

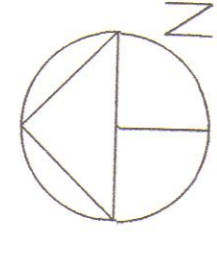
There is a 12,500 underground electric in this area and a portion of it goes through your site. You will need to show the location of this line along with easement size and reception on the plan set.

There is a 34,500 electric line on the east side of your site that will need to be shown and called out on your site development plan.

VICINITY MAP

1"=1000'

How do you plan to get water, wastewater, and gas to this site I do not see any in the area.



Scale 1" = 20'

SITE DEVELOPMENT PLAN

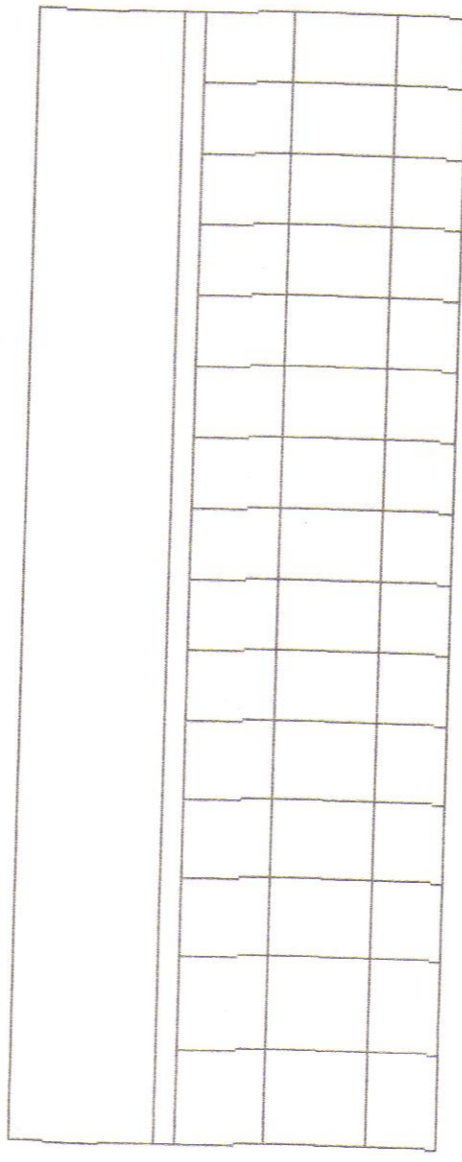
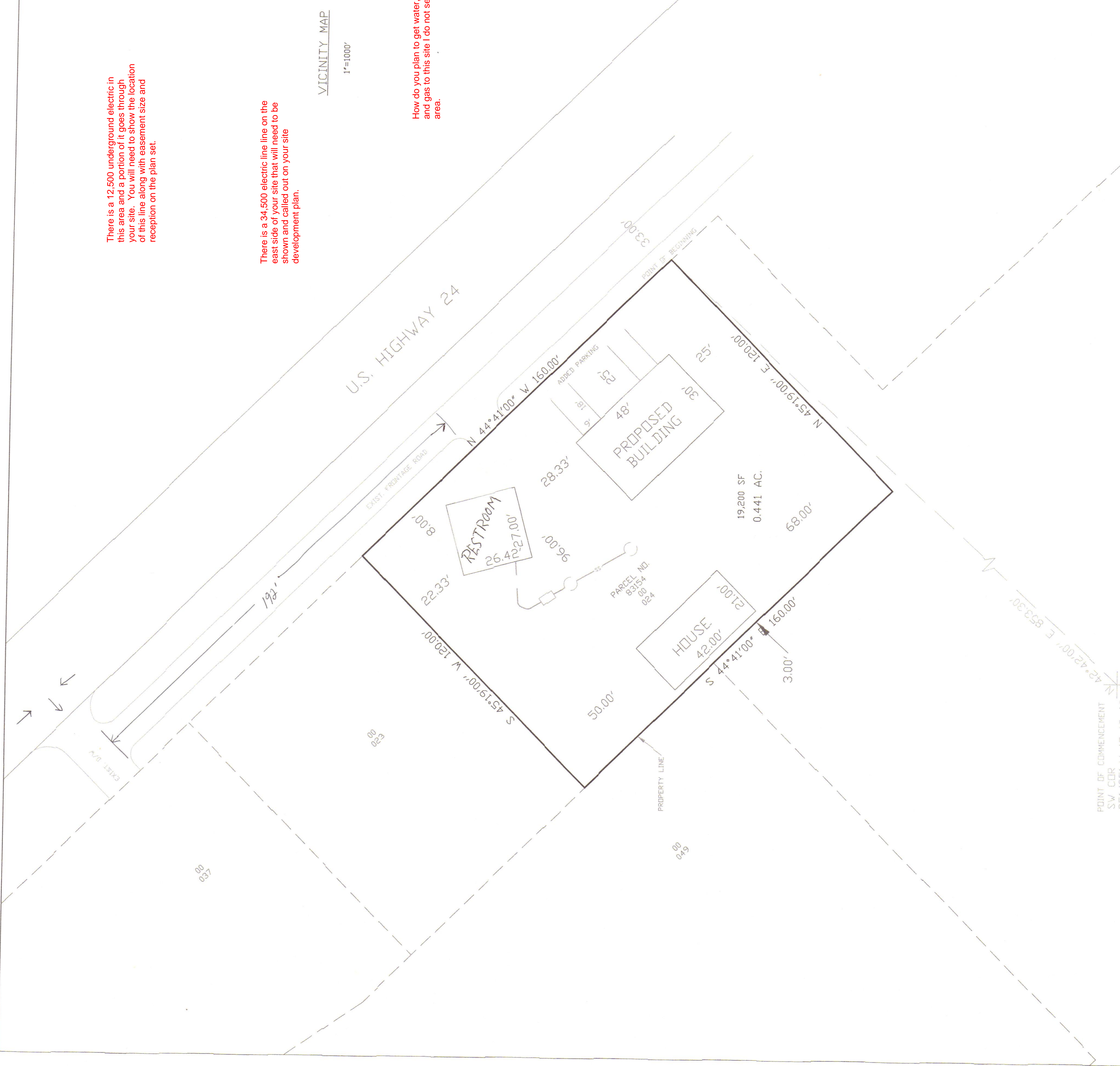
OWNER: Richard Graykowski
 Telephone: 719-593-7215
 Address: 208 S. Wadsworth, Drive
 Colorado Springs, CO 80903

