

S143700
SFD21710
PLAT 14541
ZONE PUD
DIST 4

✓ RICHMOND AMERICAN HOMES JOB#30800051 LOT 102 ✓

PLOT PLAN

SCHEDULE NUMBER 5509303011 ✓

APPROVED
Plan Review

04/08/2021 3:49:15 PM
dsdespinoza

EPC Planning & Community
Development Department

APPROVED
BESQCP

04/08/2021 3:49:38 PM
dsdespinoza

EPC Planning & Community
Development Department

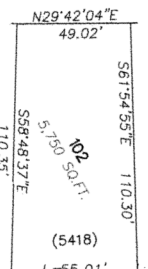
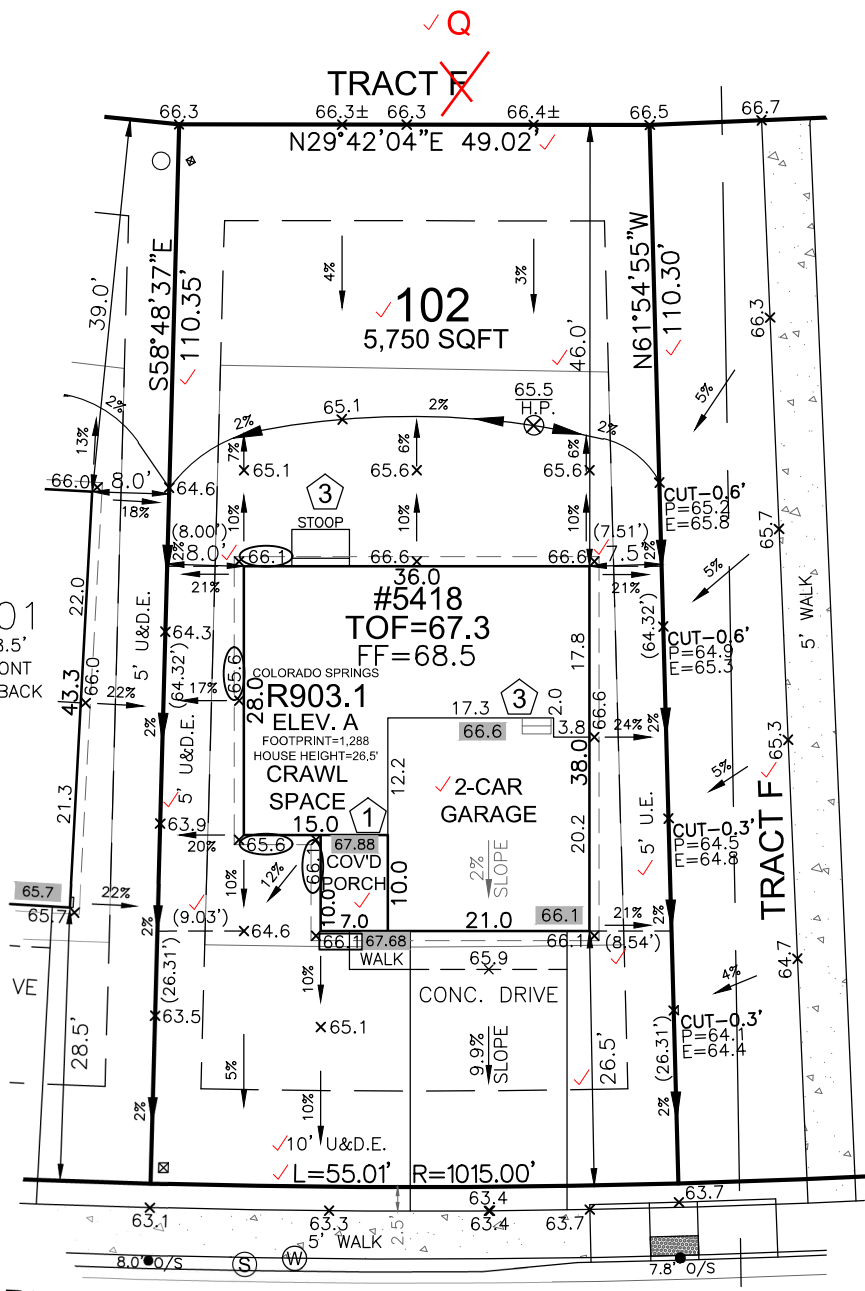
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

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.

Diversion of blockage of any drainage way is not permitted without approval of the 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.



WAGON HAMMER DRIVE

✓ WAGON HAMMER DRIVE
✓ 50' R.O.W.

PUDSP-19-001
DIMENSIONAL STANDARDS AND GUIDELINES

- DIMENSIONAL STANDARDS FOR LOTS 1-152, 222-230, 285-331, 470-539**
- MINIMUM LOT AREA:**
 - DWELLING, SINGLE FAMILY: 3,825 SF
 - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
 - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
 - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
 - PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
 - SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIFTEEN FEET (15')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
 - ACCESSORY STRUCTURE STANDARDS:**
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
 - SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

SITE SPECIFIC PLOT PLAN NOTES:

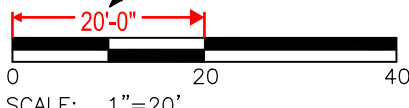
- TOF = 67.3
- GARAGE SLAB = 66.1
- GRADE BEAM = 18"
- (67.3 - 66.1 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

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
- (XX.X) GRADING PLAN ELEVATION

Released for Permit
04/07/2021 11:42:12 AM
Becky A
ENUMERATION



LOT SIZE = 5,750 SF
BLDG. SIZE = 1,288 SF
COVERAGE = 22.4%

T.O.F. TO TOP OF ROOF = 26.5'

AVG. F.G. = 66.1
AVG. BLDG. HT. = 22.7' ✓

93.8x

88.8x

22.7'

27.7'

AVERAGE

OVERALL

T.O.F. = 67.3
AVG. F.G. = 66.1

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

MODEL OPTIONS: D903.1-A/2-CAR/CRAWL SPACE/FP FR

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 1 ✓

COUNTY: EL PASO ✓

ADDRESS: 5418 WAGON HAMMER DRIVE ✓

MINIMUM SETBACKS:
FRONT: 18' 15" CORNER: 10' ✓
GARAGE: SIDE: 5' ✓
20' BOW ✓
REAR: 20' 15'

DRAWN BY: AG DATE: 04.05.21

6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.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: 03.29.21

SITE



2017 PPRBC

Address: 5418 WAGON HAMMER DR, COLORADO SPRINGS

Parcel: 5509303011

Plan Track #: 143700  Received: 07-Apr-2021 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	440	
Main Level	777	
Upper Level 1	1054	
	2271	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>4/7/2021 11:43:05 AM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p>04/08/2021 3:55:12 PM</p> <p><i>dsdespinoza</i></p> <p>EPC Planning & Community Development Department</p>
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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.