CLAREMONT RANCH FILING NO. 9C
LOT 2B, BLOCK 1
A PORTION OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

LIST OF CONTACTS

APPLICANT/DEVELOPER
EVERGREEN DEVELOPMENT COMPANY
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
TEL: (620) 808-8600
CONTACT: ZACH LAUTERBACH

ENGINEER
GALLOWAY & COMPANY, INC.
6162 SOUTH WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JENNY ROMANO, P.E.
EMAIL: JennyRomano@gallowayus.com

ARCHITECT
G3 ARCHITECTURE, INC.
5150 EAST YALE CIRCLE, SUITE 301
DENVER, COLORADO 80222
TEL: (720) 457-1458
CONTACT: SCOTT R. HIGA
EMAIL: shiga@g3architecture.com

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
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SURVEYOR
GALLOWAY & COMPANY, INC.
1755 TELSTAR DRIVE, SUITE 107
COLORADO SPRINGS, COLORADO 80920
TEL: (719) 900-7220
FAX: (303) 770-3636
CONTACT: BRIAN DENNIS
EMAIL: BrianDennis@gallowayus.com

VICINITY MAP
SCALE: 1" = 1000'

SHEET LIST

SHEET NO.	TITLE
C0.0	COVER SHEET
C1.0	SITE PLAN
C3.0	PHOTOMETRIC SITE PLAN
C3.1	PHOTOMETRIC DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN DETAILS AND NOTES
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
CONSTRUCTION OF A 2,322 SQUARE FOOT RETAIL BUILDING WITH ASSOCIATED LANDSCAPING, PARKING, AND DRIVES.

CURRENT ZONING: CR (COMMERCIAL REGIONAL)
PROPOSED ZONING: CR (COMMERCIAL REGIONAL)

GENERAL NOTES

1. SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY OTHERS. GALLOWAY & COMPANY INC. CANNOT BE HELD LIABLE FOR ANY INACCURACY IN THE SURVEY INFORMATION.
2. EL PASO COUNTY SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS AS SHOWN ON THESE PLANS.

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."

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9 AND IS CONSIDERED TO BEAR N90°00'00"W, MONUMENTED ON THE WEST BY A NAIL & DISC, "AZTEC LS 36567" AND ON THE EAST BY A NO. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 10376".

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF CLAREMONT RANCH FILING NO. 9B; THENCE S00°00'00"E ALONG THE EAST LINE OF SAID CLAREMONT RANCH FILING NO. 9B, A DISTANCE OF 278.24 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID EAST LINE AND THE EAST LINE OF SAID LOT 2B, S00°00'00"E, A DISTANCE OF 135.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2B;

THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 2B, A DISTANCE OF 276.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2B AND BEING A POINT ON THE EAST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°08'32"E, A DISTANCE OF 117.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 2B;

THENCE N90°00'00"E, A DISTANCE OF 100.76 FEET;

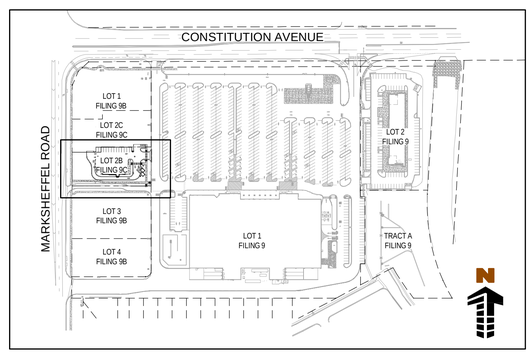
THENCE N00°00'00"E, A DISTANCE OF 18.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 175.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 35,718 SQUARE FEET OR 0.820 ACRES, MORE OR LESS.

SITE DATA TABLE

	LOT 2B	
ITEM	AREA (SQ. FT.)	% OF GROSS SITE
GROSS SITE AREA	35,718	100.0%
* BUILDING FOOTPRINT	2,322	6.5%
*PARKING / DRIVES / WALKS / DISPLAY	21,181	59.3%
* LANDSCAPE AREAS	12,337	34.5%
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	21	22
HANDICAP SPACES	1	2
TOTAL SPACES	24	24
PARKING RATIO	1 SPACE/100 SF OF GFA	1.3/100
BICYCLE PARKING	N/A (BUILDING IS LESS THAN 3,000 S.F.)	



