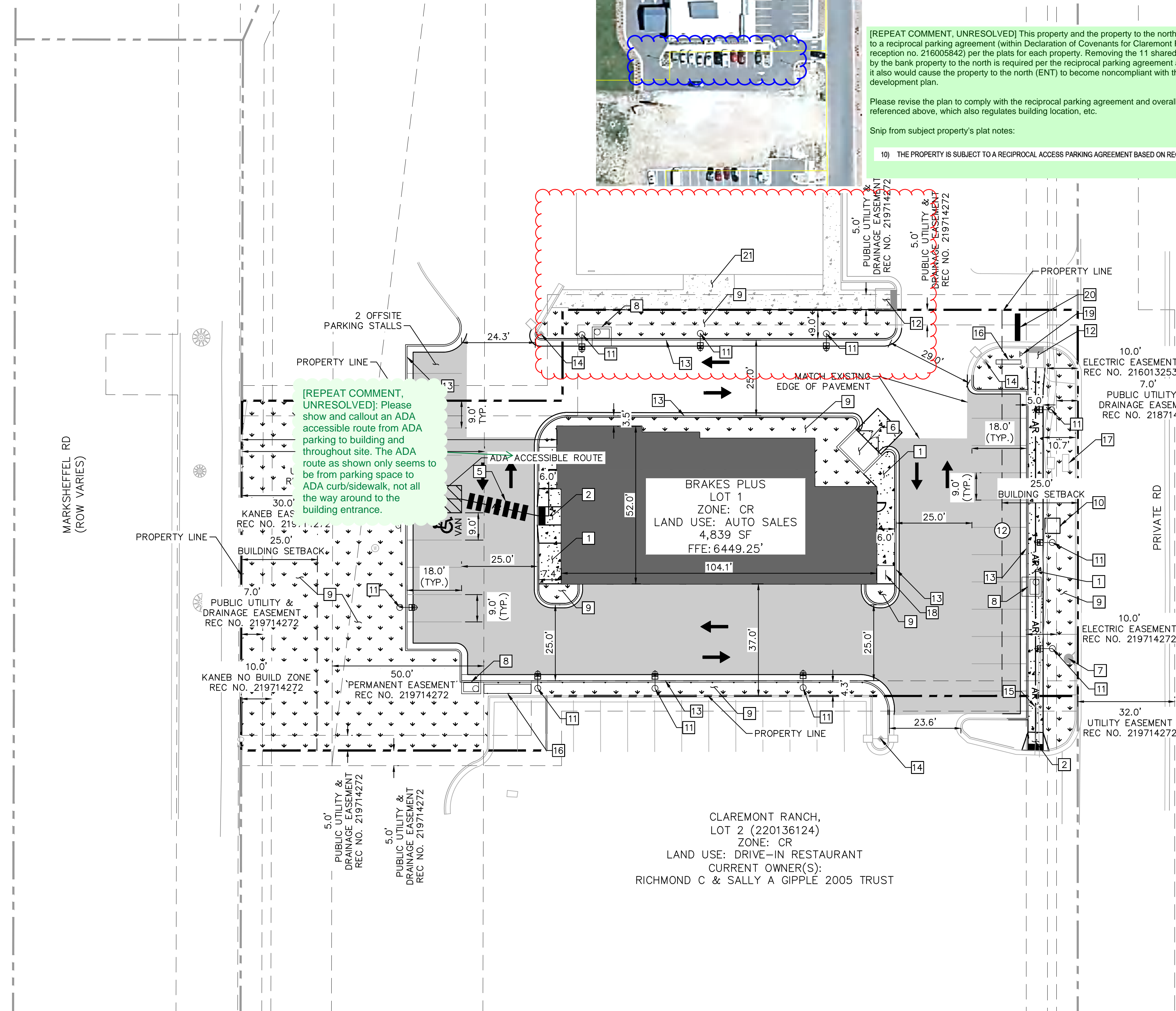


[REPEAT COMMENT, UNRESOLVED] This property and the property to the north (ENT Bank) are subject to a reciprocal parking agreement (within Declaration of Covenants for Claremont Ranch Marketplace, reception no. 216005842) per the plats for each property. Removing the 11 shared parking spaces utilized by the bank property to the north is required per the reciprocal parking agreement and in turn the plat, and it also would cause the property to the north (ENT) to become noncompliant with their approved site development plan.

Please revise the plan to comply with the reciprocal parking agreement and overall covenants document referenced above, which also regulates building location, etc.

Snip from subject property's plat notes:

- 10) THE PROPERTY IS SUBJECT TO A RECIPROCAL ACCESS PARKING AGREEMENT BASED ON RECEPTION NO. 216713741.



CLAREMONT RANCH,
LOT 1 (216005776)
ZONE: CR CAD-0
LAND USE: COMMERCIAL STORE
CURRENT OWNER(S):
DILLON COMPANIES INC.

