

ADD23367

**Not Required
BESQCP**
06/30/2023 9:10:29 AM
dsdyounger
EPC Planning & Community
Development Department

**APPROVED
Plan Review**
06/30/2023 9:10:33 AM
dsdyounger
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE 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.

Division of blockage of any drainage way
is not permitted without approval of the
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.

LEGAL:

(S40AC W1/2 SE1/4 S14-12-65)
THE SOUTH 40 ACRES OF THE WEST HALF
OF THE SOUTHEAST QUARTER OF SECTION
14, TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, EL PASO
COUNTY, COLORADO, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT THE SOUTHWEST
CORNER OF SAID SOUTHEAST QUARTER OF
SECTION 14:

THENCE N 00°34'35" W, 1326.61 FEET
ALONG THE WEST LINE OF SAID
SOUTHEAST QUARTER:

THENCE N 89°11'43" E, 1312.53 FEET TO THE
EAST LINE OF SAID WEST HALF OF THE
SOUTHEAST QUARTER:

THENCE S 00°39'18" E, 1326.60 FEET ALONG
SAID EAST LINE TO THE SOUTHEAST
CORNER OF SAID WEST HALF OF THE
SOUTHEAST QUARTER:

THENCE S 89°11'43" W, 1314.35 FEET ALONG
THE SOUTH LINE OF SAID SOUTHEAST
QUARTER TO THE POINT OF BEGINNING
AND CONTAINING 40.0 ACRES, MORE OR
LESS.

SITE INFO:

ADDRESS:
10390 BURGESS ROAD

SITE DATA:
LOT SIZE = 40 ACRES

BUILDING FOOTPRINT =
(E) HOUSE/GARAGE = 2373 SQ FT
NEW GARAGE = 2450 SQ FT
(E) ENTRY = 164 SQ FT
(E) DECK = 263 SQ FT
NEW TOTAL = 5250 SQ FT

LOT COVERAGE = 3% +/-
ZONING = RR5 UNPLATTED
TAX SCHEDULE # = 52140-00-005
BUILDING HEIGHT = SEE ELEVATIONS

REVISIONS
06.28.23

LGA STUDIOS
201 E. Las Animas Street
Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0880
Office@LGAstudios.com
www.lgastudios.com

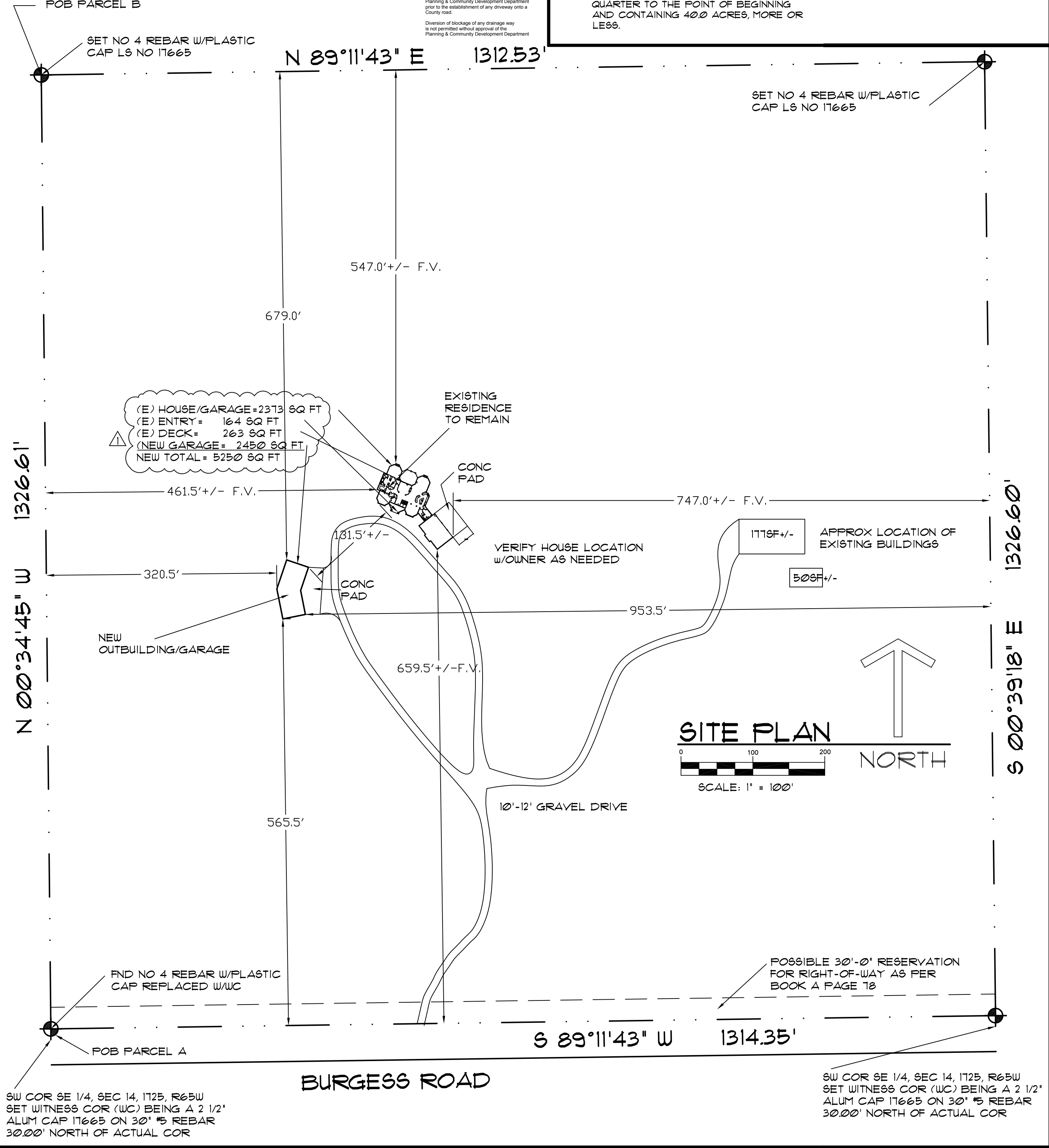
CONTRACTOR
TBD

**THE
GOTTBEHUET
GARAGE**
10390 BURGESS ROAD
COMPUTER FILE # 17-1504

DRAWN BY:
CHECKED BY:
PLOT 06/28/23 3:16 PM

**SITE PLAN
VICINITY MAP
SITE NOTES**

Sheet #
SP1
OF 1 Sheets



SITE NOTES:

- 1) Topographic information to be supplied by others only as needed.
- 2) Contractor to verify easements.
- 3) 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.
- 4) 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).
- 5) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 6) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 7) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 8) 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.
- 9) 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 TERMS:

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

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RESIDENTIAL



2017 PPRBC

Address: 10390 BURGESS RD, COLORADO SPRINGS

Parcel: 521400005

Plan Track #: 177254 

Received: 09-Jun-2023 (KALLISTAJ)

Description:

DETACHED GARAGE

Contractor:

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
06/27/2023 3:06:31 PM



CONSTRUCTION

Mechanical

N/A

06/27/2023 3:53:53 PM



stephaniev
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

06/30/2023 9:11:06 AM



dsdyounger
**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.