

AVERAGE FINISH GRADE = (AFG)
 AFG = $\frac{(52.8)(6)}{(6)} = 52.8$
 BUILDING HEIGHT = $21.2 + (TS - AFG) =$
 BUILDING HEIGHT = $21.2 + (53.5 - 52.8) = 21.9$

SFD24482

Released for Permit

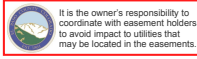
05/13/2024 9:40:32 AM



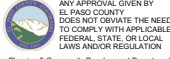
ENUMERATION

APPROVED
 BESQCP
 05/15/2024 1:24:10 PM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 05/15/2024 1:24:15 PM
 dsdyounger
 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.



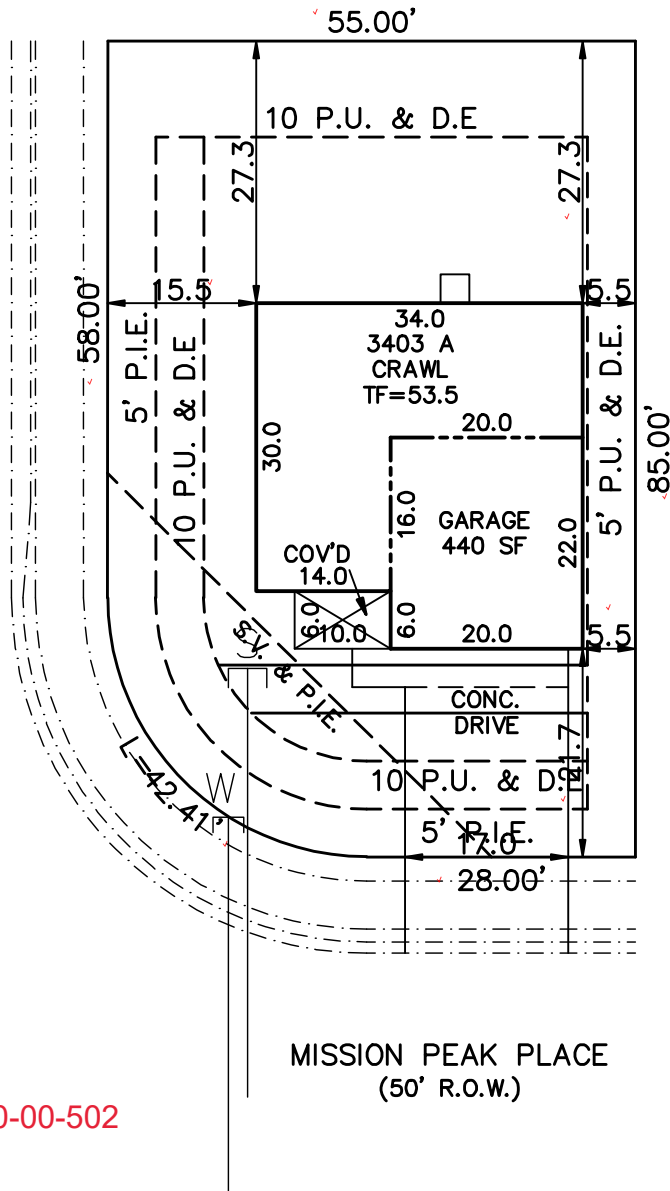
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.

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



LOT 364

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

Master parcel: 55000-00-502

PUD
 PLAT 15216

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 INFORMATION.

SITE DATA

LOT SQ. FT. = 4519
 HOUSE SQ. FT. = 1200
 COVERAGE = 26.6%
 BLDG. HEIGHT = 21.9

PLOT PLAN

LEGAL DESCRIPTION

LOT 363
 THE RIDGE AT LORSON RANCH FILING NO. 1
 EL PASO COUNTY, COLORADO

ADDRESS

11891 MISSION PEAK PLACE

TRALON HOMES
 212 WAHSATCH AVE. STE 305
 COLORADO SPRINGS, COLORADO 80903
 PHONE 719-434-4750

SCALE: ...1"=20'
 DRAWN BY: TAP

TITLE CO. FILE NO.

DATE

05-07-24

DRAWING NAME

PROJECT NO.

RLR1-363

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5500000502

Address: 11891 MISSION PEAK PL, COLORADO SPRINGS

Plan Track #: 189649  Received: 13-May-2024 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	400	
Lower Level 2	711	
Main Level	705	
Upper Level 1	1050	
	2866	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 5/13/2024 9:40:45 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>05/15/2024 1:25:15 PM</i>  EPC Planning & Community Development Department
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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.