

SEEGER HOMES INC. - SALES OFFICE

SITE DEVELOPMENT PLANS
LOT 3, APPALOOSA HIGHWAY 24 SUBDIVISION

"VACANT" LOT 2, APPALOOSA
HIGHWAY 24 SUBDIVISION
0 TERMINAL AVENUE
PARCEL ID 5407317012

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.

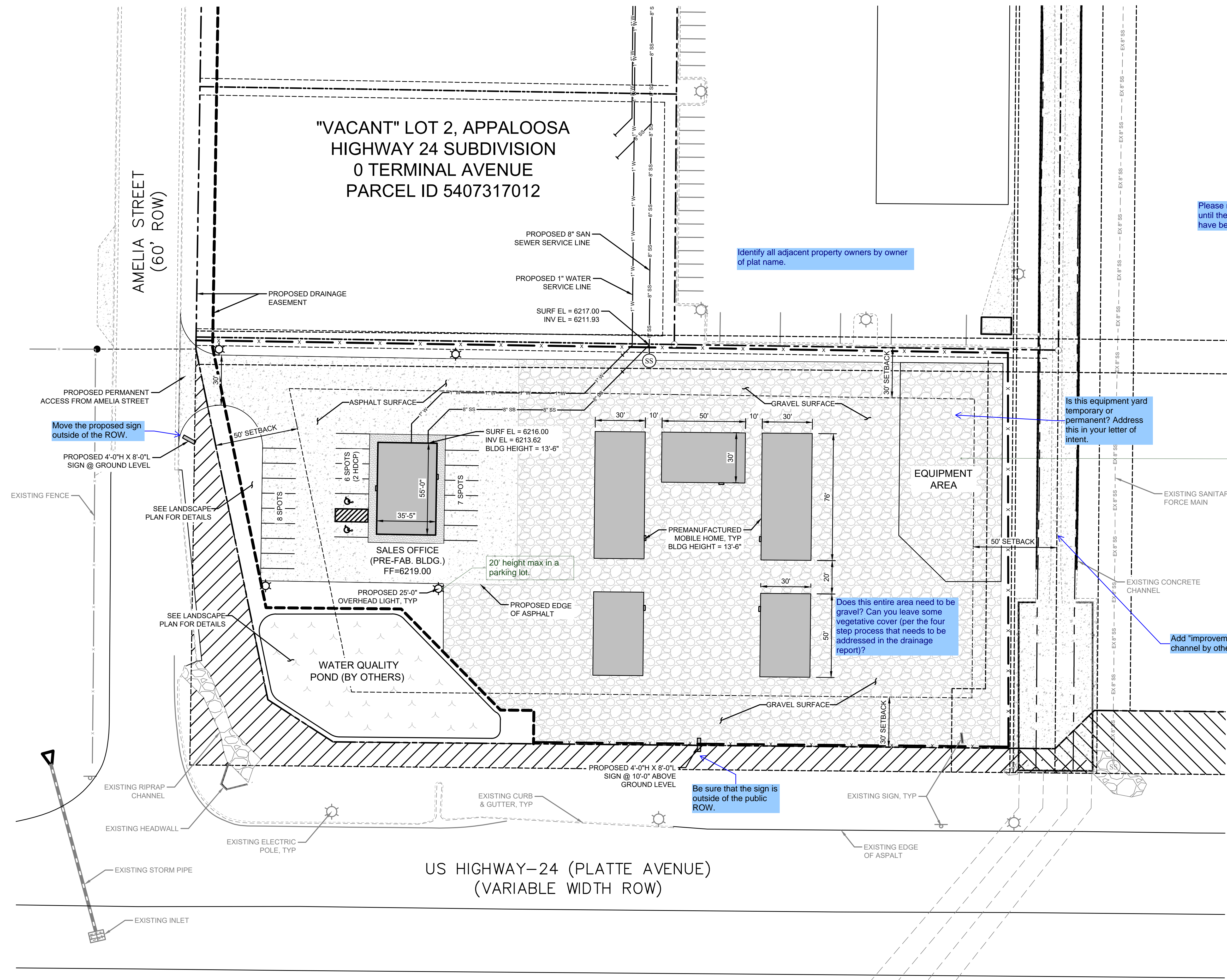
FORSGREN
Associates, Inc.
550 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO. 04-18-0012
DRAWN C. BURBA
DESIGNED C. BURBA
APPROVED C. BURBA
DATE 05/25/18

OWNER
SEEGER HOMES
COLORADO SPRINGS, CO

SALES OFFICE - SPECIAL USE
DEVELOPMENT PLAN

SHEET NO. C-01
DATE: 05/25/18
PAGE NO. 1 OF 1



Please note that CO will not be given to the sales office until the channel improvements and the water quality pond have been completed.

Identify all adjacent property owners by owner of plat name.

Move the proposed sign outside of the ROW.