SITE MAP
SCALE: 1" = 1000'

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CLAREMONT RANCH
FILING NO. 9C
LOT 2B, BLOCK 1

CONSTITUTION AND MARKSHEFFEL
EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.
1	12/22/2017	2nd SUBMITTAL	RDG

Project No:	EDI000040
Drawn By:	RDG
Checked By:	BMR
Date:	11/17/17

COVER SHEET

C0.0

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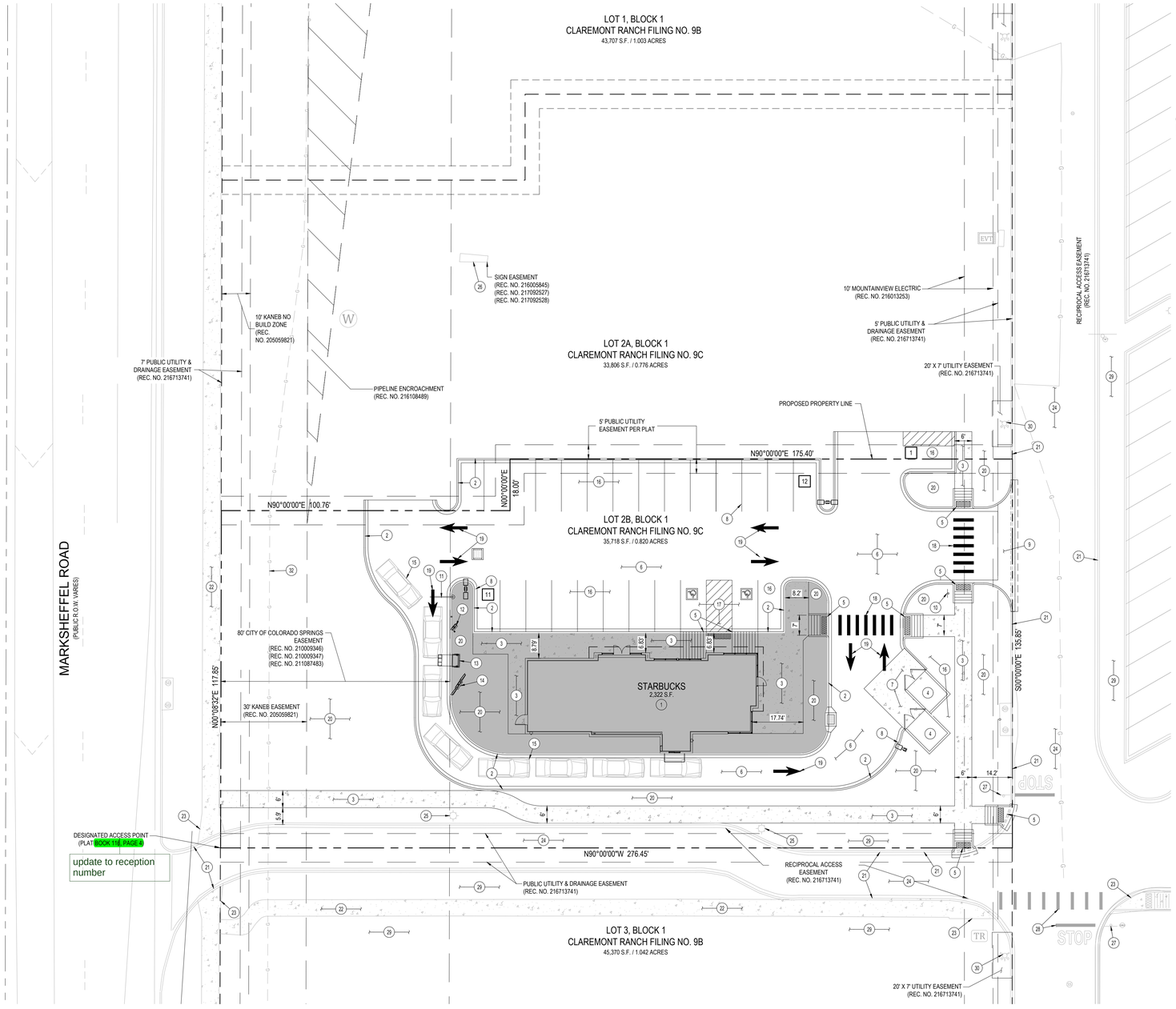
CLAREMONT RANCH FILING NO. 9C
LOT 2B, BLOCK 1
A PORTION OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED NEW
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING ELECTRICAL VAULT
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED MANHOLE COVER
- PROPOSED INLET
- PROPOSED MANHOLE
- TRAFFIC DIRECTION
- PARKING COUNT
- SEE ARCHITECTURAL PLANS FOR DESIGN

