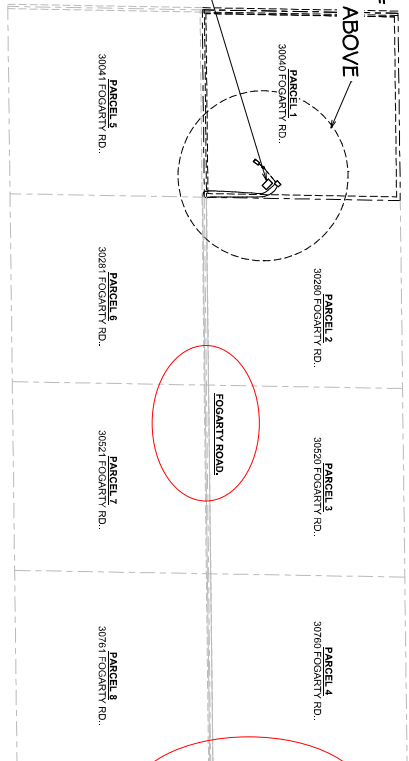


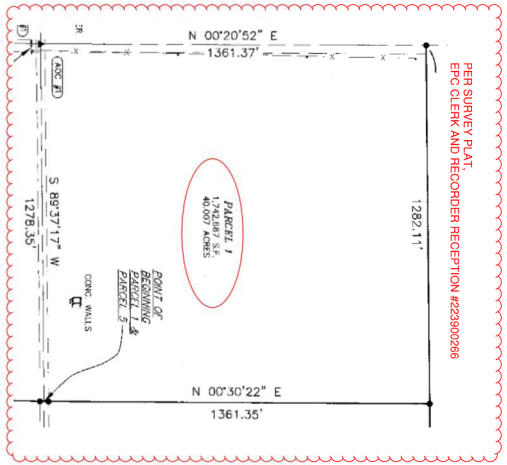
SCORE OF SITE PLAN ABOVE

PROPOSED GARAGE HOUSE



VICINITY MAP

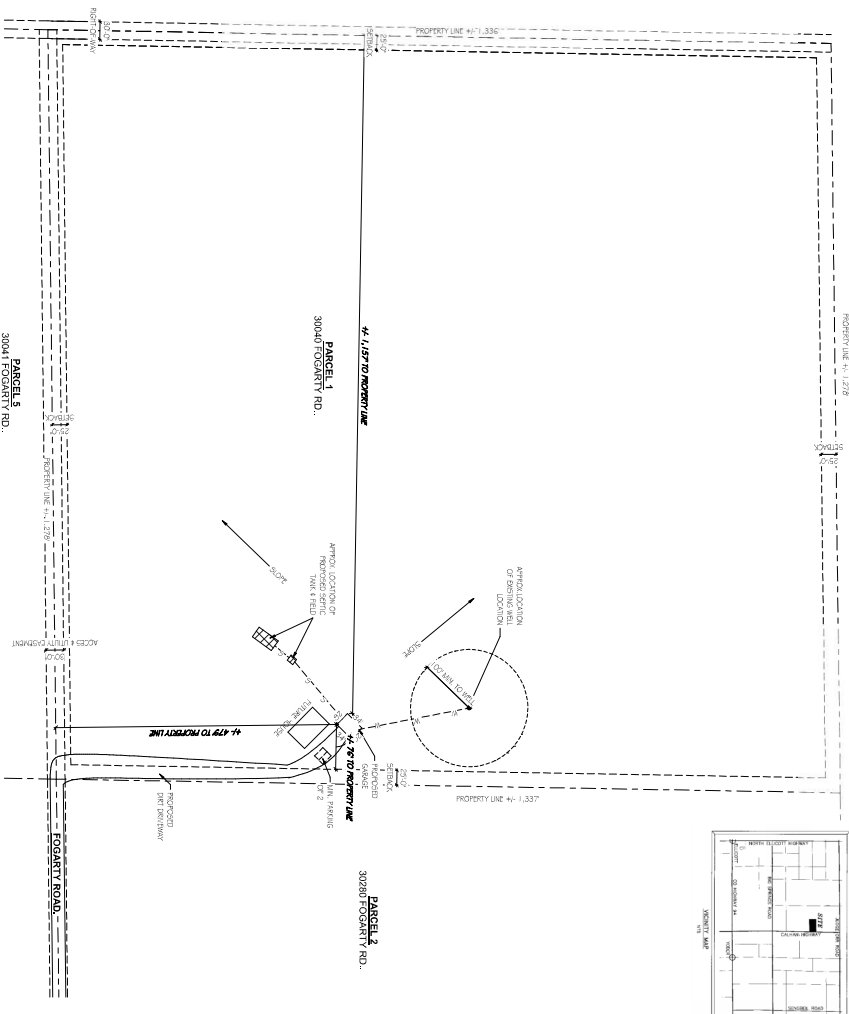
SCALE 1" = 400'-0"



