

EAVE PROTECTION REQUIRED

DESERT ASPEN HORIZON
VIEW
HOMES

LOT 1
BLOCK 2

SCHEDULE NUMBER ✓ 55154003053

SFD26802

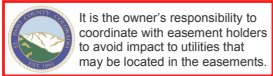
Not within WUI

PLOT PLAN

APPROVED
Plan Review

09/25/2026 2:55:31 PM
dsdyounger

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT ORVATE 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



HAYLEY YOUNG, P.E.
DATE: 09.15.26

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: 09.15.26

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 = 52.3

GARAGE SLAB = 51.6

GRADE BEAM = 12"

(52.3 - 51.6 = 00.7 * 12 = 8" + 4" = 12")

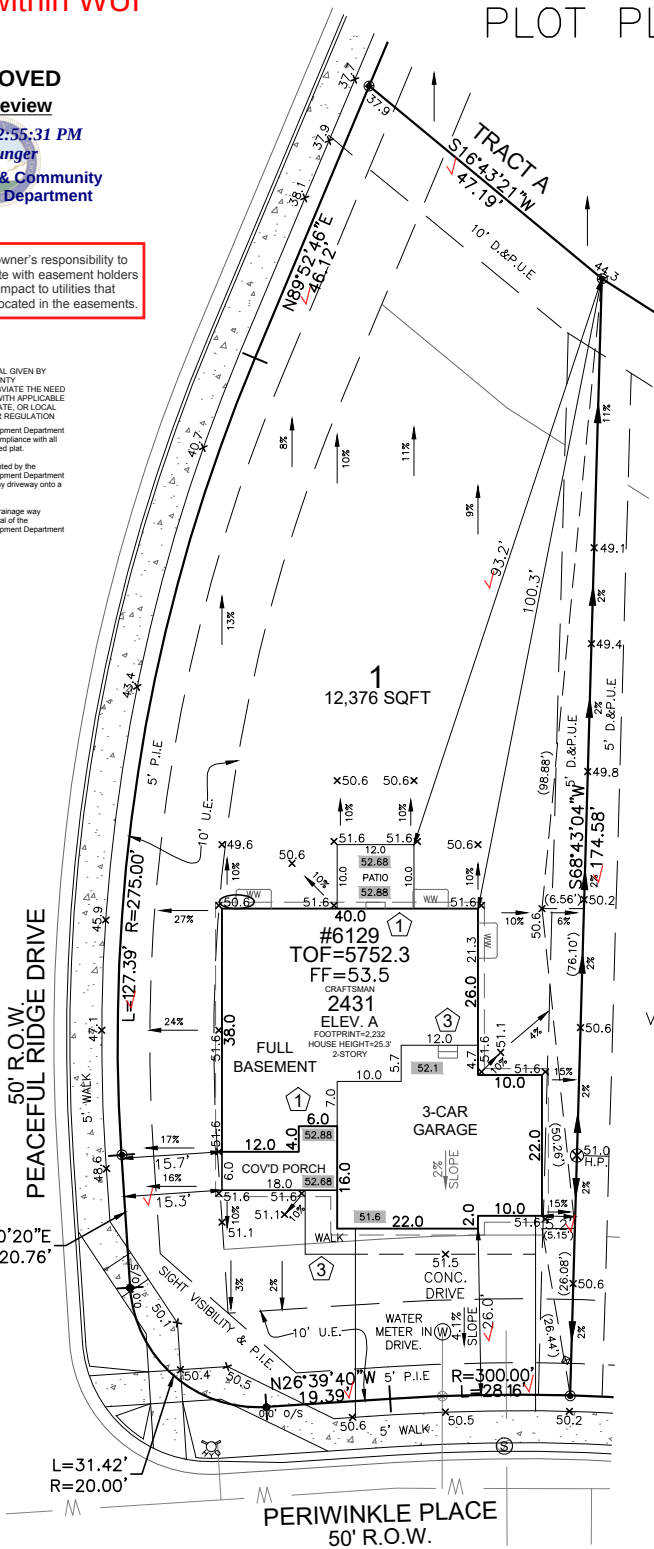
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LEGEND

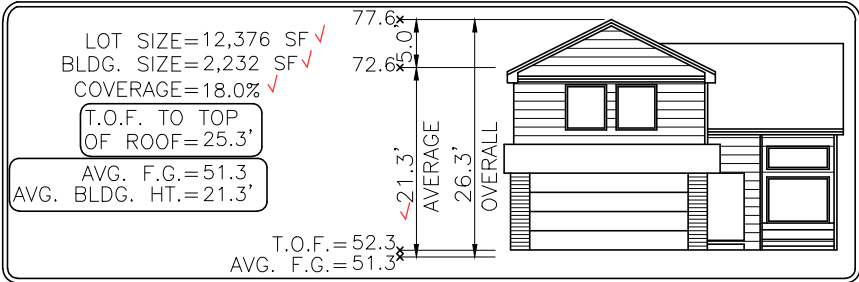
LOWERED FINISH GRADE:

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



2
VACANT

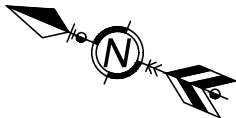
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,625 SF
DRIVE COVERAGE IN
FRONT SETBACK= 705 SF
COVERAGE=43.3 %



Released for Permit

09/24/2026 4:27:17 PM

REGIONAL
Building Department
Becky A
ENUMERATION



0 30 60

SCALE: 1"=30'

RS-6000
PLAT 12619

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

MODEL OPTIONS: 2431-A/CRAFTSMAN/3-CAR/FULL BASEMENT/9' WALLS

SUBDIVISION: PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION ✓

COUNTY: EL PASO

09.15.26 / RIGHT / NAIL TO NAIL=70.00'

ADDRESS: 6129 PERIWINKLE PLACE ✓

Front 10': N=5840.0783 E=4788.2989

Rear 10': N=5867.3181 E=4852.7814

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DEV

DATE: 09.11.26



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: 09.01.26

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 6129 PERIWINKLE PL, COLORADO SPRINGS

Parcel: 5515403053

Plan Track #: 217169  **Received: 24-Sep-2026 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	574	
Lower Level 2	1978	
Main Level	1188	
Upper Level 1	1243	
	4983	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

9/24/2026 4:27:32 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/25/2026 8:44:22 AM



Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

09/25/2026 2:57:12 PM

dsdyounger
**EPC Planning & Community
Development Department**

Security Fire

**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.**