

APPROVED  
Plan Review  
09/13/2019 5:09:59 PM  
adespinosa  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
09/13/2019 5:10:06 PM  
adespinosa  
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.

Diversion of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department



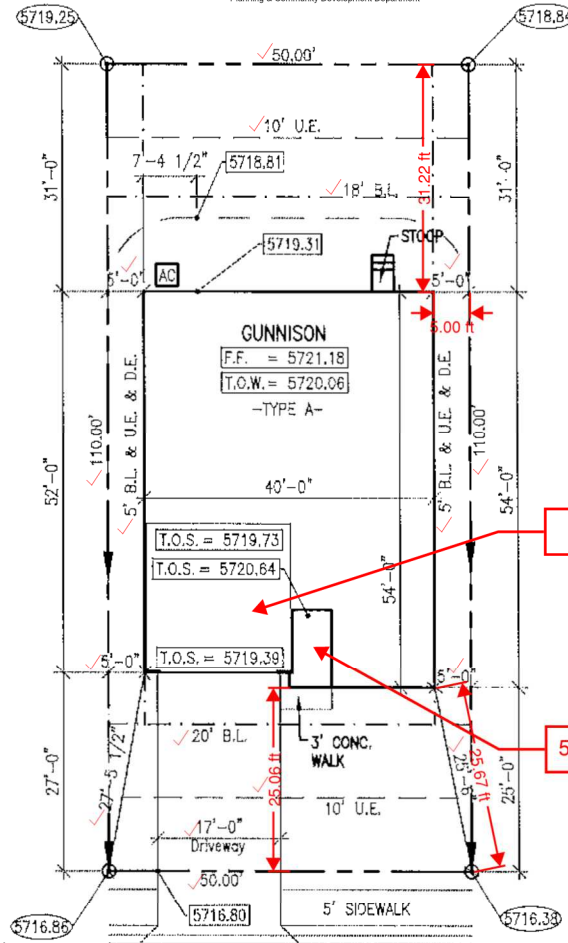
It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.



Bedrooms:  
3

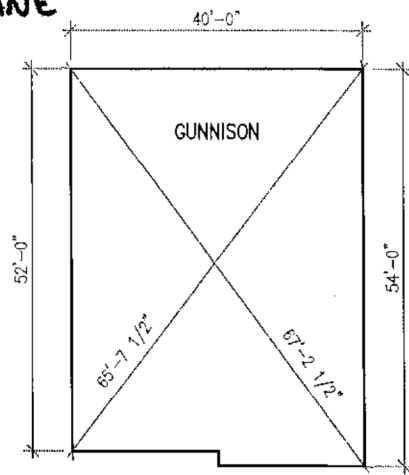
Tax Schedule #:  
5515415008

SFD191164  
PLAT 14242  
ZONE PUD  
DIST 4



Released for Permit  
09/05/2019 10:29:03 AM  
brant  
ENUMERATION

CHALKSTONE LANE



General Notes:

- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
- Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
- Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
- All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calcs.
- A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

Lot Coverage Calculations:

Lot Area	5500 Sq. Ft.	✓
Slab Area	2120 Sq. Ft.	✓
Coverage Ratio	39 %	38.54%

Legend:

- X PROPOSED FENCE
- PROPERTY LINE
- BUILDING LINE
- - - EASEMENT
- SWALE LINE
- XXX PROPOSED GRADE
- OOO EXISTING GRADE

GRADING NOTES:

- REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
- SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 2.0% U.S.C. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
- BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
- ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
- PAVING AND STRUCTURAL DESIGN BY OTHERS.

BUILDER: LGI HOMES COLORADO ✓	PLAN: GUNNISON A
ADDITION: CARRIAGE MEADOWS NORTH FILE NO 1 ✓	ELD JOB NO: LGC19-0245
ADDRESS: 977B CHALKSTONE LANE ✓	DRAWN BY: AA
LOT: 75 ✓ BLOCK: 00	CHECKED BY: ELD
CITY: COLORADO SPRINGS, CO ✓	SCALE: 1" = 20' ✓
DATE: 08/28/2019	



ERIC L. DAVIS ENGINEERING, INC.  
120 East Main Street  
Forney, Texas 75128  
972/564-0592 Fax 972/564-6523  
E-Mail ericdavis@eidengineering.com



# SITE



2017 PPRBC

Address: 9778 CHALKSTONE LN, COLORADO SPRINGS

Parcel: 5515415008  
Map #: 957G

Plan Track #: 120443  Received: 05-Sep-2019 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	413	
Main Level	1649	
	2062	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BRENT</b>  <b>9/5/2019 10:29:15 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <b>Plan Review</b>  <i>09/13/2019 5:11:58 PM</i> <i>dsdespinoza</i> <b>EPC Planning &amp; Community</b> <b>Development Department</b>
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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.