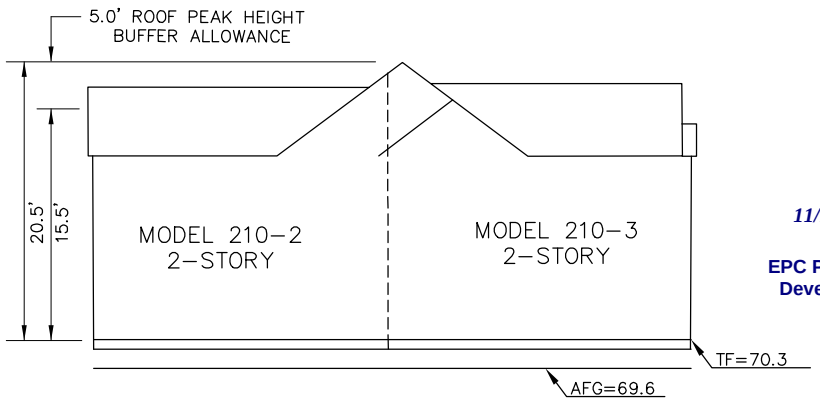
PLOT PLAN

SFD26861



AVERAGE FINISH GRADE = (AFG)
AFG=$\frac{69.8+69.8+69.8+69.1}{4}$ = 69.6
BUILDING HEIGHT = 14.8 + (TF – AFG)
BUILDING HEIGHT = 14.8 + (70.3 – 69.6) = 15.5

APPROVED
Plan Review
11/18/2026 8:52:40 AM
dsdyounger
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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 notes on the recorded plat.

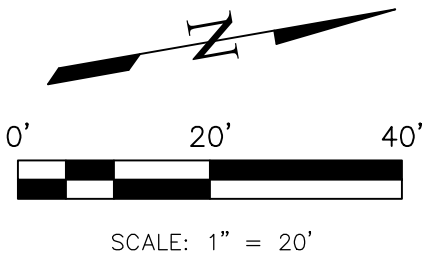
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

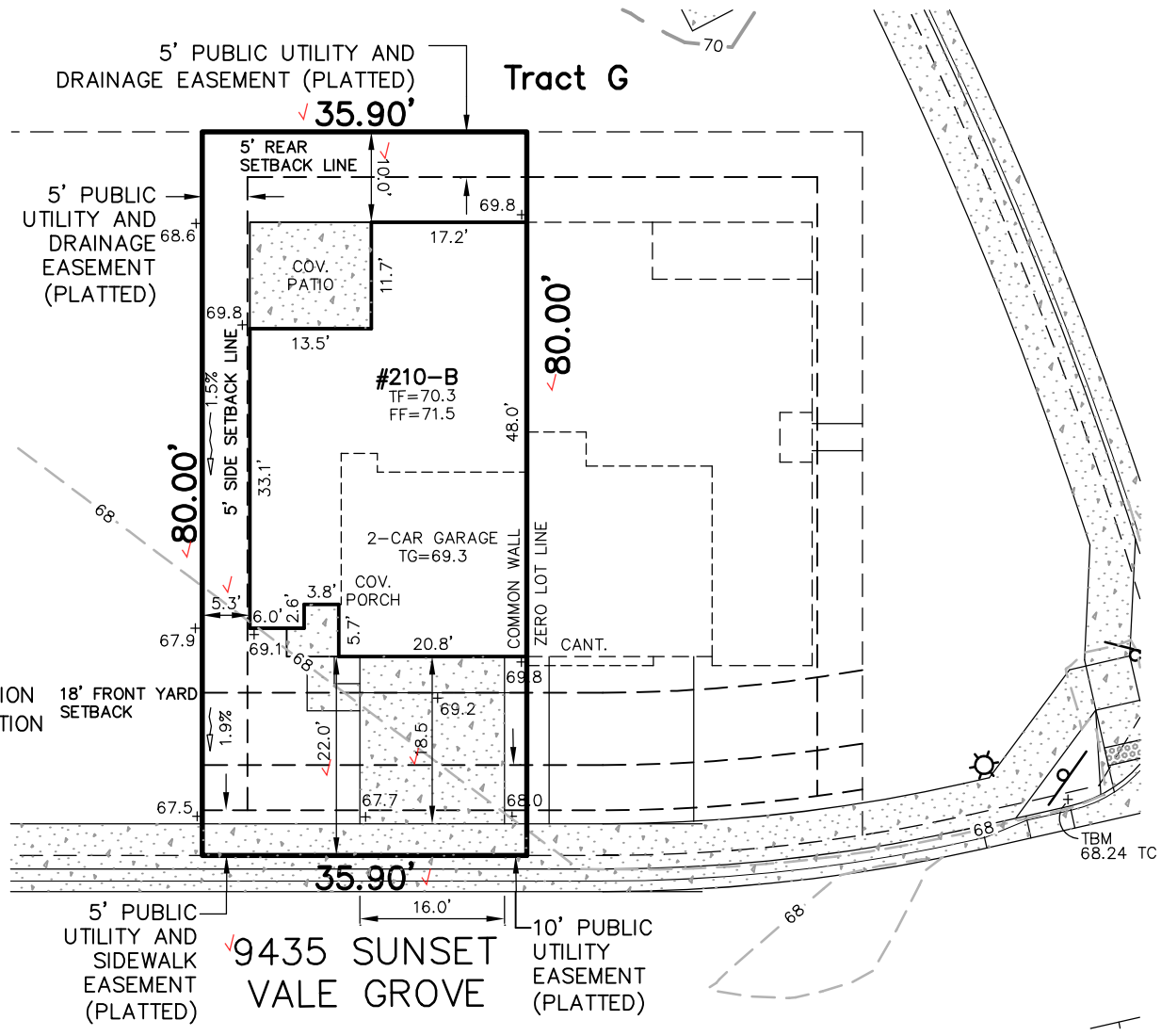
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

