

With the next submittal, please submit the original electronic version of this document and not a scanned copy. This scanned copy is hard to read the text and hard to decipher the different linetypes.

Since 2008, the unvegetated disturbances + added impervious exceed 1ac (I measured about 1.2ac). As such, you can either stabilize/vegetate enough area to get your post-2008 disturbances to <1ac or submit all documents associated with an ESQCP (which is EPC's stormwater permit) and a PCM (which is water quality treatment pond/facility). Regardless, Miranda is going to set up a Site Development Plan review (PPR project prefix on EDARP) and we can address the need for ESQCP and a PCM then. So no need to modify anything on this Site Plan sheet for this AL review.

Add to label: Rural-Local Road, 60' ROW (Public)

Please add label.

Is there existing or proposed vegetation east of the storage area that will screen the use from the adjacent residential zoning? Please explain in Letter of Intent and/or show on this Site Plan.

Rural-Local Road, 60' ROW (Private)

Please add dimension label for the distance between the outdoor storage area and the floodplain.

Please show the location of all existing and proposed utility lines and associated infrastructure, as well as the location of all existing and proposed water and wastewater infrastructure, including wells and septic systems.

ADD the new assigned address - see EDARP comment from PPRBD.

ADD: Days and hours of operation. Maximum number of employees per day. Maximum number of trips per day (traffic). The number and type of vehicles associated with the Home Occupation. A statement that all outside storage of material will be contained within the fenced area. Method of dust mitigation. Statement: "Home Occupation access will be limited to Richardson Lane." Statement: "Administrative Special Use approval is valid for 5 years and, if continued, shall be renewed following the same procedure as the original approval."

Special Use Map Rural Home Occupation

PARCEL NO. 4319001032
VIKki LUFKIN-FRANZ

PARCEL NO. 4319001033
4.81 ACRES ±
ZONED RR-5

PARCEL NO. 4319001034
DALE R. HERRMANN

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING WOOD FENCE
	EXISTING WIRE FENCE
	DITCH / WATERWAY
	TREE / SHRUB LINE
	EXISTING INDEX CONTOUR (10')
	EXISTING INTERMEDIATE CONTOUR (2')
	FLOODPLAIN ZONE A
	PAVED ROAD
	UNPAVED ROAD
	PROPOSED ACCESS
	EXISTING STRUCTURE
	PROPOSED STRUCTURE

Colorado Springs Utilities, Dev. Svc. (includes water resources)	1	Advise if gas service provided at rural home Add note: Gas LESS 4.03.c. Service Line Clearances: Gas service lines should have the following minimum separations (see also Section 2.02c and Table 8): 1) Minimum 3-foot horizontal separation from property lines, above or below ground structures, and/or other utilities.
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Pikes Peak Regional Building Department	1	1. The 60x40 building will need to be issued as a building permit under a commercial structure. 2. The separate address for the business is required. Please use 12540 Richardson Lane when submitting plan to Regional Building Department
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ADDRESS all comments provided above and by the Falcon Fire Protection District in EDARP:

View Falcon Fire Protection District 1