

**SITE INFO:**

**ADDRESS:**

17515 CHARTER PINES DR

**LEGAL:**

LOT 64, BENT TREE II,  
EL PASO COUNTY, COLORADO.

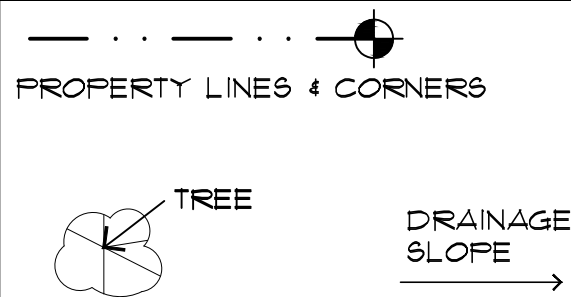
**SITE DATA:**

LOT SIZE = 122,839 SQFT  
 BUILDING FOOTPRINT =  
 (E) HOUSE = 3,718 SQFT  
 (E) GARAGE = 1,402 SQFT  
 (E) PORCH = 46 SQFT  
 (E) DECK = 317 SQFT  
 (E) GARAGE SHED = 621 SQFT  
 DECK ADDITION = 74 SQFT  
 NEW DECK = 314 SQFT  
 TOTAL = 5,871 SQFT  
 LOT COVERAGE = 4.8%  
 ZONING = RR-2.5  
 TAX SCHEDULE # = 61170-06-006  
 PLAT NO. = 8039  
 BUILDING HEIGHT =  
 SEE ELEVATIONS

**SITE NOTES:**

- 1) Topographic information is to be supplied by others as needed.
- 2) Contractor to verify easements.
- 3) 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).
- 4) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 5) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 6) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 7) 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:**



