

**DISAPPROVED**  
Plan Review  
08/13/2019 3:36:26 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

**SFD191026**  
**PLAT 14238**  
**PUD**

- 1) ENGINEER REVIEW DISAPPROVED
  - 2) MISSING DISTANCE MEASUREMENTS OF PROPERTY LINE TO STRUCTURE
  - 3) SHOW DRAINAGE EASEMENT MEASUREMENTS
- NOTE: RETAINING WALLS OVER 4' REQUIRE A BUILDING PERMIT

**DISAPPROVED**  
Engineering Department  
08/13/2019 1:45:25 PM  
ddiaforce  
EPC Planning & Community  
Development Department

When sloping towards the road, driveways shall have a maximum grade of 4 percent for a minimum of 20 feet. Update to provide spot elevation at the edge of Longwall Court and at the gradebreak.

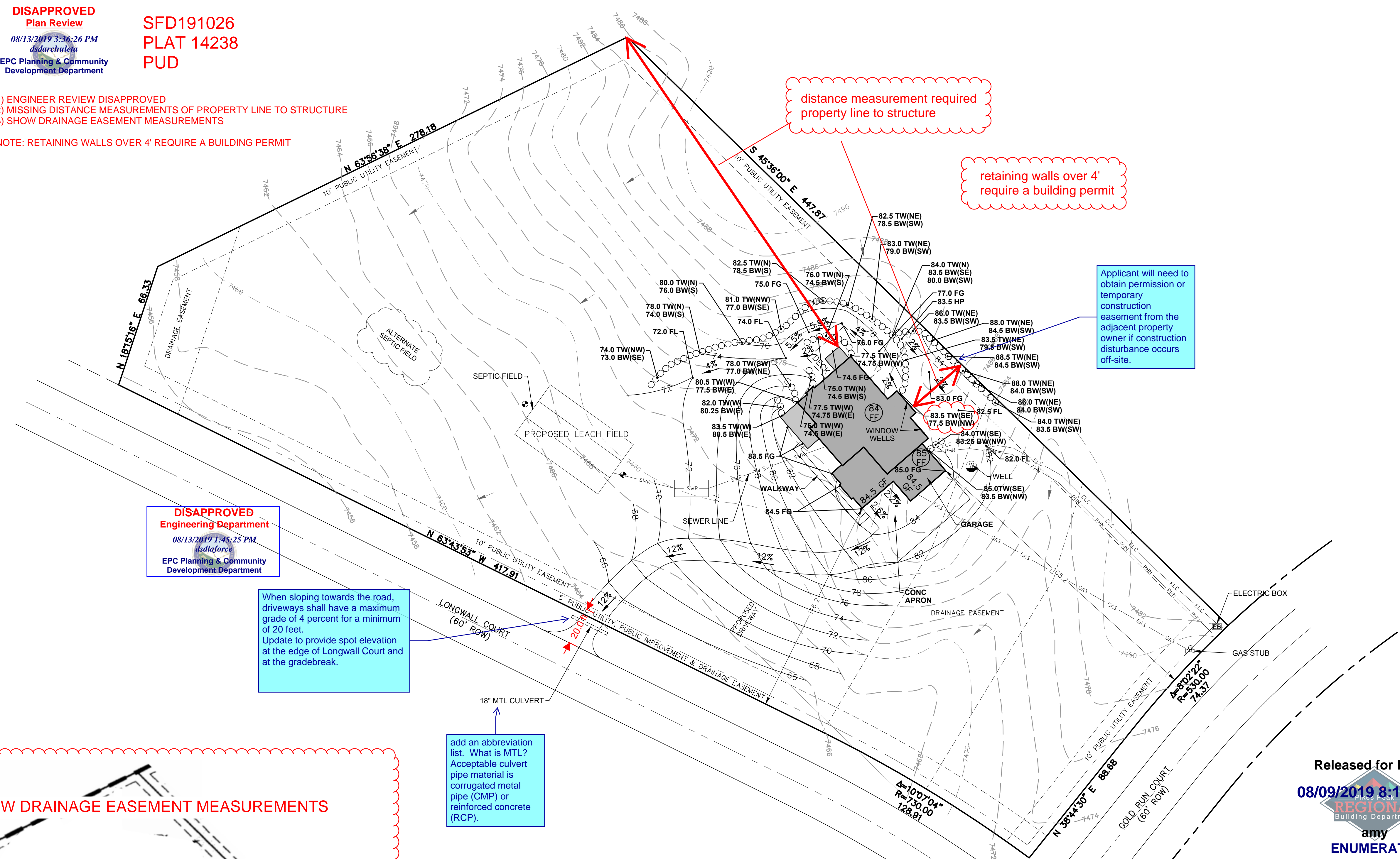
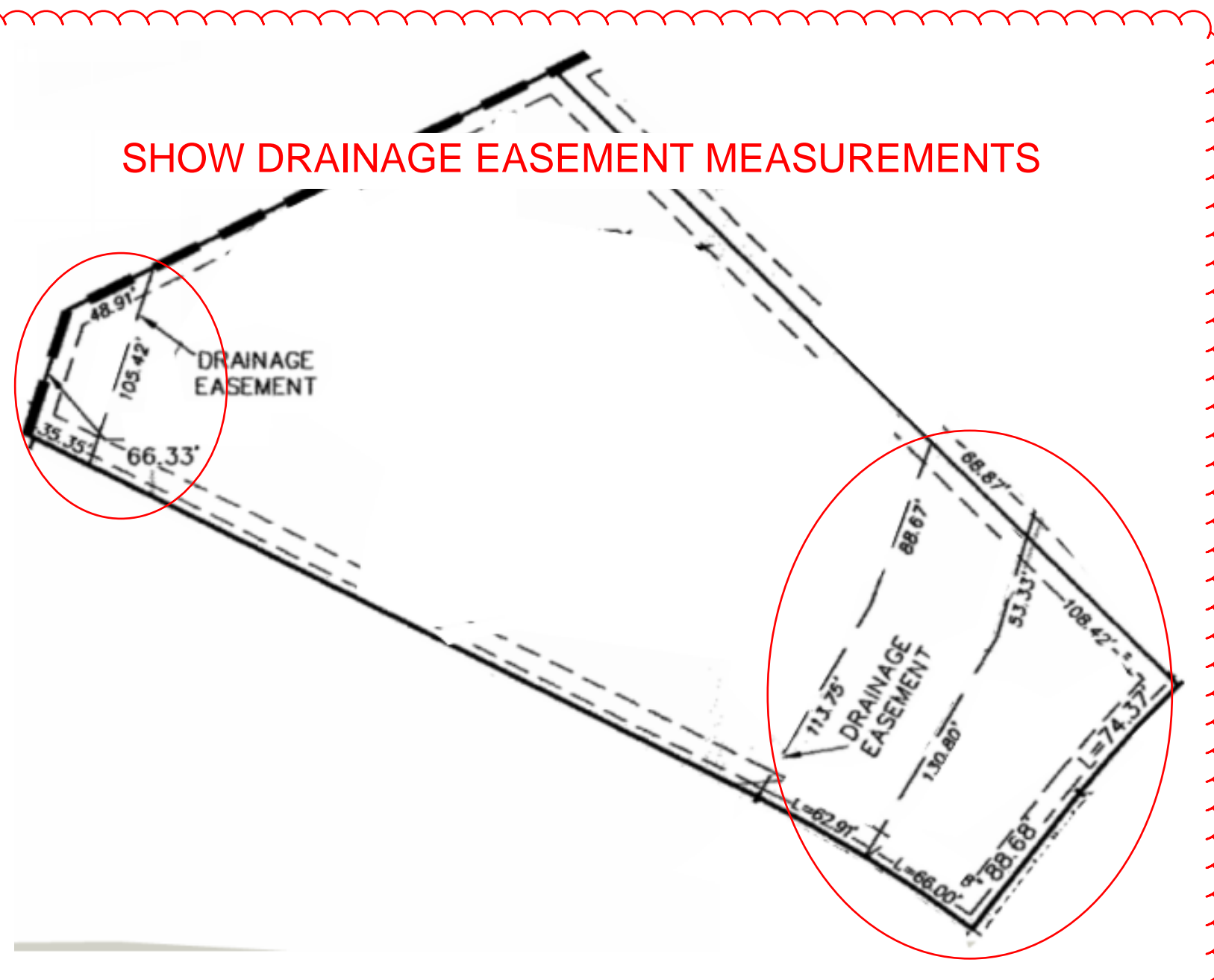
add an abbreviation list. What is MTL? Acceptable culvert pipe material is corrugated metal pipe (CMP) or reinforced concrete (RCP).

