



ADD26257
ZONE: A-5
UNPLATTED
EX75007
7.73 ACRES

APPROVED
Plan Review
05/13/2026 1:50:31 PM
dsdchambers
EPC Planning & Community
Development Department

Not Required
BESQCP
05/13/2026 1:50:35 PM
dsdchambers
EPC Planning & Community
Development Department

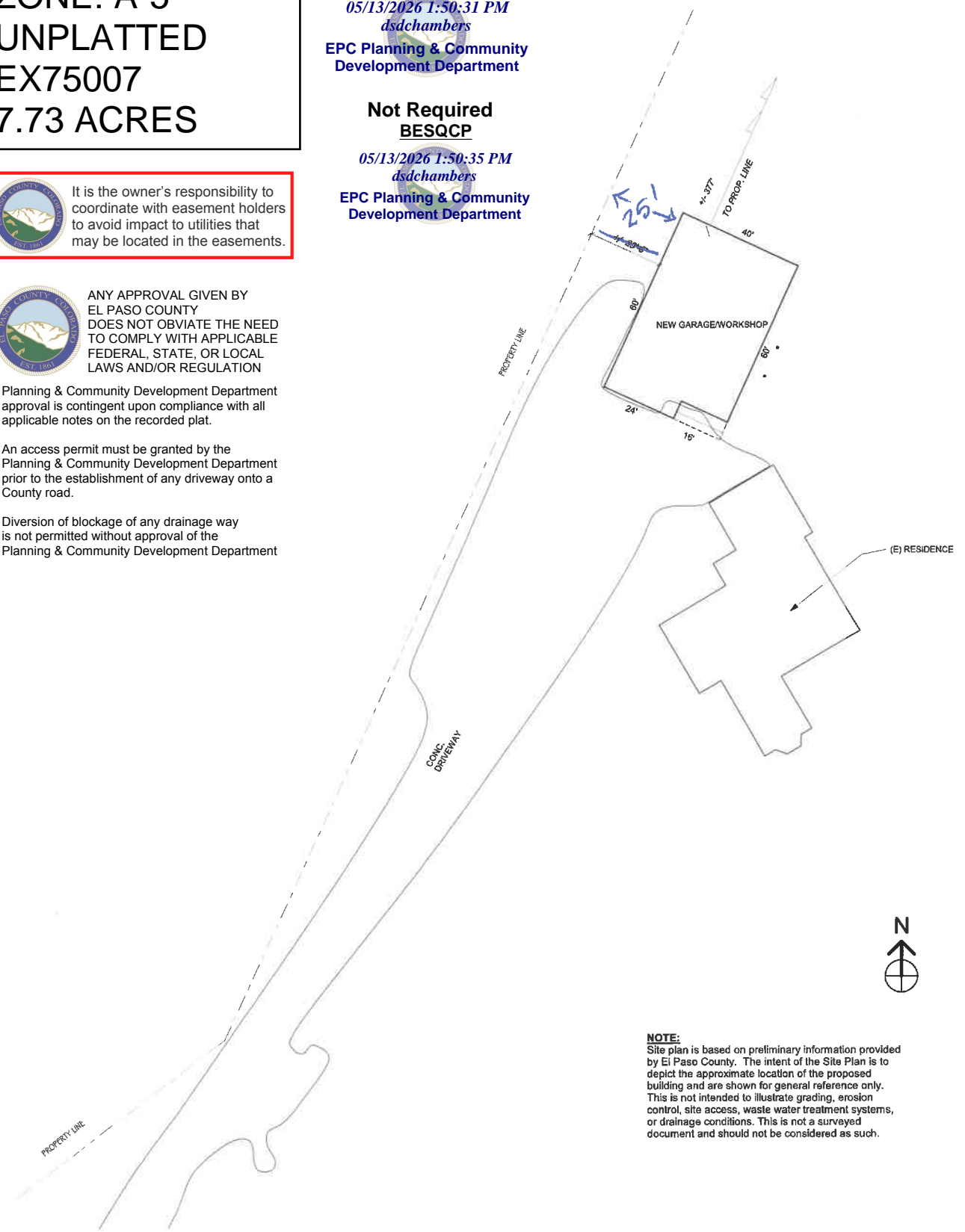
 It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

 ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBIVATE 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.

