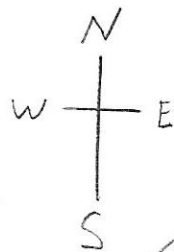


LOT
Total:
347608.8
Square Feet



0' 50' 100'

1" = 100'

ZONE: M

See parking exhibit

Sight Distance
Triangle

Highway 24

30' MVE easment
30' setback
Cluster Blue Spruce Trees 6'
Cluster Blue Spruce Trees 6'
688 Elev.
Cooler 8'x45'
RR-5
Underground Power Line
10' Easement
Phone Line

Portable Motor

Agritainment Area,
see Letter of Intent

Existing Cottonwood Tree
Tree Cluster 6890 Elev.
Gravel
Parking 7 spots
Pedestrian Foot Path
1 Handicap Parking Spot
1875 Sq. Ft.
200' Drive
1875 Sq. Ft.
Tree Cluster
Produce Displays
Storage Container 8'x40'x8'
Privacy Fence 6' Cedar
Market Trailer 10'x20'x9.5'
Storage 20'x30'
Security Trailer
Total Market + Fenced Area = 6000 Sq. Ft.
Tree Line
6885 Elev.
Blue Grill Dr

R-4
Special Purpose

R-4
Vacant Commercial

● = Site Distance Triangle

● = Spruce Tree 6'

