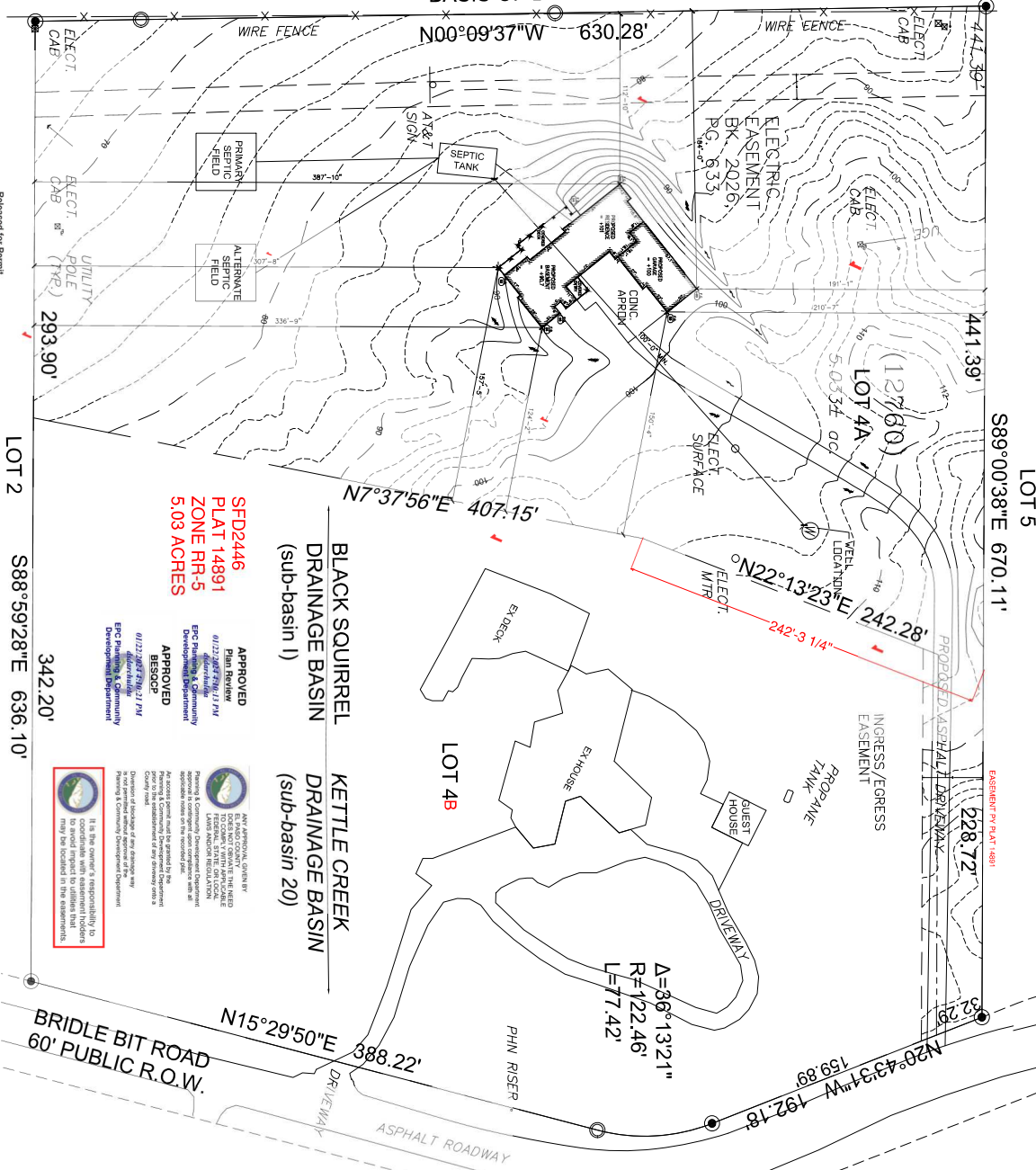


NEW BREED RANCH FILING TWO

REC. NO. 213713330

BASIS OF BEARINGS



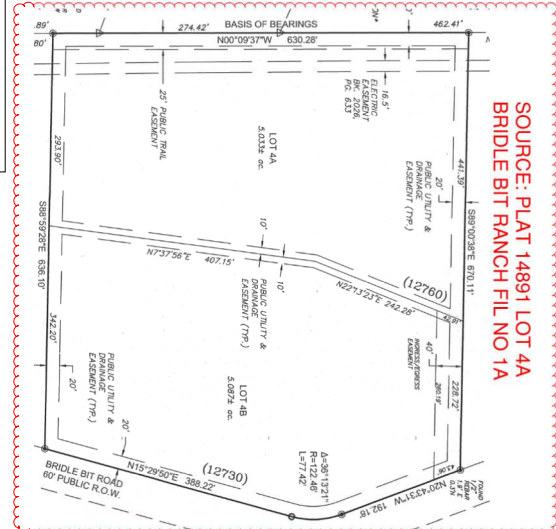
SITE PLAN

GENERAL SITE NOTES

1. VERIFY EXISTING CONDITIONS AND REPORT TO THE CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
2. PROVIDE EXISTING CONDITIONS AND REPORT TO THE CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
3. PROVIDE EXISTING CONDITIONS AND REPORT TO THE CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
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13. PROVIDE EXISTING CONDITIONS AND REPORT TO THE CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. Applicant agrees to pay for all required fees, taxes, and charges.
2. Applicant agrees to pay for all required fees, taxes, and charges.
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13. Applicant agrees to pay for all required fees, taxes, and charges.



SOURCE: PLAT 14891 LOT 4A
BRIDLE BIT RANCH FIL NO 1A

PROJECT DATA

PROJECT ADDRESS:	12760 BRIDLE BIT ROAD
COLORADO SPRINGS, CO 80907	
TAX PARCEL NO.:	621000025
LEGAL DESCRIPTION:	LOT 4A BRIDLE BIT RANCH FIL NO 1A
JURISDICTION:	PARKS PEAK REGIONAL BLDG. DEPT.
ZONE:	R6-5
PROJECT DESCRIPTION:	PROPOSED 1-STORY, SINGLE-FAMILY RESIDENCE WITH GARAGE
AREA CALCULATIONS:	21906.8 SF. 5.03 ACRES
SITE AREA:	3,302 SF. (ANNUAL EROSION CONTROL)
PROJECT AREA:	1,024 SF. (ASBESTOS REMEDIATION)
TOTAL PROJECT AREA:	8,000 SF.
