

SFD23865
PLAT 2696
RR-2.5

APPROVED
Plan Review

11/09/2023 9:25:11 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.

Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP

11/09/2023 9:25:26 AM
dsdrangel

EPC Planning & Community
Development Department

SYMBOL LEGEND	
●	FOUND MONUMENT
△	ELECTRIC METER
□	ELECTRIC PEDESTAL
■	FENCE POST
⊙	GAS TEST STATION
↓	GUY WIRE
✉	MAILBOX
□	TELEPHONE PEDESTAL
⊕	WELL HEAD
⚓	YARD HYDRANT
—x—x—	FENCE — BARBED WIRE
—+—+—	FENCE — SPLIT RAIL OR WOOD
—OE—	OVERHEAD ELECTRIC
—SS—	SANITARY SEWER
—ST—	STORM DRAIN
⌂	UTILITY POLE

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

LEGAL DESCRIPTION:

Lot 3, Block 1, Green Meadows Subdivision, County of El Paso, State of Colorado.

NOTES:

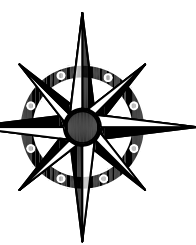
- 1) No research was performed for easements or rights of way. Easements shown hereon are from the recorded Plat.
- 2) El Paso County Schedule No.: 5209001003
- 3) Address: 13175 Ward Lane, Colorado Springs, Colorado 80908
- 4) This is not a Land Survey Plat or Improvement Survey Plat.
- 5) The contours shown hereon are at a one-foot interval (NAVD88) and were acquired from the 2018 aerial LIDAR survey for 3DEP and are not guaranteed to meet current ASPRS, CDOT or FGDC contour specifications for a one-foot interval.
- 6) Bench Mark: 12" railroad spike. Elevation = 7663.46 (NAVD88). Local site benchmark as shown hereon.

SURVEYORS STATEMENT:

I hereby state to Hammer Homes, exclusively, that the field work and the resulting topographic map was prepared by me or under my responsible charge to the normal standards of practice in El Paso County, Colorado and is true and correct to the best of my professional knowledge, information and belief.

This statement is neither a warranty or guarantee, either expressed or implied.

Don R. Hulsey
Colorado Professional Land Surveyor No. 38291
For and on behalf of Compass Surveying and Mapping, LLC



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM

SITE PLAN

LOT 3, BLOCK 1, GREEN MEADOWS SUBDIVISION
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO

REVISIONS:		PROJECT NO.	23205
1	11/08/23 Add Driveway Turnouts.	DATE:	AUGUST 31, 2023
		DRAWN BY:	JMJ
		CHECKED BY:	DRH
		SHEET:	1 OF 1

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 13175 WARD LN, COLORADO SPRINGS

Parcel: 5209001003

Plan Track #: 182193

Received: 12-Oct-2023 (BRIANNAM)

Description:

RESIDENCE

Contractor: HAMMER HOMES, INC.

Type of Unit:

Garage	1024	
Main Level	2945	
	3969	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit

10/12/2023 12:52:14 PM



Becky A

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

10/26/2023 9:02:07 AM



shelley

CONSTRUCTION

Electrical

Released for Permit

11/06/2023 9:58:23 AM



richg

ELECTRICAL

Mechanical

Released for Permit

10/26/2023 3:11 AM



Justin C

MECHANICAL

Plumbing

Released for Permit

11/07/2023 11:43:08 AM



tcrippen

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 (2)

County Zoning

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EPC Planning & Community
Development Department

Health Dept.

N/A

10/26/2023 1:41:36 PM

El Paso County, CO

hearothrock

Public Health

Health Department