

AVERAGE FINISH GRADE = (AFG)
 AFG = $(\frac{52.8}{6}) = 52.8$
 BUILDING HEIGHT = $20.9 + (TS - AFG) =$
 BUILDING HEIGHT = $20.9 + (53.5 - 52.8) = 21.6$

SFD24456



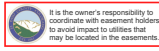
Released for Permit

05/13/2024 9:48:06 AM

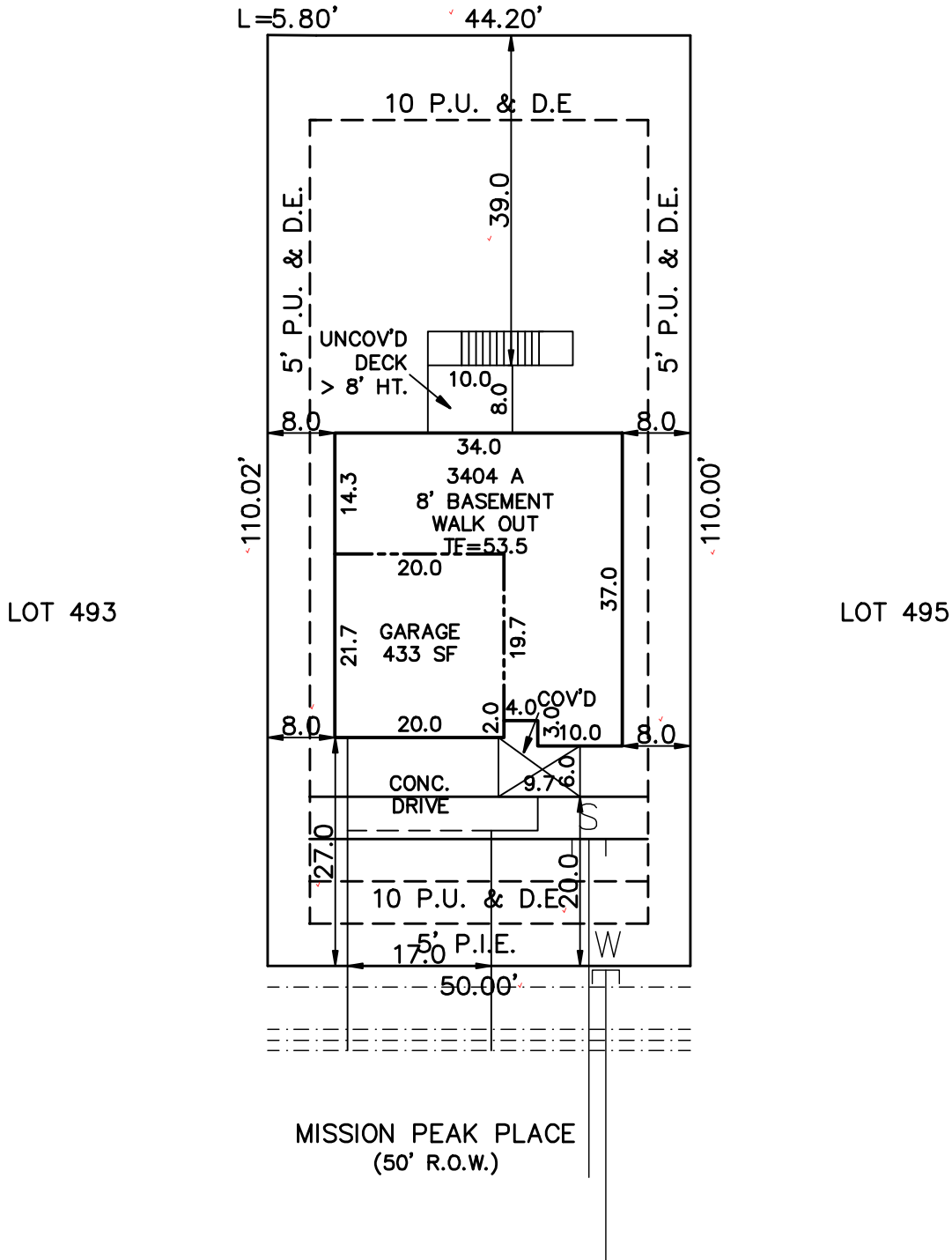


APPROVED
 BESQCP
 05/13/2024 9:52:13 AM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 05/13/2024 9:52:25 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. Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



Master parcel: 55000-00-502

PUD
 PLAT 15216

SCHEDULE No. ~~5500000501~~

WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.	SITE DATA LOT SQ. FT. = 5500' HOUSE SQ. FT. = 1297' COVERAGE = 23.6% BLDG. HEIGHT = 21.6'	PLOT PLAN					
	LEGAL DESCRIPTION LOT 494 THE RIDGE AT LORSON RANCH FILING NO. 1 EL PASO COUNTY, COLORADO						
TRALON HOMES 212 WAHSATCH AVE. STE 305 COLORADO SPRINGS, COLORADO 80903 PHONE 719-434-4750		ADDRESS 6718 NYSTROM TERRACE					
		SCALE: ...1"=20' DRAWN BY: TAP	<table border="1"> <tr> <td>TITLE CO. FILE NO.</td> <td>DATE</td> </tr> <tr> <td>DRAWING NAME</td> <td>04-30-24</td> </tr> <tr> <td>RLR1-494</td> <td>PROJECT NO.</td> </tr> </table>	TITLE CO. FILE NO.	DATE	DRAWING NAME	04-30-24
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RLR1-494	PROJECT NO.						

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5500000502

Address: 6718 NYSTROM TER, COLORADO SPRINGS

Plan Track #: 189629 

Received: 13-May-2024 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	414	
Lower Level 2	806	
Main Level	795	
Upper Level 1	1208	
	3223	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 5/13/2024 8:46:27 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>05/13/2024 9:53:25 AM</i> <i>dsdyounger</i> EPC Planning & Community Development Department
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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.