

SFD26666

DESERT ASPEN HORIZON
**VIEW
HOMES**

LOT 176

SCHEDULE NUMBER 5509313010✓

APPROVED
Plan Review
07/20/2026 3:21:21 PM
dsyounger
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CONSTITUTE THE NEEDED
EASEMENT, EASEMENT APPLICABLE &
FEDERAL, STATE, OR LOCAL
LAND AND/OR REGULATIONS
An easement must be granted by the
Planning & Community Development Department
prior to the construction of any driveway onto a
County road
Division of knowledge of any drainage way
keep permanent record 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.

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 07.10.26
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: 07.10.26
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 = 09.7
GARAGE SLAB = 09.0
GRADE BEAM = 12"
(09.7 - 09.0 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 32"
STEP FOUNDATION AT LOCATIONS INDICATED
RETAINING WALL PROPOSED
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
07/17/2026 3:30:28 PM
REGIONAL
Building Department
Justin
CONSTRUCTION

SIDEWINDER 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

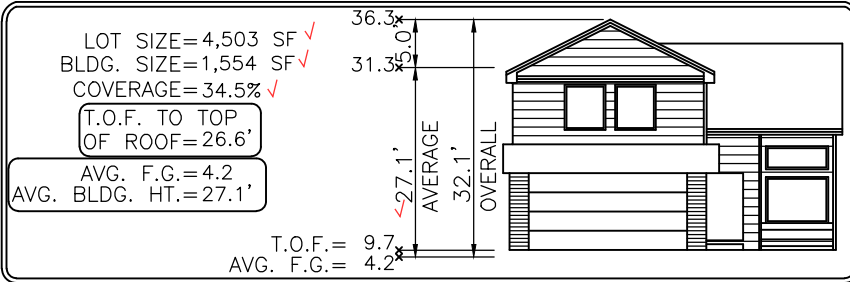
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 902 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=36.2 %

Released for Permit

07/17/2026 3:51:46 PM
REGIONAL
Building Department
Becky A
ENUMERATION



0 20 40
SCALE: 1"=20'



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

MODEL OPTIONS: 1825.2-B/FARMHOUSE/2-CAR/GARDEN LEVEL/9' WALLS

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 3 ✓

COUNTY: EL PASO PUD PLAT 15013 07.10.26 / LEFT / NAIL TO NAIL=82.00'
Front 15': N=6978.3078 E=12426.0985
Address: 5265 SIDEWINDER DRIVE ✓ Rear 15': N=7019.8014 E=12496.8252

MINIMUM SETBACKS:

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

DRAWN BY: DEV

DATE: 07.02.26



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: 04.15.24

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 5265 SEWINDER DR, COLORADO SPRINGS

Parcel: 5509313010

Plan Track #: 215244

Received: 17-Jul-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	720	
Lower Level 2	695	
Main Level	775	
Upper Level 1	1025	
	3215	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

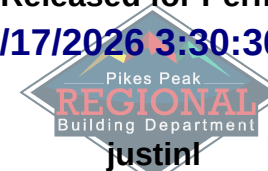
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Floodplain

(N/A) RBD GIS

**Construction
Released for Permit**

07/17/2026 3:30:30 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/20/2026 3:49:02 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.**