

Summary table or notes shall include the following:

Provide a 1x2 inch signature block for the PCD Director to sign.

Owner name, contact telephone number, and email for responsible party
Applicant name (if not owner), contact telephone number, and email for responsible party
Plan preparer name, telephone number, and email
Property address
Property tax schedule number
Legal description
Lot/parcel size
Lot area coverage calculation
Existing/proposed land use and zoning
Total gross building square footage
Open space, landscaping, and impermeable surface percentage
Density and total number of dwelling units (residential)
Parking computations (required, provided, etc.)

Please see VA-216 for any additional comments on site plan.

Per traffic memo submitted with this application, driveway access point shall be aligned at 90 degrees to Thompson Road. Please reconfigure driveway access point to align at 90 degrees to Thompson Road. Driveway shall also be compliant with the ECM criteria regarding commercial driveway grades, which should be a maximum of 4%. A deviation request can be submitted for review but does not guarantee approval.

General Notes

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 ASSUME COMPLIANCE WITH ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- NEW SEPTIC AND LEECH FIELDS ARE TO SUPPLEMENT EXISTING SEPTIC AND LEECH FIELDS

Please update site development plan to show existing and proposed contours (2 ft contours). Please make sure to label any major drainage ways that travel through the parcel. Also, show building floor elevations for both proposed and existing.

Please label Thompson Road.

Landscape Notes

- ALL PROPOSED PLANT QUANTITY AND QUANTITIES ARE APPROXIMATE AND SHOULD BE CONFIRMED BY INSTALLER BEFORE INSTALLATION OCCURS.
- ALL PLANTINGS BEDS SHOULD HAVE 3 CY OF COMPOST OR SOIL IMPROVEMENT PER 1,000 SF.
- ALL ROCK WILL HAVE COMMERCIAL GRADE LANDSCAPE FABRIC UNDERNEATH.
- ALL ROCK WILL BE APPLIED A MINIMUM OF 3" THICK.
- ALL WOOD MULCH AREAS WILL BE APPLIED A MINIMUM OF 4" THICK WITH NO LANDSCAPE FABRIC APPLIED UNDERNEATH.
- BETWEEN DIFFERENT TYPES OF MATERIALS (I.E. MULCH AND ROCK; ROCK AND TURF; ETC) A ROLLED STEEL EDGING WILL BE USED TO KEEP MATERIALS SEPARATE.

There are no driveway permits on file. Please apply for driveway permit by contacting Petra Rangel at petrarangel@elpasoco.com

