

FILE - SFD24480
ZONING - RS6000 CAD-O
PLAT - 15196
AREA - 8961 SQ FT



2431 ELEVATION (B FARMHOUSE)
 AVERAGE FINISH GRADE = (AFG)
 AFG = ((84.2x3)+93.2)/4 = 93.9
 BUILDING HEIGHT = 22.2 + (TF - AFG) =
 BUILDING HEIGHT = 22.2 + (94.8-93.9) = 23.1

Released for Permit
 05/14/2024 2:08:10 PM
 Planning Department
 Brent
 ENUMERATION

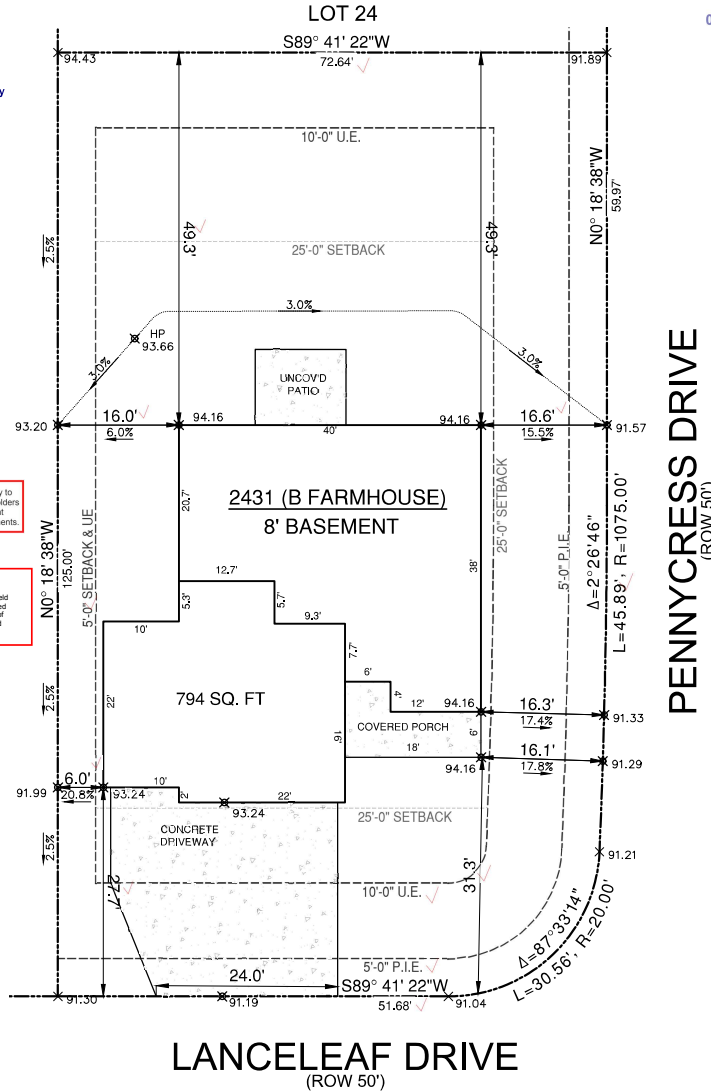
APPROVED
Plan Review
 05/15/2024 8:16:24 AM
 dsmdms
 EPC Planning & Community
 Development Department

ANY APPLICANT, OWNER OR
 DESIGN PROFESSIONAL SHALL BE
 RESPONSIBLE FOR VERIFYING THE RECORD
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, LOCAL
 LAWS AND ORDINANCES.
 Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable laws and ordinances.
 As shown, permit must be obtained by the
 Planning & Community Development Department
 prior to the establishment of any driveway on a
 court road.
 Division of Management of any drainage way
 is not intended without approval of the
 Planning & Community Development Department.

APPROVED
BESQCP
 05/15/2024 8:36:47 AM
 dsmdms
 EPC Planning & Community
 Development Department

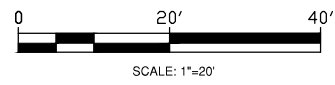
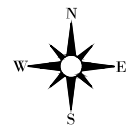
It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.

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.



PENNYCRESS DRIVE
(ROW 50')

LANCELEAF DRIVE
(ROW 50')



SITE & GRADING PLAN

LEGEND:			
SWALE:		SETBACK:	P.U.E.:
PROPERTY LINE:		FRONT - 25'	FRONT - 10'
SETBACK:		SIDE - 5'	FRONT P.I.E. - 5'
EASEMENT:		REAR - 25'	SIDE - 5'
DRAINAGE DIRECTION:		CORNER SIDE - 15'	REAR - 10'
ELECTRIC PEDESTAL:			
RISER			

ELEVATIONS TABLE

TOP OF FOUNDATION	94.83
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	94.16
MAIN FLOOR FINISHED FLOOR	96.01
DRIVEWAY SLOPE	8.0%
FRONT GARAGE FLOOR	93.24
GARAGE FLOOR AT ENTRY DOOR	93.83
GRADE BEAM ELEVATION	92.91

SITE DATA
TAX SCHEDULE #: 55223-14-001 ✓
ZONING RS6000
BUILDING HEIGHT: 23.1

HOUSE AND DRIVEWAY COVERAGE	
LOT SQ. FT.: 8961	SETBACK SQ. FT.: 1680
HOUSE SQ. FT.: 2114	DRIVE SQ. FT.: 680
COVERAGE: 24% ✓	COVERAGE: 40%

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

LEGAL DESCRIPTION
 LOT 23 THE GLEN AT WILDFIELD FILING NO. 11
 9172 LANCELEAF DRIVE
 COLORADO SPRINGS, COLORADO
 EL PASO COUNTY
 PLAN-ELEV: 2431 (B-FARMHOUSE).

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

SITE

2023 PPRBC
2021 IECC Amended

Parcel: 5522314001



Address: 9172 LANCELEAF DR, COLORADO SPRINGS

Plan Track #: 189749  Received: 14-May-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:		Total Square Feet
Garage	574	
Lower Level 2	1978	
Main Level	1188	
Upper Level 1	1243	
	4983	

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

5/14/2024 2:08:26 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/15/2024 8:39:48 AM



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.