

SITE PLAN

SW1/4 OF THE SW1/4 OF SECTION 8 & W1/2 OF THE NW1/4 OF SECTION 17 T. 12 S., R. 68 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

ADDRESS:
11050 LOY CREEK RD.
WOODLAND PARK, COLORADO 80863

PARCEL ID:
8200000002, 8200000060 & 8200000064

OWNER:
PIKES PEAK COUNCIL INC., BOY SCOUTS OF AMERICA
985 W. FILLMORE ST.
COLORADO SPRINGS, COLORADO 80907
719-634-1584

EXISTING BUILDING AREA:
4,997.61 SQUARE FEET

LOT AREA:
120 ACRES (5,227,200 SQUARE FEET)

TOTAL LOT COVERAGE:
0.1%

ZONING:
A-5

MAXIMUM BUILDING HEIGHT:
30 FEET

MAXIMUM LOT COVERAGE:
NONE

MINIMUM SETBACKS:
FRONT - 25 FEET
REAR - 25 FEET
SIDE - 25 FEET

ADJACENT EXISTING AND PROPOSED USES:
SINGLE FAMILY RESIDENTIAL & VACANT LAND

EXISTING USE: RESIDENTIAL CHARITABLE

NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE MAP ARE U.S. SURVEY FEET.

ADA NOTICE:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

LEGEND:

- FOUND PIPE AND 2-1/2" G.L.O. BRASS CAP STAMPED AS SHOWN
- ▲ FOUND 7/8" O.D. IRON PIPE
- ⊙ FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
- FOUND 1/2" REBAR (NO CAP)
- ⊕ FOUND AS SHOWN (1/4 CORNER)
- ⊕ FOUND AS SHOWN (SECTION CORNER)
- ⊕ POWER/UTILITY POLE
- ⊕ GUY WIRE
- ⊕ TELEPHONE PEDESTAL
- ⊕ WELL
- ⊕ HOSE BIB
- ⊕ FENCE
- ⊕ OVERHEAD ELECTRIC / O.H. UTILITY LINE
- ▭ CONCRETE
- ▭ ASPHALT
- ▭ GRAVEL



