

PROJECT DATA

PROJECT SUMMARY: NEW SINGLE FAMILY RESIDENCE
3735
PROJECT ADDRESS: 3735 BIG SPRUCE HEIGHTS COLORADO SPRINGS CO 80926
LEGAL DESCRIPTION: PARCEL A: LOT 20, HIGHLANDS OF TURKEY CANON RANCH FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO
 PARCEL B: AN EASEMENT FOR INGRESS AS DESCRIBED IN ACCESS EASEMENT AGREEMENT RECORDED DECEMBER 5, 2003 UNDER RECEPTION NO. 203282307
LOT SIZE: 1,546,225 SF (35.51 ACRES)
COUNTY ZONING: RR-5 RESIDENTIAL RURAL
PROJECT TYPE: SINGLE FAMILY RESIDENCE
TSN: 7600000280 **PLAT 11597**
LOT COVERAGE: 25% ALLOWED
 .2% (+/- 2,400 S.F.) PROPOSED
BUILDING HEIGHT: 30' ALLOWED
 18' PROPOSED

SITE LEGEND

- PROPOSED BUILDING FOOTPRINT
- SETBACK / EASEMENT LINE
- PROPERTY LINE
- PROPOSED GRADE / FINISH FLOOR (FEET)
- NATURAL GRADE
- FINISH GRADE

SITE NOTES

1. ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASS, INCLUDING AREAS ADJACENT TO FOUNDATION AND SPECIFICALLY OVER LEACH FIELD.
2. (E) TREES AND VEGETATION TO BE REMOVED FROM WITHIN THE PROPOSED BUILDING FOOTPRINT OF HOUSE AND SEPTIC ONLY, OR PER WILDFIRE MITIGATION PLAN.
3. TOPOGRAPHIC INFORMATION IS AS SUPPLIED BY OTHERS. SEE BELOW INFORMATION.
4. CONTRACTOR TO VERIFY EASEMENTS.
5. CONTRACTOR TO LIMIT CUT AND FILL AREAS AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREA IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
6. FINAL LANDSCAPING TO BE DETERMINED BY CONTRACTOR/OWNER. IT SHALL MINIMIZE IMPACT TO THE SITE. ALL LANDSCAPING TO BE COMPLETED BY THE CONTRACTOR/OWNER.
7. USE WATTLES AND SILT FENCING TO MINIMIZE EROSION DURING CONSTRUCTION AND ALSO STABILIZE AREA WITH SEEDED BLANKETS FOR EROSION CONTROL AS NECESSARY.
8. EARTH MATERIALS ARE NOT TO BE STOCKPILED ON SITE OR STAGING AREAS.
9. CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND THE STRUCTURE AT ALL LOCATIONS.

SFD2330

APPROVED BESQCP
 01/19/2023 3:14:41 PM
 ddyounger
 EPC Planning & Community Development Department

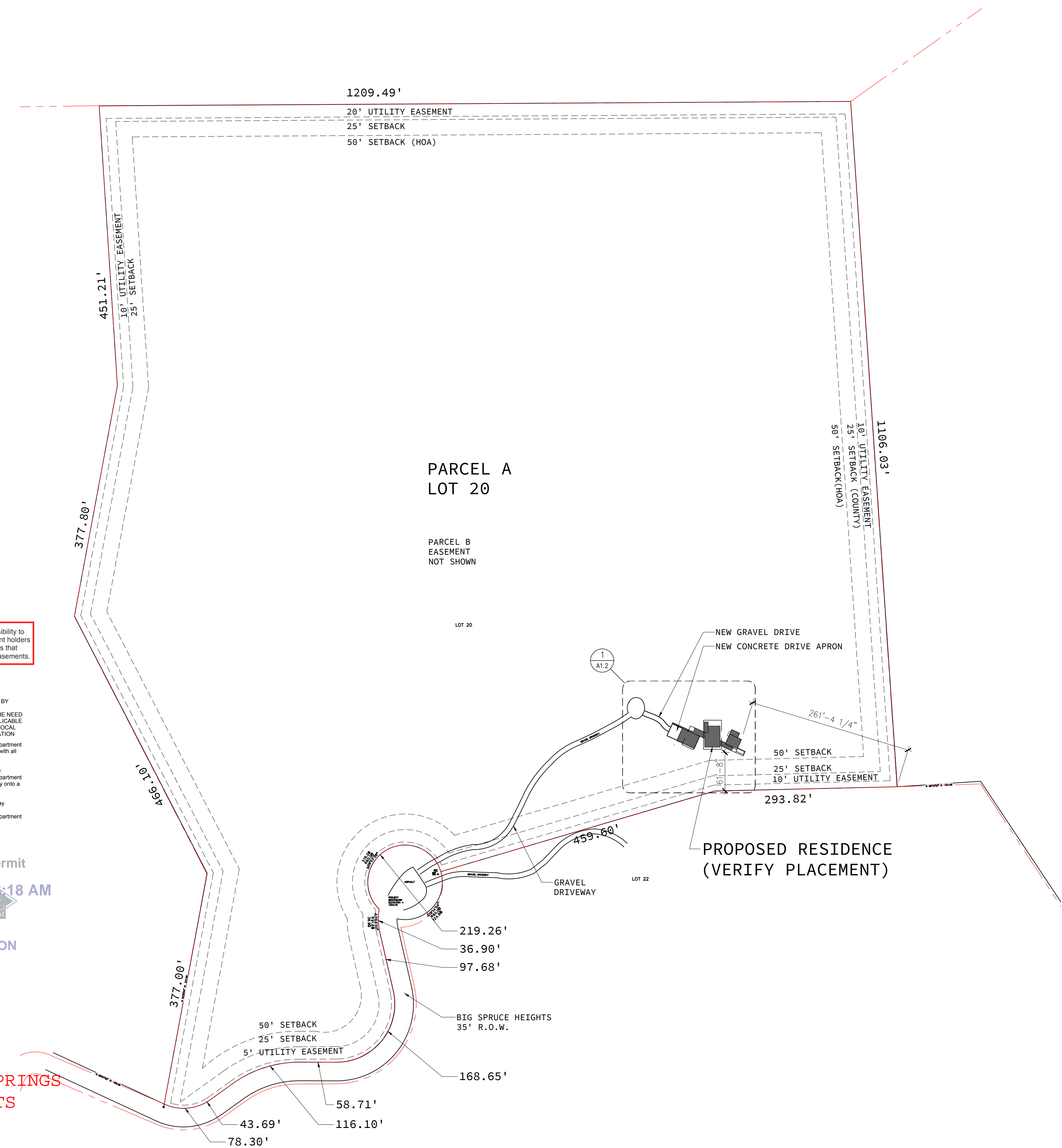
APPROVED Plan Review
 01/19/2023 3:14:45 PM
 ddyounger
 EPC Planning & Community Development Department

