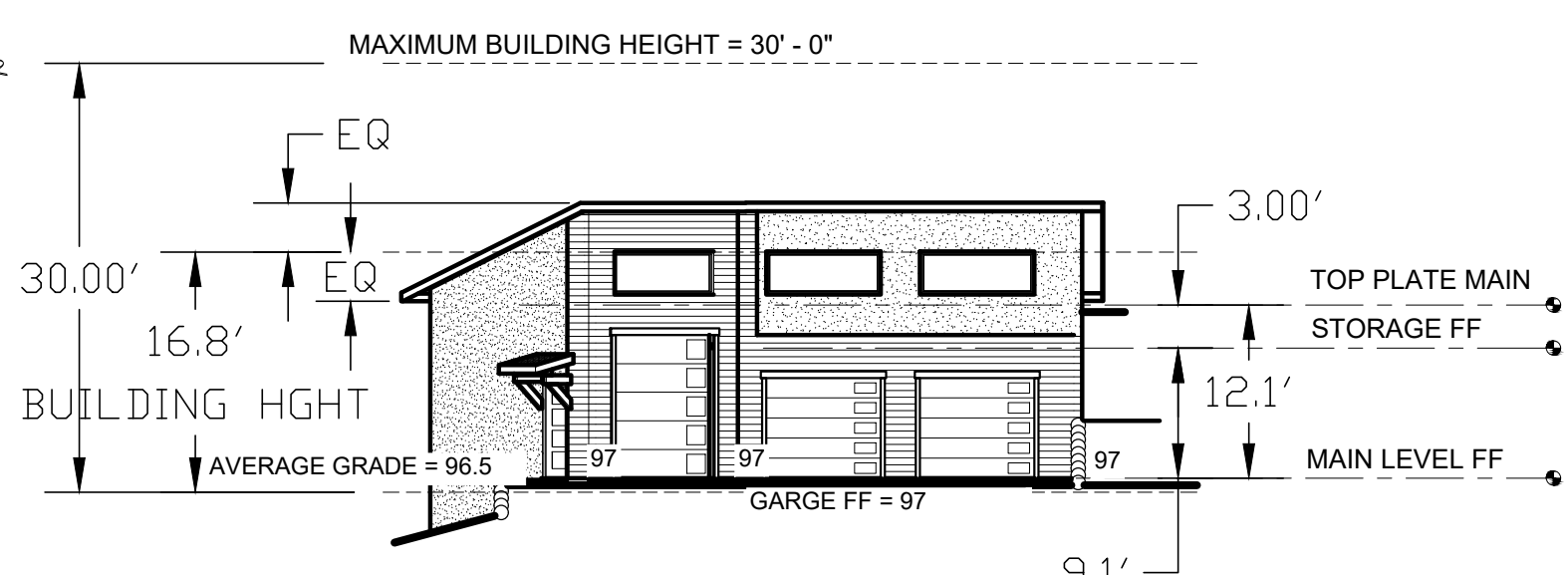
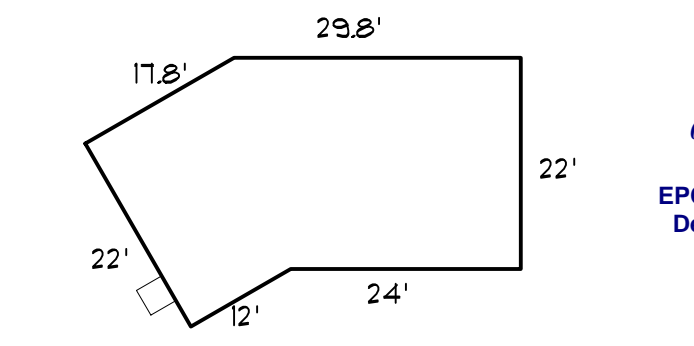


VICINITY MAP
NO SCALE



HOUSE ELEVATION **ADD24254**
NO SCALE



HOUSE FOOTPRINT
NO SCALE

Not Required
BESQCP
05/16/2024 8:24:40 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
05/16/2024 8:25:20 AM
dsdyounger
EPC Planning & Community
Development Department