APPLICANT: Oliver E. Watts, Consulting Engineer
 OllieWatts@aol.com
 719-593-0173
 1719-593-0173

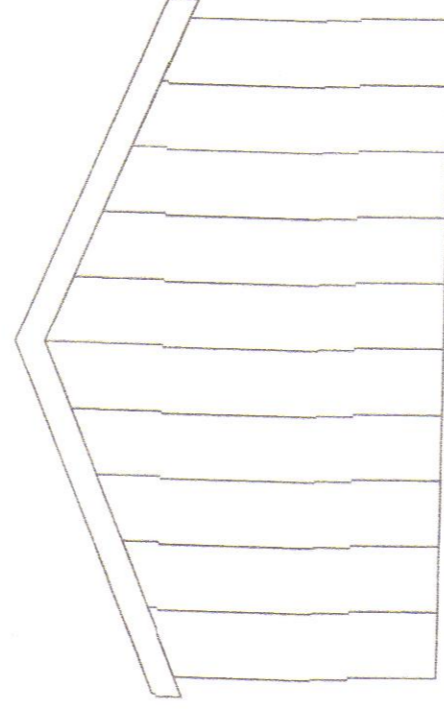
PREPARED BY: Oliver E. Watts, Consulting Engineer
 OllieWatts@aol.com