/// = Gravel

✓ = Natural Drainage / Ditch

Approved

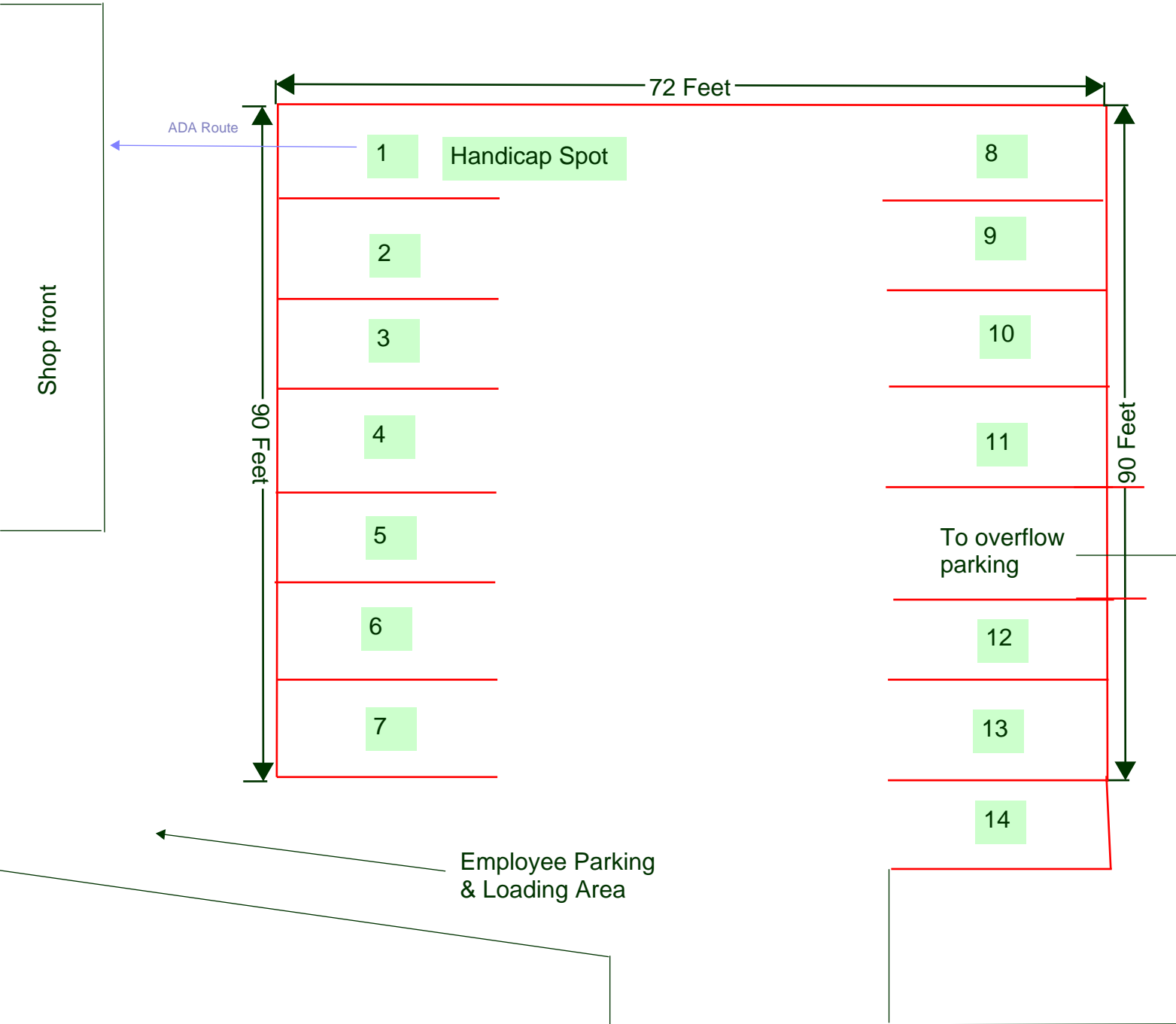
By: Craig Dossey, Executive Director

Date: 11/01/2018

El Paso County Planning & Community Development



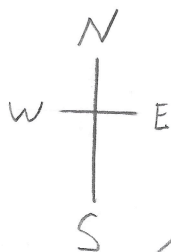
R-4
Vacant Commercial



Overflow grass parking area to be used during peak hours

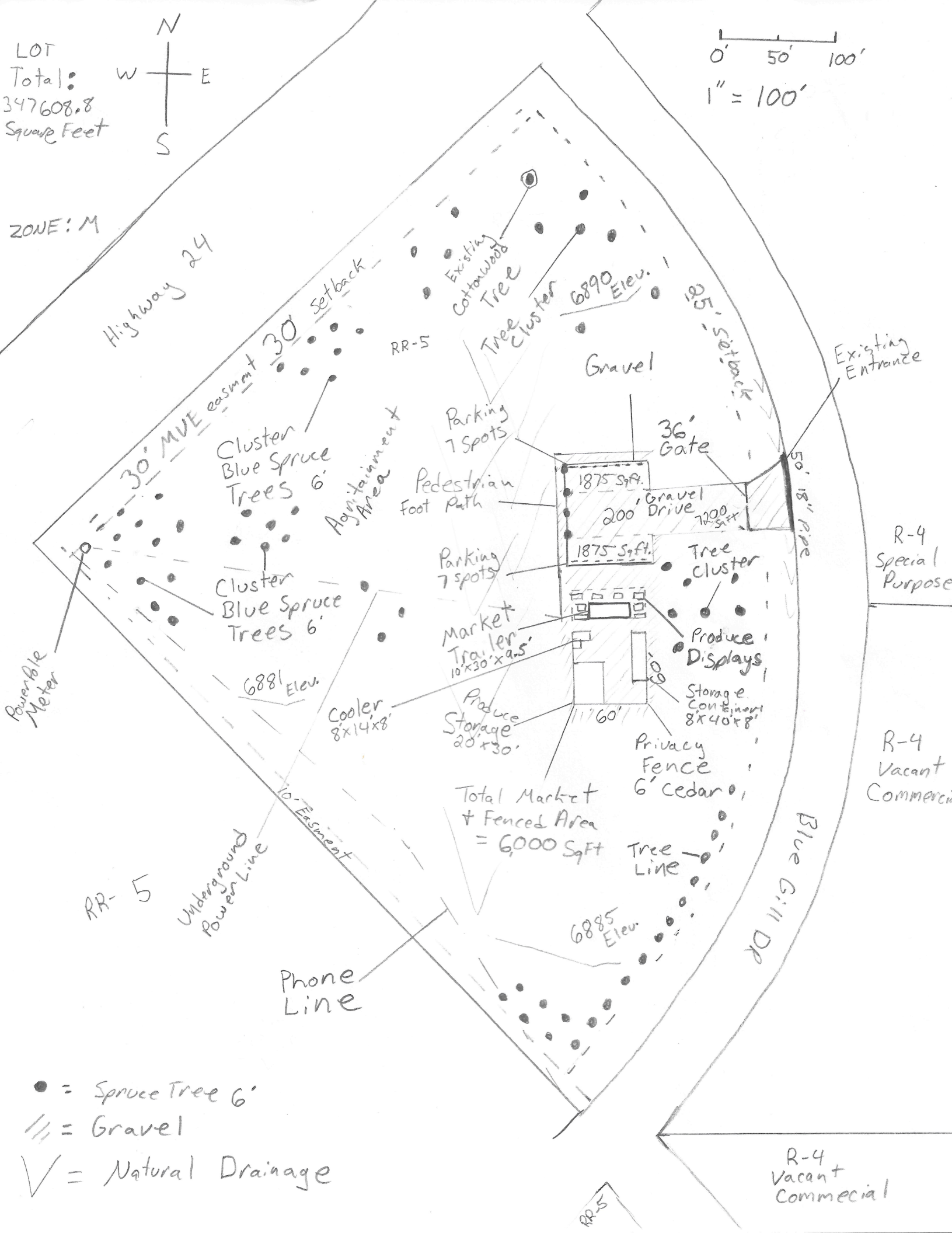
The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements 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.

