

THE SOD GUY - SALES LOT

SITE DEVELOPMENT PLANS

LOT 1, APPALOOSA HWY 24 SUBDIVISION FILING NO 1A

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:

- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED FENCE
- PROPOSED LANDSCAPING

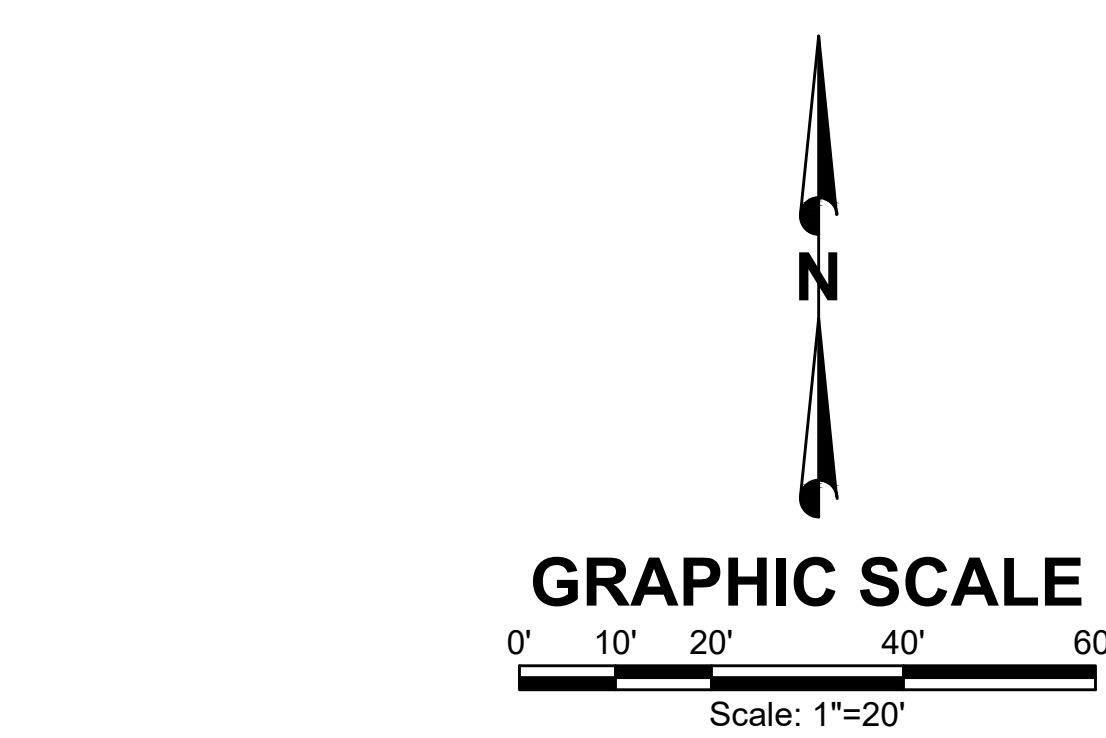
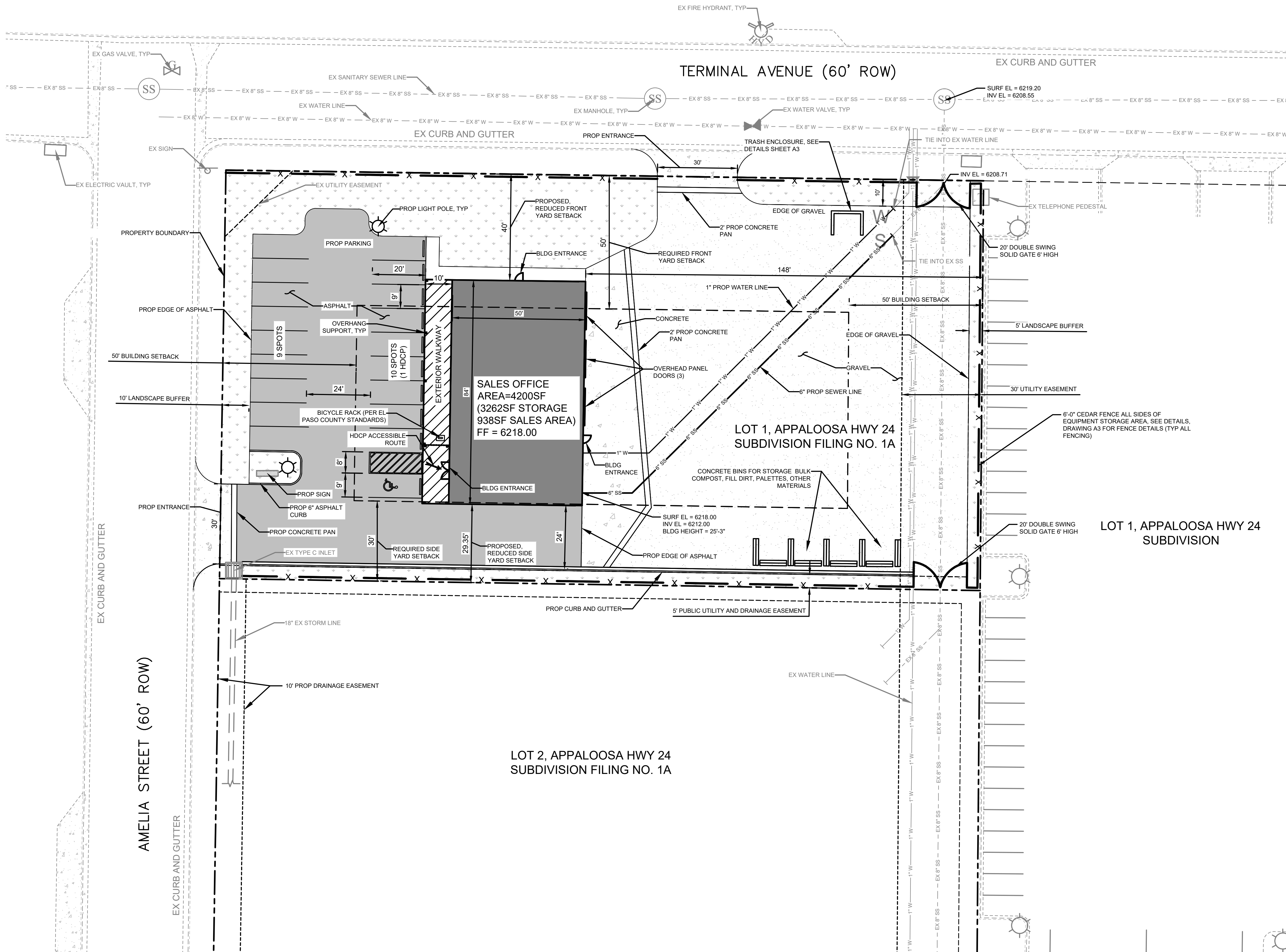
GENERAL CONSTRUCTION NOTES:

1. PARKING DIMENSIONS ARE TO FACE OF CURB.
2. CONTRACTOR SHALL PROTECT EXISTING APPURTENANCES AND POWER POLES
3. SIDE LOT BUILDING SETBACK = 30'-0". FRONT LOT BUILDING SETBACK = 50'-0"
4. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ADA REQUIREMENTS.
5. LANDSCAPING AND 6-FOOT FENCING SURROUNDING NORTH, SOUTH AND EAST EDGES OF SITE SHALL BE PROVIDED FOR SCREENING FOR OUTDOOR STORAGE AREA
6. EQUIPMENT AND SOD SHALL BE STORED WITHIN THE BUILDING. OUTDOOR STORAGE SHALL ONLY CONSIST OF WHAT IS BEING STORED WITHIN THE CONCRETE STORAGE BINS.
7. PROPOSED FREESTANDING SIGN SHALL BE LOCATED APPROXIMATELY 13 FEET FROM THE WESTERLY PROPERTY LINE (MINIMUM REQUIRED OF 3 FEET). THE HEIGHT OF THE LOW PROFILE SIGN SHALL NOT EXCEED 6 FEET.

PARKING COUNT CALCULATIONS:

RETAIL BUILDING FOR SOD SALES = 938 SQ FT
 STORAGE AREA WITHIN BUILDING = 3262 SQ FT
 RETAIL PARKING REQUIREMENT = 1 SPACE / 600 SQ FT
 WAREHOUSE PARKING REQUIREMENT = 1 SPACE / 1000 SQ FT
 TOTAL MINIMUM PARKING COUNT = 938 / 600 (2 SPACES) + 3262 / 1000 (3 SPACES)
 TOTAL MINIMUM PARKING COUNT = 5 SPACES (1 HANDICAP)

EL PASO COUNTY CODE	REQUIRED	PROVIDED
PARKING SPACES	4	18
HANDICAP PARKING	1	1
TOTAL PARKING	5	19



NO.	REVISIONS	BY	DATE

FORSGRN
Associates, Inc.

56 Inverness Drive East, Suite 112, Englewood, CO 80112
 PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-18-2XXX
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
QA/QC	J. MOORE

OWNER
 THE SOD GUY
 COLORADO SPRINGS, CO

THE SOD GUY - SALES LOT
SITE PLAN

SHEET NO:
C-01
 DATE:
 01/23/20
 PAGE NO:
 1 OF 2