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

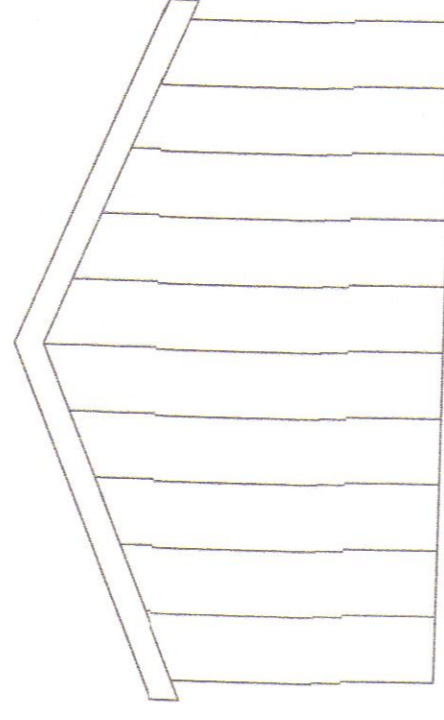
LEGAL DESCRIPTION: A tract in the Southwest quarter of the Southeast quarter of Section 15, Township 13 South, Range 68 West of the 6th PM Meridian as follows: Commencing at the Southwest quarter of said Southwest quarter of the Northeast Highway 24 Feat. Thence N42°E, 893.3' to a Point on the Westerly right of way of Highway 24 Feat. Thence S40°19'E, 160 Feet to the Point of Beginning, Thence N44°41'W, on said Westerly right of way, 160 Feet to the Point of Beginning, Thence S44°41'E, 160 Feet, Thence N45°19'E, LRT/PARCEL SIZE: 0.441 Acre, and containing 19,200 Square Feet, (0.441 Acre), LRT COVERAGES: Existing Buildings: 1995 SF
 Total Building Area: 440 SF
 Total Building Footprint: 15.6%
 LAND USE: Existing Residential and Restaurant
 Proposed: Work Shop / Garage
 Zoning CC



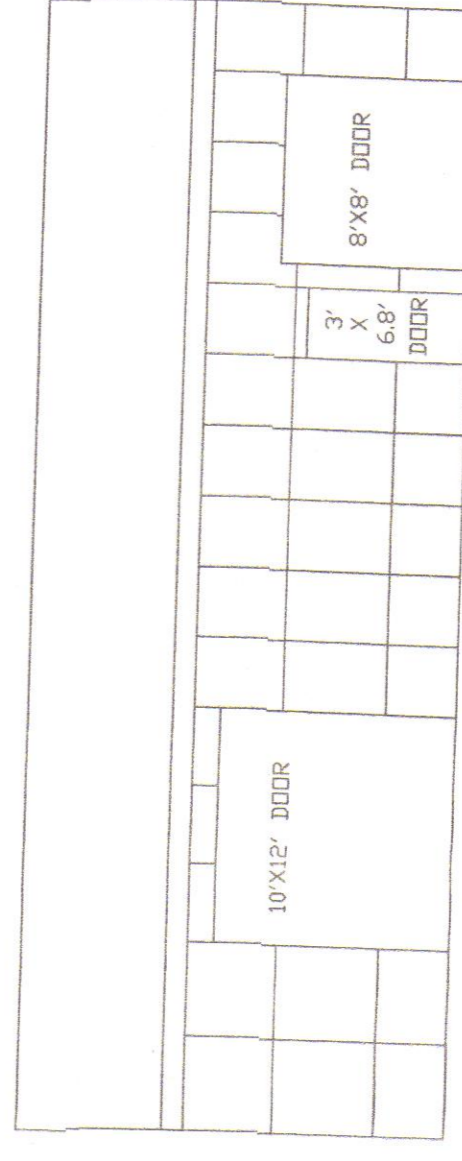
REAR



LEFT



RIGHT



FRONT

BUILDING ELEVATIONS

1/8"=1'-0"

DESIGNED BY: O.E. WATTS	APPROVED BY:
DATE: 5-11-22	PROJ. NO.:
DWG. NO.: 22-5794-02	DWG.:
SUBMITTED BY:	REVISIONS:

OLIVER E. WATTS
 CONSULTING ENGINEER
 COLORADO SPRINGS

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

SITE DEVELOPMENT PLAN