No.	Revision/Issue	Date

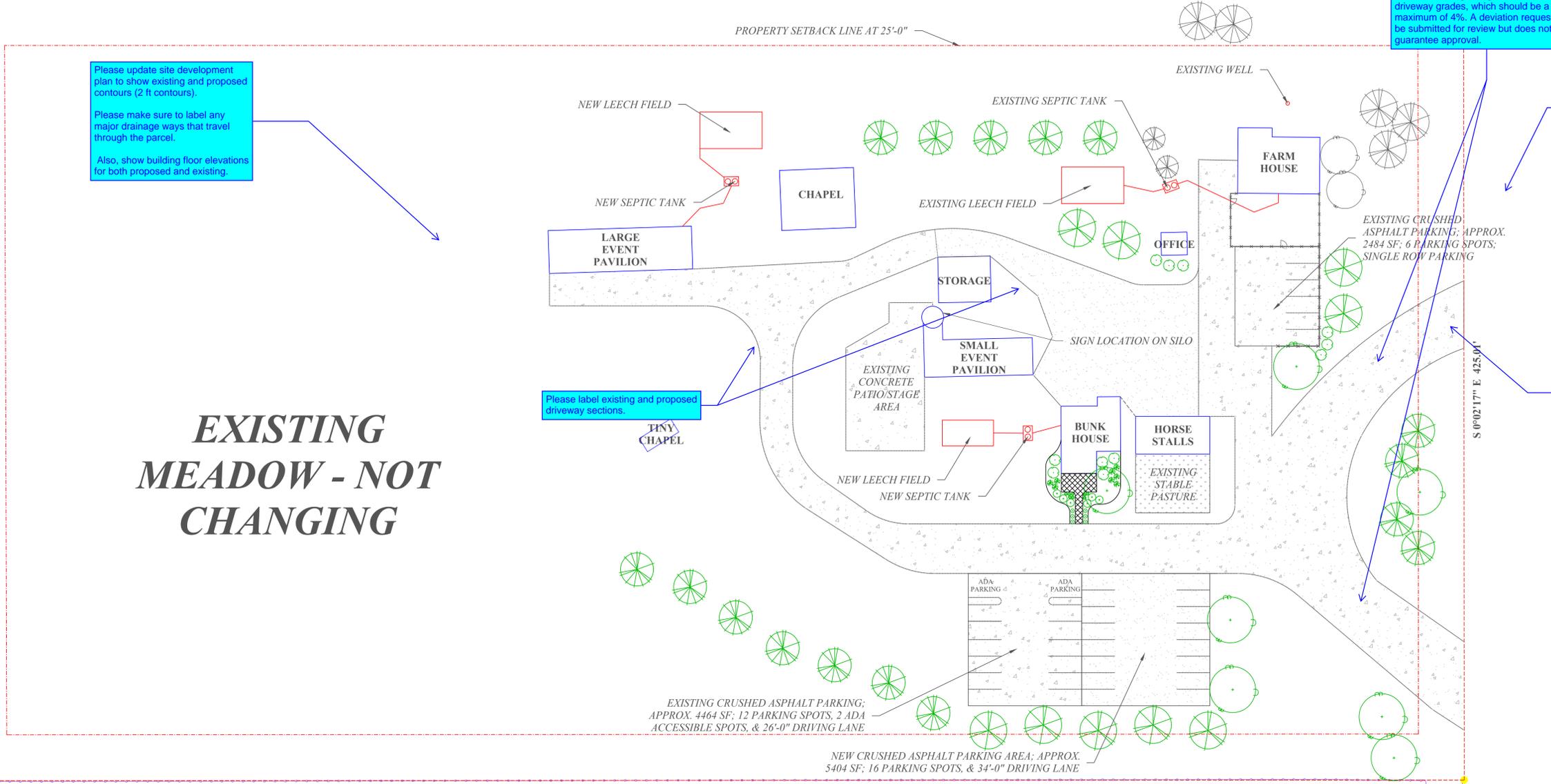
PREPARER
CS APEX LANDSCAPE DESIGN
4903 QUAIL RD
FOUNTAIN, CO 80817
(719) 344-0922
www.csapexlandscapedesign.com

Project Name and Address
WHITE COTTAGE FARM
16910 THOMPSON RD
COLORADO SPRINGS, CO 80908
OWNER: SHAWNA SCHOTANUS
TAX SCHEDULE NUMBER: 51190-00-007
FILING: 51190 000 07
ZONING: RR-5

PETITIONER
URBAN STRATEGIES, INC
LES GRUEN
26 SOUTH TEJON STREET, SUITE 200
COLORADO SPRINGS, CO 80903
719-227-7777
urbanstrategies@msn.com

Project
SITE DEVELOPMENT & LANDSCAPE PLAN
Date
6/7/2021
Scale
1/32" = 1'-0"
SHEET SIZE: 24x36

Sheet
L102



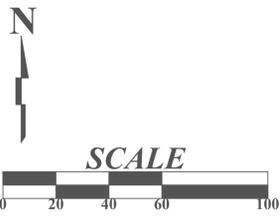
EXISTING MEADOW - NOT CHANGING

The building footprint for all structures need to be depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines need to be shown.

No ADA spaces have been identified. Will there be any ADA spaces?

Please show existing and proposed easements.

Please add "PCD File No. PPR-21-028" to the bottom right corner.



Please label scale dimension.