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

SITE PLAN

SCALE 1" = 100'-0"



SFD2436
SURVEY PLAT
#223900266
ZONE A-35
40,007 ACRES



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIWAVE THE NEED FOR FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable laws and regulations. An access permit must be granted by the Department prior to the establishment of any driveway onto a County road. Division of Backlog of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED
Plan Review
 01/12/2024 4:39:18 PM
dillard@elplata.com
EPC Planning & Community Development Department

APPROVED
BESQCP

01/12/2024 4:39:22 PM
dskard@elplata.com
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.

DRAWN BY

Allegro Design Co., LLC
 7175 Woodland Park, CO 80863
 (719) 641-2095, info@allegrodesignco.com

LEGAL DESCRIPTION

5232 SEC 07-13-61, in El Paso County, State of Colorado, Site Address: 30040 Fogarty Road, Calhan, Co 80808 Parcel Number: 3000000442 Zone District: A-35 Acres: 160

Released for Permit
 01/11/2024 10:56 AM
RECORDED
ENHANCEMENT

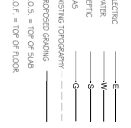
LOT & BUILDING STANDARDS

SETBACKS:
 FRONT: 25', SIDE: 25', REAR: 25'
 MAX HEIGHT: 30'



SITE PLAN LEGEND

SCALE 1" = 60'-0"



GENERAL SITE NOTES:

- The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.
- The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed purpose of recording accurate site conditions.
- All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
- The builder shall confirm the location of any existing utility services and easements, including any required easements with the utility companies.
- The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
- The builder and/or owner shall determine and coordinate all required final landscaping.
- The builder shall keep the premises free from accumulation of waste materials and debris.
- All retaining walls greater than 4:20' high, to be designed by a licensed Colorado engineer.
- All concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
- Refer to applicable building code and the Local Home Owners Association requirements for specifications not stated in this plan.
- All native vegetation is to remain as practical.
- The Contractor and all Site Contractors shall take careful consideration to construction practices to help ensure proper care of relative landscape.



Design, with family in mind
 (719) 641-2095

1780 S. Highway 24
 Woodland Park, CO 80863
 allegrodesignco.com

THESE PLANS ARE CONTRACT DOCUMENTS. ANY CHANGES, ADDITIONS, DELETIONS, OR OMISSIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

TAMACORI RESIDENCE
 30040 Fogarty Road,
 Calhan, Co 80808

ARCHITECTURAL

- C1 Owner Sheet & General Notes
- C2 Site Plan
- A1 Foundation Details
- A2 Foot & Sill Details
- A3 Building Sections
- A4 Framing Conditions

FOUNDATION

- F1 Foundation Plan
- F2 Foundation Details

STRUCTURAL

- S1 Sill Framing Details
- S2 Roof & Upper Floor Framing Plans

AREA CALCULATIONS

- C1 - 113.56
- L.L. - 113.56
- U.P.F.F. FLOOR - 65.57

Rev. #	Date	Description

PROJECT NO. 23-0187
 DATE 01/02/2024
 DRAWN BY JLH
 CHECKED BY JLH

C1
 Site Plan

RESIDENTIAL

2023 PPRBC
2021 IECC

30040 FOGARTY ROAD



Parcel: 1300000642

Address: ~~6540 S CALHAN HWY~~, CALHAN

Plan Track #: 182872

Received: 30-Oct-2023 (QUINTONW)

Description:




Required PPRBD Departments (6)

RESIDENCE

Contractor:

Type of Unit:

Garage	775
Main Level	113
Upper Level 1	805
Total Square Feet	
	1693

<p>Enumeration</p> <p>Released for Permit</p> <p>11/30/2023 2:48:48 PM</p>  <p>ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p> <p>Released for Permit</p> <p>11/06/2023 8:56 PM</p>  <p>CONSTRUCTION</p>	<p>Electrical</p>
<p>Mechanical</p>	<p>Plumbing</p> <p>Released for Permit</p> <p>11/09/2023 7:01:42 AM</p>  <p>PLUMBING</p>

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 (1)

County Zoning
APPROVED
Plan Review

01/12/2024 4:40:21 PM
dsdarchuleta

EPC Planning & Community
Development Department