

DETAILED PLAN $\Rightarrow \Rightarrow \Rightarrow$
1"=40'

Trees on the property are a deciduous tree variety. I believe Alder.

Landscape Requirements in Ch. 6 apply per the Applicability subsection and are not being met. I have attached the landscape requirements from the Code within the EDARP comments, please refer to them and revise the landscape plan accordingly.

Alternatively, if landscape requirements in Chapter 6 (attached to comment provided in EDARP) will not be met, then please request an alternative landscape plan in the letter of intent and justify it by explaining how the proposed landscaping meets the purpose of the code and promotes the concepts contained in the Landscape and Water Conservation Manual.

Owner:
Randy Childers
16810 S Peyton Highway
Colorado Springs, CO 80928-9415

Legal Description:
The East 495' of the Northeast Quarter of Section 8, Township 17 South, Range 63 West of the 9th P.M., El Paso County, Colorado, and containing 27.13 acres

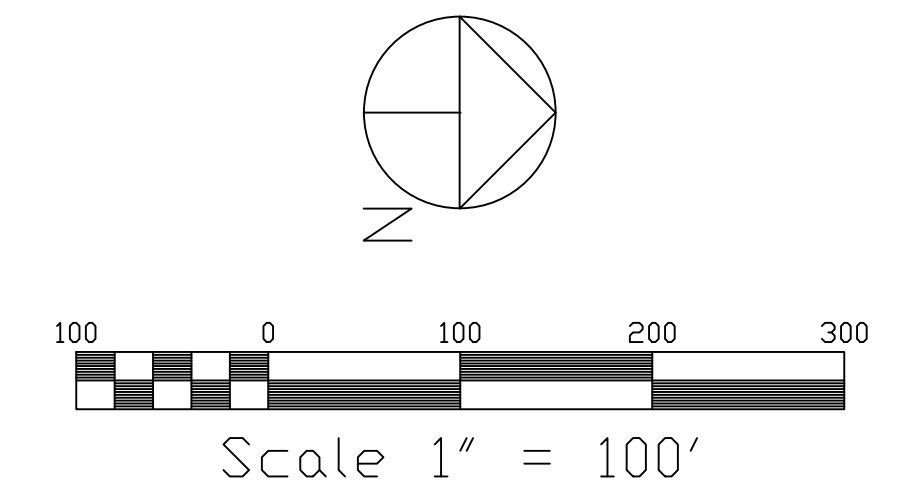
Units of measurement: US Survey Feet

Address: 16810 S Peyton Highway

Assessors Parcel No.: 37000-00-045

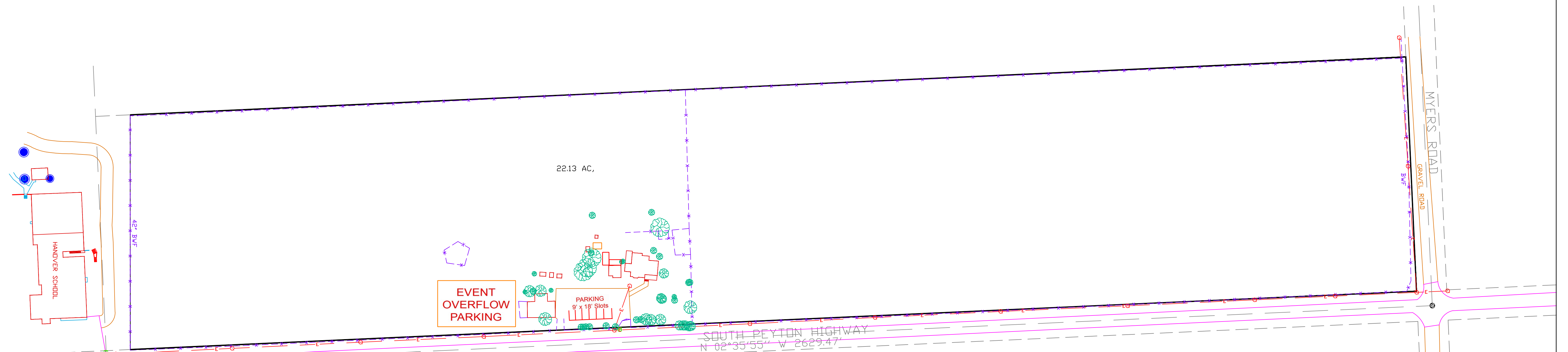
Zone: RR-5
Setbacks:
Front, side and rear = 25'
Minimum lot width at front setback = 200'
Minimum area = 5 acres
Max lot coverage = 25%
Max building height = 30'

Proposed Use(s):
Single Family



LEGEND:

- FOUND 1/4 CORNER
- TELEPHONE PEDESTAL
- POWER POLE
- WATER MANHOLE
- ⊗ DECIDUOUS TREE



Prepared by the office of:
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Celebrating 41 years in Business

DRAWN BY: D.E. WATTS DATE: 12-10-20 DWG. NO.: 20-5564-01 SURVEYED BY: DEV, ESS, 12-10-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS:	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT: 16810 SOUTH PEYTON HIGHWAY PART NE S8, T.17S., R.63W., 6TH P.M. EL PASO COUNTY, COLORADO	SHEET NAME: SITE PLAN	SHEET NO.: 1 OF 1
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Landscape Plan_V1.pdf Markup Summary

Sophie Kiepe (1)



Subject: Environmental
Page Label: 1
Author: Sophie Kiepe
Date: 4/2/2021 3:10:25 PM
Status:
Color: ■
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