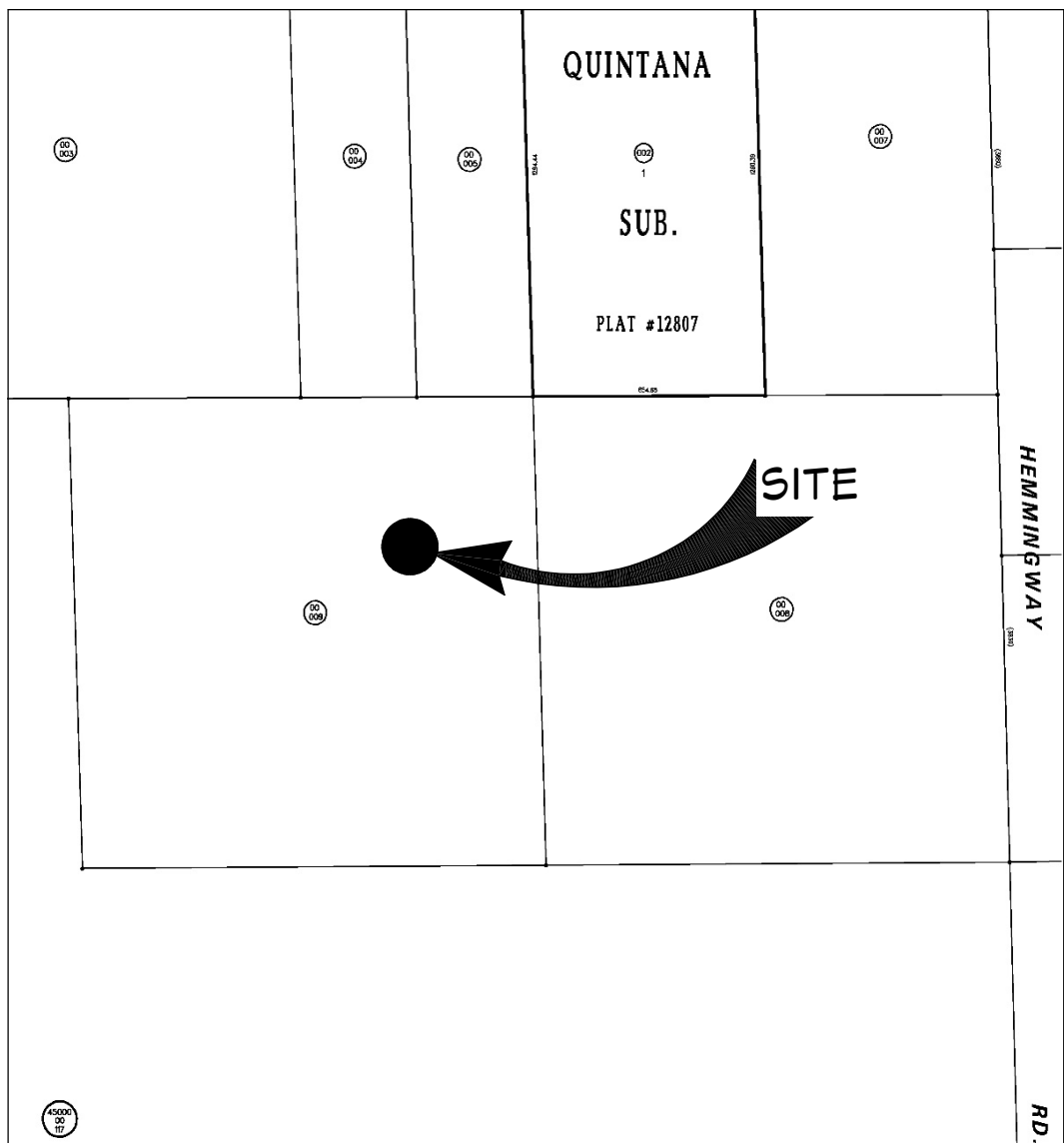




VICINITY MAP

CLIENT INFORMATION

OWNER:

Jacob and Georgia Wagner
3740 Hemming Way Road
Colorado Springs, CO 80930
PHONE:
EMAIL:

LEGAL DESCRIPTION:

SW4NE4 SEC 1-15-64 TOG WITH A 30.0 FT EASEMENT AS DES IN BK 2613-743 SEC 1-15-64, COUNTY OF EL PASO, STATE OF COLORADO

ZONE: RR-5
PLAT: --

PARCEL NO.: 450 100 00 01

OCCUPANCY: R3/U

AREA TABULATIONS:

LOT AREA: 40 ACRES

PROPOSED CONSTRUCTION:

MAIN FLOOR AREA: 2,617 S.F.

