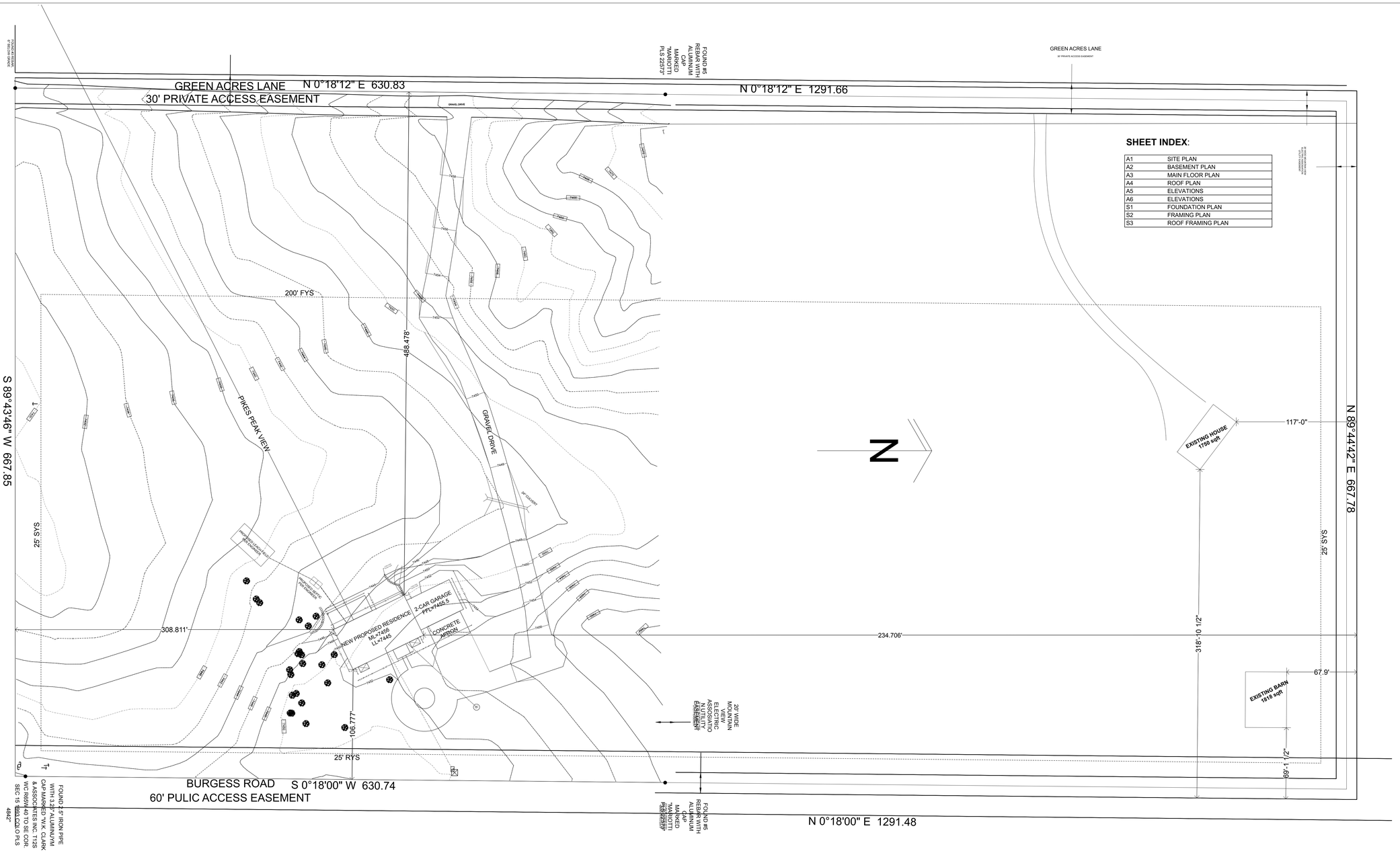
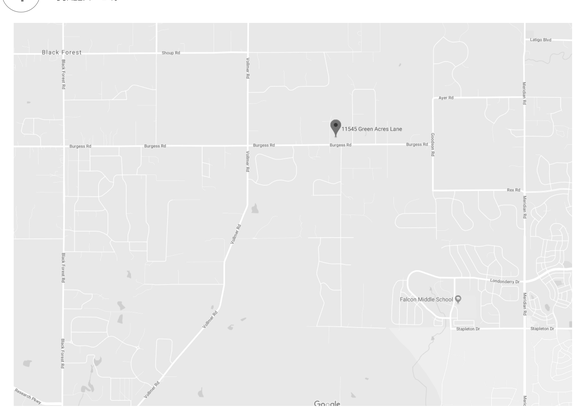


