SFD26853

**ACCEPTED FOR FILE**

*10/20/2026 10:16:20 AM*
*Erica Rylander*
**EPC Department of Public Works**

**APPROVED**
**Plan Review**
*11/12/2026 3:06:14 PM*
*dsdyounger*
**EPC Planning & Community Development Department**

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 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

This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Released for Permit
11/11/2026 2:40:59 PM
ENUMERATION

PROJECT DATA
Address: 12196 GOODSON RD., Colorado Springs, Colorado

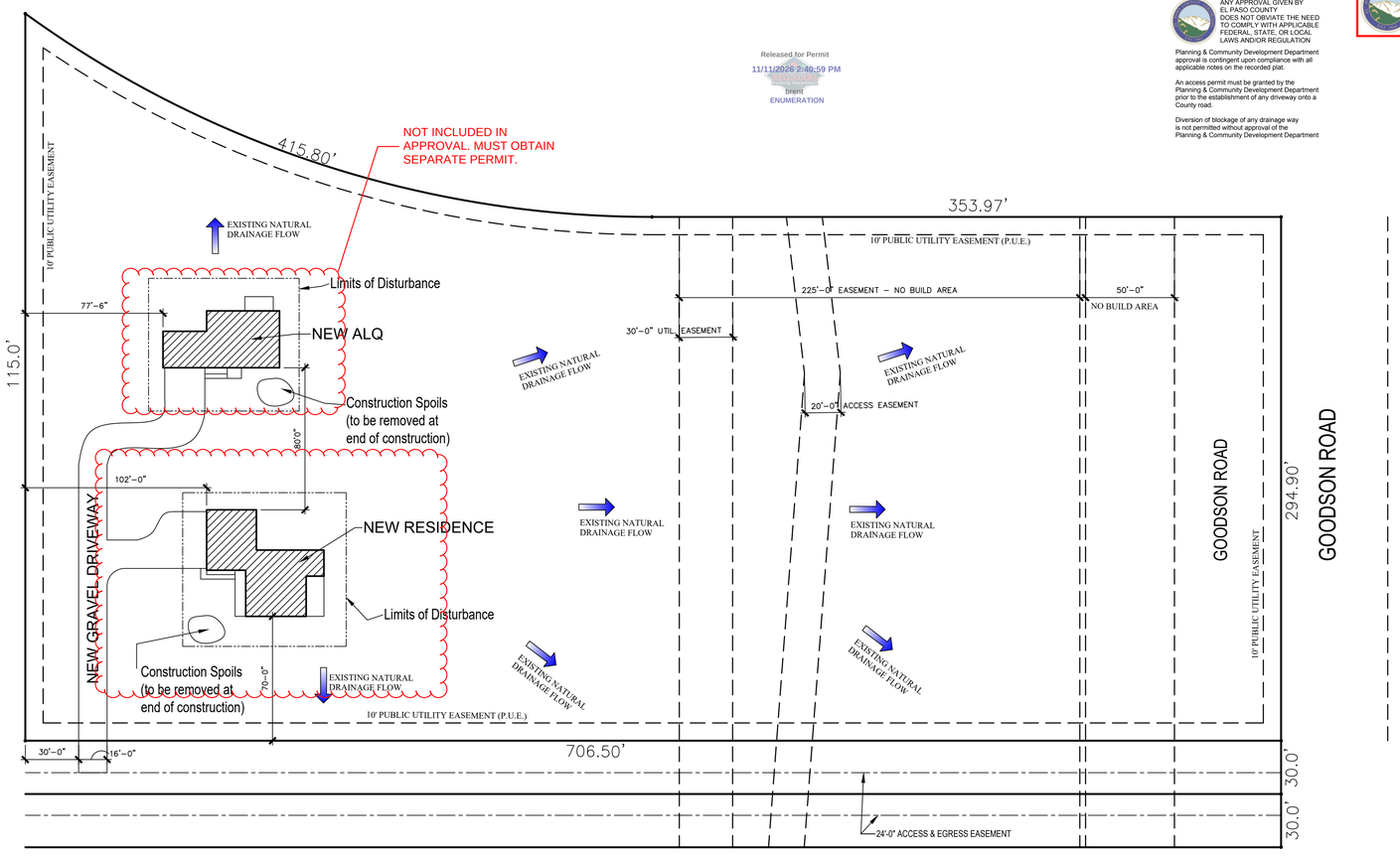
Legal Description: Lot 2, Gunners Ridge, El Paso County, CO

