

6140 SOUTHMOOR DRIVE

SITE DEVELOPMENT PLAN

LOT 5, BLOCK 1, BROWN SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO
A PART OF NORTHEASTERLY LINES, SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.

LEGAL DESCRIPTION

LOT 5, BLOCK 1, BROWN SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO CONSTRUCT A METAL BUILDING AND PAVED PARKING.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF FOUNTAIN, COUNTY OF EL PASO AND STATE OF COLORADO DESCRIBED HEREIN.

FRONT RANGE DEVELOPMENT COMPANY LLC

BY: _____ TITLE _____

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

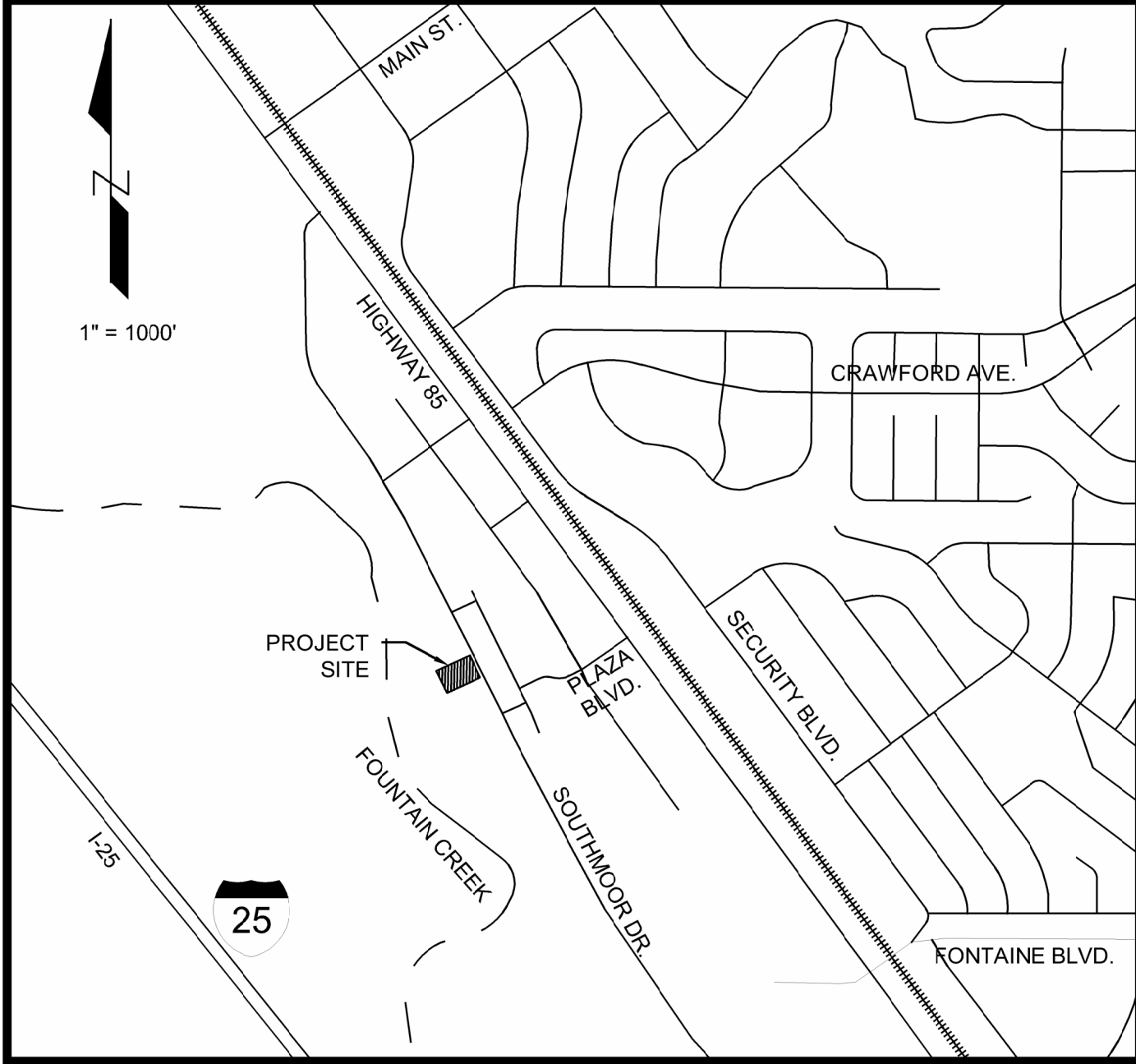
REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

VICINITY MAP



SHEET INDEX

1	COVER SHEET
2	NOTES
3	SITE PLAN
4	UTILITY PLAN
L1-L2	LANDSCAPE PLANS
A1.0A-A2.2A	BUILDING PLANS
DP1-DP3	PHOTOMETRIC PLANS

CONTACTS

PROPERTY OWNER/APPLICANT

HOPI ENTERPRISES, LLC
16891 E CALEY PL.
AURORA, CO 80016

CONTACT: MAG MISSIHA
OWNER
EMAIL: MMISSIHA@SAFEGAURDTRAFFICCONTROL.COM

ENGINEER

2N CIVIL, LLC
6 INVERNESS COURT EAST
SUITE 125
ENGLEWOOD, CO 80112
PH: (303) 925-0544

CONTACT: RYAN EICHELE, P.E.
PROJECT MANAGER
EMAIL: RYAN@2NCIVIL.COM

ARCHITECT

JC DESIGN, LLC
20740 WARRIORS PATH DR.
PEYTON, CO 80831

CONTACT: JEREMY CLEVELAND
719-439-3277
EMAIL: JCLEVELA28@HOTMAIL.COM

LANDSCAPE ARCHITECT

HENRY DESIGN GROUP
1501 WAZEE ST.
SUITE 1-C
DENVER, CO 80202

PH: (303) 446-2386
CONTACT: KAREN HENRY
EMAIL: KHENRY@HENRYDESIGNGROUP.COM

CIVIL ENGINEER'S STATEMENT

I, RYAN EICHELE, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

RYAN EICHELE PE NO. #45336
2N CIVIL, LLC
6 INVERNESS CT EAST, SUITE 125
ENGLEWOOD, CO 80112
303.925.0544

DATE

SURVEYOR'S STATEMENT

I, RICHARD MOYA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

RICHARD MOYA, PLS NO. 38831
POINT ZERO SURVEYING
1250 W. ARAPAHOE ROAD
LITTLETON, CO 80120
720.315.5403

DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20_____.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

2N
CIVIL

303.925.0544
www.2ncivil.com



**NOT FOR
CONSTRUCTION**

PREPARED FOR:
MAG MISSIHA
6140 SOUTHMOOR DRIVE
FOUNTAIN, CO 80817

COVER SHEET
SITE DEVELOPMENT PLAN
6140 SOUTHMOOR DRIVE
FOUNTAIN, COLORADO

DATE:
BY:

REVISIONS:
1.
2.
3.
4.

26004
XX-XX-XXXX
CVP
RCE

PROJECT NUMBER:
ISSUED DATE:
DESIGNED BY:
REVIEWED BY:

COVER SHEET

6140 SOUTHMOOR DRIVE

SITE DEVELOPMENT PLAN

LOT 5, BLOCK 1, BROWN SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO
A PART OF NORTHEASTERLY LINES, SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.

SITE DEVELOPMENT PLAN GENERAL NOTES

- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF FOUNTAIN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED CS COMMERCIAL SERVICE.
- THIS PROPERTY IS LOCATED WITHIN ZONE AE AS PER FEMA FIRM PANEL NO. 08035C0951G DATED DECEMBER 17, 2018. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE AE.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- THE TOWN OF FOUNTAIN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF FOUNTAIN LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 6.2.5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF FOUNTAIN ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF FOUNTAIN "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- UNLESS OTHERWISE NOTED, THERE ARE 50' DRAINAGE EASEMENT AND 75' PUBLIC PARK EASEMENT AT THE BACK OF ALL LOTS. ALL LOTS SHALL HAVE A 7-FOOT UTILITY EASEMENT ALONG SIDE LOT LINES THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN **UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET**, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN **UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES**.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT, REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE **TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.



303.925.0544
www.2ncivil.com



NOT FOR
CONSTRUCTION

PREPARED FOR:
MAG MISSIHA
6140 SOUTHMOOR DRIVE
FOUNTAIN, CO 80817

NOTES
SITE DEVELOPMENT PLAN
6140 SOUTHMOOR DRIVE
FOUNTAIN, COLORADO

DATE:
BY:

REVISIONS:
1.
2.
3.
4.

