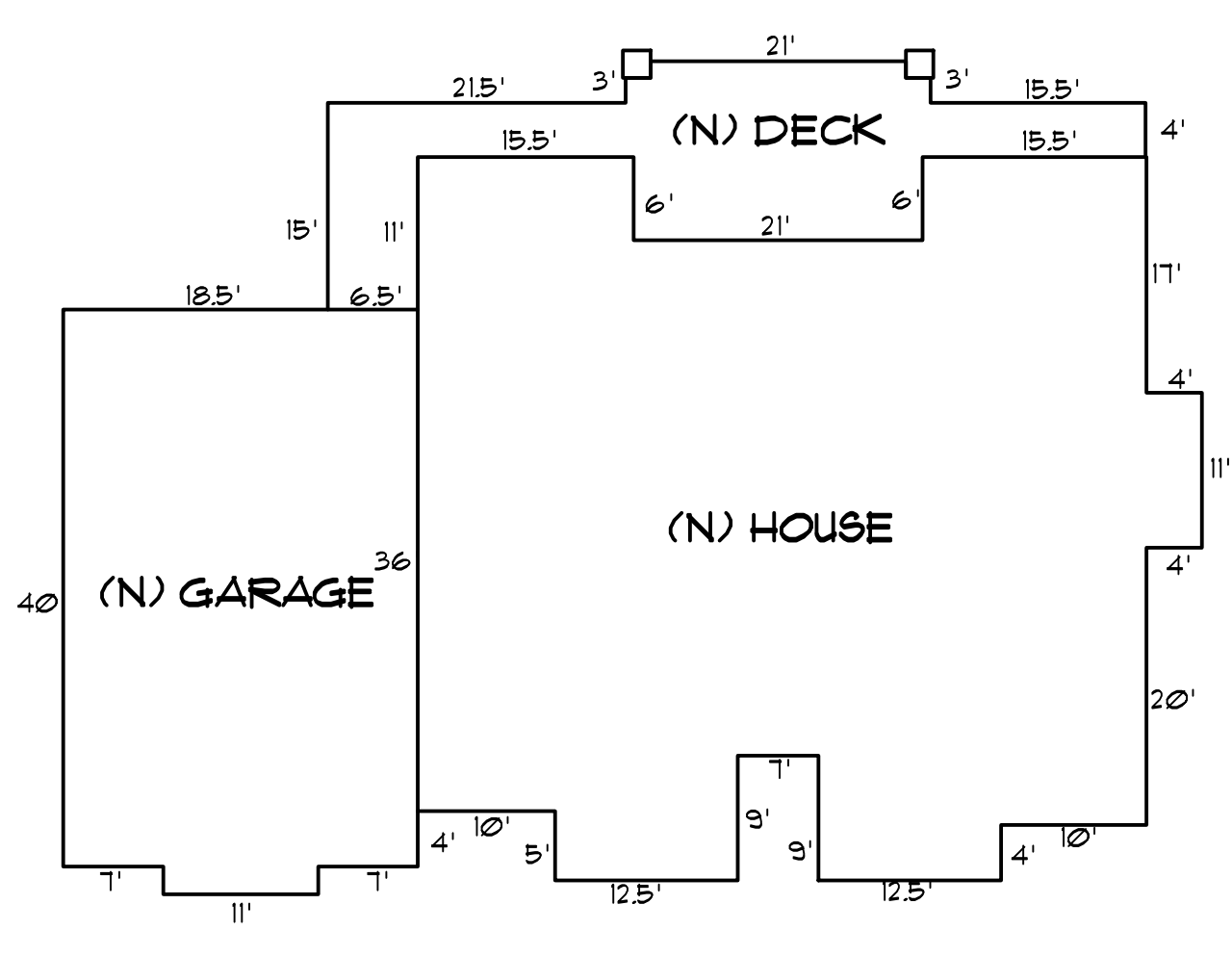


**VICINITY MAP**  
NO SCALE



**HOUSE FOOTPRINT**  
NO SCALE

SFD20853  
PLAT 2462  
RR-5

APPROVED  
Plan Review  
07/08/2020 12:48:03 PM  
*dstrangel*  
EPC Planning & Community  
Development Department

