

SFD241062
PLAT 14170
ZONE RR-2.5

APPROVED
Film Review
11/19/24 3:29:23 PM
Development Department

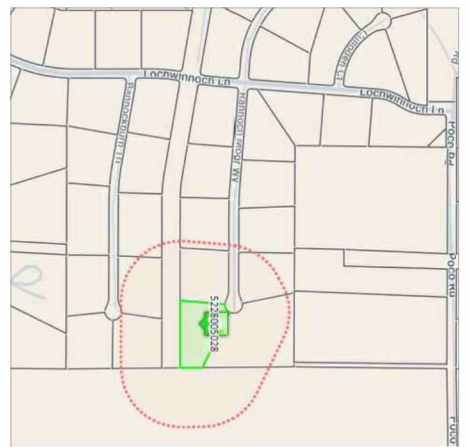
APPROVED
BESOPC
11/19/24 3:39:35 PM
EPC Planning & Community Development Department

ANY APPLICANT, OWNER, OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL, STATE, OR LOCAL AGENCIES AND AGENCIES WITH JURISDICTION OVER THE PROJECT. ANY APPLICANT, OWNER, OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL, STATE, OR LOCAL AGENCIES AND AGENCIES WITH JURISDICTION OVER THE PROJECT. ANY APPLICANT, OWNER, OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL, STATE, OR LOCAL AGENCIES AND AGENCIES WITH JURISDICTION OVER THE PROJECT.

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



Building Height



B Vicinity Map
 SP1 SCALE NOT TO SCALE

Released for Permit
11/14/24 10:48:12 AM
BBKernDESIGNS LLC
Barry A. Kern
ENUMERATION

SITE NOTES:

OWNERS:

CLIENT/OWNER INFORMATION
 Philip and Gail Pennington
 Phone: (719) 241-5448
 Email: (719) 241-5448

- 1) TOPOGRAPHIC INFORMATION IS SUPPLIED BY OTHERS.
- 2) CONTRACTOR TO VERIFY EASEMENTS AND SETBACK AREAS.
- 3) CONTRACTOR TO LIMIT CUT AND FILL AREA AND LIMIT MATERIAL AND VARIATION AND SITE INSURANCE.
- 4) CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND TO MAINTAIN PROPER DRAINAGE PATTERNS.
- 5) SETBACK AREAS TO BE RESERVED OR MANICURED WITH LOCAL WEED STABILIZATION AS ADVISED BY ENGINEER PROFESSIONALS.
- 6) ALL UTILITIES TO BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION AND THE PROTECTION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 7) ALL TREES WITHIN YOUR PROPERTY TO BE IDENTIFIED AND THE PROTECTION OF TREES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 8) DRAINAGE TO BE IDENTIFIED AND PROTECTED AT ALL TIMES.
- 9) DOUBLE WIP MARKS FOR VEHICLE TRACKING AND AT DRIVEWAY LOCATION FROM BACK OF CURB ONTO SITE.

LOT COVERGAGE:

PROPOSED SINGLE FAMILY RESIDENCE: 6,880 SF
 LOT COVERGAGE: 65.43% SF
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 LOT COVERGAGE: 65.43% SF

SITE DATA:

ZONE: RR2
 MAXIMUM BUILDING HEIGHT: 30'-0"
 LOT AREA: 10,510 SQ FT
 LOT AREA: 10,510 SQ FT
 LOT AREA: 10,510 SQ FT

Site Plan
 SP1 SCALE 1" = 20'-0"