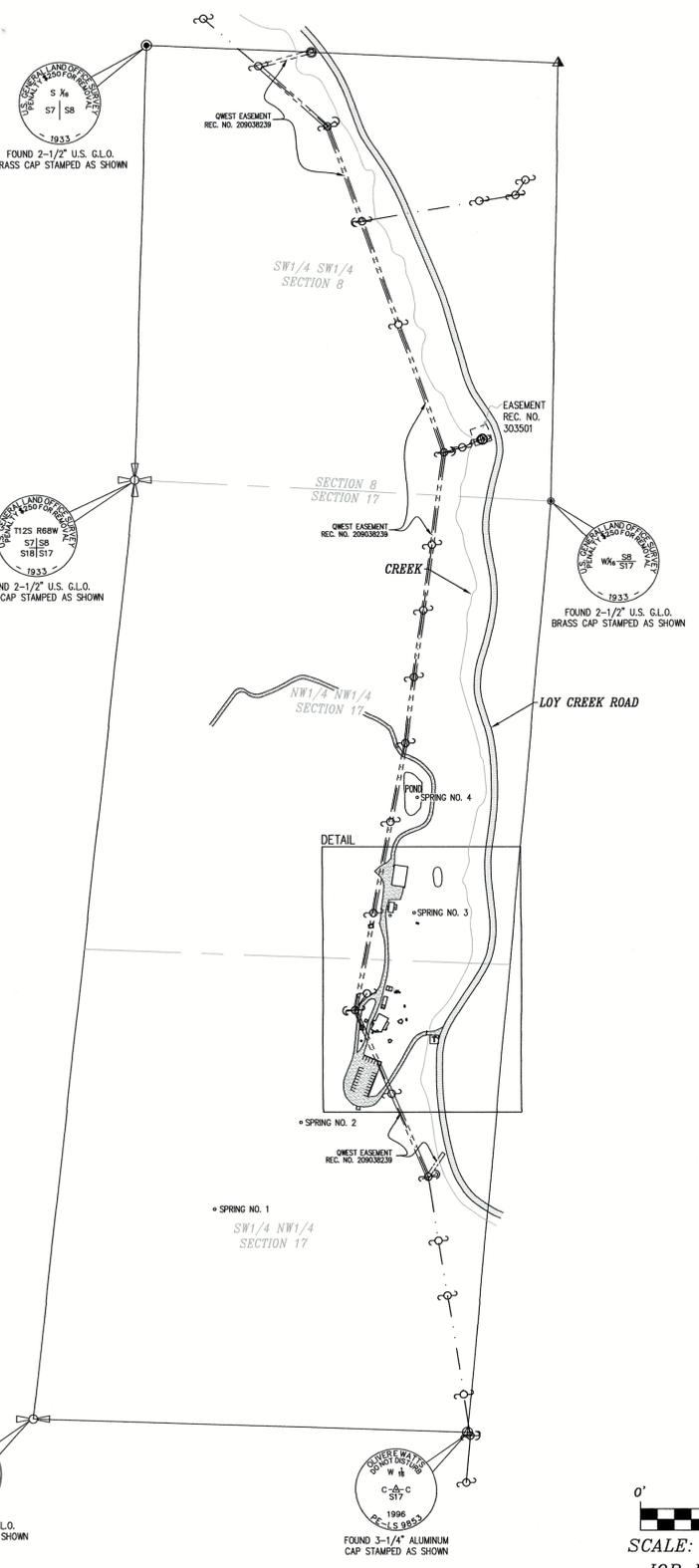
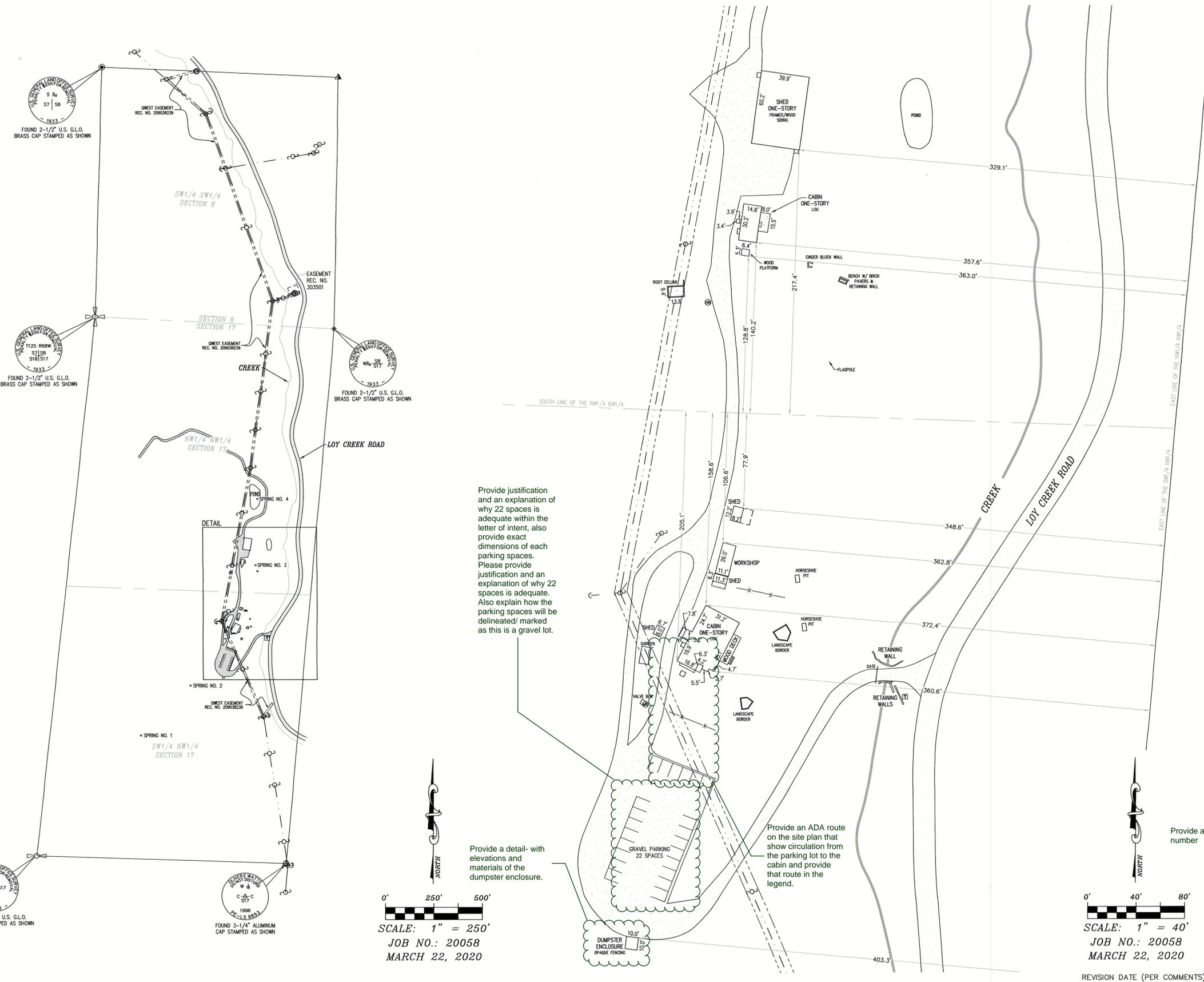
SITE PLAN - SW1/4 SW1/4 OF SEC. 8 & W1/2 NW1/4 OF SEC. 17
T12S, R68W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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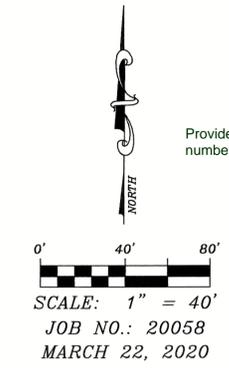
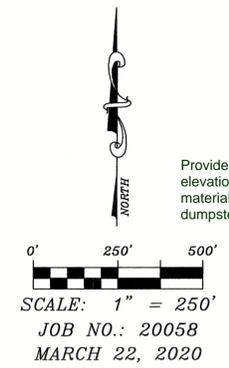


Provide justification and an explanation of why 22 spaces is adequate within the letter of intent, also provide exact dimensions of each parking spaces. Please provide justification and an explanation of why 22 spaces is adequate. Also explain how the parking spaces will be delineated/ marked as this is a gravel lot.

Provide a detail- with elevations and materials of the dumpster enclosure.

Provide an ADA route on the site plan that show circulation from the parking lot to the cabin and provide that route in the legend.

Provide a project number



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REVISION DATE (PER COMMENTS): MAY 4, 2020