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

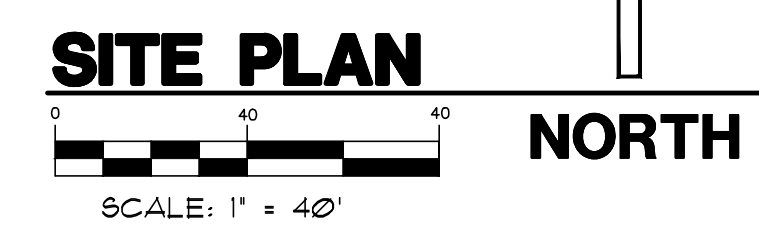
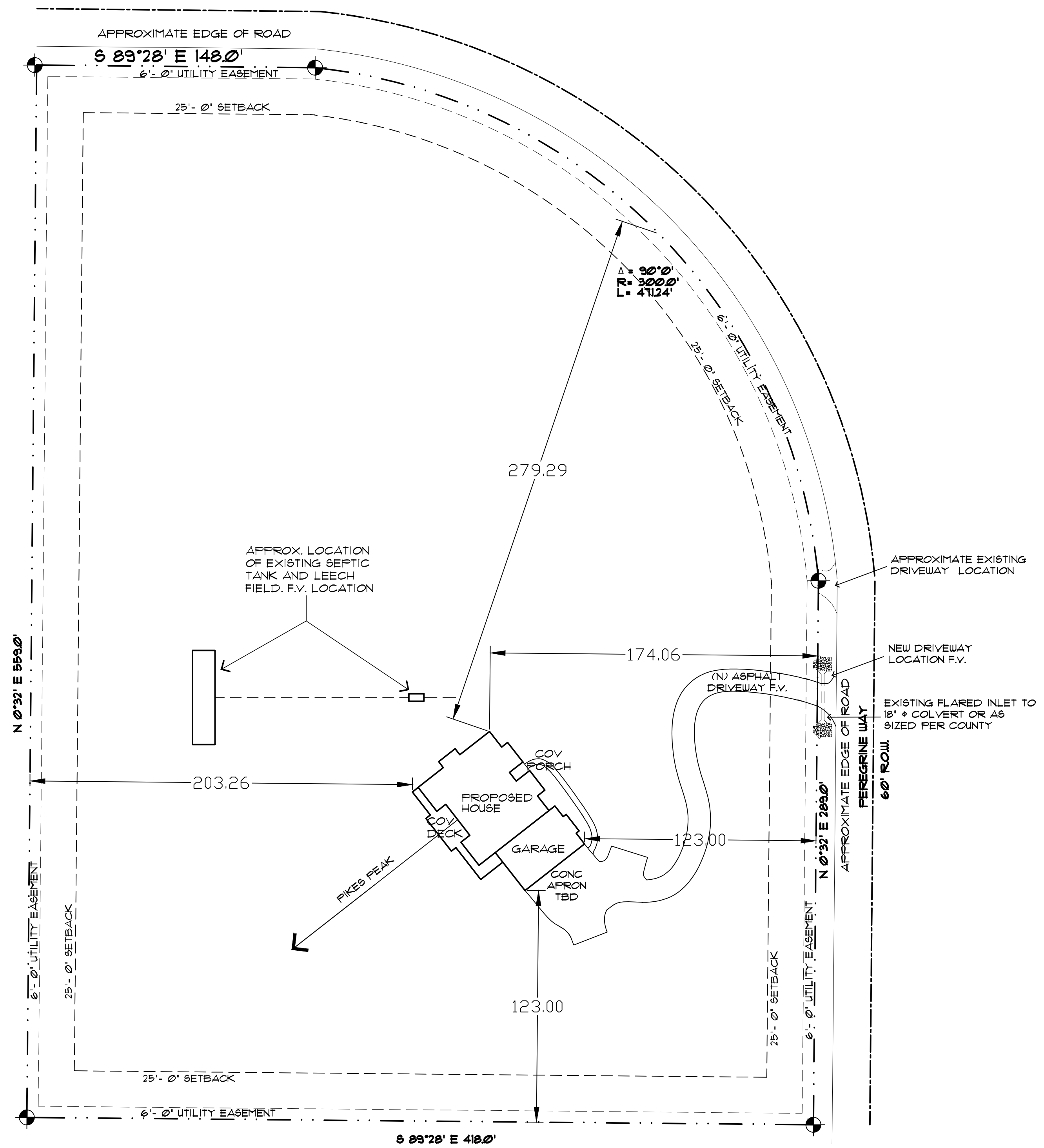
Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plan.

