

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 (520-6819).

SW  $\frac{1}{4}$  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 2,298 SQ.FT 679 SQ.FT ENTRY 43 SQ. FT. COVERED DECK 230 SQ. FT. COVERAGE 3250 SQ.FT LOT COVERAGE: 1.5%

AREA OF DISTURBANCE: 11,312 S.F. (0.25 ACRE) CALCULATED HEIGHT = 20'-II 1/4" PRINCIPAL STRUCTURE AREA: 2,311 SQ.FT MAIN LEVEL 679 SQ.FT GARAGE 42 SQ. FT. ENTRY PORCH 2,096 SQ. FT. BASEMENT 243 SQ. FT. COVERED DECK

MAX. # OF BEDROOMS = 4

3,274 SQ.FT

COVERAGE

2. FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE

. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.

4. 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

. LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD

8. ALL EASEMENTS, SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONTRACTOR.

9. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10 CONFORM TO ALL REQUIREMENTS INDICATED ON SOILS REPORT. SOILS REPORT SHALL GOVERN ALL SLAB DESIGN AND FOUNDATION DRAINAGE. 10. 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.

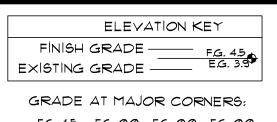
. AN ACCESS PERMIT MUST BE GRANTED BY THE DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY . DIVERSION OF BLOCKAGE OF ANY DRAINAGEWAY IS NOT

PERMITTED WITHOUT THE APPROVAL OF THE DEVELOPMENT

SERVICES ENGINEERING DIVISION.

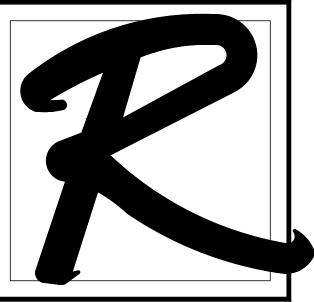






F.G. 4.5 F.G. Ø.Ø F.G. Ø.Ø F.G. Ø.Ø FG. 10 FG 60 FG. 85 FG. 85 4.11 AVG. GRADE

AVERAGE HEIGHT CALCULATION: MEDIAN ROOF HEIGHT - AVG. FINISHED GRADE = 25.04' - 4.11 = 20.93'





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| JOB NO.   | 1608   |
|-----------|--------|
| DATE:     | 4/5/16 |
| REVISED:  |        |
| SHEET NO. | SP1.1  |