

**SFD241018**

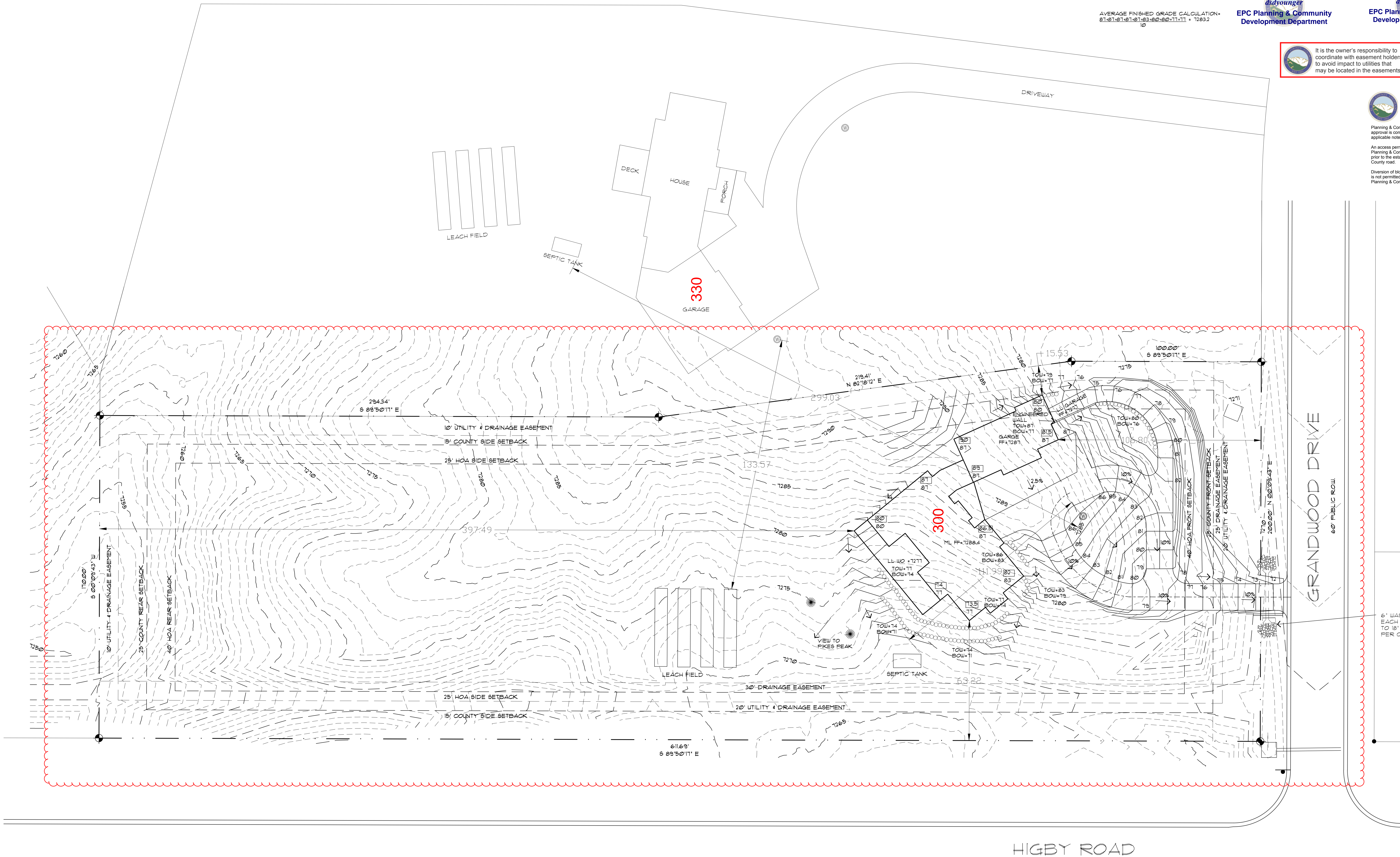
**APPROVED BESQCP**  
10/28/2024 4:04:58 PM  
dsvounger  
EPC Planning & Community Development Department

**APPROVED Plan Review**  
10/28/2024 4:05:06 PM  
dsvounger  
EPC Planning & Community Development Department

AVERAGE FINISHED GRADE CALCULATION:  
83.18+81.61+81.83+80.80+11.11 = 728.52  
5

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 GUARANTEE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plan. 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 backlogs of any drainage way is not permitted without approval of the Planning & Community Development Department.



**SITE INFO:**  
**ADDRESS:**  
300 GRANDWOOD DRIVE  
**LEGAL:**  
LOT 21 GRANDWOOD RANCH,  
EL PASO COUNTY, COLORADO.  
**SITE DATA:**  
LOT SIZE = 15,701 SQFT  
BUILDING FOOTPRINT = HOUSE + GARAGE + PORCH + DECK = 5369 SQFT  
TOTAL = 5369 SQFT  
LOT COVERAGE = 46%  
ZONING = RR-25  
PLAT NO. = R4178  
TAX PARCELS = 461920-01-045  
BUILDING HEIGHT = 21'-2 1/4"  
30'-0" MAX PER COUNTY CALC.  
SEE ELEVATIONS

**SITE NOTES:**  
1) Topographic information is to be supplied by others. See below for info.  
2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.  
3) Contractor to verify easements.  
4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.  
5) No disturbance grading, or significant natural feature/vegetation removal will occur beyond the "Limit of Disturbance" line as shown on the plan.  
6) The "Limit of Disturbance" line shall be delineated during construction with flags, ropes, and/or 4"x4" tall orange construction fencing.  
7) Flag "Limits of Disturbance" prior to excavation.  
8) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).  
9) Use stakes and silt fencing to minimize erosion during construction. Use also stabilize areas with seeded blankets for erosion control as necessary.  
10) Earth materials are not to be stockpiled on streets or sidewalks, but on site on staging areas.  
11) Contractor is required to provide positive drainage daily from and around structure in all directions as shown.  
12) Any boulder retaining wall is shown shall be 48" max high and 48"-60" min apart laterally if (2) or more retaining walls exist. Retaining walls shall be engineered by a licensed CO soils engineer.  
13) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawing(s) prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to the plan.