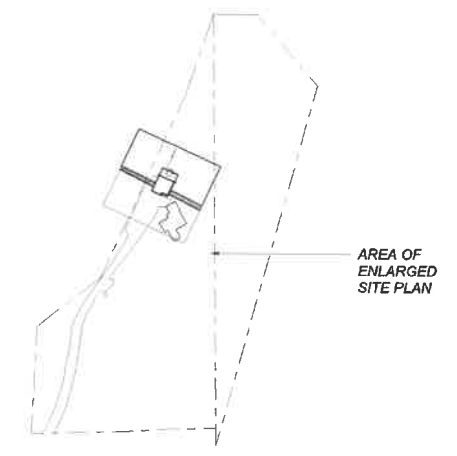
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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



SITE PLAN

SCALE 1" = 20'-0"

 SCALE: 1" = 20'-0"



KEY PLAN

SCALE 1" = 200'-0"

LEGAL DESCRIPTION
 THAT TRACT IN SE4 OF SEC 01-13-67 AS FOLS, BEG AT A PT ON S SEC LN THAT IS SW COR OF TR DES IN BK 2043-96, TH N 14<28'12" E 880.21 FT TO A PT ON SWLY BDRY LN OF TR DES IN BK 1991.837, N 40<51'46" W ALG SD BDRY 220.68 FT, N 89<35'06" W 100.82 FT, SLY TO NE COR OF TR CONV BY BK 1914-863, SWLY 193.54 FT ON ELY LN OF SD TR TO AN ANG PT THERON, ANG R 05<06' SWLY 481.47 FT, ANG R 28<42' SWLY 184.36 FT, ANG R 58<17' NWLY 1.93 FT, ANG L 109<40' SWLY 173.77 FT, ANG R 03<54'50" SWLY 85.24 FT M/L TO S SEC LN, TH ELY ON SD LN 430.14 FT TO POB SUBJ TO R/W EASEMENT OVER SLY 40.0 FT

Site Address:
 480 W WOODMEN RD.,
 COLORADO SPRINGS CO, 80919-2508

Account Number: 7301000152

Zone District: A-5

Acres: 7.73

- ELECTRIC — E —
- WATER — W —
- SEPTIC — S —
- GAS — G —
- EXISTING TOPOGRAPHY ———
- PROPOSED GRADING ———
- T.O.S. = TOP OF SLAB
- T.O.F. = TOP OF FLOOR

SITE PLAN LEGEND

SCALE 1" = 20'-0"

GENERAL SITE NOTES:

1. The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.
2. The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.
3. All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
4. The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
5. The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
6. The builder and/or owner shall determine and coordinate all required final landscaping.
7. The builder shall keep the premises free from accumulation of waste materials and debris.
8. All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
9. All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
10. Refer to applicable building code and the Local Home Owners Association requirements for specifications not stated in the plans.
11. All native vegetation is to remain as practical.
12. The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.



Design, with family in mind
 (719) 641-2095
 1760 S. Highway 24
 Woodland Park, CO 80863
 allegrodesignco.com

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GARAGE WORKSHOP
Aaron & Heather Zimmerman
 480 W WOODMEN RD.,
 COLORADO SPRINGS CO, 80919

ARCHITECTURAL

- CS Cover Sheet & General Notes
- C1 Site Plan
- A1 Lower Floor Plan
- A2 Upper Floor Plan
- A3 Front & Right Side Elevations
- A4 Rear & Left Side Elevations
- A5 Building Sections
- A6 Roof Plan
- A7 Electrical Location Plan
- A8 3d Views

FOUNDATION

- F1 Foundation Plan
- F2 Foundation Details

STRUCTURAL

- S1 STR Framing Details
- S2 STR Framing Details
- S3 Main Floor & Deck Framing Plans
- S4 Structural Sections
- S5 Roof Framing Plans

Rev. #	Date	Description

PROJECT No.	24-0128
DATE	8/8/25
DRAWN BY	TAL
CHECKED BY	BLD

C1
 Site Plan