

**DRAWN BY**

Allegro Design Co. LLC  
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Signature: 

**LEGAL DESCRIPTION**

OT 10 BLK 4 PLEASANT VIEW ESTATES FIL 3 in El Paso County, State of Colorado.

Site Address: 1320 Spring Valley Drive, Colorado Springs, CO

Plat Number: R02456

Account Number: 6132007045

Zone District: R

Acres: .71

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

**SITE PLAN LEGEND**

SCALE 1" = 20'-0"

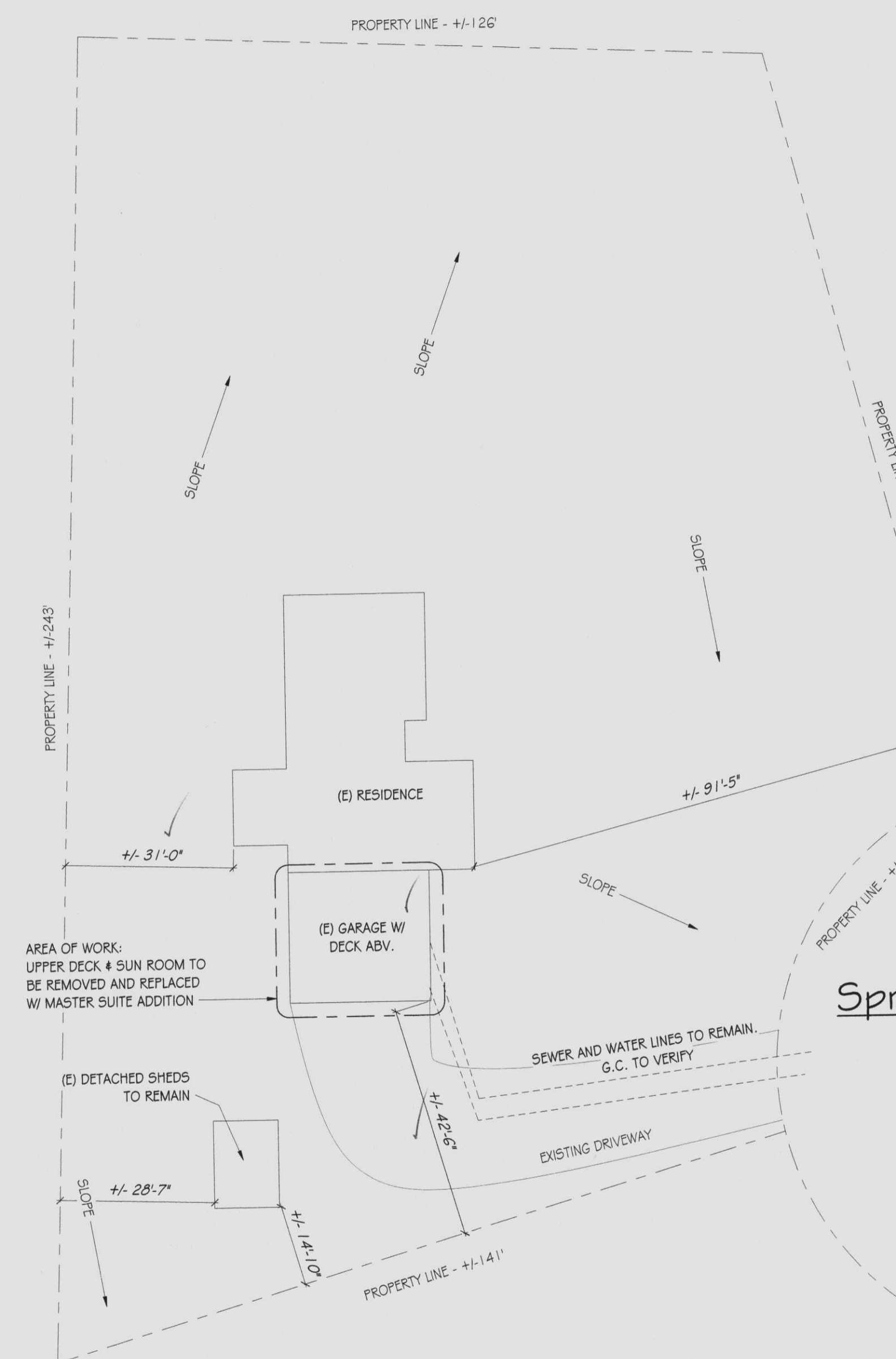
**GENERAL SITE NOTES:**

- 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.
- 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.
- All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
- The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
- 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.
- The builder and/or owner shall determine and coordinate all required final landscaping.
- The builder shall keep the premises free from accumulation of waste materials and debris.
- All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
- All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
- Refer to applicable building code and the Local Home Owners Association requirements for specifications not stated in the plans.
- All native vegetation is to remain as practical.
- The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.

RELEASE FOR PERMIT

APR 23 2024

BMP  
RBD CONSTRUCTION



APPROVED DENIED  
BY RA DATE 5/8/24  
FOR NOTES Robert Sunmon  
by MASTER SUITE  
EL PASO COUNTY  
PLANNING AND COMMUNITY DEVELOPMENT

ADD 24230  
PLATT 2456  
RS-20000

BESQCP Not Required  
by RA on 5/8/24

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 of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.  
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

**NOTE:**  
Site plan is based on preliminary information provided by El Paso County. The intent of the Site Plan is to depict the approximate location of the proposed building and are shown for general reference only. This is not intended to illustrate grading, erosion control, site access, waste water treatment systems, or drainage conditions. This is not a surveyed document and should not be considered as such.



**SITE PLAN**

SCALE 1" = 20'-0"

**ARCHITECTURAL**

- CS Cover Sheet & General Notes
- C1 Site Plan
- A1 Basement Floor Plan Existing/Demo
- A2 Main Floor Plan Existing/Demo
- A3 Basement Floor Plan Proposed
- A4 Main Floor Plan Proposed
- A5 Elevations
- A6 Roof Plan
- A7 Electrical Plan
- A8 Plumbing Location Plan

**FOUNDATION**

- F1 Foundation Plan

**STRUCTURAL**

- S1 STR Framing Details
- S2 STR Framing Details
- S3 Main Floor Framing Plan
- S4 Roof Framing Plan

**AREA CALCULATIONS**

(E) BASEMENT	1457 SF
(E) GARAGE	633 SF
(E) MAIN FLOOR	1606 SF
(N) PROPOSED ADDITION	624 SF

Rev. #	Date	Description
1	Date 3	Revision

PROJECT No. 24-0069

DATE 03/25/2024

DRAWN BY JLH

CHECKED BY JLH

**C1**  
Site Plan