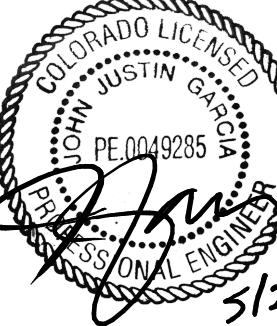


NO.	DATE	DESCRIPTION



**SHEET NOTES:**

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ALERT ARCHITECTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO BID OR WORK IS PERFORMED DURING CONSTRUCTION
- CONTRACTOR TO ALERT ENGINEER OF ANY UNUSUAL EXISTING CONDITIONS THAT DEVIATE FROM UNDERLINE PREMISE INFERRED BY THE JURISDICTION APPROVED BUILDING CODE
- IF DISCREPANCIES EXIST BETWEEN GRAPHIC AND TEXT NOTE, THE TEXT NOTE SHALL GOVERN OVER THE GRAPHIC
- DEMOLITION OF TREES SHALL NOT BE PERFORMED UNLESS APPROVED BY OWNER

**SITE PLAN BACKGROUND**

SURVEY PROVIDED BY: REF. C0

FORTH LAND SURVEYING, INC.  
 1586 S. 21st Street, Suite 10  
 Colorado Springs, CO 80904  
 Phone: 719-725-7446  
 E-mail: Camaron@ForthLS.com  
 Website: www.ForthLS.com

DATE: November 19, 2021  
 PROJECT No.: 21116

**LEGAL DESCRIPTION**

LOT 21 PAINT BRUSH HILLS FIL NO 3

**SITE DATA PLAT 6465**

TAX SCHEDULE: 523004019  
 COUNTY ZONING: RR-2.5  
 CONSTRUCTION TYPE: V-NON-RATED  
 OCCUPANCIES: R  
 ELEVATION: 6148'  
 SNOW LOAD: 40 PSF UNIFORM  
 WIND SPPD: VULT = 130 MPH EXPOSURE C

- LEGEND:**
- FOUND NO. 5 REBAR WITH 1.25" PLASTIC CAP, FLUSH WITH GRADE, OR AS NOTED
  - △ SITE BENCHMARK: SET 60D NAIL, ELEVATION= 7325.94 '(ASSUMED)
  - BORE HOLE
  - STORM DRAIN CULVERT
  - ⊕ GAS METER
  - ⊖ UNDERGROUND FIBER OPTIC SIGN
  - ⊕ FIBER OPTIC VAULT
  - ⊕ UTILITY POLE
  - ⊕ ELECTRIC METER
  - ⊖ GUY WIRE
  - ⊕ FENCE POST
  - (-) — (-) SPLIT RAIL FENCE
  - (-) — (-) WIRE STRAND FENCE
  - OE — OVERHEAD UTILITY LINE

**SFD22838**

**APPROVED BESQCP**  
 05/20/2022 8:35:33 AM  
 dsdyounger  
 EPC Planning & Community Development Department

**APPROVED Plan Review**  
 05/20/2022 8:35:42 AM  
 dsdyounger  
 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.

