

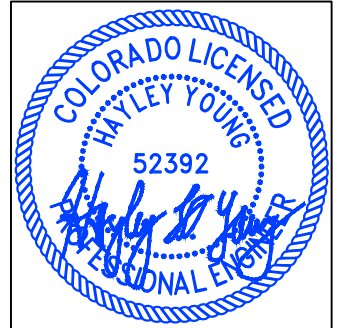
SFD241159

SCHEDULE NUMBER 5509306003

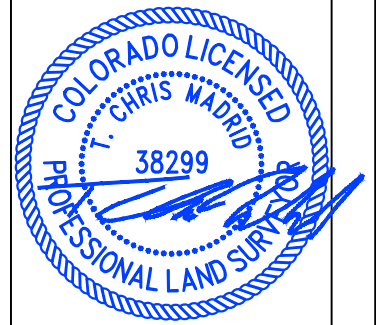
APPROVED  
**BESQCP**  
12/19/2024 12:44:11 PM  
dsdyounger  
EPC Planning & Community  
Development Department

APPROVED  
**Plan Review**  
12/19/2024 12:44:23 PM  
dsdyounger  
EPC Planning & Community  
Development Department

PLOT PLAN

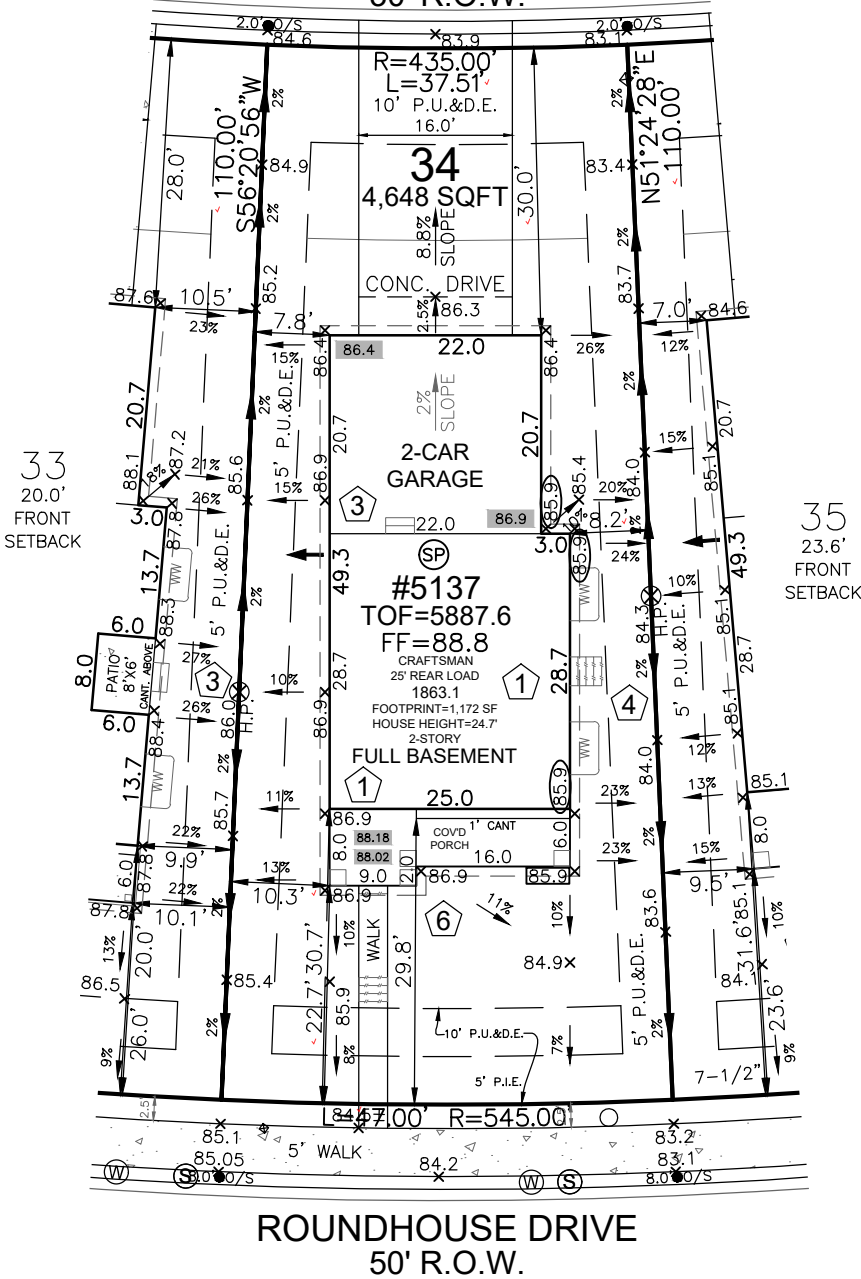


HAYLEY YOUNG, P.E.  
DATE: 12.09.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.  
DATE: 12.09.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

BEARTRACK POINT  
30' R.O.W.



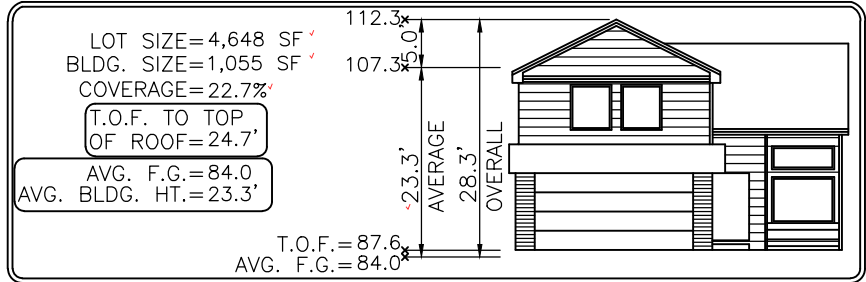
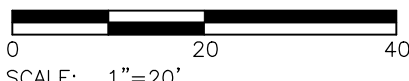
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 87.6
- GARAGE SLAB = 86.4
- GRADE BEAM = 18"  
(87.6 - 86.4 = 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)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION

Released for Permit  
12/17/2024 4:05:48 PM  
Regional Building Department  
Amy  
ENUMERATION



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

MODEL OPTIONS: 1863.1-A/CRAFTSMAN/2 CAR/FULL BSMT/8' BSMT	
SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2	
COUNTY: EL PASO	<b>PUD PLAT 14795</b>
ADDRESS: 5137 ROUNDHOUSE DRIVE	
MINIMUM SETBACKS: FRONT: 10' CORNER: 20' GARAGE: 20' SEP.: 10' REAR: 20' SIDE: 5'	DRAWN BY: MH DATE: 05.07.24  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: 10.11.22	

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5509306003

Address: 5137 ROUNDHOUSE DR, COLORADO SPRINGS

Plan Track #: 197086 

Received: 17-Dec-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	455	
Lower Level 2	1234	
Main Level	717	
Upper Level 1	1143	
	3549	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>12/17/2024 4:06:10 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
---	---

## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u>  <i>12/19/2024 12:45:53 PM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community Development Department</b>
---

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.