owner Jason Cain

SFD22733
PLAT 14238
ZONE PUD

STRUCTURE HEIGHT 29',
RETAIN WALL UNDER 4'
WET BAR
SECOND DRIVEWAY ACCESS

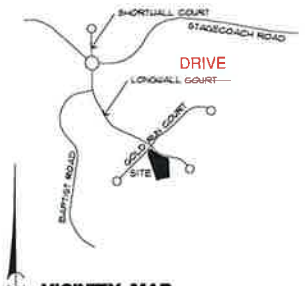
APPROVED
Plan Review
04/29/2022 10:49:21 AM
dsdorhofer
EPC Planning & Community Development Department

APPROVED
BESQCP
04/29/2022 10:49:29 AM
dsdorhofer
EPC Planning & Community Development Department

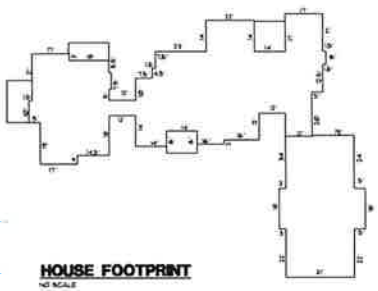
6.3.5

7.2.3.D.2.a(4)

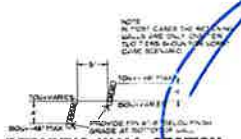
8.4.5.G.1
+ 4a



VICINITY MAP
NO SCALE



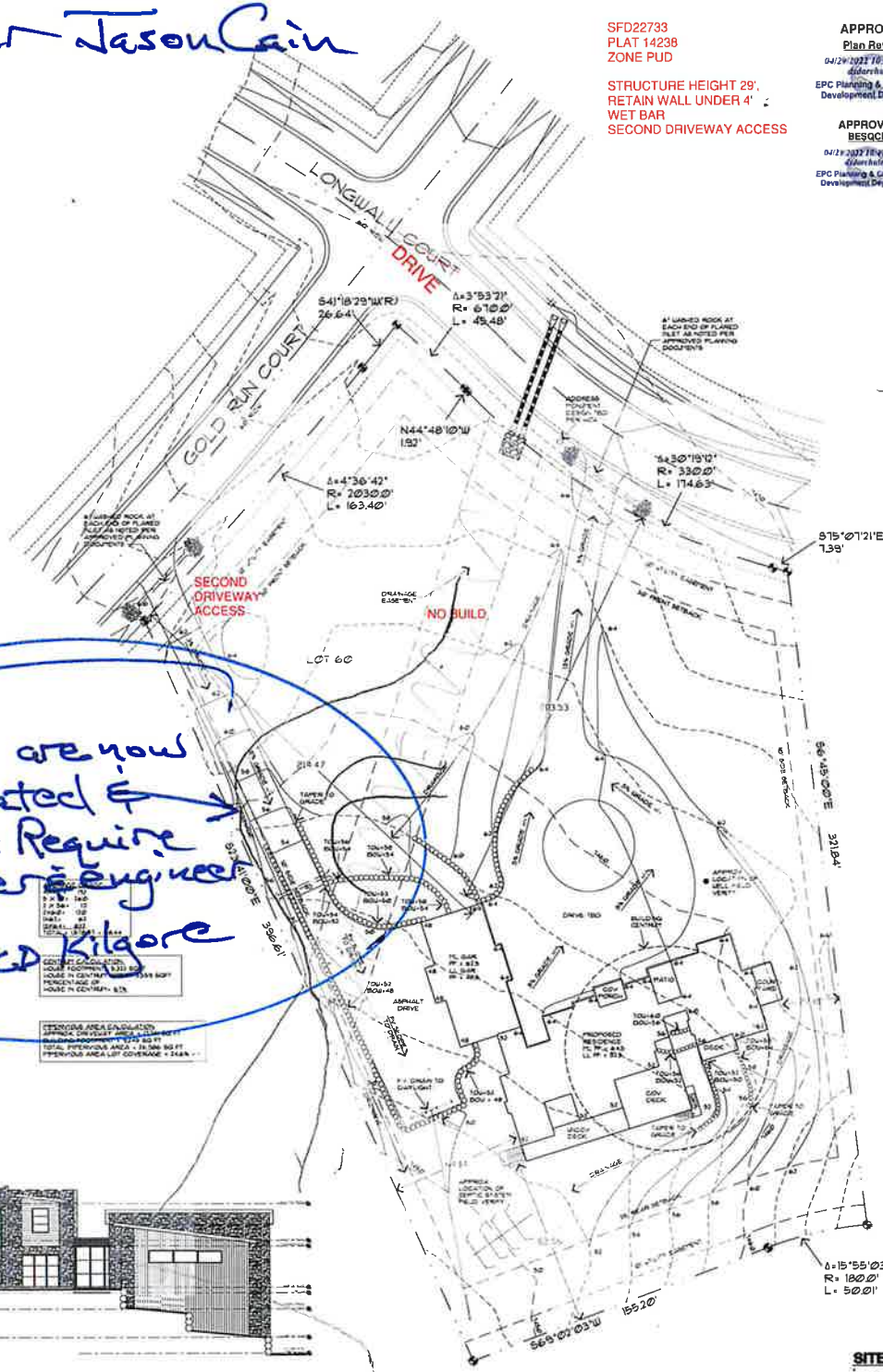
HOUSE FOOTPRINT
NO SCALE



RETAINING WALL SECTION

Walls are now relocated & taller. Require PCD planner & engineer review per PCD Kilgore

