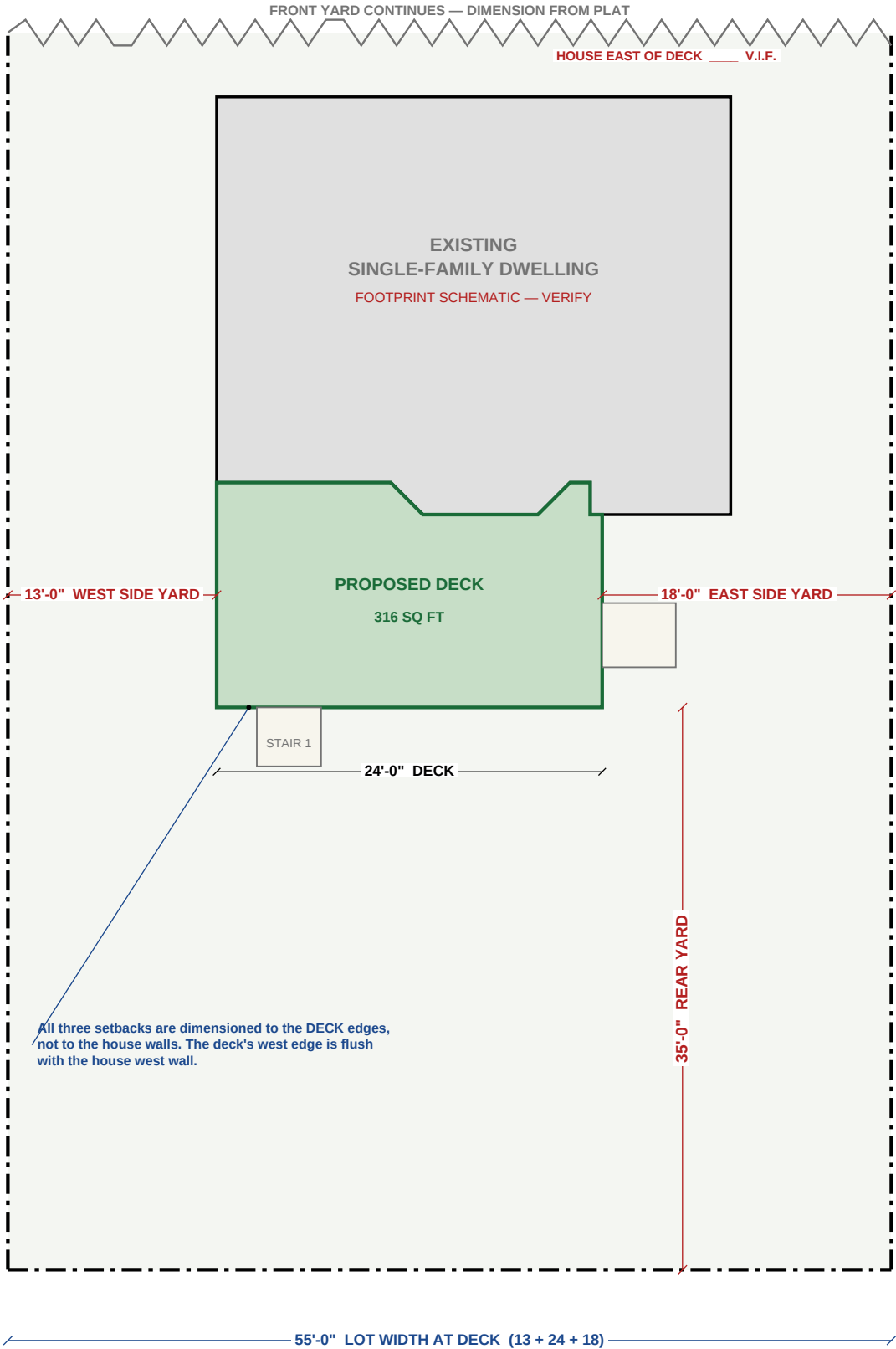


SITE / PLOT PLAN

Setbacks measured from the deck edges. Property line lengths and the front yard remain to be taken from the plat before submittal.