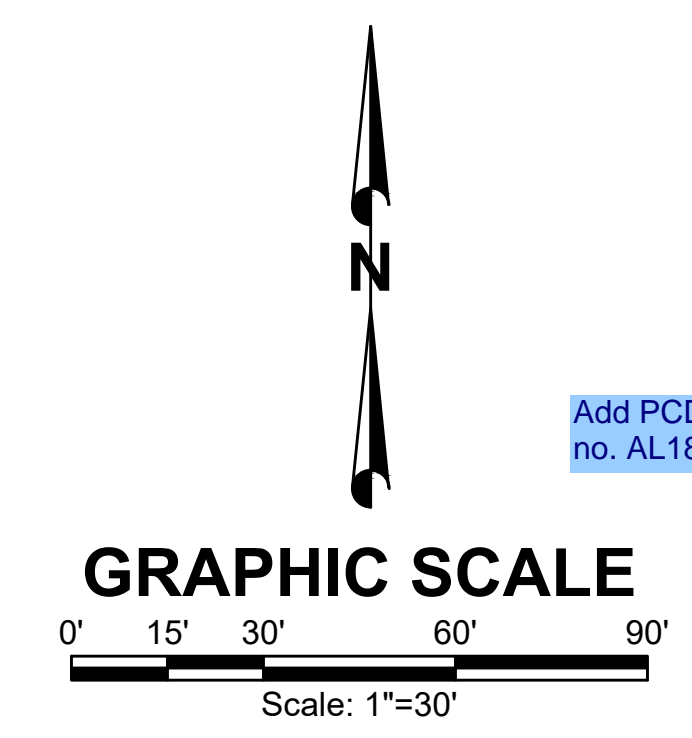
Is this equipment yard temporary or permanent? Address this in your letter of intent.

This area must comply with the Outside Storage standards in Chapter 5.2.38 of the El Paso County Land Development Code.

Does this entire area need to be gravel? Can you leave some vegetative cover (per the four step process that needs to be addressed in the drainage report)?

Be sure that the sign is outside of the public ROW.

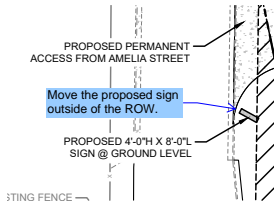
Add PCD file no. AL1811



P:\Clients\Seeger\CAD\Development\Plan\Site Plan.dwg - 5/24/2018 11:35 AM

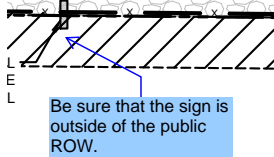
Markup Summary

dsdgrimm (8)



Subject: Engineer
Page Label: [1] C-01
Author: dsdgrimm
Date: 8/29/2018 1:01:53 PM
Color: ■

Move the proposed sign outside of the ROW.



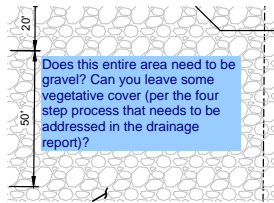
Subject: Engineer
Page Label: [1] C-01
Author: dsdgrimm
Date: 8/29/2018 1:38:30 PM
Color: ■

Be sure that the sign is outside of the public ROW.

Add PCD file no. AL1811

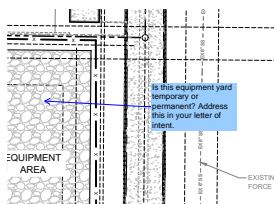
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Page Label: [1] C-01
Author: dsdgrimm
Date: 8/29/2018 1:46:55 PM
Color: ■

Add PCD file no. AL1811



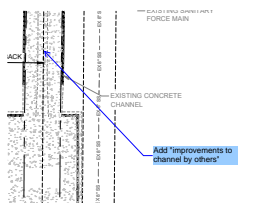
Subject: Engineer
Page Label: [1] C-01
Author: dsdgrimm
Date: 9/4/2018 3:18:48 PM
Color: ■

Does this entire area need to be gravel? Can you leave some vegetative cover (per the four step process that needs to be addressed in the drainage report)?



Subject: Engineer
Page Label: [1] C-01
Author: dsdgrimm
Date: 9/4/2018 3:20:44 PM
Color: ■

Is this equipment yard temporary or permanent? Address this in your letter of intent.



Subject: Engineer
Page Label: [1] C-01
Author: dsdgrimm
Date: 9/4/2018 3:21:21 PM
Color: ■

Add "improvements to channel by others"

ADA OR ANY REGULATIONS OR GUIDELINES PROMULGATED UNDER OR WITH RESPECT TO

Please note that CO will not be given to the sales office until the channel improvements and the water quality pond have been completed.

Subject: Engineer
Page Label: [1] C-01
Author: dsdgrimm
Date: 9/4/2018 3:21:59 PM
Color: ■

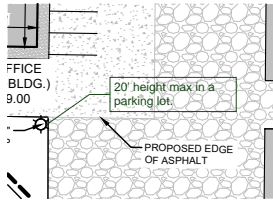
Please note that CO will not be given to the sales office until the channel improvements and the water quality pond have been completed.

Identify all adjacent property owners by owner of plat name.

Subject: Engineer
Page Label: [1] C-01
Author: dsdgrimm
Date: 9/4/2018 3:22:50 PM
Color: ■

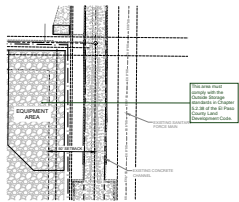
Identify all adjacent property owners by owner of plat name.

dskendall (2)



Subject: Callout
Page Label: [1] C-01
Author: dskendall
Date: 8/31/2018 2:01:43 PM
Color: ■

20' height max in a parking lot.



Subject: Callout
Page Label: [1] C-01
Author: dskendall
Date: 9/4/2018 10:34:05 AM
Color: ■

This area must comply with the Outside Storage standards in Chapter 5.2.38 of the El Paso County Land Development Code.