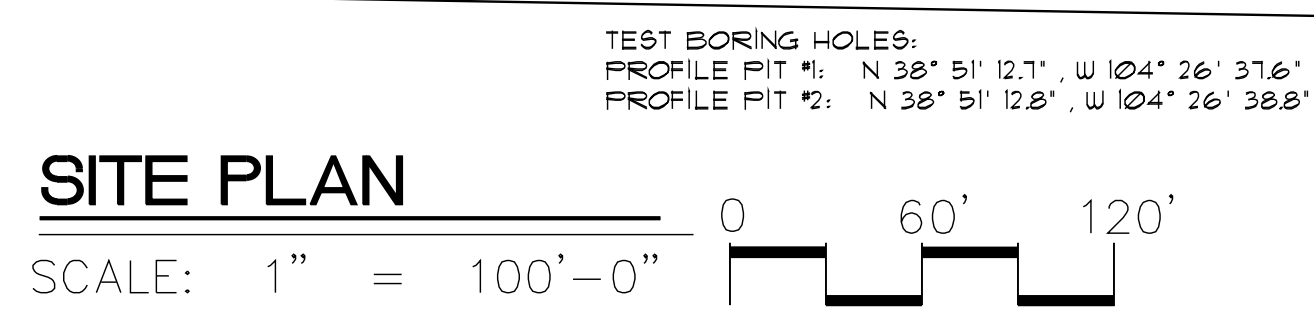
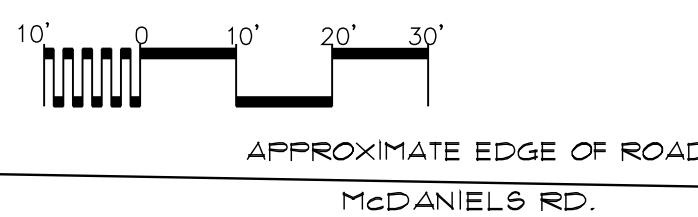


**IMMEDIATE SITE PLAN**

NORTH SCALE: 1" = 20'-0"



**SITE PLAN**

SCALE: 1" = 100'-0"

**EL PASO COUNTY NOTES:**

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL IS CONTINGENT UPON COMPLIANCE WITH ALL APPLICABLE NOTES ON THE RECORDED PLAT.

AN ACCESS PERMIT MUST BE GRANTED BY THE PLANNING AND COMMUNITY DEVELOPMENT ENGINEERING DIVISION PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD.

DIVERSION OF BLOCKAGE ON ANY DRIVEWAY IS NOT PERMITTED WITHOUT THE APPROVAL OF THE PLANNING AND COMMUNITY DEVELOPMENT ENGINEERING DIVISION.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.

- COMPLY WITH THE FOLLOWING SETBACKS ESTABLISHED BY THE EL PASO COUNTY HEALTH DEPARTMENT AND HOME OWNER ASSOCIATION REQUIREMENTS:
- WELL TO SEPTIC TANK: 50 FT.
  - WELL TO LEACH FIELD: 100 FT.
  - MAIN WATER LINE TO SEPTIC TANK: 25 FT.
  - WATER SUPPLY LINES TO SEPTIC TANK: 10 FT.
  - SEPTIC TANK TO HOUSE: 5 FT.
  - LEACH FIELD TO HOUSE: 20 FT.
  - LEACH FIELD TO PERIMETER DRAINS: 25 FT.
  - LEACH FIELD TO IRRIGATION LINES: 25 FT.
  - LEACH FIELD TO PROPERTY LINES: 35 FT.

