

SFD25174

APPROVED
BESQCP
02/26/2025 4:11:31 PM
dydyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
02/26/2025 4:11:37 PM
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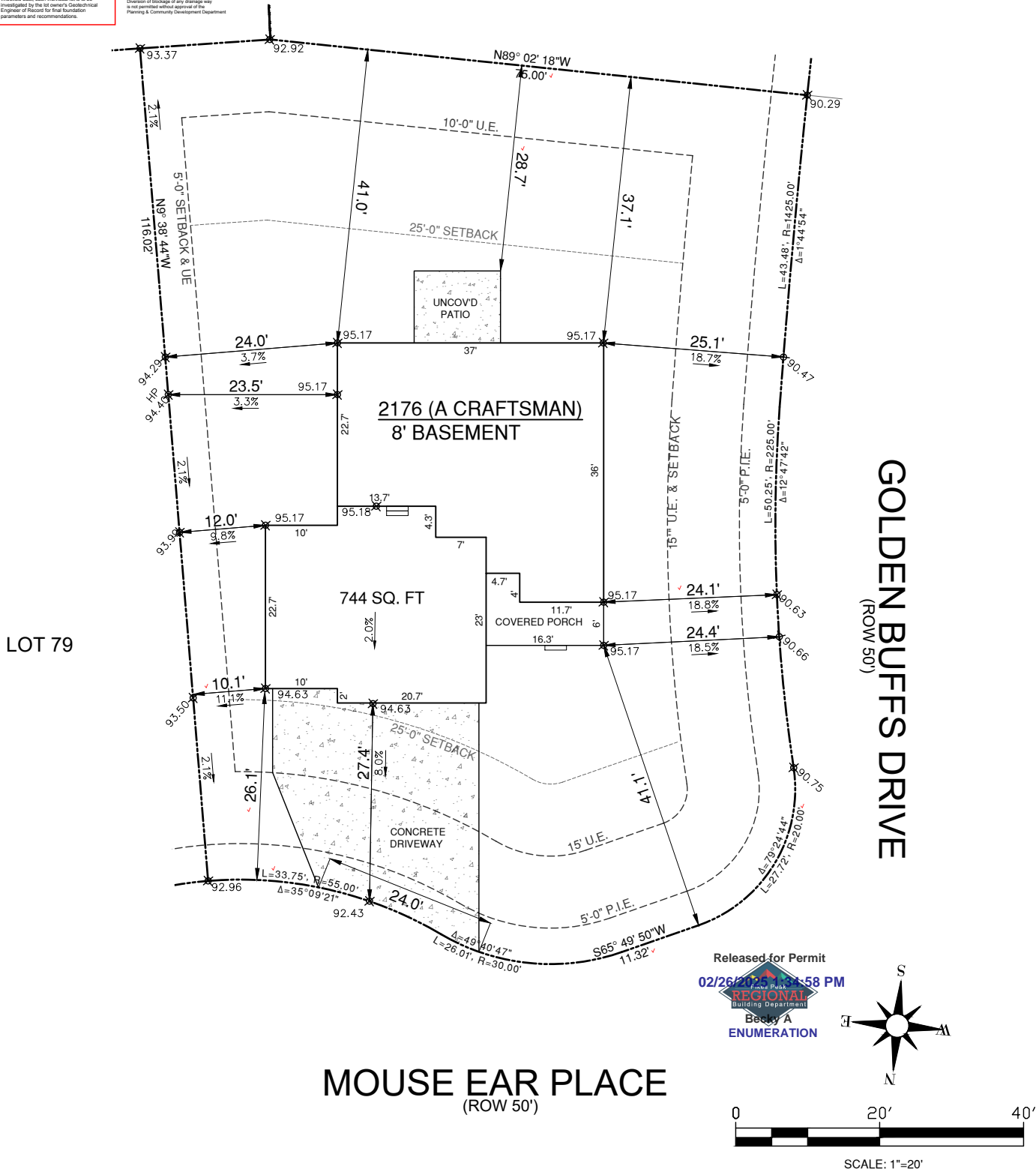
2176 ELEVATION (A CRAFTSMAN)
AVERAGE FINISH GRADE = (AFG)
AFG = (95.2'5+94.6')/5 = 95.1
BUILDING HEIGHT = 22.9 + (TF - AFG) =
BUILDING HEIGHT = 22.9 + (95.8-95.1) = 23.6

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

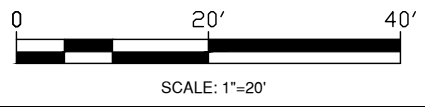
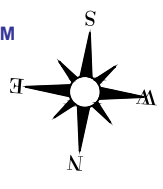
ANY APPROVAL COVERED BY ESSENTIAL COUNTY HAS BEEN REVIEWED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development approval is contingent upon compliance with all applicable rules on the recorded plan.

Applicant did not provide evidence to show that the recommendation below has been followed: As in other filings of The Glen at Wildfield Epic, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Obstruction of drainage of any drainage way is not permitted without approval of the Planning & Community Development Department.



Released for Permit
02/26/2025 4:58 PM
REGIONAL Building Department
Becky A ENUMERATION



SITE & GRADING PLAN

LEGEND:
SWALE:
PROPERTY LINE: ————
SETBACK: - - - - -
EASEMENT: - - - - -
DRAINAGE DIRECTION: ————>
ELECTRIC PEDESTAL: [Symbol]
RISER: [Symbol]

SETBACK:
FRONT - 25'
SIDE - 5'
REAR - 25'
CORNER SIDE - 15'

P.U.E.:
FRONT - 10'
FRONT P.I.E. - 5'
SIDE - 5'
REAR - 10'

ELEVATIONS TABLE

TOP OF FOUNDATION	95.84
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	95.17
MAIN FLOOR FINISHED FLOOR	97.02
DRIVEWAY SLOPE	8.0%
FRONT GARAGE FLOOR	94.63
GARAGE FLOOR AT ENTRY DOOR	95.18
GRADE BEAM ELEVATION	94.13

SITE DATA

TAX SCHEDULE #: 55224-01-009 ✓
ZONING **RS-6000 CAD-O**
BUILDING HEIGHT: 23.6 ✓

HOUSE AND DRIVEWAY COVERAGE

LOT SQ. FT.: 10111 ✓ SETBACK SQ. FT.: 2090
HOUSE SQ. FT.: 1947 ✓ DRIVE SQ. FT.: 705
COVERAGE: 19% ✓ COVERAGE: 34%

PROVIDED FOR:

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

LEGAL DESCRIPTION
LOT 80 THE GLEN AT WILDFIELD FILING NO. 11 ✓
9309 MOUSE EAR PLACE ✓
COLORADO SPRINGS, COLORADO
EL PASO COUNTY
PLAN-ELEV: 2176 (A-CRAFTSMAN)

York Engineering
7208 S. TUCSON WAY #225
CENTENNIAL, CO 80112
720-990-5900

SITE



2023 PPRBC
2021 IECC Amended

Address: 9309 MOUSE EAR PL, COLORADO SPRINGS

Parcel: 5522401009

Plan Track #: 198928 

Received: 26-Feb-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	517	
Lower Level 2	1973	
Main Level	1086	
Upper Level 1	1090	
	4666	Total Square Feet

Required PPRBD Departments (2)

Enumeration

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BECKYA

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Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

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**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.