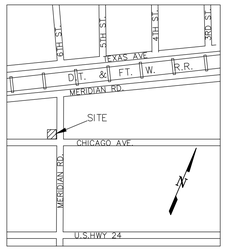
BARTLETT HAY BARN

MINOR SITE DEVELOPMENT PLAN

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

VICINITY MAP
N.T.S.



PROPERTY DESCRIPTION:

Lots 11, 12, 13 ,14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 15 in the Town of Falcon and that portion of a strip of land 75 feet wide, extended from the Northwesterly line of the depot grounds of the Chicago, Kansas and Nebraska Railway Company, now the Chicago, Rock Island and Pacific Railway Company, to the Southeasterly line of the alley running through Block 15, extended Northeasterly, said portion being bounded as follows:
On the NE by the NWly extension of the NElY line of lot 26 in said Block 15, on the NW by the NElY extension of the SElY line of the alley through said Block 15, and on the South by the Northerly line of lots 23, 24, 25, and 26 in said Block 15, all being in the Town of Falcon as shown on Plat Recorded in Plat Book B at Page 37 of the Records of El Paso County, Colorado

APPLICANT:

LaRon and Renee Bartlett
13655 Bradshaw Road
Peyton, CO. 80831

ZONE:

RR-5 – RESIDENTIAL RURAL

NOTES:

1. Property is not within the 100 nor the 500 year Flood Plain.

2. Three variance setbacks (BOA-01-039) approved September 12, 2001:
To permit a rear yard and two side yard setbacks of ten feet where twenty-five feet are required.

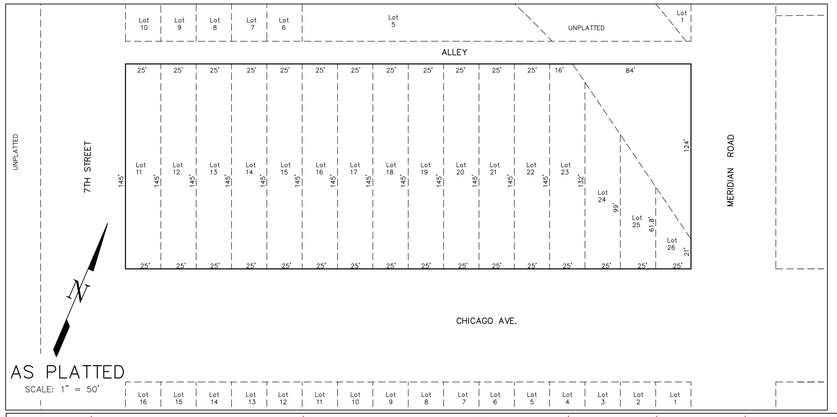
3. Variance of Use (VA-02-002) approved April 25, 2002:
To allow the continuation of hay sales and storage.

