

Released for Permit
03/04/2019 5:16:57 PM
EPC Planning & Community
Development Department

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

APPROVED
BESQCP
03/18/2019 9:34:44 AM
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE 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

DRAWING INDEX

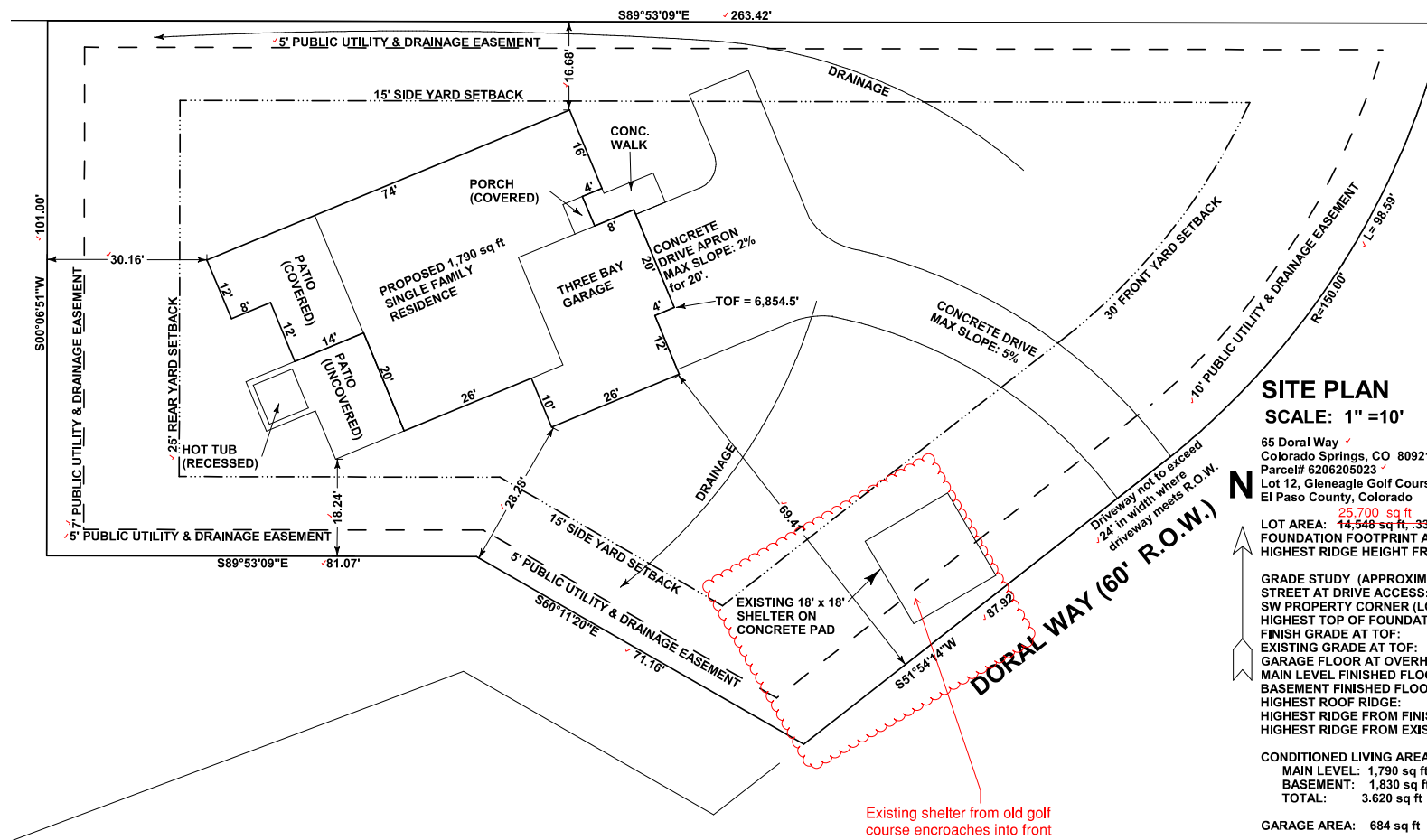
SHEET 1: Reserved for SITE PLAN
SHEET 2: FOUNDATION PLAN
SHEET 3: BASEMENT FLOOR PLAN
SHEET 4: MAIN LEVEL FLOOR PLAN
SHEET 5: FLOOR FRAMING PLAN and CROSS SECTION
SHEET 6: ROOF FRAMING PLAN
SHEET 7: FRONT and RIGHT SIDE ELEVATIONS
SHEET 8: REAR and LEFT SIDE ELEVATIONS

CODE SCHEDULE

2017 Pikes Peak Regional Building Code
2015 IRC*
2015 IPC*
2015 IFCC*
2015 IMC*
2015 IECC*
2014 NEC**

*As amended by 2017 PPRBC

**Or the latest edition adopted by the State of Colorado



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

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 TOF: 18.56'
HIGHEST RIDGE FROM EXISTING GRADE AT TOF: 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.

SHEET
1
of
8
PLOT DATE
2/17/2019
Drawn By:
Terry Carlson
719-964-2568

Notes and Revisions:
CONSTRUCTION EDITION
APPROVAL AND STAMP

Colorado Springs, CO 80921
Parcel# 6206205023
Lot 12, Gleneagle Golf Course Residential
Infill Development, El Paso County, Colorado

PLAN
Site specific angle
Colorado Springs, CO 80921
Parcel# 6206205023
Lot 12, Gleneagle Golf Course Residential
Infill Development, El Paso County, Colorado

PLAN
Site specific angle
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A Residence For:
8883 Shipman Ln.
Colorado Springs, CO 80921
719-964-2568
Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
www.tcdesignservices.com 719-964-2568






RESIDENTIAL



2017 PPRBC

Address: 65 DORAL WAY, COLORADO SPRINGS

Plan Track #: 114641 

Received: 27-Feb-2019 (BECKYA)

Parcel: 6206205023

Map #: 287G

Description:

RESIDENCE

Contractor: ELEVATION HOMES, LLC

Type of Unit:

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

Required PPRBD Departments (4)

Enumeration

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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.