

Show vicinity map

VICINITY MAP

1"=1000'

Add the following label directly under U.S. Highway 24, "ROW Varies"

Show proposed landscaping

Show utility lines

SITE DEVELOPMENT PLAN

OWNER: Richard Graykowski  
 Telephone: 719-235-7215  
 Address: 208 Summerhaven Drive  
 Woodland Park, CO 80803

APPLICANT: Oliver E. Watts, Consulting Engineer  
 719-593-0173  
 OllieWatts@aol.com

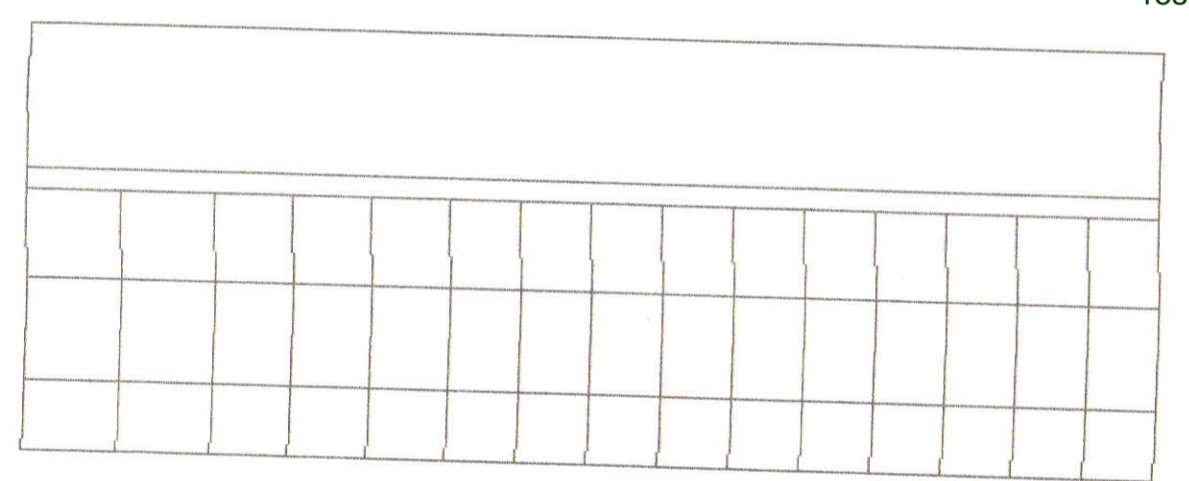
PLAN PREPARER: Oliver E. Watts, Consulting Engineer  
 719-593-0173  
 OllieWatts@aol.com

PROPERTY ADDRESS: 8615 U.S. Highway 24  
 Cascade, CO 80909

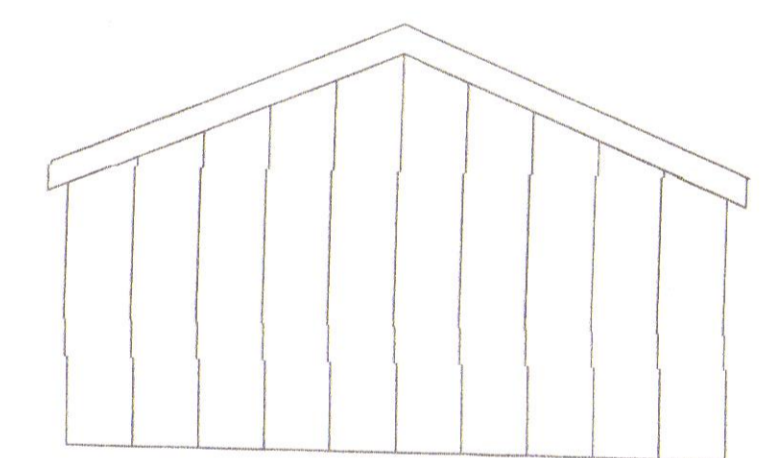
LEGAL DESCRIPTION: A tract in the Southwest quarter of the Southeast quarter of Section 15, Township 13 South, Range 68 West of the 6th P.M. described as follows: Commencing at the Southwest quarter of said Southwest quarter of the Southeast quarter; Thence N42°42'E, 853.3' to a point on the Westerly right of way of Highway 24 for the Point of Beginning; Thence N44°41'W on said Westerly right of way, 160 feet; Thence S40°19'E, 160 feet; Thence S44°41'E, 160 feet; Thence N45°19'E, 120 feet to the Point of Beginning, and containing 19,200 Square Feet, (0.441 Acre).

