DESERT-ASPEN-HORIZON

PLOT PLAN

24%

70.3TW 69.8BW

69.7

80

P.U.&D.F (68.00')

2% 5' P.U.&D.E.

% 68.1 5.0 6.1

93

20.1

FRONT

SETBACK

%9

FULL

BASEMENT

MT. ABOVE 69.7 COV'D PORCH

(SP)

68.2×

(20.00)

6743

67.2 (S) 8.0 0/s

67 A

4.0

(4)

2 10' P.U.&D.E.-

(W)

2 70.2×

,0°/

2%

TRACT C

16%

12.0

71.85 1

35.0 1 #5085 TOF=5871.9

FF=73.1

2166.2

ELEV. A
FOOTPRINT=1,770 SQ FT
HOUSE HEIGHT=26.1'
2-STORY

7.7 2.9

70.1

____| 67.9_∆ △

BIG JOHNSON

DRIVE

50' R.O.W.

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

67.9

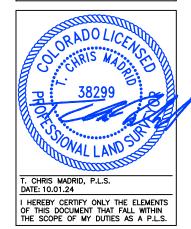
"Ŵ∵45.00

LOT 94

SCHEDULE NUMBER 5509309012

I ICENICADO RADO LICENS HAYLEY YOUNG, P.E. DATE: 10.01.24

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 = 71.9

GARAGE SLAB = 70.1

GRADE BEAM = 26" (71.9 - 70.1 = 01.8 * 12 = 22" + 4" = 26") *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 32'

POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION

LOWERED FINISH GRADE AT PATIO

RETAINING WALL PROPOSED TW/BW INDICATE FINISH GRADE AT WALL

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 = 4,275 SF 93.0 BLDG. SIZE=1,770 SF COVERAGE = 41.4% T.O.F. TO TOP OF ROOF=26.1' .22.3' AVERAGE OVERAL 'n AVG. BLDG. F.G.=70.7 . HT.=22.3 27. T.O.F. = 71.9 AVG. F.G. = 70.7

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height. MODEL OPTIONS: 2166.2-A/CRAFTSMAN/2-CAR/STANDARD BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

-40

COUNTY: EL PASO PUD PLAT 14795

ADDRESS: 5085 BIG JOHNSON DRIVE

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

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

SCALE:

10/03/2024 1:13:27 PM

REVISIONS:

10.01.24 - PER REVIEWER COMMENT ADDED NOTE STATING WINDOW WELLS ARE CORRUGATED METAL -

APPROVED Plan Review
04/2024 9:34:04 AM

71.5 6% 8 72.2

95

FRONT

SETRACK

A/C

(SP)

10%

69.7**x**

2%

69

68₄8 × × 68.7

68.7^Δ

P.U.&D.E.

4

70.6

12.3 m

94

4,275 SQFT 2-CAR

GARAGE

CONC. DRIVE

45.00

68.2 5' WALK

[△]75.2

SFD24943

APPROVED

10/04/2024 9:33:59 AM

DRAWN BY: MH

DATE: 09.18.24

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

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 EASEMENTS OF RECORD.
PLOT PLAN MUST BE APPROVED BY BUILDER
PRIOR TO ORDERING STAKEOUT.
LOT CORNER ELEVATION CHECK: 10.24.22

SITE



2023 PPRBC 2021 IECC Amended

Parcel: 5509309012

Address: 5085 BIG JOHNSON DR, COLORADO SPRINGS

Description:

RESIDENCE

Type of Unit:

Garage	458	
Garage	430	
Lower Level 2	1085	
Main Level	1083	
Upper Level 1	1083	
	3709	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

9/26/2024 3:04:39 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

10/04/2024 9:35:04 AM 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.