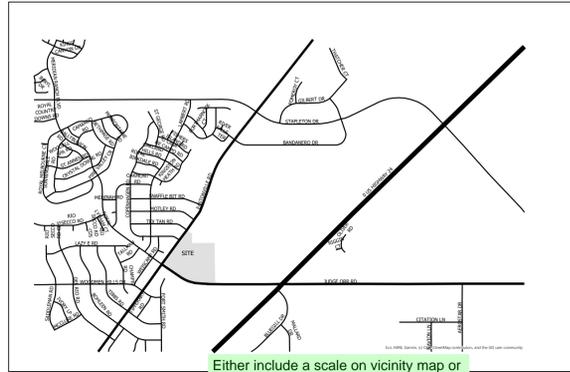


Label this as "sketch plan" in the title block

Vicinity Map



Either include a scale on vicinity map or indicate 'not to scale' if not to scale

Judge Orr Eastonville Commercial Center

LOT 1177 WOODMEN HILLS FILING NO. 10
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, T12S R64W OF THE SIXTH P.M.
EL PASO COUNTY, COLORADO

SITE DATA:

Owner/Subdivider:	Phillip Buford & Mary Jean Berg Buford Living Trust PO Box 100 17229 hwy 96 Ordway CO, 81063-0100
Applicant/Preparer:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Land Planner:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Civil Engineer:	Tera Nova Engineering Inc. 721 S. 23RD. ST. Colorado Springs, CO 80904
Site Address:	8507 & 8531 Eastonville Road
Tax ID Number:	4232302003
Area:	31.29 AC
Current Zoning:	RR-5
Proposed Zoning:	Commercial Services (CS)
Current Land Use:	Vacant
Proposed Land Use:	Commercial Services (CS)
R.O.W.	31.29 AC
Total Lot Area	45'
Max Building Height	
Building Setbacks (CS Zone):	
Front:	25'
Rear:	25'
Side(s):	25'
Landscape Setbacks & Buffers:	
Setbacks:	
Eastonville Road (Rural Minor Arterial):	20'
Judge Orr Road (Rural Minor Arterial):	20'
Buffers:	
Northern Boundary:	15'
Western Boundary (Adjacent to Lot 17):	15'

NOTE:

1. THE FLOODPLAIN ON THIS SITE IS LOCATED WITHIN THE DRAINAGE EASEMENTS OR FUTURE SETBACKS
2. DRAINAGE EASEMENT AREAS ARE PROPOSED TO BE RETAINED AS OPEN SPACE
3. THE PROPOSED ACCESS LOCATIONS AND PROPOSED ROADS ON THE SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. DEVIATION REQUESTS ARE CURRENTLY UNDER REVIEW FOR BOTH ACCESS LOCATIONS

Note if the constraint will be mitigated or remain in its natural state.

Mineral rights owner information needs to be included as a note

There should be a note referencing previous approval and indicating that this is an amendment to existing sketch plan

Water resources report indicates potential 6 commercial lots. This is not reflected anywhere on this plan.

Please show proposed roadways

Provide a data table for acreage on the site, including a calculation of possible commercial intensity on this site, net commercial acreage, open space acreage, etc. The way this reads, it is assumed that 31.29 acres of commercial space can be built on the lot.

LEGAL:

LOT 1177 WOODMEN HILLS FILING NO. 10
A PARCEL OF AND IN THE SOUTHWEST QUARTER OF SECTION 32, T12S R64W OF THE SIXTH P.M. EL PASO COUNTY, COLORADO

ADJACENT OWNER'S TABLE:

Include the uses of these properties in this table

	Mailing Address	City, State, Zip
1 CAUTHEN, JAMES W JR CAUTHEN SHAWNA	12570 MOTLEY RD	PEYTON CO, 80831-7980
2 STOGNER BILL H STOGGNER, MARIE L	12569 MOTLEY RD	PEYTON CO, 80831-7980
3 EWING HOWARD A JR	12496 TEX TAN RD	PEYTON CO, 80831-7978
4 CHAN SHING YIP	12495 TEX TAN RD	PEYTON CO, 80831-7979
5 ETHERIDGE CHARLES K	8407 COPENHAGEN RD	PEYTON CO, 80831-7975
6 PEARSON GARY A JR	8422 COPENHAGEN RD	PEYTON CO, 80831-7970
7 MICHIE RICHARD W MICHIE ANDREA C	8443 WEISCAMP RD	PEYTON CO, 80831-7969
8 KILLEBREW MICHAEL D NAVORA-KILLEBREW EVANGELINE T	8425 WEISCAMP RD	PEYTON CO, 80831-7969
9 KRZEMIEN WAYNE KRZEMIEN CARA LYNN	8389 WEISCAMP RD	PEYTON CO, 80831-7966
10 MCCORVEY RODERICK N MCCORVEY ANITA J	8416 FORT SMITH RD	PEYTON, CO 80831-7957
11 STANFORTH ROBERT LYLE JR STANFORTH ROBIN ALICE	8415 FORT SMITH RD	PEYTON, CO 80831-7956
12 CHAPMAN ROSE	8401 FORT SMITH RD	PEYTON, CO 80831-7956
13 STATE BANK	7495 MCLAUGHLIN RD	PEYTON, CO 80831-4706
14 RITZ DONALD J RITZ NYLA R	4105 RADIUM SPRINGS RD	ALBANY, GA 31705-9324
15 FERGUSON DANIEL S & TIA D FAMILY LLLP	13202 JUDGE ORR RD	PEYTON, CO 80831-8401
16 FERGUSON DANIEL S	13202 JUDGE ORR RD	PEYTON, CO 80831-8401
17 FAULKNER JOSHUA ALVERSON-FAULKNER DONNA	8555 EASTONVILLE RD	PEYTON, CO 80831-4087
18 LIBERTY TREE ACADEMY BUILDING CORP.	P.O. BOX 64614	COLORADO SPRINGS, CO 80962-4614

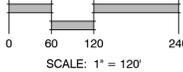
AREA OF AMENDMENT PROPOSED USE: COMMERCIAL

Please use County nomenclature when identifying curb types

Please label the drainageway and FEMA floodplain

Previous comment not addressed: floodplain not labeled.

Please delete the crossed out text



Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.

Judge Orr Eastonville Commercial Center

Lot 1177 Woodmen Hills Filing No. 10

DATE: 10/29/20
PROJECT MGR: John Maynard
PREPARED BY: J. SHAGIN

SKETCH PLAN

DATE:	BY:	DESCRIPTION:

1
1 OF 1
20-003
SKP # 200-003