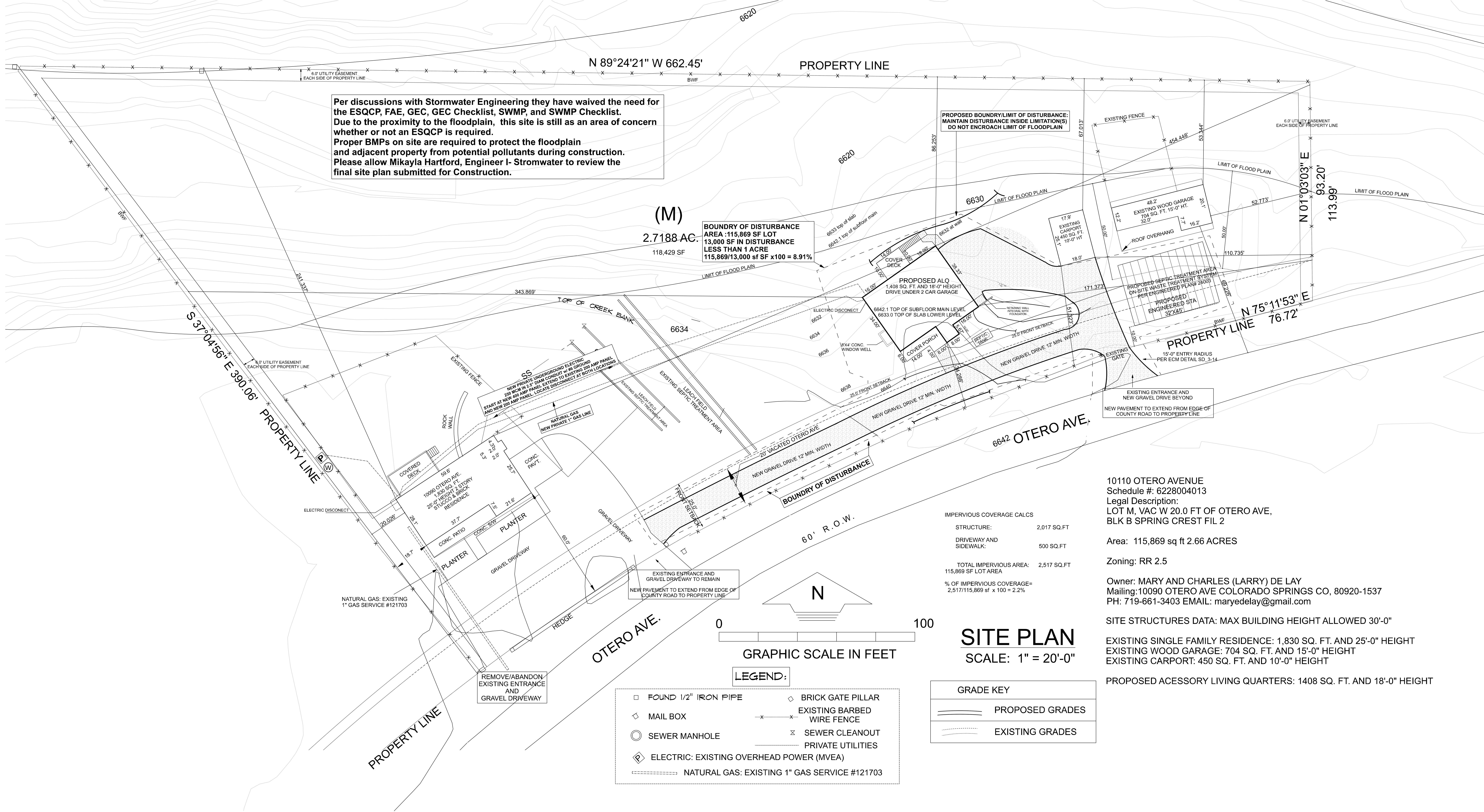




Per discussions with Stormwater Engineering they have waived the need for the ESQCP, FAE, GEC, GEC Checklist, SWMP, and SWMP Checklist. Due to the proximity to the floodplain, this site is still as an area of concern whether or not an ESQCP is required. Proper BMPs on site are required to protect the 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%

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%

SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE IN FEET

LEGEND:

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

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 ACESSORY 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

ALQ
FEBRUARY 12, 2024

OWNER: MARY DE LAY
10110 OTERO AVE
COLORADO SPRINGS CO 80920-1537
Mailing Address: SAME
Zoning: RR 2.5
Plan No: 0228004013
FILED: 02/12/2024
COUNTY: EL PASO
SUBMITTER: MARY DE LAY
PROJECT: LOT M, VAC W 20.0 FT OF OTERO AVE, BLK B SPRING CREST FIL 2

Revision	Date
BID SET	02/12/2024
PPHED REDLINE CORRECTED	01/30/2025
PPHED REDLINE CORRECTED v.3	02/23/2026
EL PASO COUNTY REDLINE v.3	06/23/2026

NOTE: Approval of this Special Use application does not assure compliance with the State of Colorado's Division of Water Resources regulations regarding the existing well permit or water right.

APPROVED
Plan Review
07/09/2026 9:16:17 AM
ddhenson2
EPC Planning & Community
Development Department