

SFD201632
 PLAT 12320
 RR-2.5

**APPROVED
 Plan Review**

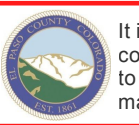
12/21/2020 8:29:15 AM
 dsdrangel
 EPC Planning & Community
 Development Department



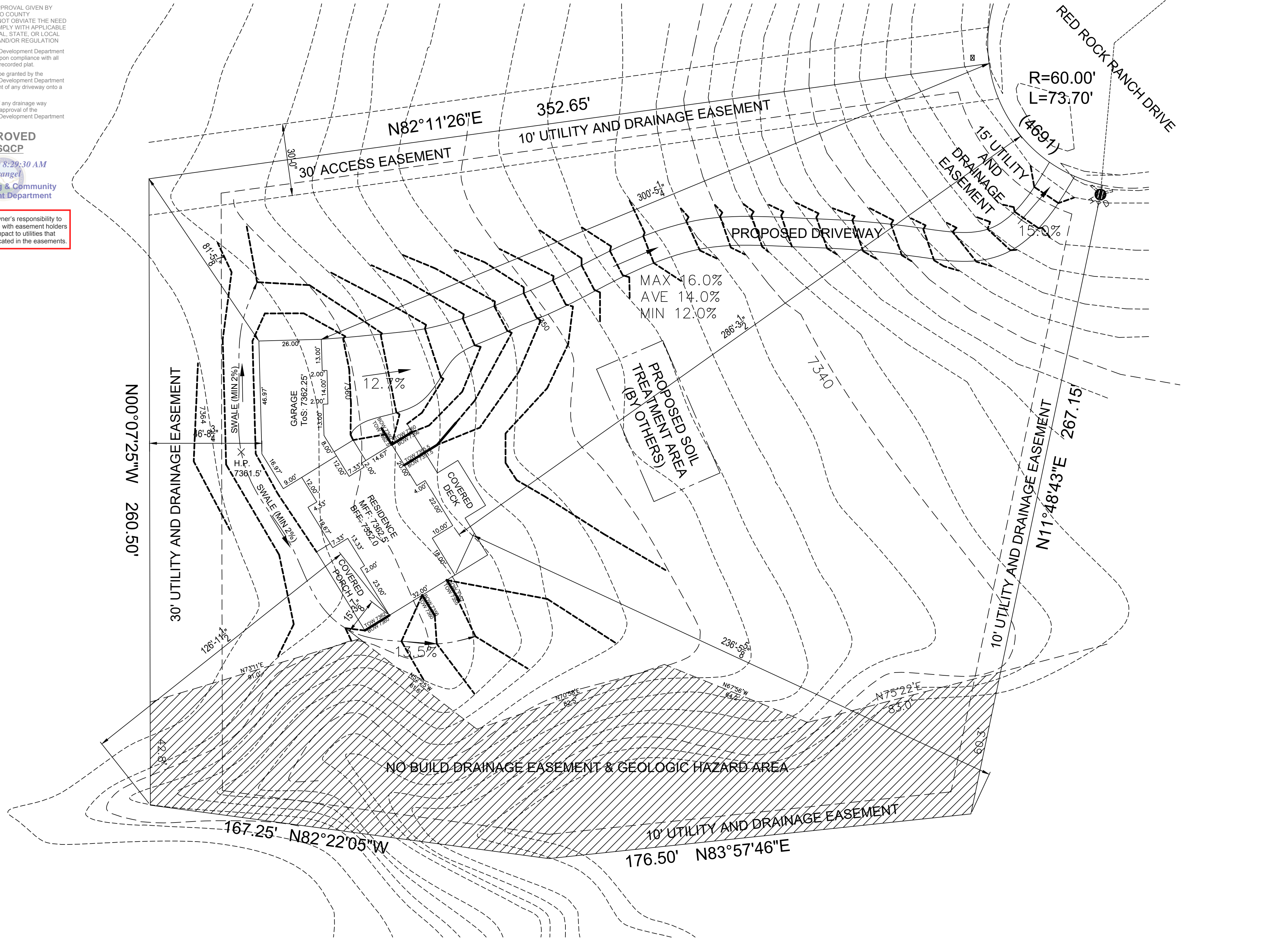
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted 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

**APPROVED
 BESQCP**

12/21/2020 8:29:30 AM
 dsdrangel
 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



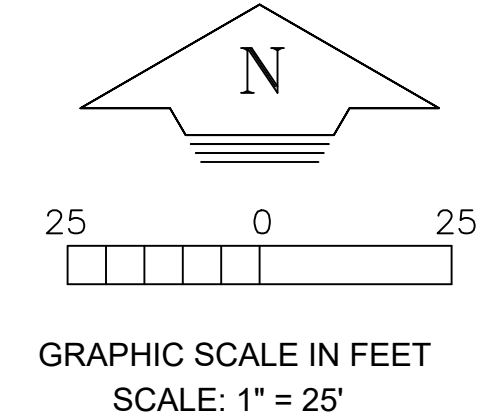
Site Plan Legend:
 Property Address: 4691 Red Rock Ranch Drive
 Tax Schedule #: 7108302002
 Zone: RR-2.5 Residential Rural
 Legal Description: Lot #8 Red Rock Reserve Subdivision, Monument, El Paso County, Colorado
 Lot Size: 2.51 Acres (109,336 sq. ft.)
 Total Structure Footprint: 5,397 sq. ft.
 Lot Coverage: 5.0 %