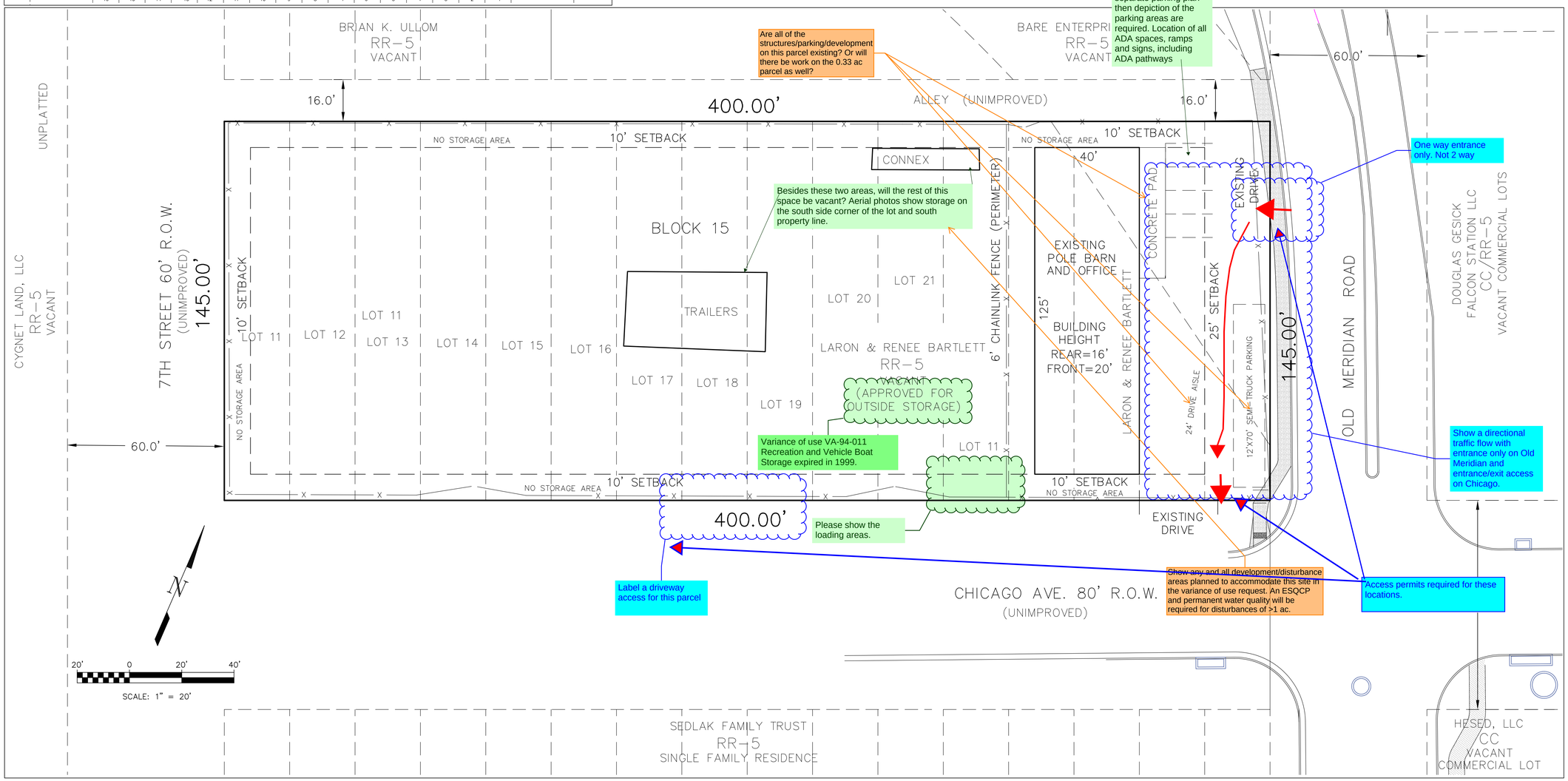
4. Lot Area Variance (BOA-99-045) approved November 10, 1999:
To allow the construction of a structure on a substandard lot.

5. All drives, loading areas and parking areas are gravel surfaced.

DATA:

OWNER: LaRon and Renee Bartlett
7090 OLD MERIDIAN ROAD
FALCON, CO. 80831
TAX SCHEDULE NO.: 53121-10-009 & 53121-10-004
LOT ACREAGE: 1.332 AC. (58,000 SQ. FT.)
BUILDING AREA: 5,000 SQ. FT.
BUILDING COVERAGE: 8.62%





Are all of the structures/parking/development on this parcel existing? Or will there be work on the 0.33 ac parcel as well?

Please show the layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required. Location of all ADA spaces, ramps and signs, including ADA pathways

One way entrance only. Not 2 way

Besides these two areas, will the rest of this space be vacant? Aerial photos show storage on the south side corner of the lot and south property line.

Variance of use VA-94-011 Recreation and Vehicle Boat Storage expired in 1999.

Show a directional traffic flow with entrance only on Old Meridian and entrance/exit access on Chicago.

Please show the loading areas.

Label a driveway access for this parcel

Show any and all development/disturbance areas planned to accommodate this site in the variance of use request. An ESQCP and permanent water quality will be required for disturbances of >1 ac.

Access permits required for these locations.

Please add a signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS

No.	Description	By	Date
1	COUNTY COMMENTS	RDG	01/24/13
2	ADD LOTS 11 - 22 TO EXISTING SITE	DAS	12/07/23
3	REVISIONS TO SITE PLAN	WCS	1/19/24

H Scale: 1" = 20'
V Scale: N/A
Designed By: N/A
Drawn By: RDG
Checked By: DLK
Date: 03/01/12

Land Development Consultants, Inc.
PLANNING · ENGINEERING · SURVEYING
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3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

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Project No.: 94021.1
Sheet: 1 of 1

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