

# 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:**  
820000002, 820000060 & 820000064

**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

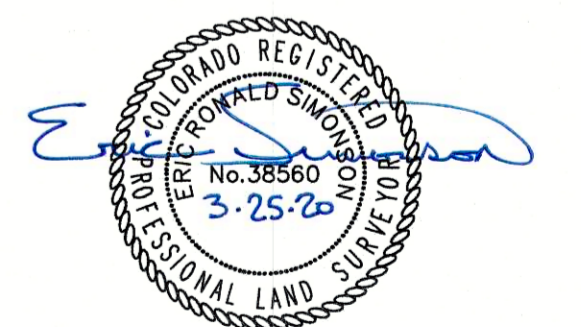
**ADJACENT EXISTING AND PROPOSED USES:**  
SINGLE FAMILY RESIDENTIAL & VACANT LAND

**EXISTING USE:** RESIDENTIAL CHARITABLE

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

**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



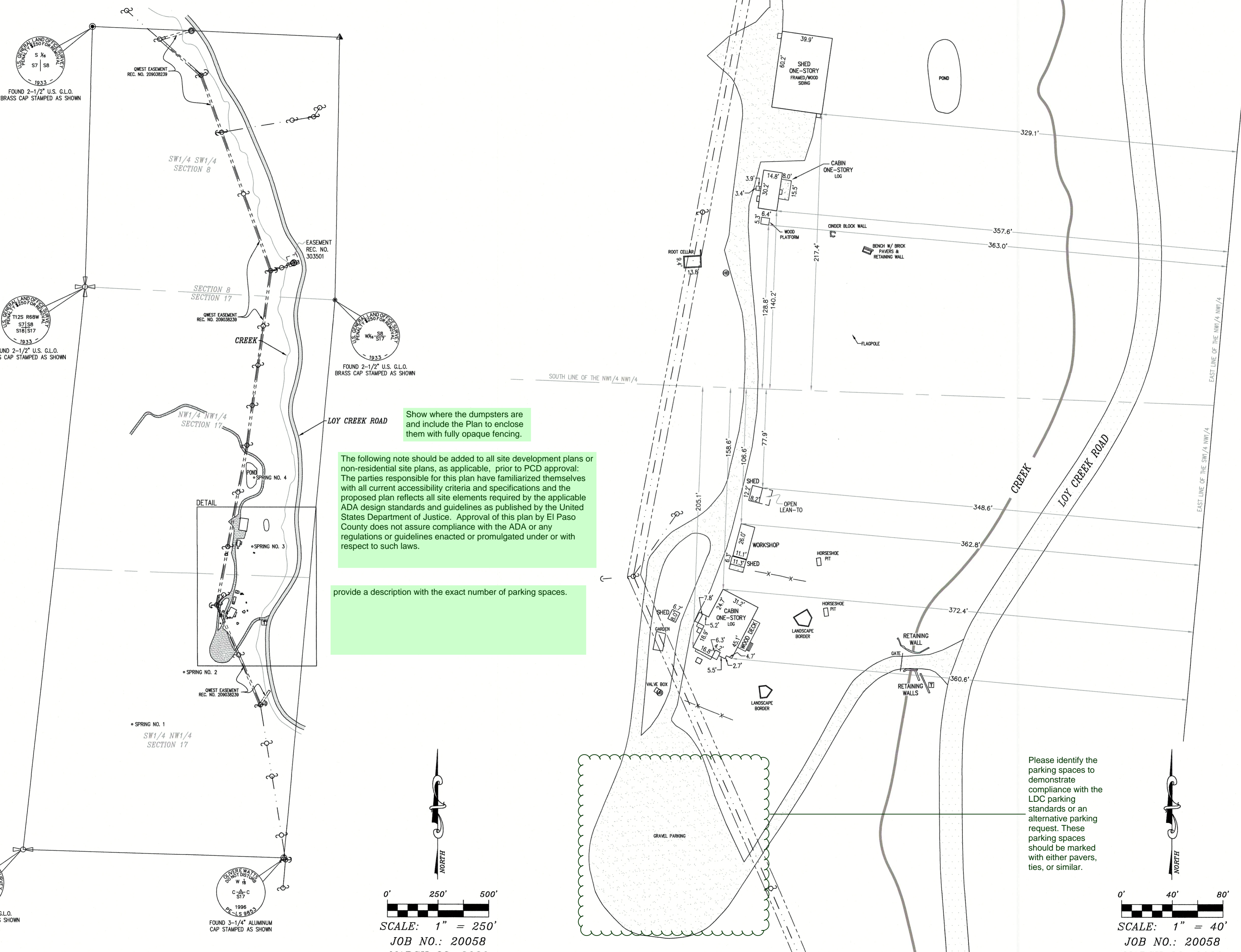
SITE PLAN - SW1/4 SW1/4 OF SEC. 8 & W1/2 NW1/4 OF SEC. 17  
T12S, R68W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART SURVEYS, LLC**

