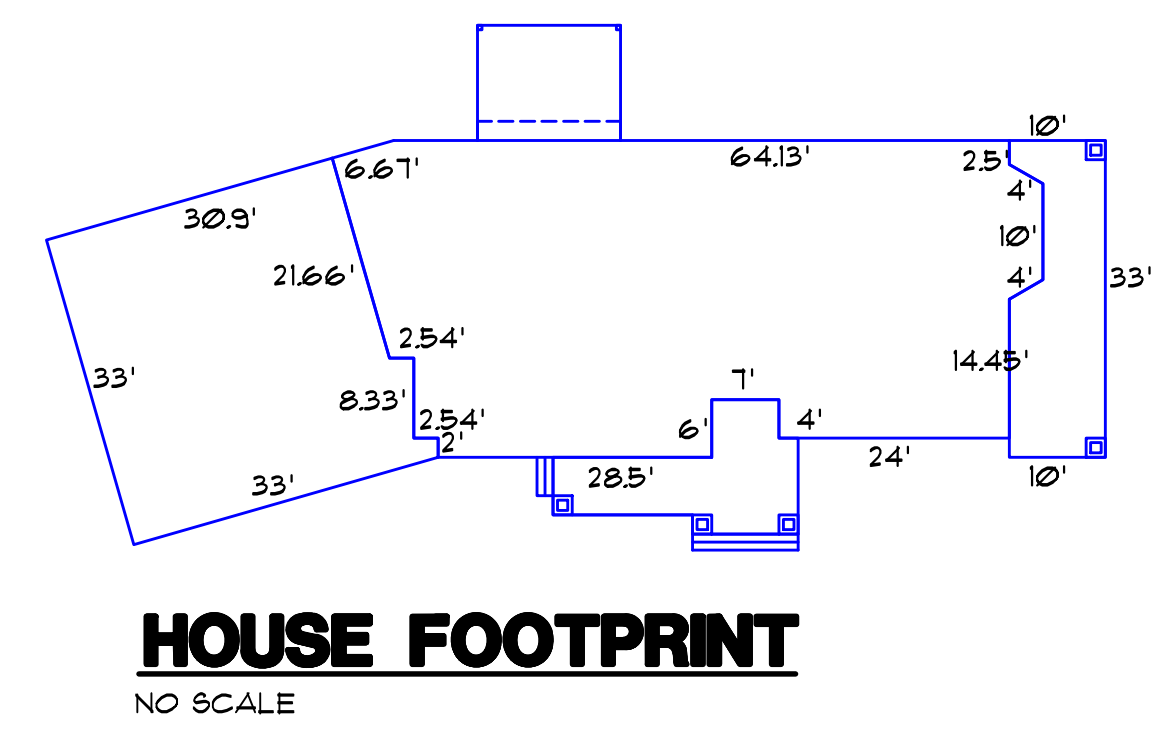
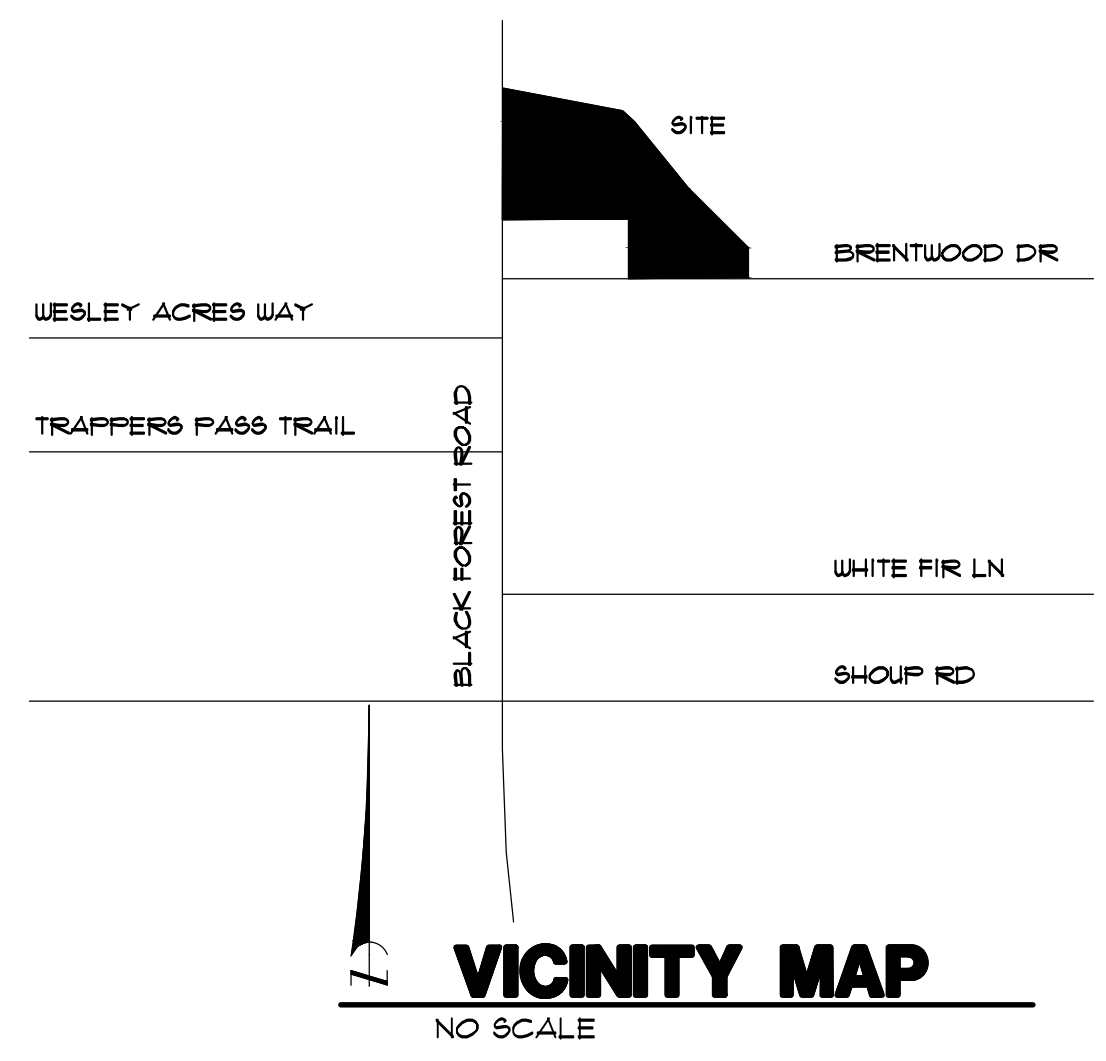


