

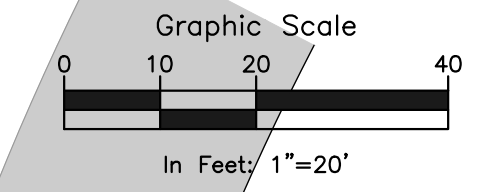
FILE - ADD2456
 ZONING - RR-5
 PLAT - 9468
 APPROVED 2816 SQ FT
 DETACHED GARAGE

APPROVED
Plan Review
 02/08/2024 11:09:34 AM
dsdmas
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT REMOVE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS, ORDINANCES, REGULATIONS,
 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 APPROVAL IS CONTINGENT UPON COMPLIANCE WITH ALL
 APPLICABLE RULES ON THE RECORDED PLAN.
 An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 county road.
 Division of Storage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

Not Required
BESQCP
 02/08/2024 11:10:07 AM
dsdmas
 EPC Planning & Community
 Development Department

It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.



EASEMENT (TYP.)

N71°33'49"E 439.11'

TIERRA ROJO DRIVE

50' FRONT
 SETBACK (TYP.)

16' TYP.

S85°06'08"E 115.10'

D=016.37
 L=915.1' R=320.27'

S27°19'13"W 100.04'

25.00'

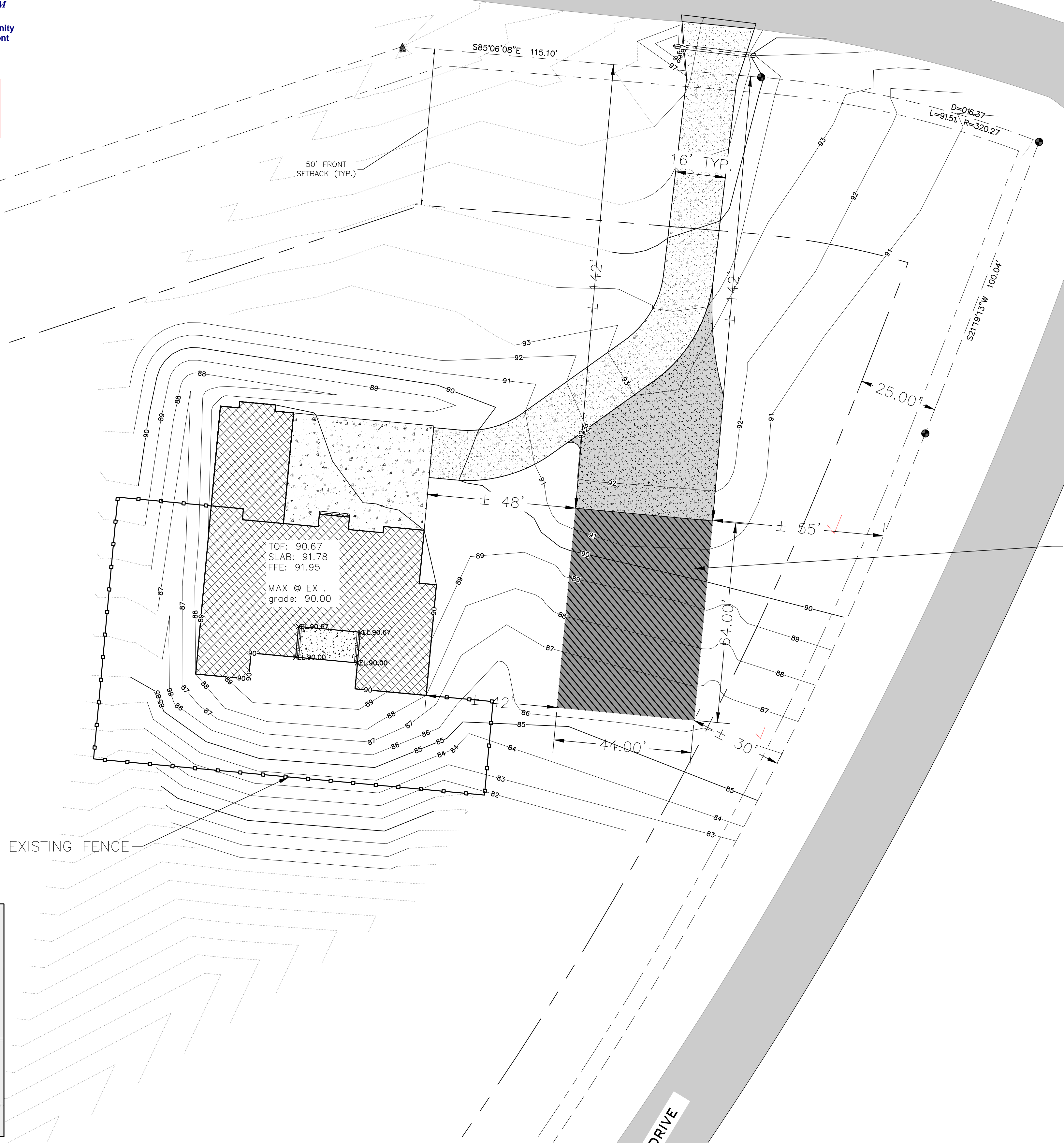
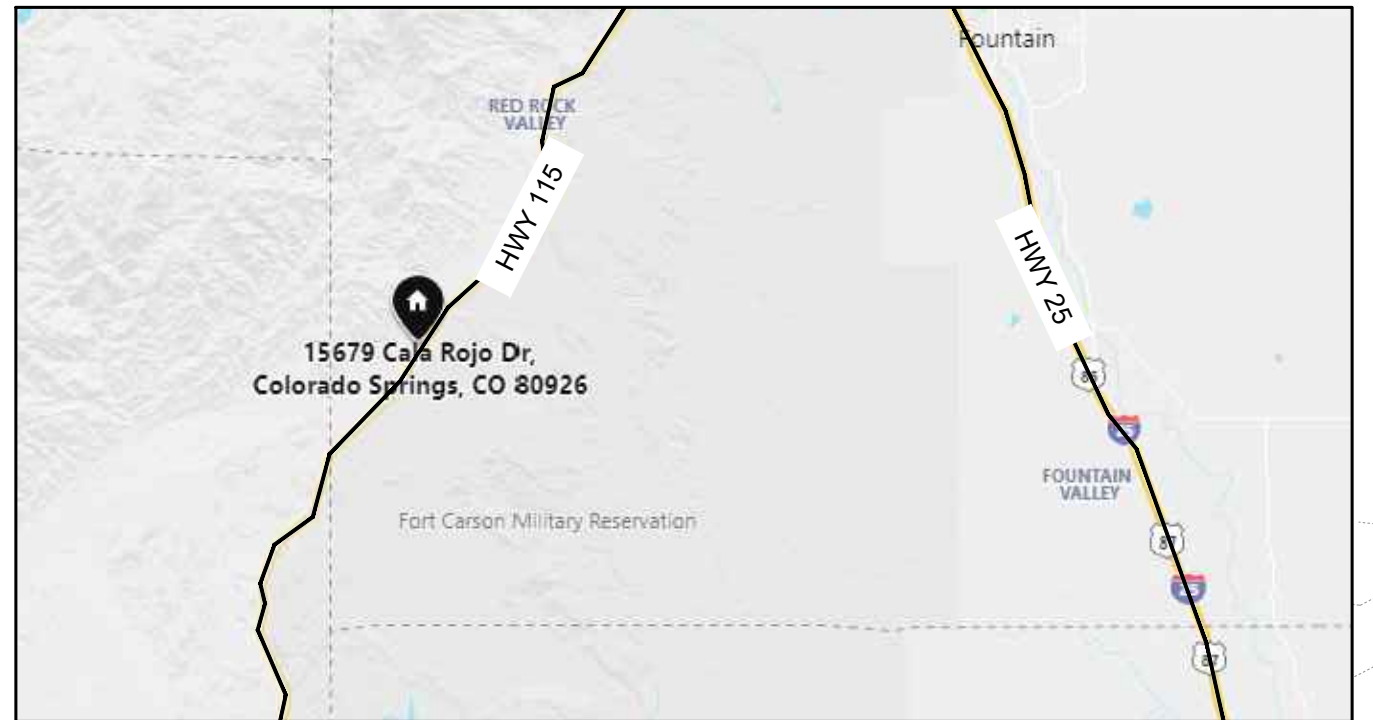
LOT 35
 PIÑONS OF TURKEY CAÑON RANCH
 (CURRENTLY) 15679 CALA ROJO DRIVE
 5.201 AC.

