SFD241176

APPROVED BESQCP

12/20/2024 3:28:47 PM

APPROVED Plan Review 12/20/2024 3:28:52 PM





sion of blockage of any drainage way permitted without approval of the

2%

FILL **10.5** F=78.7 E=78.2 78.8

79.0**×**

-80.0

20.0'

FRONT

SETBACK

10%

%D.

□.

1%

23%

DESERT-ASPEN-HORIZON

PLOT PLAN

=50.49' R=690.00'

THE TRAILS AT ASPEN RIDGE FILING NO. 1

TRACT L

CONC. WALL 10' P.U.&D.E.

8%

28

4,466 SQFT #5138

TOF=5888.0

FF=89.2

2376.2

ELEV. A CRAFTSMAN

,81.3

5' WALK

79.8

DECK , oo

GARDEN

LEVEL

. –10' P.U.&D.E.-

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

×83.8

2%

8.0**6**0/S **S W**

5.00

82.8 82.7

 $\overline{1}$

WALK

(5)

 $\langle 1 \rangle$

2%

∆78..7

SCHEDULE NUMBER 5509305024

LOT 28



THE

%

FIL. =81

×81.8

29

20.0' FRONT

SETBACK

8

80.9

CONC

18"WO

\$54°52°18 95.00°

14%

4/c

Ρ.

'n

10%

×85 7

(20.40)

2%

× 84.6 84.5

2%

P.U.&D.E.

.6 0.

10% (6.85')

25.3

(70.44")

2%

81.3

 $\langle 12 \rangle$ 80

(5)

12.7

86.3

2-CAR

GARAGE

% **8**5.7

84.0

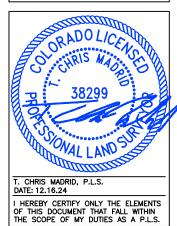
DRIVE

cdnc.

ROUNDHOUSE DRIVE

50' R.O.W.

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



SITE SPECIFIC PLOT PLAN NOTES:

TOF = 88.0

GARAGE SLAB = 85.8

GRADE BEAM = 30" (88.0 - 85.8 = 02.2 * 12 = 26" + 4" = 30") *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION

CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE: XX.X HOUSE

XX.X PORCH

XXXX GARAGE/CRAWL SPACE

XX.X FOUNDATION STEP

(XX") CONCRETE $\langle \mathbf{X} \rangle$ RISER COUNT

XX.XX CONCRETE ELEVATION

LOT SIZE=4,466 SF 110.0 BLDG. SIZE=1,802 SF COVERAGE = 40.3% T.O.F. TO TOP OF ROOF=27.0' ^28.2' AVERAGE OVERAL Ś AVG. F.G.=81.8 BLDG. HT.=28.2 33. T.O.F. = 88.0 AVG. F.G. = 81.8 Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 2376.2-A/CRAFTSMAN/2-CAR/GARDEN LEVEL BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO **PUD**

ADDRESS: 5138 ROUNDHOUSE DRIVE

MINIMUM SETBACKS: SIDE: 5' SEP.: 10'

Released for Permit

ENUMERATION

FRONT: 15' GARAGE: 20' REAR: 15' CORNER: 10

SCALE:

DRAWN BY: MH

DATE: 12.12.24

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: 10.24.22

Surveyin**g,** Inc.

6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net

SITE



2023 PPRBC 2021 IECC Amended

Parcel: 5509305024

Address: 5138 ROUNDHOUSE DR, COLORADO SPRINGS

Description:

RESIDENCE

Type of Unit:

Garage	463	
Lower Level 2	1596	
Main Level	1222	
Upper Level 1	1154	
	4435	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

12/20/2024 12:42:30 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

12/20/2024 3:30:57 PM dsdyounger

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.