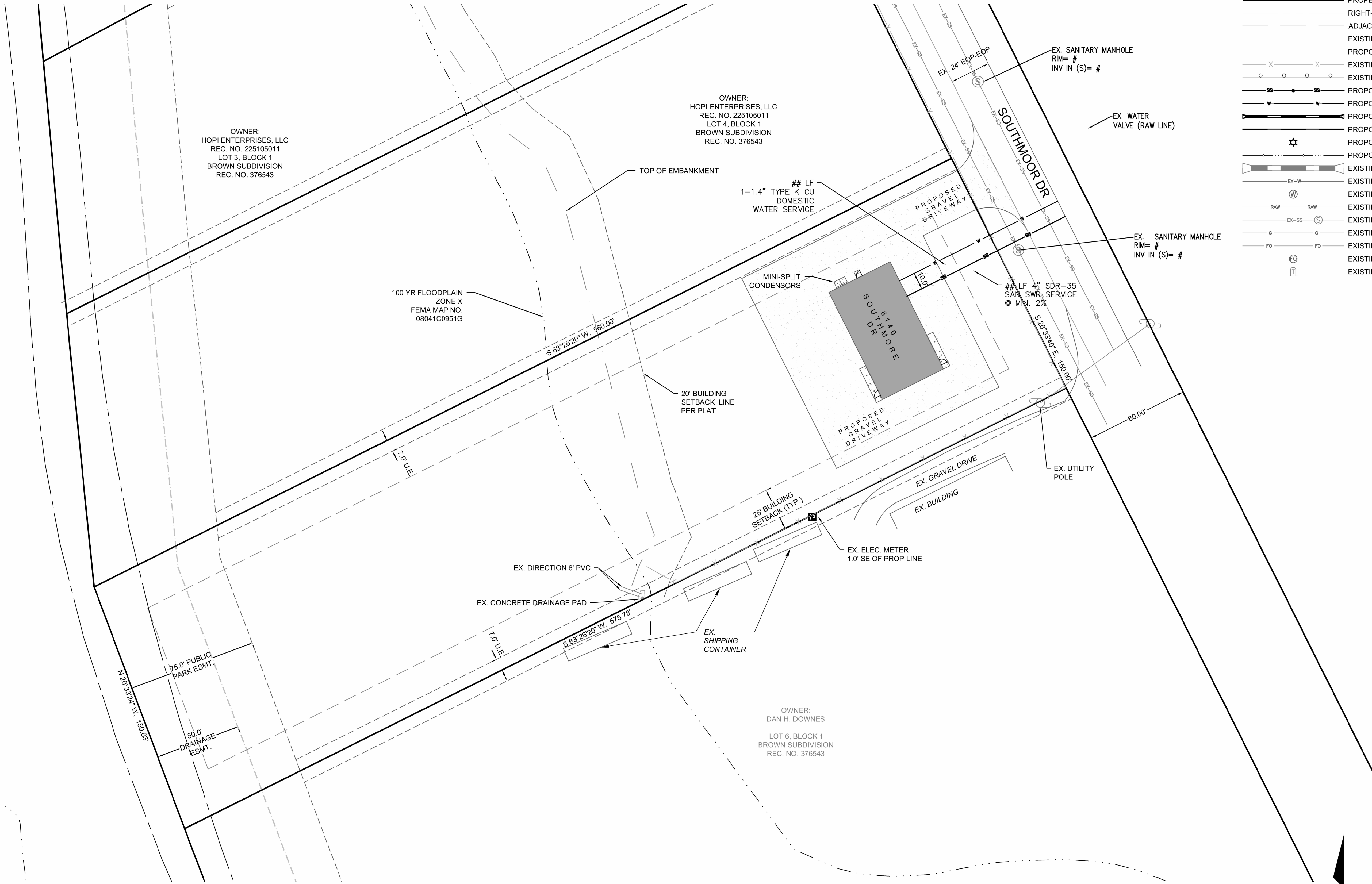
PROJECT NUMBER: 26004
ISSUED DATE: XX-XX-XXXX
DESIGNED BY: CVP
REVIEWED BY: XXX

NOTES

6140 SOUTHMOOR DRIVE

SITE DEVELOPMENT PLAN

LOT 5, BLOCK 1, BROWN SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO
A PART OF NORTHEASTERLY LINES, SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.



LEGEND	
	EXISTING ASPHALT
	PROPOSED BUILDING
	PROPOSED ASPHALT
	PROPOSED GRAVEL
	PROPOSED RIPRAP
	EFFECTIVE 100-YR FLOODPLAIN
	CORRECTED EFFECTIVE 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	PROPERTY LINE
	RIGHT-OF-WAY
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	EXISTING GUARDRAIL
	PROPOSED SANITARY SERVICE & CLEANOUT
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED RCP STORM SEWER PIPE
	PROPOSED HDPE STORM SEWER PIPE
	PROPOSED LIGHT POLE (RE: PHOTOMETRIC)
	PROPOSED FLOW LINE
	EXISTING RCP STORM SEWER PIPE
	EXISTING WATER MAIN
	EXISTING WATER MANHOLE
	EXISTING RAW WATER LINE
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING FIBER OPTIC VAULT LID
	EXISTING COMM PEDESTAL

BENCHMARK

A 1-1/2" ALUM. CAP WITH NO I.S., LOCATED ALONG THE PROPERTY LINE OF SHARED LOTS 4 AND 5, BLOCK 1 OF BROWN SUBDIVISION, APPROXIMATELY 228.6' SW OF THE FRONT SHARED PROPERTY CORNER OF THESE TWO LOTS. HAVING A NAVD88 DATUM ELEVATION OF 5696.55'.

BASIS OF BEARINGS

A PART OF THIS SURVEY IS ALONG A NORTHEASTERLY LINES OF SAID LOT 5 AS SHOWN HEREON AND IS ASSUMED TO BEAR S26°33'40"E.



303.925.0544
www.2ncivil.com



NOT FOR
CONSTRUCTION

PREPARED FOR:
MAG MISSIHA
6140 SOUTHMOOR DRIVE
FOUNTAIN, CO 80817

UTILITY PLAN
SITE DEVELOPMENT PLAN
6140 SOUTHMOOR DRIVE
FOUNTAIN, COLORADO

DATE:
BY:

REVISIONS:
1.
2.
3.
4.

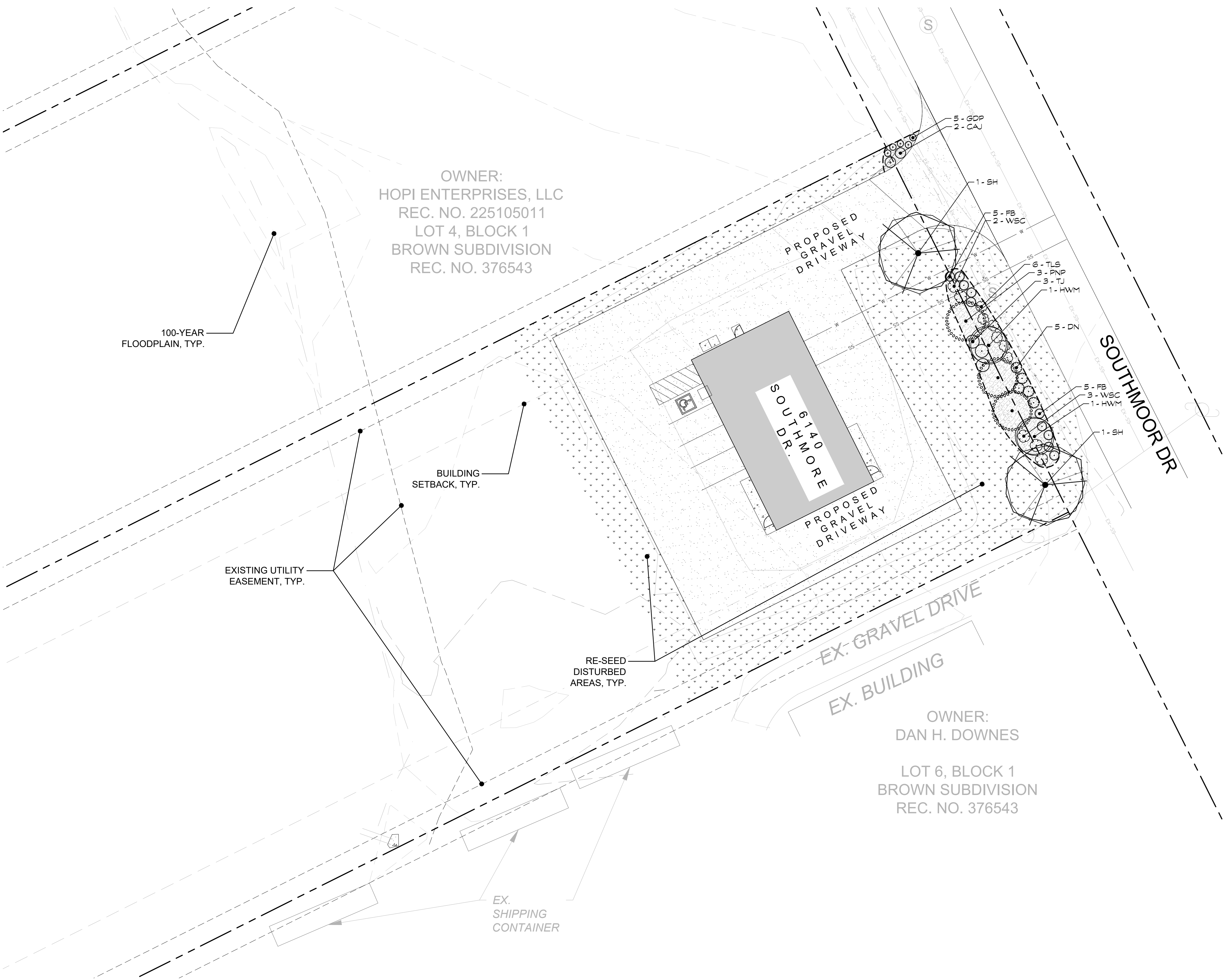
PROJECT NUMBER: 26004
ISSUED DATE: XX-XX-XXXX
DESIGNED BY: CVP
REVIEWED BY: RCE

UTILITY PLAN

6140 SOUTHMOOR DRIVE

SITE DEVELOPMENT PLAN

LOT 5, BLOCK 1, BROWN SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO
A PART OF NORTHEASTERLY LINES, SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.



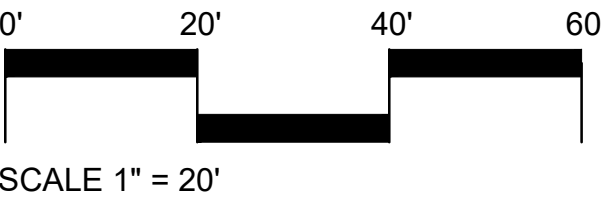
OWNER:
HOPI ENTERPRISES, LLC
REC. NO. 225105011
LOT 4, BLOCK 1
BROWN SUBDIVISION
REC. NO. 376543

OWNER:
DAN H. DOWNES

LOT 6, BLOCK 1
BROWN SUBDIVISION
REC. NO. 376543

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- 1 1/2" GRANITE ROCK
- NATIVE SEED
- EDGER



Landscape Architecture
Planning • Entitlements
1501 Wazee Street Suite 1-C
Denver, Colorado 80202
303.446.2368
henrydesigngroup.com



303.925.0544
www.2ncivil.com



NOT FOR
CONSTRUCTION

PREPARED FOR:
MAG MISSIHA
6140 SOUTHMOOR DRIVE
FOUNTAIN, CO 80817

LANDSCAPE PLAN
SITE DEVELOPMENT PLAN
6140 SOUTHMOOR DRIVE
FOUNTAIN, COLORADO

BY: DATE:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 26004
ISSUED DATE: 07-16-2026
DESIGNED BY: MK
REVIEWED BY: MK