LOT COVERAGE:	2.3% (2' MIN. INCLUDES RESIDENCE)
HEIGHT CALC.:	FOOTPRINT AND GARAGE
BUILDING HEIGHT:	21'-2" (30' MAX.)

PROJECT TEAM

OWNER:	CLIFF & NICCI TELLE
DESIGNER:	ENTECH ENGINEERING, INC.
CONTRACTOR:	CONTRACTOR

SHEET INDEX

SHT. #	DESCRIPTION
A0	SITE PLAN / COVER SHEET
A1	MAIN LEVEL FLOOR PLAN
A2	BASMENT LEVEL FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS
S1	MAIN LEVEL ROOF FRAMING PLAN
S2	BASMENT LEVEL SHEAR WALL PLAN
S4	MAIN LEVEL SHEAR WALL PLAN

SITE PLAN
12760 BRIDLE BIT ROAD
COLORADO SPRINGS, CO
FOR: CLIFF & NICCI TELLE



DATE: 11/28/2023
DRAWN: C. JANSON
CHECKED: C. JANSON
SHEET NO.: A0

RESIDENTIAL

2023 PPRBC
2021 IECC



Parcel: 6210001025

Address: 12760 BRIDLE BIT RD, COLORADO SPRINGS

Plan Track #: 185254 Received: 12-Jan-2024 (BRIANNAM)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: SYNERGY HOMES DC, LLC

Type of Unit:

Garage	1397	
Lower Level 2	2259	
Main Level	3302	
	6958	Total Square Feet

Enumeration

Released for Permit
01/16/2024 10:54:16 AM
Pikes Peak REGIONAL Building Department
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical

Mechanical

Released for Permit
01/19/2024 3:42:38 PM
Pikes Peak REGIONAL Building Department
tcrippen
MECHANICAL

Plumbing

Released for Permit
01/17/2024 7:53:57 AM
Pikes Peak REGIONAL Building Department
shanen
PLUMBING

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
01/22/2024 4:11:04 PM
dsdarchuleta
EPC Planning & Community
Development Department