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

APPROVED  
BESQCP  
07/08/2020 12:48:14 PM  
*dstrangel*  
EPC Planning & Community  
Development Department

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



Released for Permit  
07/07/2020 9:29:58 PM  
beckya  
ENUMERATION

**SITE PLAN**

SCALE: 1" = 40'

**SITE INFO:**

**ADDRESS:**  
13150 PEREGRINE WAY

**LEGAL:**  
LOT 4, FALCON FOREST SUBDIVISION,  
FILING NO. 2,  
EL PASO COUNTY, COLORADO.

**SITE DATA:**  
LOT SIZE = 4.97 ACRES  
BUILDING FOOTPRINT =  
HOUSE = 2,526 SQFT  
GARAGE = 1,024 SQFT  
DECK = 494 SQFT  
PORCH = 78 SQFT  
TOTAL = 4,122 SQFT  
LOT COVERAGE = 1.9%  
ZONING = RR-5  
TAX SCHEDULE # = 62110-04-001  
BUILDING HEIGHT = SEE ELEVATIONS

**SITE NOTES:**

- 1) Topographic information is to be supplied by others.
- 2) Contractor to verify easements.
- 3) 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.
- 4) 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).
- 5) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 6) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 7) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 8) 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.
- 9) 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 TERMS:**

**ABBREVIATIONS:**  
BOW = BOTTOM OF RETAINING WALL  
E = EXISTING TO REMAIN  
LL = LOWER LEVEL  
ML = MAIN LEVEL  
(N) = NEW CONSTRUCTION  
(R) = REMOVE  
R.O.W. = RIGHT OF WAY  
SB = SETBACK  
SQ. FT. OR SF = SQUARE FEET  
TOF = TOP OF FOUNDATION  
TOW = TOW OF RETAINING WALL  
UL = UPPER LEVEL  
WO = WALKOUT

REVISIONS

LGA STUDIOS  
201 E. Los Animas Street Suite 113  
Colorado Springs, CO. 80903  
Phone: (719) 635-0880  
Fax: (719) 999-8310  
LGAstudiosmailbox@gmail.com  
www.lgastudios.com

CONTRACTOR  
**STRECKER HOMES**  
P.O. BOX 3048  
MONUMENT, COLORADO 80132  
PHONE: (719) 667-8371  
EMAIL: doug@streckershomes.com

THE  
**JARECKE/GARWOOD RESIDENCE**  
13150 PEREGRINE WAY  
COMPUTER FILE #19-0370 SP

DRAWN BY: MDW

CHECKED BY: LGA  
PLOT 09/23/20 4:11 PM

SITE PLAN  
VICINITY MAP  
SITE NOTES

Sheet #  
**SP1**  
OF 1 Sheets

CONTRACTOR: STRECKER HOMES. LGA STUDIOS. 201 E. LOS ANIMAS STREET, SUITE 113, COLORADO SPRINGS, CO 80903. PHONE: (719) 635-0880. FAX: (719) 999-8310. EMAIL: DOUG@STRECKERHOMES.COM. THE SETBACK OF THIS PLAN SHALL BE MADE WITHOUT PREVIOUS PERMITS. THE SETBACK OF THIS PLAN SHALL BE MADE WITHOUT PREVIOUS PERMITS. THE SETBACK OF THIS PLAN SHALL BE MADE WITHOUT PREVIOUS PERMITS.

# RESIDENTIAL



2017 PPRBC

Address: 13150 PEREGRINE WAY, COLORADO SPRINGS

Parcel: 6211004001  
Map #: 315G

Plan Track #: 130306 

Received: 24-Jun-2020 (GITA)

## Description:

### RESIDENCE

Contractor:

Type of Unit:

Garage	1024	
Lower Level 2	2507	
Main Level	2526	
	6057	Total Square Feet

## Required PPRBD Departments (4)


**Enumeration**  
Released for Permit  
07/07/2020 9:30:08 PM  
  
beckya  
ENUMERATION

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
07/08/2020 11:30:15 AM  
  
shelley  
CONSTRUCTION

**Mechanical**

## Required Outside Departments (2)

**County Zoning**  
  
APPROVED  
Plan Review  
07/08/2020 12:48:40 PM  
  
dsdrangel  
EPC Planning & Community  
Development Department

**Health Dept.**

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.