Released for Permit
 09/06/2022 11:21 PM
REGIONAL
 Building Department
 Becky A
 ENUMERATION

WRECKING PERMIT I83764



SITE INFO:
ADDRESS:
 6850 BRENTWOOD DR
LEGAL:
 LOTS 1, 2, 5, 6 BLK 52 TOG WITH LOT 1 + VAC ST ADJ BET BLKS 52 + 53, LOT 2 + E 10' FT OF 5D VAC ST, LOT 3 BLK 53 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1 IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.
SITE DATA:
 LOT SIZE = 749252 SQFT
 BUILDING FOOTPRINT =
 HOUSE = 2066 SQFT
 GARAGE = 1150 SQFT
 COVERED PORCH = 221 SQFT
 COVERED DECK = 288 SQFT
 TOTAL = 3725 SQFT
 LOT COVERAGE = 5%
 ZONING = RR-5
 TAX SCHEDULE # = 5202267006
 PLAT # 871
 BUILDING HEIGHT = 00'-00"
 SEE ELEVATIONS

REVISIONS

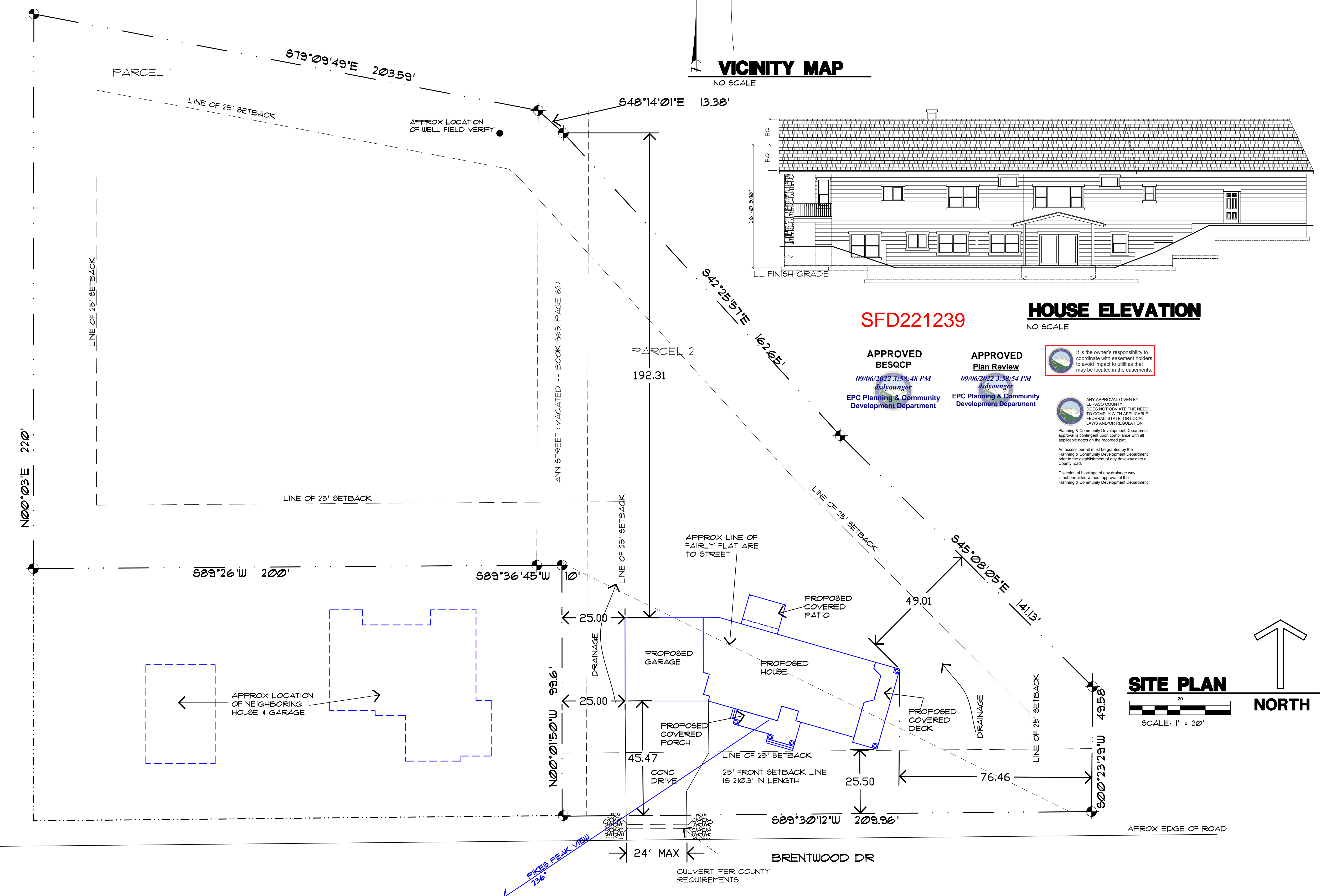
LGA STUDIOS
 201 E. Las Animas Street Suite 113
 Colorado Springs, CO. 80903
 Phone: (719) 635-0880
 office@lgastudios.com
 www.lgastudios.com

SITE NOTES:

- 1) Topographic information is to be supplied by others, as necessary.
- 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
- 3) Contractor to verify easements.
- 4) 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.
- 5) 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).
- 6) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 8) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 9) 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.
- 10) 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.

CONTRACTOR
JACKSON HOMES
 8940 SANDY CT
 COLORADO SPRINGS, CO 80901
 PH: 719-457-1047 FX: 719-490-0035
 Cell: 719-457-8823
 Email: wj@jacksonhomesandco.com

BLACK FOREST ROAD



SFD221239