ATTACHED GARAGE 936 S.F.

NEW BASEMENT 2,617 S.F.

NEW FRONT DECK 476 S.F.

TOTAL COVERED AREA: 4,029 S.F.

PROJECT DATA:

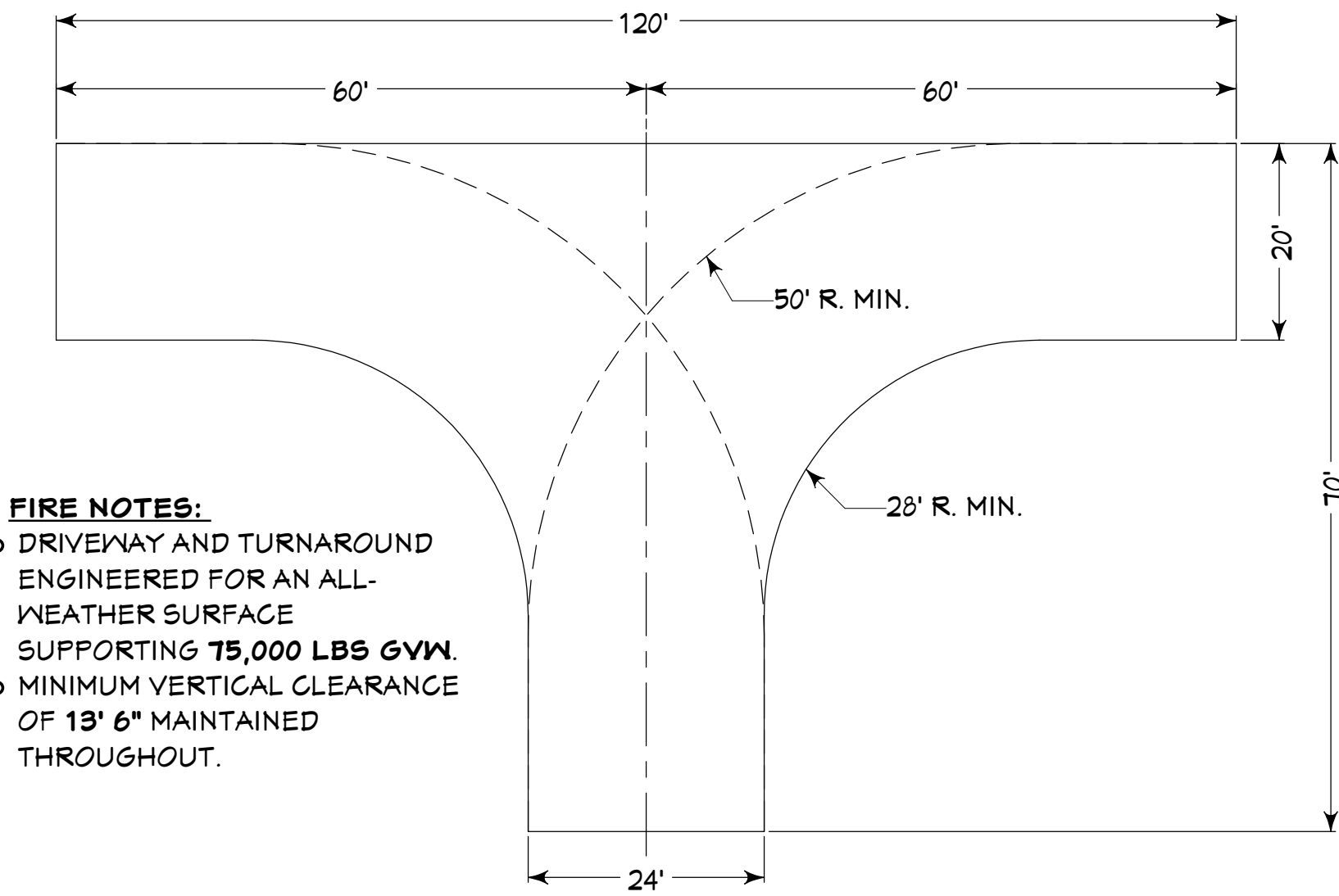
EXISTING USE: VACANT LOT
PROPOSED USAGE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: VB
FIRE SPRINKLER: NO
EX. DEVELOPMENT PERMIT: NONE
SETBACKS: FRONT= 25'
SIDES= 25'
REAR= 25'

MAXIMUM ALLOWABLE AVERAGE HEIGHT: 35'

LOT COVERAGE:

4,029 S.F. / 1,742,400 S.F. = 0.23%



STANDARD 120' HAMMERHEAD TURNABOUT

- FIRE NOTES:**
- DRIVEWAY AND TURNAROUND ENGINEERED FOR AN ALL-WEATHER SURFACE SUPPORTING 75,000 LBS GVW.
 - MINIMUM VERTICAL CLEARANCE OF 13' 6" MAINTAINED THROUGHOUT.

