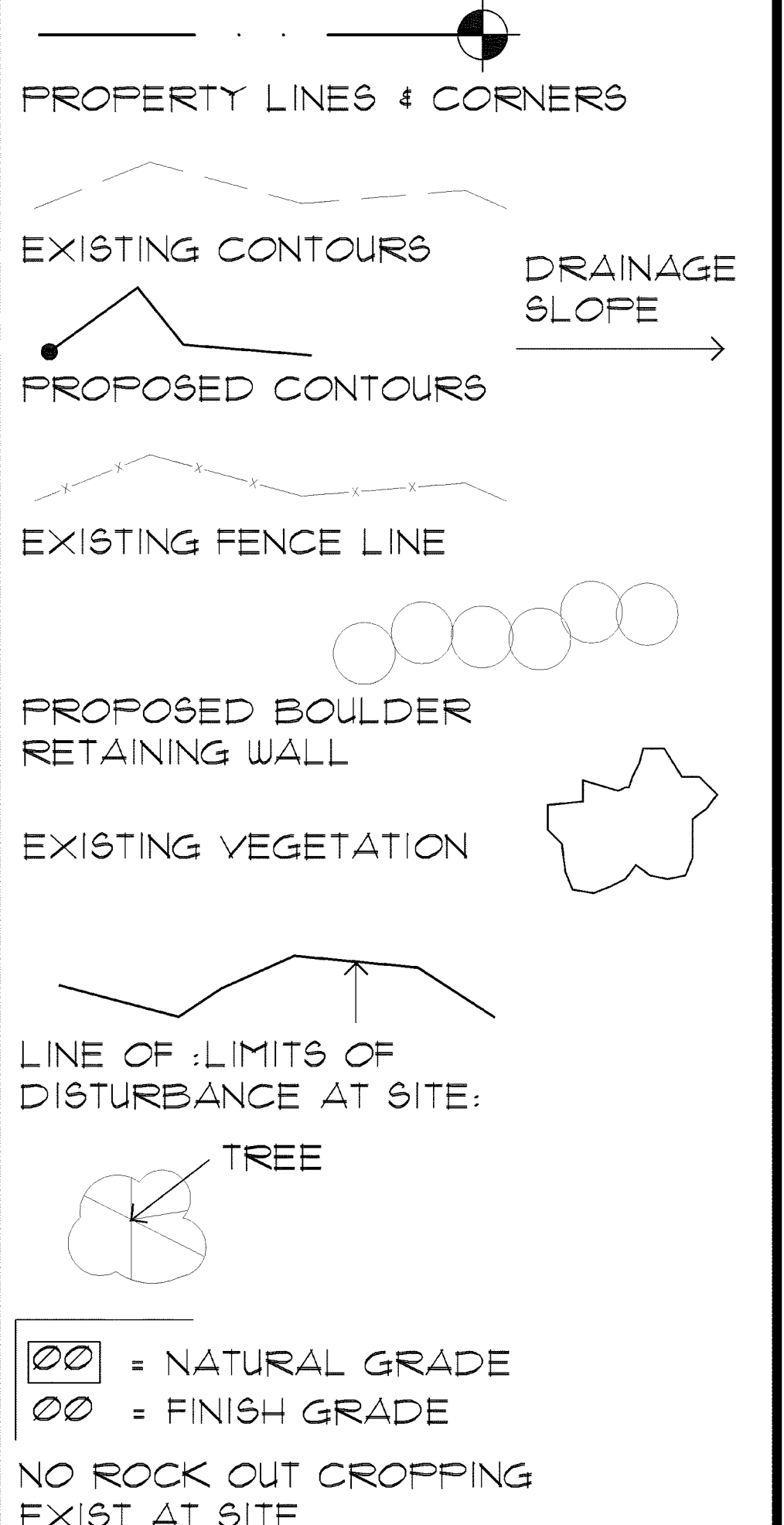


SITE NOTES:

- 1) Topographic information is from original plan as approved by RBD.
- 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 features/vegetation removal will occur beyond the "Limit of Disturbance" line, as shown on this plan.
- 6) The "Limit of Disturbance" line shall be delineated during construction with flags, roping, and/or 4'-0" 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 waddles & silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 10) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 11) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 12) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally if (2) or more retaining walls exist. Or 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 this plan.

