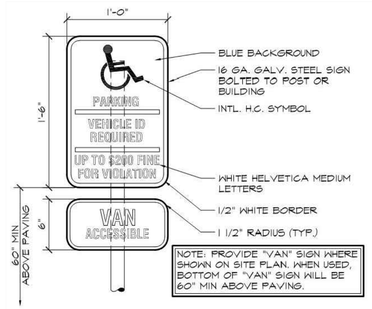
SITE DEVELOPMENT PLAN

LOT 2 - CLAREMONT BUSINESS PARK 2 FILING NO. 2

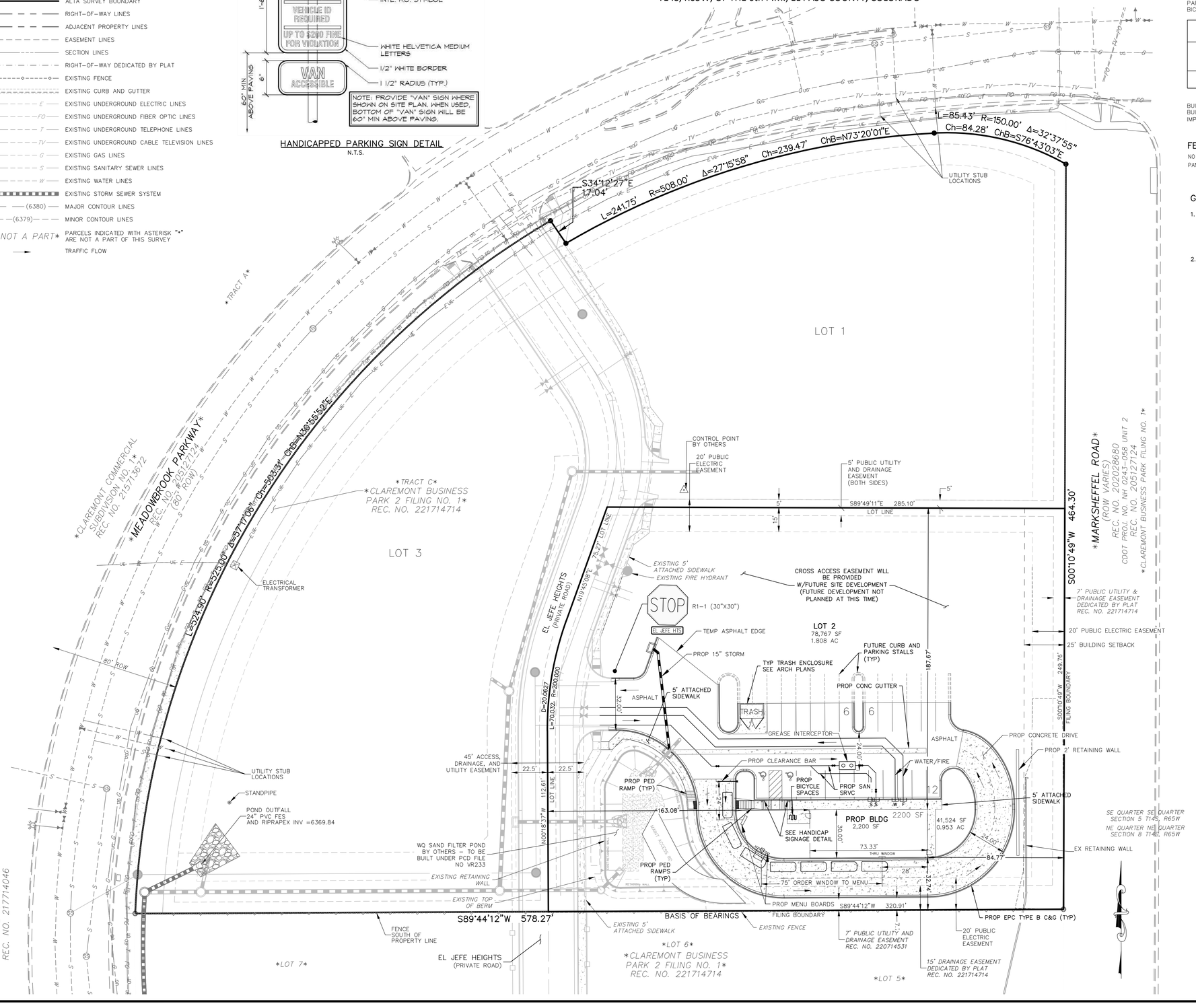
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SECTION 5, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE ¼ NE ¼) OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