SCHEDULE

1. PROPOSED 2,322 SF RETAIL BUILDING.
2. PROPOSED 6" VERTICAL CURB WITH 1 FOOT GUTTER PAN.
3. PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED).
4. PROPOSED TRASH ENCLOSURE.
5. PROPOSED ADA RAMP.
6. PROPOSED ASPHALT PAVING.
7. PROPOSED HEAVY DUTY CONCRETE PAVING AT TRASH ENCLOSURE.
8. PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION).
9. PROPOSED 6-FOOT CONCRETE CROSSPAN.
10. PROPOSED R1-1 "STOP" SIGN.
11. PROPOSED CLEARANCE BAR FOR DRIVE-THRU.
12. PROPOSED PREVIEW BOARD FOR DRIVE-THRU.
13. PROPOSED ORDER POINT FOR DRIVE-THRU.
14. PROPOSED ORDER BOARD FOR DRIVE-THRU.
15. PROPOSED CAR STACKING FOR DRIVE-THRU.
16. PROPOSED 9'x18' STANDARD PARKING STALL.
17. PROPOSED 9'x18' ADA PARKING STALL WITH 9'x18' PAINTED ACCESS AISLE.
18. PROPOSED CROSSWALK.
19. PROPOSED DIRECTIONAL STRIPING.
20. PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION).
21. EXISTING VERTICAL CURB AND GUTTER TO REMAIN.
22. EXISTING CONCRETE SIDEWALK TO REMAIN.
23. EXISTING ADA RAMP TO REMAIN.
24. EXISTING ASPHALT PAVING TO REMAIN.
25. EXISTING SITE LIGHT TO REMAIN.
26. EXISTING MONUMENT SIGN TO REMAIN.
27. EXISTING STOP SIGN TO REMAIN.
28. EXISTING CROSSWALK AND STOP BAR TO REMAIN.
29. EXISTING LANDSCAPING AREA (SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION) TO REMAIN.
30. EXISTING FIRE HYDRANT TO REMAIN.
31. PROPOSED STORM SEWER INLET.
32. EXISTING GAS MAIN

SITE NOTES

1. THIS SITE DEVELOPMENT SHALL CONFORM TO THE OPERATIONAL STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.7.
2. THIS SITE DEVELOPMENT SHALL CONFORM TO THE OVERHEAD SIGN STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.10.

Add note for ADA:
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.

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CLAREMONT RANCH
FILING NO. 9C
LOT 2B, BLOCK 1

