

1020 FORD STREET

SITE PLAN MINOR AMENDMENT

THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION: 1020 FORD STREET

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SITUATE IN EL PASO COUNTY, COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTIONS OF THE WEST RIGHT OF WAY LINE OF FORD STREET IN CIMARRON INDUSTRIAL NO. 1, AS RECORDED IN PLAT BOOK N-2 AT PAGE 6 OF SAID COUNTY RECORDS AND THE NORTH RIGHT OF WAY LINE OF GALLEY ROAD AS RECORDED IN BOOK 2230 AT PAGE 932 OD SAID COUNTY RECORDS, THENCE

1. N. 0 DEGREES 20 MINUTES 30 SECONDS E. FOR 150.00 FEET ALONG SAID WEST RIGHT OF WAY LINE OF FORD STREET TO THE SOUTH LINE OF LOT 12, BLOCK THREE IN SAID CIMARRON INDUSTRIAL NO. 1 TO A POINT.
2. N. 89 DEGREES 42 MINUTES 00 SECONDS W. FOR 290.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 1 IN SAID BLOCK THREE, TO A POINT.
3. S. 0 DEGREES 20 MINUTES 30 SECONDS W. FOR 150.00 FEET ALONG SAID EAST LINE TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE OF GALLEY ROAD, TO A POINT.
4. S. 89 DEGREES 42 MINUTES 00 SECONDS E. FOR 290.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

(THE ABOVE LEGAL DESCRIPTION WAS NOT PREPARED BY M.V.E., INC. IT IS BASED ON SCHEDULE A-4 (DESCRIPTION PAGE) OF TITLE COMMITMENT NO. 160891 AS PREPARED BY LAWYERS TITLE INSURANCE CORPORATION AND DATED MAY 29, 1999 AT 7:30 A.M.)

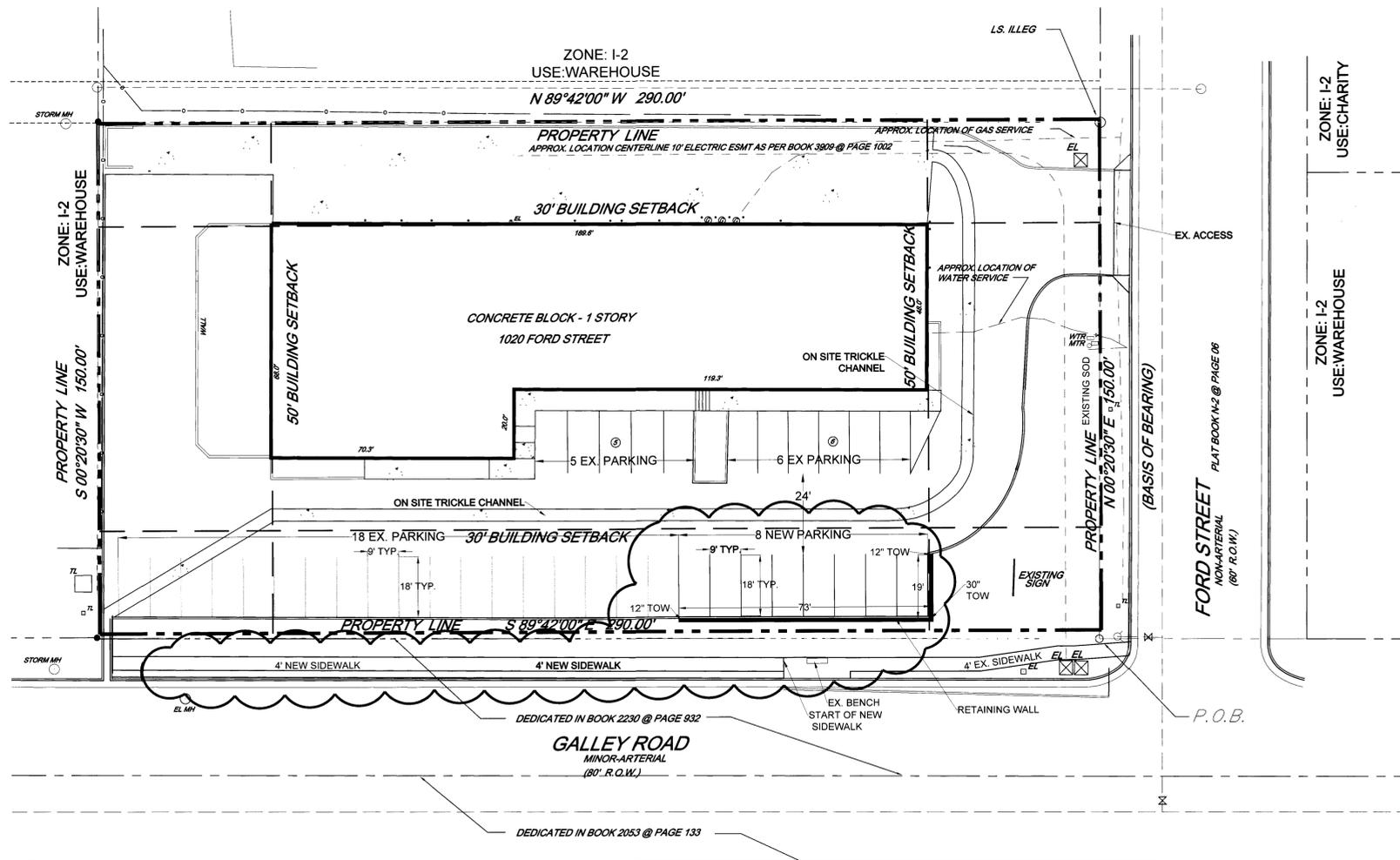
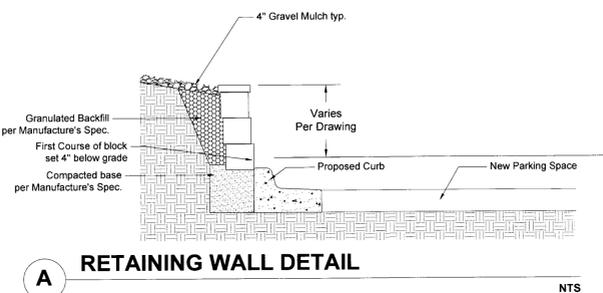
ADDRESS: 1020 FORD STREET, COLORADO SPRINGS, COLORADO
CONTAINING 1.00 ACRES, MORE OR LESS.