Wagner Residence

3740 Hemming Way Road
Colorado Springs, CO 80930

SFD26723
ZONE: RR-5
UNPLATTED
40 ACRES

APPROVED
Plan Review
08/12/2026 2:36:02 PM
dsdchambers
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

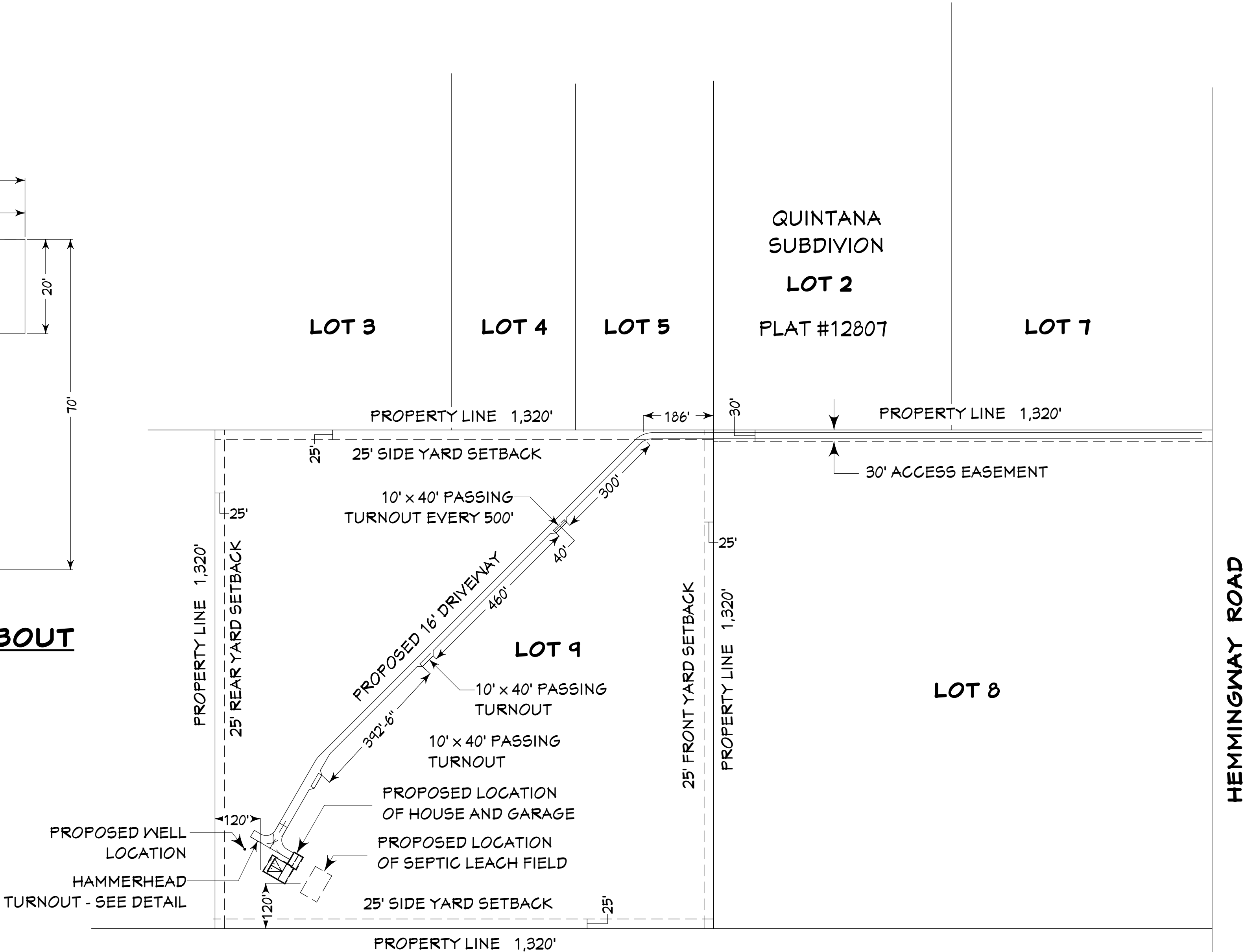
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



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



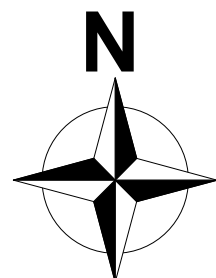
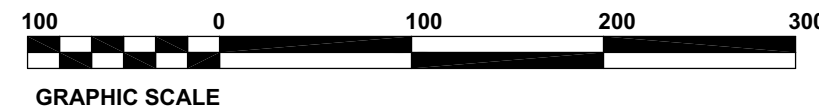
This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



