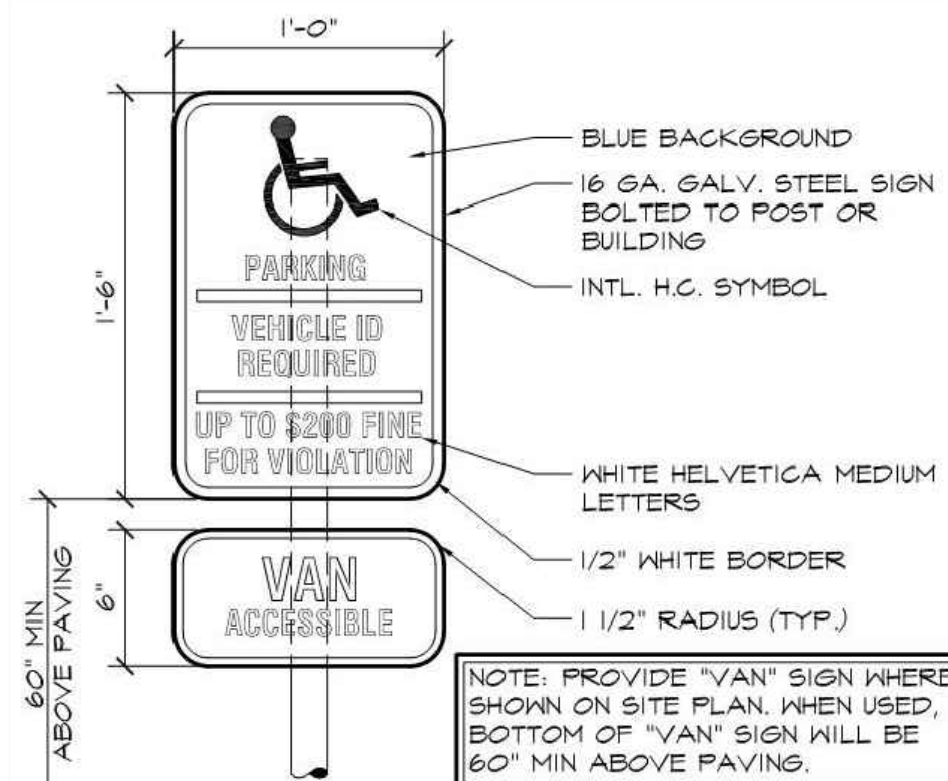


# SITE DEVELOPMENT PLAN

**LOT 2 - CLAREMONT BUSINESS PARK 2 FILING NO. 2**  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5,  
 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) 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
- (6380) EXISTING STORM SEWER SYSTEM
- (6379) MAJOR CONTOUR LINES
- (6379) MINOR CONTOUR LINES
- PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SURVEY
- TRAFFIC FLOW



## SITE DATA:

SITE ADDRESS: 1521 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  
 \*\* NO OFF-STREET PARKING PROVIDED  
 \*\* NO SPECIFIC LOADING AREA PROVIDED

PARKING REQUIREMENTS				
BUILDING SF	REQUIRED SPACES	PROVIDED SPACES	REQUIRED ADA ASSESSABLE	PROVIDED ADA ASSESSABLE
1920	20	24	1	2

BUILDING SQ FOOTAGE: 1920 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. 080410533 G, EFFECTIVE DATE DECEMBER 7, 2018.

