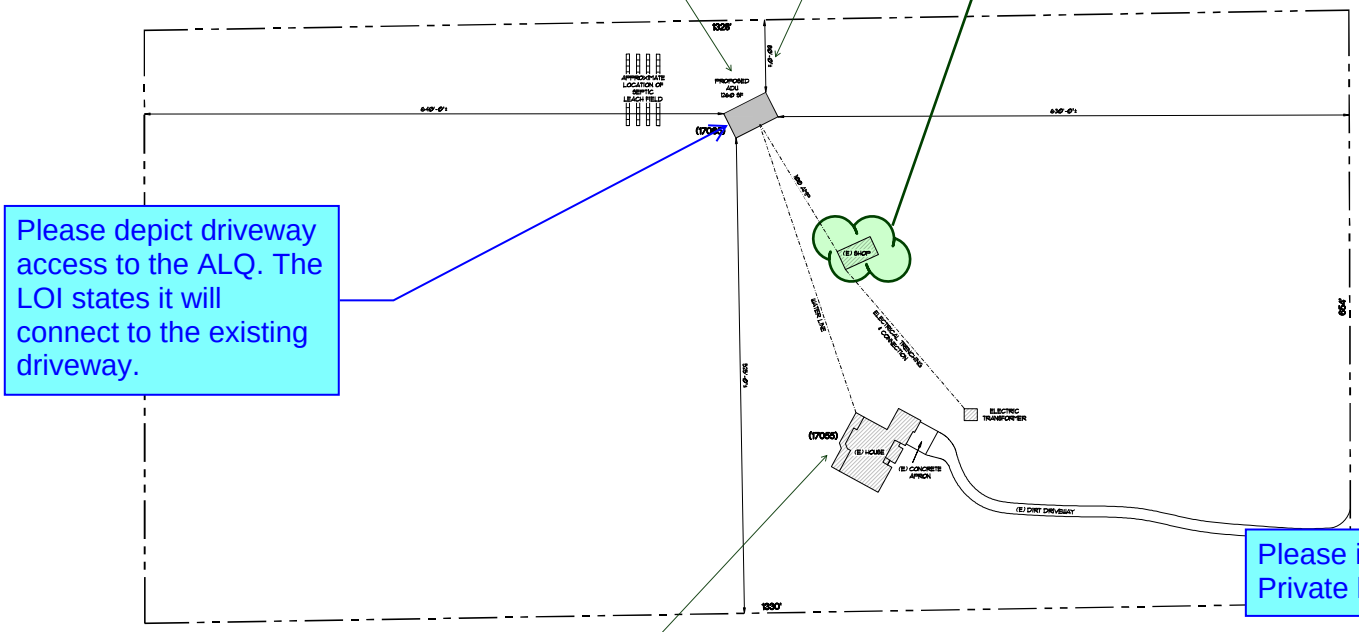
An Access Waiver is required before taking access to a private road within the County. A waiver was never obtained for this property and therefore is not considered a legal access. An access waiver can be self initiated in EDARP. The fee is $86. Instructions for how to submit this have been uploaded as a comment file. Please apply for the access permit before resubmitting for this special use.

Is it possible to increase the font size?

Please edit to "Proposed ALQ"

Please add the total SQFT of shop.

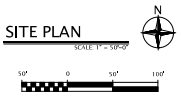


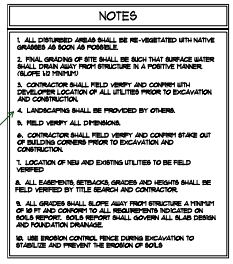
Please depict driveway access to the ALQ. The LOI states it will connect to the existing driveway.

Please include label: Private local roadway

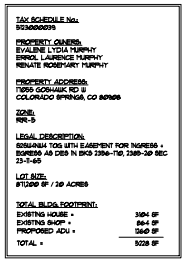
Please add the SQFT of house.

SITE PLAN




NOTES

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.
2. FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE MANNER. (SLOPE 1/2 MINIMUM)
3. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
4. LANDSCAPING SHALL BE PROVIDED BY OTHERS.
5. FIELD VERIFY ALL DIMENSIONS.
6. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM STAKE OUT OF BUILDING CORNERS PRIOR TO EXCAVATION AND CONSTRUCTION.
7. LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD VERIFIED
8. ALL EASEMENTS, SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONTRACTOR.
9. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10 FT AND CONFORM TO ALL REQUIREMENTS INDICATED ON SOILS REPORT. SOILS REPORT SHALL GOVERN ALL SLAB DESIGN AND FOUNDATION DRAINAGE.
10. USE EROSION CONTROL FENCE DURING EXCAVATION TO STABILIZE AND PREVENT THE EROSION OF SOILS


TAX SCHEDULE No.:
PROPERTY OWNERS:
EVALENE LYDIA MURPHY
ERROL LAURENCE MURPHY
RENATE ROSEMARY MURPHY
PROPERTY ADDRESS:
17055 GOSHAWK RD
COLORADO SPRINGS, CO 80908
ZONE:
RR-5
LEGAL DESCRIPTION:
GOSHAWK TOG WITH EASEMENT FOR INGRESS & EGRESS AS DES IN BKO 2356-170, 2380-249 SEC 23-11-65
LOT SIZE:
±11.269 SF / 10 ACRES
TOTAL BLDG FOOTPRINT:
EXISTING HOUSE =
EXISTING SHOP =
PROPOSED ADU =
TOTAL =

Include Note: Private Local Roadway non-exclusive easement recorded under EPC Clerk and Recorder Book 2356, Page 170

Please clarify note 4 or remove.

Please add location of the well and septic of the primary home.

Please carefully review and address comments made by Falcon fire district regarding truck turnarounds and access.

Please add: PCD File No. AL2614

DRAWINGS BY: Arcs & Lines Studio
ArcsAndLinesStudio@gmail.com
719.238.3022
CONTRACTOR:
CLIENT: ACCESSORY UNIT
17055 W GOSHAWK RD
COLORADO SPRINGS, CO 80908
DATE: 5.13.26
JOB NO: 26-MG01
SHEET: 1 of 1
Arcs & Lines Studio is not responsible for the correction of the drawings and nothing more. All construction, craftsmanship and/or installation is the sole responsibility of the owner / contractor.