

SITE INFO:
ADDRESS:
 1385 BRIDLE BIT ROAD
LEGAL:
 LOT 10 BRIDLE BIT RANCH,
 EL PASO COUNTY, COLORADO.
SITE DATA:
 LOT SIZE = 5.31 ACRES/233,912 SQ FT
 BUILDING FOOTPRINT =
 HOUSE = 3,241 SQFT
 GARAGE = 1,546 SQFT
 PORCH = 195 SQFT
 COV. DECKS = 638 SQFT
 TOTAL = 5,611 SQFT
 ADU =
 RV GARAGE = 623 SQFT
 GARAGE = 881 SQFT
 STORAGE LOCKERS = 484 SQFT
 TOTAL = 1,984 SQFT
 TOTAL 1,984 SQFT
 LOT COVERAGE = 3.2% +/-
 ZONING = RR-1
 TAX SCHEDULE = 62100-010-01
 FLAT NO 5415
 BUILDING HEIGHT = SEE ELEVATIONS

SITE NOTES:
 1) Topographic information is to be supplied by others. See below for info.
 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
 3) Contractor to verify easements.
 4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
 5) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
 6) Use utilities and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
 7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
 8) Contractor is required to provide positive drainage away from and around structures in all directions as shown.
 9) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally. If 2 or more retaining walls exist, or retaining walls shall be engineered by a licensed CO soils engineer.
 10) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawings prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as: drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE LEGEND:
 PROPERTY LINES & CORNERS
 EXISTING CONTOURS
 PROPOSED CONTOURS
 DRAINAGE SLOPE
 PROPOSED BOULDER RETAINING WALL
 EXISTING VEGETATION
 100' = FINISH GRADE
 NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:
ABBREVIATIONS:
 BOU = BOTTOM OF RETAINING WALL
 EX = EXISTING TO REMAIN
 LL = LOWER LEVEL
 ML = MAIN LEVEL
 (N) = NEW CONSTRUCTION
 (R) = REMOVE
 ROW = RIGHT OF WAY
 SB = SETBACK
 SQ. FT. OR SF = SQUARE FEET
 TOP = TOP OF FOUNDATION
 TOW = TOP OF RETAINING WALL
 UL = UPPER LEVEL
 WO = WALKOUT

REFERENCE INFO:
TOPO INFO:
 CROSSED PATHS SURVEYING
 P.O. BOX 49142
 COLORADO SPRINGS, CO. 80949
 PHONE #719-661-7349
 EMAIL: jim@crossedpaths.com
 PROJECT INFO

