

- Saddletree, Inc. -
1821 Austin Bluffs, Colorado Springs Co. 80918
(719)-593-2900

**SITE PLAN
DEVELOPMENT
PLAN**

**KERSTEN
RESIDENCE**

REVISION:	

DATE: **1-30-25**
DRAWN BY: JEFF AHNER

ZONE: RR-5
SCHEDULE # 5208000066

ADDRESS:
7725 SWAN RD
LEGAL DESCRIPTION:
W2NE4NE4NE4 EX N 30.0 FT THEREOF SEC 08-12-65
COLORADO SPRINGS, CO 80908 EL PASO COUNTY

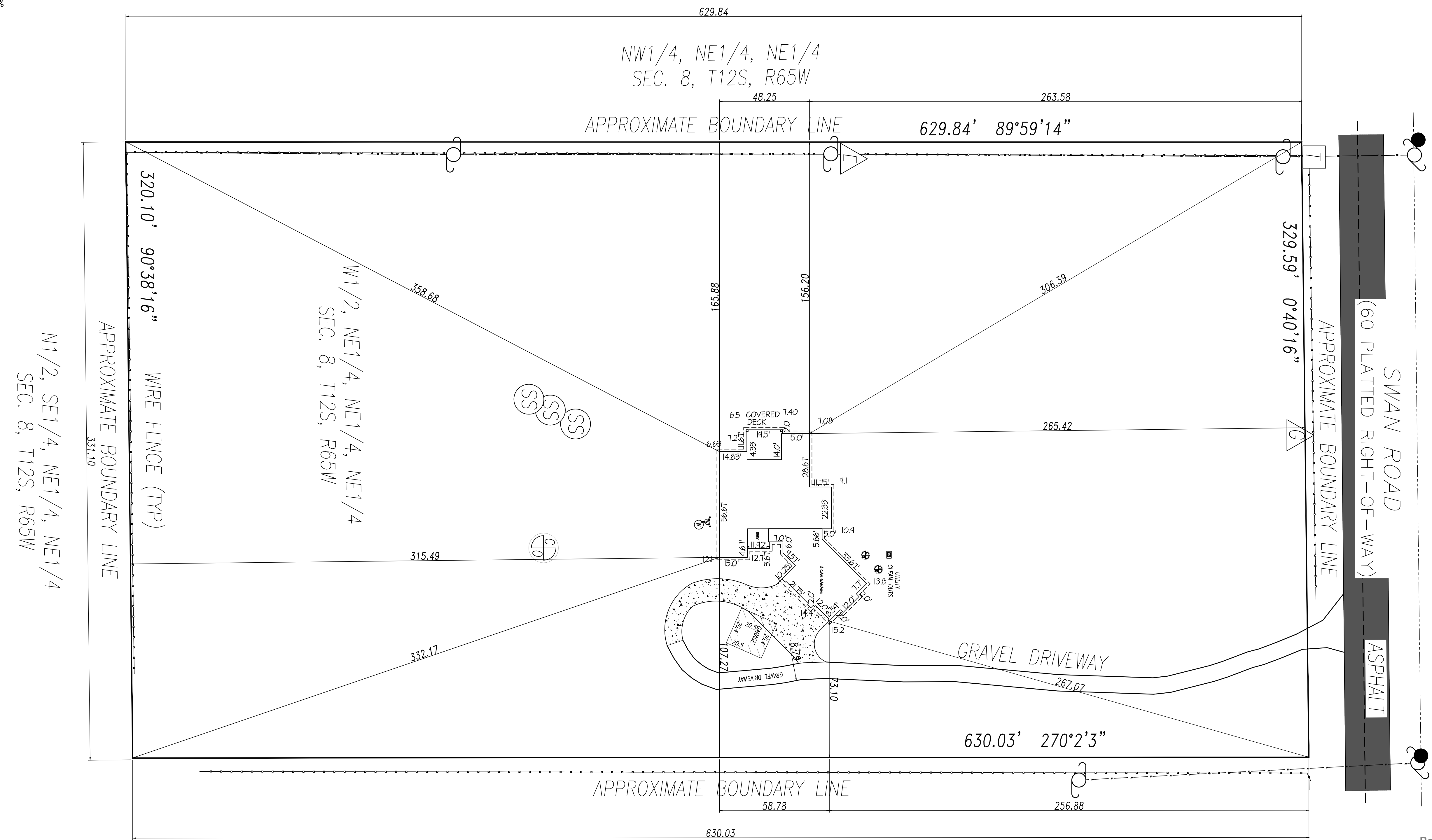
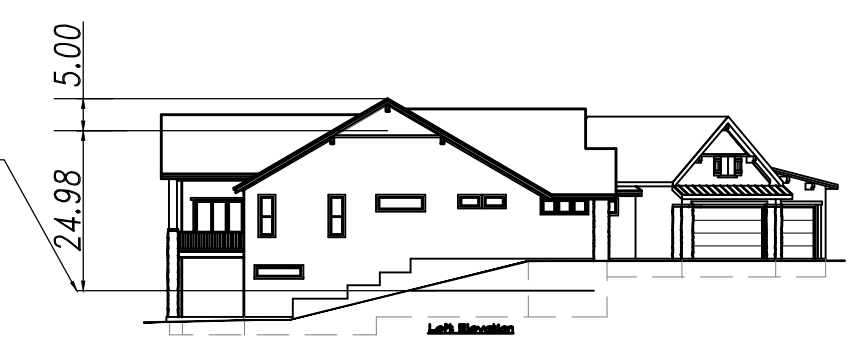
SINGLE FAMILY UNIT
BLDG SIZE: 4,343 SQ. FT.
BLDG HT: 24.98'
LOT SIZE: 207,767
LOT COVERAGE: 2%

