# CLAREMONT RANCH FILING NO. 9B 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 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.

**ARCHITECT** 

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

EMAIL: shiga@g3arhitecture.com

EMAIL: JennyRomano@gallowayus.com

#### LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC. 6162 SOUTH WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, COLORADO 80111 FAX: (303) 770-3636 CONTACT: DANIELLE TOEPFER EMAIL: DanielleToepfer@gallowayus.com

SURVEYOR

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

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	25			
HANDICAP SPACES	1	2			
TOTAL SPACES	24	27			
PARKING RATIO	1 SPACE/100 SF OF GFA	1.3/100			
BICYCLE PARKING	N/A (BUILDING IS LESS THAN 3,0	000 S.F.)			



Remove the Grading and Erosion Control sheet from the Site Development Plan Set. The GEC Plan set is a stand alone document with it's own covershee

block from the site

### development plan set CONSTITUTION AVENUE and include this in the standalone Grading and Erosion Control Cover Sheet. FILING 9B TRACT A FILING 9B

SCALE: 1" = 1000'

Add the following as a 3rd paragraph: In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

Replace with "Jennifer Irvine, P.E."

#### SHEET LIST

	SHEET NO.	TITLE
	C0.0	COVER SHEET
	C1.0	SITE PLAN
	<b>C2.0</b>	GRADING AND EROSION CONTROL PLAN
,	C3.0	PHOTOMETRIC SITE PLAN
/	C3.1	PHOTOMETRIC DETAILS
/	L1.1	LANDSCAPE PLAN
	A-201	BUILDING ELEVATIONS
	A-202	BUILDING ELEVATIONS

#### GENERAL SITE DESCRIPTION

CONSTRUCTION OF A 2,322 SQUARE FOOT RETAIL BUILDING WITH ASSOCIATED LANDSCAPING,

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

#### GENERAL NOTES

SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY OTHERS. GALLOWAY & COMPANY INC. CANNOT BE HELD LIABLE FOR ANY INACCURACY IN THE SURVEY

2. EL PASO COUNTY SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS AS SHOWN ON THESE PLANS.

#### LEGAL DESCRIPTION

LOT 2B, BLOCK 1, CLAREMONT RANCH FILING NO. 9B OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE AND BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 4, T.14S., R.66W., OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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.

#### **DESIGN ENGINEER'S STATEMENT**

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO CHTHE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JENNIFER ROMANO, P.E. #44401

#### OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

EVERGREEN - CONSTITUTION & MARKSHEFFEL, LLC

2390 E. CAMELBACK RD SUITE 410 PHOENIX, AZ 85016

#### **EL PASO COUNTY**

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

ANDRE P. BRACKIN, P.E., COUNTY ENGINEER / ECM ADMINISTRATOR

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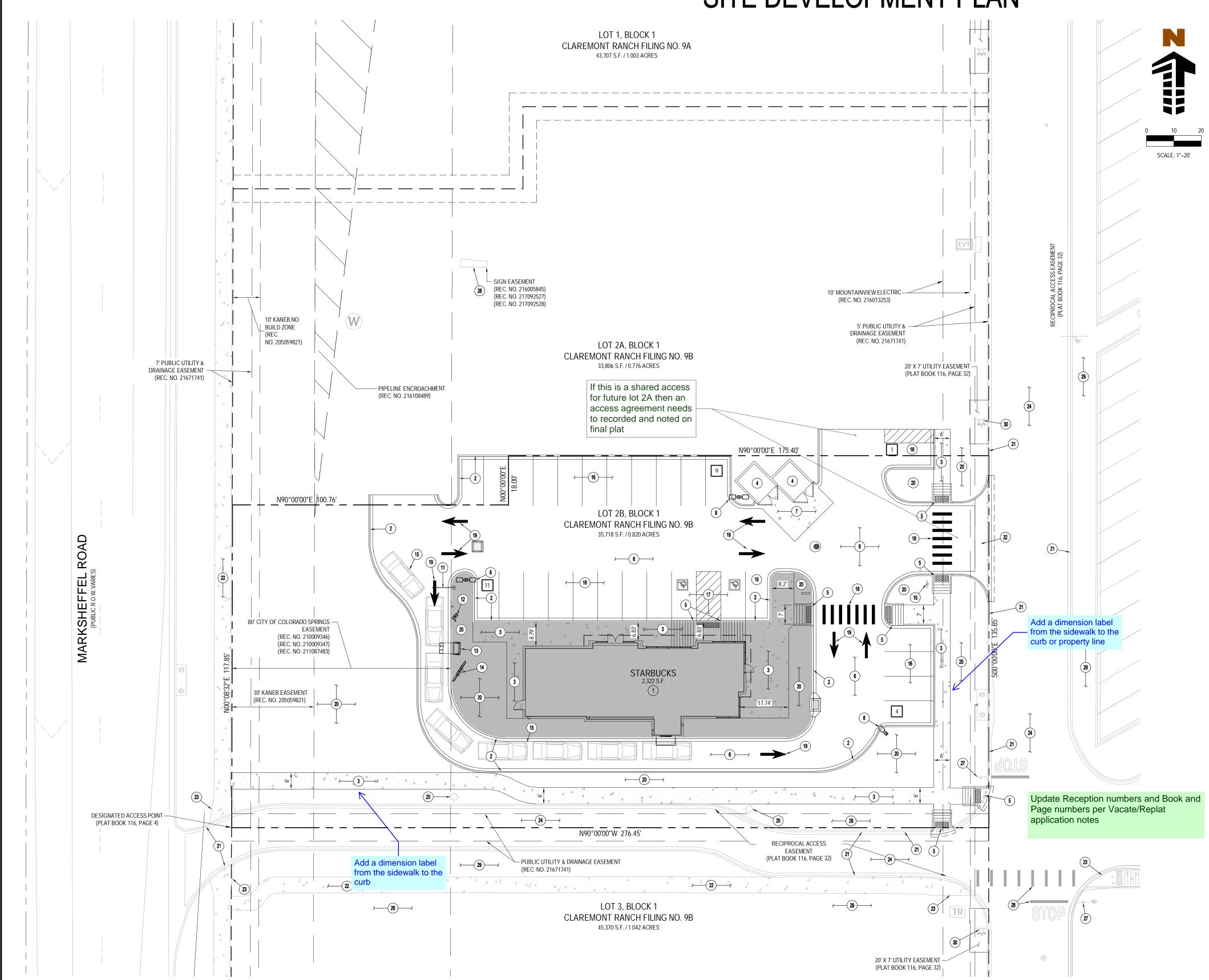
Project No:	EDI000040
Drawn By:	RDG
Checked By:	BMR
Date:	11/17/17

**COVER SHEET** 

# CLAREMONT RANCH FILING NO. 9B 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 MONUMENT SIGN (SEE ARCH. PLANS FOR ADDITIONAL INFORMATION)
- (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) PROPOSED 6-FOOT CONCRETE CROSSPAN

### SITE NOTES

- 1. THIS SITE DEVELOPMENT SHALL CONFORM TO THE OPERATIONAL STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.7.

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

SITE PLAN

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# Date	Issue / Description	Ini
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#### Markup Summary

#### dsdlaforce (7)



Subject: Callout Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdlaforce

Date: 12/12/2017 5:27:07 PM

Color:

Add the following as a 3rd paragraph: In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.



Subject: Cloud Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdlaforce

Date: 12/12/2017 5:27:00 PM

Color:



Subject: Callout Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdlaforce

Date: 12/12/2017 5:27:04 PM

Color:

Remove the signature block from the site development plan set and include this in the standalone Grading and Erosion Control Cover Sheet.



Subject: Callout Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdlaforce

Date: 12/12/2017 5:27:01 PM

Color:

Remove the Grading and Erosion Control sheet

The GEC Plan set is a stand alone document with it's own coversheet.



Subject: Callout Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdlaforce

Date: 12/12/2017 5:27:21 PM

Color:

Replace with "Jennifer Irvine, P.E."

from the Site Development Plan Set.



Subject: Callout Page Label: 2 Lock: Locked Status:

**Checkmark:** Unchecked **Author:** dsdlaforce

Date: 12/12/2017 5:27:08 PM

Color:

Add a dimension label from the sidewalk to the curb



Subject: Callout Page Label: 2 Lock: Locked

Status:

Checkmark: Unchecked Author: dsdlaforce

Date: 12/12/2017 5:27:11 PM

Color:

Add a dimension label from the sidewalk to the curb or property line

#### dsdsevigny (2)



Subject: Callout Page Label: 2 Lock: Locked Status:

Checkmark: Unchecked
Author: dsdsevigny

**Author:** dsdsevigny **Date:** 12/12/2017 5:27:12 PM

Color:

If this is a shared access for future lot 2A then an access agreement needs to recorded and noted on final plat



Subject: Text Box Page Label: 2 Lock: Locked Status:

Checkmark: Unchecked Author: dsdsevigny

Date: 12/12/2017 5:27:14 PM

Color:

Update Reception numbers and Book and Page numbers per Vacate/Replat application notes