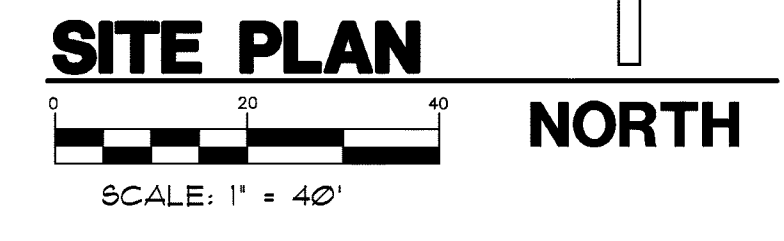
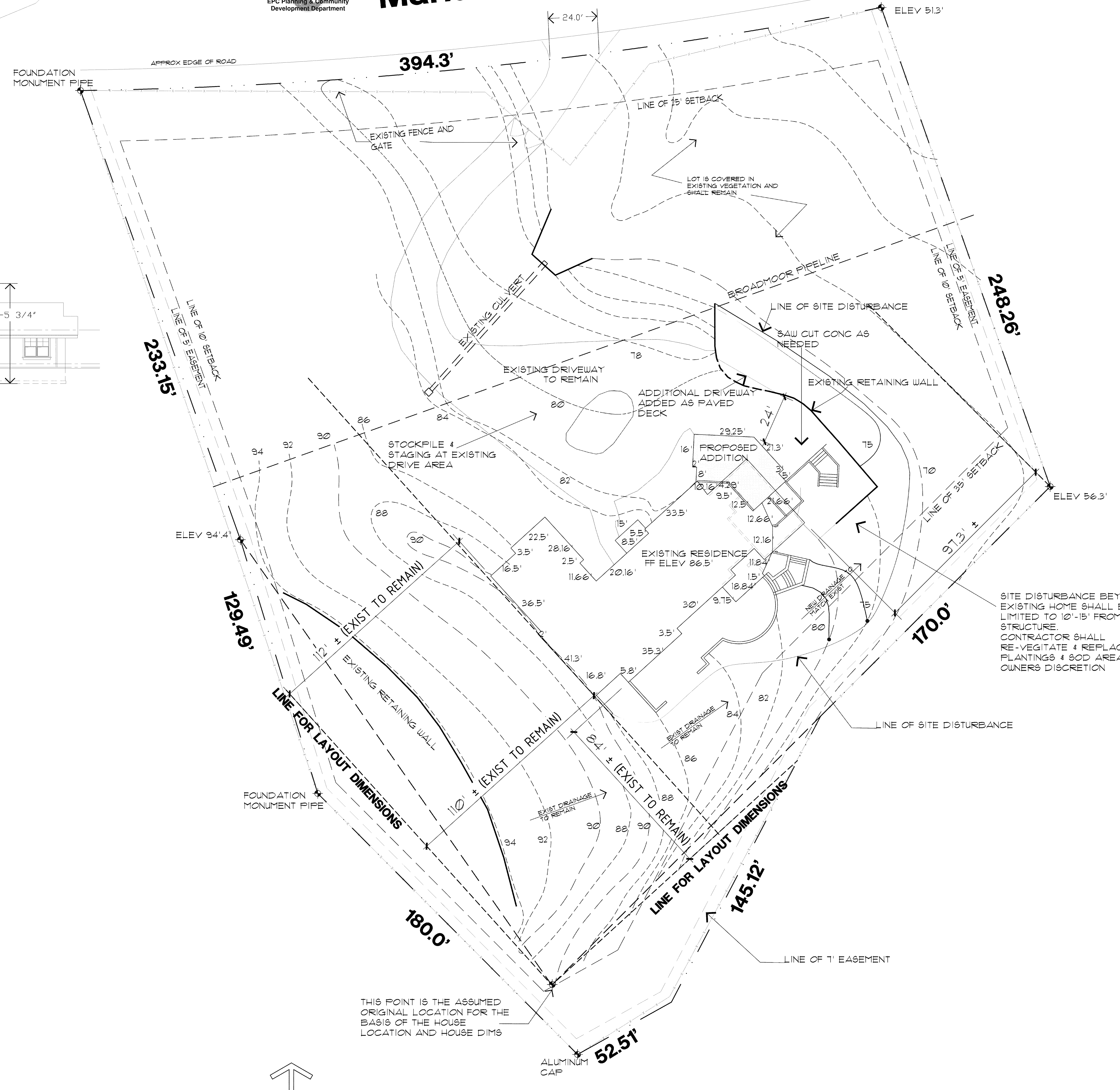
SITE LEGEND:



SITE TERMS:

- ABBREVIATIONS:**
- BO= BOTTOM OF RETAINING WALL
 - (E)= EXISTING TO REMAIN
 - LL= LOWER LEVEL
 - ML= MAIN LEVEL
 - (N)= NEW CONSTRUCTION
 - (R)= REMOVE
 - SQ. FT. OR SF= SQUARE FEET
 - TOP= TOP OF FOUNDATION
 - TOW= TOW OF RETAINING WALL
 - UL= UPPER LEVEL
 - WO= WALKOUT
- TOPO INFO IS BASED ON: ORIGINAL GRADE SITE AS BUILT IN 1951 AND DRAWN BY EDWIN A. FRANCIS - CARLISLE B. GUY ASSOCIATE ARCHITECTS

