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 www.lgastudios.com

**ECHO CONSTRUCTION**  
 2610 Mees Rd  
 COLORADO SPRINGS, CO 80904  
 PH: 719-243-1484

**THE HAMILTON RESIDENCE**  
 12910 BLACK LANE  
 COMPUTER FILE #20-8828

**DRAWN BY:**

**CHECKED BY:** LGAstudios  
 PLOT 12/30/20 11:27 AM

**SITE PLAN**  
 VICINITY MAP  
 SITE NOTES

Sheet #  
**SP1**  
 OF 1 Sheets

**SITE INFO:**

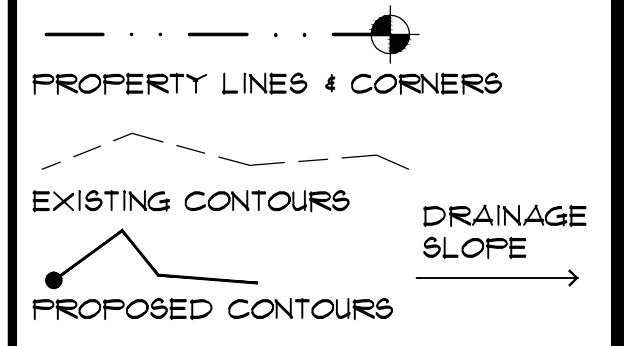
**ADDRESS:**  
 12910 BLACK LN ✓  
**LEGAL:**  
 THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOGETHER WITH A ROW FOR INGRESS + EGRESS AS DESCRIBED IN BOOK 259B AT PAGE 423 EL PASO COUNTY, COLORADO.

**SITE DATA:**  
 LOT SIZE = 217,800 SQFT ✓  
 BUILDING FOOTPRINT = 3384 SQFT ✓  
 HOUSE W/GARAGE = 3384 SQFT ✓  
 COVERED PORCH = 196 SQFT ✓  
 TOTAL = 3580 SQFT ✓  
 LOT COVERAGE = 16% ✓  
 ZONING = RR-5 ✓  
 TAX SCHEDULE = 621200026 ✓

**SITE NOTES:**

- 1) Topographic information as supplied by others. See below for info.
- 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
- 3) Contractor to verify easements.
- 4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
- 5) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
- 6) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 8) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 9) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally if (2) or more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
- 10) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawing(s) prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as: drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

**SITE LEGEND:**



○ = NATURAL GRADE  
 ○ = FINISH GRADE  
 NO ROCK OUT CROPPING EXIST AT SITE

**REFERENCE INFO:**

**TOPO INFO:**  
 BEAR CREEK LAND SURVEYING  
 8801 WEST JEWELL PLACE  
 LAKEWOOD, CO. 80221  
 PHONE \* 720.933.4791

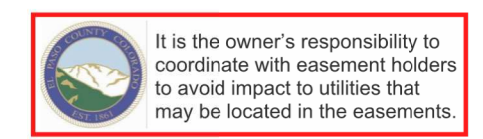
**CLIENT/OWNER INFO:**

NAME  
 ADDRESS  
 COLORADO SPRINGS, CO.  
 PHONE \*  
 EMAIL

**SITE TERMS:**

**ABBREVIATIONS:**  
 BOU= BOTTOM OF RETAINING WALL  
 (E)= EXISTING TO REMAIN  
 LL= LOWER LEVEL  
 ML= MAIN LEVEL  
 (N)= NEW CONSTRUCTION  
 (R)= REMOVE  
 ROW= RIGHT OF WAY  
 SB= SETBACK  
 SQ. FT. OR SF= SQUARE FEET  
 TOF= TOP OF FOUNDATION  
 TOW= TOW OF RETAINING WALL  
 UL= UPPER LEVEL  
 WO= WALKOUT

