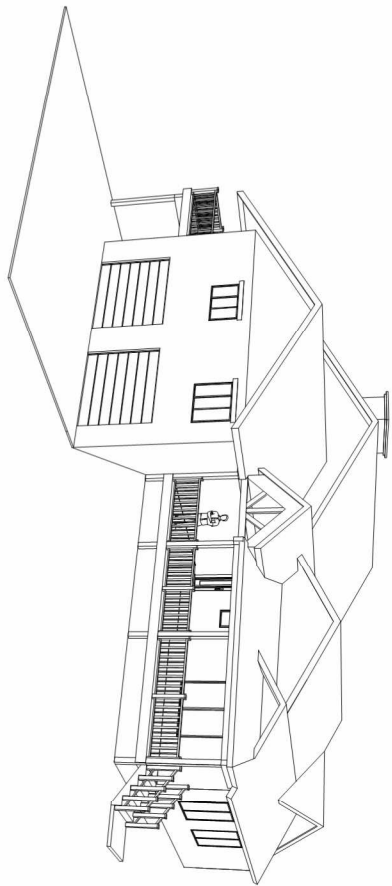


# THE DREW RESIDENCE



## 4210 GREEN MOUNTAIN DRIVE

**ADD24502  
UNPLATTED  
ZONE RR-5  
7 ACRES**

**legal parcel 1976  
WV76014 SMITH SUB WAIVER**

**APPROVED  
Plan Review**

08/27/2024 9:00:38 AM  
*dsdarchurch*  
EPC Planning & Community  
Development Department

**Not Required  
BESQCP**

08/27/2024 9:01:08 AM  
*dsdarchurch*  
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.

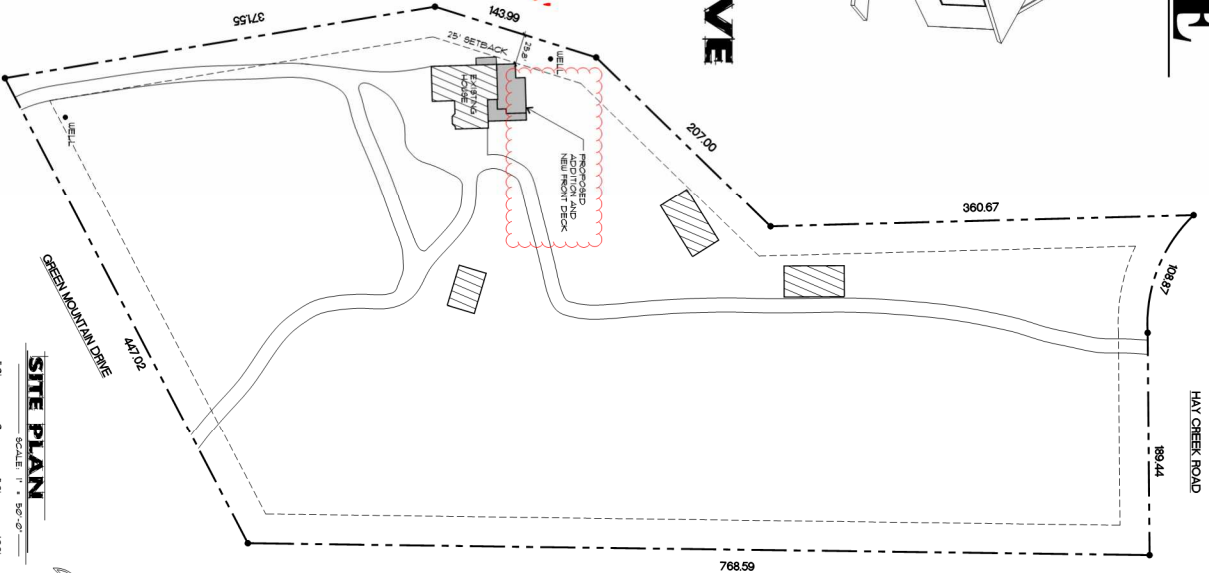
## DRAWING LEGEND

- 1 **SITE PLAN**
- 2 **FLOOR PLANS**
- 3 **ELEVATIONS**
- 4 **FLOOR FRAMING**
- 5 **ROOF FRAMING**
- 6 **GENERAL NOTES**

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 codes 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.



**SITE PLAN**  
SCALE: 1" = 50'-0"  
N

TAX SCHEDULE NO.: 733000001  
PROPERTY OWNER: PHILLIP KAYLIE DREW  
OWNER ADDRESS: 4210 GREEN MOUNTAIN DR. COLORADO SPRINGS CO 80911-1211  
SCALE: 1" = 50'-0"  
DATE: 08/27/2024  
DRAWN BY: *dsdarchurch*  
LEGAL DESCRIPTION: LOT 7 SMITH SUB WAIVER  
SETBACKS: FRONT: 25'-0" SIDE: 25'-0" REAR: 15'-0"  
LOC. SITE: ZONES: LOT COVER: 10% COVER: 10% (MAX) BUILDING HEIGHT: 35'

- NOTES:**
1. ALL DIMENSIONED AREAS SHALL BE REGENERATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.
  2. FINAL GRADING OF SITE SHALL BE SUCH THAT 2.5% MINIMUM SLOPE SHALL BE MAINTAINED THROUGHOUT IN A POSITIVE MANNER (SLOPE 10' MINIMUM).
  3. CONTRACTOR SHALL FIELD VERIFY AND CORRECT WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
  4. LANDSCAPING SHALL BE PROVIDED BY OWNER.
  5. FIELD VERIFY ALL DIMENSIONS.
  6. CONTRACTOR SHALL FIELD VERIFY AND CORRECT LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
  7. LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD VERIFIED.
  8. ALL EXISTING SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONFORMANCE.
  9. ALL GRADES SHALL SLOPE AWAY FROM PROPOSED A NEW FRONT DECK AND SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONFORMANCE.
  10. SOILS REPORT SHALL COVER ALL SUB DESIGN AND CONSTRUCTION DRAINAGE.
  11. USE EROSION CONTROL FENCE DURING REVISION OF SOILS ANALYSIS AND PREVENT THE

3rd Dimension Graphics liability concerning anything presented on these drawings is limited to correction of the drawings and nothing more. All construction, craftsmanship and/or installation is the sole responsibility of the owner / contractor.

<b>CLIENT:</b> <b>Drew Residence Addition</b> <b>4210 Green Mountain Dr.</b> <b>Colorado Springs, CO</b> <b>80921</b>	<b>CONTRACTOR:</b>	<b>DRAWINGS PREPARED BY:</b>  UNIVERSITY MICROFILMS 4720 Settlers Ranch Rd • Colo. Spgs. CO, 80908 • (719) 590-1234
<b>DRAWN BY:</b> <i>dsdarchurch</i>	<b>DATE:</b> 12-8-23 REV: 6-12-24	<b>JOB NO.:</b> 2023-85
<b>SHEET:</b> 1	<b>OF:</b> 6	



## Required Outside Departments (2)

County Zoning  
**APPROVED**  
Plan Review  
08/27/2024 9:02:08 AM  
*dsdarachulaka*  
EPC Planning & Community  
Development Department

Health Dept.