

SFD24536



LOT 70

SCHEDULE NUMBER 5509307016

APPROVED
BESQCP

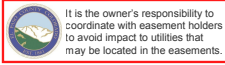
05/23/2024 9:22:01 AM
dsdyounger

EPC Planning & Community
Development Department

APPROVED
Plan Review

05/23/2024 9:22:05 AM
dsdyounger

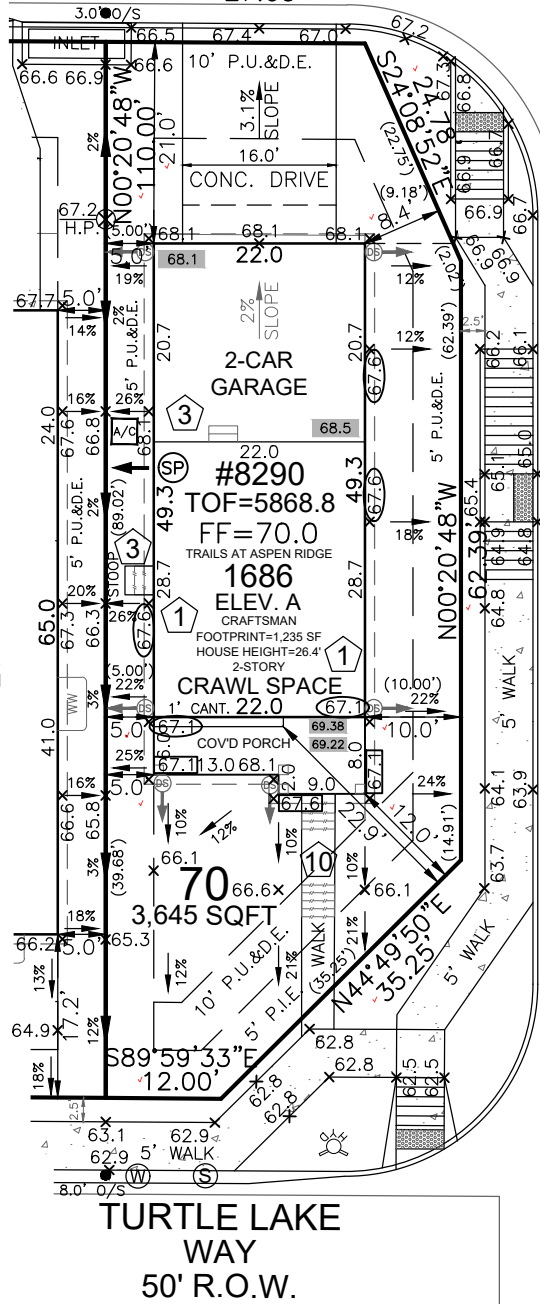
EPC Planning & Community
Development Department



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 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.

PLOT PLAN

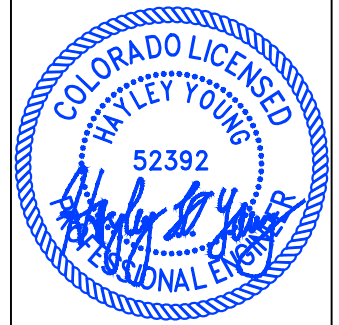
NUTTERBUTTER POINT
30' R.O.W.
N89°59'33"W
27.00'



69
17.2'
FRONT
SETBACK
(GRADING CERTIFICATION
PASSED ON 12.01.23.)

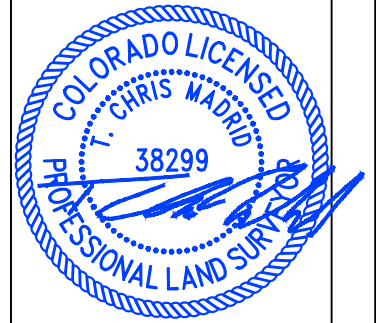
BIG JOHNSON DRIVE
50' R.O.W.

TURTLE LAKE WAY
50' R.O.W.