## GENERAL NOTES:

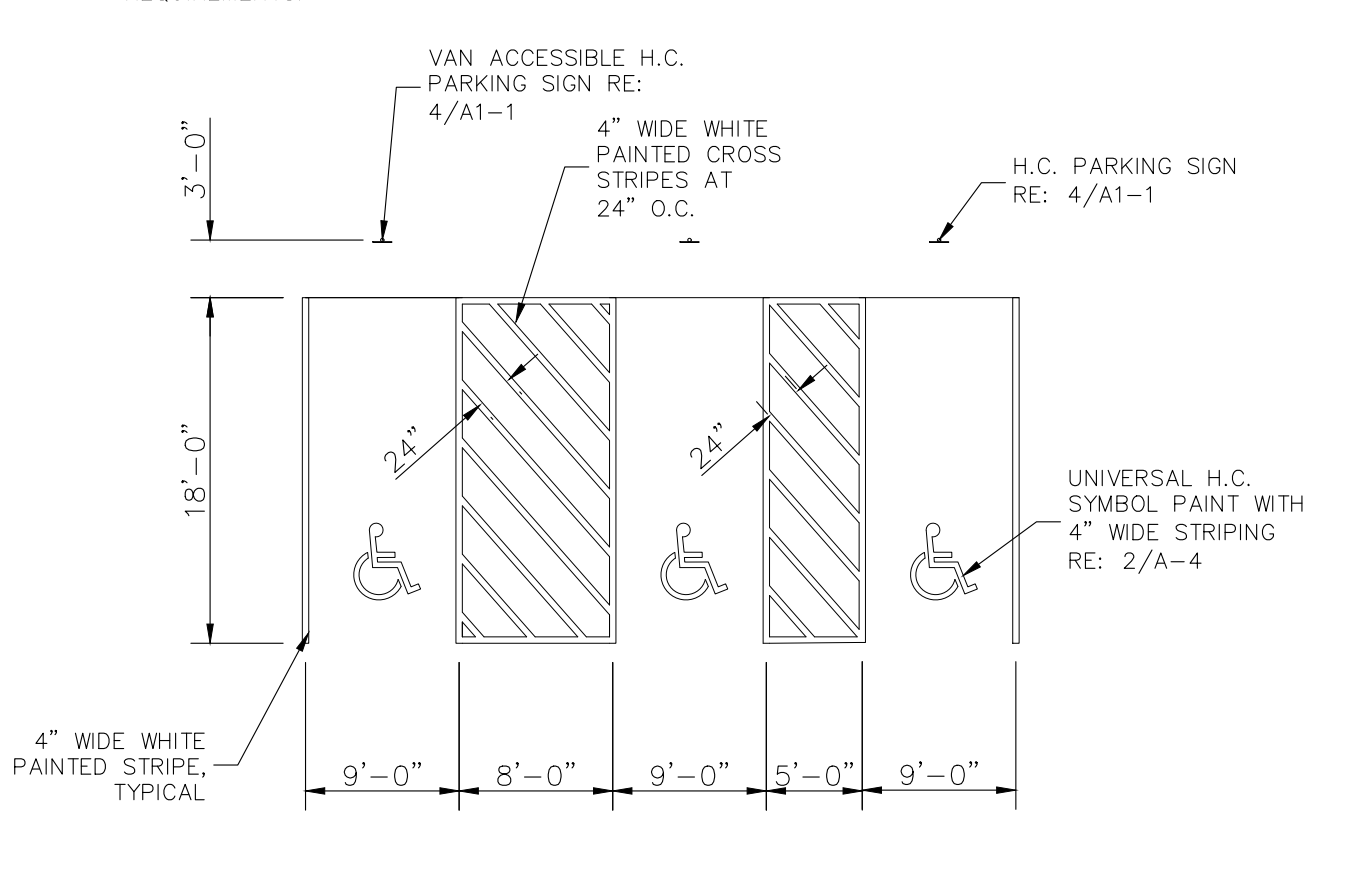
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.
- 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. 24-377), 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.

## UTILITY NOTES:

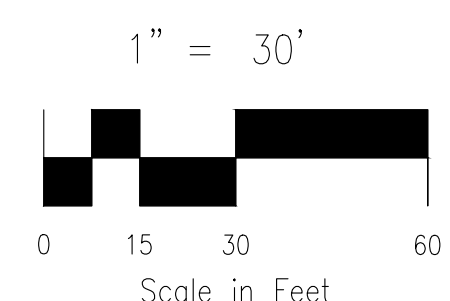
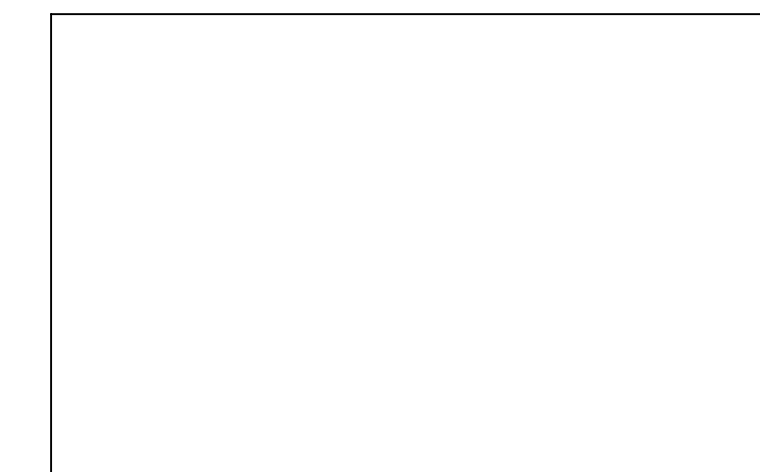
- GAS METERS MUST BE A MINIMUM OF 3- FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENING IN WALLS.
- GAS SERVICE TO BE PROVIDED BY COLORADO SPRINGS UTILITIES. THE CSU FIELD ENGINEER TO DETERMINE FINAL LOCATIONS OF GAS METERS AND THE SERVICE LINE., CONTACT FIELD ENGINEERING AT 719-668-4985 WITH ANY QUESTIONS.
- ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. CONTACT MVEA NEW CONSTRUCTION AT 719-495-2283. THE MVEA FIELD ENGINEER TO DETERMINE FINAL LOCATIONS OF ELECTRIC TRANSFORMER, METER AND SERVICE LINE.

## HANDICAP PARKING DESIGN CRITERIA:

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



PLANNING & COMMUNITY DEVELOPMENT DIRECTOR APPROVAL



LOT 2 - CLAREMONT BUSINESS PARK 2 FILING NO. 2  
 SITE DEVELOPMENT PLAN  
 JOB NO. 10-025  
 DATE PREPARED: 09/20/23  
 DATE REVISED: 3/25/26



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

File: C:\100254-CBP2 - Lot 2\Plan\Zurb\Dev\Plan\10025 DD SITE EXHIBIT REV.dwg Plotstamp: 3/25/2026 8:39 AM