PROJECT DESCRIPTION:

1020 FORD ST. IS A COMMERCIAL SITE DEVELOPMENT ON 1 ACRE. REQUEST TO ADD 8 MORE PARKING STALLS, NEW LANDSCAPING AND NEW SIDEWALK.

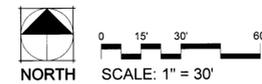
COMMERCIAL SITE DATA:

SITE LOCATION:	1020 FORD STREET
TAX SCHEDULE NUMBER:	5408000055
SITE ACREAGE:	1 ACRE
EXISTING ZONING:	I-2
EXISTING LAND USE:	COMMERCIAL SITE RETAIL
PROPOSED LAND USE:	COMMERCIAL SITE RETAIL
GROSS SF OF BUILDING:	10,495 SF - 24%
GROSS SF OF PARKING/ASPHALT:	27,000 SF - 62%
SCHEDULE FOR CONSTRUCTION:	2017 - 2018



ZONE: CS
USE: WAREHOUSE

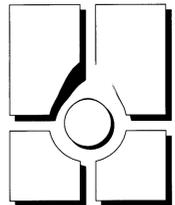
ZONE: I-2
USE: WAREHOUSE



APPROVED DENIED
BY: [Signature] DATE: 9/18/17
FOR: Site Development Plan
NOTES: Review of site
[Signature]
EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

OWNER:
Danny Mientka
Colorado Springs Equities LLC.
90 S Cascade Ave. Suite 1500
Colorado Springs, CO 80903
Ph: (719) 448-4034

APPLICANT:
Thomas & Thomas
Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, CO 80903
Ph: (719) 578-8777

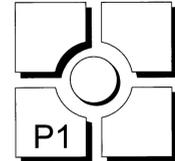


THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	MF	07.19.17	AS NOTED
DRAWN	MF	07.19.17	
CHECKED	JEH	07.19.17	
PROJECT NUMBER:		3707.00	

1020 FORD STREET
Colorado Springs, CO
SITE PLAN MINOR AMENDMENT



1020 FORD STREET SITE PLAN MINOR AMENDMENT

THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65
WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

DEVELOPMENT PLAN DATA :

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	GALLEY RD.	FORD ST.
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	MINOR ARTERIAL	NON ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	20'/ 20'	10'/ 10'
LINEAR FOOTAGE:	290'	148'
TREE/FEET REQUIRED:	1/ 25'	1/ 30'
NUMBER OF TREES REQUIRED/PROVIDED:	11/ 7 EXISTING *	5/ 1 EXISTING *
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0	0/0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0/0	0/0
PLANT ABBREVIATION DENOTED ON PLAN:	GS	FS

* WAIVER #1: DENOTES FOR ALTERNATIVE COMPLIANCE

MOTOR VEHICLE LOTS:

NUMBER OF VEHICLE SPACES PROVIDED:	37
SHADE TREES 1 PER 15 SPACES REQ./ PROV.	2/0 *
VEHICLE LOT FRONTAGES:	GALLEY RD.
LENGTH OF FRONTAGE:	235'
2/3 LENGTH OF FOOTAGE:	156'
MIN. 3' SCREENING PLANTS REQ./PROV.	156/ 108'
EVERGREEN PLANTS REQUIRED/PROVIDED:	NA
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	PL

* WAIVER #2: DENOTES FOR ALTERNATIVE COMPLIANCE

INTERNAL LANDSCAPING:

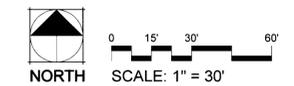
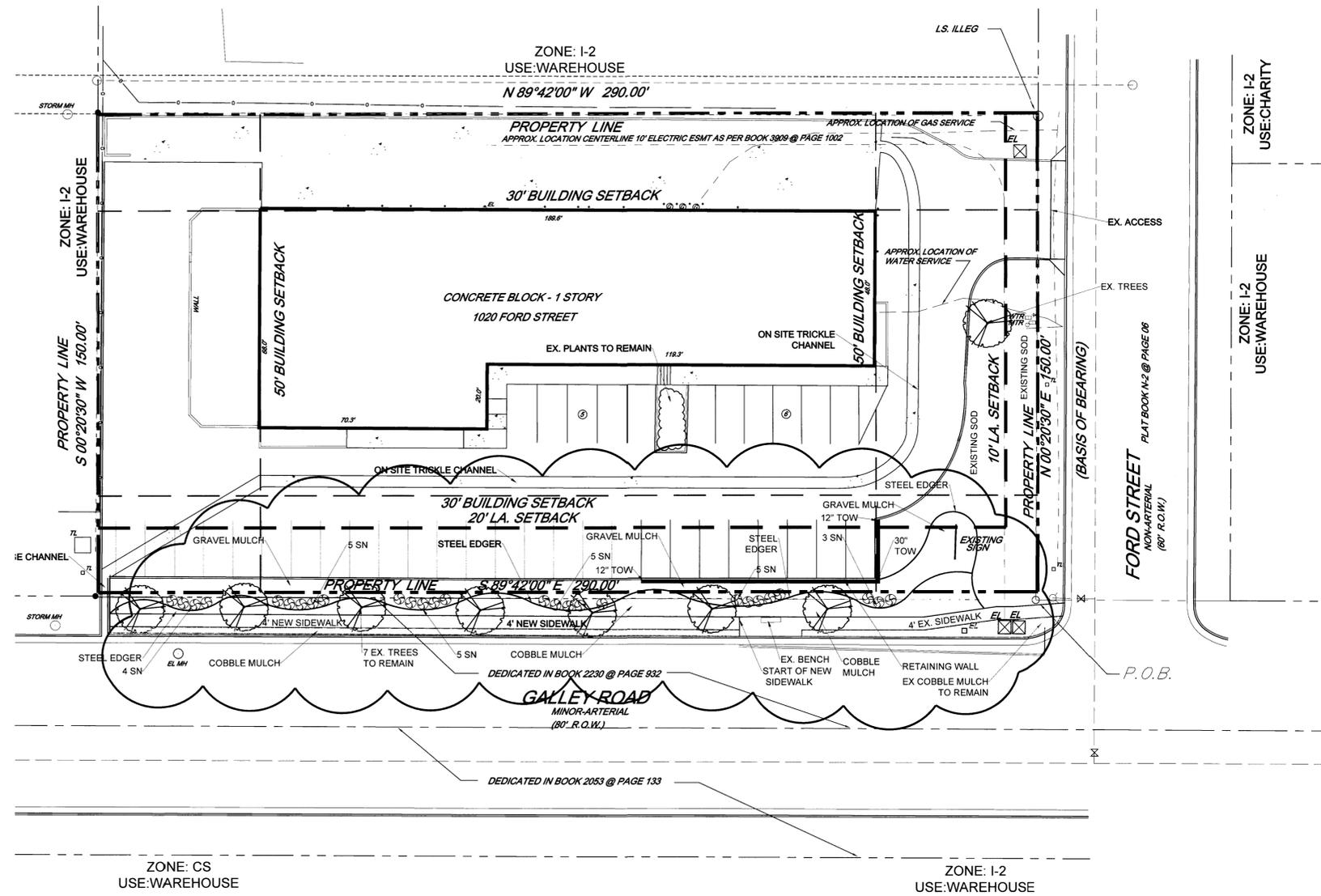
NET SITE AREA:	1 ACRE
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL AREA REQUIRED/PROVIDED:	2,178 SF / 4,043 SF
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	4/ 0 *
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0
INTERNAL PLANT ABBREVIATED ON PLAN:	INT

* WAIVER #3: DENOTES FOR ALTERNATIVE COMPLIANCE

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	NOTE
	COBBLE MULCH: To be whole Washed River Rock 2-4" in size. Installed to a depth of 4". Install on fabric weed barrier per specifications. Submit sample for approval prior to installation.
	GRAVEL MULCH: To be Crushed Cottonwood 3/4" in size. Installed to a depth of 4". Install on fabric weed barrier per specifications. Submit sample for approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDEGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications.

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	SN	27	Sorghastrum nutans	INDIAN GRASS	3-5'	3-4'	1 GALLON	CONTAINER



APPROVED
BY: [Signature] DATE: 9/18/17
FOR: Site Development Plan
NOTES: Dissect to
Sidewalk Completion
EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

PCD FILE NO.: PID840112

THOMAS THOMAS
Principal
Urban Design
Landscape Architecture
702 North Tejon
Springs, Colorado 80903
(719) 378-0777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
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6					

DESIGNED	MF	07.19.17	AS NOTED
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PROJECT NUMBER:		3707.00	

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Colorado Springs, CO
LANDSCAPE PLAN MINOR AMENDMENT

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