SFD221134

**APPROVED Plan Review**  
 07/26/2022 9:45 AM  
 EPC Planning & Community Development Department

**Not Required BESQCP**  
 07/26/2022 9:45 AM  
 EPC Planning & Community Development Department

Released for Permit  
 07/14/2022 10:56:05 AM  
 brent ENUMERATION

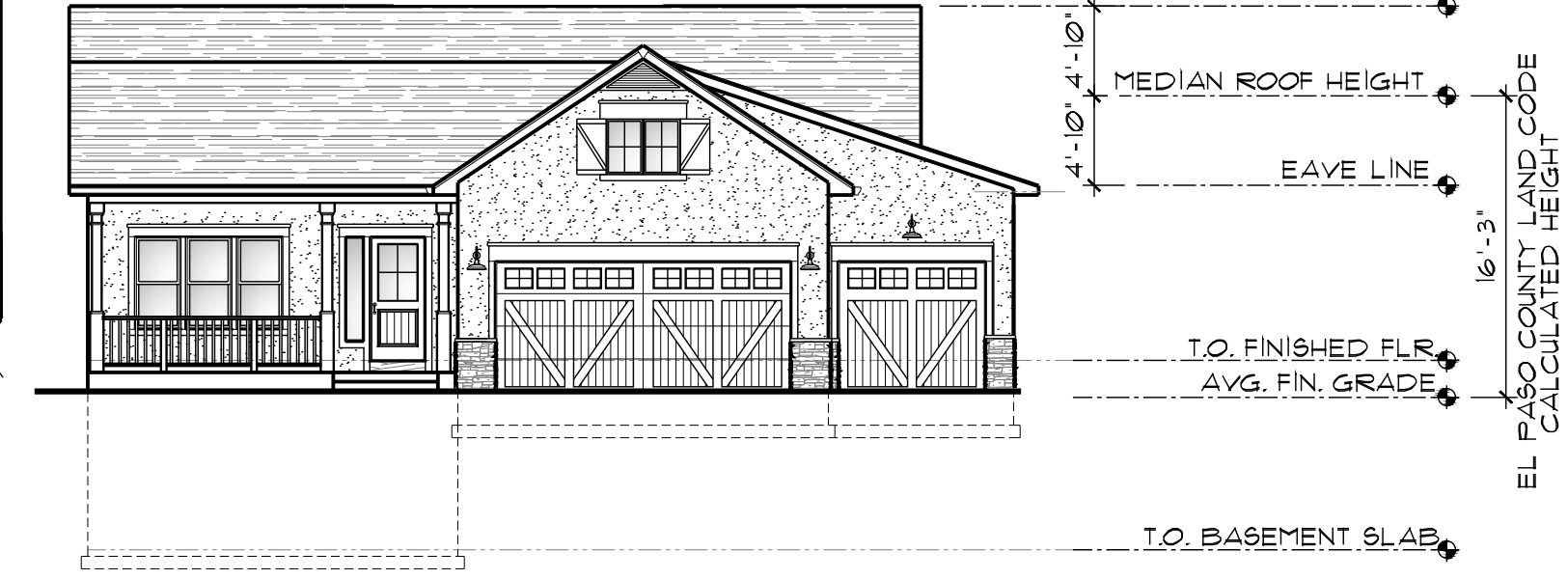
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.

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

Paying to Community Development Department approval is contingent upon compliance with all applicable rules in the recorded plat.