CONSTITUTION AND MARKSHEFFEL
EL PASO COUNTY, COLORADO

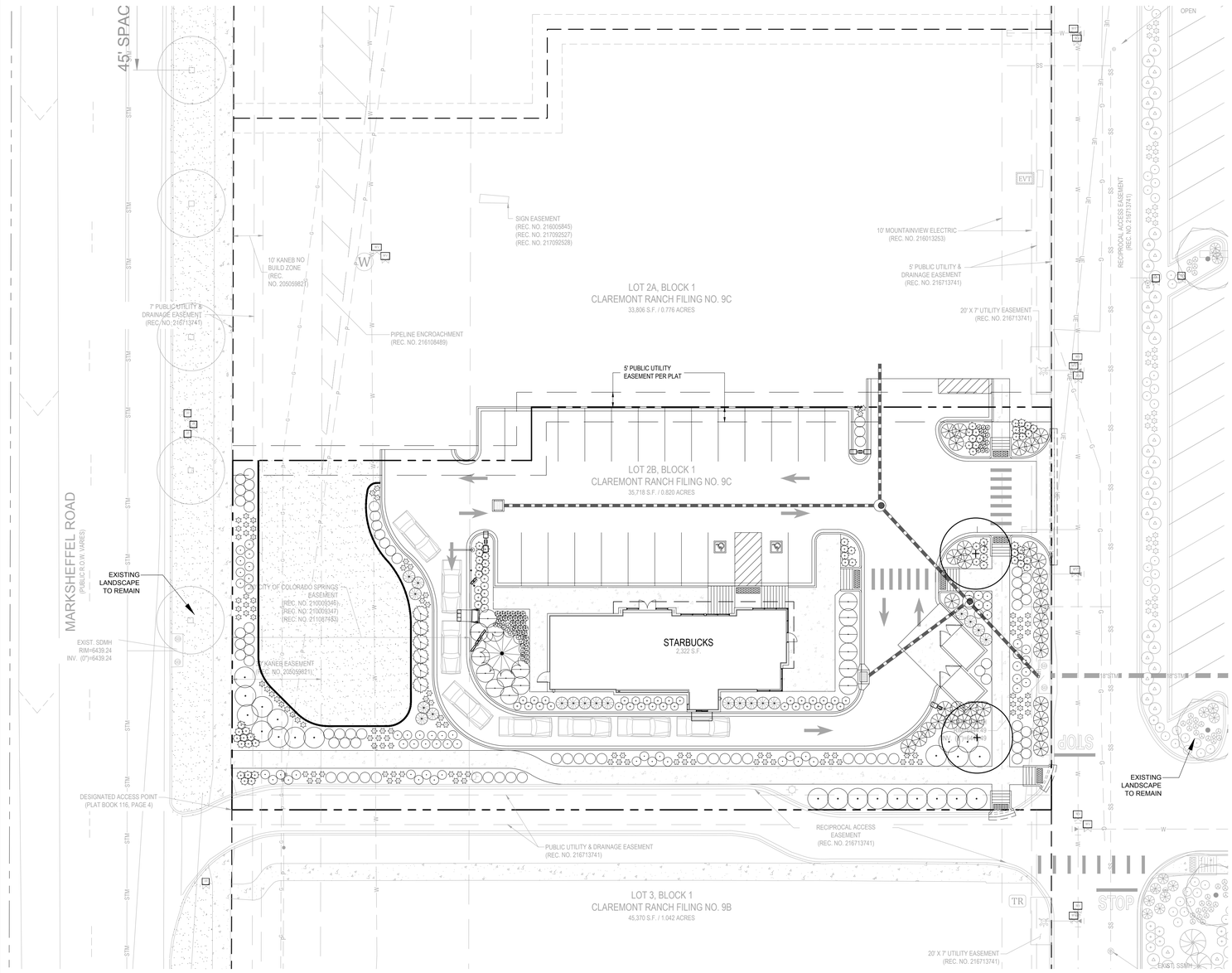
#	Date	Issue / Description	Init.
1	12/22/2017	2nd SUBMITTAL	RDG

Project No:	EDI000040
Drawn By:	RDG
Checked By:	BMR
Date:	11/17/17

SITE PLAN

C1.0

CLAREMONT RANCH FILING NO. 9C
LOT 2B, BLOCK 1
A PORTION OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

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0 10 20
SCALE: 1"=20'

PLANTING LEGEND						
QTY	LEGEND ABBREV	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (H X S)	WATER USE (VL,L,M,H)
DECIDUOUS TREES						
2	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL. B&B	50'X30'	L
EVERGREEN TREES						
1	PIPU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	8' HEIGHT B&B	18'X8'	L/M
DECIDUOUS SHRUBS						
50	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL
16	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	VL
23	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	2'X8'	L/M
67	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4'X4'	VL
16	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT. 18-24"	5'X5'	VL
EVERGREEN SHRUBS						
13	JUCH	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	#5 CONT. 3' HEIGHT	12'X6'	VL
32	JUHO	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT. 18-24"	10"X6'	VL
ORNAMENTAL GRASSES						
109	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#3 CONT.	5'X2'	L
46	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#3 CONT.	3'X2'	L
28	PEAL	PENNISETUM ALOPECUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS	#3 CONT.	3'X2'	L
PERENNIALS						
60	SAPA	SALVIA PACHYPHYLLA	MOJAVE SAGE	#1 CONT.	3'X3'	VL
24	SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA	#1 CONT.	2'x2'	VL
MISCELLANEOUS						
3,953 SF	---	GRASS SEED	XERISCAPE SEED MIX, SEE NOTES	SEED	---	VL
8,233 SF	---	ROCK COBBLE MULCH	2"-4" MULTI COLOR ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS	MULCH	---	---
215 LF	---	STEEL EDGING	14 GAUGE, 4" HIGH BY 1/8" THICK, BLACK COLOR	EDGER	---	---

