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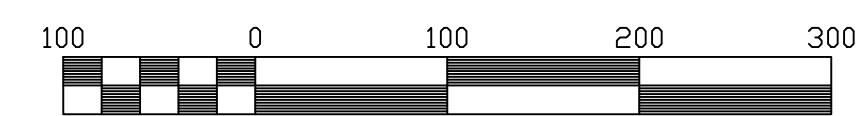
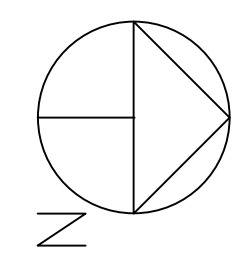
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8. Identify entry drive and drive aisle(s) and their width. Also show existing gate near parking.



Scale 1" = 100'

LEGEND:

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

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

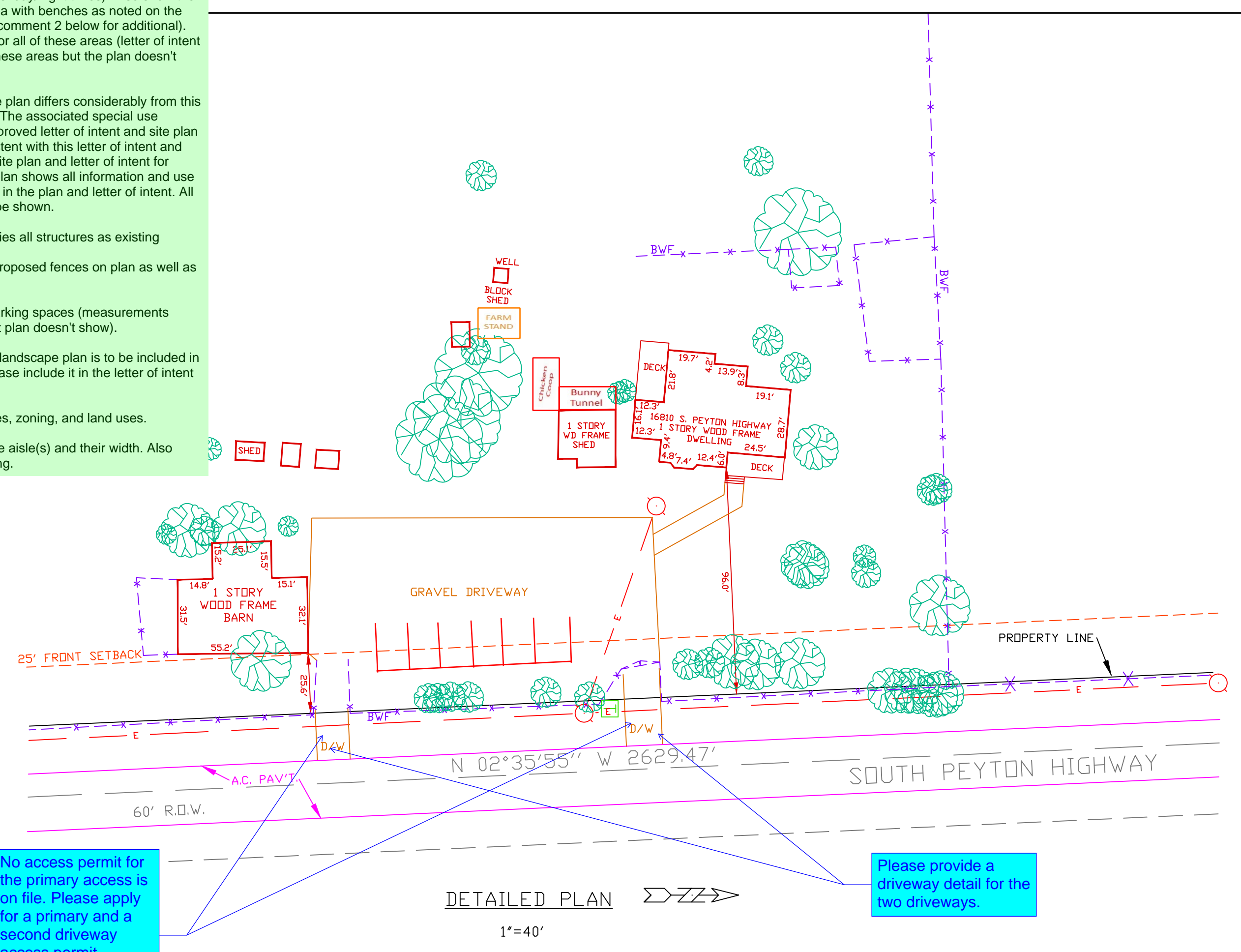
Units of measurement: US Survey Feet

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'

