

SFD241165

DESERT ASPEN HORIZON VIEW HOMES

LOT 32

SCHEDULE NUMBER 5509306001

APPROVED
BESQCP
12/20/2024 8:49:25 AM
dsdyounger
EPC Planning & Community
Development Department

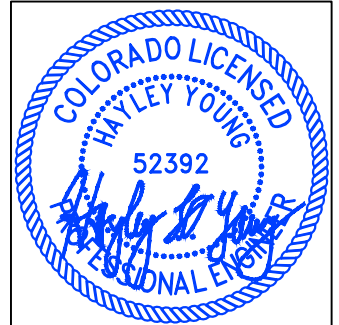
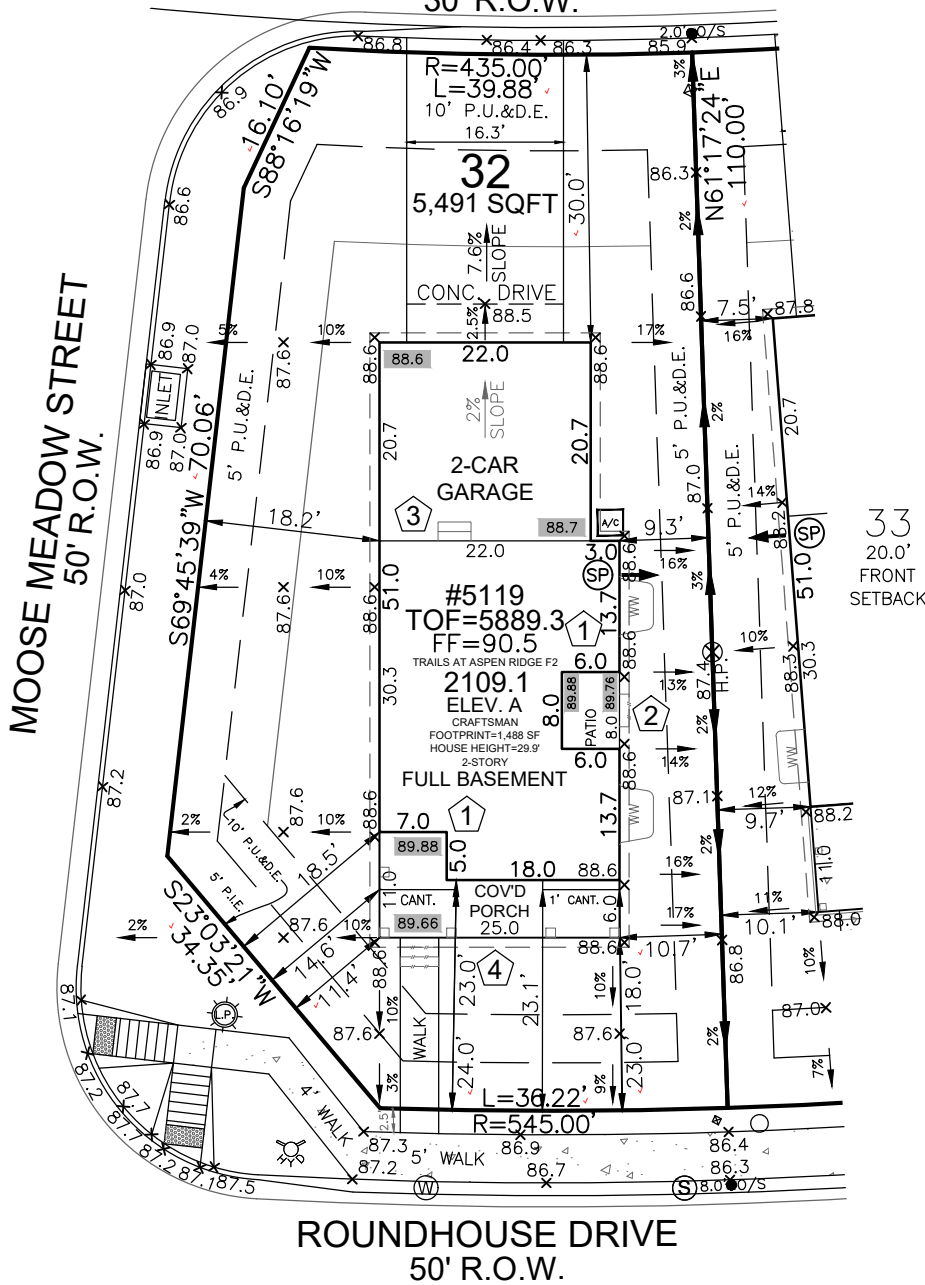
APPROVED
Plan Review
12/20/2024 8:49:29 AM
dsdyounger
EPC Planning & Community
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

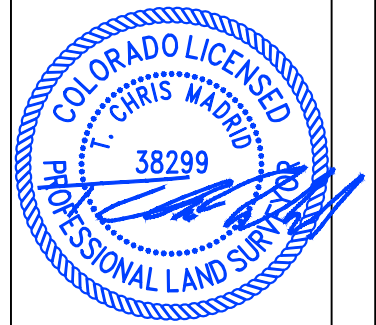
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable codes on the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of loadage of any drainage way is not permitted without approval of the Planning & Community Development Department.

PLOT PLAN

BEARTRACK POINT 30' R.O.W.



HAYLEY YOUNG, P.E.
DATE: 12.05.24
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: 12.05.24
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:

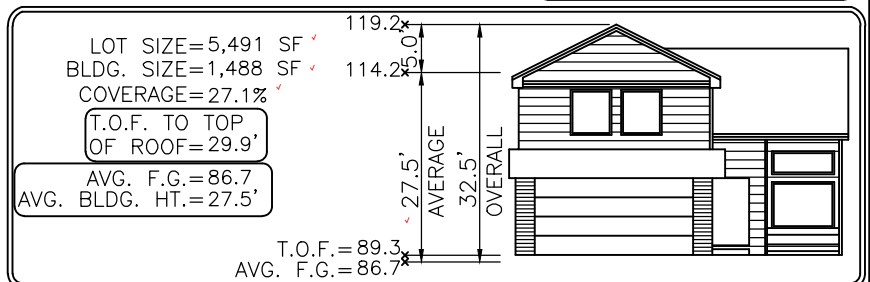
- TOF = 89.3
- GARAGE SLAB = 88.6
- GRADE BEAM = 12"
(89.3 - 88.6 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED

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 4:09:15 PM
Regional Planning Department
Amy
ENUMERATION



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

MODEL OPTIONS: 2109.1-A/CRAFTSMAN/2 CAR/FULL BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO **PUD PLAT 14795**

ADDRESS: 5119 ROUNDHOUSE DRIVE

MINIMUM SETBACKS:
FRONT: 10' CORNER: 10'
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@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: 10.11.22

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5509306001

Address: 5119 ROUNDHOUSE DR, COLORADO SPRINGS

Plan Track #: 197087 

Received: 17-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	455	
Lower Level 2	1362	
Main Level	800	
Upper Level 1	1309	
	3926	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>AMY</p> <p>12/17/2024 4:09:31 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
--	--

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>12/20/2024 8:51:36 AM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.