LOT
Total:
347608.8
Square Feet



0' 50' 100'
1" = 100'

ZONE: M



• = Spruce Tree 6'

// = Gravel

✓ = Natural Drainage

R-4
Special
Purpose

R-4
Vacant
Commercial

R-4
Vacant
Commercial

Landscape Plan

Along Highway 24 frontage, we will plant a total of 33 trees as per the requirement; the tree variety will be Colorado Blue Spruce. These trees will be planted in clusters at distance of at least 30 feet from property boundaries and 20 to 30 feet apart.

Along Blue Gill frontage, we will plant a total of 36 trees as per the requirement; the tree variety will be Colorado Blue Spruce.

Colorado Blue Spruce (Picea Pungens) 6 foot ball and burlap. Thirty plus years to maturity. Matures at 60 foot tall.

The driveway and parking lot will be gravel allowing for up to 14 parking spaces. In order to break up the expanse of the lot, we anticipate planting two (2-4) Spruce trees in the lot.

A privacy fence will enclose the majority of the space behind the stand for business operations. The anticipated height of the privacy fence will measure 6 feet.

Corner visibility will be maintained as per the requirements for all land improvements (i.e. 25 feet by 25 feet corner sight triangle).

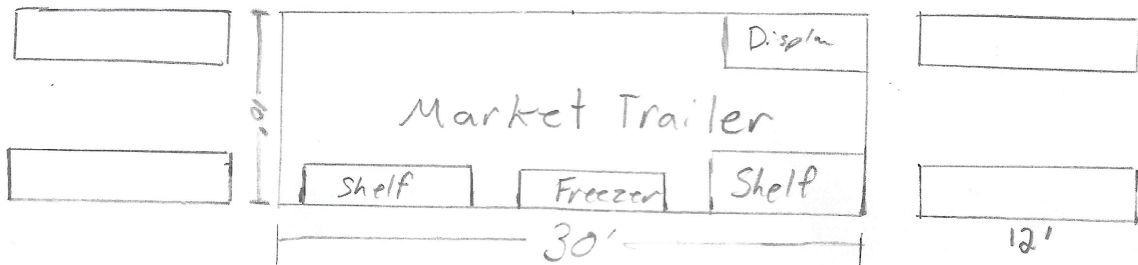
7 spaces Parking

0' 10'

