

SFD25107

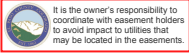
DESERT ASPEN HORIZON
VIEW HOMES

LOT 35

SCHEDULE NUMBER 5509306004

APPROVED
BESQCP
01/29/2025 2:41:14 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
01/29/2025 2:41:19 PM
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Development Department

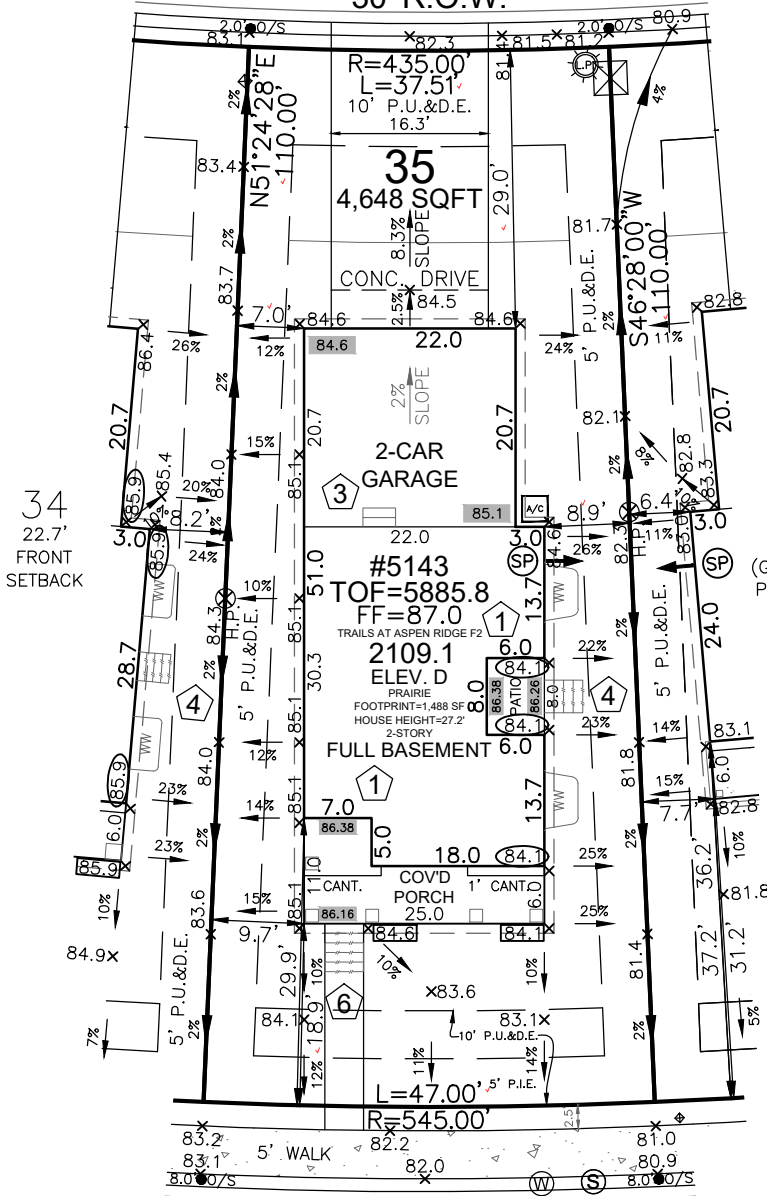


ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CREATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable rules on the record plan.

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

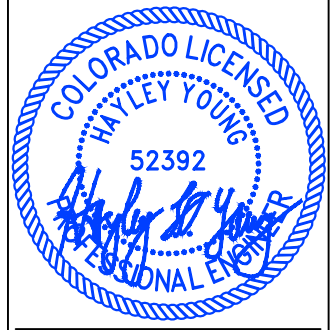
PLOT PLAN

BEARTRACK POINT
30' R.O.W.



34
22.7'
FRONT
SETBACK

36
31.2'
FRONT
SETBACK
(GRADING CERTIFICATION
PASSED ON 05.19.23.)



HAYLEY YOUNG, P.E.
DATE: 01.15.25
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: 01.15.25
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 = 85.8
- GARAGE SLAB = 84.6
- GRADE BEAM = 18"
(85.8 - 84.6 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"

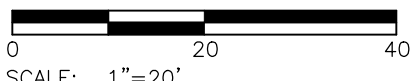
LEGEND

LOWERED FINISH GRADE:

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



Released for Permit
01/28/2025 12:52:15 PM
Amy
ENUMERATION



LOT SIZE = 4,648 SF
BLDG. SIZE = 1,488 SF
COVERAGE = 32.0%
T.O.F. TO TOP OF ROOF = 27.2'
AVG. F.G. = 82.1
AVG. BLDG. HT. = 25.9'

T.O.F. = 85.8
AVG. F.G. = 82.1

AVERAGE: 25.9'
OVERALL: 30.9'

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

MODEL OPTIONS: 2109.1-D/PRAIRIE/2 CAR/STANDARD BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO **PUD PLAT 14795**

ADDRESS: 5143 ROUNDHOUSE DRIVE

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

DRAWN BY: MH DATE: 07.09.23



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: 03.01.22

SITE



2023 PPRBC
2021 IECC Amended

Address: 5143 ROUNDHOUSE DR, COLORADO SPRINGS

Parcel: 5509306004

Plan Track #: 198096 

Received: 28-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	455	
Lower Level 2	1362	
Main Level	800	
Upper Level 1	1309	
	3926	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

1/28/2025 12:54:52 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

01/29/2025 2:43:02 PM

dsdyounger

**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.