Released for Permit
08/12/2026 7:48:25 AM
REGIONAL
Building Department
Betty A
ENUMERATION

SITE PLAN

SCALE: 1" = 200'



SITE PLAN

SHEET TITLE:

Wagner Residence

Jacob and Georgia Wagner
3740 Hemming Way Road
Colorado Springs, CO 80930

all things architecture

756 Forest View Way
Monument, CO 80132
(858) 583-1979 Richard Rutstein

DATE:

August 10, 2026

SHEET:

A-3

3 OF 19

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 3740 HEMMINGWAY RD, COLORADO SPRINGS

Parcel: 4501000009

Plan Track #: 215305

Received: 20-Jul-2026 (TREYW)

Description:

RESIDENCE

Contractor: DRENGR SOLUTIONS LLC

Type of Unit:

Garage	936	
Lower Level 2	2617	
Main Level	2617	
Upper Level 3	476	
	6646	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit

07/21/2026 8:39:33 AM

Pikes Peak
REGIONAL
Building Department
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

08/05/2026 4:13:01 PM

Pikes Peak
REGIONAL
Building Department
brianb
CONSTRUCTION

Electrical

Released for Permit

07/31/2026 8:52:38 AM

Pikes Peak
REGIONAL
Building Department
Connerm
ELECTRICAL

Mechanical

Plumbing

Released for Permit

08/03/2026 9:45:43 AM

Pikes Peak
REGIONAL
Building Department
shanen
PLUMBING

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 Outside Departments (2)

County Zoning

APPROVED

Plan Review

08/12/2026 2:34:10 PM

dsdchambers

EPC Planning & Community
Development Department

Stormwater



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EPC STORMWATER APPROVAL:

APPROVED

07/07/2026 10:13:44 AM

Erica Rylander

EPC Department of Public Works

EL PASO COUNTY
STORMWATER PERMIT FORM

Builder's Erosion and Stormwater Quality Control Permit (BESQCP)

Stormwater Permit Number: BSQ 2650

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, does this form become an active permit. The BESQCP is for single-family residential home construction that is not within a Larger Common Plan of Development (see ECM Appendix I.3).

Part I. Home Builder/Operator (Permit Holder)

Company	Dreng Solutions LLC
Name of Responsible Individual	William Bradburry
Title	GC/Owner
Physical Address (not PO Box)	
Street Number and Street Name	2631 W Colorado Ave
City, State, Zip Code	Colorado Springs, CO 80904
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	
Phone Number - Cell	719-237-8609
Email Address	chad@drengsolutions.com

Part II. Property Owner*

Company (if applicable)	
Name of Responsible Individual	Jacob Wagner
Title	Home owner
Physical Address (not PO Box)	
Street Number and Street Name	3740 Hemingway Rd
City, State, Zip Code	Colorado Springs, CO 80930
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	
Phone Number - Cell	262-305-3166
Email Address	jacob43099@live.com

*If applicable, may be the same entity listed in Part I. Home Builder/Operator (Permit Holder).



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EL PASO COUNTY
STORMWATER PERMIT FORM

Builder's Erosion and Stormwater Quality Control Permit (BESQCP)

Stormwater Permit Number: BSQ 2650

Part III. Project Information	
Name of Subdivision and Filing <i>if not applicable, provide the Legal Description</i>	SW4NE4 SEC 1-15-64 TOG WITH A 30.0 FT EASEMENT AS DES IN BK 2613-743 SEC
Street Address	3740 Hemingway Rd Colorado Springs, CO 80930
Parcel Number	# 4501000009
Acreage	Total: 40 acres Proposed Disturbance: .74 acres
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: July 2026 Completion of Construction: Spring 2027



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EL PASO COUNTY **STORMWATER PERMIT FORM**

Builder's Erosion and Stormwater Quality Control Permit (BESQCP)

Stormwater Permit Number: BSQ 2650

REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, persons acting in behalf of the Permit Holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder, persons employed by the Permit Holder, or persons acting in behalf of the Permit Holder.



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EL PASO COUNTY STORMWATER PERMIT FORM

Builder's Erosion and Stormwater Quality Control Permit (BESQCP)

Stormwater Permit Number: BSQ 2650

APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We further understand that construction control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. The site and adjacent areas will be self-inspected as often as necessary to ensure that construction control measures are installed correctly and functioning for each stage of construction. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.

William Bradburry

Signature of Home Builder/Operator (Permit Holder)

07-06-2026

Date

William Bradburry

Print Name of Home Builder/Operator (Permit Holder)