7 spaces

Foot Path

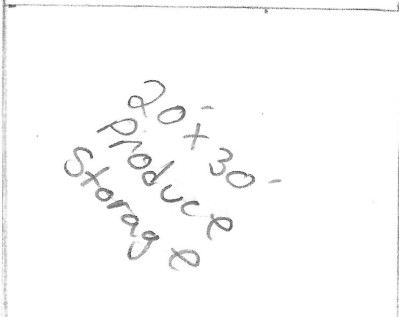
Wheel Stops



8x14' Cooler



6' Cedar Privacy Fence



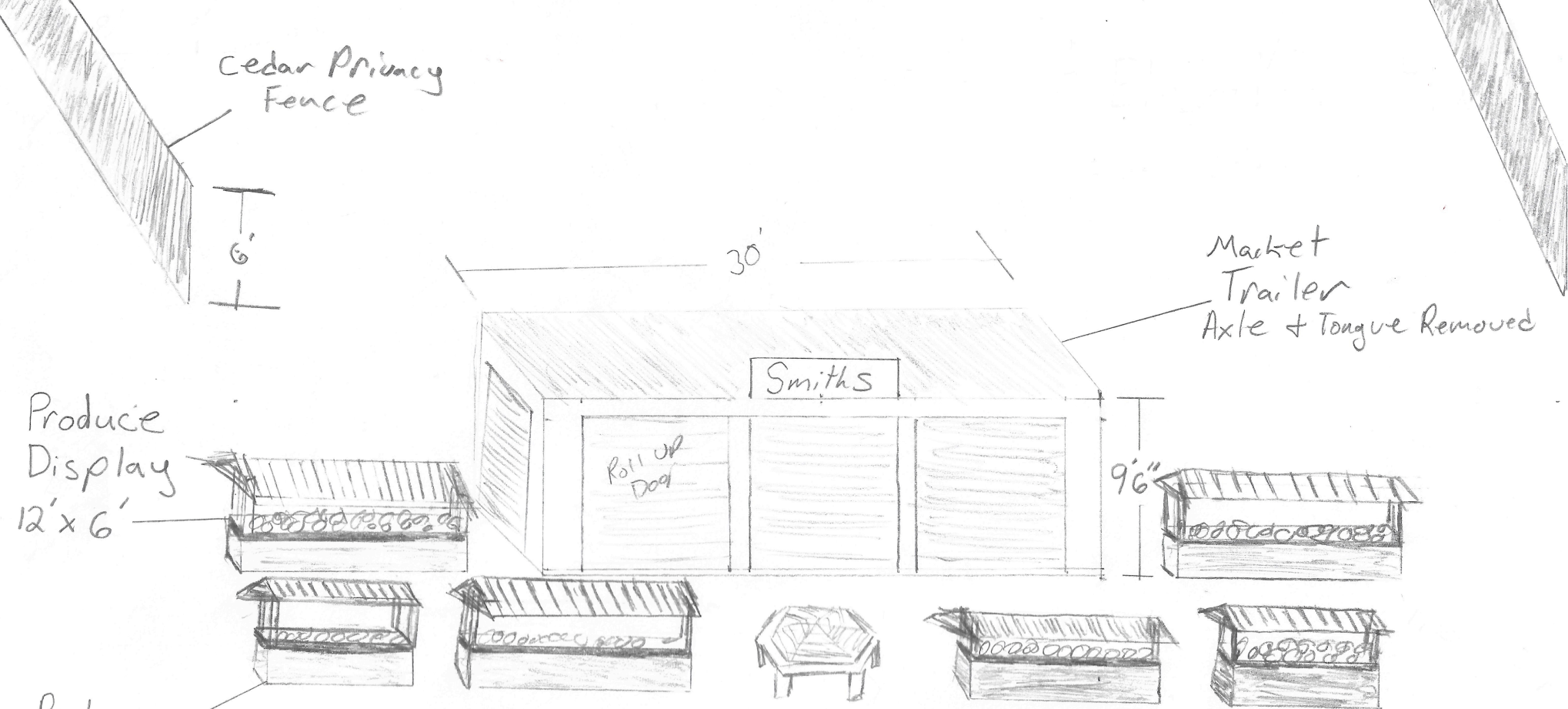
20x30' Produce Storage

8x40' Storage



Privacy Fence

N
W+E
S



Cedar Privacy Fence

6'

30'

Market Trailer
Axle + Tongue Removed

Smiths

Roll Up Door

9'6"

Produce Display
12' x 6'

Produce Display
8' x 6'

Elevation Plan