

SITE PLAN
 SCALE = 1:60
 0 15 30 50 150



SFD23881
SURVEY PLAT
PARCEL C LSP REC NO 222900132

APPROVED
Plan Review
 11/07/2023 1:34:22 PM
deburhulda
EPC Planning & Community Development Department

APPROVED
BESQOP
 11/07/2023 1:38:39 PM
deburhulda
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED FOR OBTAINING ALL APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat. A site access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of discharge of any drainage way Planning & Community Development Department

PROJECT: CUSTOM RESIDENCE
OWNER: DALE & TARRAH MOORE
DESIGN RENAISSANCE-- DAN SEEVERS
ARCHITECT: 815 W. JEFFERSON ST. (770) 200-8390
CONTRACTOR: GOWER CUSTOM HOMES MONUMENT, CO 80132 (719) 358-8039
PROJECT ADDRESS: 9760 WALKER ROAD COLORADO SPRINGS, CO 810000003

LEGAL DESCRIPTION: SECTION 10-1-1-4-0000003
ZONING: RR-5
SETBACKS: 25' FRONT 25' REAR
HEIGHT: PROPOSED MAX. HEIGHT = 28' (30' ALLOWED PER ZONING) *SEE HEIGHT CALC. ON SHEET SP2
LOT COVERAGE: LOT AREA = 35 ACRES (APPROX. 1,524,600 S.F.) PROPOSED COVERAGE = 4,714 S.F. (STRUCTURE = 4,250 S.F., & COVERD PATIOS = 464 S.F.) PROPOSED COVERAGE FINAL = .3%

SQUARE FOOTAGE

MAIN LEVEL = 2,962 S.F. FINISHED
LOWER LEVEL = 1,430 S.F. FINISHED
210 S.F. UNFINISHED
UPPER LEVEL = 996 S.F. FINISHED
TOTAL = 5,686 S.F.
4-CAR GARAGE = 1,288 S.F.
6 BEDROOMS

- GENERAL NOTES:**
1. APPLICABLE CODES, ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GOVERNING CODES & APPLICABLE STANDARDS.
 2. WORK TO BE THE GENERAL CONTRACTOR'S / RAISER/ TRUSSES, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS AT THE JOB SITE. CONSTRUCTION PROCESS & TECHNIQUES OF CONSTRUCTION, ALL OTHER TRADES, FINISHING ALL ITEMS, COMPLETION, & SATISFACTORY PERFORMANCE OF WORK SHALL BE MONITORED BY ARCHITECT. ARCHITECT'S SUPERVISION DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY MATERIALS OR METHODS. IN CASE OF ANY QUESTIONS OR NEED FOR DETAILS, CONTRACTOR SHOULD CONTACT THE ARCHITECT OR RAISER FOR CLARIFICATION OF THE CONSTRUCTION OR PREPARATION OF THE CONSTRUCTION.

SHEET INDEX

SP1	SITE PLAN OVERALL
SP2	GRADING PLAN & HEIGHT CALC.
A0	FOUNDATION LAYOUT
A1	LOWER FLOOR PLAN
A2	UPPER FLOOR PLAN
A3	BUILDING ELEVATIONS
A4	UPPER LEVEL ELEVATIONS
A5	BUILDING SECTIONS
A6	ROOF PLAN
E0	LOWER LEVEL ELECTRICAL PLAN
E1	MAIN LEVEL ELECTRICAL PLAN
E2	UPPER LEVEL ELECTRICAL PLAN
F0	LOWER PLUMBING PLAN
F1	MAIN PLUMBING PLAN
F2	UPPER PLUMBING PLAN
S1	MAIN FLOOR FRAMING PLAN
S2	UPPER FLOOR MAIN ROOF FRAMING
S3	UPPER ROOF FRAMING PLAN
S4	STRUCTURAL NOTES/DETAILS
M	MECHANICAL DUCT PLANS

Design Renaissance
 Architectural Design & Planning
 815 W. Jefferson Street
 Colorado Springs, CO 80907
 719.200.8390
 drr@designrenaissance.com

Custom Residence For:
 Dale & Tarrah Moore
 9760 Walker Road
 Colorado Springs, CO

GOWLER HOMES

SITE PLAN
 Date: October 18, 2023
 Date Revised: _____
 Drawn by: DDS

SP1

RESIDENTIAL

2023 PPRBC
2021 IECC Amended



Parcel: 5110000003

Address: 9760 WALKER RD, COLORADO SPRINGS



Plan Track #: 182873  Received: 30-Oct-2023 (QUINTONW)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: GOWLER CUSTOM HOMES, INC

Type of Unit:

Garage	1288
Lower Level 1	218
Lower Level 2	1430
Main Level	2962
Upper Level 1	996
Total Square Feet	
	6894

<p>Enumeration Released for Permit 10/30/2023 2:54:02 PM  REGIONAL Building Department ENUMERATION</p>	<p>Floodplain (N/A) RBD GIS</p>
<p>Construction Released for Permit 11/06/2023 4:07:31 PM  REGIONAL Building Department Christineh CONSTRUCTION</p>	<p>Electrical</p>
<p>Mechanical</p>	<p>Plumbing</p>

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
11/07/2023 1:54:04 PM
dsdarchuleta
EPC Planning & Community
Development Department