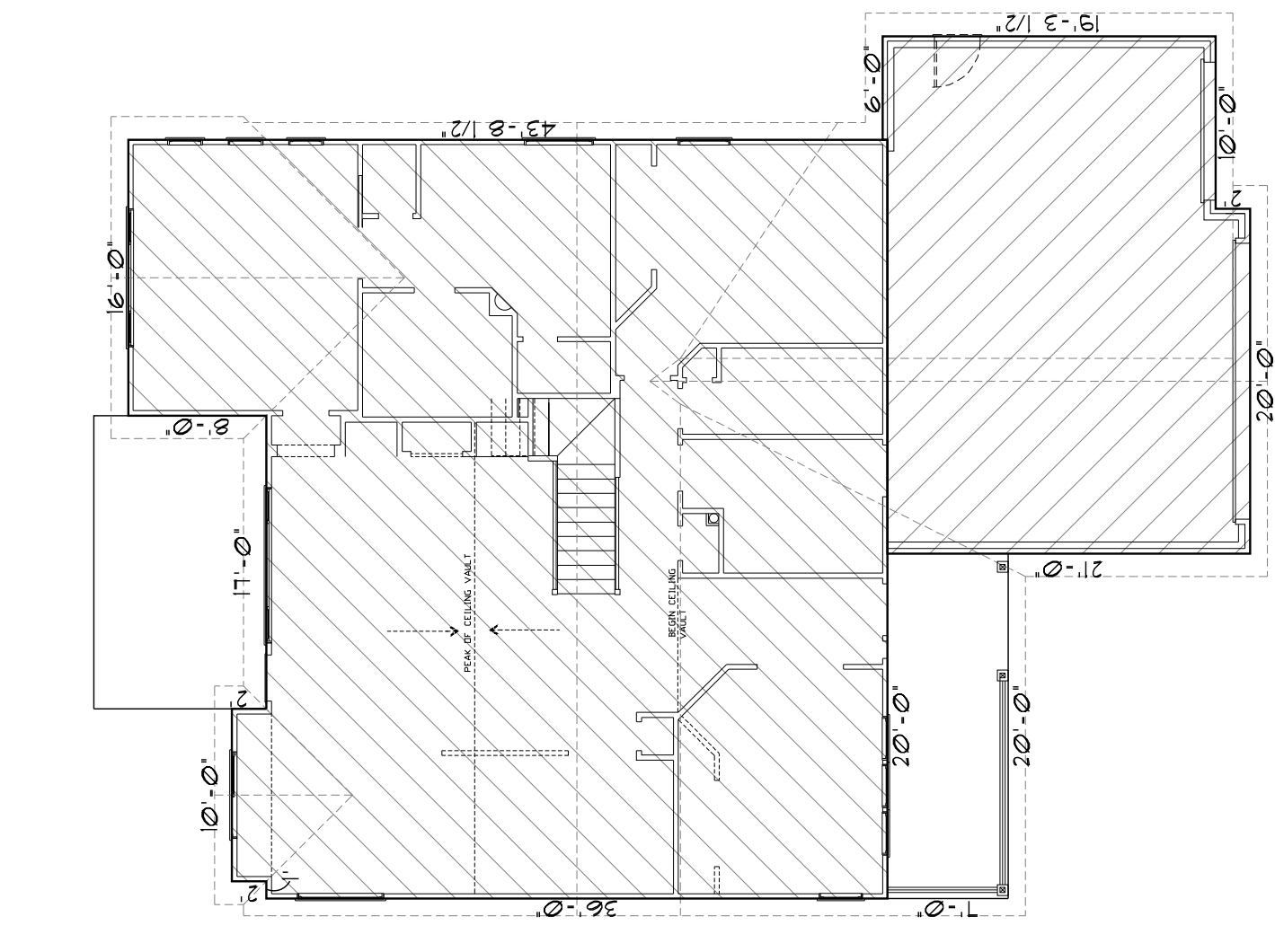
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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



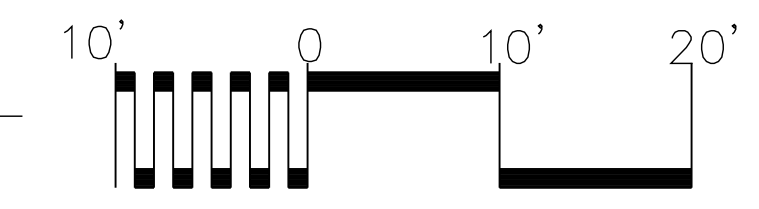
**HEIGHT CALCULATION**

SCALE: 1" = 10'-0"



**FOOTPRINT**

SCALE: 1" = 10'-0"



**SITE DATA:**

ADDRESS OF PROPERTY:  
 20710 McDANIELS RD.  
 CALHAN, CO 80808

PROPERTY OWNER:  
 MARTIN ESQUIVEL

LEGAL DESCRIPTION: A TR OF LAND IN SE4 L/2 MR SEC 4-14-63 DESC AS FOLLS: BEG AT SE COR OR SD SEC. TH NLY ALG E SEC LN A DIST OF 2,000 FT. TH WLY ALG A LN PARALLEL TO S SEC LN OF SD SEC A DIST OF 900 FT. TH SLY ALG A LN PARALLEL TO A E SEC LN OF SD SEC A DIST OF 2,000 FT TO THE S SEC LN. TH ELY ALG S SEC LN OF SD SEC A DIST OF 900 FT TO POB. EL PASO COUNTY, CO

TAX SCHEDULE No.: 34000-00-430  
 ZONE: RR-5

LOT SIZE:  
 41.32 ACRES (1,800,000 S.F.)