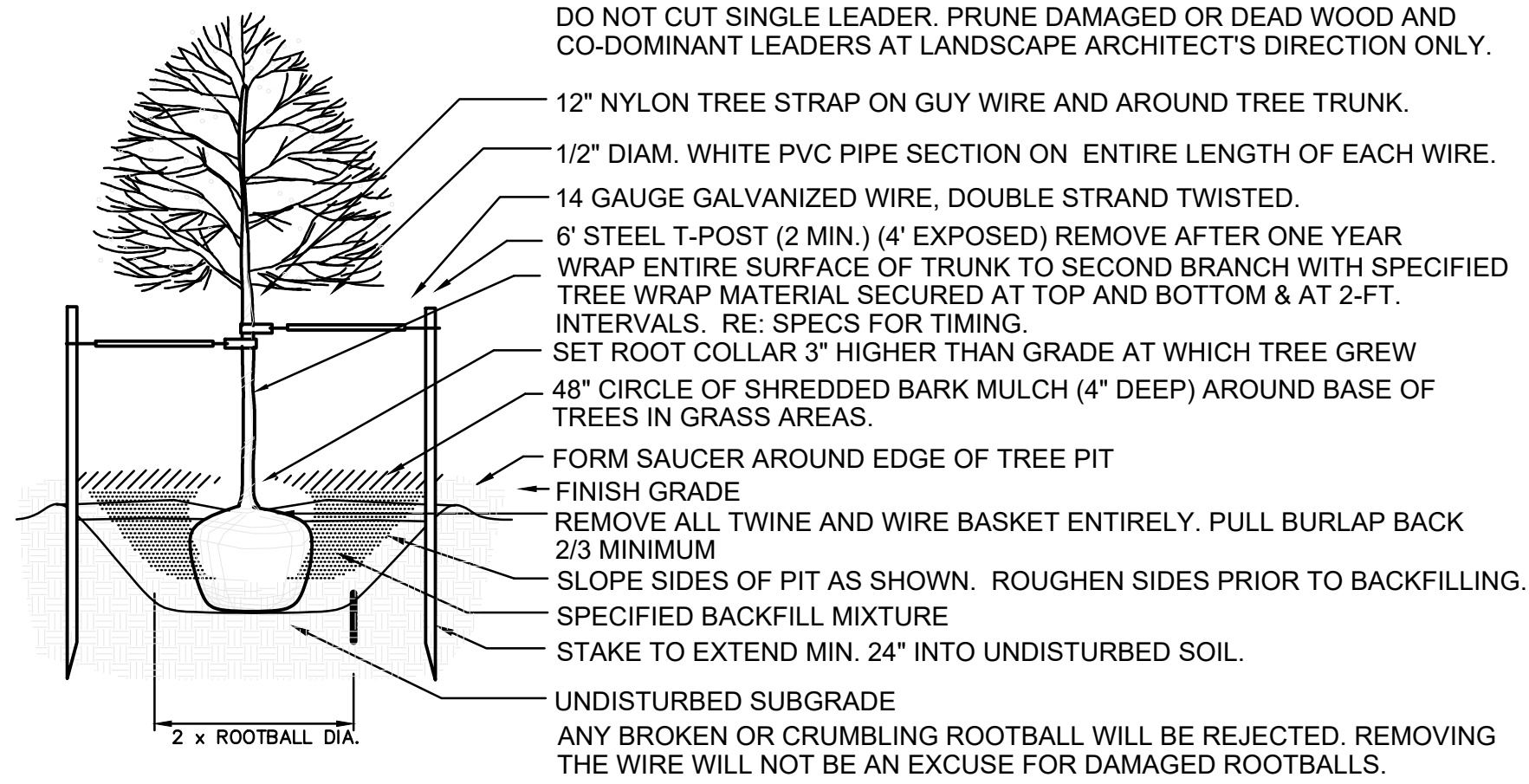
LANDSCAPE
PLAN

L - 1

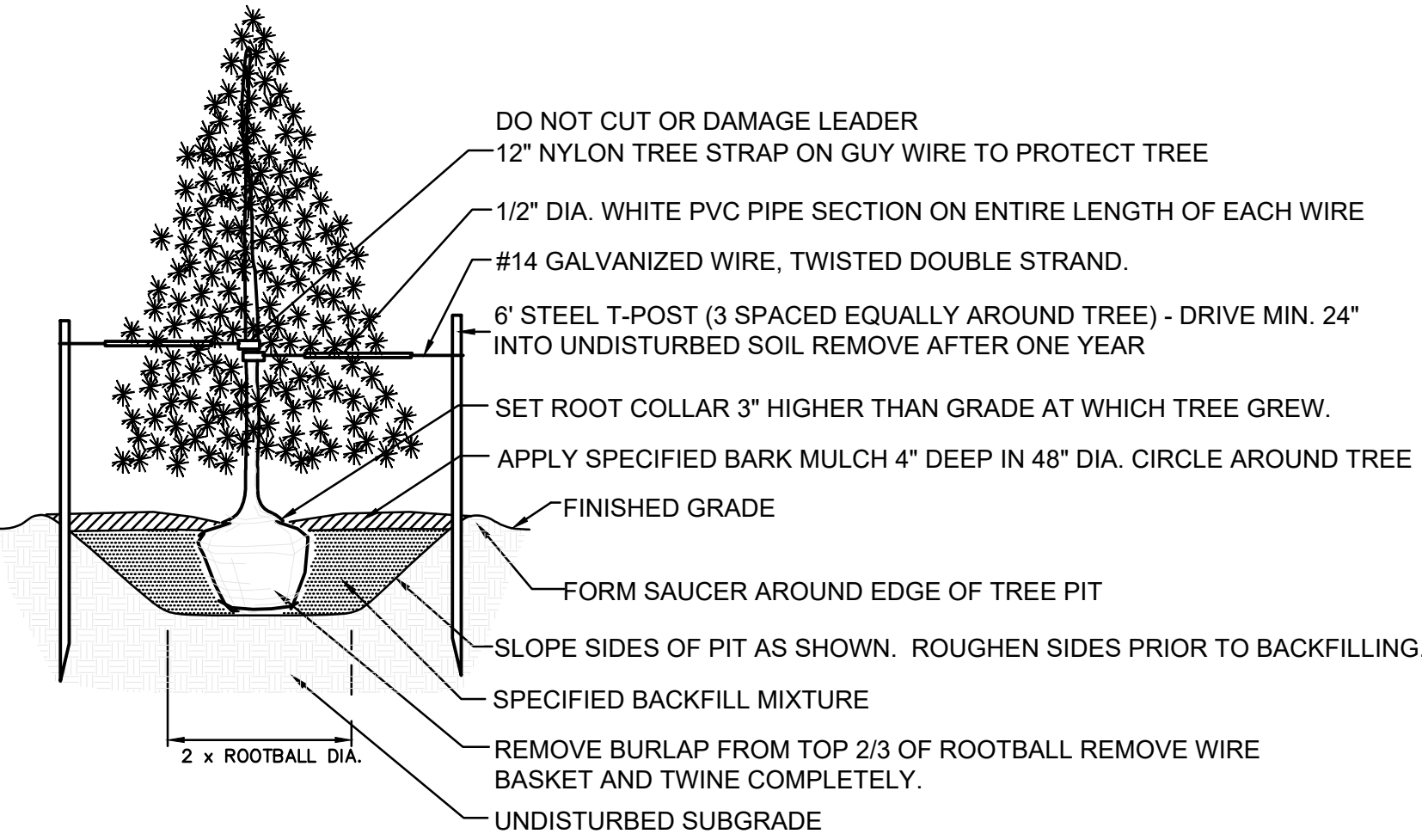
6140 SOUTHMOOR DRIVE

SITE DEVELOPMENT PLAN

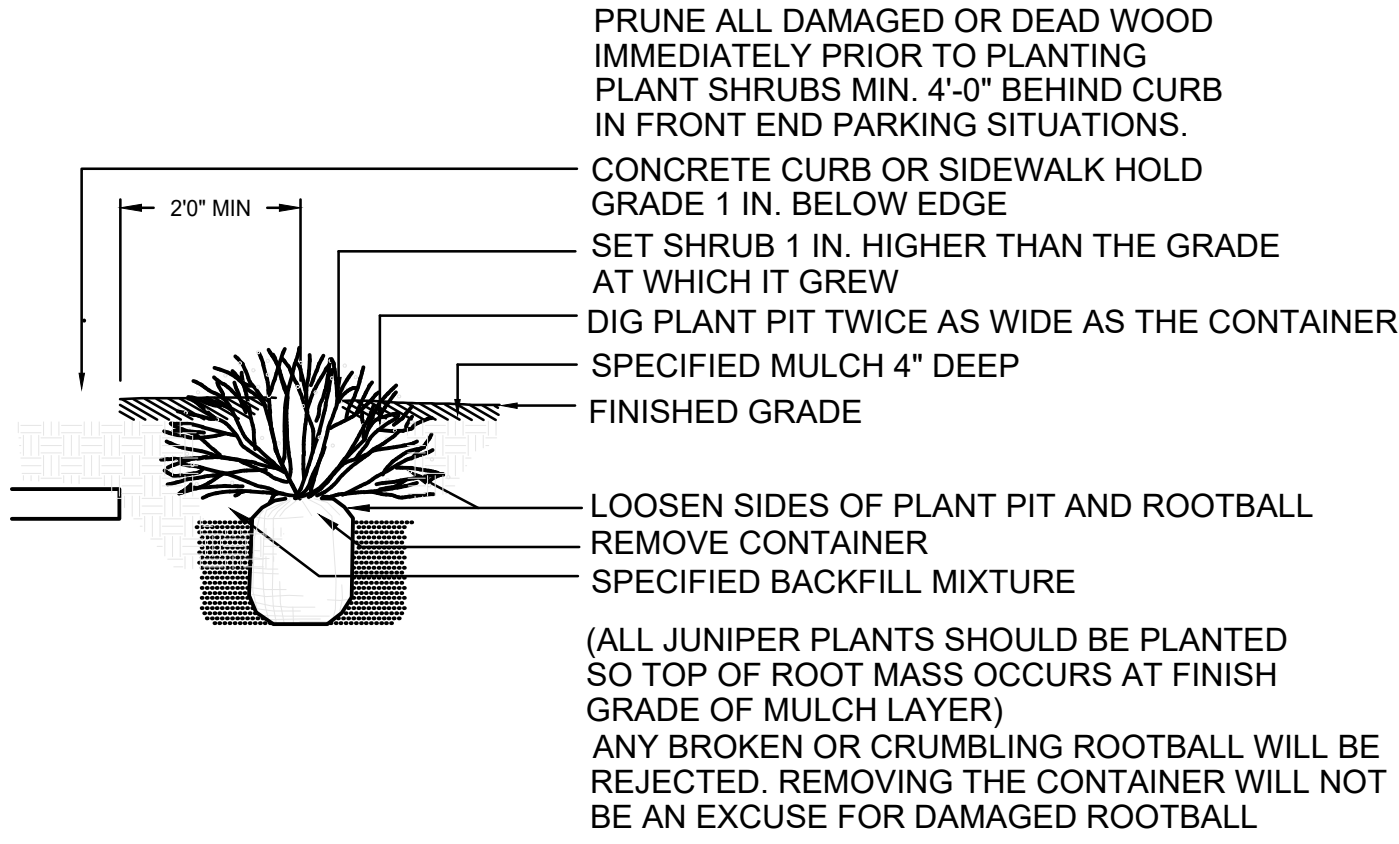
LOT 5, BLOCK 1, BROWN SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO
A PART OF NORTHEASTERLY LINES, SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.



