

SFD25611
PLAT15013
PUD

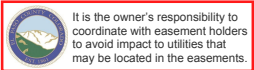


LOT 73

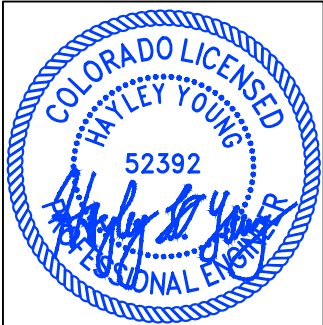
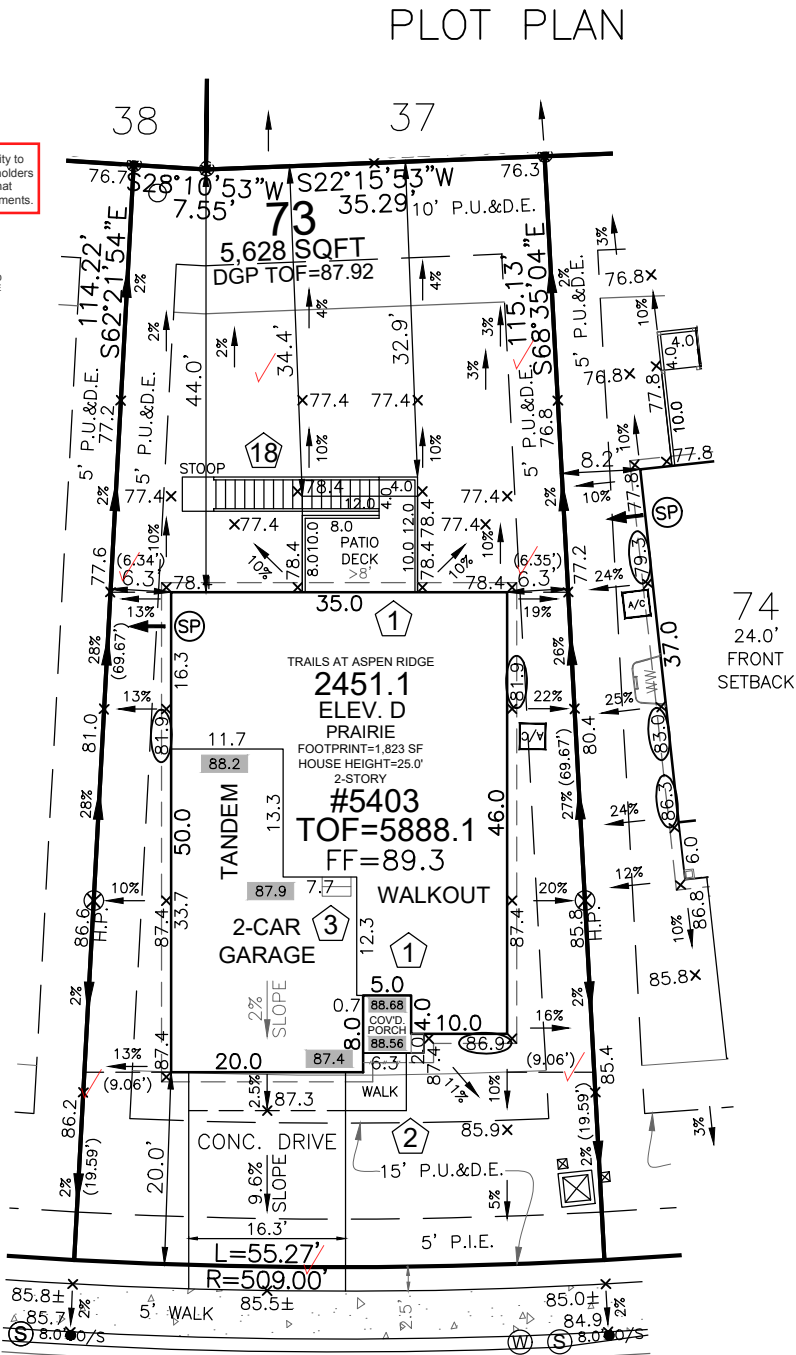
SCHEDULE NUMBER 5509302051

APPROVED
Plan Review
06/19/2025 12:06:27 PM
dsdhills
EPC Planning & Community
Development Department

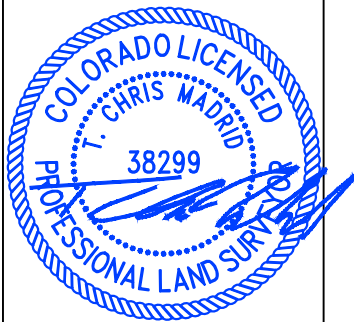
APPROVED
BESQCP
06/19/2025 12:06:38 PM
dsdhills
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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



HAYLEY YOUNG, P.E.
DATE: 06.13.25
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: 06.13.25
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.

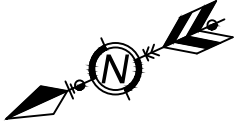
SITE SPECIFIC PLOT PLAN NOTES:

TOF = 88.1
GARAGE SLAB = 87.4
GRADE BEAM = 12"
(88.1 - 87.4 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE

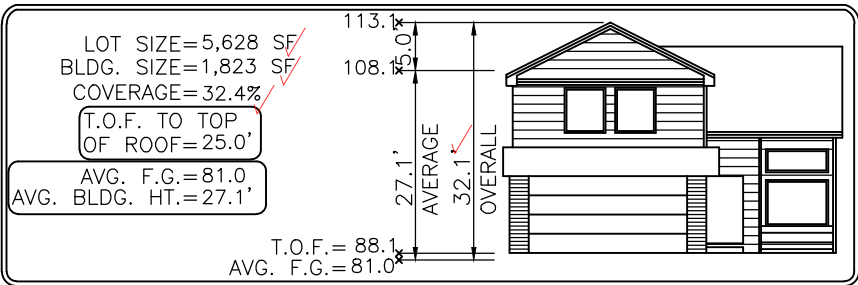
LEGEND

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
06/17/2025 12:18 AM
REGIONAL
Building Department
Becky A
ENUMERATION



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: 2451.1-D/PRAIRIE/2-CAR/WALKOUT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 3

COUNTY: EL PASO

ADDRESS: 5403 SIDEWINDER DRIVE

06.13.25 / LEFT / NAIL TO NAIL=70.00'
Front 10': N=5964.7421 E=12418.1389
Rear 10': N=5935.6888 E=12481.8249

MINIMUM SETBACKS:

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

DRAWN BY: MH

DATE: 06.13.25



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: 06.26.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5509302051

Address: 5403 SEWINDER DR, COLORADO SPRINGS

Plan Track #: 202770  **Received: 17-Jun-2025 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	561	
Lower Level 2	1735	
Main Level	1109	
Upper Level 1	1342	
	4747	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED BECKYA 6/17/2025 8:27:32 AM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED Plan Review <i>06/19/2025 12:09:42 PM</i> <i>dsdhills</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.