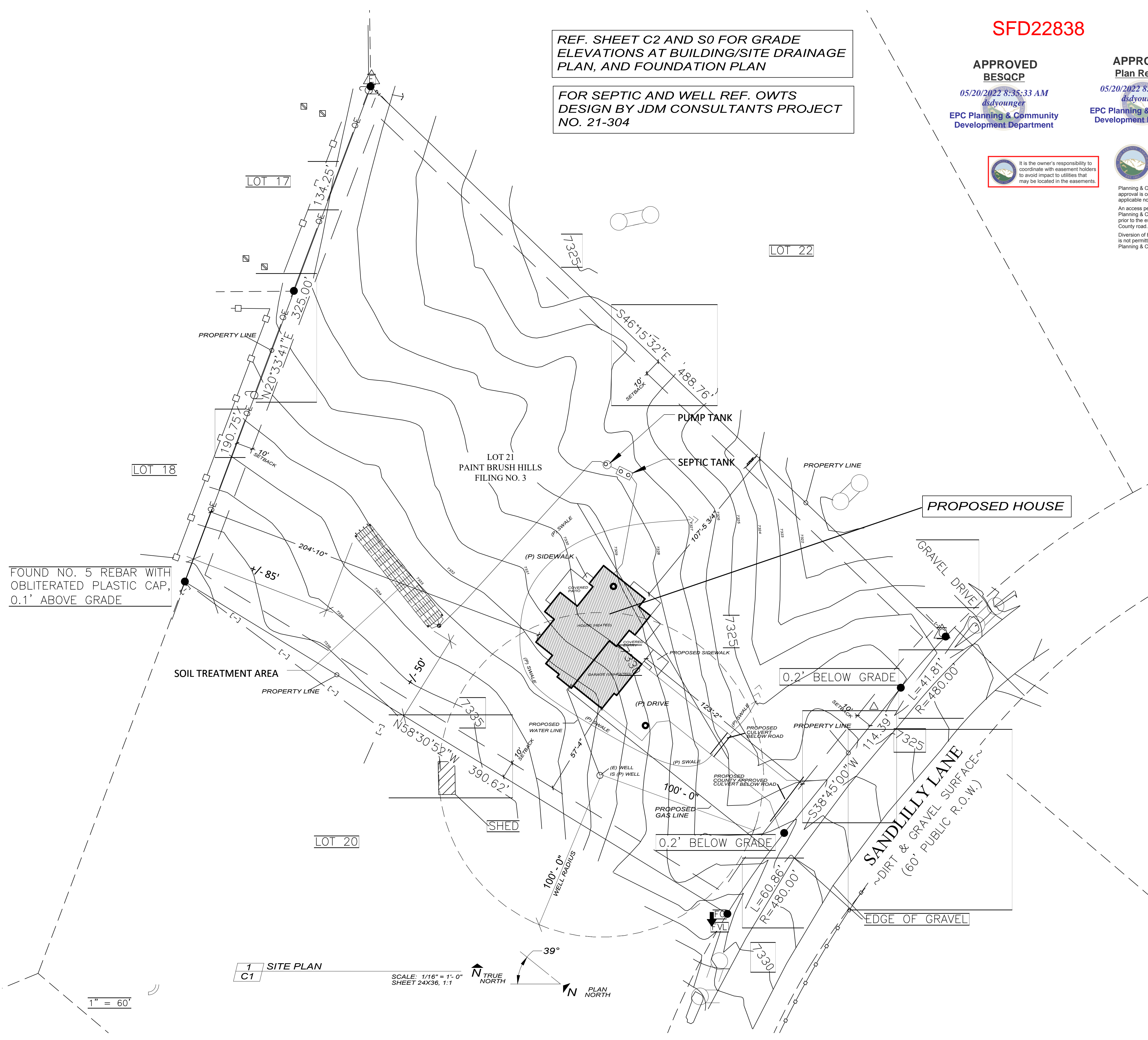
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

