

Released for Permit
03/04/2019 5:16:57 PM
Permit
ENUMERATION

APPROVED
Plan Review
03/18/2019 9:34:36 AM
EPC Planning & Community
Development Department

APPROVED
BESOCP
03/18/2019 9:34:44 AM
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

DRAWING INDEX	
SHEET 1:	Reserved for SITE PLAN
SHEET 2:	FOUNDATION PLAN
SHEET 3:	BASEMENT FLOOR PLAN
SHEET 4:	MAIN LEVEL FLOOR PLAN
SHEET 5:	FLOOR FRAMING PLAN and CROSS SECTION
SHEET 6:	ROOF FRAMING PLAN
SHEET 7:	FRONT and RIGHT SIDE ELEVATIONS
SHEET 8:	REAR and LEFT SIDE ELEVATIONS

CODE SCHEDULE	
2017 Pikes Peak Regional Building Code	
2015 IRC*	
2015 IRC*	
2015 IFC*	
2015 IFC*	
2015 IMC*	
2015 IMC*	
2015 IEC*	
2015 IEC*	
2014 NEC**	
*As amended by 2017 PPRBC	
**Or the latest edition adopted by the State of Colorado	

PLOT DATE
2/17/2019
Drawn By:
Terry Carlson
719-964-2568

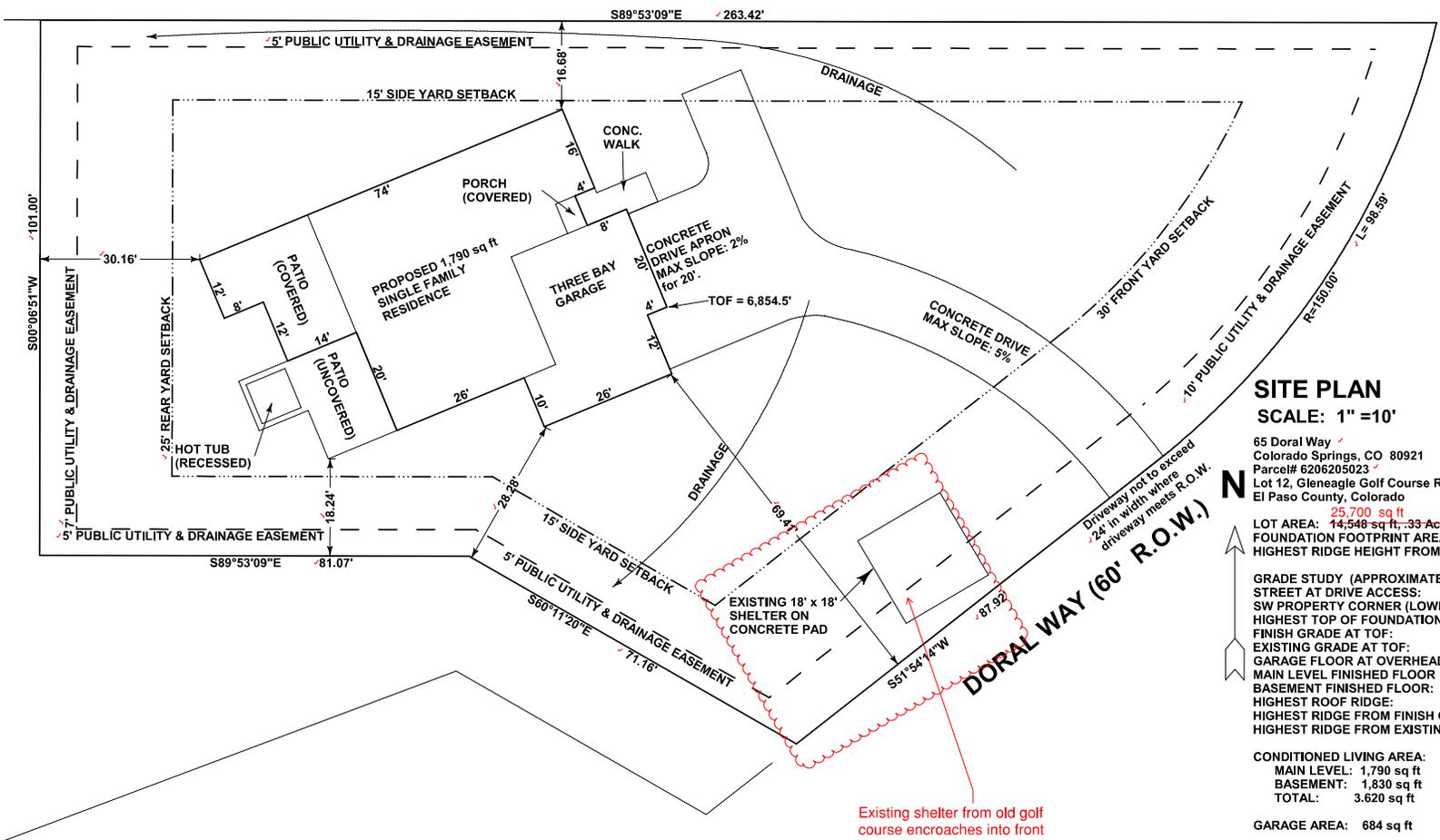
Notes and Revisions:
CONSTRUCTION EDITION
APPROVAL AND STAMP