FRONT ELEV & BUILDING HEIGHT



SITE PLAN
SCALE: 1" = 20'

NORTH

Released for Permit
04/13/2022 01:01:18 PM
REGIONAL Building Department
Book A
ENUMERATION

SITE INFO:

ADDRESS:
4580 LONGWALL DR
LEGAL:
LOT 60 FILING NUMBER TWO
FILING NO. 1
IN THE CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO
SITE DATA:
LOT SIZE = 9,536 SQ FT
BUILDING FOOTPRINT =
HOUSE = 3,111 SQ FT
GARAGE = 1,135 SQ FT
COV PORCH = 140 SQ FT
DECK = 338 SQ FT
TOTAL = 4,574 SQ FT
LOT COVERAGE = 48%
ZONING = PUD
TAX SCHEDULE # = 6340 04-024
BUILDING HEIGHT = SEE ELEVATIONS

SITE NOTES:

1) Topographic information is not to be supplied by owners. Note contours for ~~no~~
2) Disturbed areas, indicate on landscape contours. Natural areas undisturbed contours
3) Contractor to verify easements
4) Contractor to limit dust and dirt on streets and from transport and vehicular tracking to the surrounding streets in order to minimize inconvenience and a hazardous environment for the general public. Limit and minimize construction traffic. Limit and minimize construction activities to avoid encroaching on the contiguous property to the Construction Owner's.
5) Limit construction and activity, including but not limited to, parking, storage, and staging to areas within the property lines and public rights-of-way as indicated on approved construction plans. Prior to any construction, applicant shall designate specific areas within the property lines for construction related activity, including but not limited to, parking, storage, and staging. Such areas shall be kept clean and orderly. Applicant shall post adequate notice at all construction entrances stating that all construction activity, including but not limited to, parking, storage, and staging must occur only within the property lines and public rights-of-way. Applicant shall provide the name and telephone number of a contact person who is responsible for erosion control and who can be contacted 24 hours a day for the duration of the project, should problems arise. Applicant shall notify all adjacent property owners and public safety agencies with the name and telephone number of the contact person at least 14 days prior to the commencement of construction activity.
6) Any temporary or permanent facility, including but not limited to, contractor trailers, materials or transportation equipment used during the project shall be subject to review and approval by the Director.
7) Any damage to any property, public or private, shall be repaired or restored to its original condition or better, as approved by the Director, at the developer's expense and at no cost to the City.
8) All on-site flood control facilities shall be completed and functional prior to the release of any building or occupancy permits for the site. Offsite flood control facilities required to serve the site shall be completed and functional prior to the release of any building or occupancy permits for the site, unless otherwise approved by the City Engineer.
9) Final grading shall be certified by a professional engineer and approved by the City Engineer prior to release of any building or occupancy permits for the site.
10) Private detention basin/water quality facilities shall be privately maintained by the owner or assigns.
11) Maintenance of public detention basin/water quality facilities shall be the responsibility of the City upon acceptance of a final as-built grading and drainage certification by the City Engineer.
12) Maintenance of any landscaping shown on this plan shall be the responsibility of the owner or assigns.
13) Any proposed signage requires a separate permit.
14) Any grading, erosion and sediment control measures, as well as stormwater quality measures, must be installed prior to construction activities, and must be functional before any land disturbing activities occur. Additional erosion and sediment control measures may be required by the City Engineer.
15) Owner is responsible for the removal of all construction trash, debris, and equipment from the site prior to final acceptance.
16) All drainage improvements shall be constructed according to the City Engineering Criteria Manual and Drainage Criteria Manual, Volumes 1 and 2.
17) Private detention basin/water quality facilities shall be privately maintained by the owner or assigns.
18) Maintenance of public detention basin/water quality facilities shall be the responsibility of the City upon acceptance of a final as-built grading and drainage certification by the City Engineer.
19) Maintenance of any landscaping shown on this plan shall be the responsibility of the owner or assigns.
20) Any proposed signage requires a separate permit.

SITE LEGEND:

PROPERTY LINES / CORNERS
EXISTING CONTOURS
DRAINAGE SLOPE
PROPOSED CONTOURS
PROPOSED BOULDER RETAINING WALL
100 = FINISH GRADE

SITE TERMS:

ABBREVIATIONS:
BOW=BOTTOM OF RETAINING WALL
(E)=EXISTING TO REMAIN
LL=LOWER LEVEL
FL=FLAT LEVEL
(N)=NEW CONSTRUCTION
(R)=REMOVE
RL=HEIGHT OF WAY
SB=SETBACK
SQ. FT. OR SF=SQUARE FEET
TOP=TOP OF FOUNDATION
TOW=TOP OF RETAINING WALL
UL=UPPER LEVEL
WO=WALKOUT

REFERENCE INFO:

TOPO INFO:
CLASSIC HOMES
8360 CORPORATE DRIVE
COLORADO SPRINGS, CO 80919
PHONE 719.590.5333

REVISIONS

LGA STUDIOS
21 E. 1st, Suite 1
Colorado Springs, CO
(719) 635-3200
www.lgastudios.com

DEVELOPER
STRECKER HOMES
P.O. BOX 2946
MONUMENT, CO 80132

THE CAIN RESIDENCE

DRAWN BY: MDW
CHECKED BY: LGA
PLOT: 04/05/22 8:01

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet 6
SP1
Of 1 Sheet