TOTAL AREA OF SITE (SQ. FT.): 108,900

From aerial imagery from Aug 2026, there is no structures shown on this parcel. Has a house, detached structures, and a driveway been constructed between 8/1/26 and now? If not, all inputted Existing Areas should be 0 sq ft.

IMPERVIOUS SURFACE TYPE	EXISTING			PROPOSED (IN ADDITION TO EXISTING)			TOTAL SITE IMPERVIOUS AREA (SQ. FT.)	TOTAL SITE IMPERVIOUS %
	% IMPERVIOUS	AREA (SQ. FT.)	EFFECTIVE IMERVIOUS AREA (SQ. FT.)	% IMPERVIOUS	AREA (SQ. FT.)	EFFECTIVE IMERVIOUS AREA (SQ. FT.)		
HOUSE (INCLUDE EVERYTHING ATTACHED TO THE HOME LLIKE PATIOS, DECKS, GARAGE, ETC.)	100%	3,000	3,000	100%	5,000	5,000		
DETACHED STRUCTURES (GARAGE, BARN, ETC.)	100%	2,000	2,000	100%	0	0		
DRIVEWAY	80%	5,000	4,000	80%	2,000	1,600		
NOTE: COMPACTED DIRT AND GRAVEL ARE CONSIDERED 80% IMPERVIOUS			9,000			6,600	15,600	14.3%

Per the accessor's page (linked below), this parcel is 2.8ac which is 121,968 sq ft. So please revise this. I am not trying to nit-pick you over 0.3ac, but trying to help you because if the total impervious area is >10%, then you have to do an Infiltration Study, which is obviously more work that you don't want to have to do.

https://property.spatialest.com/co/elpaso/#/property/5206008005

the proposed driveway is asphalt, so this should be revised to 100%

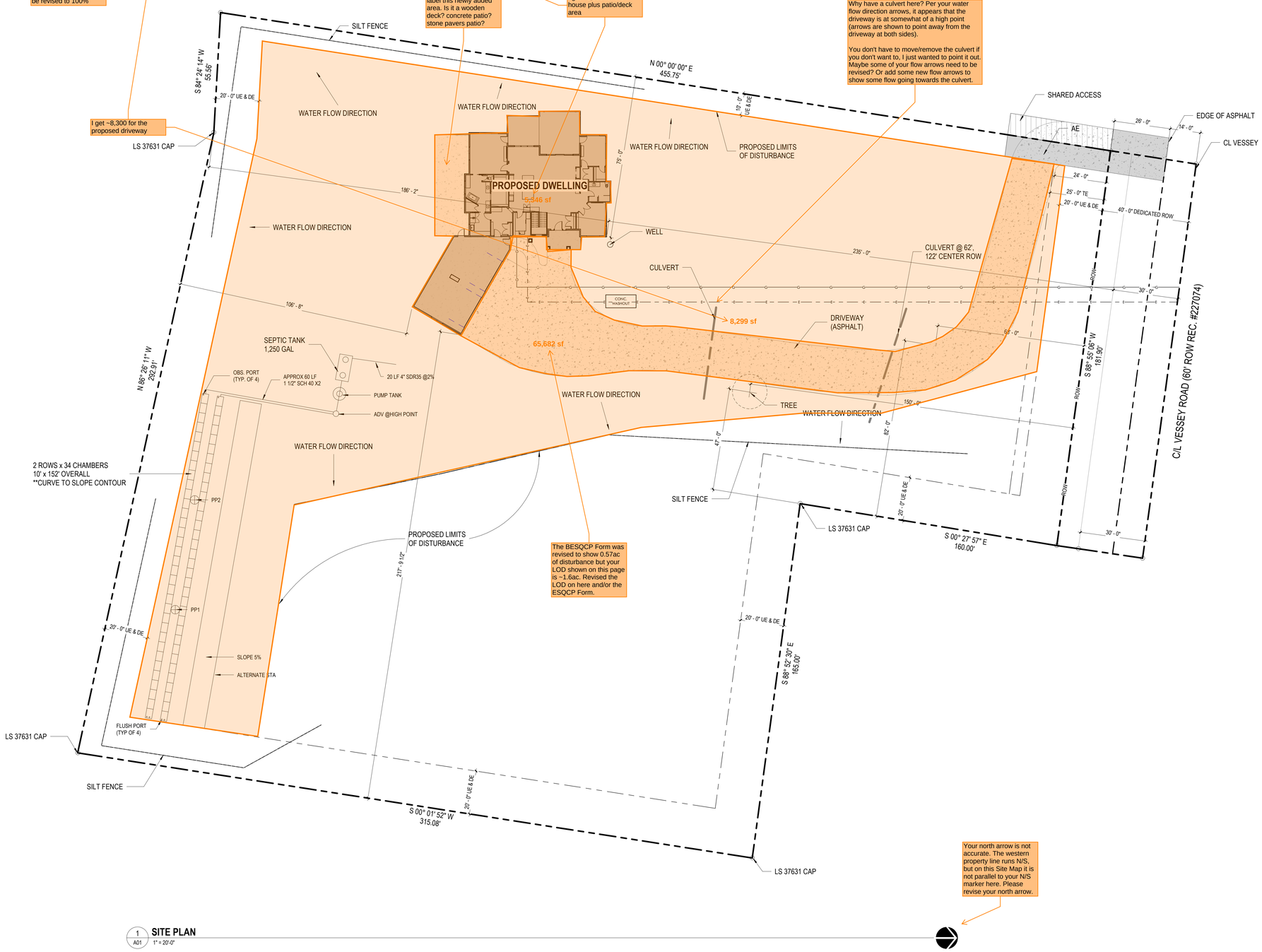
I get ~5,350 for the house plus patio/deck area

label this newly added area. Is it a wooden deck? concrete patio? stone pavers patio?

I get ~8,300 for the proposed driveway

Why have a culvert here? Per your water flow direction arrows, it appears that the driveway is at somewhat of a high point (arrows are shown to point away from the driveway at both sides).

You don't have to move/remove the culvert if you don't want to, I just wanted to point it out. Maybe some of your flow arrows need to be revised? Or add some new flow arrows to show some flow going towards the culvert.



The BESQCP Form was revised to show 0.57ac of disturbance but your LOD shown on this page is ~1.6ac. Revised the LOD on here and/or the ESQCP Form.

Your north arrow is not accurate. The western property line runs N/S, but on this Site Map it is not parallel to your N/S marker here. Please revise your north arrow.

1 A01 **SITE PLAN** 1" = 20'-0"

BALLARD ARCHITECTS & ENGINEERING
46-3957 KAHANA DR. AHUALOA, HI 96727
PH: 808-222-9327 E: ballardarchitects@gmail.com

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

STATE OF COLORADO — CAELYN DANIELS BALLARD — ARC.0043004 — REGISTERED ARCHITECT

NEW CONSTRUCTION FOR:
CORNERSTONE DESIGN BUILD LLC
6265 Vessey Rd, Colorado Springs, CO 80908

NO.	DESCRIPTION	DATE
REVISIONS:	PERMIT SET	10/16/2026

SITE PLAN — A01

10/16/2026 10:31:37 AM