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

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.

Released for Permit
11/13/2026 10:50:17 AM
brent
ENUMERATION





LEGEND:

	=	CONCRETE
TBM	=	TEMPORARY BENCH MARK
TF	=	TOP OF FOUNDATION ELEVATION
FF	=	FINISH FLOOR ELEVATION
TG	=	GARAGE FLOOR ELEVATION
TC	=	TOP OF CURB
01.0 +	=	PROPOSED GRADING SPOT ELEVATION
	=	PROPOSED DRAINAGE FLOW DIRECTION
60	=	GRADING PLAN CONTOUR

SITE DATA:

1) ZONING = PUD PLAT 15617
2) TAX SCHEDULE NO. = 52284–11–031
3) LOT SQ. FT. = 2871.67
4) HOUSE SQ. FT. = 1458.24 (INCLUDES COVERED PORCH, PATIO AND GARAGE)
5) COVERAGE = 50.78%
6) BUILDING HEIGHT = 20.5' (30' MAX.)

PROPERTY DESCRIPTION:

Lot 52, RETREAT AT PRAIRERIDGE FILING NO. 4 (Reception No. 225715617, El Paso County, Colorado records), in El Paso County, Colorado.

NOTES:

1) **HOME BUILDER TO ESTABLISH TOP OF FOUNDATION ELEVATION IN FIELD, AFTER REVIEW OF CUT/FILL MEASUREMENTS THAT WERE BASED ON APPROVED GRADING PLAN GRADES . . . ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES, LOT FINE GRADE CHANGES TO SUITABLE OUTFALL POINT(S), AND/OR SPECIFIC EROSION CONTROL PROTECTION.**

2) **TOP OF WINDOW WELL ELEVATION (TWW) MUST NOT EXCEED 6" ABOVE PROPOSED LOT GRADE WHERE THE HIGHER GRADE MEETS THE FOUNDATION, AND CANNOT BE THE SAME AS THE TOP OF FOUNDATION. WINDOW WELL NEED AND/OR TWW ELEVATIONS TO BE VERIFIED IN FIELD BY BUILDER.**

3) THIS IS NOT A LAND SURVEY PLAT . . . PLOT PLAN TO BE USED FOR OBTAINING BUILDING PERMIT FOR HOUSE CONSTRUCTION PER APPROVED BUILDING PLANS.

4) PUBLIC SIDEWALKS ARE SHOWN IN APPROXIMATE LOCATIONS AND ARE TO BE BUILT ACCORDING TO APPROVED STREET CONSTRUCTION PLANS. **PORCH TO DRIVEWAY WALKWAY OR PORCH TO STREET SIDEWALK WALKWAY WIDTH AND/OR LOCATION/ PROXIMITY TO FOUNDATION TO BE DETERMINED BY BUILDER PER STRUCTURAL DESIGN/BACKFILL COMPACTION RECOMMENDATIONS AND/OR SITE CONDITIONS.**

PREPARED FOR: **EMPIRE COLORADO HOMES, LP**

APPROVED BY: _____

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848
3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DRWN BY: HFW	DATE: 8/3/2026
CK'D BY: DVH	REF. NO.: 9435 SUNSETVALE

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	GRADES BY CLASSIC CONS.	9/4/26	WW
2	GRADES BY CLASSIC CONS.	10/5/2026	AAJ

PROJECT NUMBER
08013

LDCNAS\LDC Company\LDC Data\08000\08013-EMPIRE COLORADO HOMES, LP\Surveying\PLOT PLANS 2026\9435 SUNSET VALE GROVE PP 090426.dwg

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 9435 SUNSET VALE GRV, COLORADO SPRINGS

Parcel: 5228411031

Plan Track #: 218553

Received: 13-Nov-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	425	
Main Level	840	
Upper Level 1	1076	
	2341	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

11/13/2026 10:50:32 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
11/18/2026 8:56:53 AM
dsdyounger
EPC Planning & Community Development Department

Black Forest Fire (CSFD)

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.