SEED NOTES

1. ALL SEED MIXES AVAILABLE THROUGH:
   WESTERN NATIVE SEED COMPANY
   P.O. BOX 188
   COALDALE, CO 81222
   (719) 942-3935
2. DRYLAND SEED MIXES ARE AVAILABLE AS FOLLOWS:
   50%-"FOOTHILLS GRASS MIX", 50%-"XERISCAPE WILDFLOWER MIX"
3. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

'XERISCAPE SEED (LAWN) MIX'

SEEDING RATE: 2-4 LBS/1000 SQ.FT.

%	SCIENTIFIC NAME	COMMON NAME
70	BUCHLOE DACTYLOIDES	BUFFALOGRASS
30	BOUTELOUA GRACILIS	BLUE GAMA10

SEED ESTABLISHMENT NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
2. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

New county standards require an ADA note and route to be included on the Site Development Plan. The following is the correct template for the 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."

Also:
Each site development plan or non-residential site plan submitted to El Paso County shall clearly illustrate and identify the provision of ADA accessible exterior routes in accordance with the applicable ADA design standards and guidelines as published by the United States Department of Justice

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LOT 2B, BLOCK 1

CONSTITUTION AND MARKSHEFFEL
EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.
1	12/22/2017	2nd SUBMITTAL	RDG

Project No:	EDI000040
Drawn By:	ACP
Checked By:	DTT
Date:	

LANDSCAPE PLAN

L1.1

CLAREMONT RANCH FILING NO. 9C
LOT 2B, BLOCK 1
A PORTION OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.

2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.

3. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.

4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).

6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.

8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.

9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.

10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.

12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

15. THE CONTRACTOR SHALL REQUIRE INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.

16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

16. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

17. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

18. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.

19. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.

20. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

21. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.

22. IF TURF IS TO BE USED, IT IS RECOMMENDED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.

24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.

25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.

26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

28. ALL MULCH IS RECOMMENDED THROUGH ROCKY MOUNTAIN MATERIALS AND ASPHALT INC., 1910 RAND AVE., COLORADO SPRINGS, CO 80905, (719) 473-3100.

29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.

30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.

31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.

32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.

34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

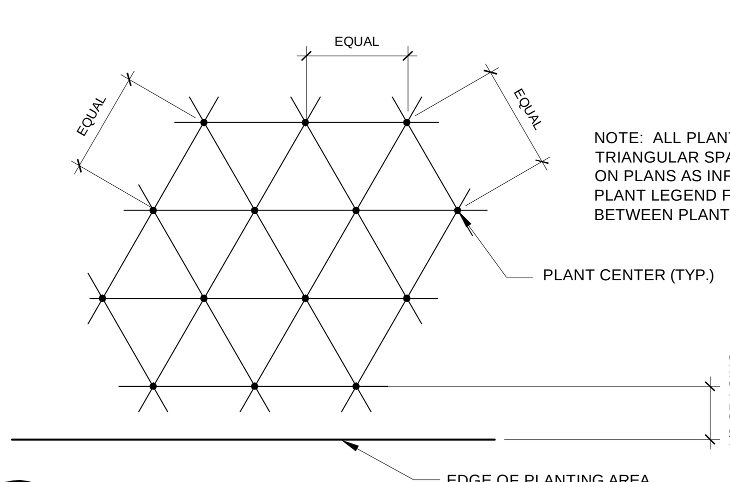
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL TAP OFF BUILDING'S POTABLE WATER SERVICE AFTER THE WATER METER, BEFORE BUILDING'S DOUBLE CHECK VALVE.
3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
4. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