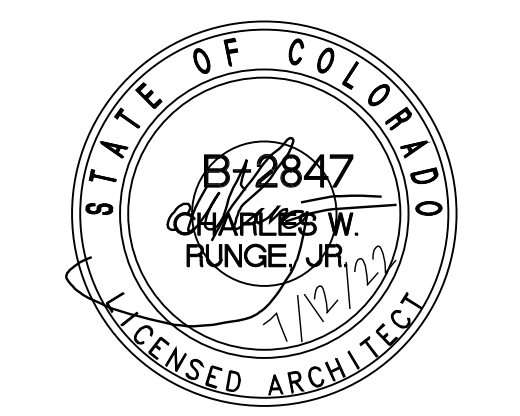
SETBACKS:  
 FRONT = 25'-0"  
 SIDE = 25'-0"  
 REAR = 25'-0"

TOTAL BUILDING FOOTPRINT:  
 MAIN LEVEL 1,732 S.F.  
 UNFINISHED BASEMENT 570 SQ.FT  
 FINISHED BASEMENT 1,142 SQ.FT  
 TOTAL BASEMENT (GROSS) 1,712 SQ.FT  
 GARAGE 611 S.F.  
 ENTRY PORCH 140 S.F.  
 COVERAGE 2,483 S.F.

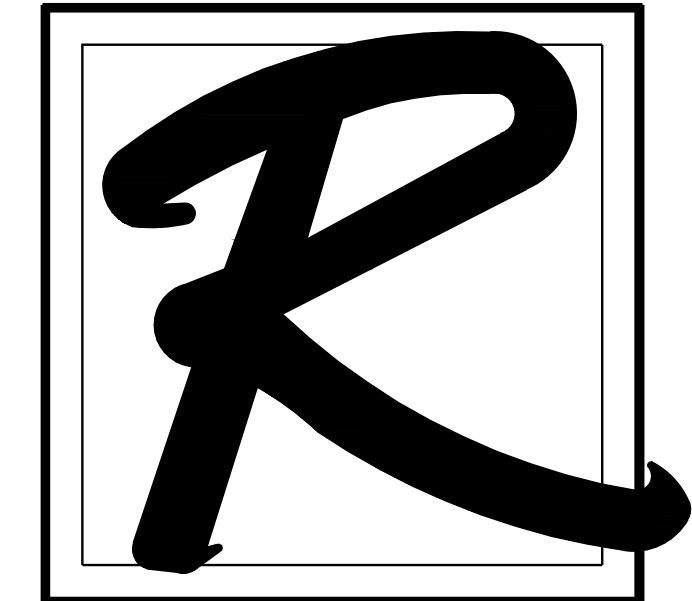
LOT COVERAGE: 0.13%  
 AREA OF DISTURBANCE: 16,338 S.F. (0.38 ACRE)

EL PASO COUNTY LAND CODE  
 CALCULATED HEIGHT:  
 = 16'-3" < 30' MAX.

MAXIMUM NUMBER OF BEDROOMS: 5



ALL PLANS, DESIGNS AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF RUNGE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED FOR ANY REASON WHATSOEVER WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT © 2022



**RUNGE ARCHITECTURE**

CHARLES W. RUNGE, JR., ARCHITECT  
 5315 GERMAINE CT.  
 COLORADO SPRINGS, CO 80919  
 PHONE: (719) 260-0039 FAX: (719) 260-0021

THE  
**ESQUIVEL  
 RESIDENCE**  
 20710 McDANIELS RD.  
 CALHAN, CO 80808

JOB NO. 2219  
 DATE: 7/12/22  
 REVISED:  
 SHEET NO.


# RESIDENTIAL



2017 PPRBC

Address: 20710 MCDANIELS RD, CALHAN

Parcel: 3400000430

Plan Track #: 165053 

Received: 13-Jul-2022 (STEPHANIEV)

## Description:

### RESIDENCE

Contractor:

Type of Unit:

Garage	611	
Lower Level 1	570	
Lower Level 2	1142	
Main Level	1732	
	4055	Total Square Feet

## Required PPRBD Departments (4)


**Enumeration**

Released for Permit  
07/14/2022 10:57:00 AM  
  
brent  
ENUMERATION

**Floodplain**

(N/A) RBD GIS

**Construction**

**Mechanical**  
Released for Permit  
07/22/2022 11:15:59 AM  
  
Pikes Peak  
tcrippen  
MECHANICAL

## Required Outside Departments (1)

**County Zoning**

**APPROVED**  
**Plan Review**  
07/26/2022 9:44:09 AM  
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.