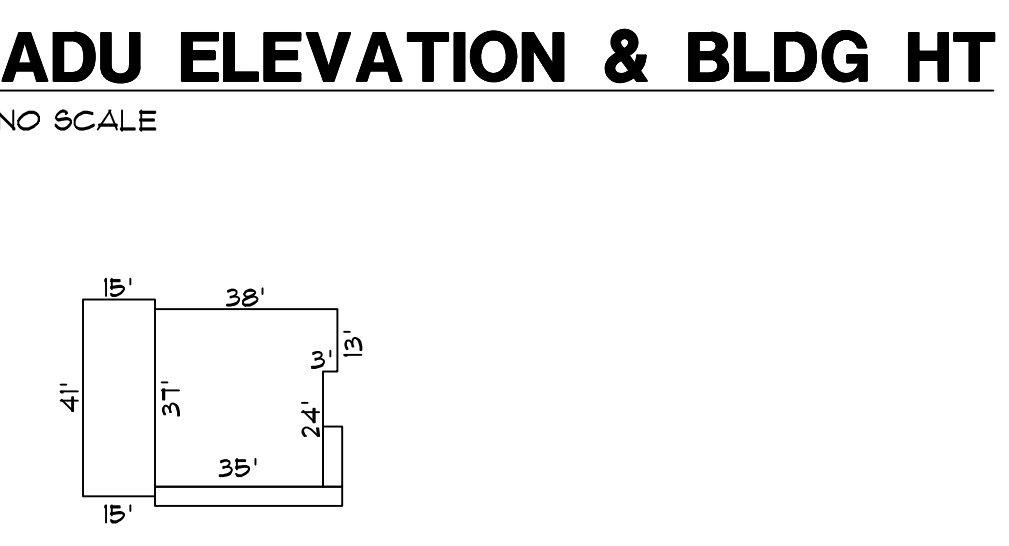
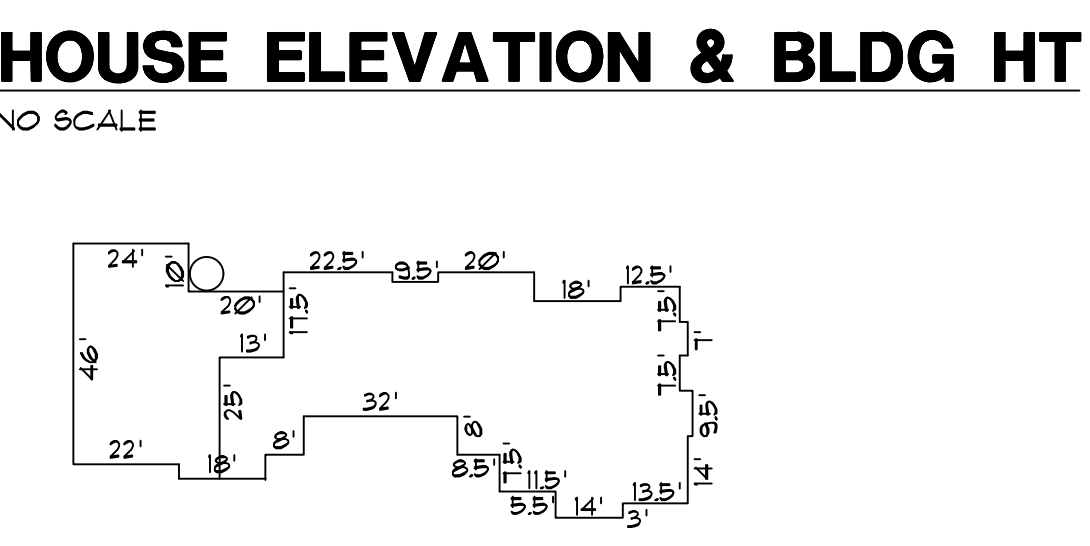
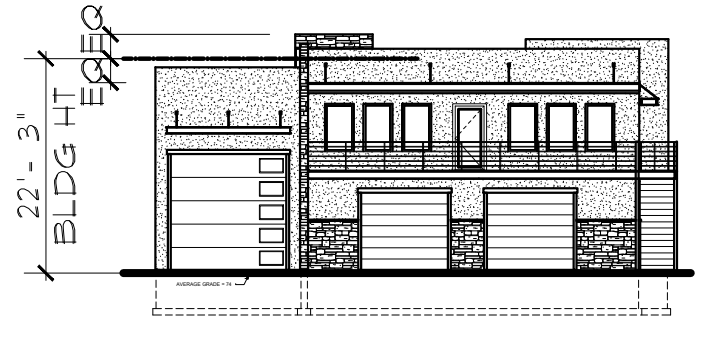
