

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

FILE - SFD24478
ZONING - PUD
PLAT - 15216
AREA - 3962 SQ FT

Released for Permit
 05/13/2024 9:59:22 AM
 REGIONAL Building Department
 Becky A
 ENUMERATION

APPROVED
Plan Review
 05/14/2024 3:15:46 PM
 dsdmas
 EPC Planning & Community Development Department

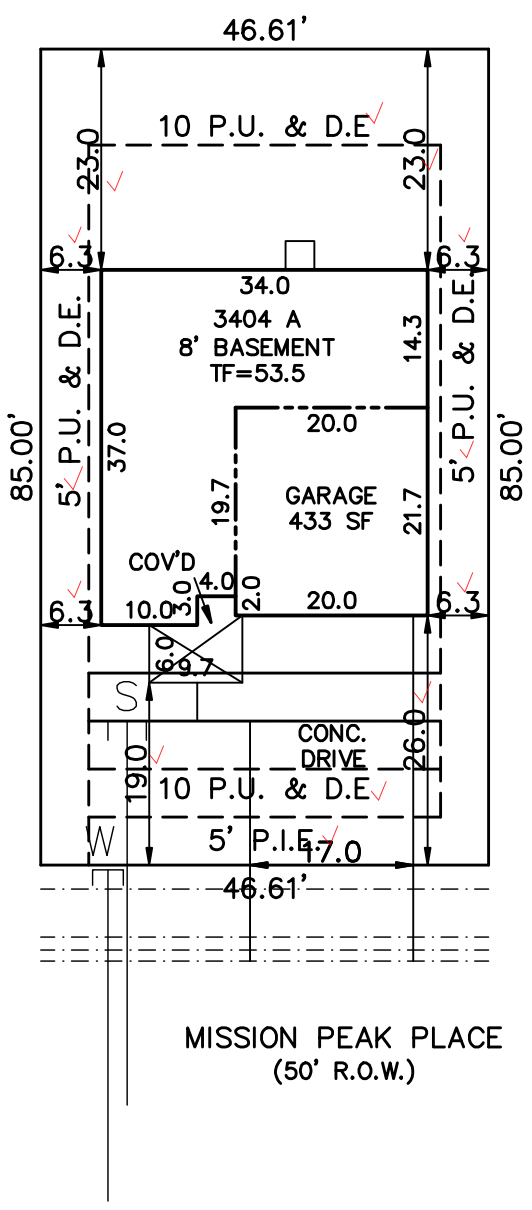
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
 An approved permit must be granted 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

APPROVED
BESQCP
 05/14/2024 3:16:02 PM
 dsdmas
 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.

~~LOT 363~~

~~LOT 365~~



MISSION PEAK PLACE
 (50' R.O.W.)

Master parcel: 55000-00-502

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 INFOMATION.	SITE DATA LOT SQ. FT.= 3962 HOUSE SQ. FT.= 1297 COVERAGE = 32.7% ✓ BLDG. HEIGHT = 21.6	PLOT PLAN	
	LEGAL DESCRIPTION LOT 364 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 11883 MISSION PEAK PLACE	
		SCALE: ...1"=20' DRAWN BY: TAP	TITLE CO. FILE NO. RLR1-364

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5500000502

Address: 11883 MISSION PEAK PL, COLORADO SPRINGS

Plan Track #: 189656  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 9:59:35 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>05/14/2024 3:17:09 PM</i>  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.