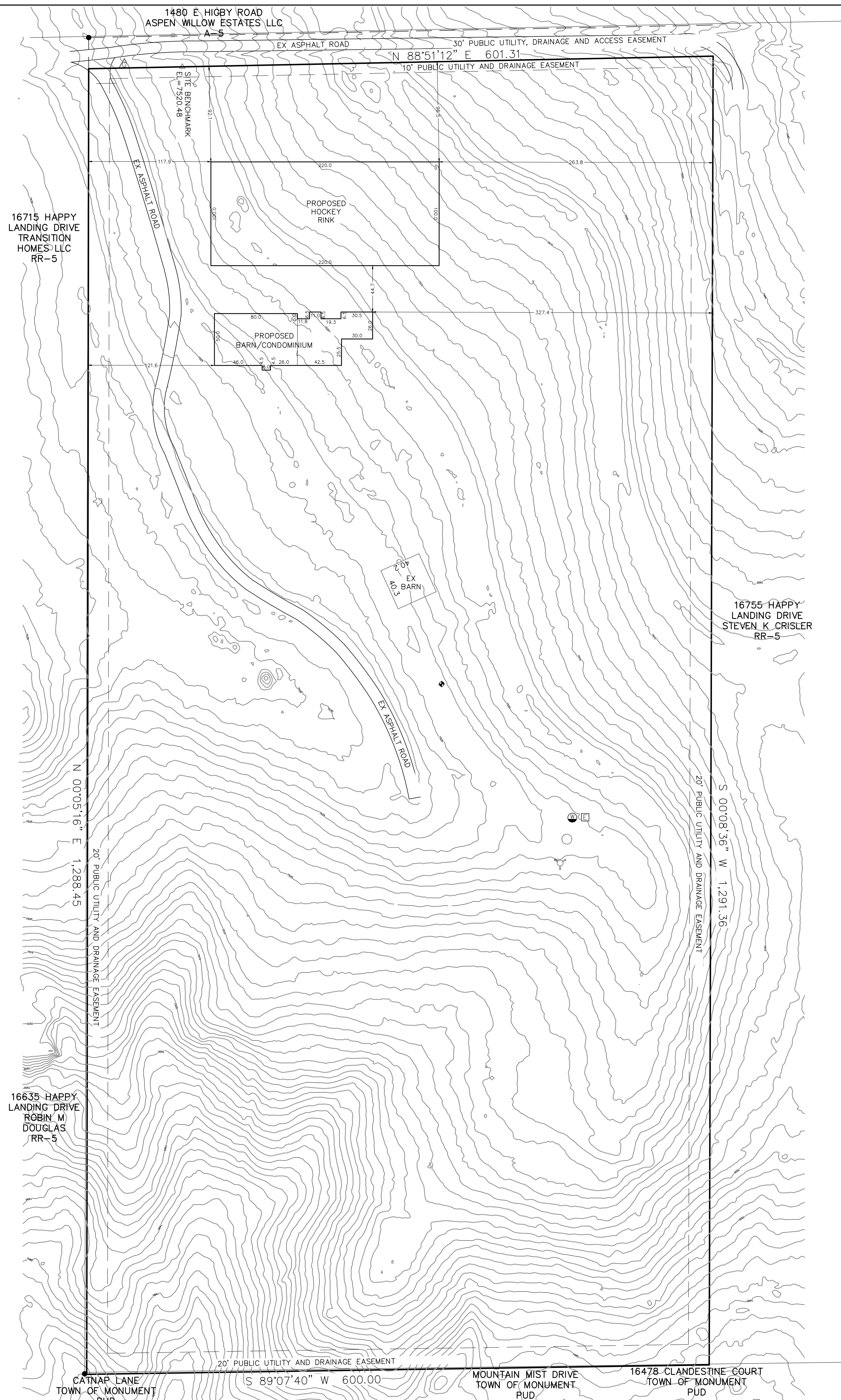
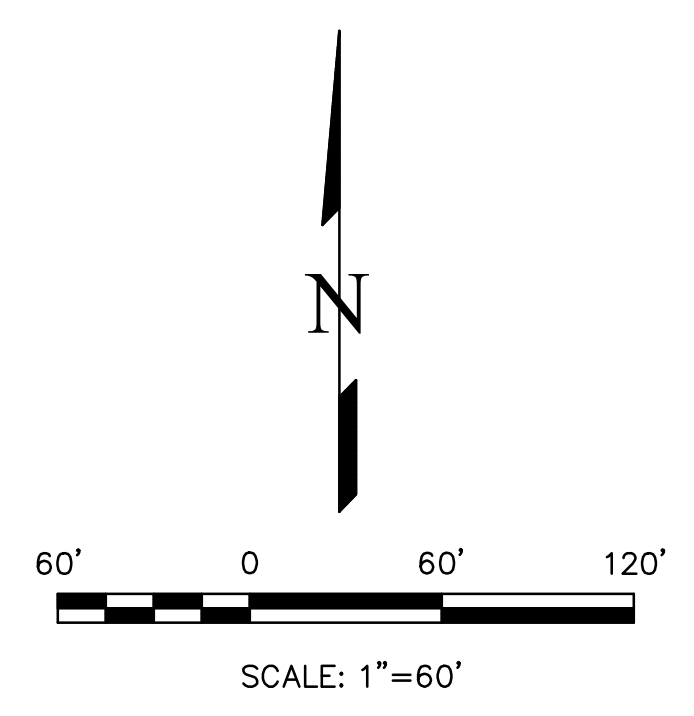
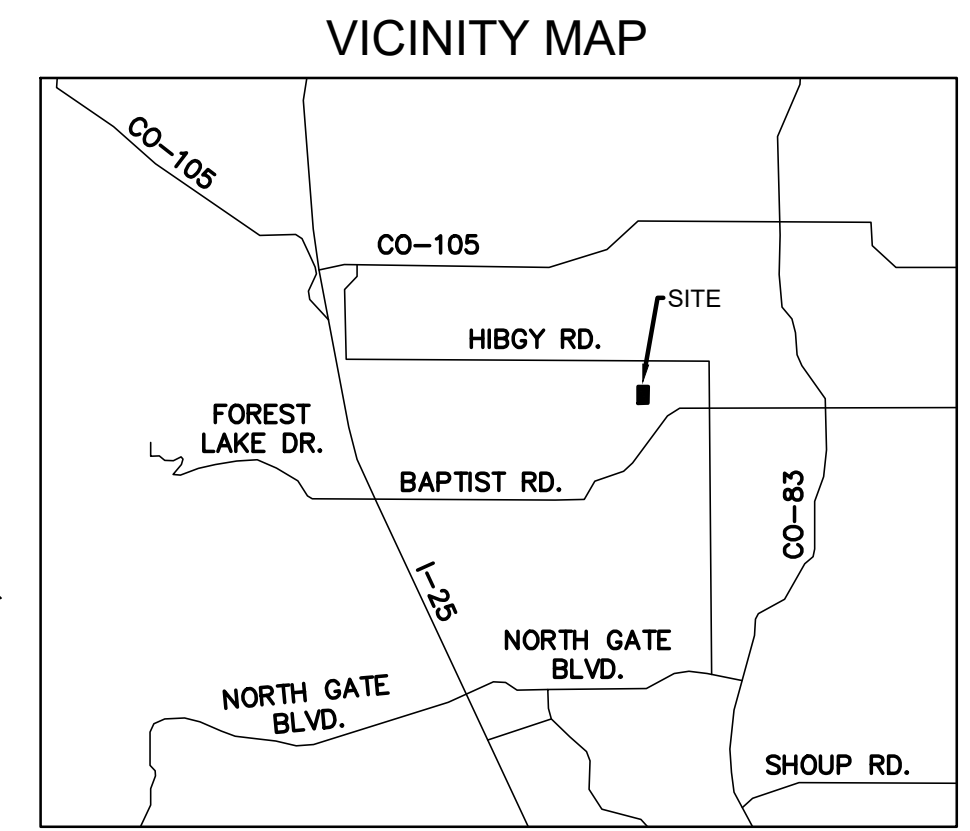