HAYLEY YOUNG, P.E.
DATE: 04.29.24

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: 04.29.24

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:

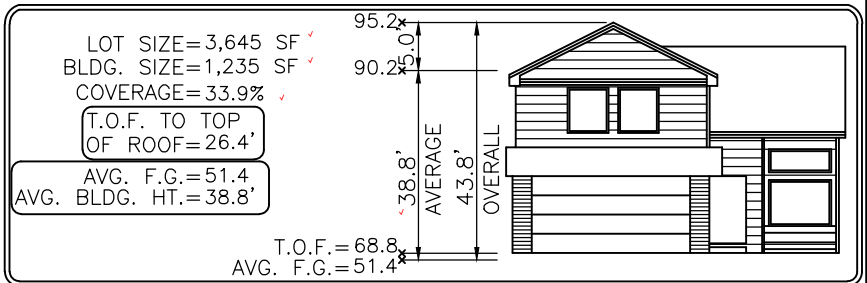
- TOF = 68.8
- GARAGE SLAB = 68.1
- GRADE BEAM = 12"
- (68.8 - 68.1 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"

LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION



Released for Permit
05/01/2024 6:56:40 AM
RESPONSE Building Department
SUB ENUMERATION



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

MODEL OPTIONS: 1686-A/CRAFTSMAN/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2 ✓

COUNTY: EL PASO PUD PLAT 14795

ADDRESS: 8290 TURTLE LAKE WAY ✓

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

DRAWN BY: MH DATE: 04.26.24



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: 10.24.22



May 14, 2024

Angela Helms
Aspen View Homes
555 Middle Creek Pkwy, Suite 500
Colorado Springs CO 80921

RE: Utility Encroachment

To Whom It May Concern:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Location: The Trails at Aspen Ridge, Filing 2, Lot 70

Description: Aspen View Homes is requesting permission from MVEA for the encroachment of Lot 70, 8290 Turtle Lake Way, for home designs where the roof eaves will encroach on the platted side lot line utility easements.

MVEA has no objection to this encroachment for a portion of side lot line utility easement.

This area is within MVEA's certificated service area. MVEA will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

MVEA has existing facilities near and within this parcel of land. If there is any damage, removal, or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry

Gina Perry
Right-of-Way Specialist

This Association is an equal opportunity provider and employer.





May 20, 2024

Angela Helms
Construction Coordinator
Aspen View Homes
555 Middle Creek Pkwy Suite 500
Colorado Springs, CO 80921

RE: Comcast consent; Eaves Encroachment
Trails at Aspen Ridge
8210 Nutterbutter Pt.
8290 Turtle Lake Wy.

You contacted us requesting a letter of consent to encroach on the side lot easement for the above listed address.

Comcast has no issue and will grant consent.

This consent does not release any easement rights that Comcast has for this property.

Don't hesitate to contact me if there are any further questions.

Best Regards,

A handwritten signature in cursive script that reads "Jason Jacobsen".

Jason Jacobsen
Construction Supervisor
Jason_Jacobsen@cable.comcast.com



Memorandum

To: Angela Helms, Aspen View Homes Date: May 21, 2024
From: Drew Makings Dept: Development Services

Re: Easement Encroachment Request for certain lots in Trails at Aspen Ridge Fil. 2.

This memo is in response to your March 15, 2024 request for overhead roof eaves, soffit (aerial) and window well(s) (surficial) to encroach into the respective side lot easements for the following properties:

Lot 62, The Trails at Aspen Ridge Filing No. 2 – 8210 Nutterbutter Pt.

Lot 70, The Trails at Aspen Ridge Filing No. 2 – 8290 Turtle Lake Way

Colorado Springs Utilities does not object to the request to allow the subject easement encroachment provided that the following acknowledgements are made:

1. The projection does not deviate from the permitted plans with respect to location and dimension.
2. The location of any Utilities owned Natural Gas service is per Colorado Springs Utilities Gas Line Extension & Service Standards (2022)
3. The projection does not extend into the Side Lot Easement more than a maximum of Eighteen (18) inches.
4. If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities.
5. This Response is only pertinent to Colorado Springs Utilities as ONE of MANY entities that has rights to this easement. Approval by CSU does NOT represent a WHOLESALE APPROVAL for this activity as there are other public entities that retain right under the Public Utility Easement.

Please contact me if you need additional information. Thank you,

Drew Makings, Engineer V
Utilities Development Services 668-8252

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5509307016

Address: 8290 TURTLE LAKE WAY, COLORADO SPRINGS

Plan Track #: 189213  Received: 01-May-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	455	
Main Level	631	
Upper Level 1	1055	
	2141	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 5/1/2024 6:57:29 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>05/23/2024 9:23:01 AM</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.