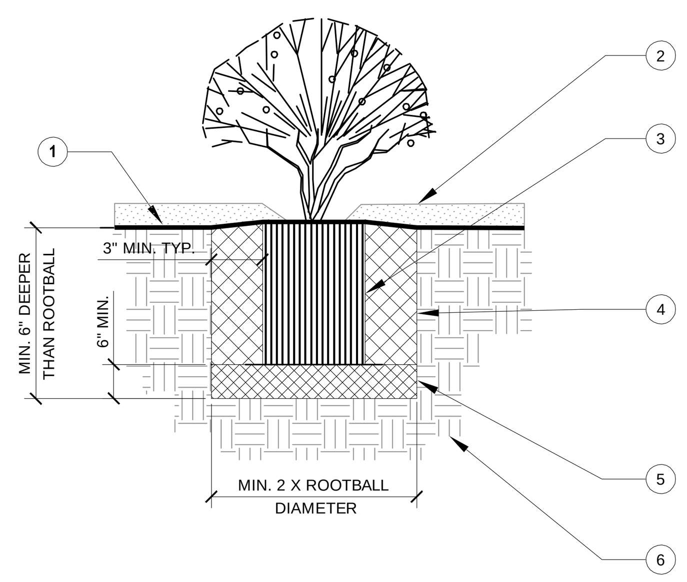
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.

3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.



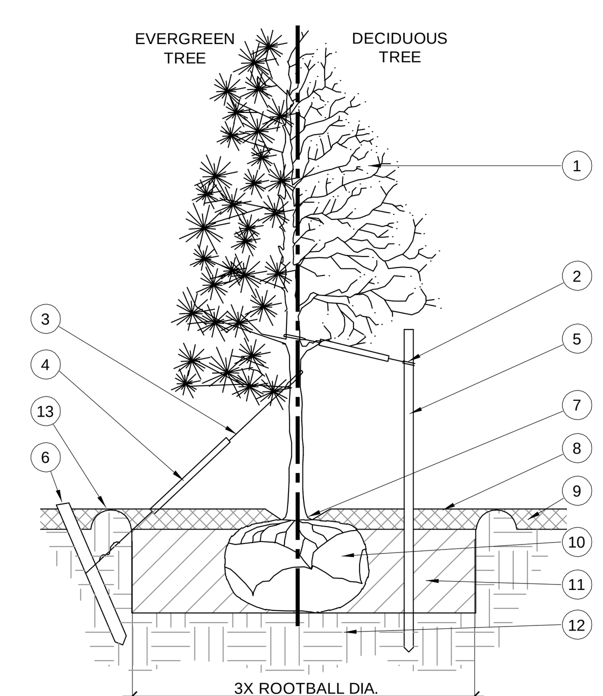
NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1 PLANT SPACING
SCALE: NTS



1. FINISH GRADE IN PLANTING AREA.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJECENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJECENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

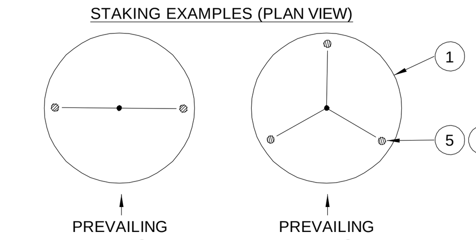
2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE.
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL.
13. 4" HIGH EARTHEN WATERING BASIN.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

STAKING EXAMPLES (PLAN VIEW)



3 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

Galloway
Planning. Architecture. Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com

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CLAREMONT RANCH
FILING NO. 9C
LOT 2B, BLOCK 1

CONSTITUTION AND MARKSHEFFEL
EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.
9 1	12/22/2017	2nd SUBMITTAL	RDG