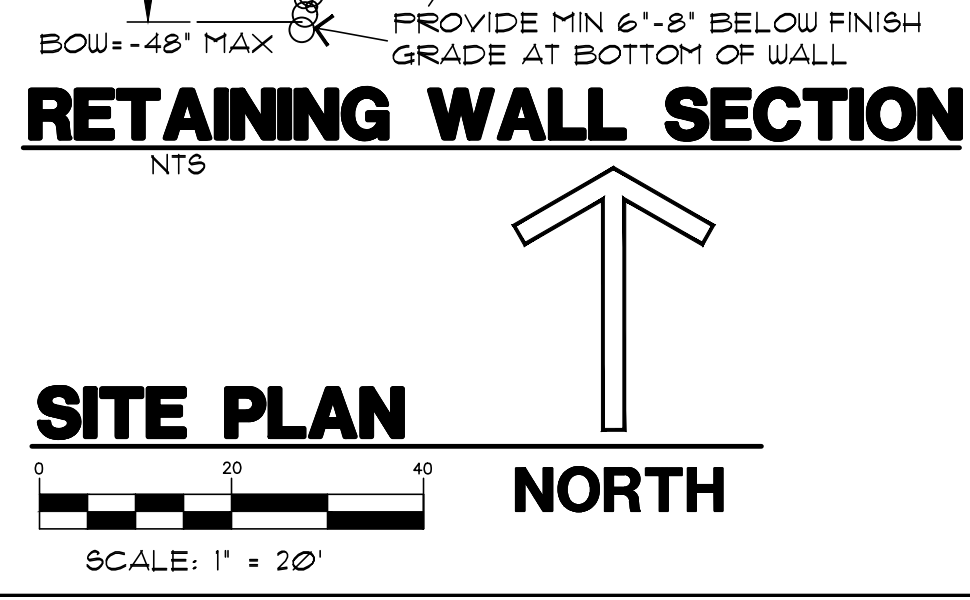
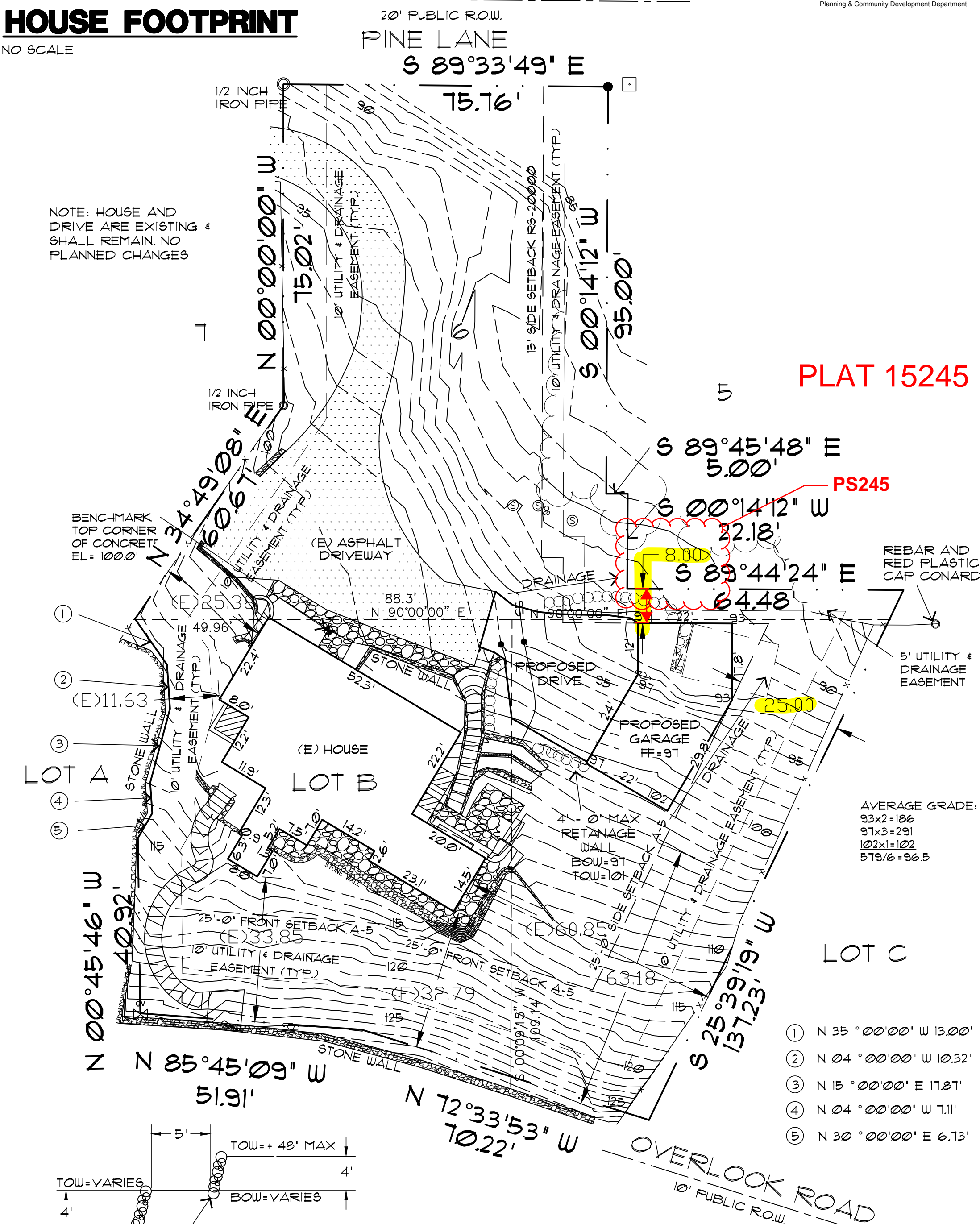
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