Assessors No.: 5214003003

Zoning: RR-5 5.02 acres

CODES
2021 IRC - INTERNATIONAL RESIDENTIAL CODE
2023 PIKES PEAK REGIONAL BUILDING CODE
2021 IMC - MECHANICAL CODE
2021 IPC - PLUMBING CODE
2023 NEC - ELECTRICAL CODE
2024 IECC - ENERGY CODE

CONSTRUCTION TYPE: TYPE V-N (NON-SPRINKLED)
PROPOSED SCOPE: NEW RESIDENCE




## Site Plan
1" = 40'-0"

N

Builder's Erosion and Stormwater Quality Control Permit (BESQCP)
NOTES:
1) During construction, the Builder will take necessary measures to prevent the discharge of pollutants, including sediment, to adjacent properties. Any pollutants discharged off-site will be removed by the Builder.

2) Impervious Calculations:

| | |
|---|---|
| Residence: | 2300 Sq. Ft. |
| Front Porch: | 156 Sq. Ft. |
| Rear Patio: | 226 Sq. Ft. |
| Access.Liv.Qtr. | 1815 Sq. Ft. |
| Front Porch: | 48 Sq. Ft. |
| Rear Porch: | 128 Sq. Ft. |
| Total: | 4673 Sq. Ft. |

3) Pervious Area =
218,531 Sq. Ft. - 4673 Sq. Ft. = 213,858 Sq. Ft.

IMPERVIOUS AREA: 4673/218531 = 2.1%

| PROJECT NAME AND ADDRESS | OWNER NAME AND ADDRESS |
|---|---|
| NEW RESIDENCE<br>12196 GOODSON ROAD,<br>Colorado Springs, Colorado | DAVID FARR<br>(719) 964-3834 |

SHEET TITLE
SITE PLAN
PROJECT DATA


Atkinson Residential Design & Drafting
6547 North Academy Blvd., #48
Colorado Springs, CO 80918
ph: (719) 644-0398 email: vint.atk@gmail.com


| | | |
|---|---|---|
| REVISION: - | DRAWN BY: va | PROJECT NO. 26-032 |
| REVISION: - | CHECKED BY: VA | DRAWING NO.: A-0 |
| REVISION: | PROJECT DATE: 19 Oct 2026 | |

# RESIDENTIAL

**2023 PPRBC**
**2024 IECC and CO MERSRC**

## Address: 12196 GOODSON RD, COLORADO SPRINGS

**Parcel: 5214003003**

## Plan Track #: 218246 **Received: 03-Nov-2026 (MELISSAF)**

## Description:

### RESIDENCE

Contractor:

Type of Unit:

| | | |
|---|---|---|
| Garage | 952 | |
| Lower Level 2 | 679 | |
| Main Level | 1348 | |
| Upper Level 1 | 704 | |
| | 3683 | Total Square Feet |

## Required PPRBD Departments (6)

**Enumeration**

Released for Permit
11/11/2026 2:41:09 PM
brent
ENUMERATION

**Floodplain**

(N/A) RBD GIS

**Construction**

Released for Permit
11/12/2026 8:29:09 AM
bphillips
CONSTRUCTION

**Electrical**

**Mechanical**

**Plumbing**
Released for Permit
11/12/2026 10:50:08 AM
shanen
PLUMBING

**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**

*11/12/2026 3:09:58 PM*
*dsdyounger*

**EPC Planning & Community Development Department**