Project No:	EDI000040
Drawn By:	ACP
Checked By:	DTT
Date:	11/17/17

LANDSCAPE PLAN DETAILS AND NOTES

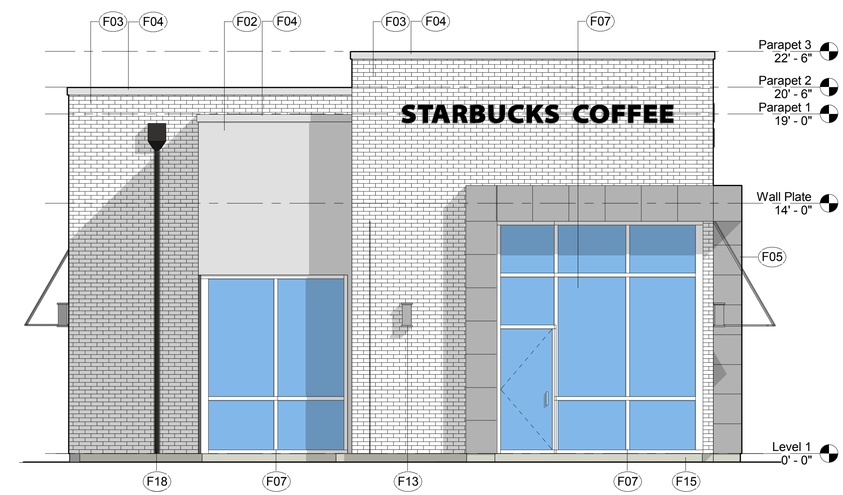
L1.2

H:\Evergreen Development\CO, Colorado Springs EDI000040 - Constitution & Marksheffel\CADD\2 Plan\EDI40_L1.1-Land.dwg - Jenny Romano - 12/22/2017

CLAREMONT RANCH FILING NO. 9C
LOT 2B, BLOCK 1
A PORTION OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

MATERIAL KEY NOTES

F01	2" EIFS; SAND PEBBLE FINISH; GREY 1 - SHERWIN WILLIAMS SW 7075 " WEB GRAY"
F02	2" EIFS; SAND PEBBLE FINISH; GREY 2 - SHERWIN WILLIAMS SW 7073 "NETWORK GRAY"
F03	BRICK VENEER; INTERSTATE BRICK, COLOR: IRONSTONE
F04	PREFINISHED METAL COPING; COLOR TBD
F05	ACM PANEL; ALUCOBOND "ALABASTER"
F06	CANVAS AWNING W/PAINTED METAL FRAME; MNFR & COLOR TBD
F07	ALUMINUM STOREFRONT SYSTEM; KAWNEER, CLEAR ANODIZED ALUMINUM FRAME 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR PPG
F12	EIFS REVEAL
F13	ARCHITECTURAL DECORATIVE LIGHTING
F15	PRECAST CONCRETE CURB
F18	SCUPPER AND DOWNSPOUT



EAST ELEVATION | SCALE 1/4" = 1'-0" | 1

NORTH ELEVATION | SCALE 1/4" = 1'-0" | 2

G3 ARCHITECTURE Inc.
5150 E. Yale Circle, Suite 301
Denver, CO 80222
architecture | planning | interiors

CLAREMONT RANCH
FILING NO. 9B
LOT 2B, BLOCK 1

CONSTITUTION AND MARKSHEFFEL
EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.

Project No:	EDI000040
Drawn By:	
Checked By:	
Date:	

