

EXISTING DRIVEWAY ACCESS

ADD16140
APPROVED
NOT FOR
COMMERCIAL

**EXISTING RESIDENCE
5375 BURGESS RD**

This existing residence (5375 BURGESS RD) will be removed before the Certificate of Occupancy will be issued for the new residence (11410 BROOK MEADOWS). Confirmation will be made by on-site visit by a PCD Staff member.

A SECOND DRIVEWAY ACCESS WILL BE MADE

**NEW RESIDENCE
11410 BROOK MEADOWS PT**

AREA OF WORK
11410 Brook Meadows Pt

THE DETACHED GARAGE IS NOT INCLUDE IN THE SITE PLAN APPROVAL. A SEPARATE PROJECT FOR PERMIT IS REQUIRED

dsdarchubeta
02/12/2024 3:15:50 PM

NOTE
BUILDER TO SET BUILDING HEIGHT AND DETERMINE FINISHED GRADE ELEVATIONS.
LOT SIZE: 852,211 S.F.
BUILDER TO DETERMINE A/C PAD LOCATION.

1 SITE PLAN
SP.1 SCALE: 1"=30'-0"

Released for Permit
02/08/2024 10:30 PM
REGIONAL Building Department
Becky A
ENUMERATION

MITCHELL RESIDENCE

11410 BROOK MEADOWS POINT
COLORADO SPRINGS, COLORADO 80908

ISSUE:
2023-09-19 REVIEW SET
2024-01-26 PERMIT SET

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JMAD JAMES McNEAL ARCHITECTURE & DESIGN
275 Market St Suite 135
Minneapolis, Minnesota 55405
877-796-JMAD
www.JamesMcNealArchitectureAndDesign.com

PROJ #243

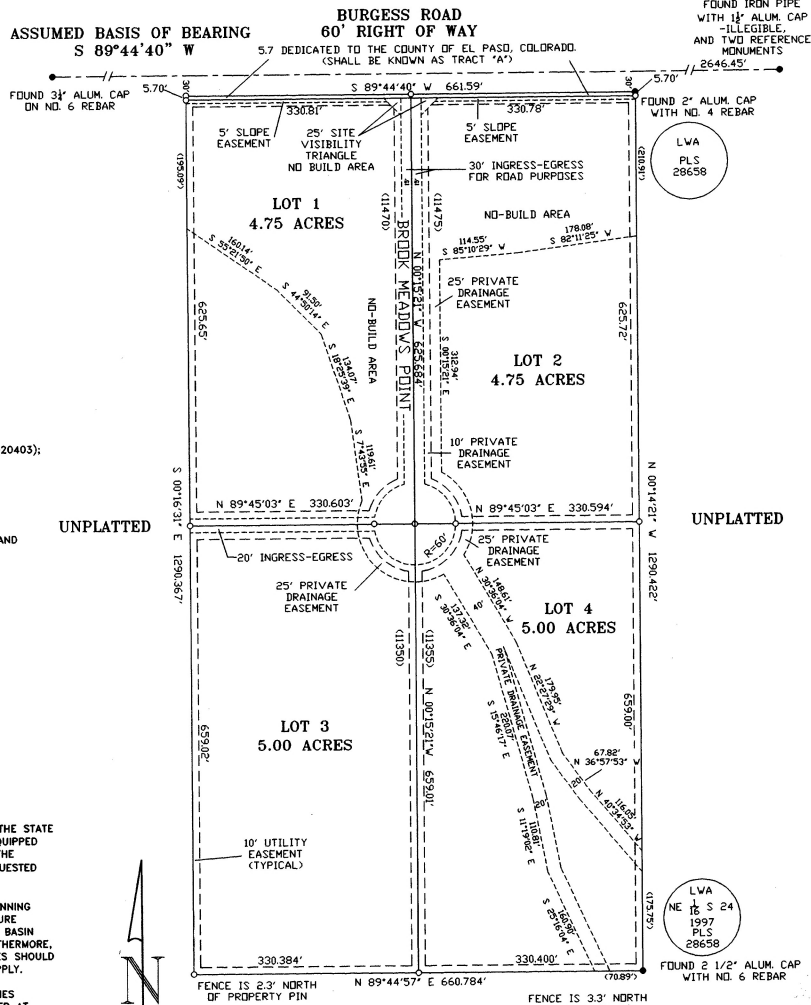
SP.1
SITE PLAN

BROOK MEADOWS SUBDIVISION

12053

EL PASO COUNTY, STATE OF COLORADO.