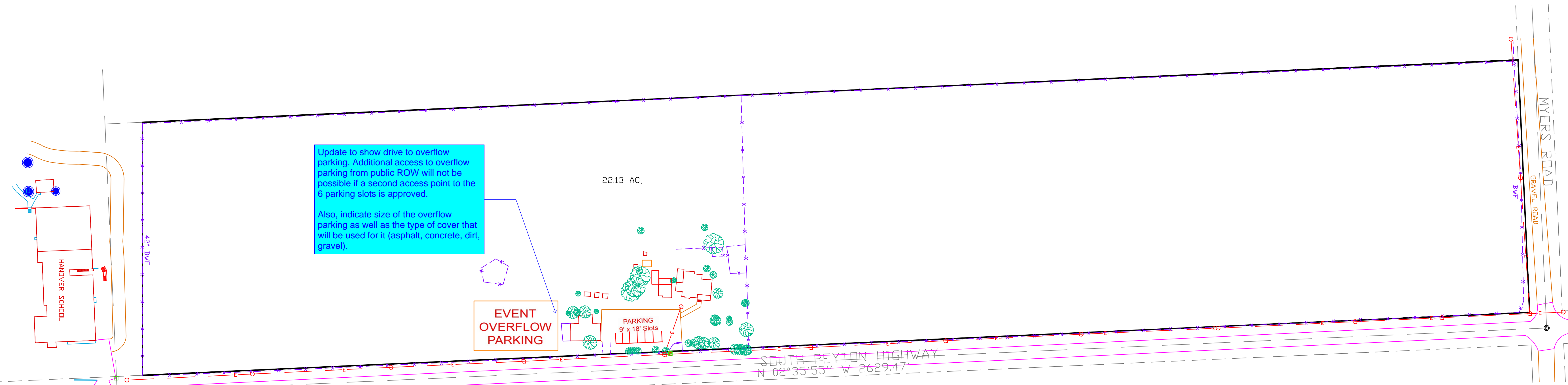
Proposed Use(s):
Agritainment, single family residence (existing)



No access permit for the primary access is on file. Please apply for a primary and a second driveway access permit through EDARP under initiate minor application.

Please provide a driveway detail for the two driveways.

DETAILED PLAN
1"=40'



Update to show drive to overflow parking. Additional access to overflow parking from public ROW will not be possible if a second access point to the 6 parking slots is approved. Also, indicate size of the overflow parking as well as the type of cover that will be used for it (asphalt, concrete, dirt, gravel).

EVENT OVERFLOW PARKING

22.13 AC.

Add the following text: "PCD File No. PPR-21-015".

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
719) 593-0173
Oliewatts@aol.com
Celebrating 41 years in Business

DRAWN BY: D.E. WATTS DATE: 12-10-20 DWG. NO.: 20-5564-01 SURVEYED BY: DEW, ESV, 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	SHIT. NAME: SITE PLAN	SHIT. NO.: 1 OF 1
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Site Development Plan_V1.pdf Markup Summary

lpackman (4)



Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/31/2021 1:23:25 PM
Status:
Color: ■
Layer:
Space:

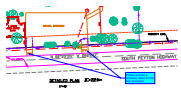
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Page Label: 1
Author: lpackman
Date: 4/1/2021 3:20:44 PM
Status:
Color: ■
Layer:
Space:

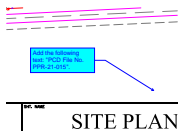
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Add the following text: "PCD File No. PPR-21-015".



Subject: Easements
Page Label: 1
Author: Sophie Kiepe
Date: 3/30/2021 10:41:08 AM
Status:
Color: ■
Layer:
Space:

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Page Label: 1
Author: Sophie Kiepe
Date: 3/30/2021 9:41:54 AM
Status:
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Layer:
Space:

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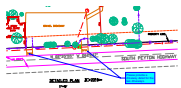
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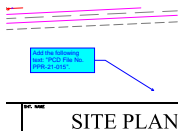
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