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

DRAWING: 2005SITE.DWG

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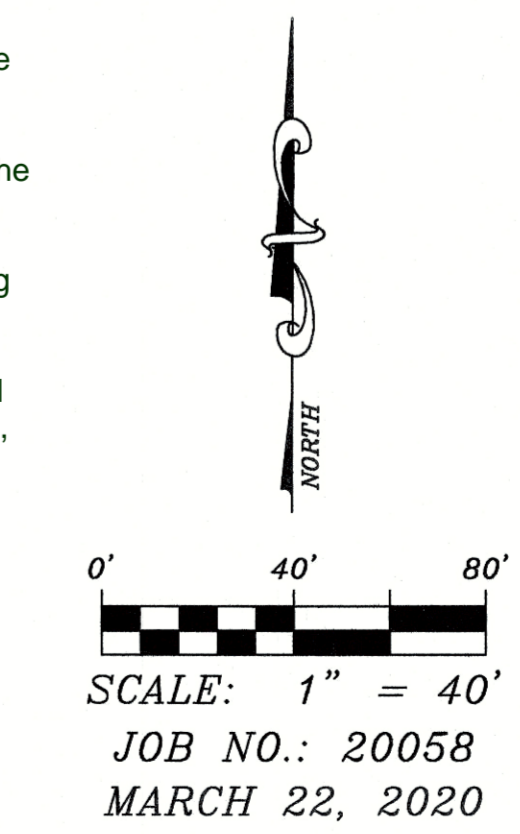
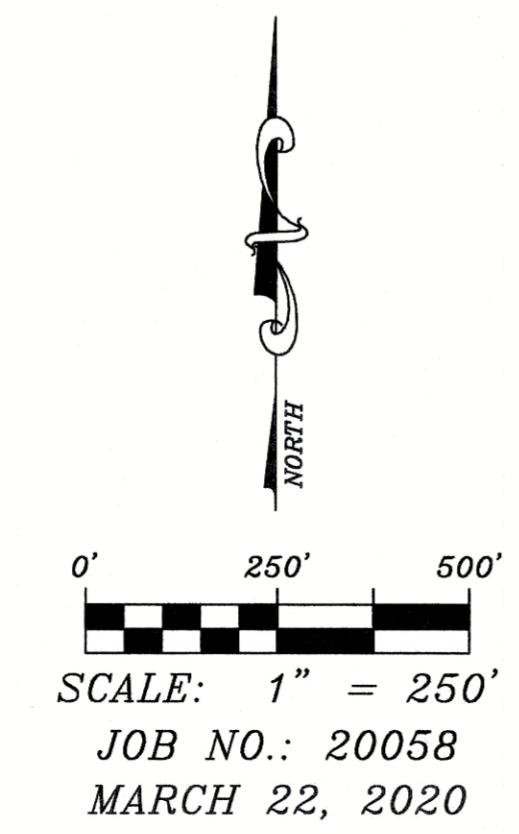
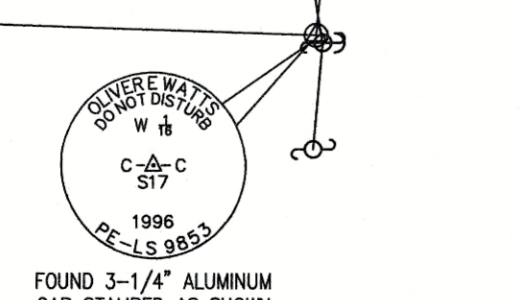
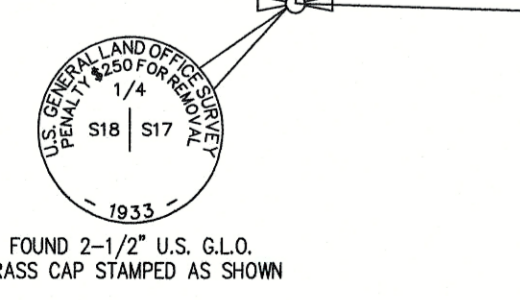
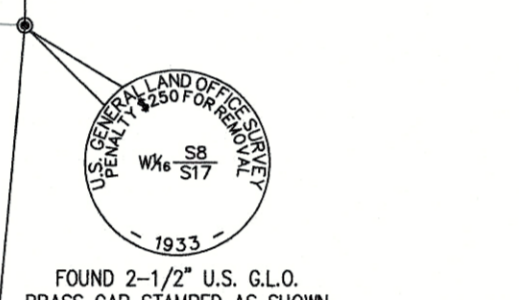
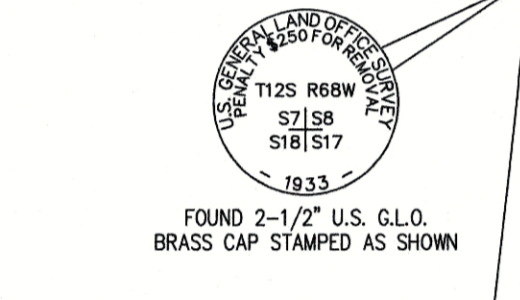
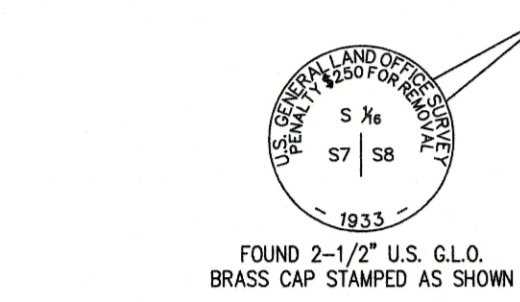


Show where the dumpsters are and include the Plan to enclose them with fully opaque fencing.

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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 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.

provide a description with the exact number of parking spaces.

Please identify the parking spaces to demonstrate compliance with the LDC parking standards or an alternative parking request. These parking spaces should be marked with either pavers, ties, or similar.



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