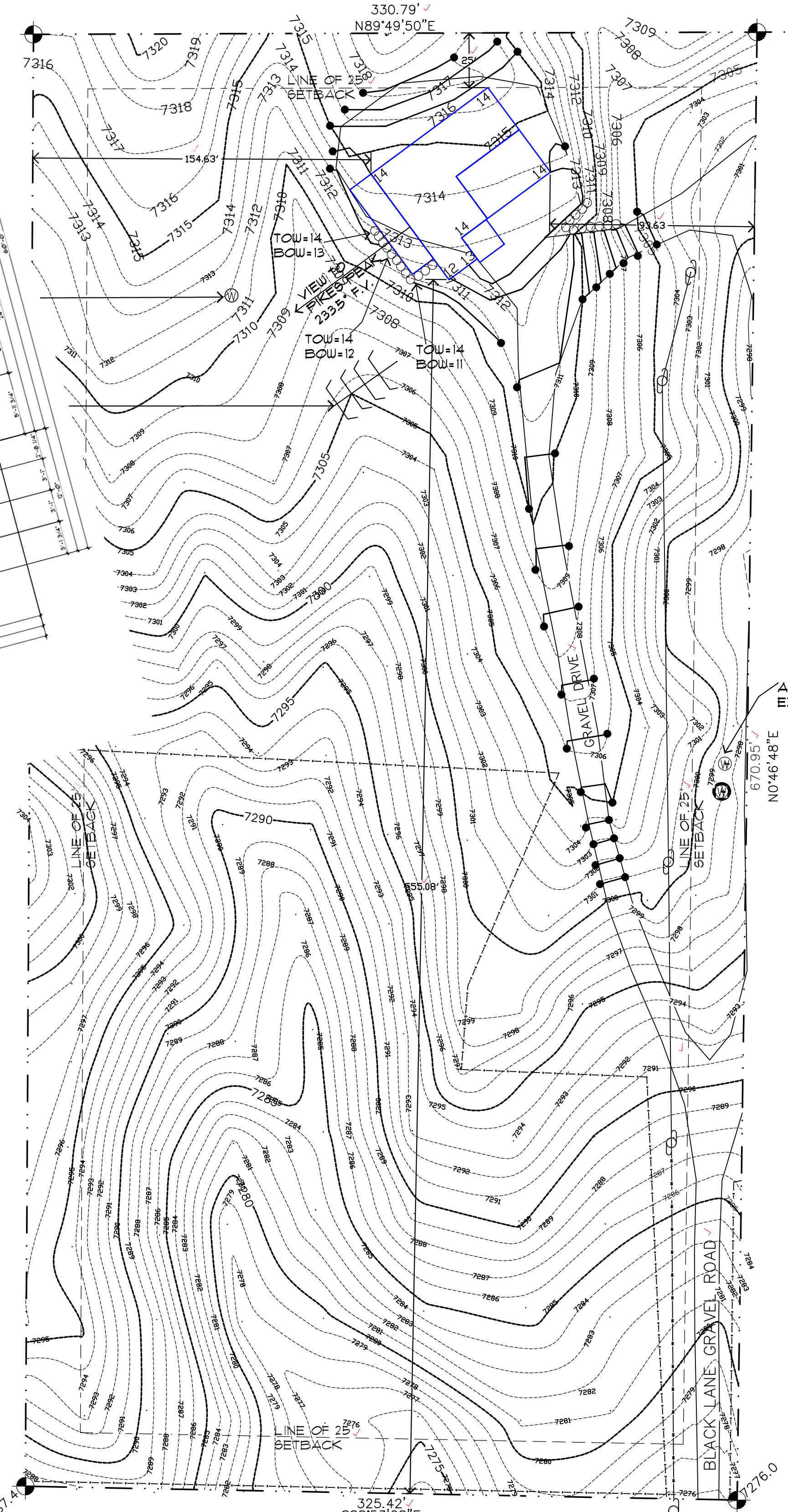
**R139460**  
**SFD21135**  
**PLAT 0**  
**ZONE RR-5 LOT AREA 5 AC**  
**DIST 1**  
**CD 14FEB1963, Rec No 275793**



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION.  
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.  
 Diversion of flowage of any drainage way is not permitted without approval of the Planning & Community Development Department

**APPROVED Plan Review**  
 01/13/2021 11:57:33 AM  
 dsdespinoza  
 EPC Planning & Community Development Department

**APPROVED BESQCP**  
 01/13/2021 11:57:39 AM  
 dsdespinoza  
 EPC Planning & Community Development Department



992.33' N89°49'50"E BASIS OF BEARING

NOTE: GRADES SHOWN @ 1' INTERVALS

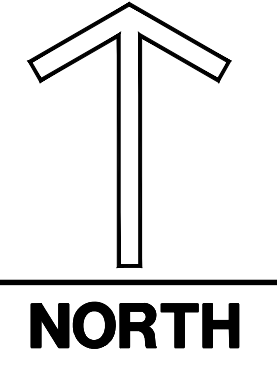
APPROX LOCATION OF EXISTING WELL, F.V.

**LEGEND**

- WATER STORAGE
- WATER WELL
- POWER POLE (EXISTING)
- FENCE LINE

Released for Permit  
 01/13/2021 11:57:35 AM  
 DSN  
 ENGINEERING

**SITE PLAN**



SCALE: 1" = 40'

