

APPROVED
Plan Review
09/13/2019 5:29:31 PM
dsdespinoa
EPC Planning & Community
Development Department

APPROVED
BESQCP
09/13/2019 5:29:38 PM
dsdespinoa
EPC Planning & Community
Development Department



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

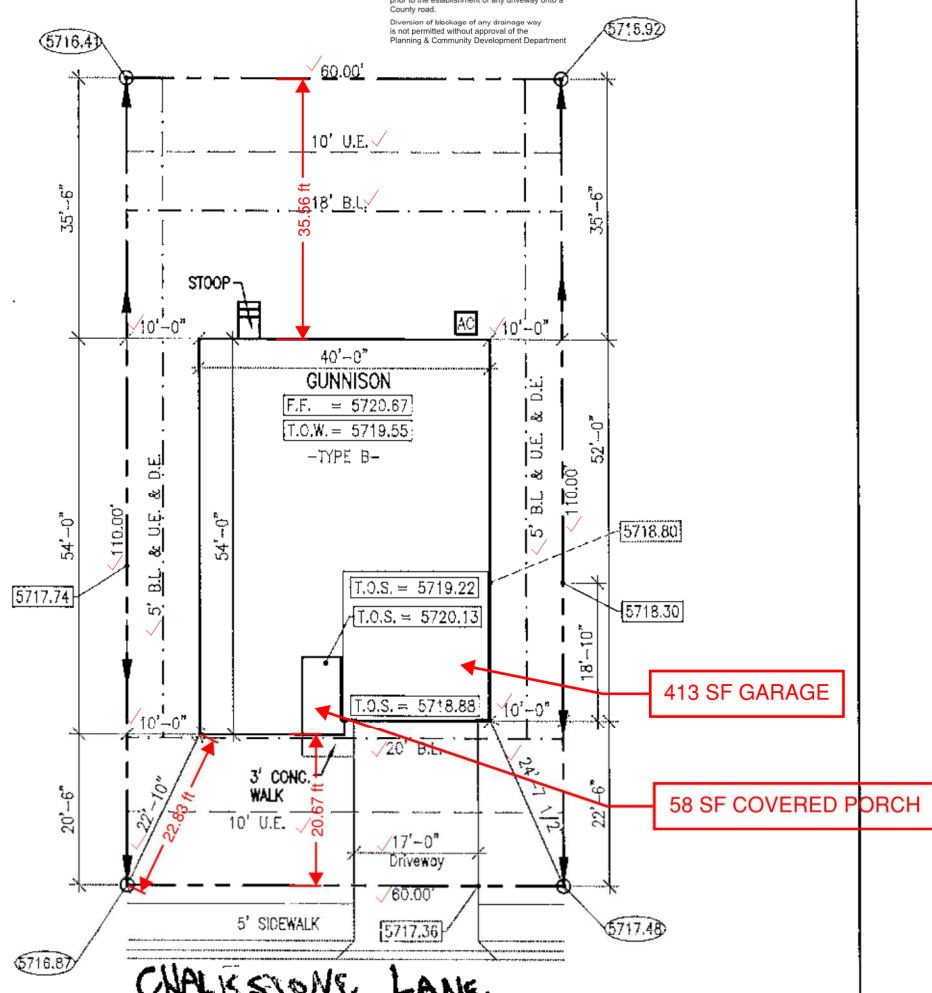


It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

BEDROOMS:
3
TAX SCHEDULE #:
551514013 ✓

Released for Permit
09/05/2019 11:40:02 AM
brent
ENUMERATION

SFD191165
PLAT 14242
ZONE PUD
DIST 4



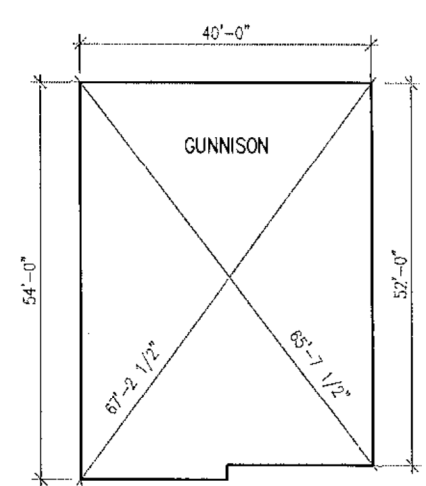
CHALKSTONE LANE

General Notes:
1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
2. 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.
3. 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.
4. 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.
5. 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 6800 Sq. Ft. ✓
Slab Area 2120 Sq. Ft. ✓
Coverage Ratio 32% 32.12%

Legend:
X PROPOSED FENCE
--- PROPERTY LINE
--- BUILDING LINE
--- EASEMENT
--- SETBACK LINE
XXX.X PROPOSED GRADE
OO.OO EXISTING GRADE

GRADING NOTES:
1. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
2. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 2% UNLESS NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
3. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
4. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
5. PAVING AND STRUCTURAL DESIGN BY OTHERS.



BUILDER: LCI HOMES COLORADO ✓	PLAN: GUNNISON A
ADDITION: CARRIAGE MEADOWS NORTH FILE NO 1 ✓	ELD JOB NO: LGC19-0252
ADDRESS: 9763 CHALKSTONE LANE ✓	DRAWN BY: AA
LOT: 65 ✓ BLOCK: 00	CHECKED BY: ELD
CITY: COLORADO SPRINGS, CO ✓	SCALE: 1" = 20' ✓
DATE: 08/28/2019	

PLOT PLAN
ENGINEERED FOR:
LCI HOMES

ERIC L. DAVIS ENGINEERING, INC.
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

SITE



2017 PPRBC

Address: 9763 CHALKSTONE LN, COLORADO SPRINGS

Parcel: 5515414013
Map #: 957G

Plan Track #: 120457  Received: 05-Sep-2019 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	413	
Main Level	1649	
	2062	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 9/5/2019 11:40:13 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>09/13/2019 5:31:42 PM</i> <i>dsdespinoza</i> 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.