

REVISIONS:

11.14.24 -- ADDED DRIVE WIDTH -- MH

SFD241072
PLAT 14795
PUD

PLOT PLAN

APPROVED
Plan Review

11/21/2024 2:41:16 PM
dsdrangel

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.

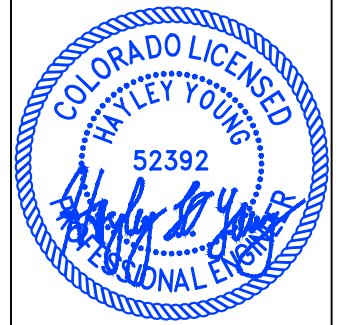
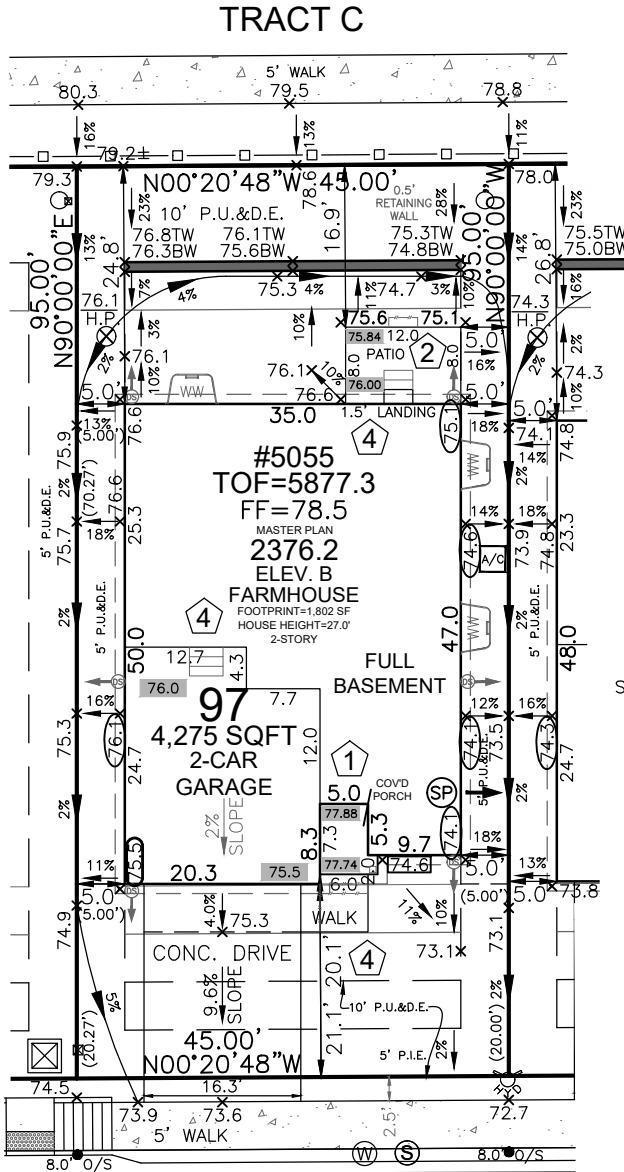
Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP

11/21/2024 2:41:26 PM
dsdrangel

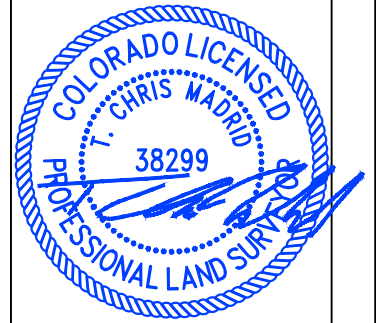
EPC Planning & Community
Development Department

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



HAYLEY YOUNG, P.E.
DATE: 11.14.24

I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 11.14.24

I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 77.3
- GARAGE SLAB = 75.5
- GRADE BEAM = 26"
(77.3 - 75.5 = 01.8 * 12 = 22" + 4" = 26")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- POUR TALLER WALL IN GARAGE
TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO
- RETAINING WALL PROPOSED
TW/BW INDICATE FINISH GRADE AT WALL

LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION

Released for Permit

11/19/2024 2:41:33 PM

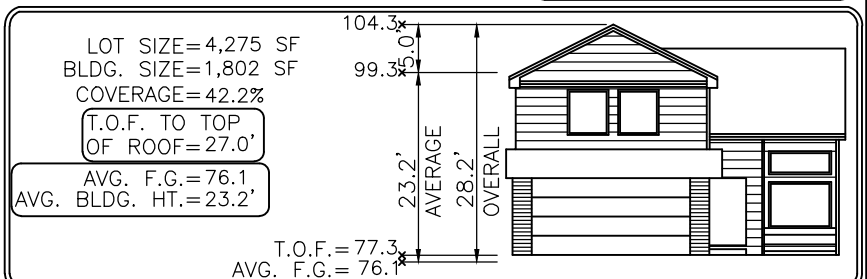
REGIONAL
Building Department

brent
ENUMERATION

WINDOW WELLS ARE CORRUGATED METAL AND DO NOT REQUIRE
PERMISSION OF THE AGENCY OR AGENCIES HAVING JURISDICTION
OVER THE EASEMENT TO PROJECT INTO ANY DRAINAGE EASEMENT



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: 2376.2-B/FARMHOUSE/2-CAR/FULL BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO

ADDRESS: 5055 BIG JOHNSON DRIVE

MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'
GARAGE: 20' SEP.: 10'
REAR: 15'
CORNER: 10'

DRAWN BY: MH

DATE: 11.05.24



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.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: 10.24.22

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5509309015

Address: 5055 BIG JOHNSON DR, COLORADO SPRINGS

Plan Track #: 196298  Received: 19-Nov-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

Garage	463	
Lower Level 2	1596	
Main Level	1222	
Upper Level 1	1154	
	4435	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 11/19/2024 2:41:51 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>11/21/2024 2:41:43 PM</i>  EPC Planning & Community Development Department
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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.