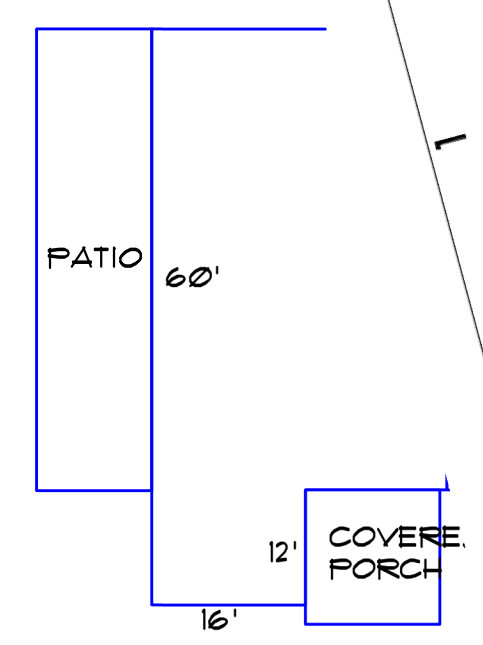
SHOUP RD

BLACK LN

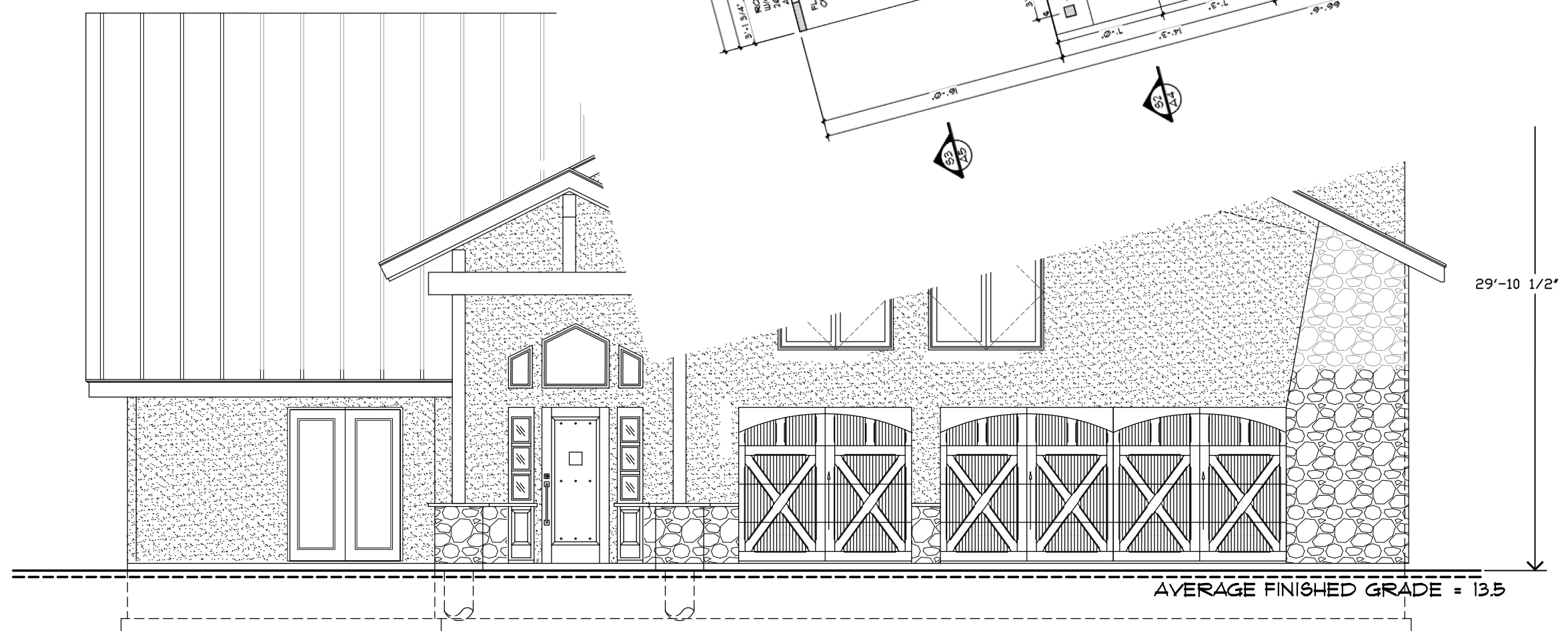
AM RD

AN LN

**VIC**  
 NO SCALE



**HOUSE FOOTPRINT**  
 NO SCALE



**HOUSE FOOTPRINT**  
 NO SCALE

AVERAGE FINISHED GRADE = 13.5

AVERAGE FINISHED GRADE CALCS  
 14X4 = 56  
 13X1 = 13  
 12X1 = 12  
 TOTAL = 81/6 = 13.5



# RESIDENTIAL



2017 PPRBC

Address: 12910 BLACK LN, COLORADO SPRINGS

Parcel: 6212000036

Plan Track #: 139460

Received: 11-Jan-2021 (ANDREAL)

## Description:

### RESIDENCE

Contractor:

Type of Unit:

Garage	859	
Main Level	2333	
Upper Level 1	1740	
	4932	Total Square Feet

## Required PPRBD Departments (4)

**Enumeration**  
Released for Permit  
01/12/2021 7:42:40 AM  
  
Becky A  
ENUMERATION

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
01/12/2021 1:19:15 PM  
  
shelley  
CONSTRUCTION

**Mechanical**  
Released for Permit  
01/13/2021 9:27:14 AM  
  
tcrippen  
MECHANICAL

## Required Outside Departments (2)

**County Zoning**  
APPROVED  
Plan Review  
01/13/2021 1:10:57 PM  
dsdespinoza  
EPC Planning & Community  
Development Department

**Health Dept.**

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.