

CULVERT REQUIREMENTS TO BE CONFIRMED BY PLANNING DEPT. AT TIME OF DRIVEWAY ACCESS PERMIT (OPEN-DITCH DRIVEWAY ACCESS MAY BE PERMITTED)

NOTE: CONTRACTOR SHALL APPLY FOR DRIVEWAY ACCESS PERMIT OR WAIVER AND CONFORM TO BESQC (BUILDER'S EROSION & STORMWATER QUALITY CONTROL PERMIT) REQUIREMENTS. CONTRACTOR SHALL CALL FOR RE-INSPECTION OF COMPLETED DRIVEWAY AND APPLICABLE CULVERT INSTALLATION (320-6819).

ADDRESS OF PROPERTY:  
12750 LINWOOD LANE  
COLORADO SPRINGS, CO 80924

LEGAL DESCRIPTION: N 1/4 N 1/4 W 1/4 SW 1/4 SE 1/4 SECT 09-12-65 T06 R/W OVER W 2000 FT OF E 1/4 SW 1/4 SE 1/4 EL PASO COUNTY, COLORADO SPRINGS, CO

ZONE: COUNTY RR-5

TAX SCHEDULE No.: 52090-00-114

LOT SIZE: 5 ACRES

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

MAIN LEVEL 2298 SQ.FT  
GARAGE 679 SQ.FT  
ENTRY 43 SQ.FT  
COVERED DECK 230 SQ.FT  
COVERAGE 3250 SQ.FT

LOT COVERAGE: 15%

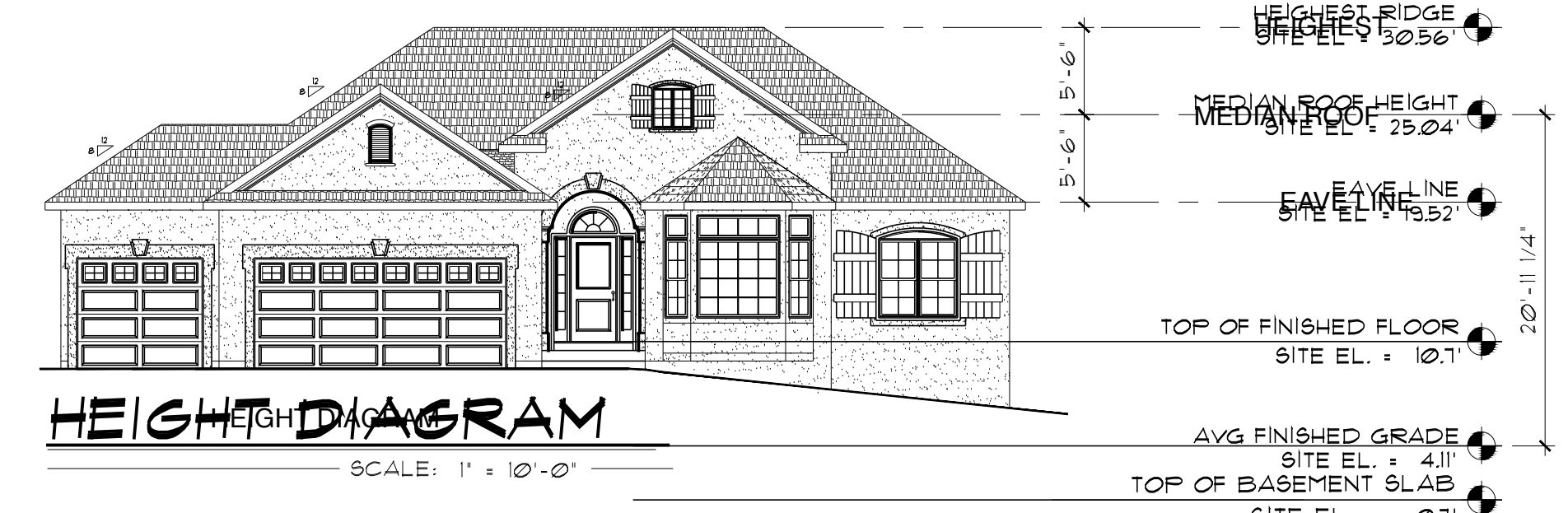
AREA OF DISTURBANCE: 11,312 S.F. (0.25 ACRE)

CALCULATED HEIGHT = 20'-11 1/4"

PRINCIPAL STRUCTURE AREA:  
MAIN LEVEL 2311 SQ.FT  
GARAGE 679 SQ.FT  
ENTRY PORCH 42 SQ.FT  
BASEMENT 2,096 SQ.FT  
COVERED DECK 243 SQ.FT  
COVERAGE 3,274 SQ.FT

MAX. # OF BEDROOMS = 4

- NOTES:
- ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.
  - FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE MANNER.
  - CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
  - LANDSCAPING SHALL BE PROVIDED BY OTHERS.
  - FIELD VERIFY ALL DIMENSIONS.
  - CONTRACTOR SHALL FIELD VERIFY AND CONFIRM STAKE OUT OF BUILDING CORNERS PRIOR TO EXCAVATION AND CONSTRUCTION.
  - LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD VERIFIED.
  - ALL EASEMENTS, SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONTRACTOR.
  - ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 1% CONFORM TO ALL REQUIREMENTS INDICATED ON SOILS REPORT. SOILS REPORT SHALL GOVERN ALL SLAB DESIGN AND FOUNDATION DRAINAGE.
  - USE EROSION CONTROL FENCE DURING EXCAVATION TO STABILIZE AND PREVENT THE EROSION OF SOILS.
  - DEVELOPMENT SERVICES APPROVAL IS CONTINGENT UPON COMPLIANCE WITH ALL APPLICABLE NOTES ON THE RECORDED PLAT.
  - AN ACCESS PERMIT MUST BE GRANTED BY THE DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD.
  - DIVISION OF BLOCKAGE OF ANY DRAINAGEWAY IS NOT PERMITTED WITHOUT THE APPROVAL OF THE DEVELOPMENT SERVICES ENGINEERING DIVISION.



Goetzmann HOMES

ELEVATION KEY

FINISH GRADE FG.45

EXISTING GRADE EG.39

GRADE AT MAJOR CORNERS:  
FG.45 FG.00 FG.00 FG.00  
FG.10 FG.60 FG.85 FG.85 FG.85  
4.11 AVG. GRADE

AVERAGE HEIGHT CALCULATION:  
MEDIAN ROOF HEIGHT + AVG. FINISHED GRADE  
+ 25.04' + 4.11' = 29.15'

R RUNGE ARCHITECTURE

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

SITE PLAN FOR 12750 LINWOOD LANE COLO. SPRGS, CO

JOB NO. 1608  
DATE: 4/5/16  
REVISED:  
SHEET NO. SP.1

# RESIDENTIAL



2017 PPRBC

Address: 12750 LINNWOOD LN, COLORADO SPRINGS

Parcel: 5209000114

Plan Track #: 127770 

Received: 27-Apr-2020 (BECKYA)

Map #: 320G

## Description:

**POLE BARN**

Contractor: HOMEOWNER

Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**

(N/A) RBD GIS

**Construction**

Released for Permit  
05/04/2020 3:45:25 PM



**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**  
Plan Review

05/05/2020 8:30:38 AM  
*dsdrangel*

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.