NO ROCK OUT CROPPING  
 EXIST AT SITE

**SITE TERMS:**

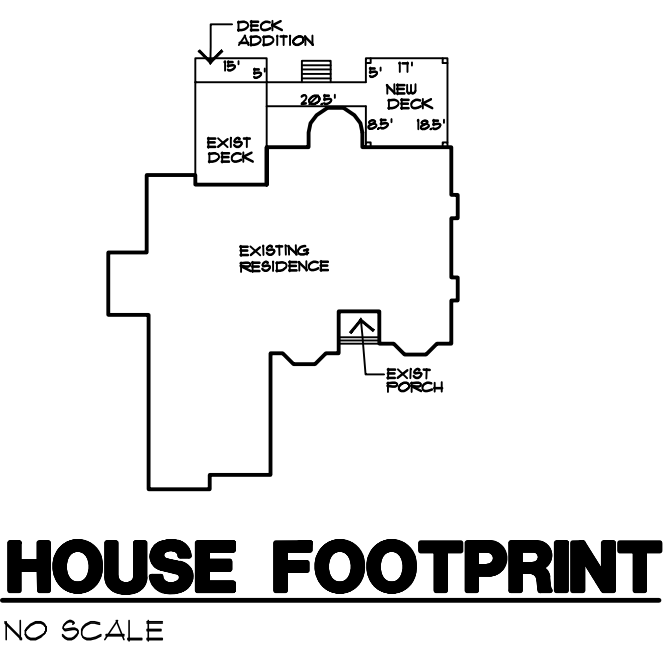
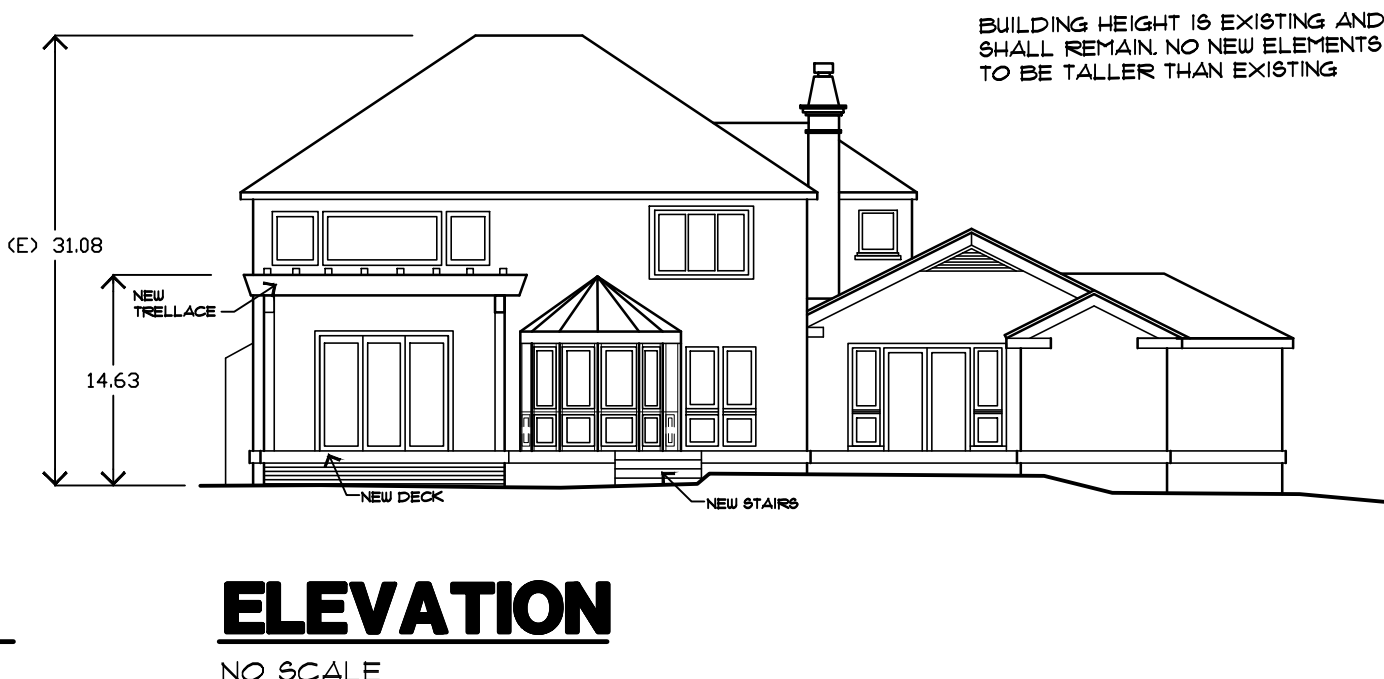
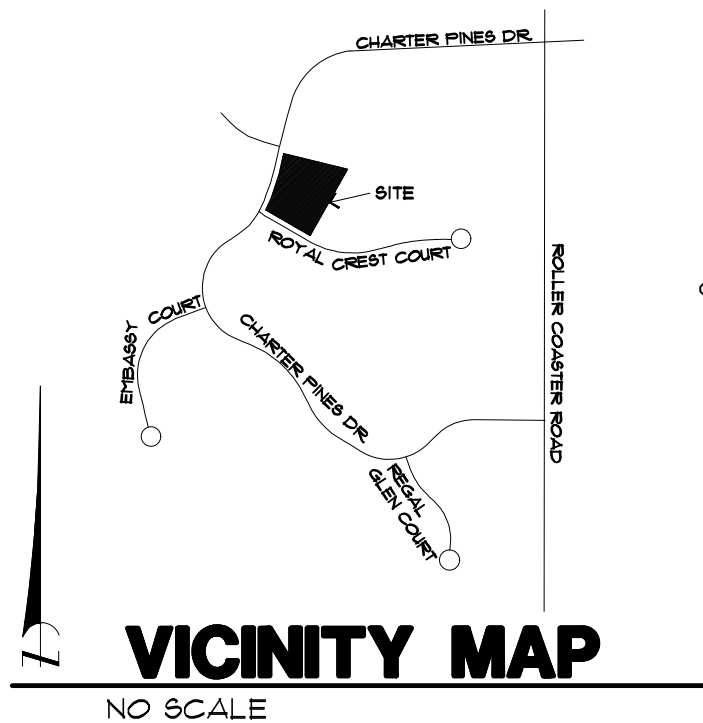
- ABBREVIATIONS:**  
 BOW= BOTTOM OF RETAINING WALL  
 (E)= EXISTING TO REMAIN  
 LL= LOWER LEVEL  
 ML= MAIN LEVEL  
 (N)= NEW CONSTRUCTION  
 (R)= REMOVE  
 R.O.W.= RIGHT OF WAY  
 SB= SETBACK  
 SQ. FT. OR SF.= SQUARE FEET  
 TOF= TOP OF FOUNDATION  
 TOW= TOW OF RETAINING WALL  
 UL= UPPER LEVEL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