UNPLATTED



ASSUMED BASIS OF BEARING
S 89°44'40\"/>

BURGESS ROAD
60' RIGHT OF WAY

5.7' DEDICATED TO THE COUNTY OF EL PASO, COLORADO.
(SHALL BE KNOWN AS TRACT "A")

FOUND IRON PIPE
WITH 1 1/2\"/>

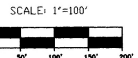
LVA
PLS
28658

LVA
NE 1/4 S 24
1997
PLS
28658

UNPLATTED

UNPLATTED

PLATTED
(BUCK POINT SITES)



TES

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24—SEE RECOVERED MONUMENTS—ASSUMED SOUTH 89°44'40\"/>

MONUMENTS SET OR FOUND ARE AS INDICATED.

SEE RECORDED SURVEY PLAT DEPOSIT NO. 204900142 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ALL STRUCTURAL FOUNDATION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

THIS SUBDIVISION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY A.D.R. AND ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

25' SIGHT VISIBILITY TRIANGLES—THERE SHALL BE NO OBSTRUCTIONS TALLER THAN 18\"/>

ALL EASEMENTS ARE SHOWN ON THE PLAT:
ALL LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THE THIRTY (30) FOOT INGRESS-EGRESS EASEMENT IS A NON-EXCLUSIVE EASEMENT. THE RESPONSIBILITY FOR MAINTENANCE OF THIS EASEMENT IS HEREBY VESTED EQUALLY WITH THE INDIVIDUAL LOT OWNERS.

ALL LOTS SHALL BE USED FOR SINGLE-FAMILY DWELLING AND SHALL MEET THE BULK REQUIREMENTS OF THE RR-3 (RURAL RESIDENTIAL) ZONE DISTRICT AS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.

TRACT "A" IS FOR FUTURE ROAD PURPOSES—OWNERSHIP AND MAINTENANCE OF TRACT "A" WILL BE VESTED IN EL PASO COUNTY.

ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED FOR BROOK MEADOWS SUBDIVISION (MS-05-002) AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE LETTER REPORT (PREPARED BY JPS ENGINEERING-JPS PROJECT NO. 020403); WATER RESOURCES REPORT (PREPARED BY JPS ENGINEERING-PROJECT NO. 020403); AND DEVELOPMENT REPORT (PREPARED BY JPS ENGINEERING-JOB NO. 020403).

PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. ADDRESSES ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP NUMBER 0804100530F, DATE MARCH 17, 1997.

NO INDIVIDUAL LOT ACCESS TO BURGESS ROAD.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.

FIRE PROTECTION IS PROVIDED BY THE BLACK FOREST FIRE DEPARTMENT.

INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. EACH WELL SHALL BE EQUIPPED WITH A TOTALIZING FLOW METER AND THE APPLICANT AND ITS SUCCESSORS AND ASSIGNS SHALL SUBMIT DIVERSION RECORDS TO THE DIVISION ENGINEER IN THE STATE ENGINEER'S OFFICE OR HIS/HER REPRESENTATIVE ON AN ANNUAL BASIS OR AS OTHERWISE REQUESTED BY THE DIVISION ENGINEER IN THE STATE ENGINEER'S OFFICE.

WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF WATER SUPPLY BASED ON WELLS IN GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUNDED WITHIN THE COVENANTS FOR BROOK MEADOWS SUBDIVISION RECORDED WITH THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 205114110 AND THE TERMS OF THE DECEASED COURT APPROVED PLAN FOR WATER AUGMENTATION IN CASE NOS. 2004 CW 159 (WATER DIVISION NO. 1) AND 2004 CW 47 (WATER DIVISION NO. 2), CONSOLIDATED BY ORDER OF THE PANEL ON CONSOLIDATED MULTIDISTRICT LITIGATION, CASE NO. 04MDL14. THE DECREE AND PLAN FOR WATER AUGMENTATION IS RECORDED WITH THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 205021540.

BUILDING LOCATION SHALL BE ESTABLISHED IN AREAS WHERE BUILDING AND SEPTIC FOOTPRINTS WILL NOT ENCROACH ON NATURAL DRAINAGE PATTERNS, THE WETLAND AREA, OR AREAS OF SEASONALLY SHALLOW GROUNDWATER. SITE-SPECIFIC FOUNDATION INVESTIGATION SHALL BE CONDUCTED PRIOR TO BUILDING TO DETERMINE SUBSURFACE CHARACTERISTICS THAT MAY IMPACT FOUNDATION DESIGN (EXPANSIVE SOILS, SHALLOW GROUNDWATER, ETC.). SITE-SPECIFIC SEPTIC INVESTIGATIONS, INCLUDING PERCOLATION TESTING, SHALL BE DONE PRIOR TO BUILDING TO DETERMINE DESIGN PARAMETERS, AND WHETHER ENGINEERED SYSTEMS ARE NEEDED. SEPTIC LOCATION SHALL REMAIN OUT OF DRAINAGE SWALES.

KNOW ALL MEN BY THESE PRESENTS:

THAT WAYNE INTERMILL, DBA HI-POINT HOME BUILDERS, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, EXCEPT A RIGHT OF WAY FOR ROAD PURPOSES OVER THE NORTH 30 FEET THEREOF.

CONTAINING 19.5866 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE SURVEYED AND PLATTED INTO LOTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "BROOK MEADOWS SUBDIVISION", EL PASO COUNTY, STATE OF COLORADO. THE NORTHERLY 5.70 FEET AS PLATTED IS HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY TO EL PASO COUNTY, STATE OF COLORADO SAID NORTHERLY 5.70 FEET AND UPON ACCEPTANCE BY RESOLUTION OF SAID TRACT SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, STATE OF COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED WAYNE INTERMILL, DBA HI-POINT HOME BUILDERS, AN INDIVIDUAL, HAS EXECUTED THIS INSTRUMENT THIS 1 DAY OF JULY, 2005 A.D.

Wayne Intermill
WAYNE INTERMILL—OWNER

STATE OF COLORADO SS
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF JULY, 2005 A.D. BY WAYNE INTERMILL, AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 09-25-07

Beverly A. Patterson
Beverly A. Patterson
NOTARY PUBLIC

CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF; AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



COUNTY APPROVAL:

APPROVAL IS GRANTED THIS 6th DAY OF JUNE, 2005 A.D.
Chloe West
CHAIRMAN BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY DEVELOPMENT SERVICES DIRECTOR

STATE OF COLORADO SS
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:05 O'CLOCK P.M., THIS DAY OF JULY, 2005 A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER 205101493.

FEES: \$10.00
SC. \$1.00

By: *John M. Swartz*
DEPUTY

PARK FEES: \$142.00 (Region 2)
BRIDGE FEES: \$8
DRAINAGE FEES: \$1,224.00 (100%)
SCHOOL FEES: \$1,224.00 (100%)
DISTRICT: \$20 (400%)

(RECEIPT # 1203)

LEGEND
• FOUND MONUMENTS AS SHOWN
○ SET NO. 4 REBAR WITH PLASTIC CAPS - 27270

A.D.R. AND ASSOCIATES
833 #3 PLATTE AVENUE
Colorado Springs, CO 80903
(719) 576-3712 Fax (719) 576-3364

A PORTION OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY JMD

DATE: 6/27/05 JOB NO. ADR2004-13