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
- E — EXISTING UNDERGROUND ELECTRIC LINES
- FO — EXISTING UNDERGROUND FIBER OPTIC LINES
- T — EXISTING UNDERGROUND TELEPHONE LINES
- TV — EXISTING UNDERGROUND CABLE TELEVISION LINES
- G — EXISTING GAS LINES
- S — EXISTING SANITARY SEWER LINES
- W — EXISTING WATER LINES
- EXISTING STORM SEWER SYSTEM
- (6380) — MAJOR CONTOUR LINES
- (6379) — MINOR CONTOUR LINES
- *NOT A PART* — PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SURVEY
- TRAFFIC FLOW



HANDICAPPED PARKING SIGN DETAIL
N.T.S.



SITE DATA:

SITE ADDRESS: 1541 EL JEFE HEIGHTS
EXISTING/PROP ZONE: CS
SITE PLAN ACREAGE: 1.808 AC
TAX SCHEDULE NO.: 5405412005
PROPOSED USE: DRIVE-IN FAST FOOD SERVICE
EXISTING LAND USE: VACANT

PARKING REQUIREMENTS:
DRIVE-IN FAST FOOD SERVICE
PARKING SPACES: TOTAL 1 SPACE PER 100 SF REQUIRED PER TABLE 6-2 (LDC)
BICYCLE SPACE - 5% OF PARKING SPACES = 2 SPACES REQUIRED, 4 PROVIDED

PARKING REQUIREMENTS				
BUILDING SF	REQUIRED SPACES	PROVIDED SPACES	REQUIRED ADA ASSESSABLE	PROVIDED ADA ASSESSABLE
2200	22	24	1	2

BUILDING SQ FOOTAGE: 2200 SF
BUILDING LOT COVERAGE: 2.79%
IMPERVIOUS SURFACE COVERAGE: 41.12% ~ 58.88% OPEN/LANDSCAPING

FEMA FLOODPLAIN NOTE:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G, EFFECTIVE DATE DECEMBER 7, 2018.

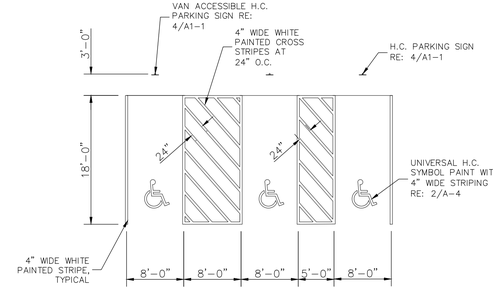
GENERAL NOTES:

1. 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 DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ENSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR RESPECT TO SUCH LAWS.

2. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES 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.

HANDICAP PARKING DESIGN CRITERIA:

1. RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACE WITHIN THE ADJOINING SIDEWALKS.
2. ACCESS AISLES MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION
3. HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%
4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.
5. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
6. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.



COLORADO REGISTERED PROFESSIONAL ENGINEER
ISSUE DATE: JANUARY 2024
37160
01-31-24

1" = 30'

0 15 30 60
Scale in Feet

PLANNING & COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

EL PASO COUNTY FILE NO. PPR2345

LOT 2 - CLAREMONT BUSINESS PARK 2 FILING NO. 2
SITE DEVELOPMENT PLAN
JOB NO. 10-025
DATE PREPARED: 09/20/23
DATE REVISED: 01/22/24

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

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