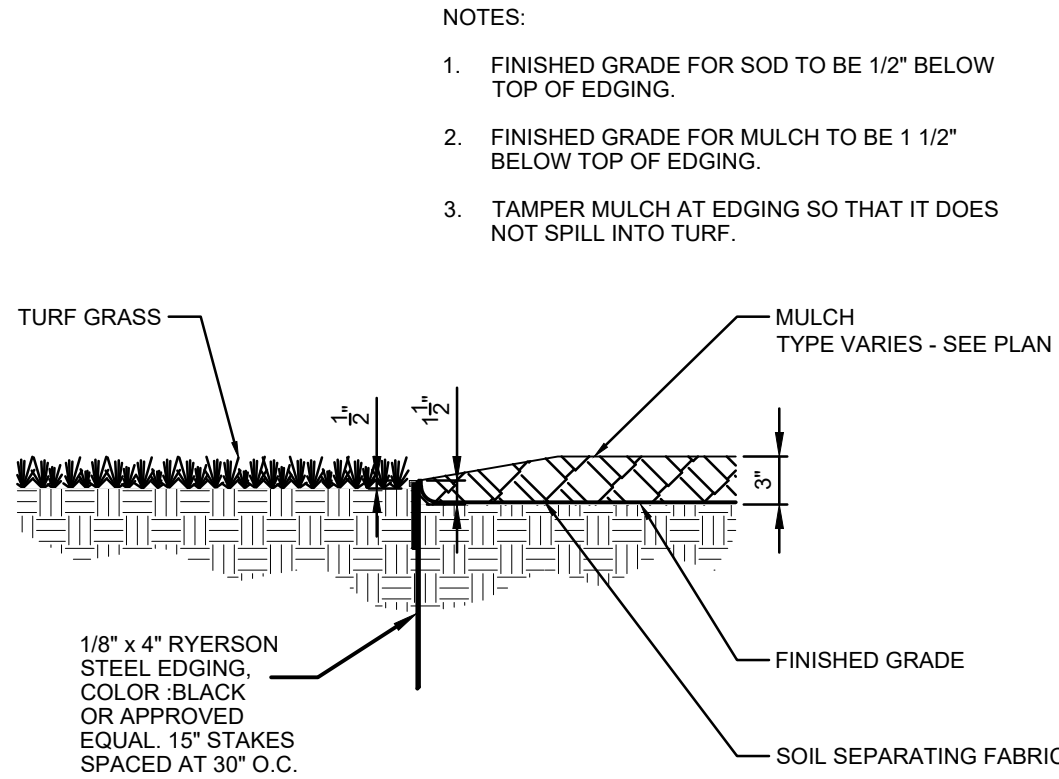
A DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



C EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



B SHRUB PLANTING DETAIL
SCALE: N.T.S.



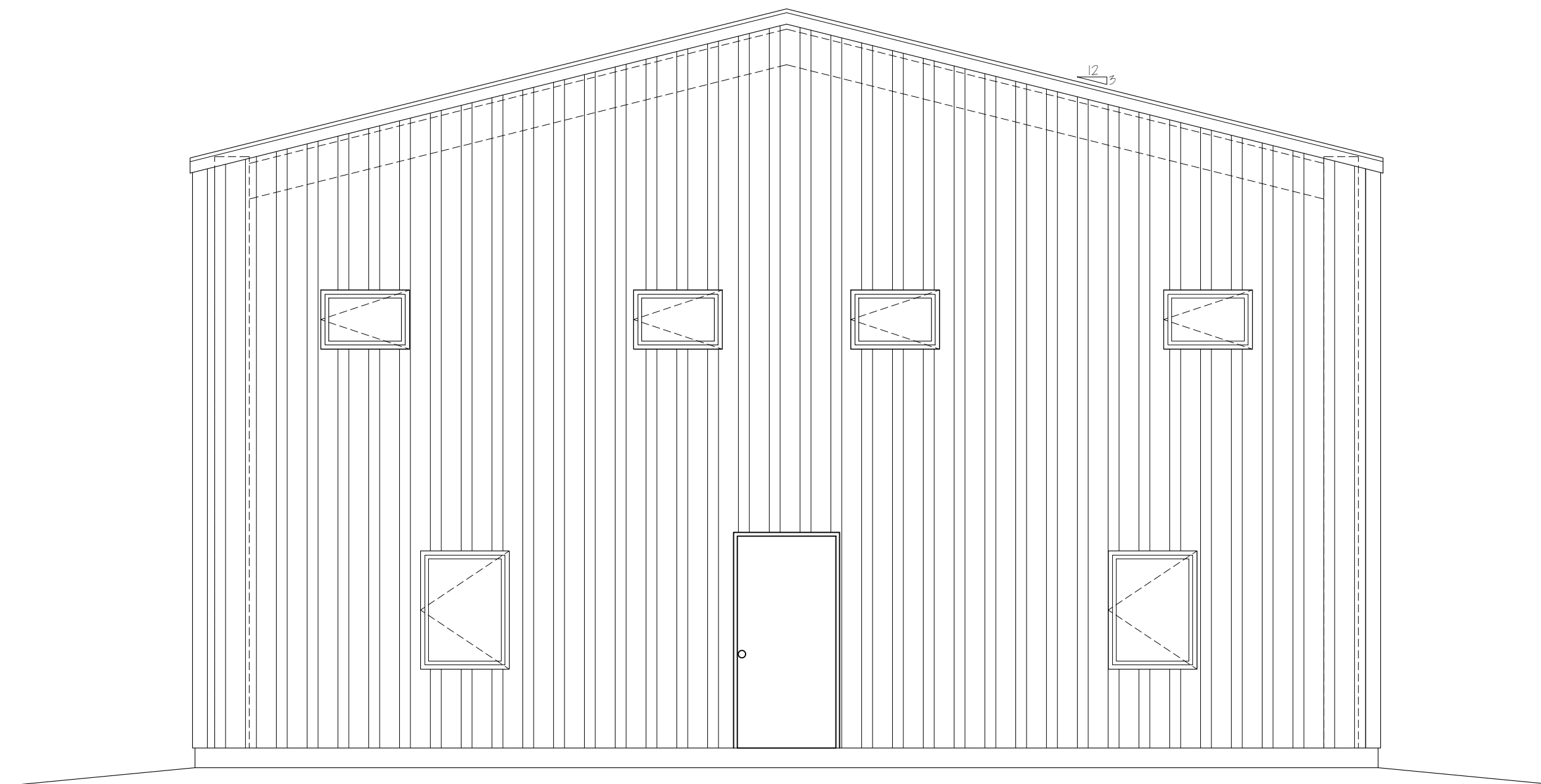
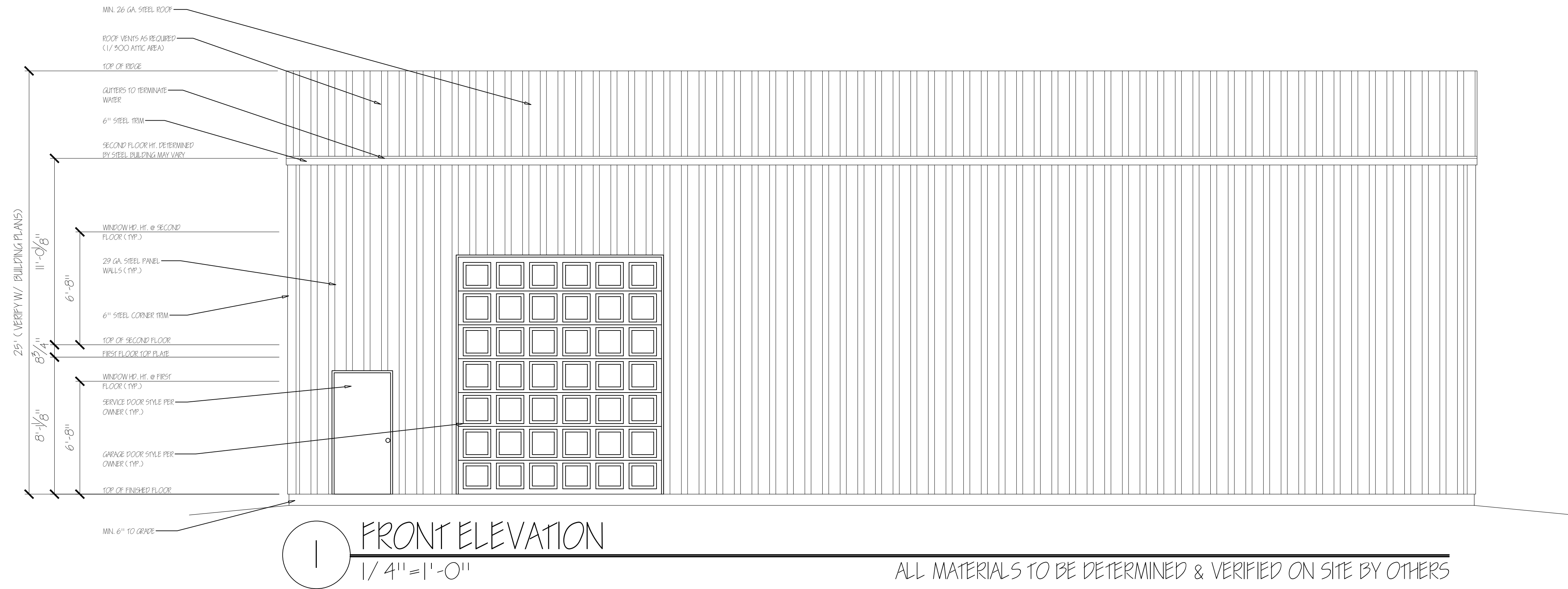
D EDGING
SCALE: 1"=1'-0"