SITE / PLOT PLAN

SCALE: 1" = 10'-0" • FRONT OF LOT AT TOP OF SHEET, REAR YARD AT BOTTOM

SETBACK SUMMARY — ALL DIMENSIONS TO THE DECK

West side yard deck west edge to west property line 13'-0"
East side yard deck east edge to east property line 18'-0"
Rear yard deck south edge to rear property line 35'-0"

Lot width at the deck = 13'-0" + 24'-0" + 18'-0" = 55'-0"

The deck's west edge is flush with the house's west wall, so the west side yard is the same 13'-0" for both. The house continues east past the deck's east edge, so the house's own east side yard is LESS than the 18'-0" shown to the deck — dimension that separately from the plat.

CONFIRM BEFORE SUBMITTAL

Required setbacks for this zoning district.** The figures above are what exists on the ground, not what is permitted. Colorado Springs has no blanket exemption for decks — a deck must meet the district's dimensional standards, including setbacks and lot coverage (UDC Article 2, Part 2). Call a city planner at 719-385-5905 with the parcel number and confirm the required rear and side yards before the plans go in. A 35'-0" rear yard is generous by most residential standards, but the district governs, not the typical case.

Lot coverage.** The 316 sq ft deck adds to the impervious / lot coverage calculation in most districts. Confirm it does not push the lot over its limit.

The house's own east side yard.** Because the dwelling extends east of the deck, its clearance to the east line is tighter than the deck's. Dimension it.

CRITICAL — EGRESS WINDOW WELLS

PPRBD requires a clear path 36" in BOTH height and width beneath the deck from any egress window well to a yard or court. This deck sits 24" to 36" above grade. After the 2x10 joists, clear height beneath the framing is only about 14" to 26" — LESS THAN THE REQUIRED 36". No egress window well may fall beneath this deck as designed.

STILL TO ADD BEFORE SUBMITTAL

- [] Complete street address and legal description
- [] Property line lengths and the front yard dimension, from the plat
- [] Verified house footprint dimensions and its east side yard
- [] All other site improvements — patio, shed, garage, driveway
- [] Window well locations and clearances
- [] Electric meter and gas meter locations

PPRBD: 2880 International Cr., Colorado Springs, CO 80910 • 719-327-2880
Colorado Springs zoning: 719-385-5982 • planners 719-385-5905
El Paso County 719-520-6300 • Fountain 719-382-8521 • Monument 719-481-2954 • Manitou Springs 719-685-4398 • Palmer Lake 719-481-2953 • Green Mountain Falls 719-684-9414 • Woodland Park 719-687-5202

Walk-through plan check is limited to 15 minutes; longer reviews are checked in at the front counter.

ADD26539
PUD
PLAT - 11258

"NOT IN WUI"

APPROVED
Plan Review

09/02/2026 2:28:10 PM
dsdmaes

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.

DECK PLAN — PERMIT SUBMITTAL

Prepared for submittal to
Pikes Peak Regional Building Dept.
2880 International Cr., Colorado Springs

PROJECT

ATTACHED RESIDENTIAL
WOOD-FRAMED DECK

SITE ADDRESS

Colorado Springs, CO

JURISDICTION

Pikes Peak Regional
Building Department

CODE

2023 Pikes Peak Regional
Building Code / 2021 IRC

DESIGN CRITERIA

Deck live load 40 psf
Dead load 10 psf
Ground snow (Pg) 30 psf
Soil bearing (presumed) . 1500 psf
Frost depth (attached) .. 30 in.
Lumber .. Hem-Fir #2 PT (min)



SHEET TITLE

SITE / PLOT PLAN

SCALE: 1" = 10'-0"

DATE: _____ REV: 0

SHEET

S2

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 9403 ST GEORGE RD, PEYTON

Parcel: 4231101091

Plan Track #: 216474

Received: 31-Aug-2026 (NICOLASV)

Description:

DECK - NEW

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (2)

Floodplain
(N/A) RBD GIS

Construction
Released for Permit
09/02/2026 12:35:53 PM
Douge
CONSTRUCTION

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
09/02/2026 2:29:46 PM
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.