

DESERT ASPEN HORIZON VIEW HOMES

LOT 31

SCHEDULE NUMBER 5509305027

REVISIONS:

01.23.25 - PER VH CHANGED PATIO SIZE - MH

01.28.25 - PER REVIEWER COMMENTS UPDATED AVERAGE BLDG. HEIGHT CALC. - MH

PLOT PLAN

SFD25106

**APPROVED
BESQCP**

01/29/2025 2:14:27 PM
dsdyounger

EPC Planning & Community
Development Department

**APPROVED
Plan Review**

01/29/2025 2:14:30 PM
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.

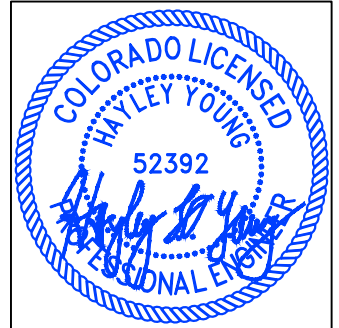
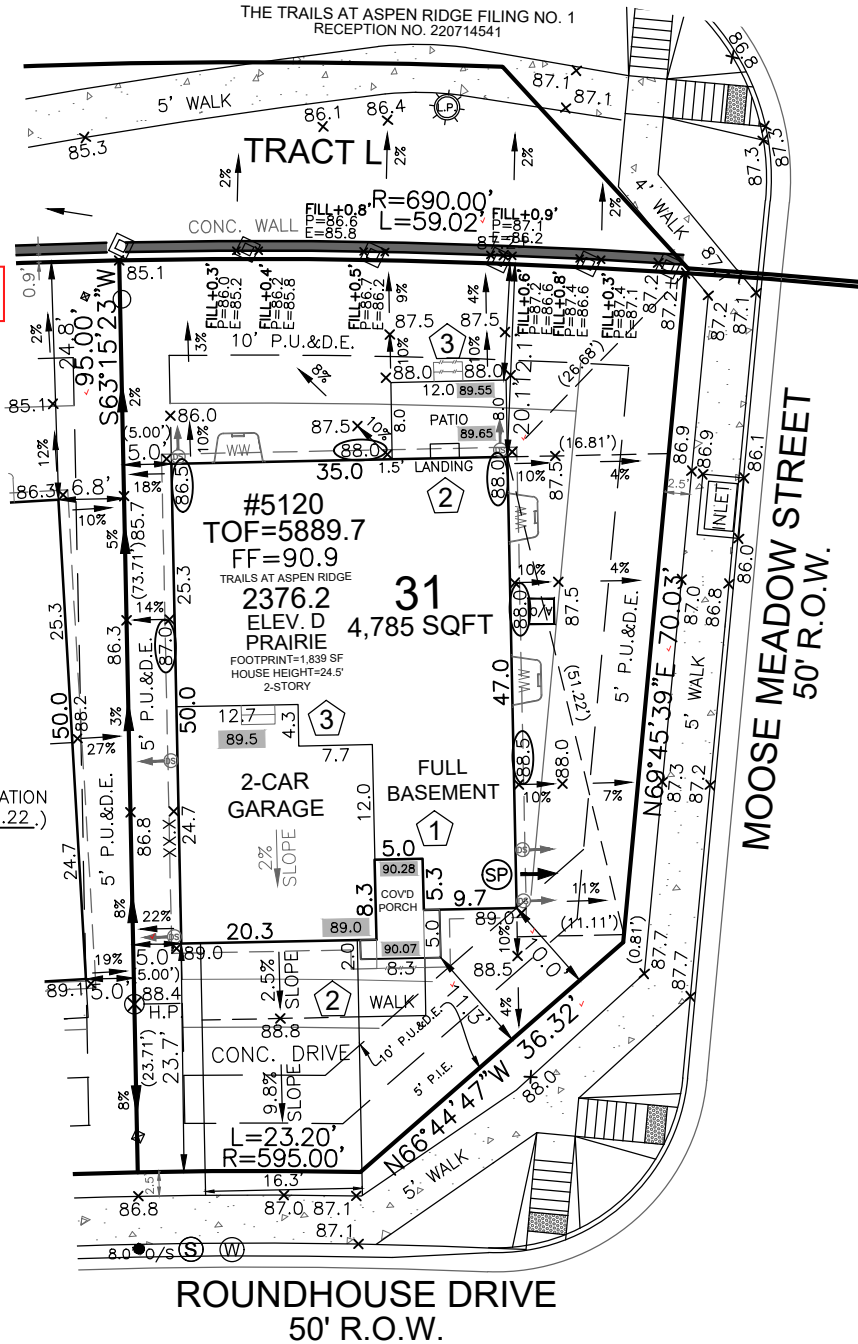
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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.

30
20.0'
FRONT
SETBACK
(GRADING CERTIFICATION
PASSED ON 10.19.22.)



HAYLEY YOUNG, P.E.
DATE: 01.28.25

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: 01.28.25

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 = 89.7

GARAGE SLAB = 89.0

GRADE BEAM = 12"

(89.7 - 89.0 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

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

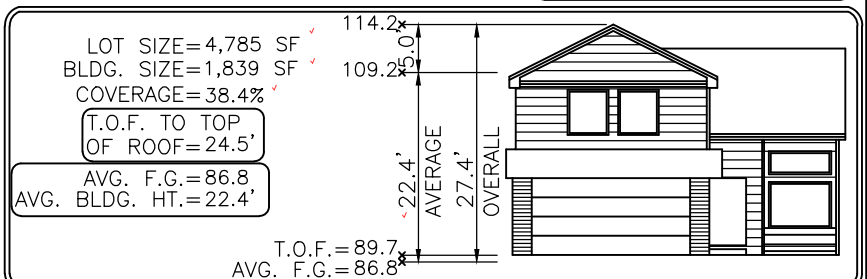
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beckya
ENUMERATION



SCALE: 1"=20'



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

MODEL OPTIONS: 2376.2-D/PRAIRIE/2-CAR/STANDARD BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO **PUD PLAT 13795**

ADDRESS: 5120 ROUNDHOUSE DRIVE

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

DRAWN BY: MH

DATE: 01.15.25



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

Address: 5120 ROUNDHOUSE DR, COLORADO SPRINGS

Parcel: 5509305027

Plan Track #: 198094 

Received: 28-Jan-2025 (AMY)

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

AMY

1/28/2025 12:47:41 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

01/29/2025 2:15:34 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.