distance measurement required property line to structure

retaining walls over 4' require a building permit

Applicant will need to obtain permission or temporary construction easement from the adjacent property owner if construction disturbance occurs off-site.

**SHOW DRAINAGE EASEMENT MEASUREMENTS**



**GENERAL NOTES**  
**SITE PLAN**

1. ALL BASEMENTS, SETBACKS, GRADES & HEIGHTS SHOWN, ON SITE DEVELOPMENT PLAN, SHALL BE VERIFIED BY TITLE SEARCH AND CONTRACTOR PRIOR TO CONSTRUCTION & ANY DISCREPANCIES REPORTED TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ERRORS.
2. FOUNDATION DESIGN TO BE COMPLETED UPON SITE INSPECTION OF SOILS BY A COLORADO REGISTERED ENGINEER. DESIGN TO BE ON HAND AT TIME OF FIRST INSPECTION.
3. DESIGN BY ENGINEER SHALL BE BASED UPON LOADS FOUND BY USING DRAWINGS BY MICHAEL DONOVAN IT SHALL BE ADVISED THAT ALL STRUCTURAL ENGINEERING DESIGN SHOWN ON PLANS SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER & ANY DISCREPANCIES REPORTED TO DESIGNER. FAILURE TO DO SO SHALL RELIEVE DESIGNER OF ANY ERRORS.
4. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE IN ALL DIRECTIONS A MINIMUM OF 10% OR 1" IN 10' & SHALL CONFORM TO ALL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN FOUNDATION DRAINAGE & SLABS.
5. XX.XX' = EXISTING SPOT ELEVATION
6. (XX.XX)' = PROPOSED SPOT ELEVATION

**LOT INFORMATION**

**LOT DESCRIPTION:**  
FLYING HORSE NORTH, FILING #1, LOT 46

**BUILDING DEPARTMENT**  
PPRBD

**TAX NUMBER**  
6136004014

**ZONING DISTRICT**

**SETBACKS**

- FRONT 30'
- REAR 35'
- SIDE 10' EA SIDE
- ADJACENT 20'

**LOT AREA**

TOTAL AREA FOR LOT 46 2.73 ACRE / 119058 SQ FT

**FOUNDATION AT GRADE AREAS**

BASEMENT	2288 SQ FT
GARAGE	1011 SQ FT
FRONT PORCH SLAB	235 SQ FT
BASEMENT PATIO SLAB	80 SQ FT
<b>TOTAL</b>	<b>3614 SQ FT</b>

**IMPERVIOUS LOT COVERAGE AREAS**

FOUNDATION AT GRADE AREAS	3614 SQ FT
ASPHALT DRIVEWAY (WITHIN PROPERTY LINES)	2509 SQ FT
CONC APRON	308 SQ FT
WALKWAY	184 SQ FT
<b>TOTAL IMPERVIOUS AREA</b>	<b>6615 SQ FT</b>
<b>TOTAL LOT AREA</b>	<b>119058 SQ FT</b>
<b>IMPERVIOUS LOT COVERAGE PERCENTAGE</b>	<b>55.56%</b>

