

Please provide:

- property address
- parcel number
- current zoning
- lot size

- Lot area coverage calculation
- Existing/proposed land use and zoning
- Total gross building square footage
- Open space, landscaping, and impermeable surface percentage
- A note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

SITE DEVELOPMENT PLAN

LOT 2 - CLAREMONT BUSINESS PARK 2 FILING NO. 2
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SECTION 5,
 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE ¼ NE ¼) OF SECTION 8,
 T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

Please provide:

- setback distances from buildings to ALL property lines
- dimensions of all property lines
- Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
- Location of all sidewalks, trails, fences and walls, retaining walls, or berms
- Location and dimensions of all existing and proposed signage on site
- Traffic circulation on site including all points of ingress/egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.

Requests has been added to the plan

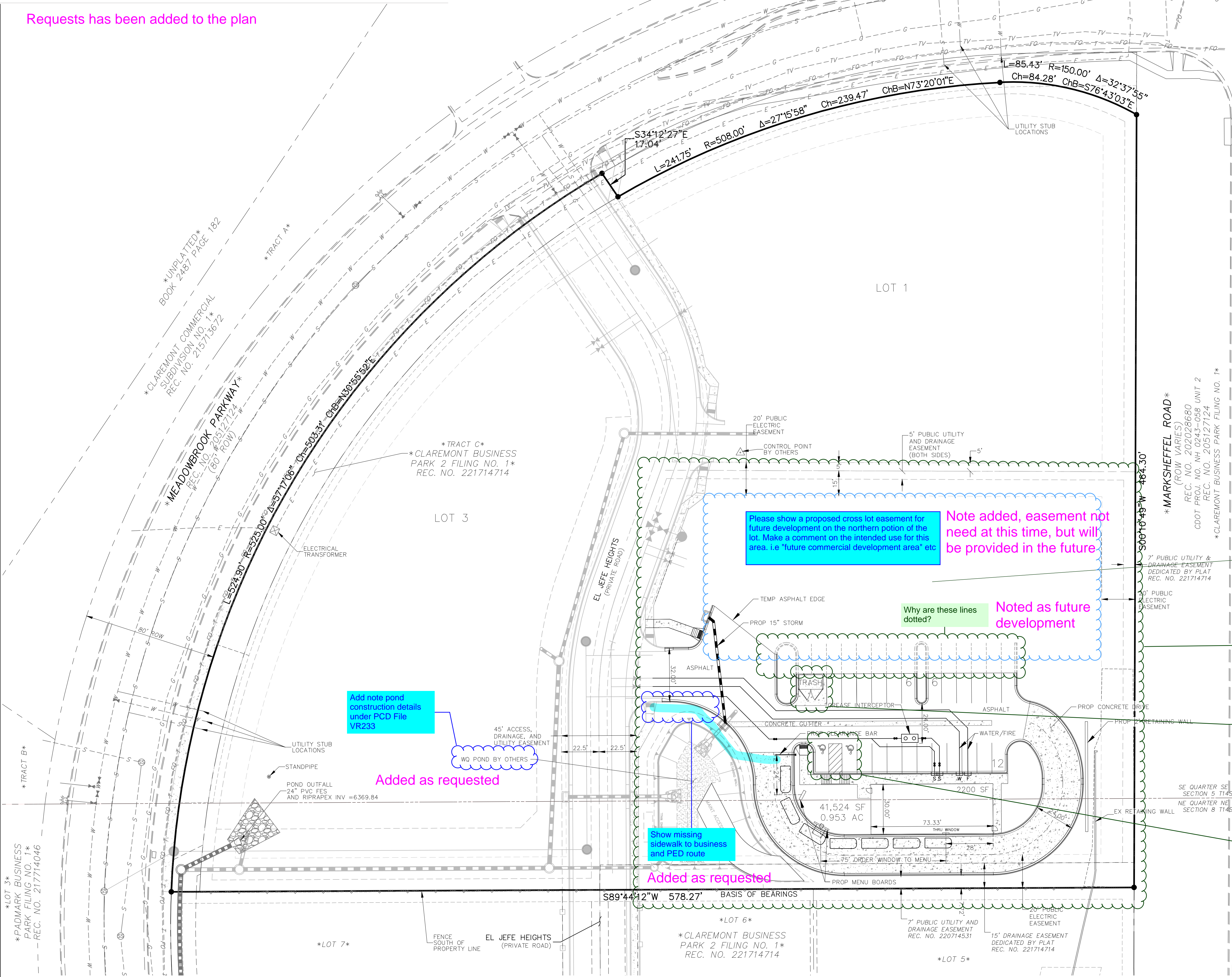
Requests has been added to the plan

Note added, on plan

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
 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.

LEGEND:

- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966"
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "PLS 38141" NOTED OTHERWISE
- ALTA SURVEY BOUNDARY
- - - RIGHT-OF-WAY LINES
- - - ADJACENT PROPERTY LINES
- - - EASEMENT LINES
- - - SECTION LINES
- - - RIGHT-OF-WAY DEDICATED BY PLAT
- - - EXISTING FENCE
- - - EXISTING CURB AND GUTTER
- - - EXISTING UNDERGROUND ELECTRIC LINES
- - - EXISTING UNDERGROUND FIBER OPTIC LINES
- - - EXISTING UNDERGROUND TELEPHONE LINES
- - - EXISTING UNDERGROUND CABLE TELEVISION LINES
- - - EXISTING GAS LINES
- - - EXISTING SANITARY SEWER LINES
- - - EXISTING WATER LINES
- - - EXISTING STORM SEWER SYSTEM
- (6.380) - MAJOR CONTOUR LINES
- (6.379) - MINOR CONTOUR LINES
- *NOT A PART* PARCELS INDICATED WITH ASTERISK ** ARE NOT A PART OF THIS SURVEY



Please show a proposed cross lot easement for future development on the northern portion of the lot. Make a comment on the intended use for this area. i.e. "future commercial development area" etc

Note added, easement not need at this time, but will be provided in the future

Why are these lines dotted?
 Noted as future development

Add note pond construction details under PCD File VR233

Added as requested

Show missing sidewalk to business and PED route

Added as requested

Label Lot 2
 Added as requested

Please depict any floodplains or no-build areas, if none, then specify

Note added, on plan

What screening is provided?
 Please depict or show on separate page the type of screening and height

Note added, to see architectural plans for trash enclosure details

Are there ADA signs?
 Please depict or show on a separate plan

Detailed added to plan

Parking Table: Table 6-2 (LDC)
 Drive-in / Fast Food: 1 space/100 sq ft

Please provide:
 -parking space dimensions
 -parking table for required vs provided
 -bicycle space required, 5% of provided parking spaces

Table added has been added to the plan

LOT 2 - CLAREMONT BUSINESS PARK 2 FILING NO. 2
 SITE DEVELOPMENT PLAN
 JOB NO. 10-025
 DATE PREPARED: 09/20/23
 DATE REVISED:

M&S CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

Added as requested

FILE NUMBER: PPR2345

File: C:\100254-c0892 - Lot 2\Plan_Zurek\Dev Plan\10025 DD SITE EXHIBIT.dwg Plotstamp: 9/20/2023 1:29 PM
 C:\100254-c0892 - Lot 2\Plan_Zurek\Dev Plan\10025 DD SITE EXHIBIT.dwg Plotstamp: 9/20/2023 1:29 PM