

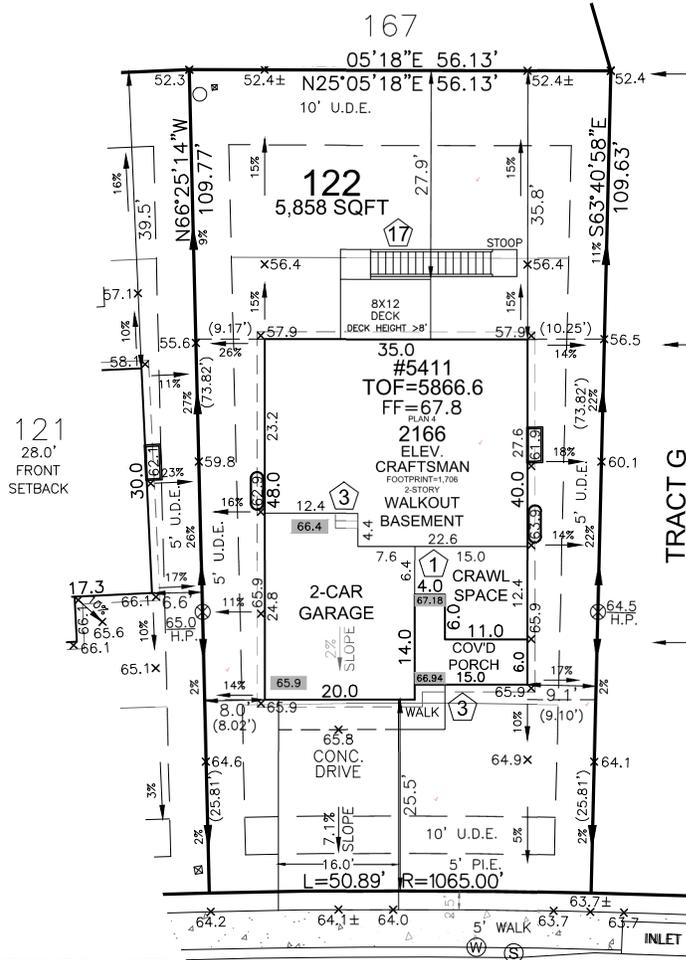
DESERT ASPEN HORIZON  
**VIEW HOMES**

LOT 122  
BLOCK #

SCHEDULE NUMBER 5509303031

PLOT PLAN

SFD211246  
PLAT 14541  
ZONE RS-5000 CAD-O



APPROVED  
Plan Review  
07/30/2021 9:00:55 AM  
dsarchuleta  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
07/30/2021 9:30:01 AM  
dsarchuleta  
EPC Planning & Community  
Development Department

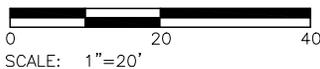
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBTAIN THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION  
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable codes on the recorded plat.  
An access permit 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.

Released for Permit  
07/29/2021 10:07:45 AM  
brent  
ENUMERATION

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 66.6
- GARAGE SLAB = 65.9
- GRADE BEAM = 12"
- (66.6 - 65.9 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- STEP FOUNDATION AT LOCATIONS INDICATED
- POUR TALLER WALL IN GARAGE/CRAWL SPACE TO MAINTAIN FROST PROTECTION

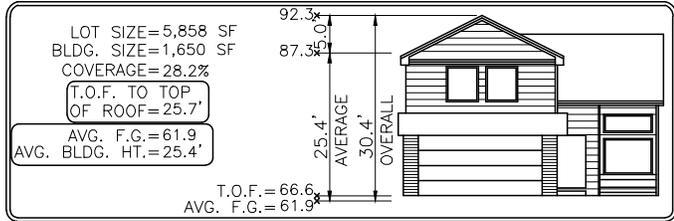


WAGON HAMMER DRIVE  
50' R.O.W.

**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
- [XX.X] GRADING PLAN ELEVATION



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

MODEL OPTIONS: 2166-CRAFTSMAN/2-CAR/PARTIAL WALKOUT BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.1

COUNTY: EL PASO

ADDRESS: 5411 WAGON HAMMER DRIVE

MINIMUM SETBACKS:  
FRONT: 25' SIDE: 5'  
GARAGE: 25' SEP.: 10'  
REAR: 25'  
CORNER: 15'

DRAWN BY: LM DATE: 07.26.21



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: 03.29.21

**SITE**

**2017 PPRBC**



Parcel: 5509303031

**Address: 5411 WAGON HAMMER DR, COLORADO SPRINGS**

**Plan Track #: 149355**  **Received: 29-Jul-2021 (BRENT)**

**Description:** **RESIDENCE** **Required PPRBD Departments (2)**

Type of Unit:

Garage	458
Lower Level 2	833
Main Level	1083
Upper Level 1	1083
Total Square Feet	
	3457

Enumeration  
**APPROVED**  
 BRENT  
 7/29/2021 10:08:04 AM

Floodplain  
 (N/A) RBD GIS

**Required Outside Departments (1)**

County Zoning  
**APPROVED**  
 Plan Review  
 07/30/2021 9:50:27 AM  
*dsdarchuleta*  
 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.