**UTILITY LINES**

ID	DESCRIPTION	LENGTH
— ELC —	ELECTRICAL LINE	191'-0"
— GAS —	GAS LINE	168'-0"
— PHN —	PHONE LINE	188'-0"
— SVR —	SEWER LINE	118'-0"
— WTR —	WATER LINE	23'-0"

NOTE: VERIFY HOME GRADES & STEPS W/FINAL FOUNDATION PLANS

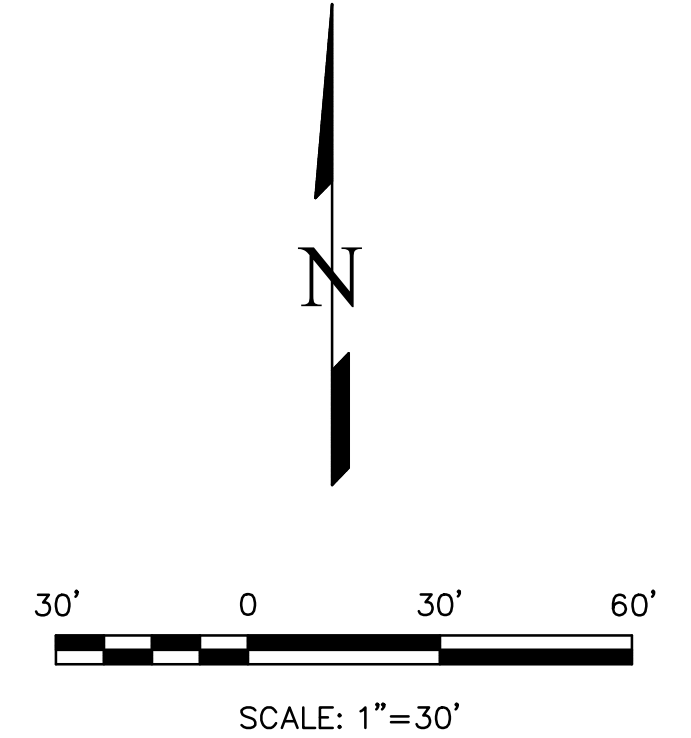
NOTE: TOPO BY OTHERS

Released for Permit  
08/09/2019 8:13:39 AM  
Regional Building Department  
amy ENUMERATION

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

**L DUCETT, PROFESSIONAL ENGINEER**  
COLORADO P.E. NO. 32339

7-19-19



**SITE PLAN**  
SCALE: 1" = 30'-0"

CLIENT ACKNOWLEDGES THAT THEY HAVE REVIEWED THESE PLANS & APPROVE OF SAID PLANS AS DRAWN. CLIENT ALSO ACKNOWLEDGES THAT ANY CHANGES REQUESTED BY CLIENT FROM THIS POINT FORWARD WILL INCUR AN ADDITIONAL CHARGE.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

JAYDEN HOMES  
Memories Coming So  
P.O. Box 1882  
Monte Vista, CO 81432  
(719) 499-4400  
Dennis@JaydenHomesColorado.com

REVISIONS


THE  
**MARSHALL RESIDENCE**  
15051 LONGWALL COURT  
FLYING HORSE NORTH, FILING #1, LOT 46  
COLORADO SPRINGS, CO 80908 - EL PASO COUNTY

CONSTRUCTION DOCUMENT SET  
SITE PLAN  
FOX BIRD MODEL  
CRAFTSMAN ELEVATION

PROJECT NUMBER  
19004

PERMIT / PLAN NUMBER  
SN014

SUBMITTAL DATE

ISSUE DATE

BUILDING DEPARTMENT  
PPRBD

PERMIT NUMBER

SHEET NUMBER  
**A1.1**