GENERAL NOTES

- All landscape areas and plant material shall be watered by an automatic irrigation system. Permanent drip irrigation is to be provided to shrub areas; native seed area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for a 2-year establishment period.
- All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the El Paso County Land Development Code.
- All fencing shall be as indicated on the landscape plans and details.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping.
- No plant material shall be planted within ten feet of any existing or proposed utilities. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
- Planting beds shall be mulched with granite rock mulch to a depth of 3" with filter fabric underlayment. All beds are to be contained by 4" x 14 gauge galvanized edger, DuraEdge or equal. Edger is not required where bed is adjacent to curbs, walls or walks, or around tree pits.
- Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
- The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor or their subcontractors during installation or during the specified maintenance period.
- All disturbed areas are to be re-seeded, unless otherwise shown on landscape plan.
- Call for utility locates prior to any excavation.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
- The contractor is responsible for verifying all plant quantities.
- All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one time replacement that includes plant material and labor cost.
- Proposed plant species may be subject to change pending commercial availability at the time of construction. All species substitutions shall be approved by the landscape architect and/or owner prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
- The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
EVERGREEN TREES					
	PNP	3	PINYON PINE / PINUS EDULIS	5' HT.	B&B
ORNAMENTAL TREES					
	HWM	2	HOT WINGS® TATARIAN MAPLE / ACER TATARICUM 'GARANN'	1.5" CAL.	B&B
SHADE TREES					
	SH	2	SHADEMASTER HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.0" CAL.	B&B
SHRUBS					
	DN	5	DWARF NINEBARK / PHYSOCARPUS OPULIFOLIUS 'NANUS'	5 GAL.	POT
	FB	10	FERNBUSH / CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	POT
	GDP	5	GOLD DROP POTENTILLA / POTENTILLA FRUTICOSA 'GOLD DROP'	5 GAL.	POT
	TLS	6	THREE LEAF SUMAC / RHUS TRILOBATA	5 GAL.	POT
	WSC	5	WESTERN SAND CHERRY / PRUNUS BESSEYI	5 GAL.	POT
EVERGREENS					
	CAJ	2	ANDORRA COMPACT JUNIPER / JUNIPERUS HORIZONTALIS 'COMPACTA'	5 GAL.	POT
	TJ	3	TAMARIX JUNIPER / JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL.	POT



NOTE:
1. ALL EXTERIOR MATERIALS, PITCH, HEIGHT
AND CALLOUTS TO BE VERIFIED PER
ENGINEERED BUILDING PLANS

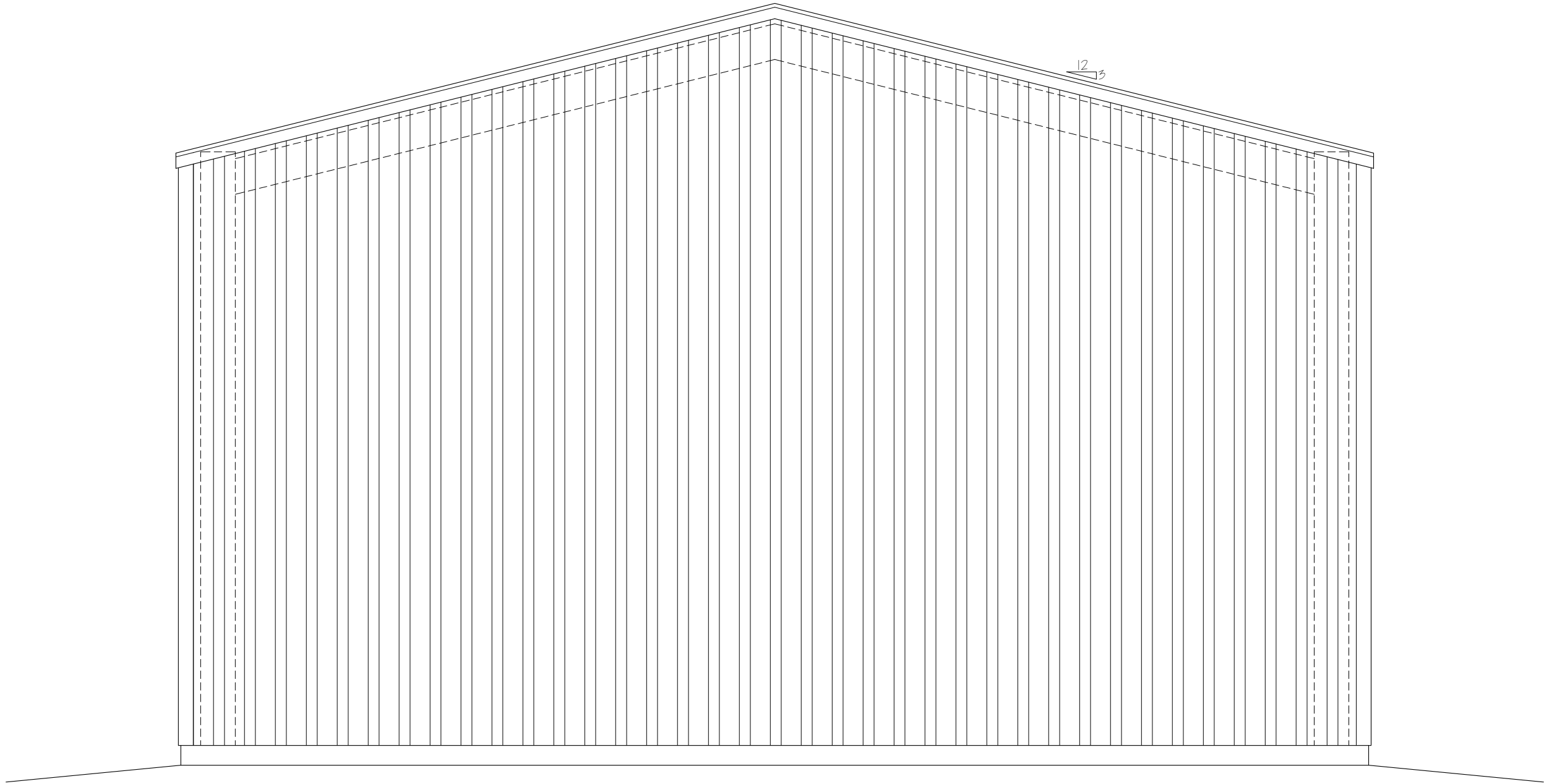
2 RIGHT ELEVATION
1/4" = 1'-0"

ALL MATERIALS TO BE DETERMINED & VERIFIED ON SITE BY OTHERS

		JC Design, LLC, 20740 Warriors Path Dr., PEYTON, CO 80831	BY	REVISION	DATE: MARCH 10, 2026
		Copyright © 2026 JEREMY CLEVELAND, JC DESIGN, LLC.			ADDRESS: 6140 SOUTHMOOR DRIVE FOUNTAIN, CO 80817
				PROJECT: SAFE GUARD TRAFFIC CONTROL	
				DRAWN BY: JEREMY CLEVELAND	
SHEET NUMBER					

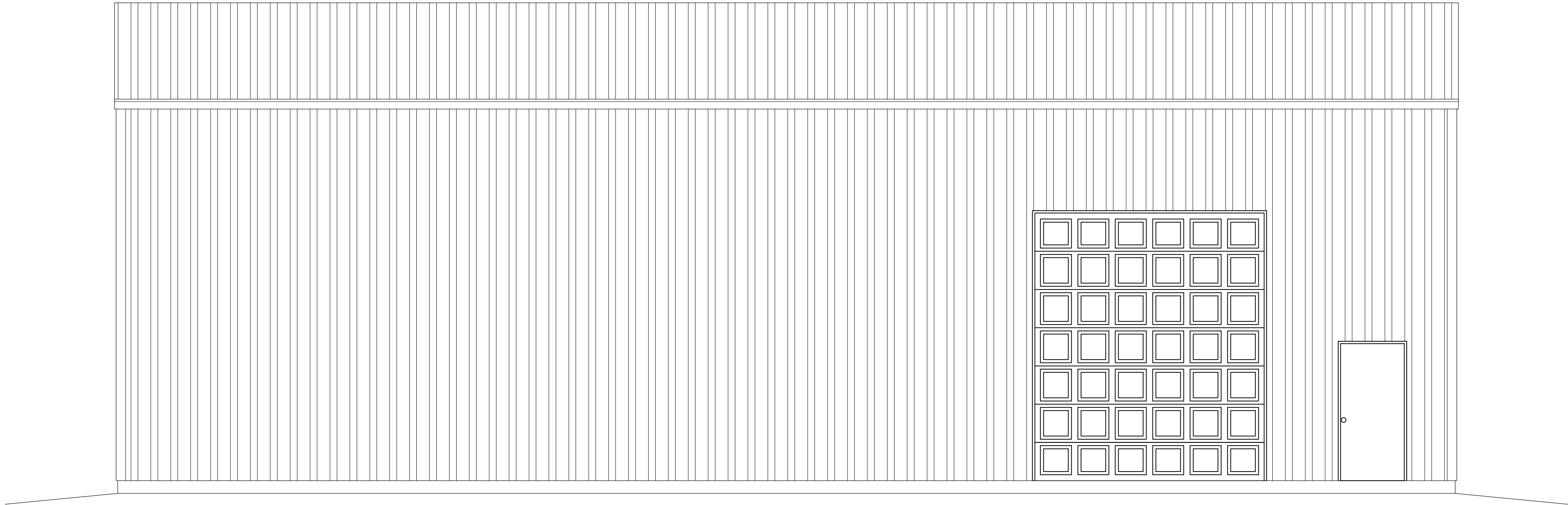
NOTE:
1. ALL EXTERIOR MATERIALS, PITCH, HEIGHT
AND CALLOUTS TO BE VERIFIED PER
ENGINEERED BUILDING PLANS

4 LEFT ELEVATION
1/4"=1'-0"



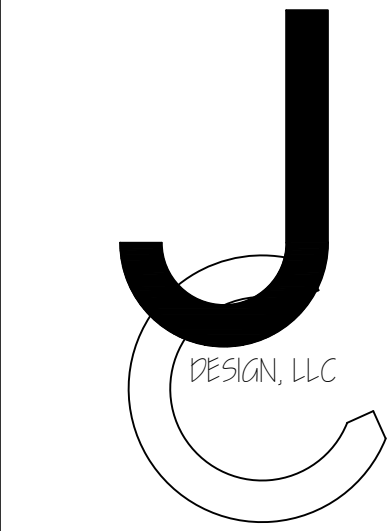
ALL MATERIALS TO BE DETERMINED & VERIFIED ON SITE BY OTHERS

3 REAR ELEVATION
1/4"=1'-0"



ALL MATERIALS TO BE DETERMINED & VERIFIED ON SITE BY OTHERS

J
A
R
R
I
O
R
S
P
A
T
H
D
R.
D
E
S
I
G
N
L
L
C.



