

AVERAGE FINISH GRADE = (AFG)
 AFG = $\frac{(52.8)(6)}{(6)} = 52.8$
 BUILDING HEIGHT = 21.2 + (TS - AFG) =
 BUILDING HEIGHT = 21.2 + (53.5 - 52.8) = 21.9

FILE - SFD24474
 ZONING - PUD
 PLAT - 15216
 AREA - 3995 SQ FT

APPROVED
 Plan Review
 05/14/2024 12:41:24 PM
 dsdmaes
 EPC Planning & Community
 Development Department

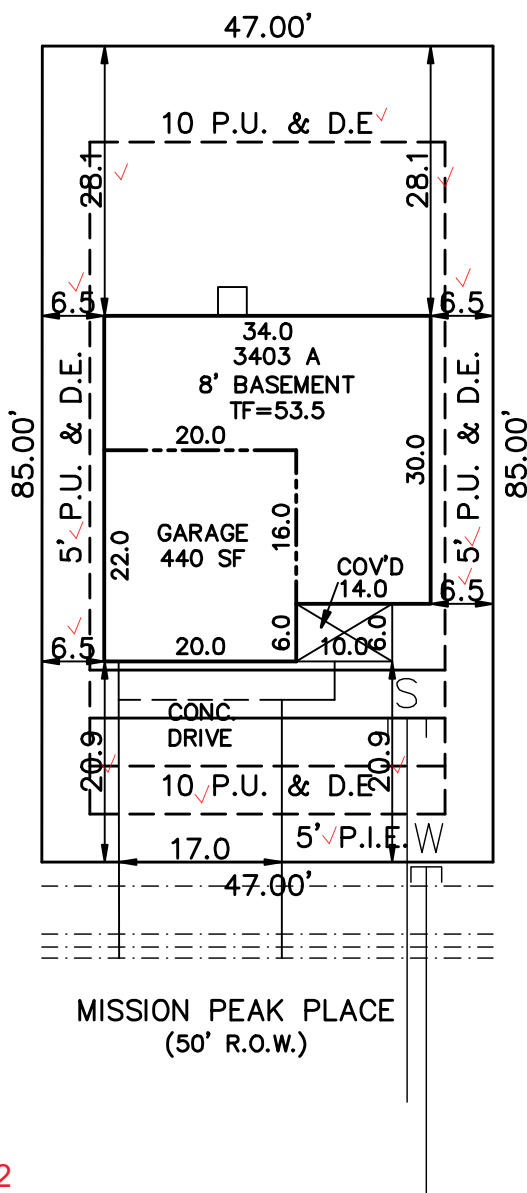
ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT ORVATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION.
 Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable codes on this record plan.
 An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.
 Division of photographs of any drainage work
 is not permitted without approval of the
 Planning & Community Development Department.

Released for Permit
 05/13/2024 9:26:00 AM
 REGIONAL
 Building Department
 brent
 ENUMERATION

APPROVED
 BESQCP
 05/14/2024 12:41:44 PM
 dsdmaes
 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.

LOT 366



LOT 368

MISSION PEAK PLACE
 (50' R.O.W.)

Master parcel: 55000-00-502

SCHEDULE No. ~~5500000501~~

| | | | | | | | |
|---|---|---|---|---------------------------|-------------|---------------------|--------------------|
| WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION. | SITE DATA LOT SQ. FT.= 3995 HOUSE SQ. FT.= 1200 COVERAGE = 30.0% ✓ BLDG. HEIGHT = 21.9 | PLOT PLAN | | | | | |
| | LEGAL DESCRIPTION LOT 367 ✓ THE RIDGE AT LORSON RANCH FILING NO. 1 EL PASO COUNTY, COLORADO | | | | | | |
| TRALON HOMES 212 WAHSATCH AVE. STE 305 COLORADO SPRINGS, COLORADO 80903 PHONE 719-434-4750 | | ADDRESS 11859 MISSION PEAK PLACE | | | | | |
| | | SCALE: ...1"=20' DRAWN BY: TAP | <table border="1"> <tr> <td>TITLE CO. FILE NO.</td> <td>DATE</td> </tr> <tr> <td>DRAWING NAME</td> <td>PROJECT NO.</td> </tr> <tr> <td>RLR1-367</td> <td>04-30-24</td> </tr> </table> | TITLE CO. FILE NO. | DATE | DRAWING NAME | PROJECT NO. |
| TITLE CO. FILE NO. | DATE | | | | | | |
| DRAWING NAME | PROJECT NO. | | | | | | |
| RLR1-367 | 04-30-24 | | | | | | |

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5500000502

Address: 11859 MISSION PEAK PL, COLORADO SPRINGS

Plan Track #: 189645  Received: 13-May-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

| | | |
|---------------|------|-------------------|
| Garage | 400 | |
| Lower Level 2 | 711 | |
| Main Level | 705 | |
| Upper Level 1 | 1050 | |
| | 2866 | Total Square Feet |

Required PPRBD Departments (2)

| | |
|--|---|
| Enumeration APPROVED BRENT 5/13/2024 9:26:34 AM | Floodplain (N/A) RBD GIS |
|--|---|

Required Outside Departments (1)

| |
|---|
| County Zoning APPROVED <u>Plan Review</u> <i>05/14/2024 12:42:46 PM</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.