REF. SHEET C2 AND S0 FOR GRADE ELEVATIONS AT BUILDING/SITE DRAINAGE PLAN, AND FOUNDATION PLAN

FOR SEPTIC AND WELL REF. OWTS DESIGN BY JDM CONSULTANTS PROJECT NO. 21-304



1 SITE PLAN  
 C1

SCALE: 1/16" = 1'-0"  
 SHEET 24X36, 1:1

TRUE NORTH  
 PLAN NORTH

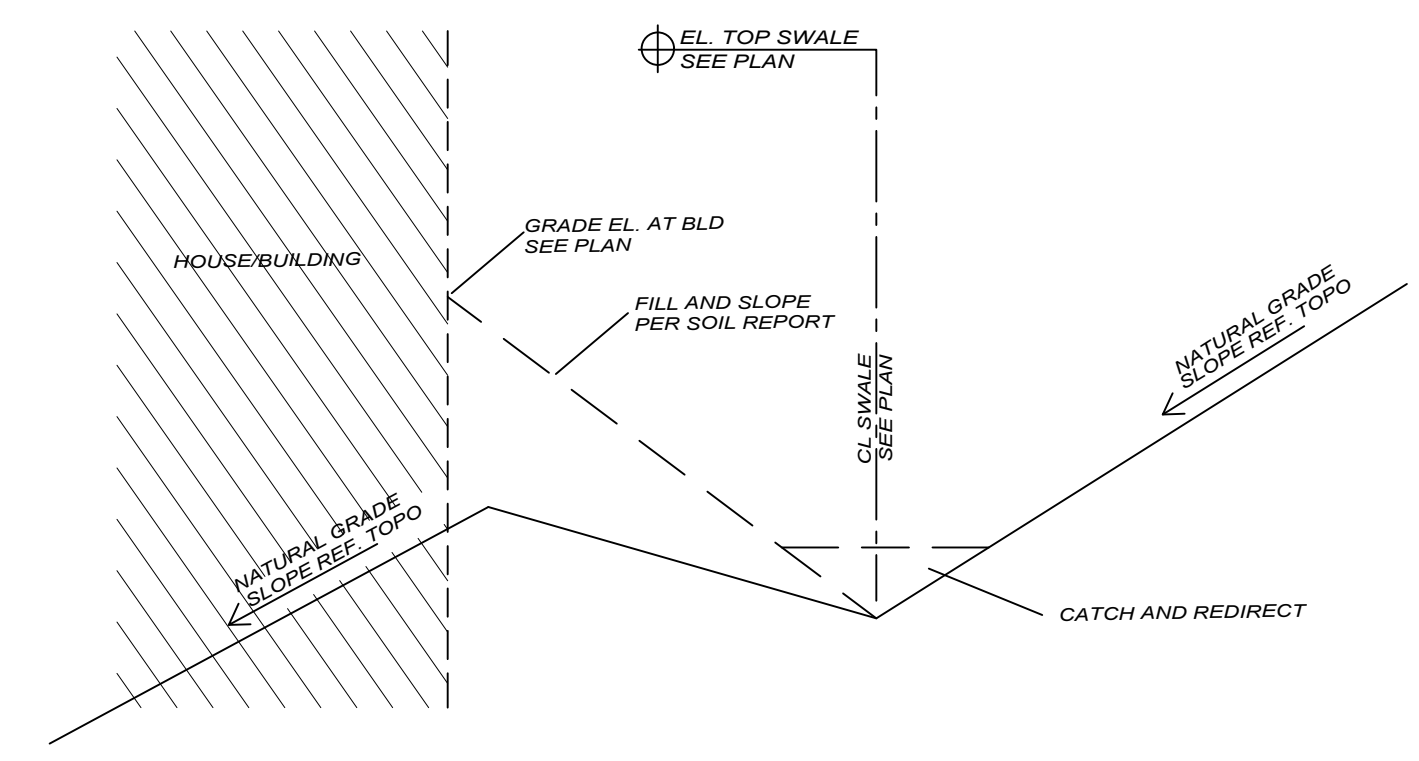
39°

1" = 60'



