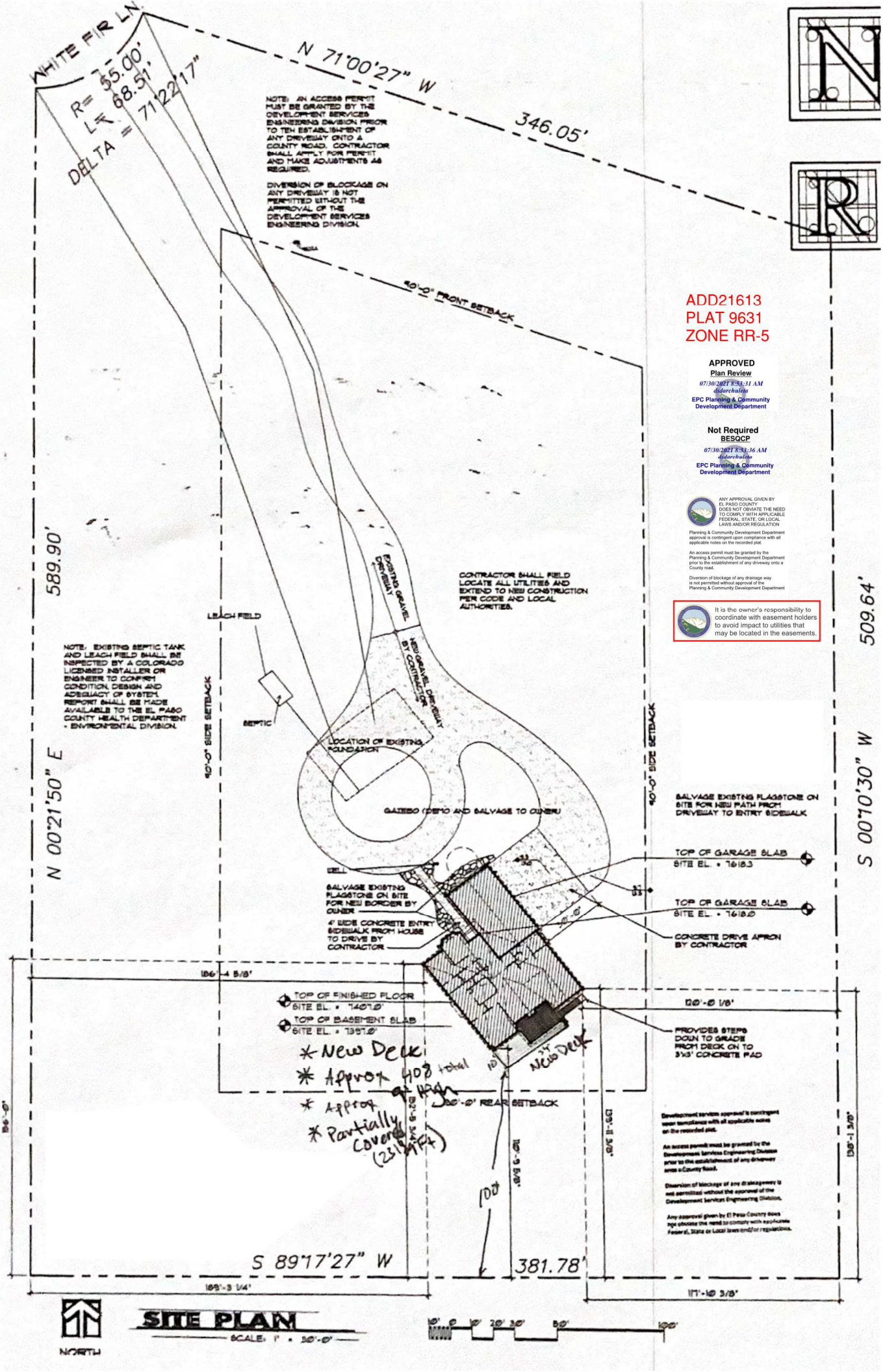
WHITE FIR LN.
R= 55.00'
L= 68.51'
DELTA = 71°22'17"
N 71°00'27" W
346.05'
NOTE: AN ACCESS PERMIT MUST BE GRANTED BY THE DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD. CONTRACTOR SHALL APPLY FOR PERMIT AND MAKE ADJUSTMENTS AS REQUIRED.
DIVERSION OF BLOCKAGE ON ANY DRIVEWAY IS NOT PERMITTED WITHOUT THE APPROVAL OF THE DEVELOPMENT SERVICES ENGINEERING DIVISION.
40'-0" FRONT SETBACK
ADD21613
PLAT 9631
ZONE RR-5
APPROVED
Plan Review
07/30/2021 8:53:31 AM
didarchulata
EPC Planning & Community Development Department
Not Required
BESQCP
07/30/2021 8:53:36 AM
didarchulata
EPC Planning & Community Development Department
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.
Diversion of blockage of any drainage way is not permitted without approval of the 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.
589.90'
N 00°21'50" E
509.64'
S 00°10'30" W
EXISTING GRAVEL DRIVEWAY
CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND EXTEND TO NEW CONSTRUCTION PER CODE AND LOCAL AUTHORITIES.
LEACH FIELD
NOTE: EXISTING SEPTIC TANK AND LEACH FIELD SHALL BE INSPECTED BY A COLORADO LICENSED INSTALLER OR ENGINEER TO CONFIRM CONDITION, DESIGN AND ADEQUACY OF SYSTEM. REPORT SHALL BE MADE AVAILABLE TO THE EL PASO COUNTY HEALTH DEPARTMENT - ENVIRONMENTAL DIVISION.
NEW GRAVEL DRIVEWAY BY CONTRACTOR
SEPTIC
LOCATION OF EXISTING FOUNDATION
40'-0" SIDE SETBACK
40'-0" SIDE SETBACK
GAZEBO (DEMO AND SALVAGE TO OWNER)
SALVAGE EXISTING FLAGSTONE ON SITE FOR NEW PATH FROM DRIVEWAY TO ENTRY SIDEWALK
TOP OF GARAGE SLAB
SITE EL. = 7618.3
TOP OF GARAGE SLAB
SITE EL. = 7618.0
CONCRETE DRIVE APRON BY CONTRACTOR
WELL
SALVAGE EXISTING FLAGSTONE ON SITE FOR NEW BORDER BY OWNER
4' WIDE CONCRETE ENTRY SIDEWALK FROM HOUSE TO DRIVE BY CONTRACTOR
186'-4 5/8'
TOP OF FINISHED FLOOR
SITE EL. = 7407.0'
TOP OF BASEMENT SLAB
SITE EL. = 7397.0'
120'-0 1/8'
PROVIDES STEPS DOWN TO GRADE FROM DECK ON TO 3'x3' CONCRETE PAD
* New Deck
* Approx 408 total
* Approx
* Partially Covered (231 sf)
New Deck
30'-0" REAR SETBACK
136'-0"
136'-1 3/8'
S 89°17'27" W
381.78'
189'-3 1/4'
177'-10 3/8'
NORTH
SITE PLAN
SCALE: 1" = 30'-0"

RESIDENTIAL

2017 PPRBC

Address: 7095 WHITE FIR LN, COLORADO SPRINGS

Parcel: 5208001005

Plan Track #: 149078 **Received: 23-Jul-2021** **(NICKH)**

Description:

DECK AND COVER

Contractor: WILKINS CONSTRUCTION, INC

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
07/28/2021 10:12:46 AM
Pikes Peak REGIONAL Building Department
CGieck
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
07/30/2021 8:54:09 AM
dsdarchuleta
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.