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BENCHMARK

12" RAILROAD SPIKE.
ELEV = 7520.48 (NAVD88)



LEGEND

- EXISTING FLOW
- UTILITY POLE
- ↓ GUY WIRE
- TELECOMMS PEDESTAL
- WATER WELL HEAD
- ⊕ YARD HYDRANT
- ⊙ SANITARY MANHOLE (CONCRETE)
- STORM CULVERT
- SPLIT RAIL FENCE
- WIRE FENCE
- STEEL FENCE
- - - - - EXISTING CONTOUR - MINOR
- - - - - EXISTING CONTOUR - MAJOR
- - - - - ACCESS EASEMENT
- - - - - EXISTING PAVEMENT EDGE
- PROPERTY LINE
- - - - - UTILITY AND DRAINAGE EASEMENT

CONTACT INFORMATION:

OWNER: HAPPY LANDING DRIVE LLC
1905 VINE CLIFF HEIGHTS
COLORADO SPRINGS, COLORADO 80921

APPLICANT: TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, COLORADO 80904
L DUCETT, P.E., (719) 635-6422

EL PASO COUNTY: PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, COLORADO 80910
(719) 520-6300

PROPERTY DESCRIPTION:

Lot 1, Happy Land Estates Filing No. 1,
El Paso County, Colorado.

ADDRESS:

16735 Happy Landing Drive, Colorado Springs, CO 80132

SITE DATA:

- 1) ZONING = RR-5
- 2) TAX SCHEDULE NO.: 61200-01-053
- 3) TOTAL LOT ACREAGE = 17.36
- 4) PROPOSED HOUSE SQ. FT.: 6,805±
PROPOSED ICE RINK PAD SQ. FT.: 22,000±
EXISTING GARAGE SQ. FT.: 1,620±
TOTAL COVERAGE SQ. FT.: 30,425±
TOTAL COVERAGE PERCENTAGE: 4.0±

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING ANY COMMENTS, THE USER ACCEPTS AND AGREES TO THE USE OF THESE DRAWINGS FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
HAPPY LANDING DRIVE LLC
ATTN:
1905 VINE CLIFF HEIGHTS
COLORADO SPRINGS, CO 80921

16735 HAPPY LANDING DRIVE

SITE PLAN

DESIGNED BY JF
DRAWN BY JF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2344.00
DATE ISSUED 7/18/23
SHEET NO. 1 OF 1