SLOPE = TBD%
AVG GRADE=95'

APRON= 99.22'
TOGD= 99.33'
TOGS= 99.66'
TOF= 100' STANDARD
TOFF= 101.2'

ELEV. @ CORNERS:
99.5'
99.5'
90.5'
90.5'

380' ± 4 = 95' (AVG. FIN. GRADE)



SITE PLAN
SCALE 1"=20'

For accessory structures 10 years old or older, Site Plan approval DOES NOT CONSTITUTE approval/compliance with the Building Code. A building permit may be required by PPRBD.

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

**CD=4/12/1963
SFD25135**

APPROVED BESQCP
02/11/2025 12:41:49 PM
Advantage
EPC Planning & Community Development Department

APPROVED Plan Review
02/11/2025 12:41:57 PM
Advantage
EPC Planning & Community Development Department

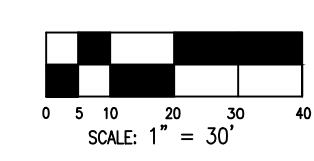
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GRANTED BY EL PASO COUNTY DOES NOT CONSTITUTE THE NEED TO OBTAIN FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.

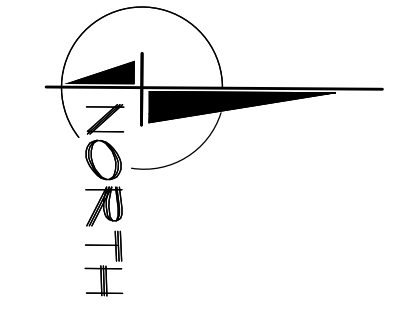
Approval is not a warranty. The Planning & Community Development Department does not warrant the accuracy of any information or data provided.

An accurate record must be kept by the Planning & Community Development Department for the establishment of any easement with a Department of Public Works.

Division of Building & Safety
El Paso County
1400 Colorado Avenue, Suite 100
Colorado Springs, CO 80904
Phone: (719) 575-3300
Fax: (719) 575-3301
www.elcopa.gov



Released for Permit
02/04/2025 2:36:36 PM
JEFF AHNER
Building Department
amy
ENUMERATION



RESIDENTIAL



2023 PPRBC
2021 IECC Amended

Address: 7725 SWAN RD, COLORADO SPRINGS

Parcel: 5208000066

Plan Track #: 198272 

Received: 04-Feb-2025 (BRIANNAM)

Description:

RESIDENCE

Contractor: SADDLETREE HOLDINGS, INC

Type of Unit:

Garage	1350	
Lower Level 1	2348	
Lower Level 2	203	
Main Level	2551	
	6452	Total Square Feet

Required PPRBD Departments (6)

Enumeration
Released for Permit
02/04/2025 2:39:52 PM

amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
Released for Permit
02/11/2025 10:27:15 AM

Christineh
CONSTRUCTION

Electrical

Mechanical

Plumbing
Released for Permit
02/10/2025 11:30:23 AM

shanen
PLUMBING

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.

Required Outside Departments (2)

County Zoning
APPROVED
Plan Review
02/11/2025 12:48:38 PM
dsdyounger
EPC Planning & Community
Development Department

EPC Health Dept