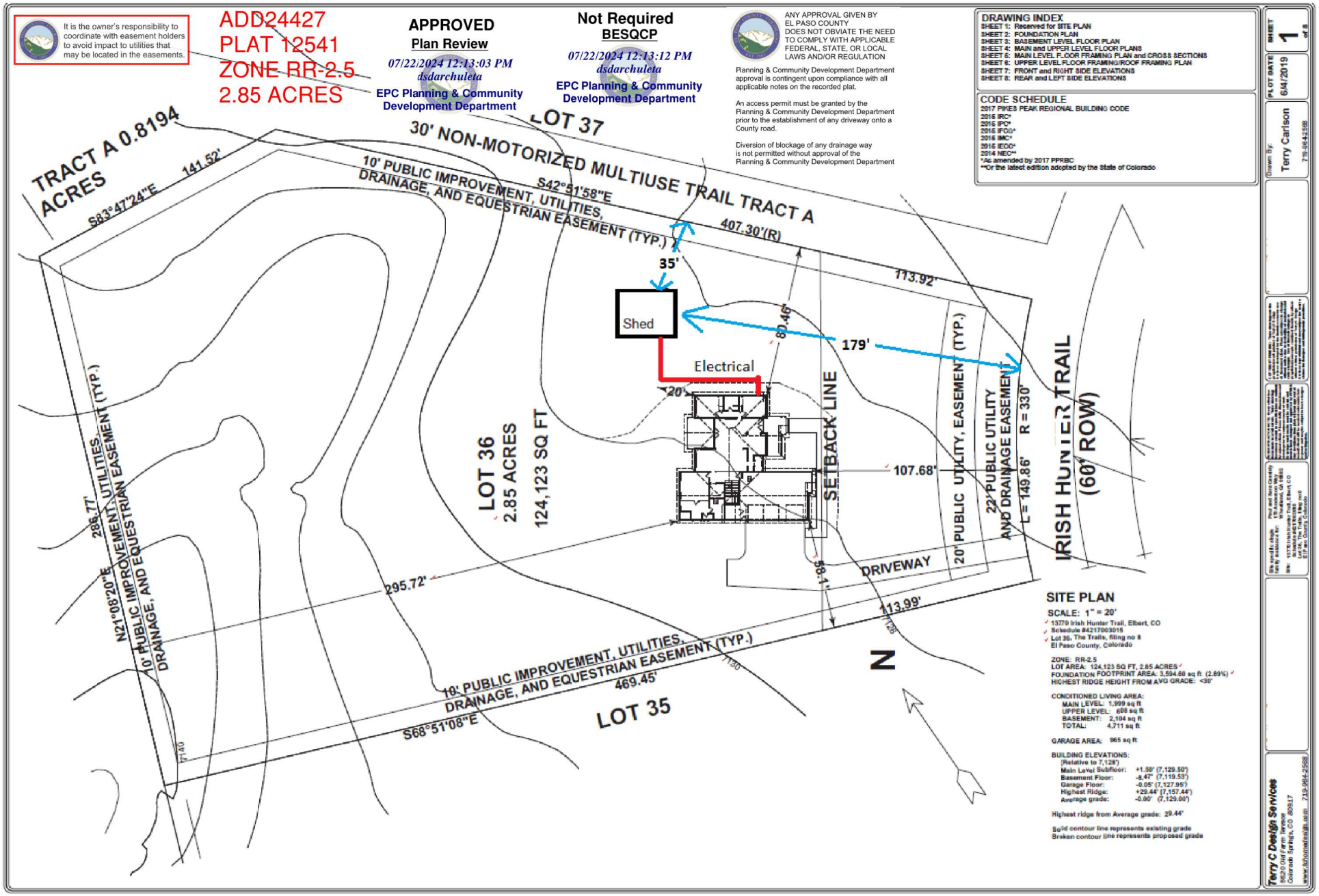
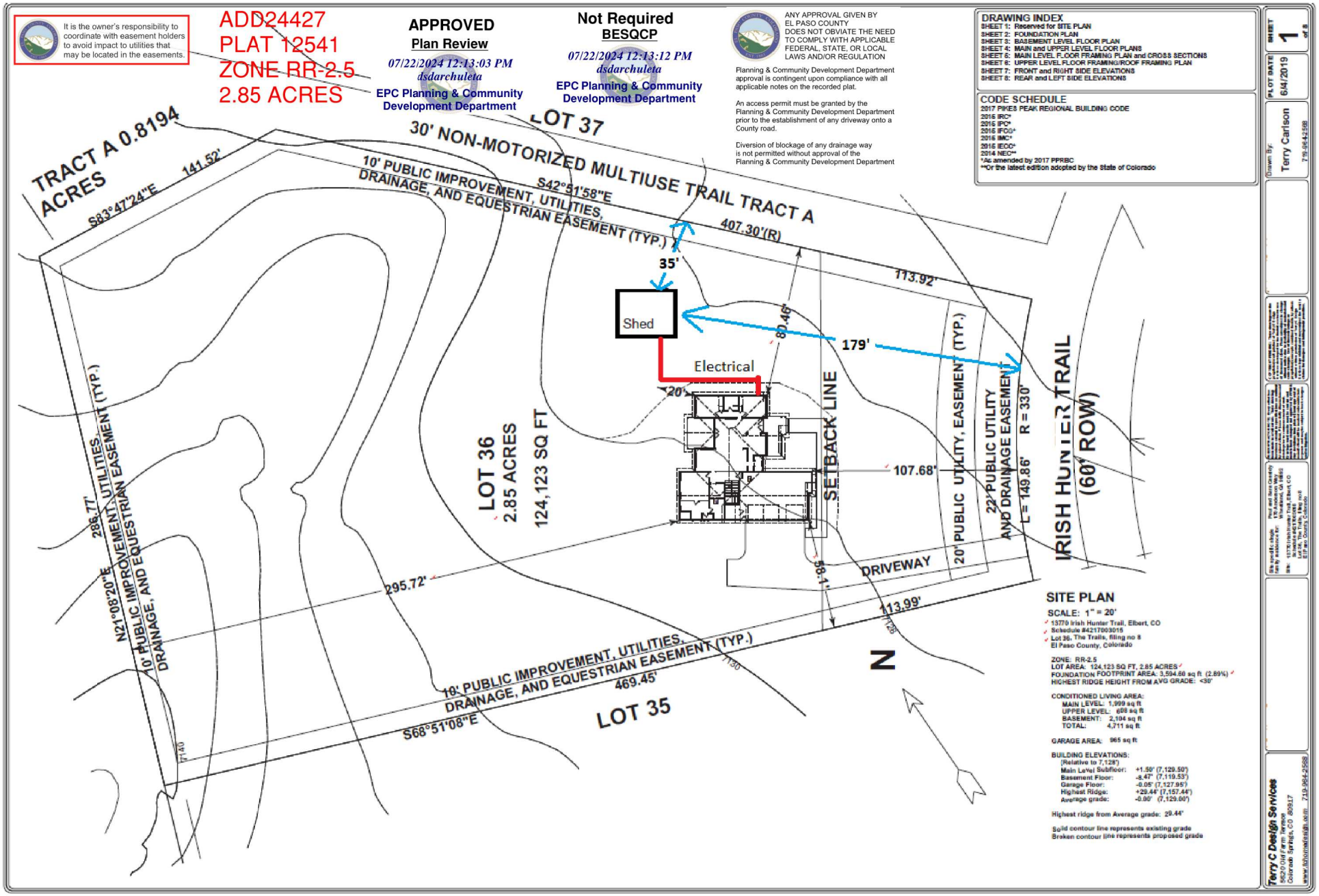

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.
ADD24427
PLAT 12541
ZONE RR-2.5
2.85 ACRES
APPROVED
Plan Review
07/22/2024 12:13:03 PM
dsdarchuleta
EPC Planning & Community Development Department
Not Required
BESQCP
07/22/2024 12:13:12 PM
dsdarchuleta
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 LEVEL FLOOR PLAN
SHEET 4: MAIN and UPPER LEVEL FLOOR PLANS
SHEET 5: MAIN LEVEL FLOOR FRAMING PLAN and CROSS SECTIONS
SHEET 6: UPPER LEVEL FLOOR FRAMING/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 IFGC*
2015 IMC*
2015 IECC*
2014 NEC**
*As amended by 2017 PPRBC
**Or the latest edition adopted by the State of Colorado
SHEET 1 of 8
PLOT DATE 6/4/2019
Drawn By: Terry Carlson 719-964-2568
TRACT A 0.8194 ACRES
S83°47'24"E 141.52'
30' NON-MOTORIZED MULTIUSE TRAIL TRACT A
LOT 37
10' PUBLIC IMPROVEMENT, UTILITIES, DRAINAGE, AND EQUESTRIAN EASEMENT (TYP.)
S42°51'58"E
407.30'(R)
113.92'
35'
Shed
80.46'
179'
Electrical
20'
LOT 36
2.85 ACRES
124,123 SQ FT
SETBACK LINE
107.68'
L = 149.86' R = 330'
22' PUBLIC UTILITY AND DRAINAGE EASEMENT
20' PUBLIC UTILITY, EASEMENT (TYP.)
IRISH HUNTER TRAIL (60' ROW)
DRIVEWAY
58.41'
295.72'
113.99'
286.77'
N21°08'20"E
10' PUBLIC IMPROVEMENT, UTILITIES, DRAINAGE, AND EQUESTRIAN EASEMENT (TYP.)