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

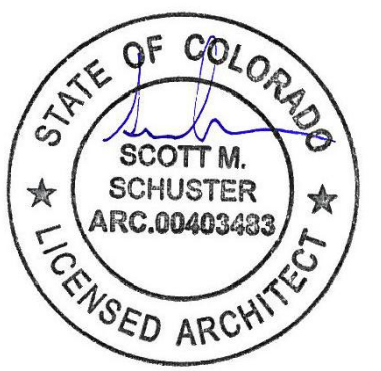
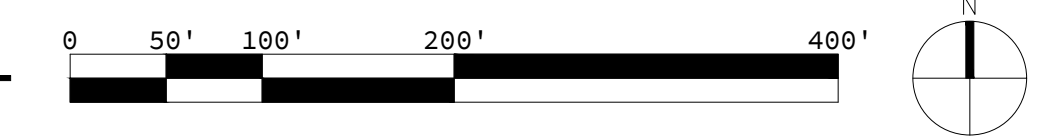
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted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

Released for Permit
 01/11/2023 10:36:18 AM
 REGIONAL Building Department
 ENUMERATION

BIG SPRINGS HEIGHTS



1 SITE PLAN
 1" = 100'-0"



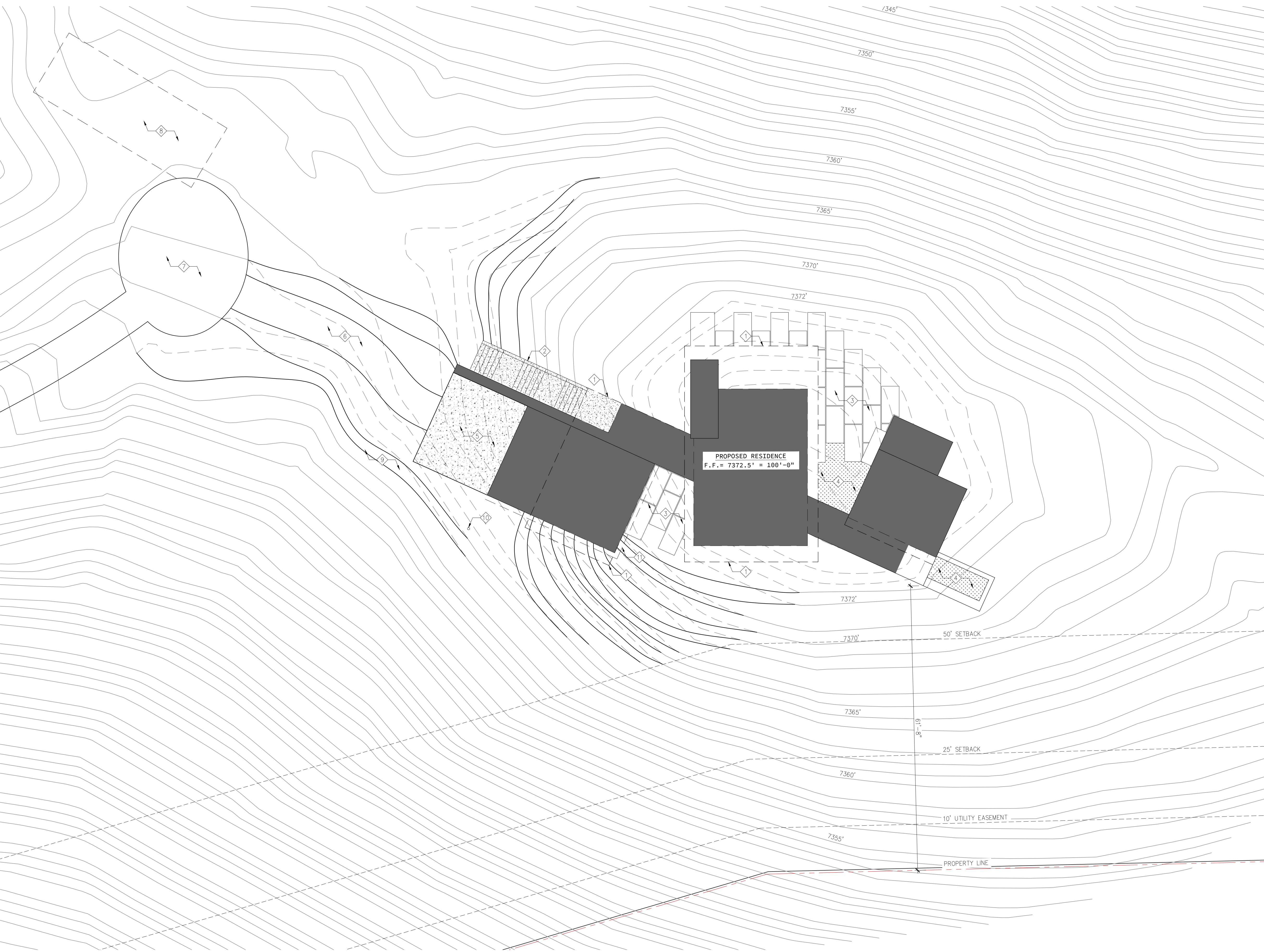
SITE PLAN

ECHO

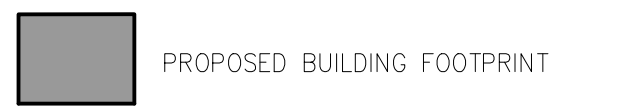
2021-003-Sellick date: 08.22.2022
 3735 BIG SPRUCE HTS phase: 100% CDs
 COLORADO SPRINGS 80926 drawn by: SLF

Echo Architecture, LLC
 4 S. Hahnstach Ave., #129
 Colorado Springs, CO 80903
 www.echo-arch.com
 t: 719.397.7836

A1.1



SITE LEGEND

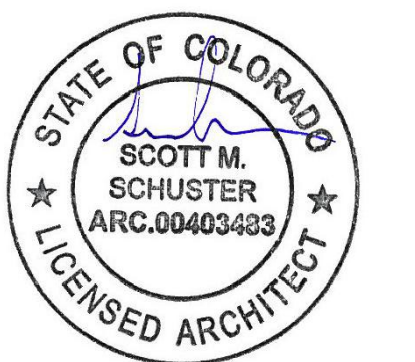


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KEYNOTES

1. LINE OF OVERHEAD ELEMENT
2. CONCRETE STAIR
3. ON GRADE PAVERS
4. NATIVE LANDSCAPING TO MATCH SURROUNDING VEGETATION
5. CONCRETE DRIVEWAY APRON
6. NEW GRAVEL DRIVEWAY
7. (E) GRAVEL DRIVEWAY
8. PROPOSED LEACH FIELD, VERIFY LOCATION AND DESIGN