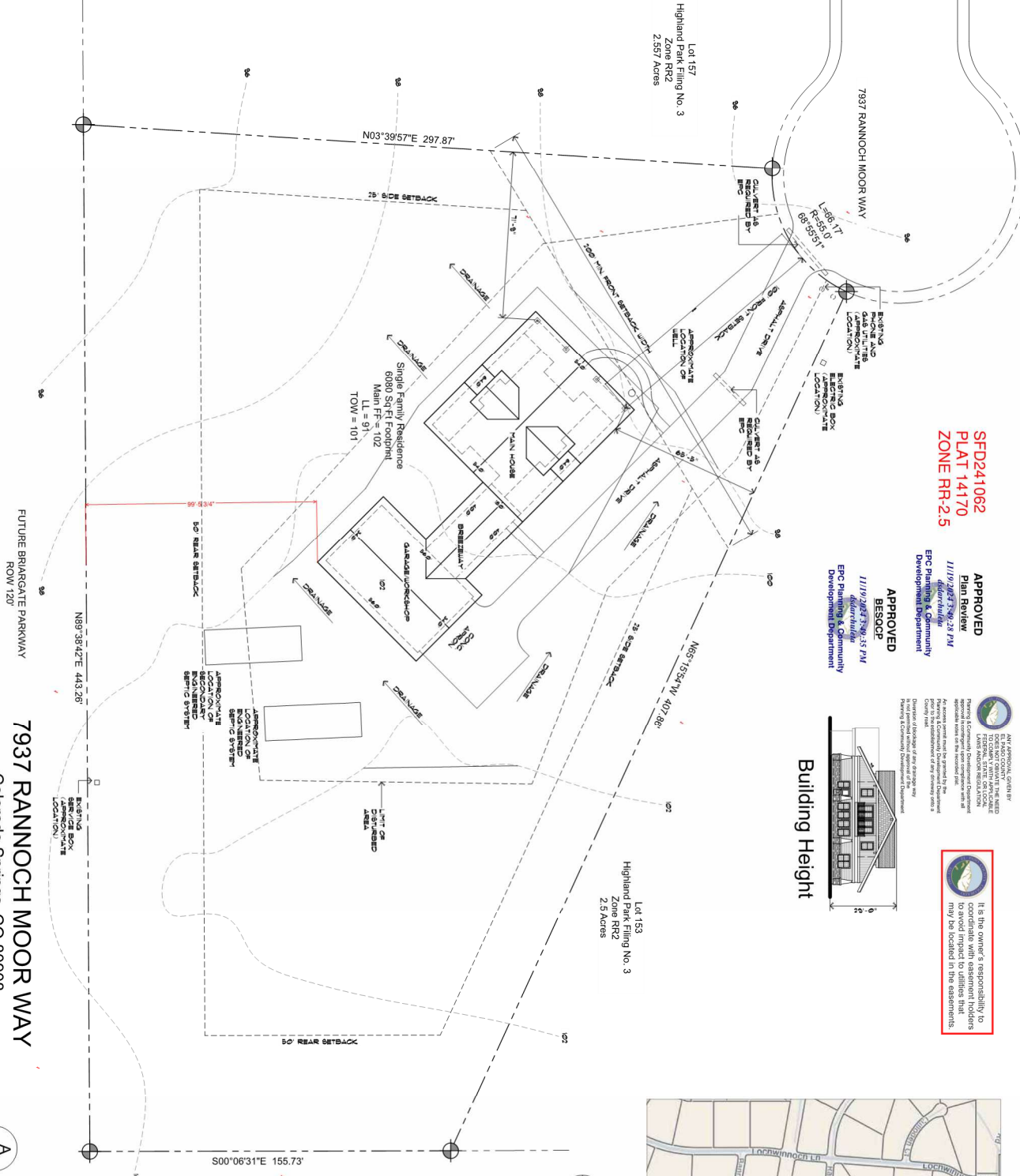
Sheet No: 11/02/2024
 Date: 11/02/2024
 Sheet Title: SITE PLAN

Plan Number: P-2023-001
 Sheet Title: SITE PLAN

Contractor:
Stanley Campbell
Tuscany Homes LLC
 6 Sandra Lane
 Manitou Springs, CO 80829
 PH (719) 491-51157

Project:
Philip and Gail
Pennington Residence
 7937 Rannoch Moor Way
 Colorado Springs, Colorado 80908

Designer:
BBKernDESIGNS LLC
 2018 AECO
 Designer Of The Year
 POB 10081, Colorado Springs, CO 80909-1081
 719.375.4956
 bbkerndesigns@aol.com



Highland Park Filing No. 3
 Zone RR2
 2.857 Acres

7937 RANNOCH MOOR WAY
 Colorado Springs, CO 80908
 Lot 158 Highland Park Filing No. 3
 Tax Schedule Number: 5228005028

Future Braigate Parkway
 ROW 120'

RESIDENTIAL

2023 PPRBC
2021 IECC



Parcel: 5228005028

Address: 7937 RANNOCH MOOR WAY, COLORADO SPRINGS

Plan Track #: 196106  Received: 13-Nov-2024 (BRIANNAM)

Description: **RESIDENCE** Required PPRBD Departments (7)

Contractor:

Type of Unit:

Garage	1904	
Lower Level 1	2826	
Main Level	2826	
Upper Level 1	1865	
Upper Level 3	810	
Total Square Feet		10231

Enumeration

Released for Permit
11/14/2024 9:28:01 AM
Pikes Peak REGIONAL Building Department
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
11/19/2024 2:09:03 PM
Pikes Peak REGIONAL Building Department
Christineh
CONSTRUCTION

Elevators

Electrical

Mechanical

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.

Required PPRBD Departments -- CONT

Plumbing

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

11/19/2024 3:50:21 PM

dsdarchuleta

EPC Planning & Community
Development Department