**SITE LEGEND:**  
PROPERTY LINES & CORNERS  
EXISTING CONTOURS  
PROPOSED CONTOURS  
PROPOSED BOULDER RETAINING WALL  
EXISTING VEGETATION  
LINE OF LIMITS OF DISTURBANCE AT SITE  
TREE  
BOULDER  
NATURAL GRADE  
FINISH GRADE  
NO ROCK OUT CROPPING EXIST AT SITE

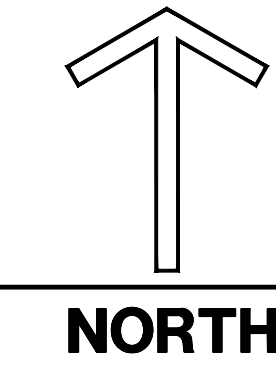
**SITE TERMS:**  
**ABBREVIATIONS:**  
BO = BOTTOM OF RETAINING WALL  
EX = EXISTING TO REMAIN  
LL = LOWER LEVEL  
ML = MAIN LEVEL  
NC = NEW CONSTRUCTION  
RM = REMOVE  
R/W = RIGHT OF WAY  
SB = SETBACK  
SF = SQUARE FEET  
TOP = TOP OF FOUNDATION  
TOW = TOP OF RETAINING WALL  
UL = UPPER LEVEL  
W = WALKOUT

**REFERENCE INFO:**  
**TOPO INFO:**  
ROCKY MOUNTAIN LAND SERVICES  
4465 NORTH PARK DR STE 303  
COLORADO SPRINGS, CO. 80907  
PHONE # 719 630-2599  
PROJECT # 32003  
**CLIENT/OWNER INFO:**  
MURPHY'S CUSTOM HOMES  
1510 STRATHERS RD 105B  
COLORADO SPRINGS, CO. 80921  
PHONE # 719 488-8816  
WWW.MURPHYS-CUSTOM-HOMES.COM

26. LOTS 21, 22 AND 41 ARE SUBJECT TO A DRAINAGE EASEMENT THAT WILL ALSO CONTAIN AN ACCESS ROAD. THIS ROAD SHALL BE LIMITED TO USE BY THE HOA FOR CONSTRUCTION, ACCESS AND MAINTENANCE. THE EASEMENT IS NOT TO BE USED BY THE LOT OWNER FOR PRIMARY OR SECONDARY ACCESS TO THE LOT.

Released for Permit  
10/18/2024 11:33:45 AM  
REGIONAL Building Department  
Bobby A ENUMERATION

**SITE PLAN**  
SCALE: 1" = 20'



REVISIONS  
LGA STUDIOS  
201 E. Los Animas Street, Suite 113  
Colorado Springs, CO. 80903  
Phone: (719) 635-0880  
Email: Office@LGAstudios.com  
Website: www.lgstudios.com

**MURPHY'S CUSTOM HOMES**  
38790 STRATHERS ROAD 105B  
COLORADO SPRINGS, CO. 80921  
Phone: (719) 488-8816  
WWW.MURPHYS-CUSTOM-HOMES.COM

**300 GRANDWOOD DR**  
MONUMENT, CO 80732  
COMPUTER FILE 854-2440

DRAWN BY: LCW  
CHECKED BY: DMB88  
PLOT 10/17/24 5:50 AM

SITE PLAN  
VICINITY MAP  
SITE NOTES

Sheet #  
**SP1**  
of 1 sheets



# RESIDENTIAL



2023 PPRBC  
2021 IECC

Address: 300 GRANDWOOD DR, COLORADO SPRINGS

Parcel: 6119001045

Plan Track #: 195293

Received: 17-Oct-2024 (BRIANNAM)

## Description:

### RESIDENCE

Contractor: MURPHY'S CUSTOM HOMES, INC.

Type of Unit:

Garage	1352	
Lower Level 1	2811	
Lower Level 2	343	
Main Level	3021	
Upper Level 1	491	
	8018	Total Square Feet

## Required PPRBD Departments (6)

<p><b>Enumeration</b></p> <p>Released for Permit</p> <p>10/18/2024 11:33:54 AM</p> <p>Becky A ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p> <p>Released for Permit</p> <p>10/22/2024 1:00:11 PM</p> <p>Christineh CONSTRUCTION</p>	<p><b>Electrical</b></p>
<p><b>Mechanical</b></p> <p>Released for Permit</p> <p>10/28/2024 8:54:51 AM</p> <p>tcruppen MECHANICAL</p>	<p><b>Plumbing</b></p> <p>Released for Permit</p> <p>10/23/2024 6:59:00 AM</p> <p>shanen PLUMBING</p>

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.

# Required Outside Departments (1)

## County Zoning

**APPROVED**

**Plan Review**

*10/28/2024 4:06:34 PM*

*dsdyounger*

**EPC Planning & Community  
Development Department**