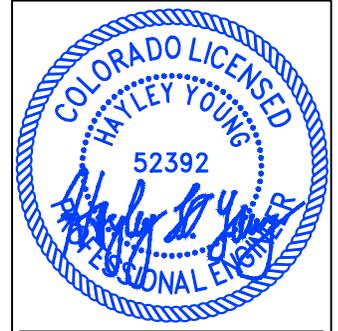
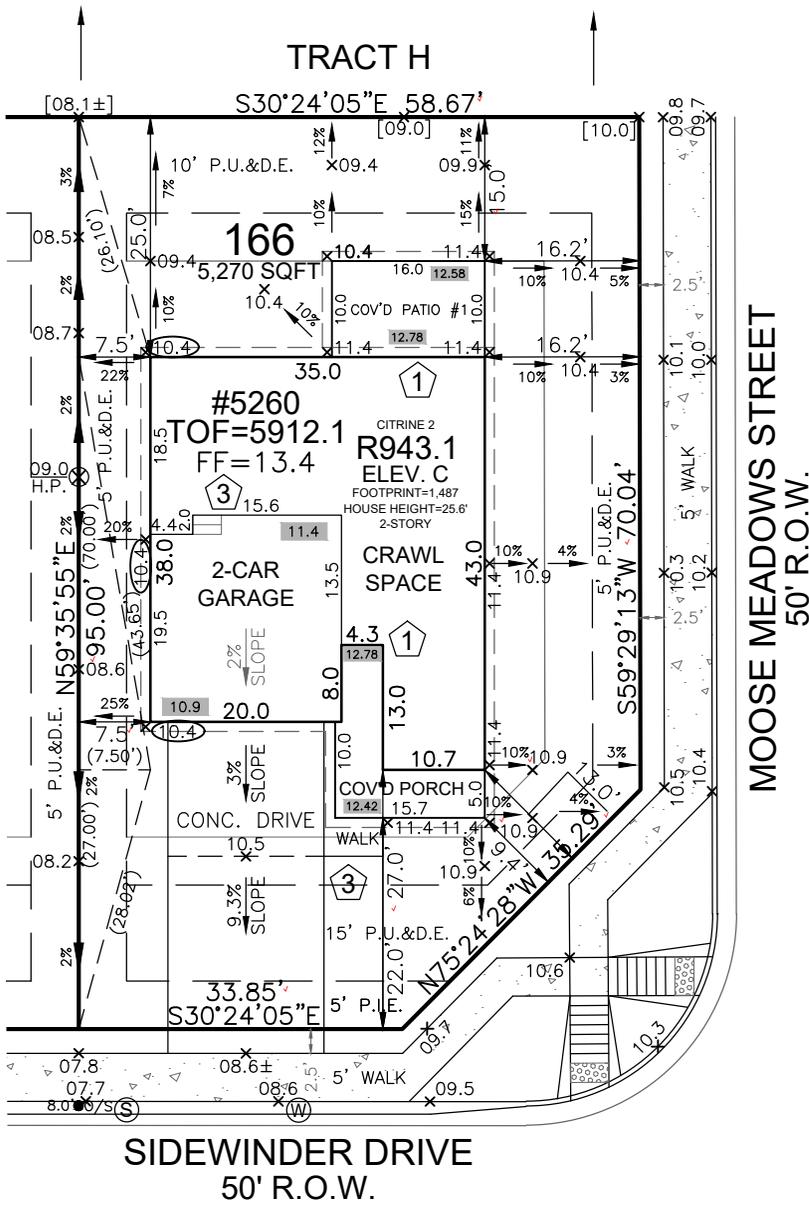


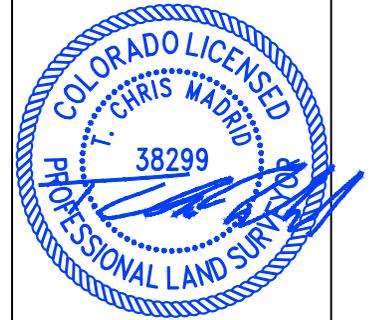
RICHMOND AMERICAN HOMES LOT 166

PLOT PLAN

SCHEDULE NUMBER 5509312016 ✓



HAYLEY YOUNG, P.E.
DATE: 02.06.24
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: 02.06.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

Released for Permit
02/07/2024 9:45:38 AM
brent
ENUMERATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 856 SF
DRIVE COVERAGE IN
FRONT SETBACK= 326 SF
COVERAGE=38.0 %

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
---	OVEREX LIMITS

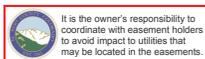
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 12.1
- GARAGE SLAB = 10.9
- GRADE BEAM = 18"
(12.1 - 10.9 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO

SFD2498

APPROVED BESQCP
02/08/2024 10:24:38 AM
dsdyounger
EPC Planning & Community Development Department

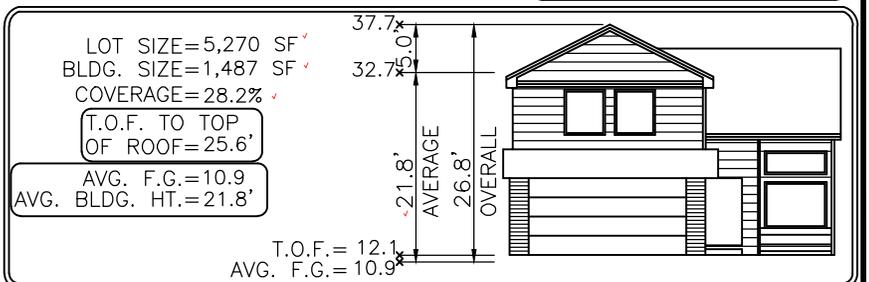
APPROVED Plan Review
02/08/2024 10:24:43 AM
dsdyounger
EPC Planning & Community Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVIATE 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



0 20 40
SCALE: 1"=20'



MODEL OPTIONS: R943.1-C/2-CAR/CRAWL SPACE/COV'D PATIO #1

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

COUNTY: EL PASO **PUD PLAT 15013**

ADDRESS: 5260 SIDEWINDER DRIVE ✓

MINIMUM SETBACKS:

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

DRAWN BY: DV

DATE: 02.06.24



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: 01.23.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5509312016

Address: 5260 SIDEWINDER DR, COLORADO SPRINGS

Plan Track #: 186068  Received: 07-Feb-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	418	
Main Level	930	
Upper Level 1	982	
	2330	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>BRENT</p> <p>2/7/2024 9:46:09 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>02/08/2024 10:25:43 AM</p> <p><i>dsdyounger</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.