



✓ LOT 184

PLOT PLAN

SCHEDULE NUMBER ✓ 5523213048

REVISIONS:
09-01-20 - CHANGE TO OVERSIZE 2-CAR PER JENAE - BCL

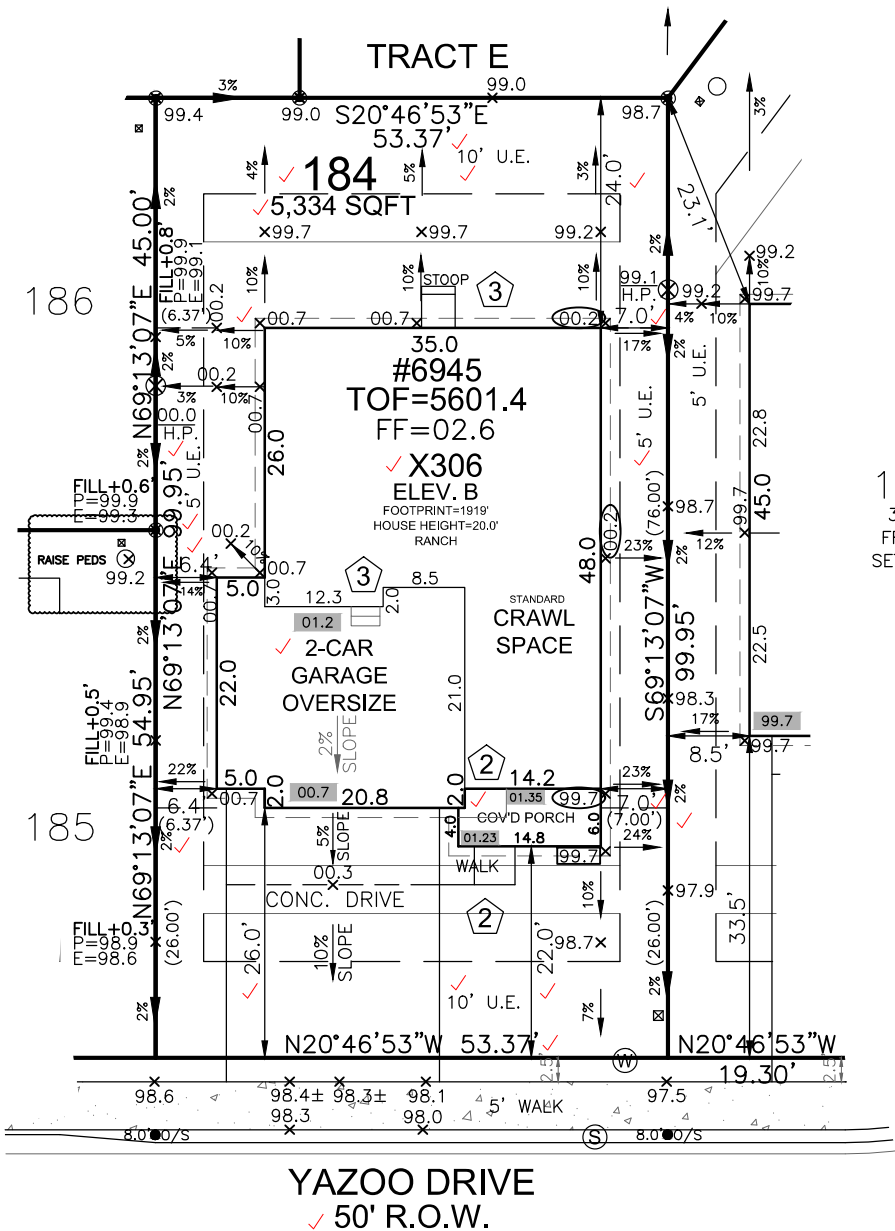
S132961
SFD201074
PLAT 14514
ZONE PUD
DIST 4

APPROVED
Plan Review
10/09/2020 4:42:09 PM
dsdespinosa
EPC Planning & Community
Development Department

APPROVED
BESQCP
10/09/2020 4:42:18 PM
dsdespinosa
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.
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

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



YAZOO DRIVE
✓ 50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 01.4
GARAGE SLAB = 00.7
GRADE BEAM = 12"
(01.4 - 00.7 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 20"
CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

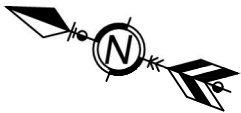
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,067 SF
DRIVE COVERAGE IN
FRONT SETBACK= 320 SF
COVERAGE=29.9 %

LEGEND

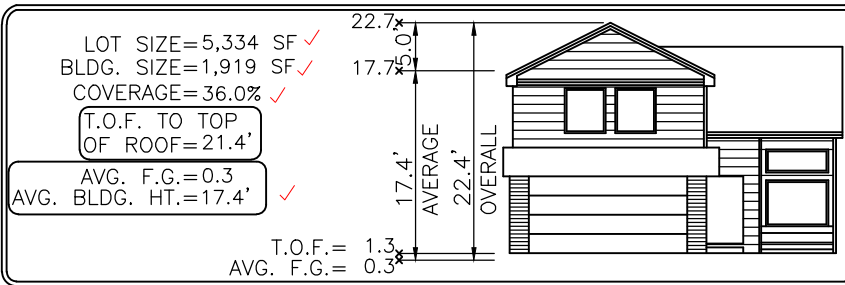
LOWERED FINISH GRADE:

- XX.X HOUSE
- XX.X PORCH
- XXX GARAGE/CRAWL SPACE
- XX.X FOUNDATION STEP
- XX" CONCRETE
- X RISER COUNT
- XX.XX CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION

Released for Permit
10/08/2020 6:18:22 PM
REGIONAL
Building Department
Becky A
ENUMERATION



0 20 40
SCALE: 1"=20'



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 306-B/OVERSIZE 2-CAR/CRAWL SPACE

SUBDIVISION: CREEKSIDE AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO

ADDRESS: 6945 YAZOO DRIVE ✓

MINIMUM SETBACKS:
FRONT: 15' ✓ SIDE: 5' ✓
GARAGE: 20' ✓
REAR: 15' ✓
CORNER: 10' ✓

DRAWN BY: BL

DATE: 08-10-20



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION
PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY
ZONING/BUILDING AUTHORITY PRIOR TO
STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM
THE RECORDED PLAT AND MAY NOT INCLUDE ALL
EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER
PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 06-15-20



EL PASO COUNTY

Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
Office (719) 520-6300

Date 10/9/20

Receipt No. 523024

Customer: D R HORTON
1341 HORTON CIR
ARLINGTON, TX 76911

Processed by DD

Check No. 1018055

Payment Method CHECK

Item	Description	Prefix	Type	Rate	Qty	Amount
H01	Site Plan - Residential	SFD	A	110.00		110.00
3	Surcharge - Projects			37.00		37.00
1	CUSTOMER NAME: MELODY HOMES					0.00
2	PROJECT NAME: 6945 YAZOO DR					0.00
	SFD20-1074 RE-REVIEW FEE					

Total \$147.00

SITE



2017 PPRBC

Address: 6945 YAZOO DR, COLORADO SPRINGS

Parcel: 5523213048

Map #: 957G

Plan Track #: 132961



Received: 18-Aug-2020 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	651	
Main Level	1291	
	1942	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

8/18/2020 6:29:21 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/20/2020 10:04:06 AM
dsdespinoza

EPC Planning & Community
Development Department

APPROVED

Plan Review

10/09/2020 4:47:29 PM
dsdespinoza

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.