TOF: 90.67
 SLAB: 91.78
 FFE: 91.95
 MAX @ EXT.
 grade: 90.00

FINISH
 FLOOR 92.50

EXISTING FENCE

VICINITY MAP
 N.T.S.



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- BM PROPERTY CORNER, MONUMENT, OR BENCHMARK
- FLOWLINE
- - - SF SILT FENCE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SPOT ELEVATION
- ▨ EX. STRUCTURE/BUILDING
- ▩ PROP. STRUCTURE/BUILDING
- ▤ EX. CONCRETE PAVEMENT
- ▥ PROP. CONCRETE PAVEMENT
- ▧ PROP. GRAVEL DRIVEWAY

RMG
 Architects
 Structural
 Geotechnical

Engineers / Architects
 SOUTHERN COLORADO OFFICE
 5085 LIET DRIVE, SUITE 200, COLORADO SPRINGS, CO 80919
 (719) 548-0600 - WWW.ENGINEERS.COM
 SOUTHERN COLORADO, DENVER OFFICE, NORTHERN COLORADO

 FOR CIVIL ONLY

NORDYKE GARAGE
 4425 TIERRA ROJO DR
 COLORADO SPRINGS CO
 TAMMY NORDYKE

GRADING & DRAINAGE PLAN
 SHEET NAME

FOR CONSTRUCTION
 PROJECT STATUS

ENG: J02
 DRAWN: FHZ
 CHECKED: J02

DATE
 12/27/23

#	REVISION	DATE

JOB NO.
 193266

SHEET NO.
 C.01
 of 1

LAST SAVED: 12/27/2023 2:04:26 PM PATH: \\localimpe.com\DFS1\proj\proj\proj\Site_Spec\2023\2023-01\Nodyke_Tammy\193266\CD\Drawings\RMG\Sheet\Sheet\193266_Cala_Rojo_Site_Layout_Plan.dwg

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 4425 TIERRA ROJO DR, COLORADO SPRINGS

Parcel: 7705004003

Plan Track #: 186003 

Received: 06-Feb-2024 (BRIANNAM)

Description:

DETACHED GARAGE

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
02/08/2024 9:16:59 AM



Christineh
CONSTRUCTION


Mechanical

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

02/08/2024 11:10:46 AM
dsdmaes



EPC Planning & Community
Development Department

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.