LOT/PARCEL SIZE: 0.441 Acre,  
 LOT COVERAGE: Existing Buildings: 1595 SF  
 Proposed Building: 1440 SF  
 Total Buildings: 3035 SF 15.8%  
 LAND USE: Existing Residential and Restaurant  
 Proposed: Work Shop / Garage

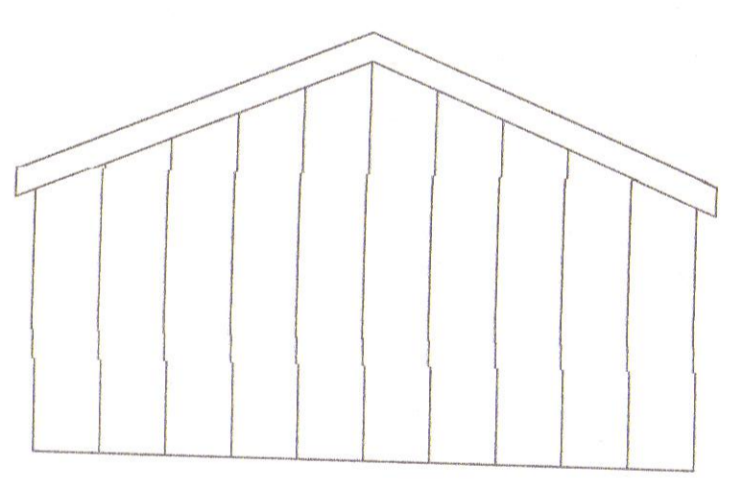
Remove restaurant if building is no longer being used as a restaurant