THE  
**LOUREIRO  
 RESIDENCE**  
 17515 CHARTER PINES DR  
 COMPUTER FILE # 20-1860

DRAWN BY: ST  
 CHECKED BY: LGAstudios  
 PLOT 01/28/21 4:16 PM

SITE PLAN  
 VICINITY MAP  
 SITE NOTES

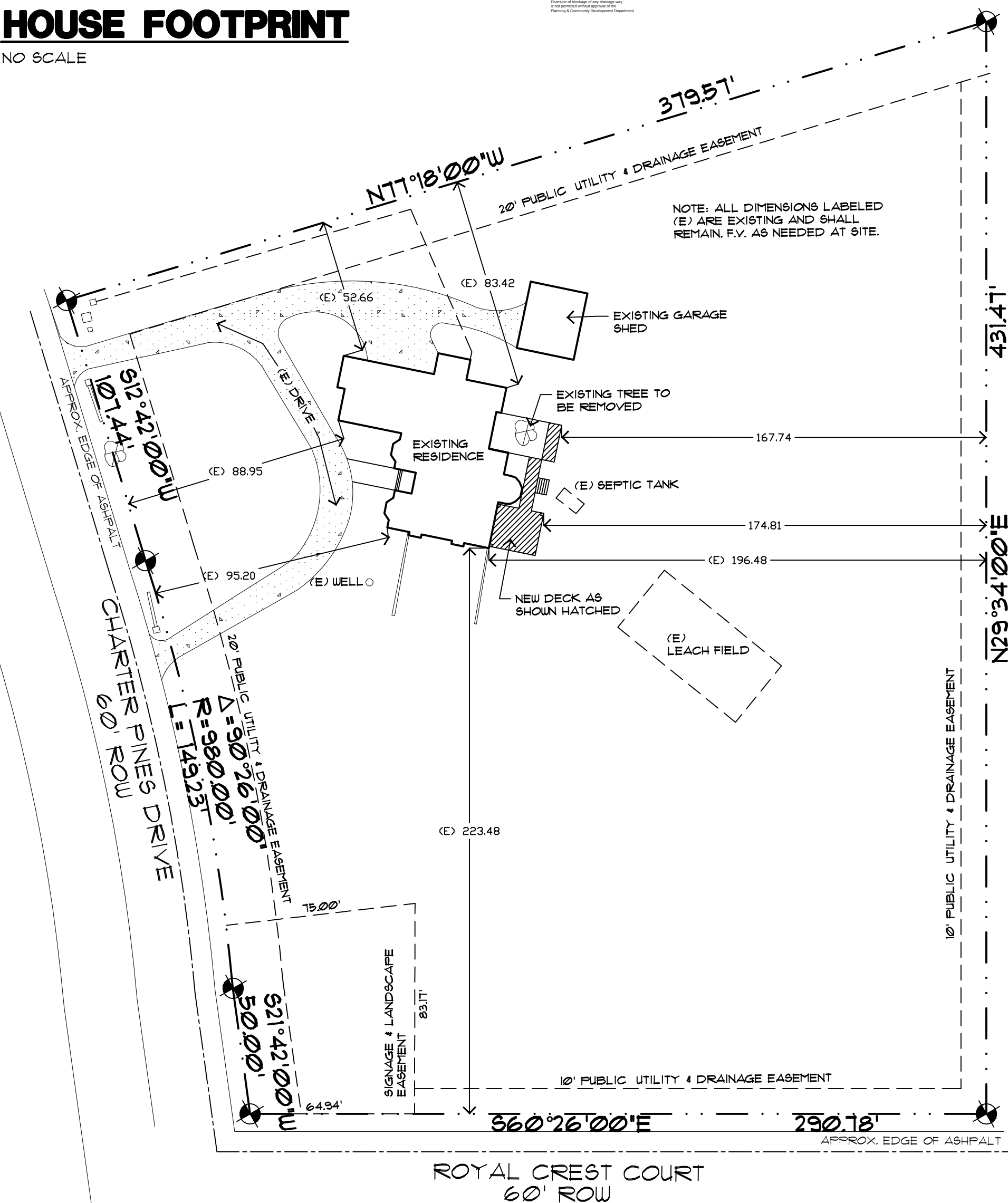
Sheet #  
**SP1**  
 OF 1 Sheets



ADD21150

Not Required  
 RESCOP  
 01/08/2021 2:26:33 PM  
 EPC Planning & Community Development Department

APPROVED  
 Plan Review  
 01/08/2021 2:26:37 PM  
 EPC Planning & Community Development Department



**SITE PLAN**



**NORTH**

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# RESIDENTIAL



2017 PPRBC

Address: 17575 CHARTER PINES DR, MONUMENT

Parcel: 6117006006

Plan Track #: 142241 

Received: 06-Mar-2021 (BECKYA)

## Description:

**REMODEL AND DECK**

Contractor:

Type of Unit:

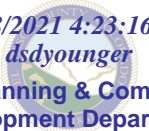
## Required PPRBD Departments (3)

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
  
Released for Permit  
03/08/2021 4:29:01 PM  
  
CONSTRUCTION

**Mechanical**  
Released for Permit  
03/08/2021 4:06 PM  
  
Justin C  
MECHANICAL

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
  
03/08/2021 4:23:16 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.