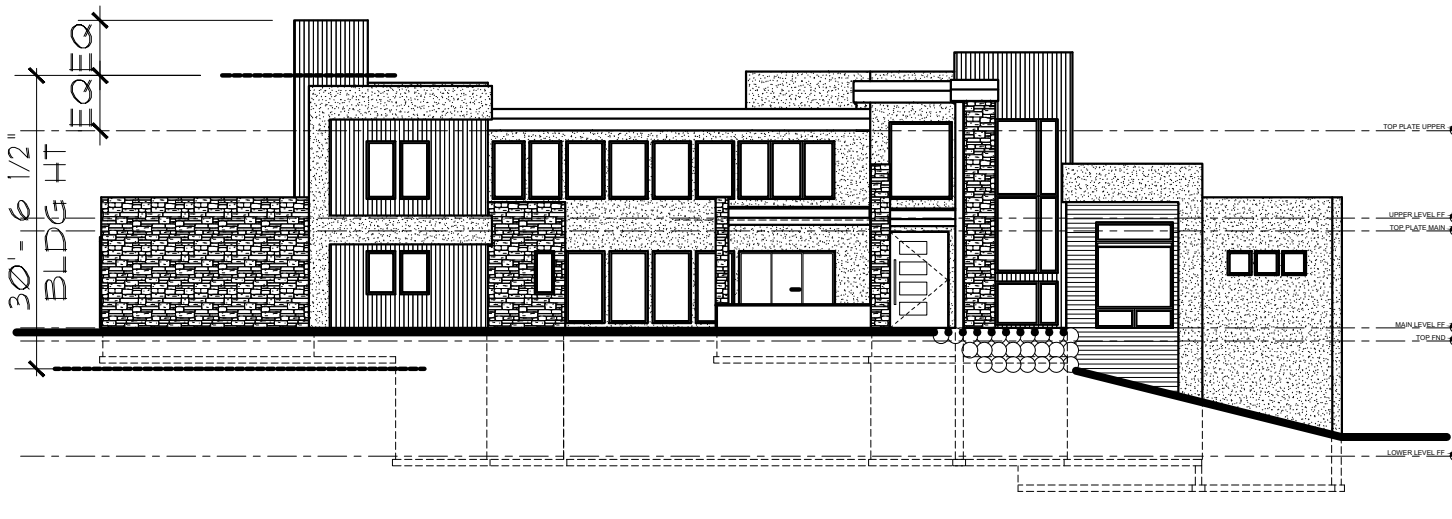
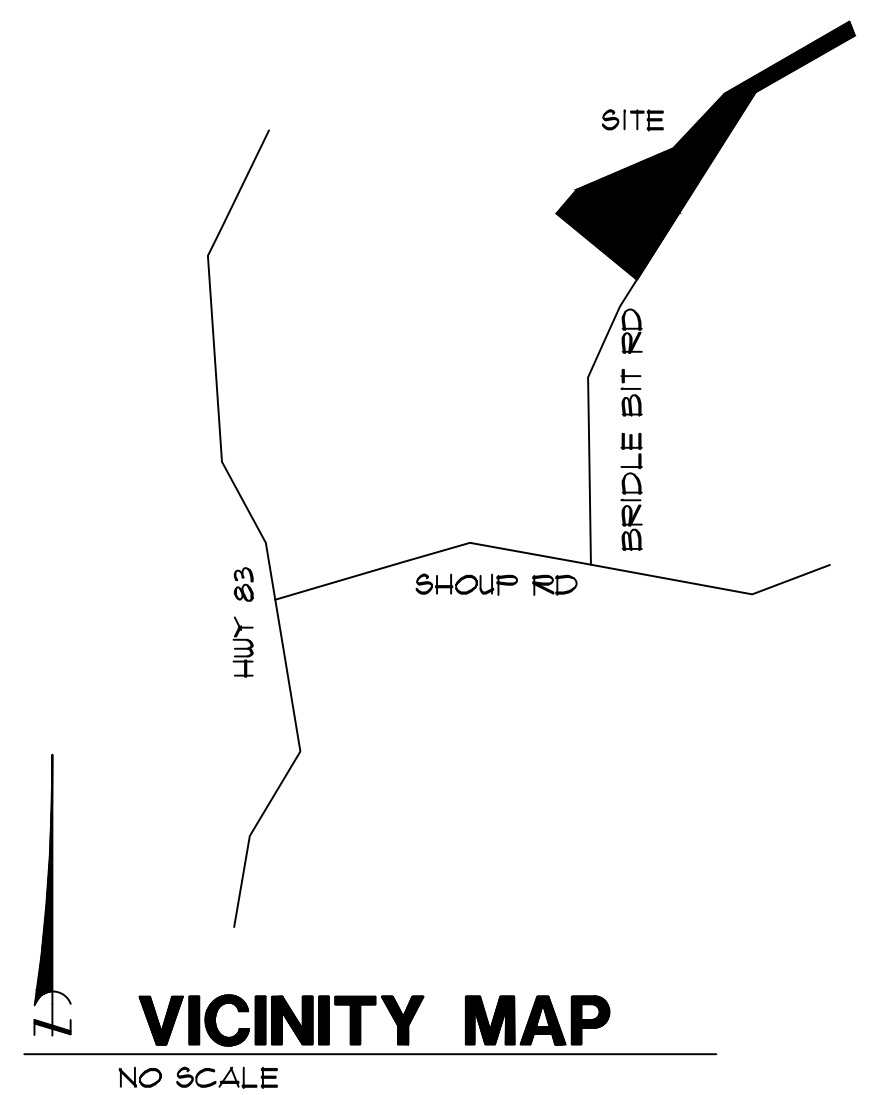
REVISIONS

