

BENCHMARK

AN ALUMINUM CAP ON A 3/4" X 30" REBAR
35.00 FEET FROM TRUE CORNER LOCATION.
ELEV = 7386.46 (NAVD88)

Parking Requirements
1 space per 400 square feet, plus 1 10x20 loading space per 8 children licensed.

Access to County-maintained road shall be paved at least 50 feet from the paved County road.

6.2.5.C.2.c.iii: Parking lots for less than 25 cars in rural areas may use rock or gravel or other measures instead of pavement to prevent erosion or runoff of sediment and other contaminants and tracking of sediment onto paved roadways. Any access to a paved County-maintained road shall be paved for a distance of at least 50 feet from the paved County road.

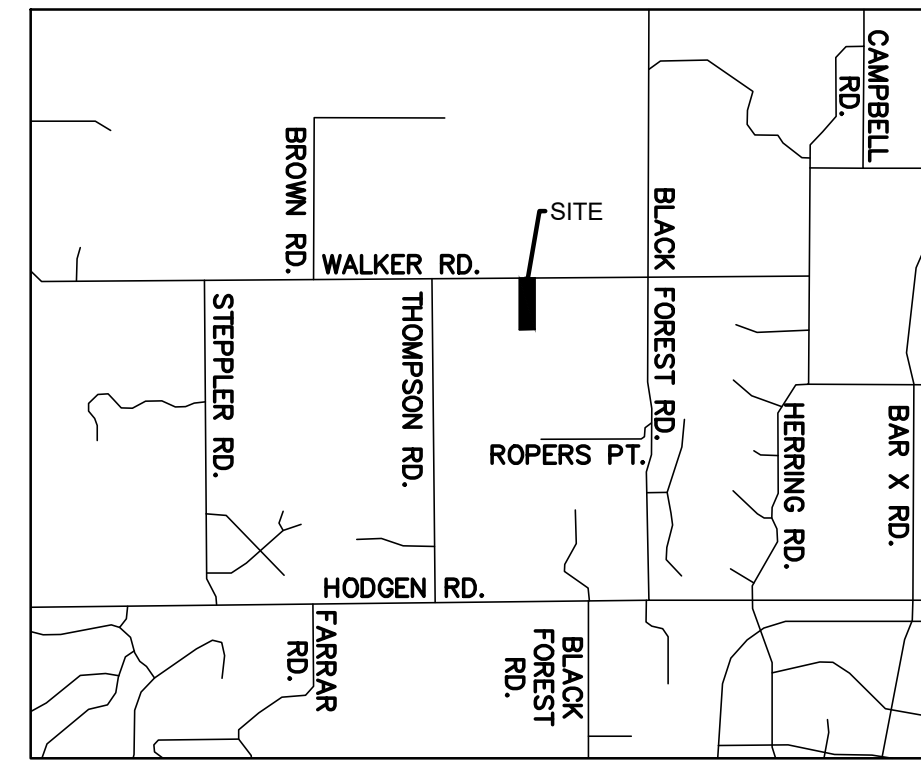
Needs:
Total square feet of Daycare area
Total number of children to be licensed.
At least 50 feet of paved parking to be shown off Walker Rd.

Landscaping Requirements
6.2.2.A.2.a: No landscape standards apply to accessory uses.

"The requirements of this Section shall apply to all uses except single-family or duplex dwellings and associated accessory uses which are not located within a PUD."

5.2.17.C: Facility Allowances and Applicable Review Processes:
"A childcare center... shall not be considered a second principal use when operated in conjunction with or within a residence on the property."

VICINITY MAP



CONTACT INFORMATION:

OWNER: KURTIS BROWN
17885 BRICK HEIGHTS
COLORADO SPRINGS, COLORADO 80908

APPLICANT: TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, COLORADO 80904
L DUCETT, P.E., (719) 635-6422

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, COLORADO 80910
(719) 520-6300

PROPERTY DESCRIPTION:

Lot 1 High View Estates in the
City of Colorado Springs, El Paso County, Colorado.

ADDRESS:

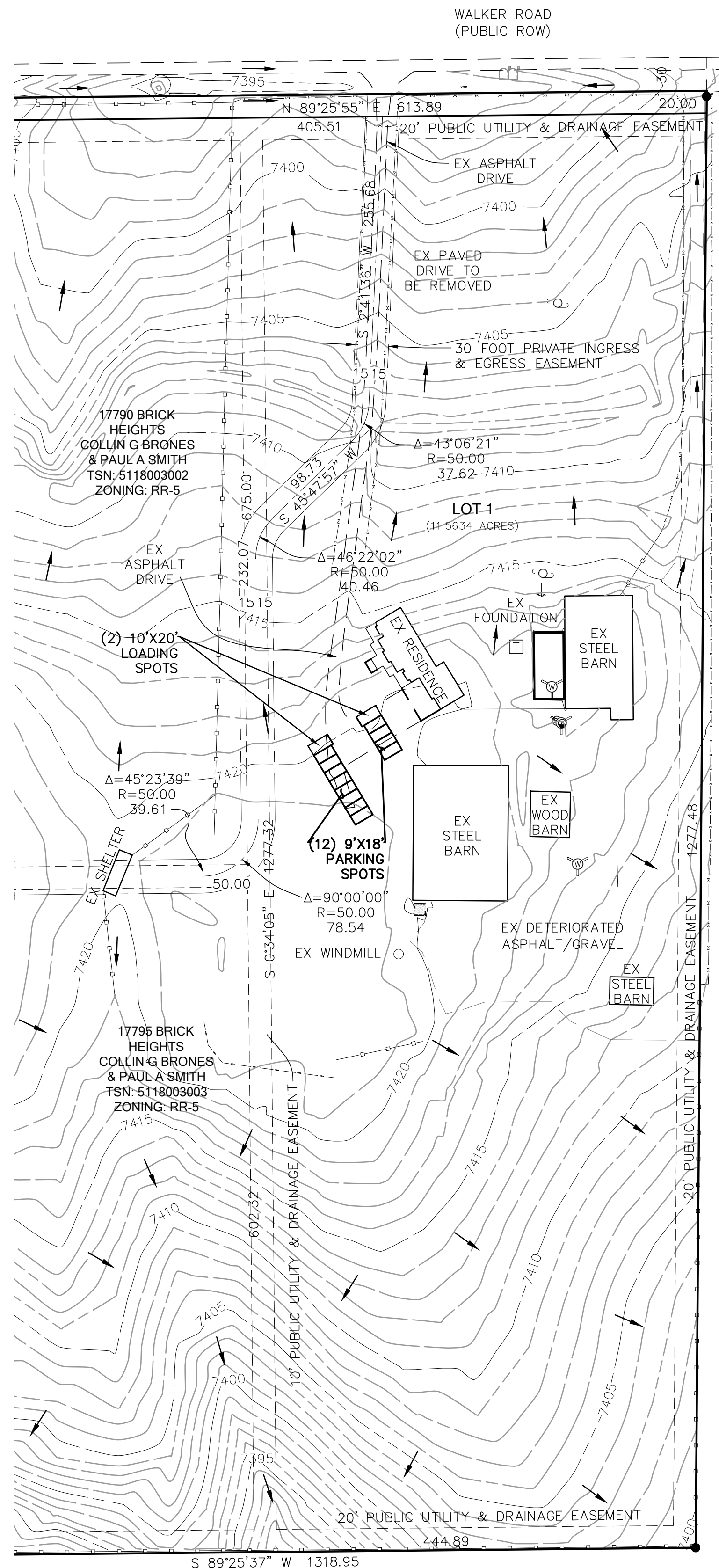
17885 Brick Heights, Colorado Springs, CO 80908

SITE DATA:

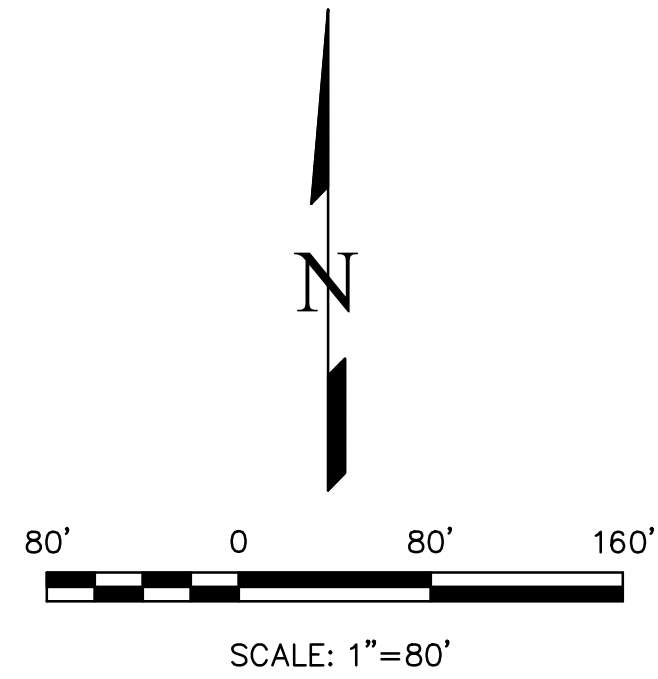
- 1) ZONING = RR-5
- 2) TAX SCHEDULE NO.: 51180-03-001
- 3) TOTAL LOT ACREAGE = 11.56
- 4) HOUSE SQ. FT.: 4,600 SF
- 5) PARKING:

PARKING:

PARKING PROVIDED: 12 PARKING SPACES PLUS 2 LOADING AREAS
PARKING REQUIRED: (1 SPACE PER 400 SF) 4,600 SF / 400 SF = 12 REQUIRED
(1 LOADING SPACE PER 8 KIDS) 12 KIDS / 8 KIDS = 2 REQUIRED



17810 BLACK FOREST ROAD
DAVISSON DELMER L
TSN: 5100000028
ZONING: RR-5



LEGEND

- EXISTING FLOW
- UTILITY POLE
- ↓ GUY WIRE
- TELECOMMS PEDESTAL
- WATER WELL HEAD
- ⊙ YARD HYDRANT
- ⊙ SANITARY MANHOLE (CONCRETE)
- STORM CULVERT
- H — H — H — SPLIT RAIL FENCE
- □ — □ — □ — WIRE FENCE
- — — — — STEEL FENCE
- - - - - EXISTING CONTOUR - MINOR
- - - - - EXISTING CONTOUR - MAJOR
- - - - - ACCESS EASEMENT
- - - - - EXISTING PAVEMENT EDGE
- — — — — PROPERTY LINE
- - - - - UTILITY AND DRAINAGE EASEMENT

17810 BLACK FOREST ROAD
DAVISSON DELMER L
TSN: 5100000028
ZONING: RR-5

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICABLE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
KURTIS BROWN
ATTN:
17885 BRICK HEIGHTS
COLORADO SPRINGS, CO 80908

721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
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FAX: 719-635-6426
www.tneng.com

COUNTRY COTTAGE CHILDCARE
17885 BRICK HEIGHTS
SPECIAL USE PLAN

DESIGNED BY JF
DRAWN BY JF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2315.00
DATE ISSUED 3/6/23
SHEET NO. 1 OF 1