SITE DEVELOPMENT: Rough Grade to Leave Good Drainage During and After Construction. Final Grade After Construction Shall be 6" of Drop Away from the Building in the First 10 FT (i.e. Min. 5% Slope Surrounding the Proposed House). All Drainage Swales to have Min. 2% Slope to Natural Drainage Pathways. Soil Treatment Area to have Drainage Swale on Uphill Side to Prevent Surface Runoff from Eroding Soil Cover. Max. 3:1 Slope to Native Grade at the Edge of the Building Envelope (i.e. 3 FT Horizontal for Every 1 FT Vertical).

Released for Permit
 12/21/2020 7:57:44 AM
 brent
 ENUMERATION

- LEGEND**
- Existing Minor Contour (2')
 - Existing Major Contour (10')
 - Proposed Contour (2')
 - Swale
 - 30' Access Easement
 - Setback/Easements
 - Property Line
 - Retaining Wall
 - Existing Water Line
 - ▨ NO-BUILD / DRAINAGE EASEMENT / GEOLOGIC HAZARD AREA (PLATTED)

PROPOSED HOUSE
 FINISHED FLOOR ELEVATION MAIN LEVEL - 7362.5 FT
 FINISHED FLOOR ELEVATION BASEMENT - 7352.0 FT
 FINISHED FLOOR ELEVATION GARAGE - 7362.25 FT



Proposed Site Plan
 1" = 25'

Drawn by: djp
 Checked by: cem
 Date: 8 DEC 2020

Sheet Title
 Proposed Site Plan

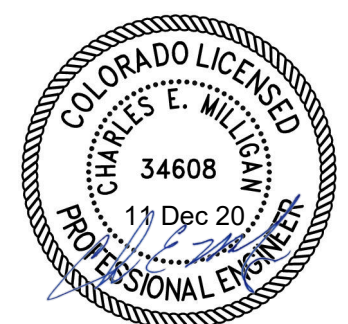
Project Name and Address
 Site Plan
 4691 Red Rock Ranch Drive
 Lot #8, Red Rock Reserve S/D,
 El Paso County, Colorado

Builder Name
 Cuvata Construction, Inc.
 P.O. Box 1392
 Monument, Colorado 80132

GEOQUEST, LLC.
 6925 SILVER PONDS HEIGHTS, SUITE 101
 COLORADO SPRINGS, CO 80936
 OFFICE: (719) 481-4590
 FAX: (719) 481-9204

Sheet
SP-1

Project: 16-0816



Petra Rangel

From: Elizabeth Nijkamp
Sent: Friday, December 18, 2020 4:52 PM
To: Petra Rangel
Cc: Jack Patton
Subject: FW: 4691 Red Rock Ranch Dr.
Attachments: 160816, 4691 Red Rock Ranch Dr, Engineered Site Plan.pdf

Petra,

We have already looked at the site plan and it is good to go as soon as they submit the project again in RBD.

Please go ahead and approve when it comes back in.

Elizabeth Nijkamp, PE
Engineer Review Manager
719-520-7852
719-237-7206 cell

From: DAN CUVALA <dcuvala@yahoo.com>
Sent: Thursday, December 17, 2020 6:45 PM
To: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>
Cc: Judith Espinoza <JudithEspinoza@elpasoco.com>; Jack Patton <JackPatton@elpasoco.com>; Petra Rangel <PetraRangel@elpasoco.com>; Mark Tapper <tapf0016@msn.com>
Subject: 4691 Red Rock Ranch Dr.

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Elizabeth,

We contacted the engineer and he said the "Structural Only" note was a mistake. We are resubmitting and sending this directly to you for your reference. Please let me know if you need any thing further.

Feel free to contact me.

Thanks. Dan

Dan Cuvala
Cuvala Construction Inc.
PO Box 1392
Monument, CO 80132
719-488-2426
719-338-4599 cell

RESIDENTIAL



2017 PPRBC

Address: 4691 RED ROCK RANCH DR, MONUMENT

Parcel: 7108302002

Plan Track #: 136936 

Received: 09-Nov-2020 (BECKYA)

Description:

RESIDENCE

Contractor: CUVALA CONSTRUCTION, INC.

Type of Unit:

Garage	1500	
Lower Level 2	2475	
Main Level	2475	
Upper Level 3	108	
	6558	Total Square Feet

Required PPRBD Departments (4)

Enumeration

Released for Permit
11/10/2020 3:20:49 PM

brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
11/16/2020 12:25:48 PM

bphilips
CONSTRUCTION


Mechanical

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11/17/2020 10:33:53 AM

tcrippen
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
12/21/2020 8:30:04 AM

dsdrangel
EPC Planning & Community
Development Department

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.