SHEET INDEX:

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	ELEVATIONS
S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	ROOF FRAMING PLAN

1 SITE PLAN
SCALE: 1" = 40'

0 20' 40' 80'



VICINITY MAP

ACCESS EASEMENT	-E-	PROPOSED ELECTRIC LINE
UTILITY EASEMENT	-W-	PROPOSED WATER LINE
SPLIT RAIL FENCE		PROPOSED SEWER LINE
	7446	EXISTING TOPO
	7446	PROPOSED TOPO
TRANSFORMER		PROPOSED RETAINING WALL
EB		ELECTRIC BOX
		UTILITY POLE
		GUY WIRE
		CONIFER TREE
W		WELL

SITE PLAN LEGEND

Per previous conversations, architect must verify the square footage as mentioned below. If the floor area is greater than 1800 square feet, a Board of Adjustment will be required with the additional fee.

This does not match with what is on label above. Please submit floor plans drawn to scale for verification of square footage. As stated per the Code, this number must include the entire floor area, minus the garage.

BUILDING DATA:

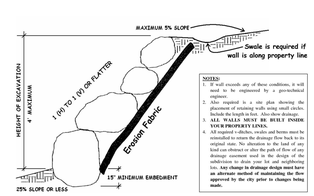
LOWER LEVEL (FDN):	**3278**	sq. ft.
MODULAR (MAIN LEVEL):	**3278**	sq. ft.
TOTAL AREA:	**6556**	sq. ft.
COVERED ENTRY:	140	sq. ft.
MAIN LEVEL DECK:	668	sq. ft.
LOWER LEVEL PATIO:	668	sq. ft.
4-CAR GARAGE:	1472	sq.ft.
Total new Lot coverage:	5558	sq. ft.
EXISTING CONDITIONS:		
EXISTING HOUSE:		
MAIN LEVEL:	1625	sq. ft.
LOWER LEVEL FINISHED:	854	sq. ft.
LOWER LEVEL GARAGE:	771	sq. ft.
TOTAL EXISTING HOUSE:	**2479**	**sq. ft.**
EXISTING BARN:	1818	sq. ft.
EXISTING SHED:	223	sq. ft.
Total existing lot coverage:	3666	sq. ft.

LAND DESCRIPTION:

NE4SE4SE4 & SE4SE4SE4 EX RD SEC 15-12-65

SITE ADDRESS:	11545 GREEN ACRES LN. COLORADO SPRINGS CO. 80908
PROJECT NAME:	SINGLE FAMILY RESIDENCE
TAX SCHEDULE:	52150-00-052
ZONE:	RR-5
DEVELOPMENT PLAN NAME:	N/A
AREA OF PROPERTY:	19.8(ACRES)862,488 sq. ft.)
TOTAL FOOTPRINT:	9224 sq.ft.
PERCENTAGE OF COVERAGE:	1.07%
MAXIMUM HEIGHT	35'

TYPICAL ROCK RETAINING WALL DIAGRAM



NOTES:
1. If wall exceeds any of these conditions, it will need to be engineered by a geo-technical engineer.
2. Also required is a site plan showing the location of the retaining wall along property line. Include the length in feet. Also show drainage.
3. **ALL WALLS MUST BE BUILT INSIDE YOUR PROPERTY LINES.**
4. All required v-ditches, swales and berms must be reinstalled to where the drainage flows back to its original state. **Do not block or change the flow of** drainage easement used to the design of the subdivision to drain your lot and neighboring lots. **Any change in drainage design must have an alternate method of maintaining the flow approved by the city prior to changes being made.**

NOTES:

1) Bench Mark: Found 2.5" iron pipe with 3.25" aluminum cap inscribed "PLS 4842" 40' northerly of the southeast property corner.
2) No research was performed for easements or rights of way. Easements shown hereon are from the Land Survey Plat deposited at Reception No. 205900070.
3)
El Paso County Schedule No.: 5215000054
4)
Address: 11545 Green Acres Lane, Colorado Springs, CO.
5) The lineal units used in this drawing are U.S. Survey Feet.

SURVEYORS STATEMENT:

I hereby state to DesignWorks Development, exclusively, that this topographic map was prepared by me to the normal standard of care of surveyors practicing in El Paso County, Colorado and is true and correct to the best of my professional knowledge, information and belief.

This statement is neither a warranty or guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

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COLVIN RESIDENCE

11545 GREEN ACRES LN COLORADO SPRINGS COLORADO 80908

PROJECT NO: **#Pln**
DRAWN BY: **#Contact Full Name**
#CAD Technician Full Name

SITE PLAN

A1

Friday, July 19, 2019 /Users/rodneystephens/Desktop/COLVIN/ColvinResidence/V22.pln #Pln