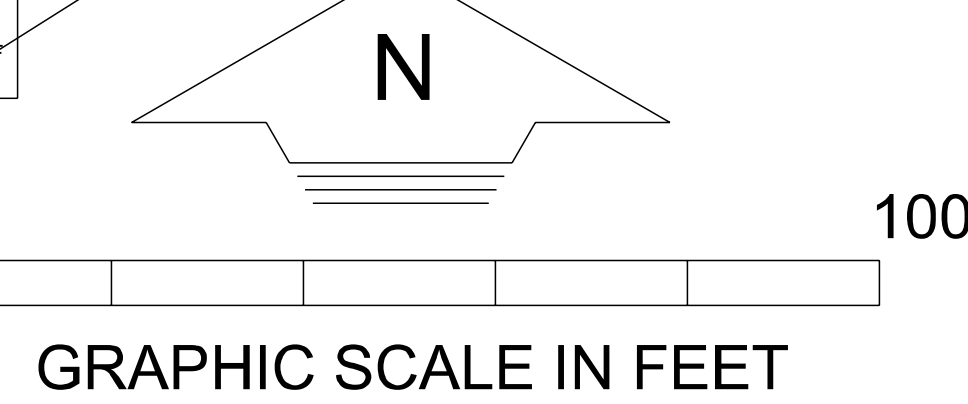


Per discussions with Stormwater Engineering they have waived the need for the ESQCP, FAE, GEC, GEC Checklist, SWMP, and SWMP Checklist. Due to the proximity to the floodplain, this site is still as an area of concern whether or not an ESQCP is required. Proper BMPs on site are required to protect the floodplain and adjacent property from potential pollutants during construction. Please allow Mikayla Hartford, Engineer I- Stormwater to review the final site plan submitted for Construction.

(M)
2.7188 AC.
118,429 SF
BOUNDARY OF DISTURBANCE
AREA : 115,869 SF LOT
13,000 SF IN DISTURBANCE
LESS THAN 1 ACRE
115,869/13,000 sf SF x100 = 8.91%

PROPOSED BOUNDARY/LIMIT OF DISTURBANCE
MAINTAIN DISTURBANCE INSIDE LIMITATIONS
DO NOT ENCRoACH LIMIT OF FLOODPLAIN

IMPERVIOUS COVERAGE CALCS
STRUCTURE: 2,017 SQ.FT
DRIVEWAY AND SIDEWALK: 500 SQ.FT
TOTAL IMPERVIOUS AREA: 2,517 SQ.FT
115,869 SF LOT AREA
% OF IMPERVIOUS COVERAGE=
2,517/115,869 sf x 100 = 2.2%



LEGEND:

□ FOUND 1/2" IRON PIPE	◇ BRICK GATE PILLAR
◇ MAIL BOX	— X — EXISTING BARBED WIRE FENCE
○ SEWER MANHOLE	⊗ SEWER CLEANOUT
◇ ELECTRIC: EXISTING OVERHEAD POWER (MVEA)	— PRIVATE UTILITIES
⋯ NATURAL GAS: EXISTING 1" GAS SERVICE #121703	

GRADE KEY

—	PROPOSED GRADES
---	EXISTING GRADES

10110 OTERO AVENUE
Schedule #: 6228004013
Legal Description:
LOT M, VAC W 20.0 FT OF OTERO AVE,
BLK B SPRING CREST FIL 2

Area: 115,869 sq ft 2.66 ACRES
Zoning: RR 2.5

Owner: MARY AND CHARLES (LARRY) DE LAY
Mailing: 10090 OTERO AVE COLORADO SPRINGS CO, 80920-1537
PH: 719-661-3403 EMAIL: marydelay@gmail.com

SITE STRUCTURES DATA: MAX BUILDING HEIGHT ALLOWED 30'-0"

EXISTING SINGLE FAMILY RESIDENCE: 1,830 SQ. FT. AND 25'-0" HEIGHT
EXISTING WOOD GARAGE: 704 SQ. FT. AND 15'-0" HEIGHT
EXISTING CARPORT: 450 SQ. FT. AND 10'-0" HEIGHT

PROPOSED ACCESSORY LIVING QUARTERS: 1408 SQ. FT. AND 18'-0" HEIGHT

NOTES:

KgM2.com
KgM2.com@gmail.com
719.571.0121 719.301.8943
KgM2 design manage

CONTRACTOR:
HOMES MICHAEL HALL
Michael Hall: General Contractor
719-491-9444

ADU
FEBRUARY 12, 2024

C2
OWNER: MARY DE LAY
10110 OTERO AVE
10110 OTERO AVE
10110 OTERO AVE
Mailing Address: SAME
Zoning: RR 2.5
Plan No: 02232026
FILED: 02/23/2024
OTERO AVE, BLK B SPRING CREST FIL 2

Revision	Date
BID SET	02/12/2024
PPRBD REDLINE CORRECTED	01/30/2025
SHRBD REDLINE CORRECTED-3	02/23/2026
TEL PAND COUNTY REDLINE-3	06/23/2026