BUILDING ELEVATIONS

A201

CLAREMONT RANCH FILING NO. 9C
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A PORTION OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
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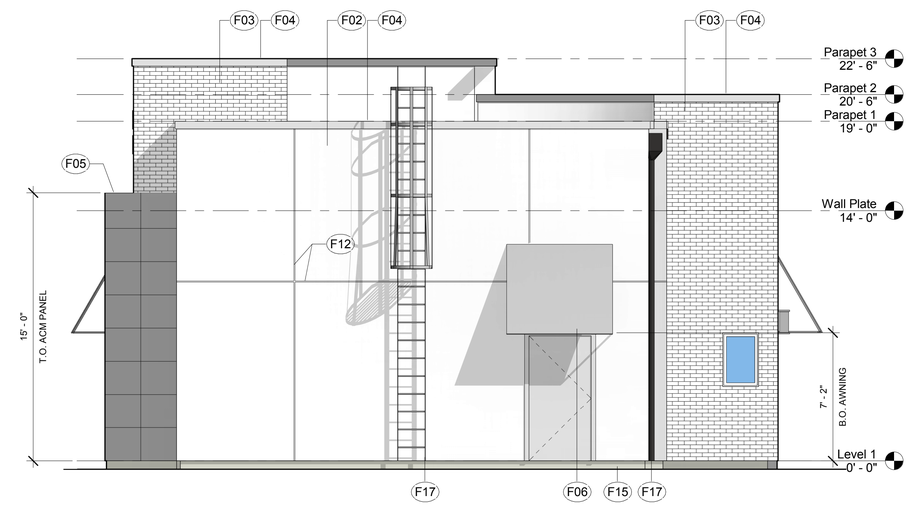
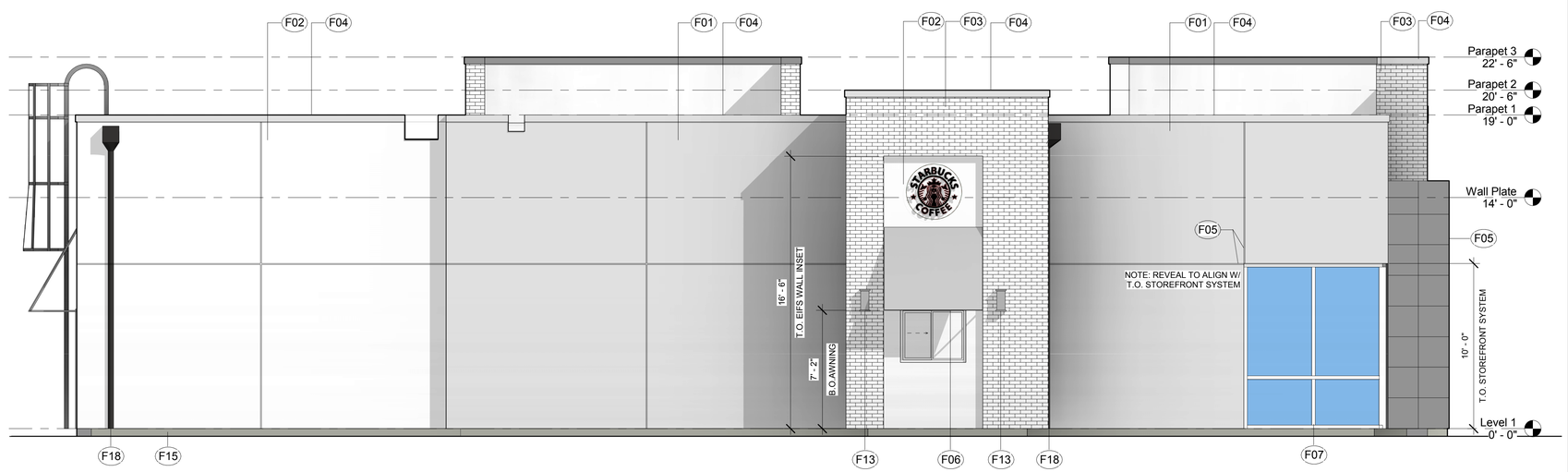
F15	PRECAST CONCRETE CURB
F17	ROOF ACCESS LADDER
F18	SCUPPER AND DOWNSPOUT



WEST ELEVATION | SCALE 1/4" = 1'-0" | 2



SOUTH ELEVATION | SCALE 1/4" = 1'-0" | 1

CLAREMONT RANCH
FILING NO. 9B
LOT 2B, BLOCK 1

CONSTITUTION AND MARKSHEFFEL
EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.

Project No:	EDI000040
Drawn By:	
Checked By:	
Date:	

BUILDING ELEVATIONS

A202

Markup Summary

Locked (5)

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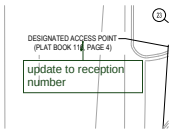
Status:
Checkmark: Unchecked
Author: dsdsevigny
Date: 1/16/2018 3:43:23 PM
Color:

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."



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update to reception number

Subject: Callout
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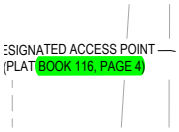
Checkmark: Unchecked
Author: dsdsevigny
Date: 1/16/2018 3:43:25 PM
Color:

Add note for ADA:
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.



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Date: 1/16/2018 3:43:26 PM
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Subject: Text Box
Page Label: [4] 6 LANDSCAPE PLAN DETAILS AND NOTES
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdsevigny
Date: 1/16/2018 3:43:30 PM
Color:

New county standards require an ADA note and route to be included on the Site Development Plan. The following is the correct template for the 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."

Also:
Each site development plan or non-residential site plan submitted to El Paso County shall clearly illustrate and identify the provision of ADA accessible exterior routes in accordance with the applicable ADA design standards and guidelines as published by the United States Department of Justice