

Site Plan
1" = 30'-0"

71PROJECT DATA
Address: 7175 RAVINE DRIVE, Colorado Springs, CO

Legal Description: Lot 5 & 6 Block 63 & Lots C8, C9 and C10 Brentwood Country Club & Cabin Sites Tract 1, El Paso County, CO

Assessor's No.: 5208242005

Zoning: RR-5

Plat No.: R00871

CODES
2021 IBC - INTERNATIONAL RESIDENTIAL CODE
2023 IRC - PIKES PEAK REGIONAL BUILDING CODE
2021 IMC - MECHANICAL CODE
2021 IPC - PLUMBING CODE
2020 NEC - ELECTRICAL CODE
2021 IECC - ENERGY CODE

CONSTRUCTION TYPE: TYPE V-N (NON-SPRINKLED)
PROPOSED USES: NEW SINGLE FAMILY RESIDENCE

AREA:

Main Level:	1,482 Sq. Ft.
Basement Level:	1,482 Sq. Ft.
Garage:	871 Sq. Ft.
Front Porch:	131 Sq. Ft.
Rear Deck:	192 Sq. Ft.
Total Covered Area:	4,158 Sq. Ft.

Builder's Erosion and Stormwater Quality Control Permit (BESQCP)
NOTES:

1) During construction, the Builder will take necessary measures to prevent the discharge of pollutants, including sediment, to adjacent properties. Any pollutants discharged off-site will be removed by the Builder.

2) Impervious Calculations:

Residence:	2300 Sq. Ft.
Front Porch:	156 Sq. Ft.
Rear Patio:	128 Sq. Ft.
Total:	4673 Sq. Ft.

3) Pervious Area =
218,531 Sq. Ft. - 4673 Sq. Ft. = 213,858 Sq. Ft.

IMPERVIOUS AREA: 4673/218531 = 2.1%

NOTE:
See General Notes on Sheet A-1 for More Project Requirements & Information.

Contractor Shall Verify Dimensions Before Construction, Especially Before Ordering Materials and Products.

Do Not Scale Drawings.

PROJECT NAME AND ADDRESS NEW RESIDENCE 7175 RAVINE DRIVE, Colorado Springs, Colorado	OWNER: MICHAEL DELMONICO (719) 271-1456

SHEET TITLE
SITE PLAN
PROJECT DATA

Atkinson Residential Design & Drafting
6547 North Academy Blvd., #48
Colorado Springs, CO 80918
mob.: (719) 728-0857 ofc.: 719-401-1423 email: vint.atk@gmail.com

DRAWN BY: VA	PROJECT NO.: 24-039	DRAWING NO.: A-0
REVISION: -	PROJECT DATE: 20 Oct 2026	