

REVISIONS:
06-17-20 - ADD SCHEDULE NUMBER AND UPDATE PER LOT INVENTORY - BGL

PLOT PLAN

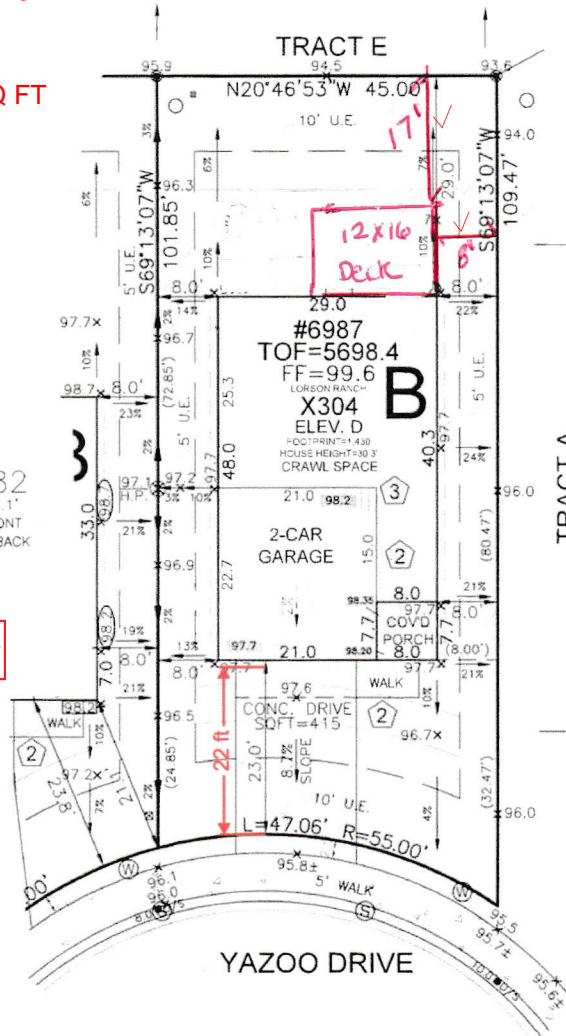
FILE - ADD24210
ZONING - PUD
PLAT - 14514
APPROVE 192 SQ FT
NEW DECK

APPROVED
Plan Review
04/30/2024 1:42:51 PM
(Admms)
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
LOCAL AGENCIES
DOES NOT OBLATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, FEDERAL
LAWS AND/OR REGULATION.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable laws on the recording date.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
Cul-de-sac.
Division of Issuance of any drainage way
is dependent on the approval of the
Planning & Community Development Department.

Not Required
BESQCP
04/30/2024 1:48:27 PM
(Admms)
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.



Deck Height
Less than 8'
Deck sqft = 192

SITE SPECIFIC PLOT PLAN NOTES
TOF = 98.4
GARAGE SLAB = 97.7
GRADE BEAM = 12'
(98.4 - 97.7 = 00.7 * 12 = 8' + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE

LEGEND

LOWERED FINISH GRADE:

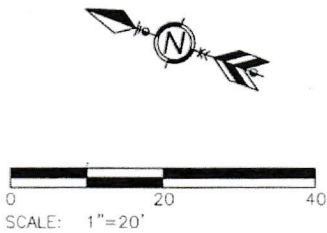
- (XX) HOUSE
- (XX) PORCH
- (XXX) GARAGE/CRAWL SPACE
- (XX) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- XX.XX CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 931 SF
DRIVE COVERAGE IN
FRONT SETBACK = 320 SF
COVERAGE = 35%

LOT SIZE = 4,602 SF
BLDG. SIZE = 1,430 SF
COVERAGE = 31.1%
T.O.F. TO TOP OF ROOF = 31.9'
AVG. F.G. = 97.7
AVG. BLDG. HT. = 27.6'

T.O.F. = 98.4
AVG. F.G. = 97.7

AVERAGE 27.6'
OVERALL 32.6'



MODEL OPTIONS: X304-D/2-CAR/CRAWL SPACE		<p>GENERAL NOTES</p> <ul style="list-style-type: none"> • PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT • PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT • EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD • PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT • LOT CORNER ELEVATION CHECK 06-15-20
SUBDIVISION: CREEKSIDE AT LORSON RANCH FILING NO. 1		
COUNTY: EL PASO		
ADDRESS: 6987 YAZOO DRIVE		
<p>MINIMUM SETBACKS:</p> <p>FRONT: 15' SIDE: 5' GARAGE: 20' REAR: 15' CORNER: 10'</p>	<p>DRAWN BY: BL DATE: 06-12-20</p> <p>B.S. Surveying, Inc. Specializing in Home Builder Services Since 1985</p> <p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bsurvey.com</p>	

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 6987 YAZOO DR, COLORADO SPRINGS

Parcel: 5523213045

Plan Track #: 188871 

Received: 23-Apr-2024 (QUINTONW)

Description:

DECK - NEW

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
04/25/2024 9:26:03 AM




Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

04/30/2024 1:44:58 PM
dsdmaes



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.