

**APPROVED
Plan Review**

09/13/2019 3:53:43 PM
dsdespinoza

EPC Planning & Community
Development Department

**APPROVED
BESQCP**

09/13/2019 3:54:03 PM
dsdespinoza

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 OBLIVATE 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.

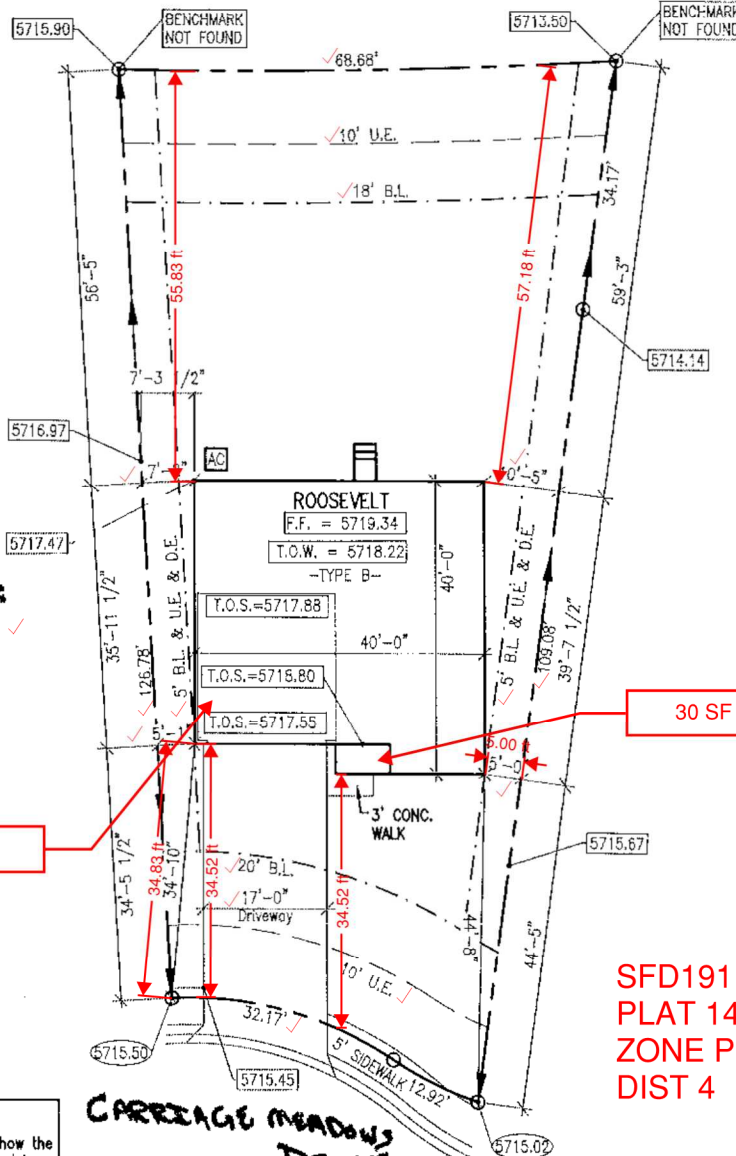
Released for Permit
09/05/2019 9:23:34 AM
Sheet
ENUMERATION

BEDROOMS:
4
Tax Schedule #:
5515415004 ✓

401 SF GARAGE

30 SF COVERD PORCH

**SFD191160
PLAT 14242
ZONE PUD
DIST 4**



General Notes:

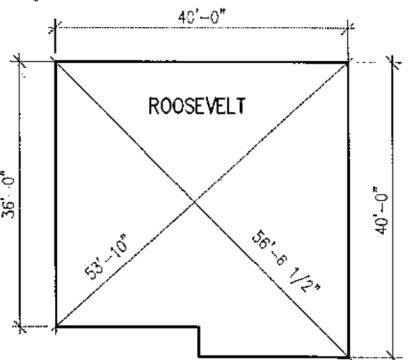
- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
- Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
- Builder is solely responsible for ensuring that the footprint is contained within the prepared building pod. The building pod 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 7353 Sq. Ft. ✓
Slab Area 1522 Sq. Ft. ✓
Coverage Ratio 21% ✓

Legend:
-X- PROPOSED FENCE
- - - PROPERTY LINE
- - - BUILDING LINE
- - - EASEMENT
- - - SWALE LINE
[XXX] PROPOSED GRADE
[00.00] EXISTING GRADE

GRADING NOTES:

- REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED 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.N.O. 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: ROOSEVELT A
ADDITION: CARRIAGE MEADOWS NORTH FILE NO 1 ✓	ELD JOB NO: LGC19-0241
ADDRESS: 8345 CARRIAGE MEADOWS DRIVE ✓	DRAWN BY: AA
LOT: 71 ✓ BLOCK: 00	CHECKED BY: ELD
CITY: COLORADO SPRINGS, CO	SCALE: 1" = 20'
DATE 08/28/2019	

PLOT PLAN
ENGINEERED FOR
LGI 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: 6345 CARRIAGE MEADOWS DR, COLORADO SPRINGS

Parcel: 5515415004

Map #: 957G

Plan Track #: 120429  Received: 05-Sep-2019 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	401	
Main Level	1091	
Upper Level 1	1272	
	2764	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>BRENT</p> <p>9/5/2019 9:23:49 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

County Zoning
<p>APPROVED</p> <p><u>Plan Review</u></p> <p>09/13/2019 3:56:49 PM</p> <p><i>dsdespinoza</i></p> <p>EPC Planning & Community Development Department</p>

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.