



CO-94

HOUSEMAN RD.

ADD 2474
SFD 24182

APPROVED
BY wj DATE 11/13/24
FOR USE OF FRONT & REAR DECKS
NOTES 3000 sq ft Detached garage
EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

DENIED

BESQCP APPROVED
by wj on 11/13/24

Planning and Community Development approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.

Diversion of blockage of any drainageway is not permitted without the approval of the Planning and Community Development Engineering Division.

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

NOTE:
Site plan is based on preliminary information provided by El Paso County. The intent of the Site Plan is to depict the approximate location of the proposed building and are shown for general reference only. This is not intended to illustrate grading, erosion control, site access, waste water treatment systems, or drainage conditions. This is not a surveyed document and should not be considered as such.

DRAWN BY
Allegro Design Co. LLC
1760 S. Highway 24 G30 Houseman Rd.
Woodland Park, CO 80863
(719) 641-2095, info@allegrodesignco.com

Signature:

LEGAL DESCRIPTION
E2SE4SW4SW4 SEC 10-14-64, EX ELY 30 FT & SLY 30 FT TO STATE HIGHWAY 94, EX THAT PT CONV TO DOT BY REC #207008503, in El Paso County, State of Colorado.

Site Address: 14960 CO-94 Colorado Springs, CO 80903

Plat Number: - EX73003 Tax Area Code: KBD

Parcel Account Number: 4410000135 Class: RR-5

Acres: 4.68

ELECTRIC	— E —
WATER	— W —
SEPTIC	— S —
GAS	— G —
EXISTING TOPOGRAPHY	— — —
PROPOSED GRADING	— — —
T.O.S. = TOP OF SLAB	
T.O.F. = TOP OF FLOOR	

SITE PLAN LEGEND
SCALE 1" = 20'-0"

GENERAL SITE NOTES:

1. The builder shall become familiar with the project site and site conditions which might impact the proposed scope beginning any construction related activities.
2. The builder shall be responsible for verifying existing natural land formations, existing trees and shrubbery at building location. The builder may obtain a licensed surveyor's purpose of recording accurate site conditions.
3. All easements, setbacks, building heights and footprints shall be verified by the builder prior to construction.
4. The builder shall confirm the location of any existing meters and coordinate any required extensions with utility companies.
5. The builder shall be responsible for coordinating paving of walks, driveways and patios. Finished paving shall be away from the building a minimum of 10%, or on (10) feet.
6. The builder and/or owner shall determine and coordinate final landscaping.
7. The builder shall keep the premises free from construction materials and debris.
8. All retaining walls greater than 4'-0" high, to be designed by a Colorado engineer.
9. All Concrete foundation walls, pads, piers, and foundations shall be designed by a licensed Colorado Professional Engineer.
10. Refer to applicable building code and the International Building Code Association requirements for specifications.
11. All native vegetation is to remain as practicable.
12. The Contractor and all Sub-Contractors shall be responsible for obtaining all necessary permits and approvals.