LGA STUDIOS
 201 E. Los Animas Street Suite 113
 Colorado Springs, CO. 80903
 Phone: (719) 635-0880
 Email: Office@LGAstudios.com
 Website: www.lgastudios.com

CONTRACTOR
SCHMITZ & CO.
 13320 BRIDLE BIT ROAD
 COLORADO SPRINGS, COLORADO 80926
 PHONE: 635-667-7948
 EMAIL: schmitz@schmitzandco.com

THE
SCHMITZ RESIDENCE
 13152 BRIDLE BIT ROAD
 COMPUTER FILE # 22-2204

DRAWN BY: MDW
 CHECKED BY: LGA
 SITE PLAN
 VICINITY MAP
 SITE NOTES
 Sheet #
SP1
 OF 1 Sheets



ADU2254

APPROVED BESQCP
 11/07/2022 3:04:08 PM
 duyounger
 EPC Planning & Community Development Department

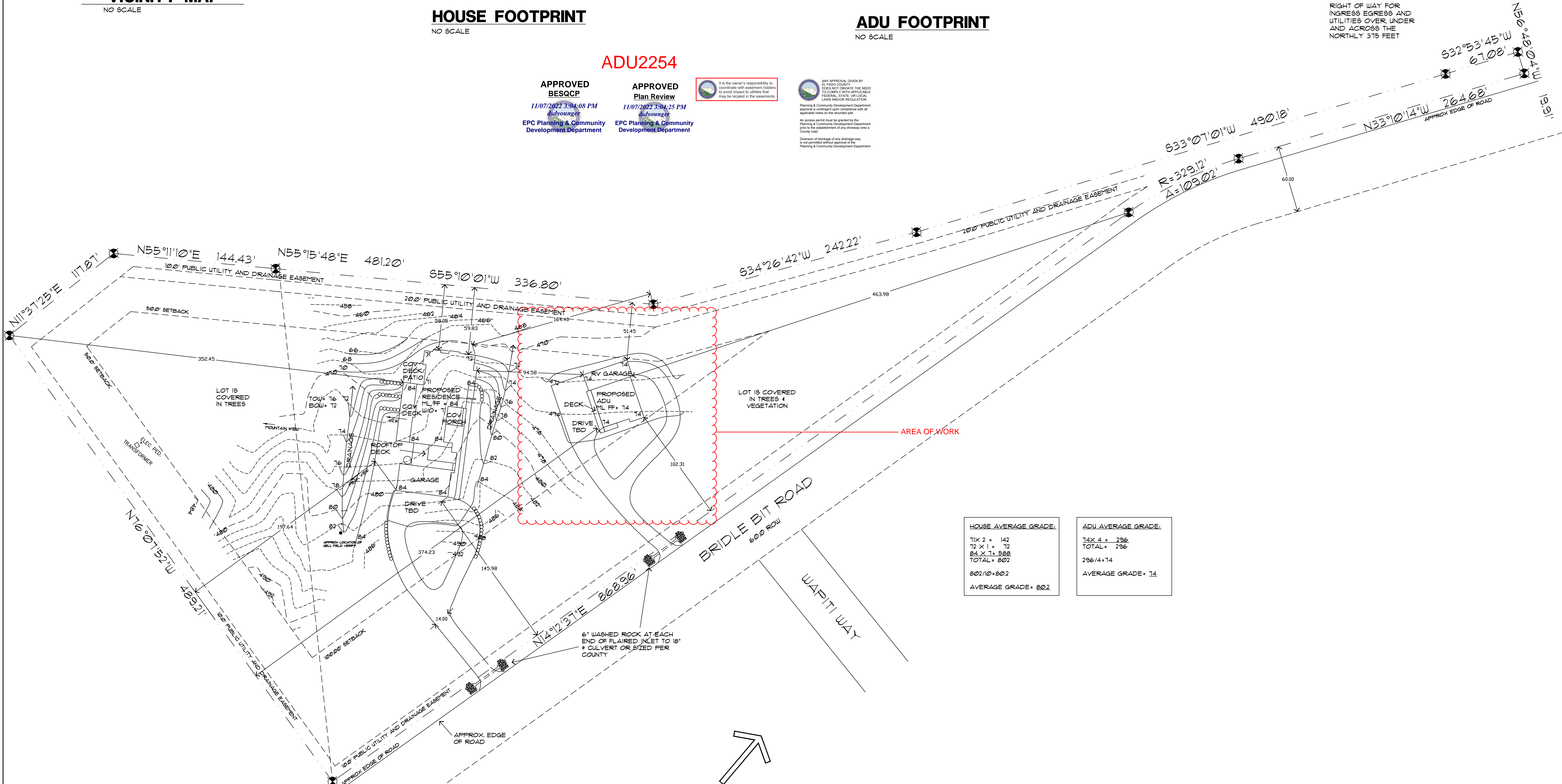
APPROVED Plan Review
 11/07/2022 3:04:25 PM
 duyounger
 EPC Planning & Community Development Department

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

ALL APPROVALS OBTAINED BY EL PASO COUNTY FROM THE COUNTY ENGINEER SHALL BE USED TO COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

No access permit shall be granted by the Planning & Community Development Department prior to the establishment of any driveway on a County road.