A1.0B

SHEET NUMBER

JC Design, LLC.
20740 Warriors Path Dr.
PEYTON, CO 80831
Copyright © 2026 JEREMY
CLEVELAND, JC DESIGN, LLC.

REVISION

BY

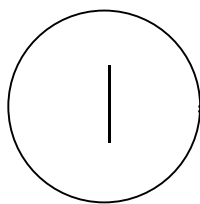
DATE: MARCH 10, 2026

ADDRESS: 6140 SOUTHMOOR DRIVE
FOUNATIN, CO 80817

PROJECT: SAFE GUARD TRAFFIC CONTROL

DRAWN BY: JEREMY CLEVELAND

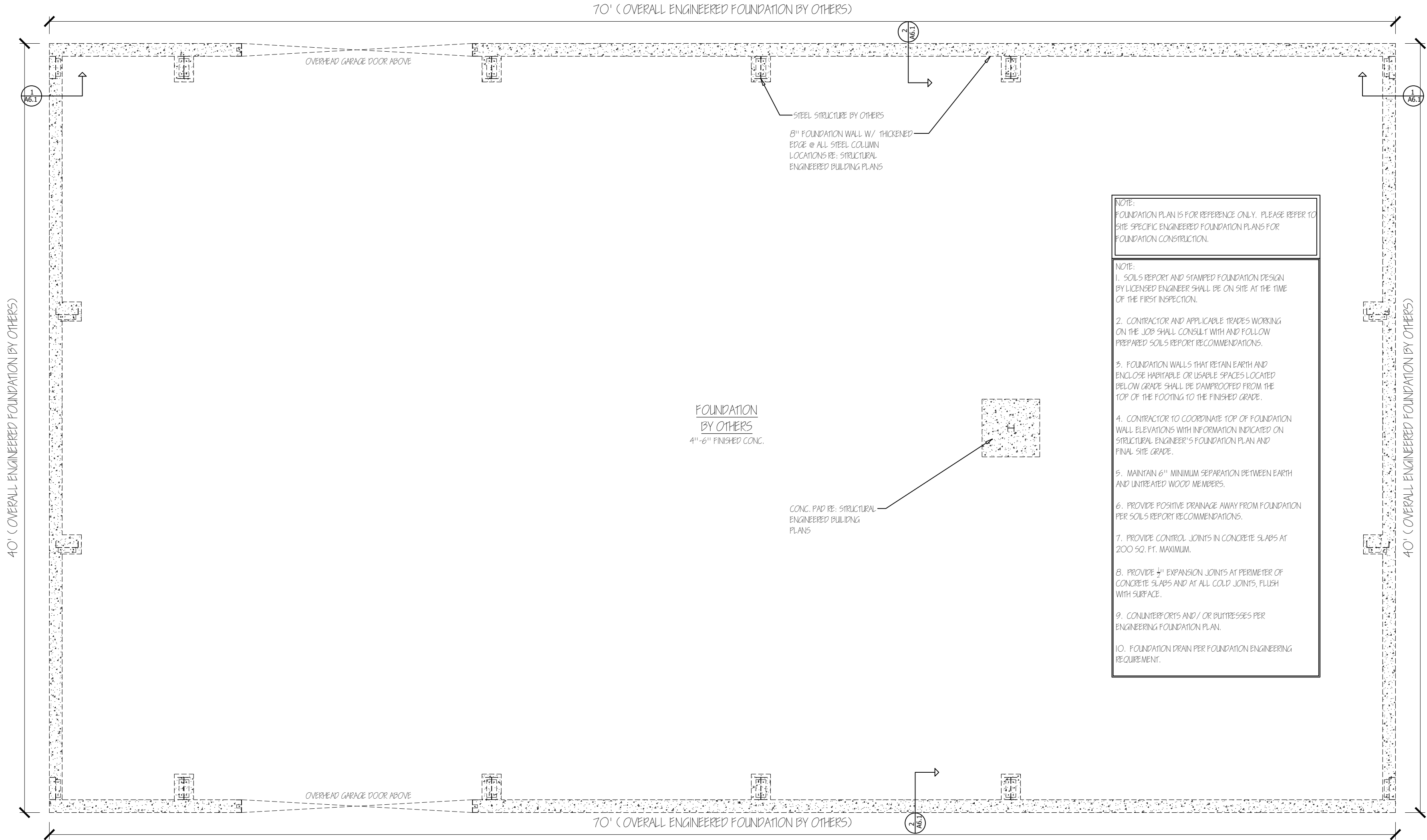
NOTES:
1. RE: ENGINEERED FOUNDATION
PLANS FOR CONSTRUCTION



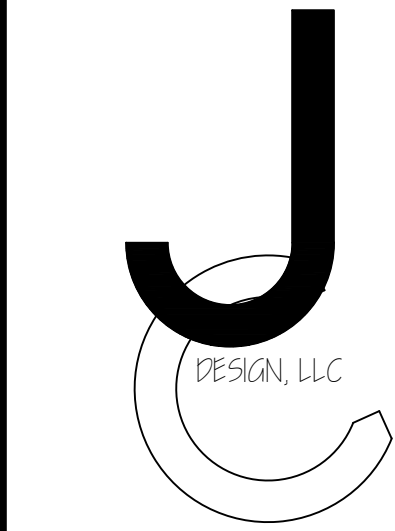
FOUNDATION PLAN (FOR REFERENCE ONLY)

$\frac{1}{4}" = 1' - 0"$

ALL MATERIALS TO BE DETERMINED & VERIFIED ON SITE BY OTHERS



J
C
D
E
S
I
G
N
,
L
L
C



A2.0A

SHEET NUMBER

JC Design, LLC.
20740 Warriors Path Dr.
PEYTON, CO 80831
Copyright © 2026 JEREMY
CLEVELAND, JC DESIGN, LLC.

BY	REVISION

DATE: MARCH 10, 2026
ADDRESS: 6140 SOUTHMOOR DRIVE
FOUNATIN, CO 80817
PROJECT: SAFE GUARD TRAFFIC CONTROL
DRAWN BY: JEREMY CLEVELAND

SYMBOL	SIZE		TYPE	HARDWARE GROUP	HNGE	NOTES
	WIDTH	HEIGHT				
A	3'-0"	6'-8"	SOLID CORE WOOD FLUSH DOOR	STORAGE LEVER/ LOCKSET, KICKPLATES, CLOSER	RIGHT	8 1/2" WALL, ENTRY
B	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
C	3'-0"	6'-8"	SOLID CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL
D	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
E	6'-0"	6'-8"	BOXED SOFFIT OPENING	N/ A	N/ A	6 3/4" WALL
F	3'-0"	6'-8"	SOLID CORE WOOD FLUSH DOOR	STORAGE LEVER/ LOCKSET, KICKPLATES, CLOSER	LEFT	6 3/4" WALL, ENTRY
G	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
H	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL
I	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
J	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL
K	2'-8"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL

- NEW CONSTRUCTION NOTES:
1. ALL DIMENSIONS ARE TAKEN TO FACE OF METAL STUDS AND/ OR METAL STRUCTURE BY OTHERS.

2. NOTIFY ARCHITECT IMMEDIATELY IF ACTUAL STRUCTURAL CONDITIONS DO NOT REFLECT THOSE SHOWN ON THE DRAWINGS.

3. PERFORM ALL WORK IN STRICT ACCORDANCE W/ ALL APPLICABLE CODES & STATUTES.

4. G.C. TO ENSURE THAT ALL NEW CONSTRUCTION AND/ OR BUILDING ALTERATION SHALL BE IN ACCORDANCE WITH AIA COMPLIANT BUILDING CODE REQUIREMENTS.

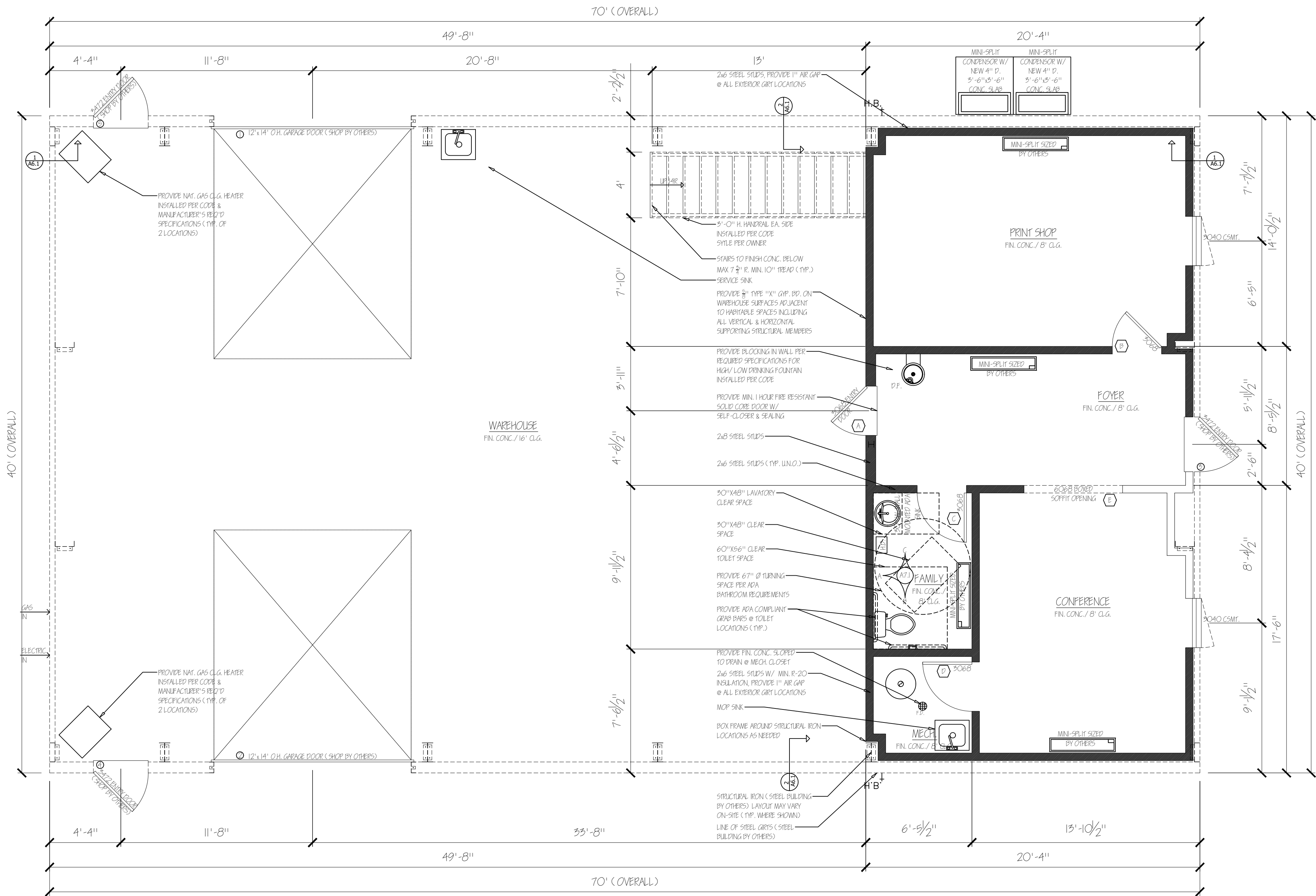
5. CONTRACTOR TO PROVIDE NON-COMBUSTIBLE STEEL FLOORING IN WALL, WHERE REQUIRED FOR MILL WORK, EQUIPMENT ETC.

6. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM PROPERTY AT CONTRACTOR'S EXPENSE.

7. CONTRACTOR TO ENSURE THAT ALL DOORS ARE CONSTRUCTED TO MEET AIA REQUIREMENTS AND CLEARANCES REFER TO AIA CODE BOOK.

8. G.C. TO COORDINATE MECHANICAL, PLUMBING & ELECTRICAL WORK AND THE WORK OF ALL OTHER TRADES AND PERFORM ALL NECESSARY COORDINATION TO ASSURE ALL COMPONENTS OF CONSTRUCTION ARE PROPERLY ASSEMBLED, PROFESSIONALLY INSTALLED, FULLY FUNCTIONAL & IN WORKING ORDER, AND FREE OF DEFECTS.

9. ALL EXTERIOR DOORS & WINDOWS PER STRUCTURAL BUILDING PLANS.



1 FIRST FLOOR PLAN
1/4" = 1'-0"

ALL MATERIALS TO BE DETERMINED & VERIFIED ON SITE BY OTHERS

J C D E M N A R Y

A2.1A	DESIGN, LLC	JC Design, LLC. 20740 Warriors Path Dr. PEYTON, CO 80831	BY	REVISION	DATE: MARCH 10, 2026 ADDRESS: 6140 SOUTHMOOR DRIVE FOUNTAIN, CO 80817	PROJECT: SAFE GUARD TRAFFIC CONTROL	DRAWN BY: JEREMY CLEVELAND

SHEET NUMBER

SYMBOL	SIZE		TYPE	HARDWARE GROUP	HNGE	NOTES
	WIDTH	HEIGHT				
A	3'-0"	6'-8"	SOLID CORE WOOD FLUSH DOOR	STORAGE LEVER/ LOCKSET, KICKPLATES, CLOSER	RIGHT	8 1/2" WALL, ENTRY
B	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
C	3'-0"	6'-8"	SOLID CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL
D	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
E	6'-0"	6'-8"	BOXED SOFFIT OPENING	N/ A	N/ A	6 3/4" WALL
F	3'-0"	6'-8"	SOLID CORE WOOD FLUSH DOOR	STORAGE LEVER/ LOCKSET, KICKPLATES, CLOSER	LEFT	6 3/4" WALL, ENTRY
G	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
H	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL
I	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	RIGHT	6 3/4" WALL
J	3'-0"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL
K	2'-8"	6'-8"	HOLLOW CORE WOOD FLUSH DOOR	N/ A	LEFT	6 3/4" WALL

- NEW CONSTRUCTION NOTES:
1. ALL DIMENSIONS ARE TAKEN TO FACE OF METAL STUDS AND / OR METAL STRUCTURE BY OTHERS.

2. NOTIFY ARCHITECT IMMEDIATELY IF ACTUAL STRUCTURAL CONDITIONS DO NOT REFLECT THOSE SHOWN ON THE DRAWINGS.

3. PERFORM ALL WORK IN STRICT ACCORDANCE W/ ALL APPLICABLE CODES & STATUTES.

4. G.C. TO ENSURE THAT ALL NEW CONSTRUCTION AND / OR BUILDING ALTERATION SHALL BE IN ACCORDANCE WITH ADA COMPLIANT BUILDING CODE REQUIREMENTS.

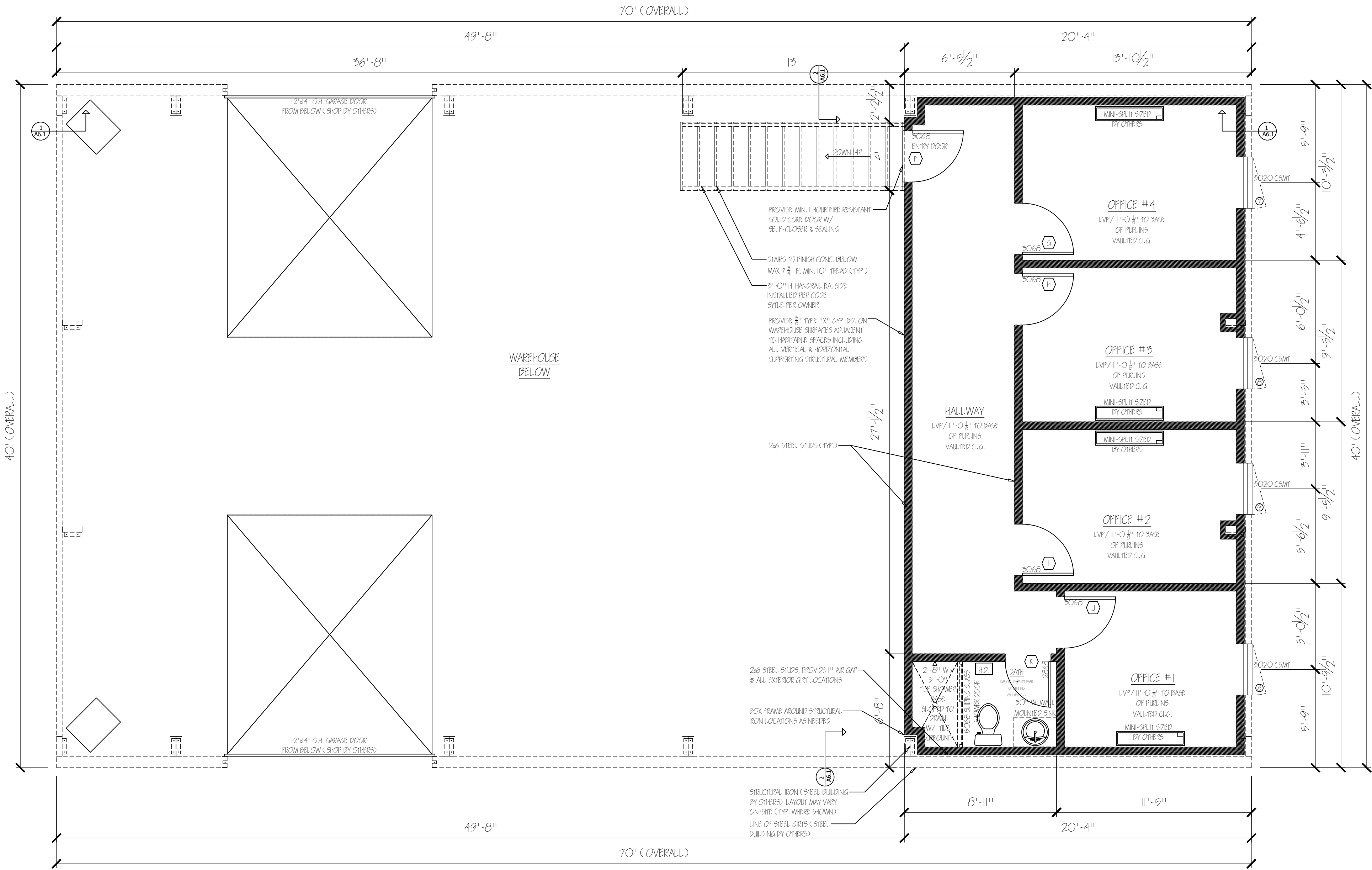
5. CONTRACTOR TO PROVIDE NON-COMBUSTIBLE STEEL BLOODING IN WALL, WHERE REQUIRED FOR MILLWORK, EQUIPMENT ETC.

6. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM PROPERTY AT CONTRACTOR'S EXPENSE.

7. CONTRACTOR TO ENSURE THAT ALL DOORS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS AND CLEARANCES REFER TO ADA CODE BOOK.

8. G.C. TO COORDINATE MECHANICAL, PLUMBING & ELECTRICAL WORK AND THE WORK OF ALL OTHER TRADES AND PERFORM ALL NECESSARY COORDINATION TO ASSURE ALL COMPONENTS OF CONSTRUCTION ARE PROPERLY ASSEMBLED, PROFESSIONALLY INSTALLED, FULLY FUNCTIONAL & IN WORKING ORDER, AND FREE OF DEFECTS.