CLAREMONT RANCH,
LOT 2 (220136124)
ZONE: CR
LAND USE: DRIVE-IN RESTAURANT
CURRENT OWNER(S):
RICHMOND C & SALLY A GIPPLE 2005 TRUST

LEGEND

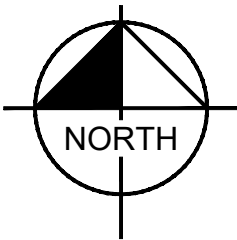
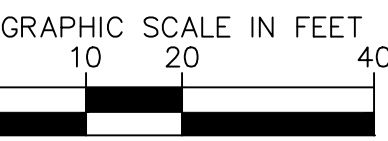
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	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING EASEMENT
	EXISTING ELECTRIC LINE
	EXISTING STORM LINE
	PROPOSED EASEMENT
	PROPOSED LANDSCAPE AREA
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED STORM LINE

KEY NOTES

- CONNECT TO EXISTING SANITARY LINE WITH WYE
- SANITARY SEWER SERVICE BUILDING CONNECTION
- PROPOSED 4" PVC BUILDING SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE (8.0% MAX)
- GREASE INTERCEPTOR
- GAS SERVICE
- WATER CONNECTION TO EXISTING MAIN
- 3/4" TYPE K COPPER WATER SERVICE LINE
- WATER METER
- EXISTING FIRE HYDRANT
- TRANSFORMER PAD
- TRASH ENCLOSURE PAD
- ELECTRICAL SERVICE
- WATER SERVICE BUILDING CONNECTION
- ELECTRICAL CONNECTION TO BUILDING
- GAS METER
- 5' TYPE R STORM INLET
- 12" STORM SEWER LINE
- STORM SEWER MANHOLE
- CONNECT TO EXISTING STORM WITH PROPOSED MANHOLE
- CONNECT TO EXISTING STORM MANHOLE

NOTE

THIS PLAN IS PROVIDED FOR INFORMATION ONLY.
REFER TO THE APPROVED CONSTRUCTION
DOCUMENTS FOR FINAL SITE PLAN AND UTILITY
DESIGN.