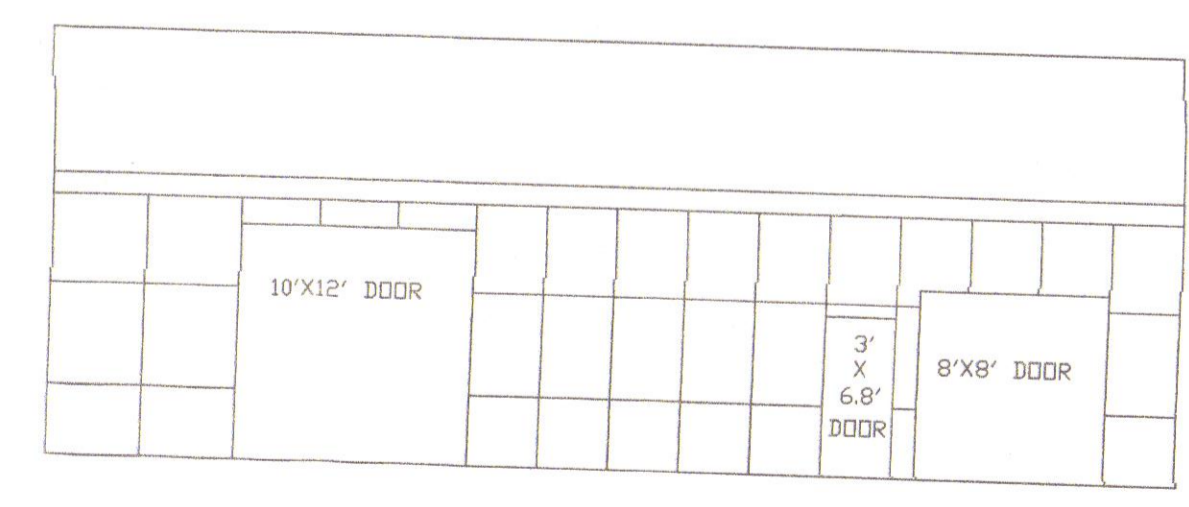
REAR



LEFT



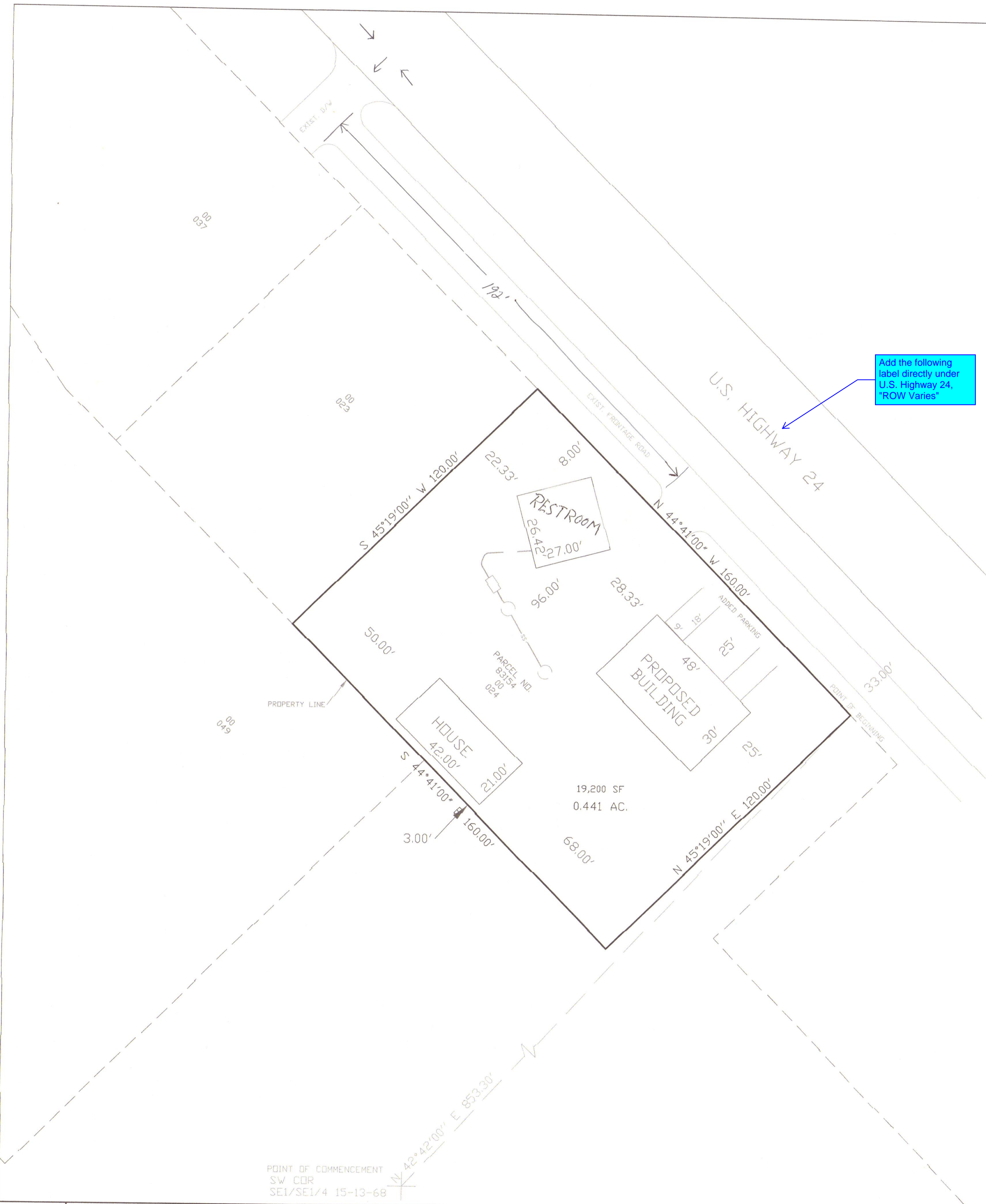
RIGHT



FRONT  
BUILDING ELEVATIONS

1/8"=1'-0"

Add "PCD File No. PPR-22-051"



DRAWN BY: D.E. WATTS  
 DATE: 5-11-22  
 DWG. NO.: 22-5794-02  
 SURVEYED BY:

APPROVED BY:  
 PROJ. NO.  
 DWG.

REVISIONS

OLIVER E. WATTS  
 CONSULTING ENGINEER  
 COLORADO SPRINGS

PROJECT  
 5615 HIGHWAY 24  
 P. S.15, T.13S., R.68W.  
 EL PASO COUNTY

SHT. NAME  
**SITE DEVELOPMENT PLAN**

1 OF 1