

L:\chelsea\folder\from\apex\landscape\design\clients\2021\clients\completed\white cottage farm\landuse\lgr.dwg

4/26/2019

CS

ZONE: RR-5
OWNER: C. HICKEY
THOMSPON RD
VACANT LOT; GRAZING LAND

MORROW POINT

ZONE: RR-5
OWNER: R. FALER
6155 MORROW PT
SINGLE FAMILY RES.

ZONE: RR-5
OWNER: S. CROSS
175 MORROW PT
SINGLE FAMILY RES.

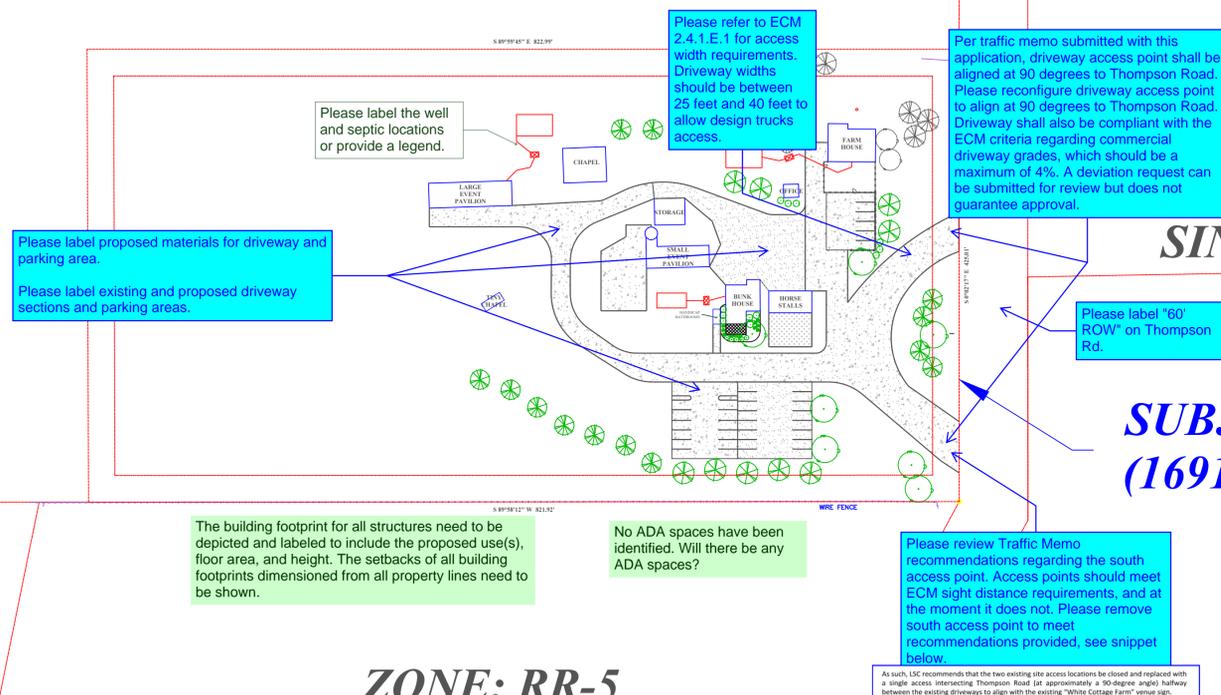
SUBJECT PROPERTY
(16910 THOMPSON RD)

ZONE: RR-5
OWNER: S. SCHNEIDER
5770 MOUNTAIN
SHADOW VW
SINGLE FAMILY RES. &
COMMERCIAL MISC.
(WILD HAIR ALPACAS)

ZONE: RR-5
OWNER: D. MCGEHEE
16860 THOMPSON RD
VACANT LOT

ZONE: RR-5
OWNER: L. STILL
16845 THOMPSON RD
SINGLE FAMILY RES. &
COMMERCIAL AG.

ZONE: RR-5
OWNER: V. DUCKARMENN
6050 MOUNTAIN SHADOW VW
SINGLE FAMILY RES.



Please label proposed materials for driveway and parking area.
Please label existing and proposed driveway sections and parking areas.

Please label the well and septic locations or provide a legend.

Please refer to ECM 2.4.1.E.1 for access width requirements. Driveway widths should be between 25 feet and 40 feet to allow design trucks access.

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.

Please label "60' ROW" on Thompson Rd.

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 review Traffic Memo recommendations regarding the south access point. Access points should meet ECM sight distance requirements, and at the moment it does not. Please remove south access point to meet recommendations provided, see snippet below.

As such, USC recommends that the two existing site access locations be closed and replaced with a single access intersecting Thompson Road (at approximately a 90-degree angle) halfway between the existing driveways to align with the existing "White Cottage Farm" venue sign.



Please add "PCD File No. VA-21-004" to the bottom right corner.

Please provide one scale for the drawing and label scale conversion.



General Notes

Please include the existing/proposed uses, zoning on property, parcel size, and parcel ID number in the notes.

Please include percent of open space, landscaping, and impervious lot coverage

Parking computation should be provided to indicate how parking meets the Code standards

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

PREPARED BY
CS APEX LANDSCAPE DESIGN
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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

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|---|----------------------|
| Project EXISTING ZONING & SURROUNDING LAND USE | Sheet L101 |
| Date 7/3/2021 | |
| Scale 1" = 80'-0" <small>PAPER SIZE: 24 x 36</small> | |