RETAINING WALL SECTION
NTS

SITE PLAN
NORTH
SCALE: 1" = 20'

REFERENCE INFO:

TOPO INFO:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE, SUITE 303
COLORADO SPRINGS, CO.
PHONE * 719-630-0559
JOB # 41108

CLIENT/OWNER INFO:
SEAN O'CONNELL
PHONE: 719-110-8265
EMAIL: sean.oconnell@adesa.com

SITE TERMS:

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

SITE INFO:

ADDRESS:
3725 HILL DR

LEGAL:
LOT 6 AND A PORTION OF LOT 7, BLOCK 1, 'DIXON HEIGHTS' AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID PORTION OF LOT 6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4: THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 49.96 FEET; THENCE ANGLE RIGHT, 125° NORTHEASTERLY, A DISTANCE OF 61.0 FEET; THENCE ANGLE LEFT, 35° NORTHERLY, A DISTANCE OF 75.0 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7; THENCE EASTERLY ON SAID LINE, A DISTANCE OF 14.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH LOT B AND A PORTION OF LOT C 'OVERLOOK' AS RECORDED IN THE COUNTY RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF OVERLOOK ROAD WITH A LINE PARALLEL WITH AND 56.3 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT C; THENCE WESTERLY ON SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT C; THENCE NORTHERLY ON SAID WESTERLY LINE, A DISTANCE OF 109.35 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT C, A DISTANCE OF 88.3 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

SITE DATA:
LOT SIZE = 25,936 SQFT
BUILDING FOOTPRINT =
(E) HOUSE = 1,594 SQFT
(N) GARAGE = 926 SQFT
TOTAL = 2,520 SQFT
LOT COVERAGE = 9.7%
ZONING = A-5, RS-2000
PLAT# = 15245
TAX SCHEDULE # = 75022-04-106
BUILDING HEIGHT = 16'-9 17/32"
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 wattles 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 structure 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 drawing(s) 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:

EXISTING VEGETATION

PROPERTY LINES & CORNERS

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED BOULDER RETAINING WALL

DRAINAGE SLOPE

00 = FINISH GRADE

NO ROCK OUT CROPPING EXIST AT SITE

REVISIONS

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

CONTRACTOR
TBD

THE O'CONNELL
GARAGE
3725 HILL DR
COLORADO SPRINGS, CO 80906
COMPUTER FILE # 22-22749

DRAWN BY: EAH

CHECKED BY: DMNS
PLOT 04/29/24 11:08 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 3725 HILL DR, COLORADO SPRINGS

Parcel: ~~7502204106~~
7502204113

Plan Track #: 189710 

Received: 14-May-2024 (BRIANNAM)

Description:

DETACHED GARAGE

Contractor:

Type of Unit:

Required PPRBD Departments (3)

Floodplain
N/A
05/15/2024 8:38:45 AM
Pikes Peak
REGIONAL
Building Department
keith
FLOODPLAIN

Construction

Mechanical

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
05/16/2024 8:26:49 AM
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.