CONSTRUCTION EDITION
APPROVAL AND STAMP

PLAN
Site specific angle
Colorado Springs, CO 80921
Lot 12, Gleneagle Golf Course Residential Infill Development, El Paso County, Colorado

A Residence For:
8883 Shipman Ln.
Colorado Springs, CO
719-964-2568

Terry C Design Services
5620 Owl Farm Terrace
Colorado Springs, CO 80917
www.tcdesignservices.com 719-964-2568



SFD19244
PLAT 14016
ZONE RS-6000
DIST 1

SITE PLAN
SCALE: 1" = 10'

65 Doral Way ✓
Colorado Springs, CO 80921
Parcel# 6206205023 ✓
Lot 12, Gleneagle Golf Course Residential Infill Development, El Paso County, Colorado
25,700 sq ft
LOT AREA: 14,548 sq ft, .33 Acres
FOUNDATION FOOTPRINT AREA: 3,037.83 sq ft (24.67%)
HIGHEST RIDGE HEIGHT FROM GRADE: <19'

GRADE STUDY (APPROXIMATE DUE TO NO TOPOGRAPHY AVAILABLE)

STREET AT DRIVE ACCESS:	6.858'
SW PROPERTY CORNER (LOWEST POINT):	6.851'
HIGHEST TOP OF FOUNDATION STEMWALL (TOF):	6.854.5'
FINISH GRADE AT TOF:	6.854'
EXISTING GRADE AT TOF:	6.854'
GARAGE FLOOR AT OVERHEAD DOOR	6.854.2'
MAIN LEVEL FINISHED FLOOR	6.855.5'
BASEMENT FINISHED FLOOR:	6.844.5'
HIGHEST ROOF RIDGE:	6.872.56'
HIGHEST RIDGE FROM FINISH GRADE AT TOP:	18.56'
HIGHEST RIDGE FROM EXISTING GRADE AT TOP:	18.56'

CONDITIONED LIVING AREA:
MAIN LEVEL: 1,790 sq ft
BASEMENT: 1,830 sq ft
TOTAL: 3,620 sq ft

GARAGE AREA: 684 sq ft

Existing shelter from old golf course encroaches into front setback & PUD easement. Plat does not notate nor depict existing shelter. Ok'd by PCD Planner, KP.





RESIDENTIAL



2017 PPRBC

Address: 65 DORAL WAY, COLORADO SPRINGS

Parcel: 6206205023

Map #: 287G

Plan Track #: 114641 

Received: 27-Feb-2019 (BECKYA)

Description:

Required PPRBD Departments (4)

RESIDENCE

Contractor: ELEVATION HOMES, LLC

Type of Unit:

Garage	441	
Lower Level 2	1829	
Main Level	1791	
	4061	Total Square Feet

Enumeration

Released for Permit
03/04/2019 5:17:15 PM
EPC Planning & Community Development Department
brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Mechanical

Required Outside Departments (1)

**County Zoning
APPROVED
Plan Review**

03/18/2019 8:40:28 AM
dsdespinoza
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.