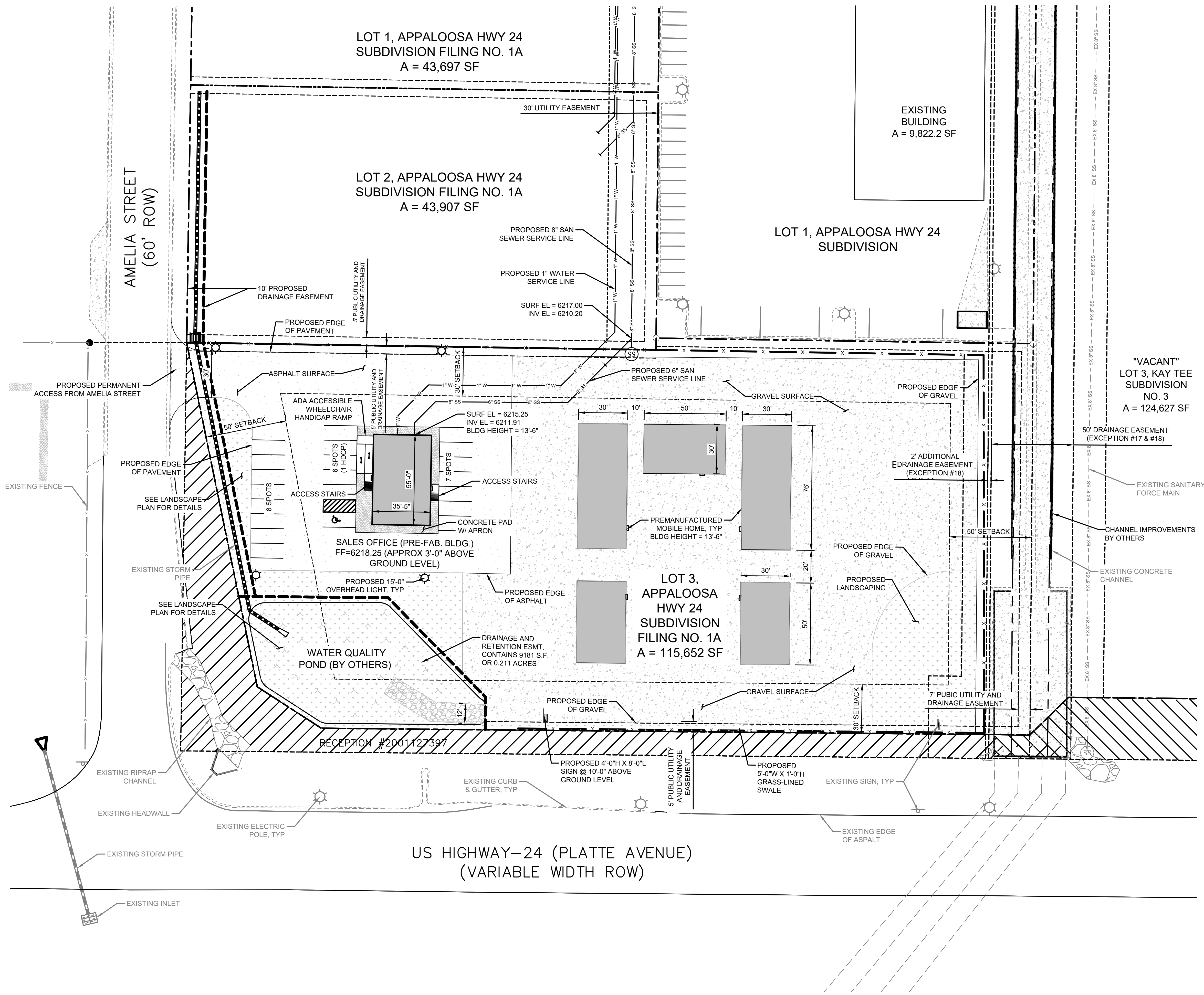


SEEGER HOMES INC. - SALES OFFICE

SITE DEVELOPMENT PLANS

LOT 3, APPALOOSA HIGHWAY 24 SUBDIVISION FILING NO 1A



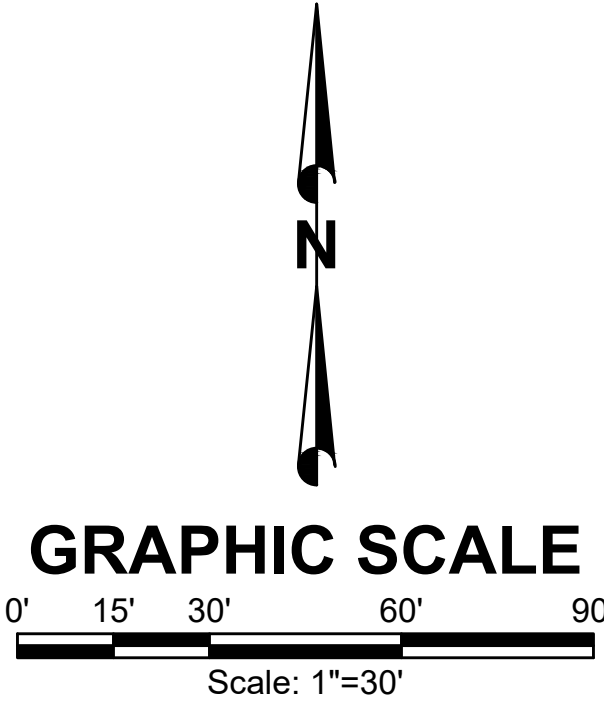
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL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

GENERAL CONSTRUCTION NOTES:

1. PARKING DIMENSIONS ARE TO FACE OF CURB.
2. NO TRASH ENCLOSURE REQUIRED.
3. CONTRACTOR SHALL PROTECT EXISTING APPURTENANCES AND POWER POLES
4. CONTRACTOR SHALL INSTALL HANDICAP RAMP MEETING APPLICABLE ADA STANDARDS ON FRONT OF BUILDING FACING AMELIA STREET.
5. SIDE LOT BUILDING SETBACK = 5'-0". FRONT LOT BUILDING SETBACK = 15'-0"
6. ADA ACCESSIBLE RAMP SHALL HAVE A 1:12 RAMP SLOPE RATIO WITH 5' X 10' TURN PLATFORM SIZE AND 5' X 5' LANDING AT DOORWAY. HANDRAILS BETWEEN 34" AND 38" SHALL BE PROVIDED ON BOTH SIDES OF THE RAMP. CONTRACTOR SHALL VERIFY LENGTH OF RAMP RUNS PRIOR TO PURCHASING RAMP.
7. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ADA REQUIREMENTS.

LEGEND:

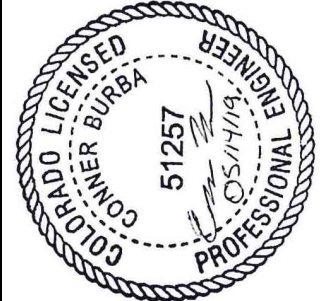
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED FENCE
- PROPOSED LANDSCAPING



NO.	REVISIONS	BY	DATE

FORSGREN
Associates, Inc.

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



PROJECT NO.	04-18-0012
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
QA/QC	J. MOORE

OWNER
SEEGER HOMES
COLORADO SPRINGS, CO

SALES OFFICE
DEVELOPMENT PLAN

SHEET NO:
C-01

DATE:
10/24/18

PAGE NO:
1 OF 1