9. PROPOSED LOCATION FOR SUBMERGED PROPANE TANK
10. PROPOSED LOCATION FOR WELL
11. LINE OF PROPOSED PERIMETER DRAIN. VERIFY FINAL LOCATIONS W/ GEOTECHNICAL ENGINEER



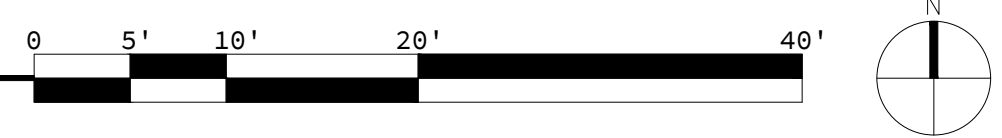
GRADING PLAN



2021-003-Sellick date: 08.22.2022
 3735 BIG SPRUCE phase: 100% CDs
 HTS COLORADO SPRINGS drawn by: TRM
 80926

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A1.2



RESIDENTIAL



2017 PPRBC

Address: 3735 BIG SPRUCE HTS, COLORADO SPRINGS

Parcel: 7600000280

Plan Track #: 170942 

Received: 21-Dec-2022 (SHELLEY)

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	643	
Main Level	2080	
	2723	Total Square Feet

Required PPRBD Departments (4)

Enumeration
Released for Permit
01/11/2023 10:38:13 AM

amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
Released for Permit
01/18/2023 1:40:47 PM

shelley
CONSTRUCTION

Mechanical
Released for Permit
01/13/2023 3:22 PM

Justin C
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
01/19/2023 4:15:43 PM
dsdyounger

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.