

**SFD211244
PLAT 14541ZONE
RS-5000 CAD-O**

**APPROVED
Plan Review**
07/30/2021 9:32:02 AM
dsdarchuleta
EPC Planning & Community
Development Department

DESERT ASPEN HORIZON
**VIEW
HOMES**

LOT 121

SCHEDULE NUMBER 5509303030

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.

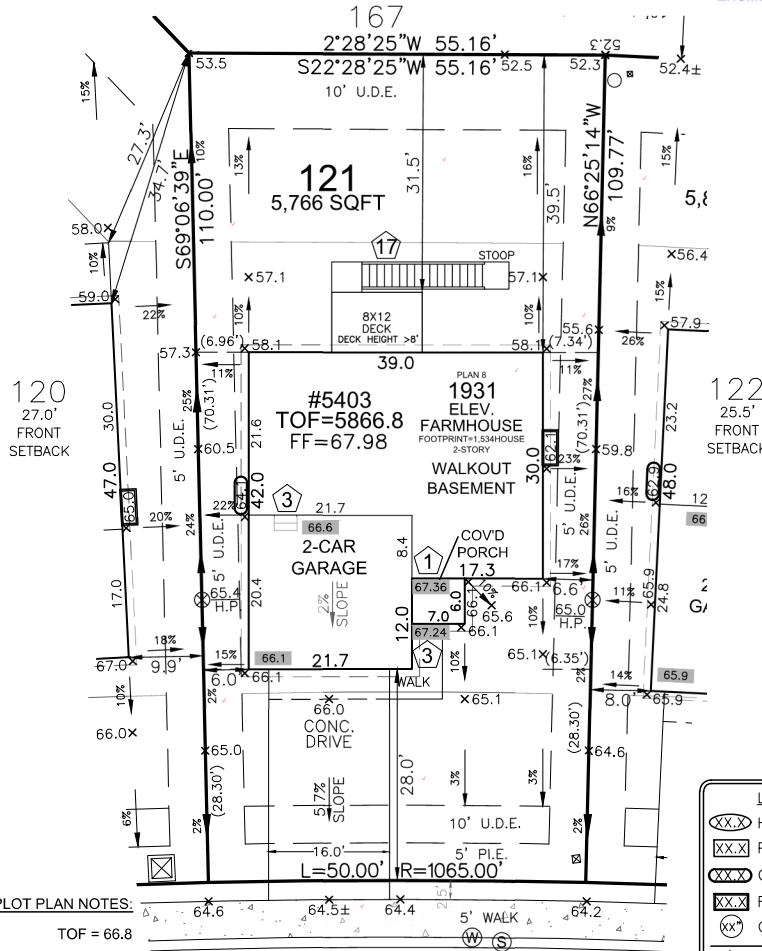
**Not Required
BESQCP**
07/30/2021 9:33:09 AM
dsdarchuleta
EPC Planning & Community
Development Department

PLOT PLAN

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

For accessory structures 10 years old or older, Site Plan approval DOES NOT CONSTITUTE approval/consolidation with the Building Code. A building permit may be required by PPRBD.

Released for Permit
07/29/2021 10:02:38 AM
Building Department
brent
ENUMERATION



SITE SPECIFIC PLOT PLAN NOTES:

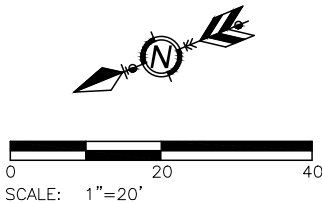
- TOF = 66.8
- GARAGE SLAB = 66.1
- GRADE BEAM = 12" (66.8 - 66.1 = 00.7 * 12 = 8" + 4" = 12") * FROST DEPTH MUST BE MAINTAINED
- STEP FOUNDATION AT LOCATIONS INDICATED
- POUR TALLER WALL IN GARAGE/CRAWL SPACE TO MAINTAIN FROST PROTECTION

**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.X CONCRETE
- X RISER COUNT
- XX.XX CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION



LOT SIZE = 5,766 SF
BLDG. SIZE = 1,475 SF
COVERAGE = 25.6%

T.O.F. TO TOP OF ROOF = 25.0'

AVG. F.G. = 62.1
AVG. BLDG. HT. = 24.7'

T.O.F. = 66.8
AVG. F.G. = 62.1

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

MODEL OPTIONS: 1931-FARMHOUSE/2-CAR/WALKOUT BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.1

COUNTY: EL PASO

ADDRESS: 5403 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
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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: 02.02.21

SITE

2017 PPRBC



Parcel: 5509303030

Address: 5403 WAGON HAMMER DR, COLORADO SPRINGS

Plan Track #: 149354  **Received: 29-Jul-2021 (BRENT)**

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

Type of Unit:

Garage	438
Lower Level 2	905
Main Level	992
Upper Level 1	946
Total Square Feet	
	3281

Enumeration
APPROVED
BRENT
7/29/2021 10:03:05 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
07/30/2021 9:32:44 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.