9. ALL EXTERIOR DOORS & WINDOWS PER STRUCTURAL BUILDING PLANS.



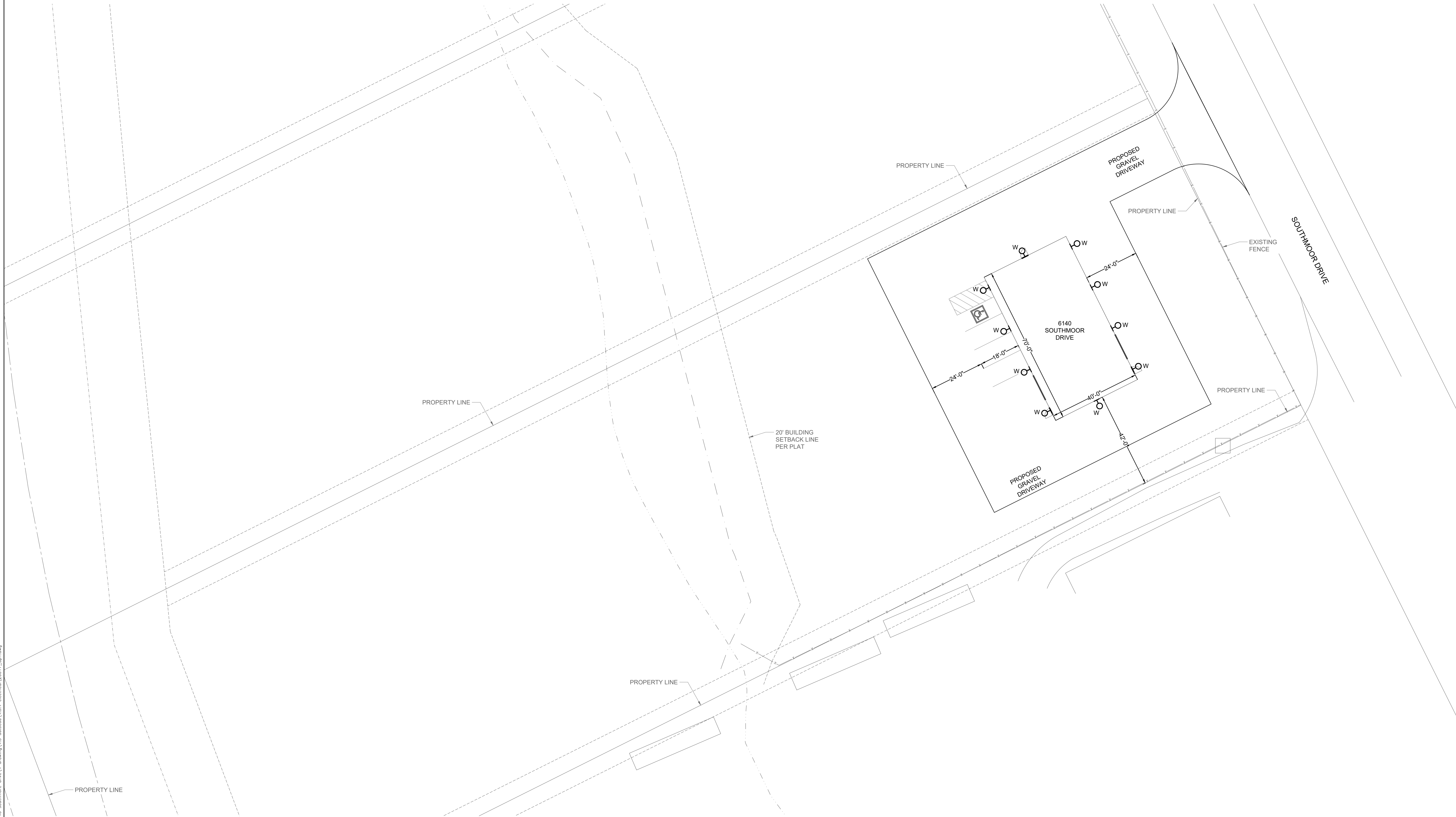
1 SECOND FLOOR PLAN
1/4" = 1'-0"

ALL MATERIALS TO BE DETERMINED & VERIFIED ON SITE BY OTHERS

J C D E S A R Y

A2.2A	SHEET NUMBER	JC DESIGN, LLC	JC Design, LLC. 20740 Warriors Path Dr. PEYTON, CO 80831		BY	REVISION	DATE: MARCH 10, 2026 ADDRESS: 6140 SOUTHMOOR DRIVE FOUNTAIN, CO 80817 PROJECT: SAFE GUARD TRAFFIC CONTROL DRAWN BY: JEREMY CLEVELAND
			Copyright © 2026 JEREMY CLEVELAND, JC DESIGN, LLC.				

LUMINAIRE SCHEDULE											
MARK	MANUFACTURER	CATALOG NO.	LAMPS				FINISH	MOUNTING	WATTAGE	VOLTAGE	REMARKS
			TYPE	COLOR TEMP.	CRI	LUMENS					
W	LITHONIA OR EQUAL	WDGE2-LED-P4-40K-80CRI-T3M-MVOLT-SRM-PE-PRH+DEUXD	LED	4000K	80	4268	BLACK	WALL AT 16'-0" A.F.G.	47	120VOLT	LED ARCHITECTURAL WALL PACK. INTEGRAL HIGHFLOW, MOTION/AMBIENT SENSORS. BK-LEVEL (100/35%) MOTION SENSOR FOR 15-30' MOUNTING HEIGHTS. INTENDED FOR USE ON SWITCHED CIRCUITS WITH EXTERNAL DUSK TO DAWN SWITCHING.



ELECTRICAL SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

SAFE GUARD TRAFFIC CONTROL
PROPOSED SITE PHOTOMETRY PLAN
6140 SOUTHMOOR DRIVE, FOUNTAIN, CO 80817

REVISIONS	MARK	DATE	COMMENT
1	A	07/07/2026	ISSUED FOR SITE DP SUBMITAL

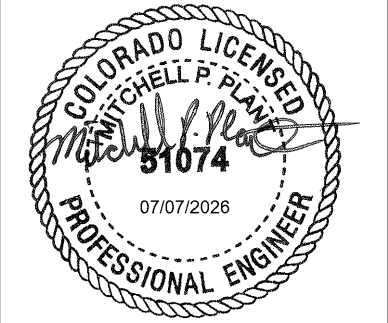
SHEET TITLE
ELECTRICAL SITE
DEVELOPMENT
PLAN

© COPYRIGHT 2026 ALL DRAWN &
WRITTEN INFORMATION APPEARING
HEREIN SHALL NOT BE DUPLICATED,
DISCLOSED OR OTHERWISE USED
WITHOUT WRITTEN CONSENT OF
PLANT ENGINEERING CONSULTANTS.

PROJECT	26017
DATE	07/07/2026
DRAWN	CBW
CHECKED	MPP

SHEET

DP1



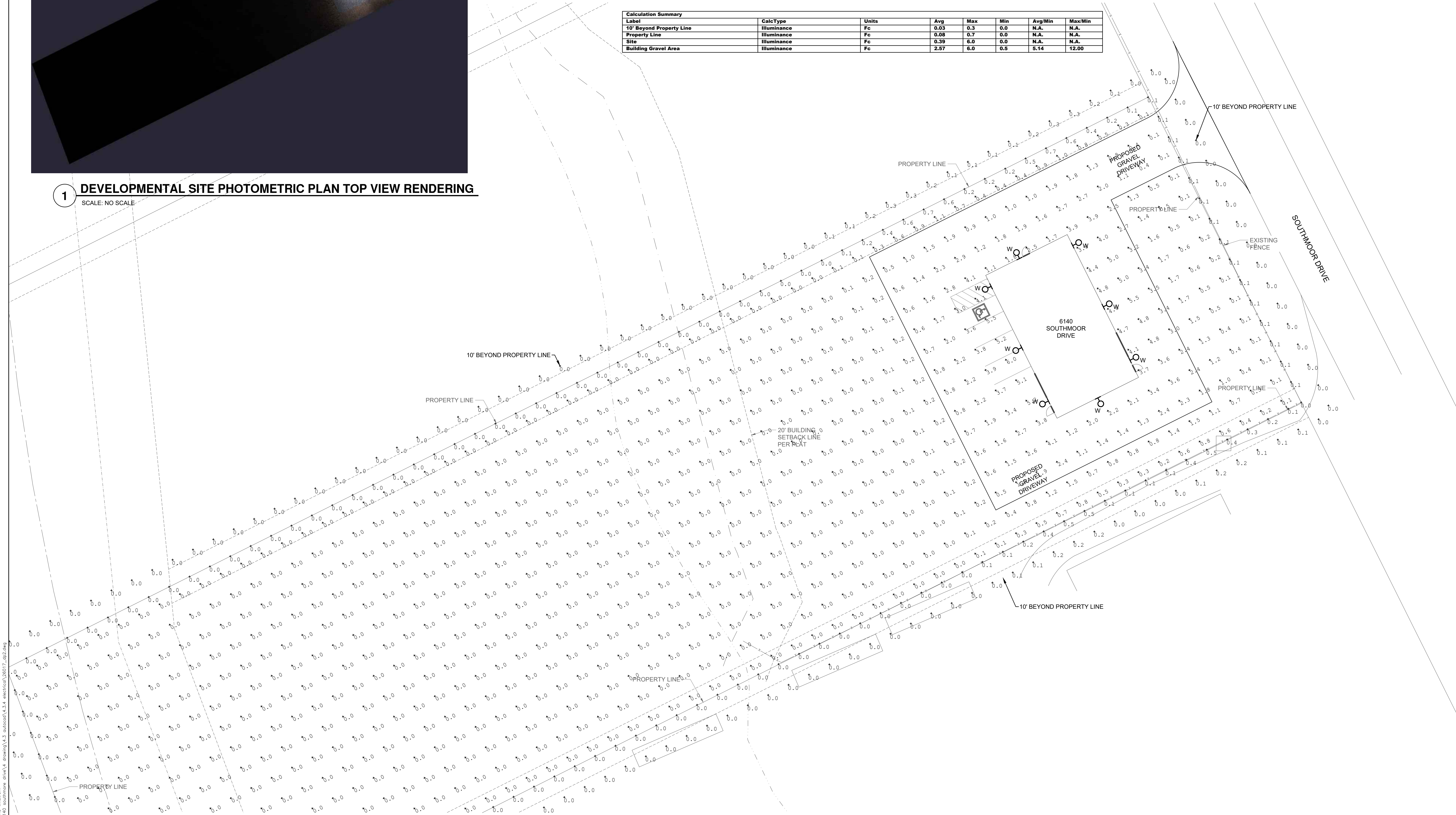
SEAL

PLANT
ENGINEERING CONSULTANTS
320 WEST FILLMORE STREET COLORADO SPRINGS CO 80907
719.473.7077
www.planted.com



1 DEVELOPMENTAL SITE PHOTOMETRIC PLAN TOP VIEW RENDERING
SCALE: NO SCALE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10' Beyond Property Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.08	0.7	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.39	6.0	0.0	N.A.	N.A.
Building Gravel Area	Illuminance	Fc	2.57	6.0	0.5	5.14	12.00



DEVELOPMENTAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. NOT ALL EXISTING CONDITIONS ARE SHOWN FOR CLARITY.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING, TRENCHING, BACKFILLING, AND RESTORATION.
- THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.
- ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOT CANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.



SAFE GUARD TRAFFIC CONTROL
PROPOSED SITE PHOTOMETRY PLAN

6140 SOUTHMOOR DRIVE, FOUNTAIN, CO 80817

REVISIONS	MARK	DATE	COMMENT
1	A	07/07/2026	ISSUED FOR SITE DP SUBMITTAL

DEVELOPMENTAL
SITE
PHOTOMETRIC
PLAN

© COPYRIGHT 2026 ALL DRAWN & WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF PLANT ENGINEERING CONSULTANTS.

PROJECT	26017
DATE	07/07/2026
DRAWN	CBW
CHECKED	MPP

SHEET

DP2