HOUSE ELEVATION
NO SCALE

APPROVED BESQCP
 09/06/2022 3:58:48 PM
dyounger
 EPC Planning & Community Development Department

APPROVED Plan Review
 09/06/2022 3:58:54 PM
dyounger
 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

An access permit shall 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.

REFERENCE COUNTY ZONING P8228
 FILE FOR PARCEL MEETING MINIMUM LOT SIZE REQUIREMENT

SITE LEGEND:

PROPERTY LINES & CORNERS

NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:

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

THE FRITCH RESIDENCE
 6850 BRENTWOOD DR
 COMPUTER FILE 627-2063

DRAWN BY: JP
CHECKED BY: LQAstudios
 PLOT 09/02/22 2:48 PM

SITE PLAN
 VICINITY MAP
 SITE NOTES

Sheet #
SP1
 OF 1 Sheets

PLOTTED @ 1"=20'-0" SCALE ON 36"X24" SHEETS

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RESIDENTIAL

2017 PPRBC



6850 Brentwood Dr.

Address: ~~13035 BLACK FOREST RD~~, COLORADO SPRINGS

Parcel: 5208267006

Plan Track #: 163947

Received: 16-Jun-2022 (KALLISTAJ)

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	1038	
Lower Level 2	2017	
Main Level	2073	
	5128	Total Square Feet

Required PPRBD Departments (4)

Enumeration
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08/10/2022 9:22:36 AM

amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
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bphillips
CONSTRUCTION

Mechanical
Released for Permit
06/29/2022 10:25:31 AM

Justin C
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
09/06/2022 3:59:50 PM
dsyounger
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.