

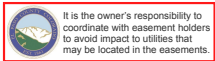
SFD26811
Not within WUI



LOT 9
BLOCK 6

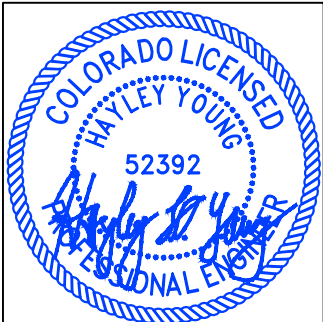
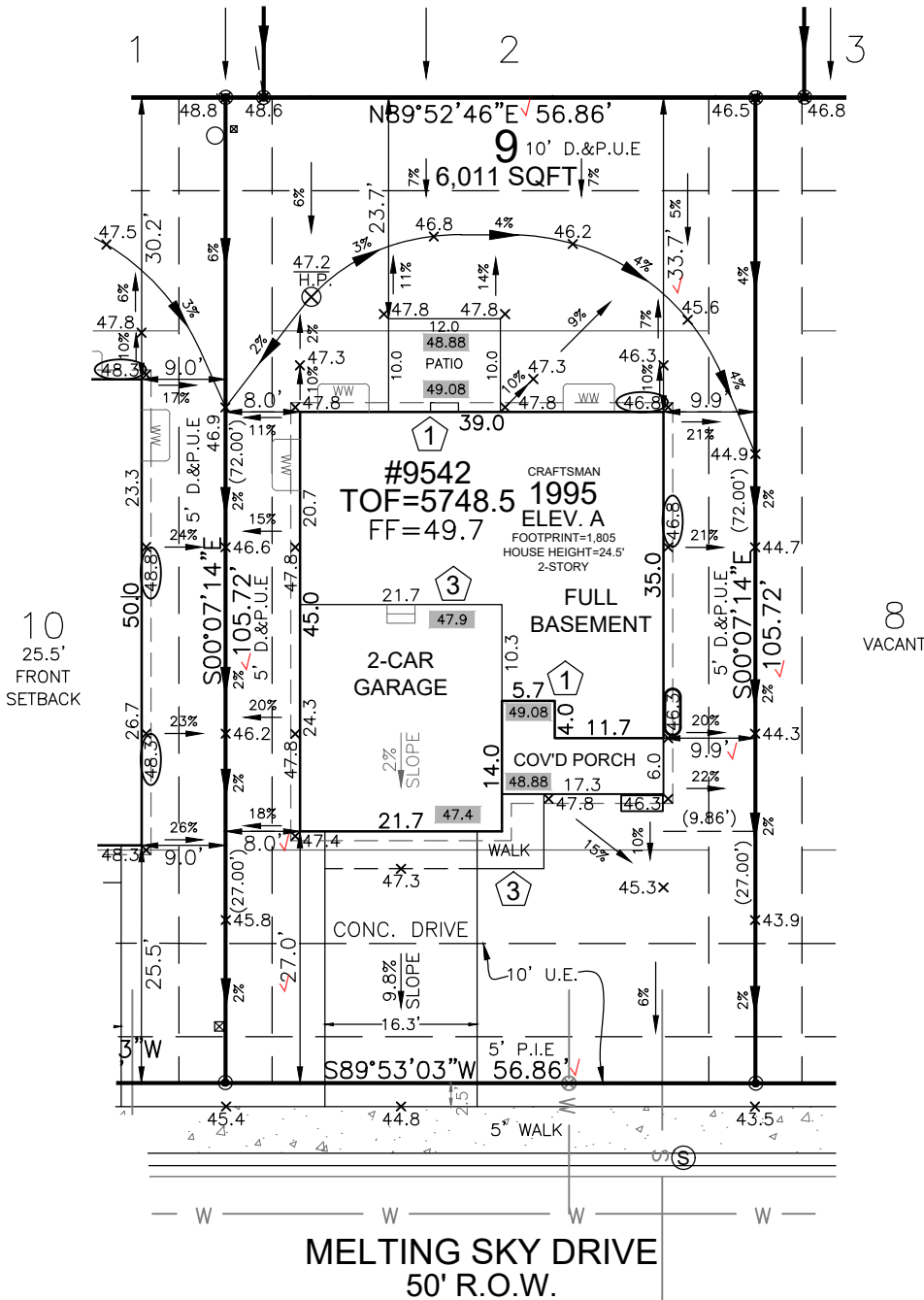
SCHEDULE NUMBER 5515412009✓

APPROVED
Plan Review
10/01/2026 9:37:58 AM
dsdyounger
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

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 09.16.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 09.16.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

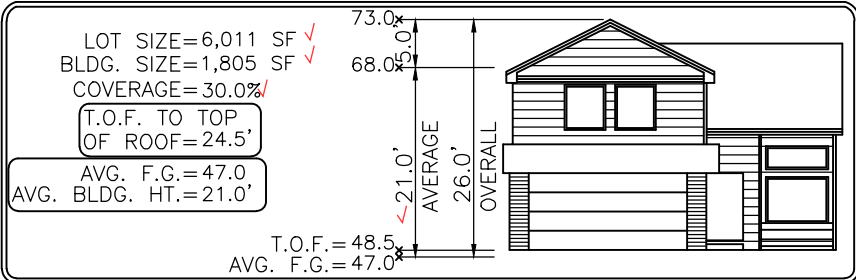
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 48.5
- GARAGE SLAB = 47.4
- GRADE BEAM = 17"
- (48.5 - 47.4 = 01.1 * 12 = 13" + 4" = 17")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION

LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,420 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=28.7 %



Released for Permit
09/30/2026 1:00:01 PM
REGIONAL Building Department
amy
ENUMERATION



0 20 40
SCALE: 1"=20'

RS-6000
PLAT 12619

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 1995-A/CRAFTSMAN/2-CAR/FULL BASEMENT/8' WALLS

SUBDIVISION: PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION ✓

COUNTY: EL PASO

09.16.26 / LEFT / NAIL TO NAIL=65.00'
Front 10': N=4799.1696 E=4439.6417
Rear 10': N=4864.1694 E=4439.5051

ADDRESS: 9542 MELTING SKY DRIVE ✓

MINIMUM SETBACKS:

DRAWN BY: DEV

DATE: 09.16.26

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



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 08.27.26

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 9542 MELTING SKY DR, COLORADO SPRINGS

Parcel: 5515412009

Plan Track #: 217301  **Received: 30-Sep-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	724	
Lower Level 2	942	
Main Level	1035	
Upper Level 1	960	
	3661	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

9/30/2026 1:00:19 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/30/2026 2:44:11 PM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

10/01/2026 9:38:58 AM

dsdyounger

**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.**