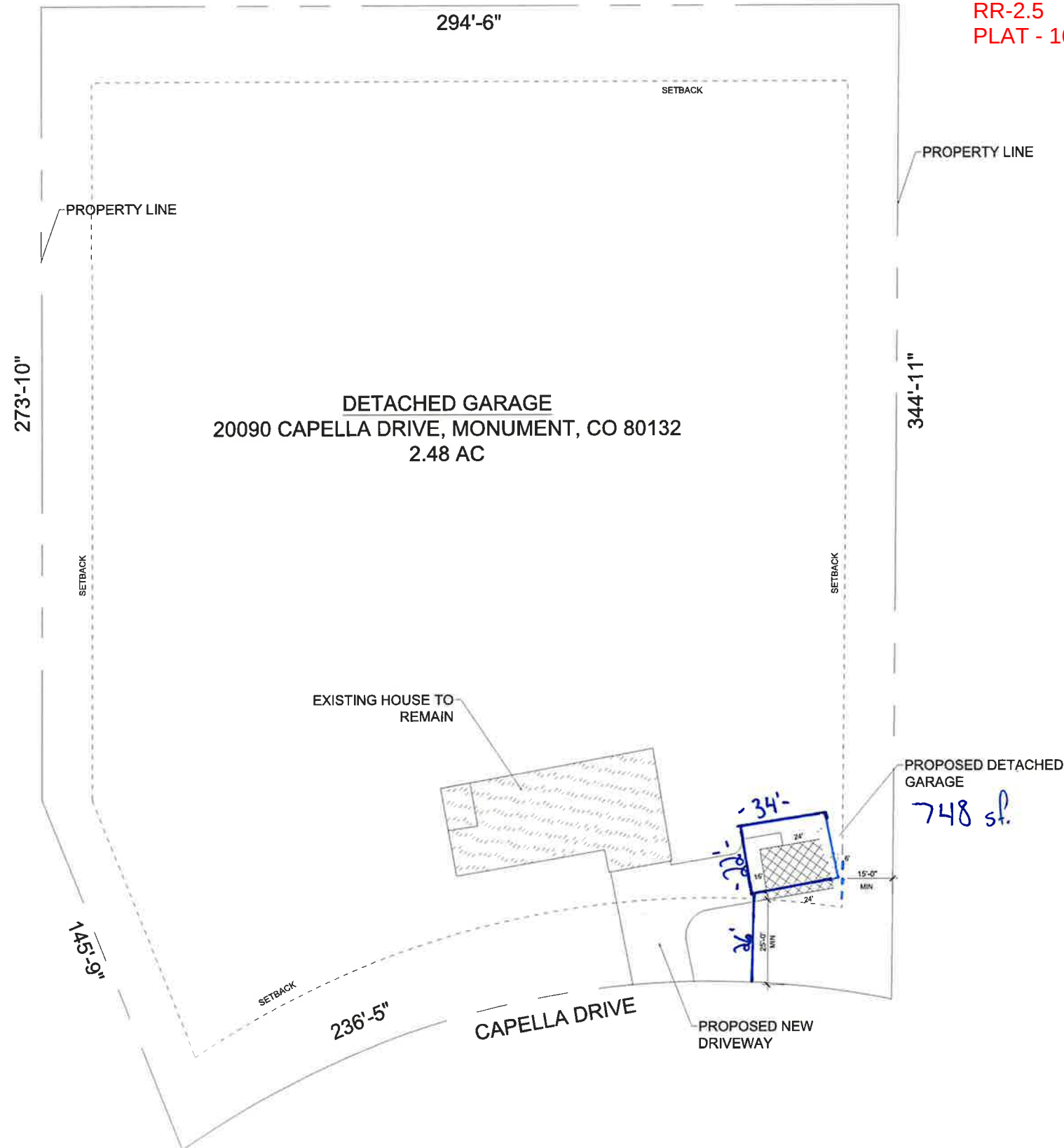




ADD26588
RR-2.5
PLAT - 1694

This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

APPROVED Plan Review
09/28/2023 2:48:49 PM
J. Blumm
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT IS SUBJECT TO COMPLIANCE WITH APPLICABLE ORDINANCES, STATUTES, LOCAL GOVERNMENT REGULATIONS, AND ANY OTHER REGULATORY REQUIREMENTS. APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE REVIEW. APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE REVIEW. APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE REVIEW.

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- NEW BUILDING CONSTRUCTION
- EXISTING RESIDENCE
- SITE PAVING

APPLICABLE CODES:

PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:
2021 IRC, IMC, IFGC, IECC, 2020 NEC, 2018 IPC

DESIGN CRITERIA:

SEISMIC ZONE B
SITE EXPOSURE B
FROST DEPTH 30"
SOIL BEARING 1500 PSF
ROOF SNOW LOAD 57 PSF

SITE NOTES:

1. PROVIDE SITE DRAINAGE AWAY FROM STRUCTURE TO APPROVED FACILITIES. SITE SHALL DRAIN MIN 6" WITHIN FIRST 10'. WHERE LOT LINE PROHIBITS 6" OF FALL WITHIN 10', A SWALE OR DRAIN SHALL BE PROVIDED.
2. SITE ADDRESS SHALL BE POSTED DURING CONSTRUCTION AND CLEARLY VISIBLE FROM STREET.
3. PROVIDE TEMPORARY TOILET FACILITIES DURING COURSE OF CONSTRUCTION.
4. CARE SHOULD BE GIVEN TO AVOID EROSION OF DISTURBED SOIL. CONSULT WITH JURISDICTION FOR SPECIFIC REQUIREMENTS.

SITE PLAN:

OWNER: JOHN BLUMM & MOLLY SPEDDING
20090 CAPELLA DR.
MONUMENT, CO 80132

PROPERTY: 20090 CAPELLA DR.
MONUMENT, CO 80132

DATA: TAX SCHEDULE: 7104001003
ZONING: RR-2.5
PROPOSED DETACHED GARAGE GROSS AREA: 384 S.F.
LAND AREA: 2.48 AC.

LEGAL DESCRIPTION: TRACT 82 COLO ESTATES SUB 3

SITE PLAN
SCALE 1" = 30'-0"



JQS DESIGN

COLORADO
SPRINGS,
COLORADO
719-352-7583
jqsdesign.com
sperando@comcast.net
DRAWN BY:
JONAH SPERANDO

MONUMENT DETACHED GARAGE

DATE: 9.12.23
SCALE: AS SHOWN
SHEET
A-0
OF 3