Marland Road



APPROVED Plan Review
06/18/2018 3:56:15 PM
Adrange
EPC Planning & Community Development Department

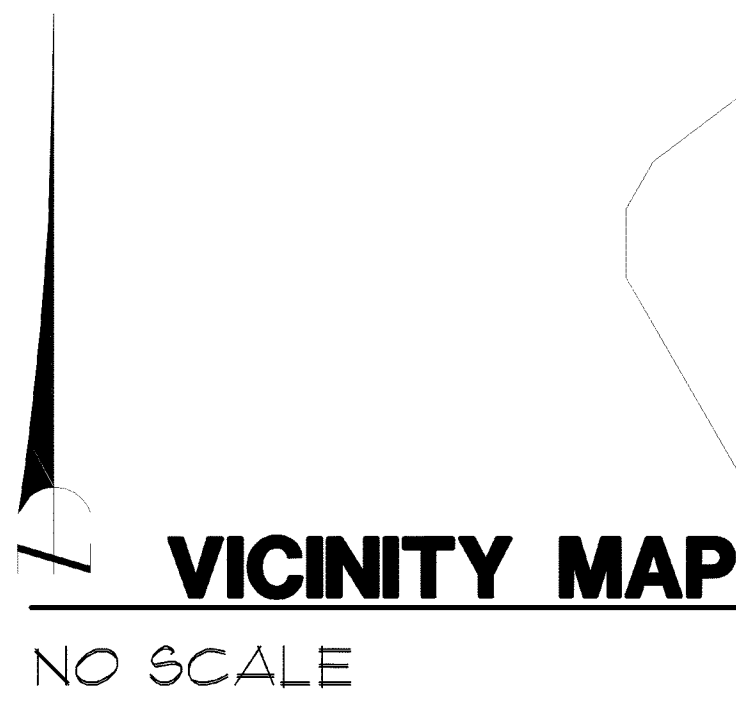
Not Required BESQCP
06/18/2018 3:56:32 PM
Adrange
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.

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 blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

ADD18325
ZONING - IN PROCESS (RS-20000)
UNPLATTED
APPROVAL IS BASED ON THE SUBMITTAL FIL NO.: P182
AUTHORIZATION OF CERTIFICATE OF OCCUPANCY IS DEPENDENT ON APPROVAL OF REZONING APPROVED BY MARK GEBHART - DEPUTY DIRECTOR OF EPC PLANNING & COMMUNITY DEVELOPMENT



SITE INFO:

ADDRESS:
121 S. MARLAND RD

LEGAL:
TRACT IN SW4NW4 + NW4SW4 SEC 01-15-67 AS FOLS, BEG AT PT ON SLY BDY OF MARLAND RD FROM WHICH W4 COR OF SEC 1 BEARS S 71°44' W 411.20 FT FOR POB, TH S 19°40' E 233.15 FT, S 17°06'54" E 129.49 FT, S 44°58'53" E 180.0 FT, N 60°55'29" E 52.51 FT, N 28°00'01" E 145.12 FT, N 44°11'30" E 170.0 FT, N 19°27'03" W 248.26 FT TO A PT ON SLY BDY LN OF MARLAND RD, TH SLY ALG SD RW LN OF MARLAND RD ON CUR TO R WITH AN ARC DIST OF 394.30 FT TO POB
EL. PAGO COUNTY, COLORADO.

SITE DATA:
LOT SIZE = 146,791 SQFT. (3.37 ACRES)
EXISTING BUILDING FOOTPRINT:
EXISTING HOUSE/GARAGE = 1378 SQFT

EXISTING LOT COVERAGE = 5.3%±

NEW BUILDING FOOTPRINT =
NEW HOUSE/GARAGE = 1378 SQFT

NEW LOT COVERAGE = 5.9%±

ZONING = A-5 RS-20000
TAX SCHEDULE # = 1501300003
BUILDING HEIGHT = SEE ELEVATIONS


RESIDENTIAL



2011 PPRBC

Address: 121 S MARLAND RD, COLORADO SPRINGS

Parcel: 7501300009
Map #: 738F

Plan Track #: 107148 

Received: 23-May-2018 (BECKYA)

Description:

ADDITION

Contractor:

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
05/30/2018 8:51:33 AM

shelley
CONSTRUCTION


Mechanical

Released for Permit
05/30/2018 11:18:30 AM

daleh
MECHANICAL

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review

06/18/2018 4:06:44 PM

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.