Division of knowledge of any change into any permit without approval of the Planning & Community Development Department.

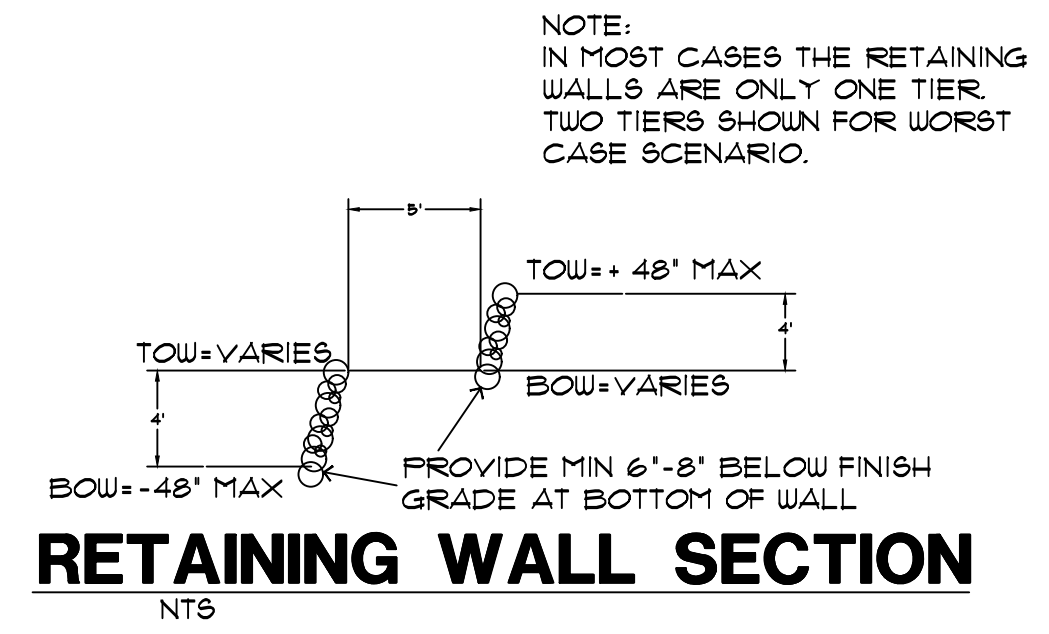
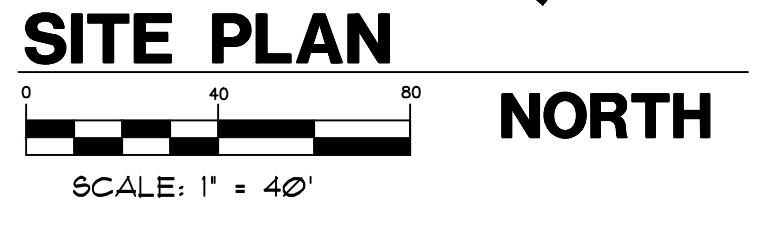


HOUSE AVERAGE GRADE:

11' X 2' = 142
12' X 1' = 12
84' X 1' = 84
TOTAL = 822
822/10 = 82.2
AVERAGE GRADE = 82.2

ADU AVERAGE GRADE:

14' X 4' = 296
TOTAL = 296
296/4 = 74
AVERAGE GRADE = 74



RESIDENTIAL



2017 PPRBC

Address: 13152 BRIDLE BIT RD, COLORADO SPRINGS

Parcel: 6210001001

Plan Track #: 169396 

Received: 02-Nov-2022 (KALLISTAJ)

Description:



RESIDENCE

Contractor:

Type of Unit:

Garage	1480	
Main Level	232	
Upper Level 1	1254	
	2966	Total Square Feet

Required PPRBD Departments (4)

<p>Enumeration</p> <p>Released for Permit</p> <p>11/02/2022 1:38:33 PM</p>  <p>ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p>	<p>Mechanical</p> <p>Released for Permit</p> <p>11/07/2022 11:32:21 AM</p>  <p>tcrippen MECHANICAL</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>11/07/2022 3:04:47 PM</p> <p>dsdyounger</p> <p>EPC Planning & Community Development Department</p>
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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.