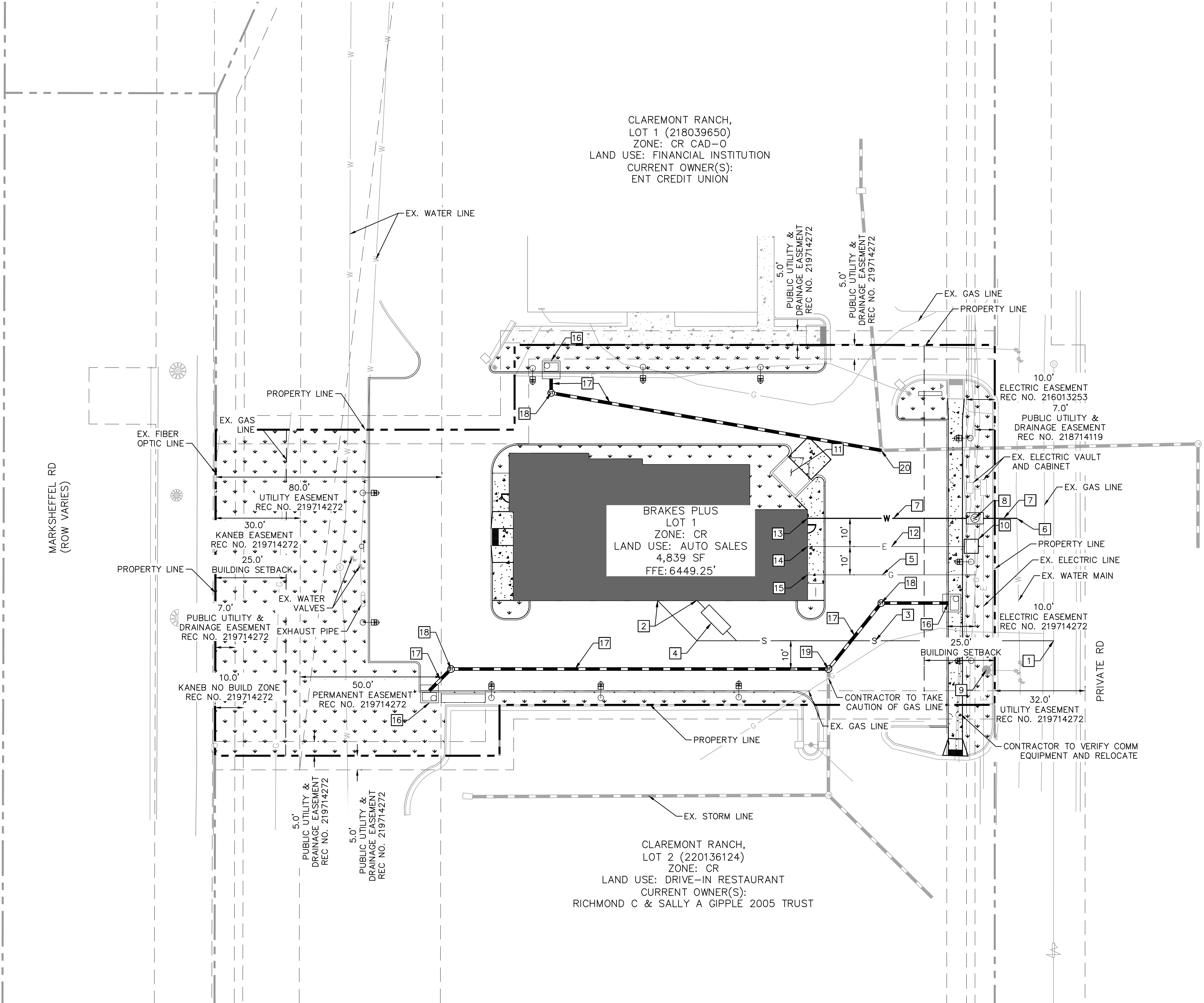


Kimley»Horn

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3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, COLORADO 80525 (303) 228-2300

BRAKES PLUS
SITE DEVELOPMENT PLAN
2467 MARKSHEFFEL ROAD

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



CLAREMONT RANCH,
LOT 1 (218039650)
ZONE: CR CAD-0
LAND USE: FINANCIAL INSTITUTION
CURRENT OWNER(S):
ENT CREDIT UNION

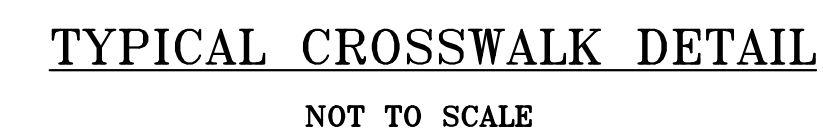
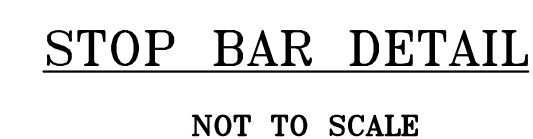
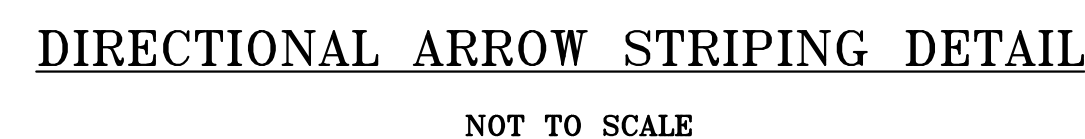
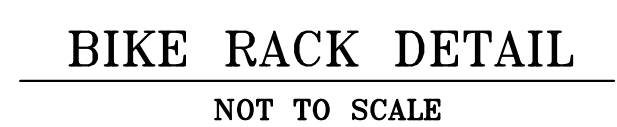
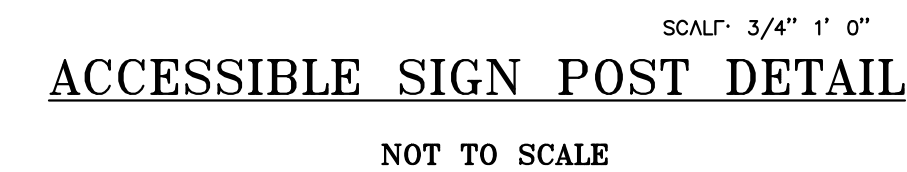
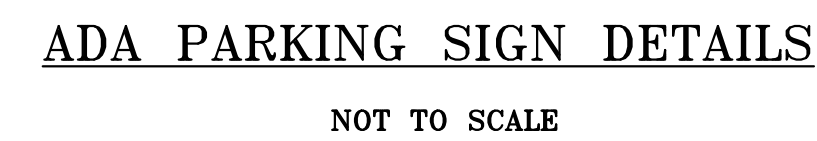
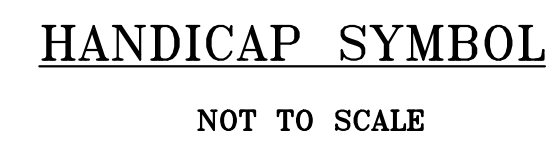
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LOT 2 (220136124)
ZONE: CR
LAND USE: DRIVE-IN RESTAURANT
CURRENT OWNER(S):
RICHMOND C & SALLY A GIPPLE 2005 TRUST

PPR-21-18

UTILITY PLAN
SHEET 3 OF 10

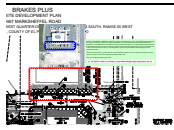
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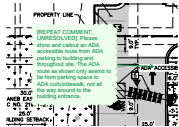
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Site Development Plan_V2_redlines.pdf Markup Summary

Sophie Kiepe (2)



Subject: Group
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Author: Sophie Kiepe
Date: 6/8/2021 12:05:44 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [2] 2 SITE PLAN
Author: Sophie Kiepe
Date: 6/8/2021 12:11:29 PM
Status:
Color: ■
Layer:
Space:

[REPEAT COMMENT, UNRESOLVED]: Please show and callout an ADA accessible route from ADA parking to building and throughout site. The ADA route as shown only seems to be from parking space to ADA curb/sidewalk, not all the way around to the building entrance.