



SPECIAL USE MAP NOTES:

THE EXISTING PROPERTY BOUNDARY IS SHOWN. THERE IS SOME DISCREPANCY ON WHERE THE SOUTH LINE OF THE SECTION IS MONUMENTED TODAY AS TO WHERE IT IS SHOWN ON THE VILLA CASITAS FILING NO. 1 PLAT.

THE EXISTING PROPERTY IS CURRENTLY VACANT AND ZONED RR-5. THE ADJOINING PROPERTIES ARE EITHER VACANT OR SINGLE FAMILY HOMES AND ARE ALSO ZONED RR-5.

ADJOINING PROPERTY OWNERS ARE SHOWN.

THERE ARE NO PRIVATE ROADS IN THE AREA.

THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.

THERE ARE DIVERSION DITCH EASEMENTS ALONG THE INTERSTATE 25 R.O.W.

OWNER / APPLICANT:
GARY MEISMAN
612 HARVARD STREET ST.
COLORADO SPRINGS, CO 80911

PLOT PLAN NOTES:

THERE ARE NO EXISTING STRUCTURES

PROPOSED STRUCTURES:
50' x 80' SHOP BUILDING 4,000 s.f. - NOT TO EXCEED 30' IN HEIGHT
75' x 42.7' RESIDENCE 3,200 s.f. - NOT TO EXCEED 30' IN HEIGHT

BUILDING SETBACKS ARE 25 FEET, FRONT, SIDE AND REAR.
MAXIMUM LOT COVERAGE IS 25%.
MAXIMUM BUILDING HEIGHT IS 30'

THERE ARE NO MAJOR DRAINAGE WAYS ON THE SITE. THE GENERAL GRADE FLOWS FROM NORTHWEST TO SOUTHEAST. THE OWNER TO MAINTAIN PROPER DRAINAGE AROUND THE PROPOSED STRUCTURES AND SHALL NOT IMPEDE THE HISTORIC DRAINAGE FLOW.

THERE IS NO EXISTING LANDSCAPING. DUE TO THE ARID CONDITIONS THE OWNER SHALL PROVIDE XERISCAPE IN AND AROUND THE PROPOSED STRUCTURES.

ACCESS SHALL BE AS SHOWN. DRIVEWAY ACCESS PERMITS ARE REQUIRED. APPLICATION FORMS AVAILABLE THROUGH THE PLANNING DEPARTMENT.

THE HOUSE WILL BE BUILT IN SPRING OF 2019. THE SHOP WILL BE BUILT IN SPRING OF 2019. BUILDING PERMIT PLANS FOR THE RESIDENCE MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE PLANS FOR THE ACCESSORY STRUCTURE.

OUTSIDE STORAGE WILL BE AS SHOWN.

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 U.S. 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.

PROPERTY DESCRIPTION:

THAT PORTION OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th P. M., COUNTY OF EL PASO, STATE OF COLORADO, LYING WEST OF THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 85-87, EXCEPTING THOSE PORTIONS THEREOF LYING WITHIN THE VILLA CASITAS FILING NO. 1 RECORDED IN PLAT BOOK R-2 AT PAGE 63 AND IN VILLA CASITAS FILING NO. 3 RECORDED IN PLAT BOOK T-2 AT PAGE 21. (per title commitment)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LYING EAST OF LOT 14, THE CALLE BERNARDO RIGHT OF WAY AND THE AVENIDA HERMOSA RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK R-2 AT PAGE 63 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; LYING SOUTH OF LOT 52 AND THE CALLE PACIFICO RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK T-2 AT PAGE 21 OF SAID EL PASO COUNTY RECORDS AND LYING WEST OF THE INTERSTATE 25 RIGHT OF WAY.

THE DESCRIBED TRACT CONTAINS 38.86 ACRES, MORE OR LESS, AS MEASURED.

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED.
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658"
- FOUND ALIQUOT SECTION CORNER AS NOTED

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 52, VILLA CASITAS FILING NO. 3, N20°46'13"W - 1575.91 FEET. THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY UNIFIED TITLE COMPANY (WESTCOOR LAND TITLE INSURANCE COMPANY) FILE NO. 60517UTC, EFFECTIVE DATE AUGUST 30, 2018.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE PROPERTY IS SUBJECT TO THE EL PASO COUNTY BOCC RESOLUTION NO. 04-27 AND NO. 04-321 CREATING SPECIAL DISTRICTS FOR ROADWAY IMPROVEMENTS.

EXCEPTION NO. 17, THE EASEMENT RECORDED AT RECEPTION NO. 213073009, DOES NOT EFFECT THIS PROPERTY. THE EASEMENT DESCRIBED IS ALONG THE RAILROAD TRACKS ON THE EAST SIDE OF I-25.

REVISIONS:
Per County comments 12-3-18 KMO

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: CALLE PACIFICO
SCALE 1"=100'
DATE 9/13/18
DRAWN BY: KMO
CHECKED BY: THK
PROJECT NO. 18051
SHEET 1 OF 1

PLOT PLAN / SPECIAL USE MAP
MEISMAN PROPERTY
21255 CALLE PACIFICO
EL PASO COUNTY, CO

PCD FILE NO. AL1824

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."