

SFD241175

DESERT ASPEN HORIZON VIEW HOMES

LOT 27

SCHEDULE NUMBER 5509305023

APPROVED
BESQCP

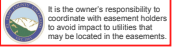
12/20/2024 2:53:26 PM

dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review

12/20/2024 2:53:31 PM

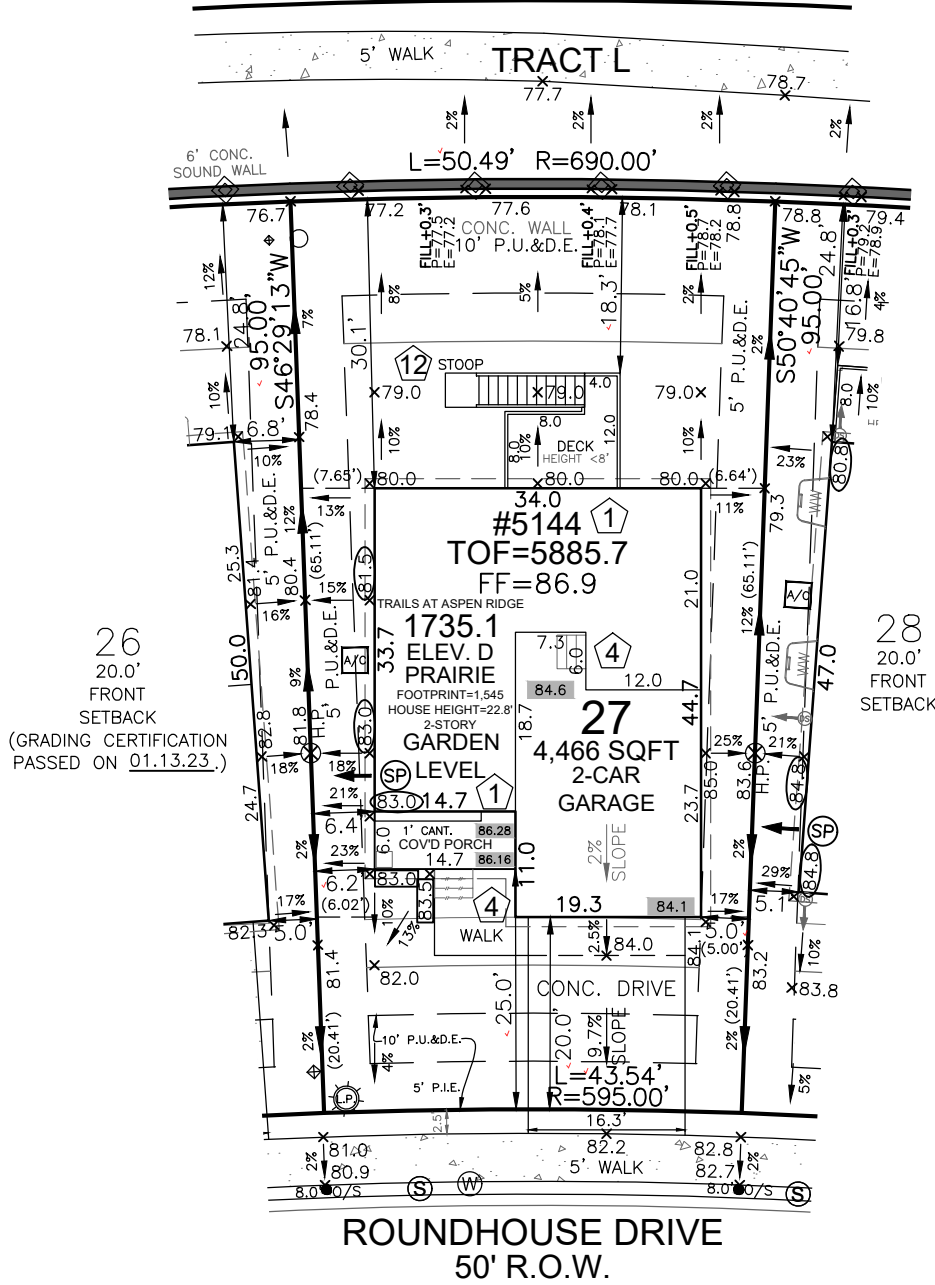
dsdyounger
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
LAW AND/OR REGULATIONS.
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.
Obstruction of drainage of any drainage way
is not permitted without approval of the
Planning & Community Development Department.

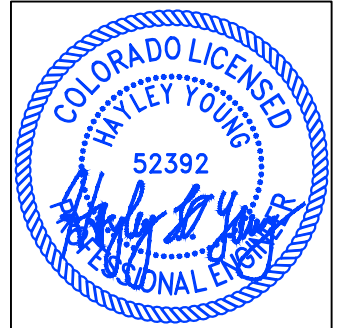
PLOT PLAN

THE TRAILS AT ASPEN RIDGE FILING NO. 1
RECEPTION NO. 220714541



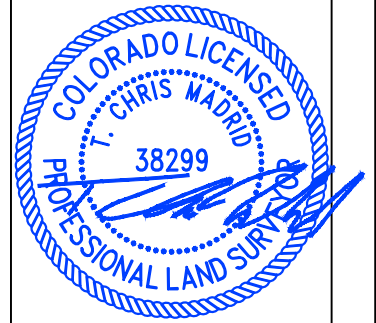
26
20.0'
FRONT
SETBACK
(GRADING CERTIFICATION
PASSED ON 01.13.23.)

28
20.0'
FRONT
SETBACK



HAYLEY YOUNG, P.E.
DATE: 12.16.24

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: 12.16.24

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 = 85.7
- GARAGE SLAB = 84.1
- GRADE BEAM = 23"
(85.7 - 84.1 = 01.6 * 12 = 19" + 4" = 23")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

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

WINDOW WELLS ARE CORRUGATED METAL AND DO NOT REQUIRE PERMISSION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE EASEMENT TO PROJECT INTO ANY DRAINAGE EASEMENT



Released for Permit

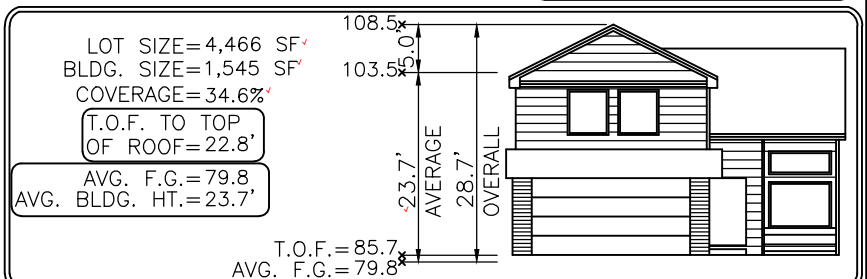
12/20/2024 12:36:42 PM



Becky A
ENUMERATION



SCALE: 1"=20'



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

MODEL OPTIONS: 1735.1-D/PRAIRIE/2-CAR/GARDEN LEVEL BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO PUD PLAT 14795

ADDRESS: 5144 ROUNDHOUSE DRIVE

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

DRAWN BY: MH

DATE: 12.12.24



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: 03.01.22

SITE



2023 PPRBC
2021 IECC Amended

Address: 5144 ROUNDHOUSE DR, COLORADO SPRINGS

Parcel: 5509305023

Plan Track #: 197183  Received: 20-Dec-2024 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	696	
Lower Level 2	788	
Main Level	878	
Upper Level 1	846	
	3208	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 12/20/2024 12:37:03 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/20/2024 3:14:07 PM</i> <i>dsdyounger</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.