

APPROVED
Plan Review
09/13/2019 4:16:13 PM
dsdespina
EPC Planning & Community
Development Department

APPROVED
BESQCP
09/13/2019 4:16:26 PM
dsdespina
EPC Planning & Community
Development Department

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

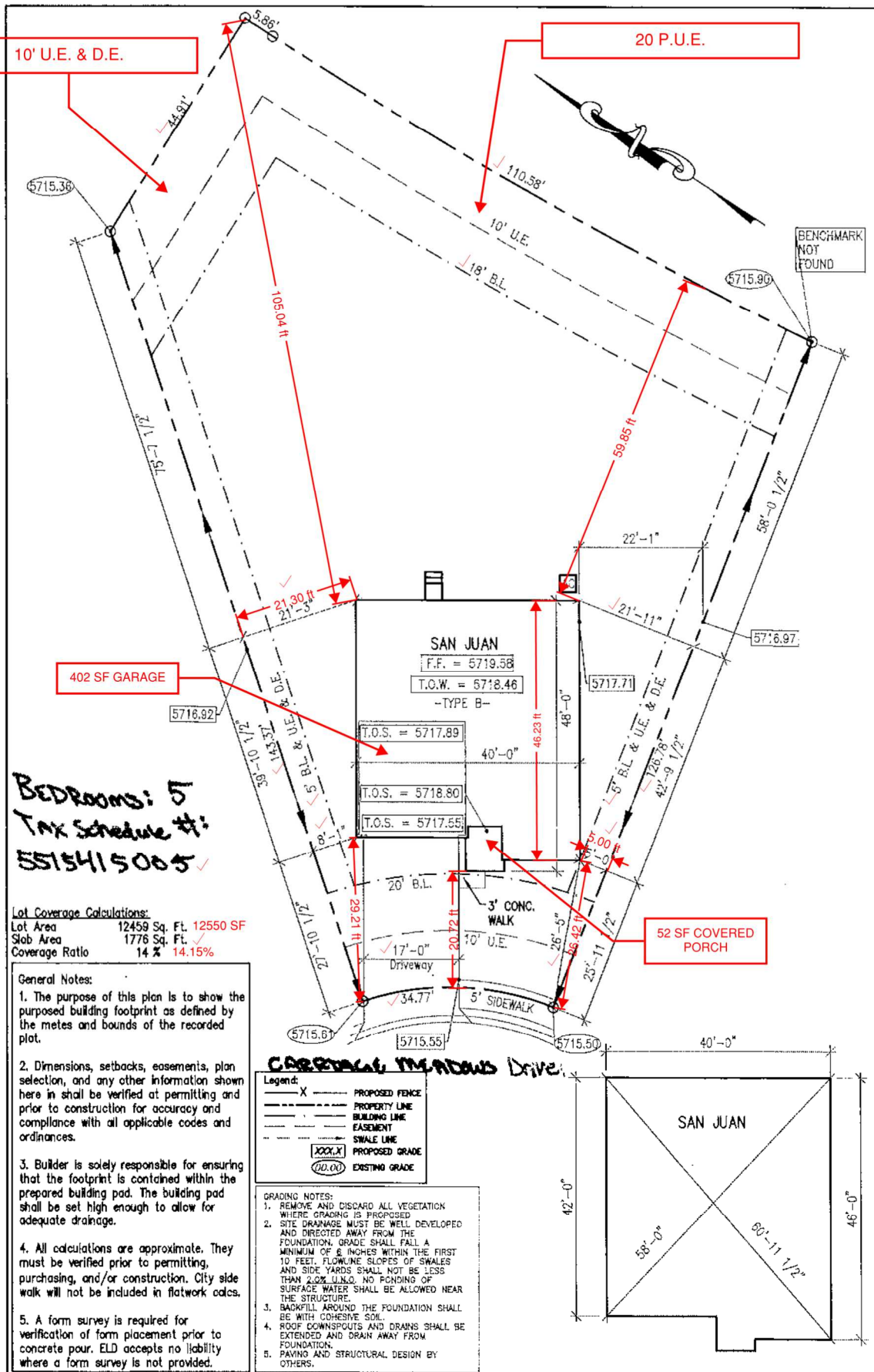
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

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

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

SFD191161
PLAT 14242
ZONE PUD
DIST 4



BEDROOMS: 5
Tax Schedule #:
5515415005

Lot Coverage Calculations:
Lot Area 12459 Sq. Ft. 12550 SF
Slab Area 1776 Sq. Ft.
Coverage Ratio 14% 14.15%

- 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 pad. The building pad 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.

CARRIAGE MEADOWS Drive

Legend:

- X PROPOSED FENCE
- PROPERTY LINE
- BUILDING LINE
- - - EASEMENT
- SWALE LINE
- XXX.X PROPOSED GRADE
- 00.00 EXISTING GRADE

- GRADING NOTES:
- REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
 - SITE DRAINAGE MUST BE WELL DEVELOPED 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% D.I.S.O. NO FLOODING 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: SAN JUAN A | 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 ericldavis@eldengineering.com | |
| ADDITION: CARRIAGE MEADOWS NORTH FILE NO 1 | ELD JOB NO: LGC19-0242 | | | |
| ADDRESS: 6335 CARRIAGE MEADOWS DRIVE | DRAWN BY: AA | | | |
| LOT: 72 BLOCK: 00 | CHECKED BY: ELD | | | |
| CITY: COLORADO SPRINGS, CO | SCALE: 1" = 20' ✓ | | | |
| DATE 09/03/2019 | | PAGE 1 of 1 | | |

Released for Permit
09/05/2019 9:25:41 AM
Ement
ENUMERATION

SITE



2017 PPRBC

Address: 6335 CARRIAGE MEADOWS DR, COLORADO SPRINGS

Parcel: 5515415005
Map #: 957G

Plan Track #: 120430  Received: 05-Sep-2019 (BRENT)

Description:

RESIDENCE

Type of Unit:

| | | |
|---------------|------|-------------------|
| Garage | 402 | |
| Main Level | 1322 | |
| Upper Level 1 | 1491 | |
| | 3215 | Total Square Feet |

Required PPRBD Departments (2)

| | |
|---|---|
| Enumeration APPROVED BRENT 9/5/2019 9:25:54 AM | Floodplain (N/A) RBD GIS |
|---|---|

Required Outside Departments (1)

| |
|---|
| County Zoning APPROVED <u>Plan Review</u> <i>09/13/2019 4:21:23 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.