

SFD24494

APPROVED
BESQCP
05/17/2024 9:28:05 AM
Bullock
EPC Planning & Community
Development Department

APPROVED
Plan Review
05/17/2024 9:28:12 AM
Bullock
EPC Planning & Community
Development Department

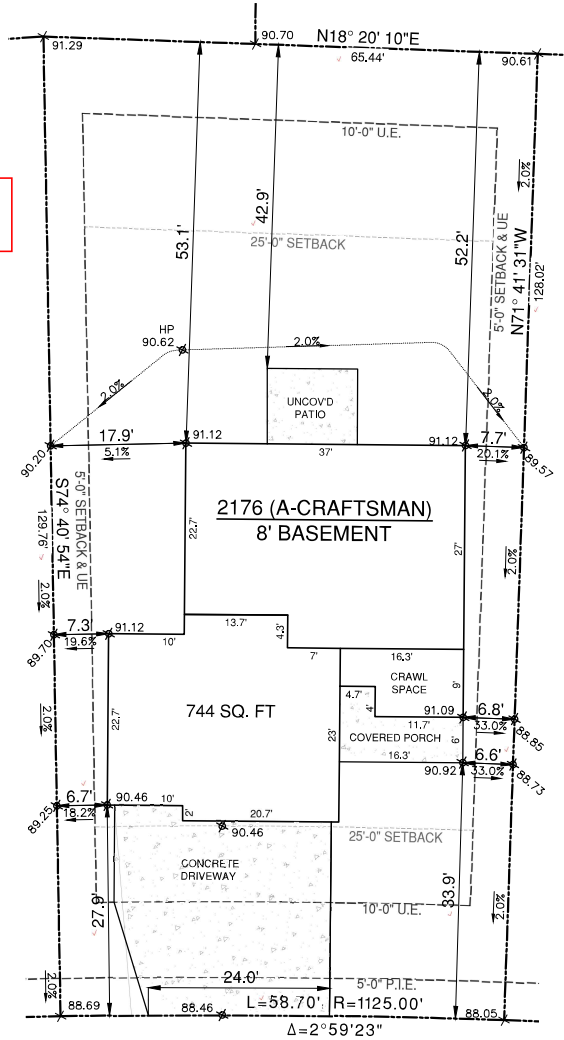


2176 ELEVATION (A-CRAFTSMAN)
AVERAGE FINISH GRADE = (AFG)
AFG = (90.4x4)+90.0(5) = 90.3
BUILDING HEIGHT = 22.9 + (TF - AFG) =
BUILDING HEIGHT = 22.9 + (91.1-90.3) = 23.7

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY PROFESSIONAL DESIGNER OR ENGINEER CONSULTING TO ANY PROJECT MUST BE LICENSED TO PRACTICE IN THE STATE OF COLORADO. ANY VIOLATION OF THE PROFESSIONAL DESIGNER OR ENGINEER ACT IS A CRIMINAL OFFENSE UNDER COLORADO LAW. Planning & Community Development Department reserves the right to require compliance with all applicable codes and regulations. An access permit must be granted to the Planning & Community Development Department prior to the establishment of any driveway into a County road. Division of Public Works of any drainage way is not permitted without approval of the Planning & Community Development Department.

Applicant refused to follow the recommendation below. As in all other filings of The Glen at Wildfield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

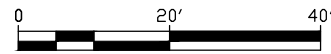
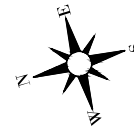


LOT 32

LOT 34

Released for Permit
05/14/2024 2:12:45 PM
BUILT
ENUMERATION

PENNYCRESS DRIVE
(ROW 50')



SCALE: 1"=20'

PLAT 15196

SITE & GRADING PLAN

LEGEND:
SWALE: **SETBACK:** **P.U.E.:**
PROPERTY LINE: **SETBACK:** **FRONT - 10'**
SETBACK: **FRONT P.I.E. - 5'**
EASEMENT: **FRONT - 5'**
FRONT P.I.E. - 5'
DRAINAGE DIRECTION: **SIDE - 5'**
REAR - 10'
ELECTRIC PEDESTAL: **REAR - 10'**
RISER:

SETBACK:
FRONT - 25'
SIDE - 5'
REAR - 25'
CORNER SIDE - 15'

ELEVATIONS TABLE

TOP OF FOUNDATION	91.10
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	90.43
MAIN FLOOR FINISHED FLOOR	92.28
DRIVEWAY SLOPE	6.0%
FRONT GARAGE FLOOR	89.96
GARAGE FLOOR AT ENTRY DOOR	90.51
GRADE BEAM ELEVATION	89.63

SITE DATA
TAX SCHEDULE #: 55223-16-008
ZONING PUD
BUILDING HEIGHT: 23.7'

HOUSE AND DRIVEWAY COVERAGE
LOT SQ. FT.: 7981
HOUSE SQ. FT.: 1947
COVERAGE: 24%

SETBACK SQ. FT.: 1475
DRIVE SQ. FT.: 670
COVERAGE: 45%

PROVIDED FOR:
ASPEN VIEW HOMES
ASPEN VIEW HOMES
555 MIDDLE CREEK PKWY STE. 380
COLORADO SPRINGS, CO
719-659-0859

LEGAL DESCRIPTION
LOT 33 THE GLEN AT WILDFIELD FILING NO. 11
9841 PENNYCRESS DRIVE
COLORADO SPRINGS, COLORADO
EL PASO COUNTY
PLAN-ELEV: 2176 (A-CRAFTSMAN)

York Engineering
7208 S. TUCSON WAY #195
CENTENNIAL, CO 80112
720-990-5900

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5522316008

Address: 9841 PENNYCRESS DR, COLORADO SPRINGS

Plan Track #: 189751  Received: 14-May-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:		Total Square Feet
Garage	517	
Lower Level 2	1973	
Main Level	1086	
Upper Level 1	1090	
	4666	

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

5/14/2024 2:13:00 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/17/2024 9:29:19 AM

dschounger

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.