10' PUBLIC IMPROVEMENT, UTILITIES, DRAINAGE, AND EQUESTRIAN EASEMENT (TYP.)
S68°51'08"E
469.45'
LOT 35
N
SITE PLAN
SCALE: 1" = 20'
13770 Irish Hunter Trail, Elbert, CO
Schedule #4217003015
Lot 36, The Trails, filing no 8
El Paso County, Colorado
ZONE: RR-2.5
LOT AREA: 124,123 SQ FT, 2.85 ACRES
FOUNDATION FOOTPRINT AREA: 3,594.60 sq ft (2.89%)
HIGHEST RIDGE HEIGHT FROM AVG GRADE: <30'
CONDITIONED LIVING AREA:
MAIN LEVEL: 1,999 sq ft
UPPER LEVEL: 698 sq ft
BASEMENT: 2,104 sq ft
TOTAL: 4,711 sq ft
GARAGE AREA: 965 sq ft
BUILDING ELEVATIONS:
(Relative to 7,128')
Main Level Subfloor: +1.50' (7,129.50')
Basement Floor: -8.47' (7,119.53')
Garage Floor: -0.05' (7,127.95')
Highest Ridge: +29.44' (7,157.44')
Average grade: -0.06' (7,129.06')
Highest ridge from Average grade: 29.44'
Solid contour line represents existing grade
Broken contour line represents proposed grade
Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
719-964-2568
www.tdhomedesign.com


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.
ADD24427
PLAT 12541
ZONE RR-2.5
2.85 ACRES
APPROVED
Plan Review
07/22/2024 12:13:03 PM
dsdarchuleta
EPC Planning & Community Development Department
Not Required
BESQCP
07/22/2024 12:13:12 PM
dsdarchuleta
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 LEVEL FLOOR PLAN
SHEET 4: MAIN and UPPER LEVEL FLOOR PLANS
SHEET 5: MAIN LEVEL FLOOR FRAMING PLAN and CROSS SECTIONS
SHEET 6: UPPER LEVEL FLOOR FRAMING/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 IFGC*
2015 IMC*
2015 IECC*
2014 NEC**
*As amended by 2017 PPRBC
**Or the latest edition adopted by the State of Colorado
SHEET 1 of 8
PLOT DATE 6/4/2019
Drawn By: Terry Carlson 719-964-2568
TRACT A 0.8194 ACRES
S83°47'24"E 141.52'
30' NON-MOTORIZED MULTIUSE TRAIL TRACT A
LOT 37
10' PUBLIC IMPROVEMENT, UTILITIES, DRAINAGE, AND EQUESTRIAN EASEMENT (TYP.)
S42°51'58"E
407.30'(R)
113.92'
35'
Shed
80.46'
179'
Electrical
20'
LOT 36
2.85 ACRES
124,123 SQ FT
SETBACK LINE
107.68'
L = 149.86' R = 330'
22' PUBLIC UTILITY AND DRAINAGE EASEMENT
20' PUBLIC UTILITY, EASEMENT (TYP.)
IRISH HUNTER TRAIL (60' ROW)
DRIVEWAY
58.41'
295.72'
113.99'
286.77'
N21°08'20"E
10' PUBLIC IMPROVEMENT, UTILITIES, DRAINAGE, AND EQUESTRIAN EASEMENT (TYP.)
10' PUBLIC IMPROVEMENT, UTILITIES, DRAINAGE, AND EQUESTRIAN EASEMENT (TYP.)
S68°51'08"E
469.45'
LOT 35
N
SITE PLAN
SCALE: 1" = 20'
13770 Irish Hunter Trail, Elbert, CO
Schedule #4217003015
Lot 36, The Trails, filing no 8
El Paso County, Colorado
ZONE: RR-2.5
LOT AREA: 124,123 SQ FT, 2.85 ACRES
FOUNDATION FOOTPRINT AREA: 3,594.60 sq ft (2.89%)
HIGHEST RIDGE HEIGHT FROM AVG GRADE: <30'
CONDITIONED LIVING AREA:
MAIN LEVEL: 1,999 sq ft
UPPER LEVEL: 698 sq ft
BASEMENT: 2,104 sq ft
TOTAL: 4,711 sq ft
GARAGE AREA: 965 sq ft
BUILDING ELEVATIONS:
(Relative to 7,128')
Main Level Subfloor: +1.50' (7,129.50')
Basement Floor: -8.47' (7,119.53')
Garage Floor: -0.05' (7,127.95')
Highest Ridge: +29.44' (7,157.44')
Average grade: -0.06' (7,129.06')
Highest ridge from Average grade: 29.44'
Solid contour line represents existing grade
Broken contour line represents proposed grade
Terry C Design Services
5620 Old Farm Terrace
Colorado Springs, CO 80917
719-964-2568
www.tdhomedesign.com