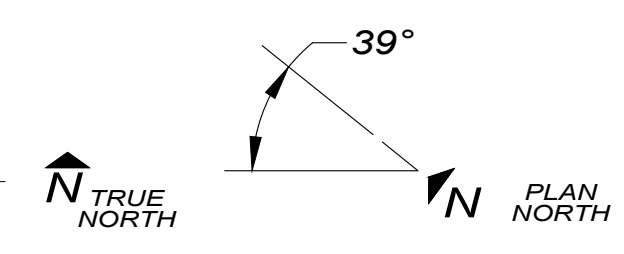
- SHEET NOTES:**
- A. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ALERT ARCHITECTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO BID OR WORK IS PERFORMED DURING CONSTRUCTION
  - B. CONTRACTOR TO ALERT ENGINEER OF ANY UNUSUAL EXISTING CONDITIONS THAT DEVIATE FROM UNDERLINE PREMISE INFERRED BY THE JURISDICTION APPROVED BUILDING CODE
  - C. IF DISCREPANCIES EXIST BETWEEN GRAPHIC AND TEXT NOTE, THE TEXT NOTE SHALL GOVERN OVER THE GRAPHIC
  - D. CONCRETE FOUNDATION ELEVATIONS SHOWN ON FOUNDATION PLAN
  - E. REF. FOUNDATION PLAN FOR ADDED NOTES ABOUT ELEVATIONS OF GRADE AT BUILDING FOUNDATION.

- KEYED NOTES:**
- 1. CONTRACTOR TO COORDINATE WITH TO DETERMINE FINAL DRIVE DESIGN. DRIVE ELEVATIONS ARE SUGGESTION ONLY.
  - 2. SLOPE DRIE TO MATCH ELEVATION OF SANDLILLY LN.



**2 SWALE DETAIL**  
SCALE: NTS

**1 C2 SITE DRAINAGE & GRADE ELEVATIONS**  
SCALE: 1/8" = 1'-0"  
SHEET 24X36



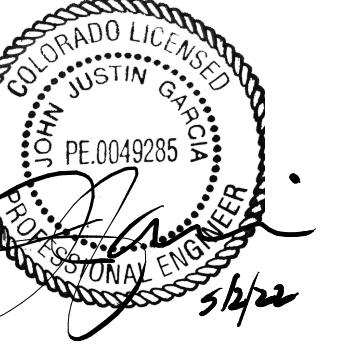
**SITE PLAN OVERLAY**  
PROVIDED BY:  
FORTH LAND SURVEYING, INC.  
1580 S. 21st Street, Suite 110  
Colorado Springs, CO 80904  
Phone: 719-722-7446  
E-mail: Camerond@ForthL.S.com  
Website: www.ForthL.S.com  
DATE: November 19, 2021  
PROJECT No.: 21116

**A E L**  
AE LEUKEN (AEL)  
ARCHITECTURAL ENGINEERS  
PHONE: (719) 293-2899  
SERVICE @ AELEUKEN.COM  
2121 ACADEMY CIR. STE 200  
COLORADO SPRINGS CO. 80909

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THESE DRAWINGS MAY NOT BE DUPLICATED, THE EXPRESS WRITTEN CONSENT OF AE LEUKEN

**GRADY RESIDENCE**  
10760 SANDLILLY LN, PEYTON, CO 80831

NO.	DATE	DESCRIPTION



PROJECT NO:  
AE315-R  
SHEET  
**C2**  
SITE DRAINAGE  
GRADE ELEVATIONS

# RESIDENTIAL



2017 PPRBC

Address: 10760 SANDLILLY LN, PEYTON

Parcel: 5223004019

Plan Track #: 161745 

Received: 04-May-2022 (ANDREAL)

## Description:


### RESIDENCE

Contractor:

Type of Unit:

Garage	820	
Lower Level 2	2343	
Main Level	2343	
	5506	Total Square Feet

## Required PPRBD Departments (4)

<p align="center"><b>Enumeration</b></p> <p align="center">Released for Permit 05/17/2022 11:48:01 AM  brent ENUMERATION</p>	<p align="center"><b>Floodplain</b></p> <p align="center">(N/A) RBD GIS</p>
<p align="center"><b>Construction</b></p>	<p align="center"><b>Mechanical</b></p>

## Required Outside Departments (1)

<p align="center"><b>County Zoning</b></p> <p align="center">APPROVED Plan Review 05/20/2022 8:37:42 AM dsdyounger EPC Planning &amp; Community Development Department</p>
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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.