

S143694
SFD21709
PLAT 14541
ZONE PUD
DIST 4

RICHMOND AMERICAN HOMES

JOB#30800051
LOT 101

PLOT PLAN

SCHEDULE NUMBER 5509303010

APPROVED
Plan Review

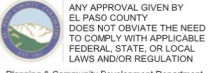
04/08/2021 3:09:16 PM
dsdespinoza

EPC Planning & Community
Development Department

APPROVED
BESQCP

04/08/2021 3:09:29 PM
dsdespinoza

EPC Planning & Community
Development Department



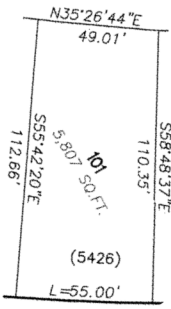
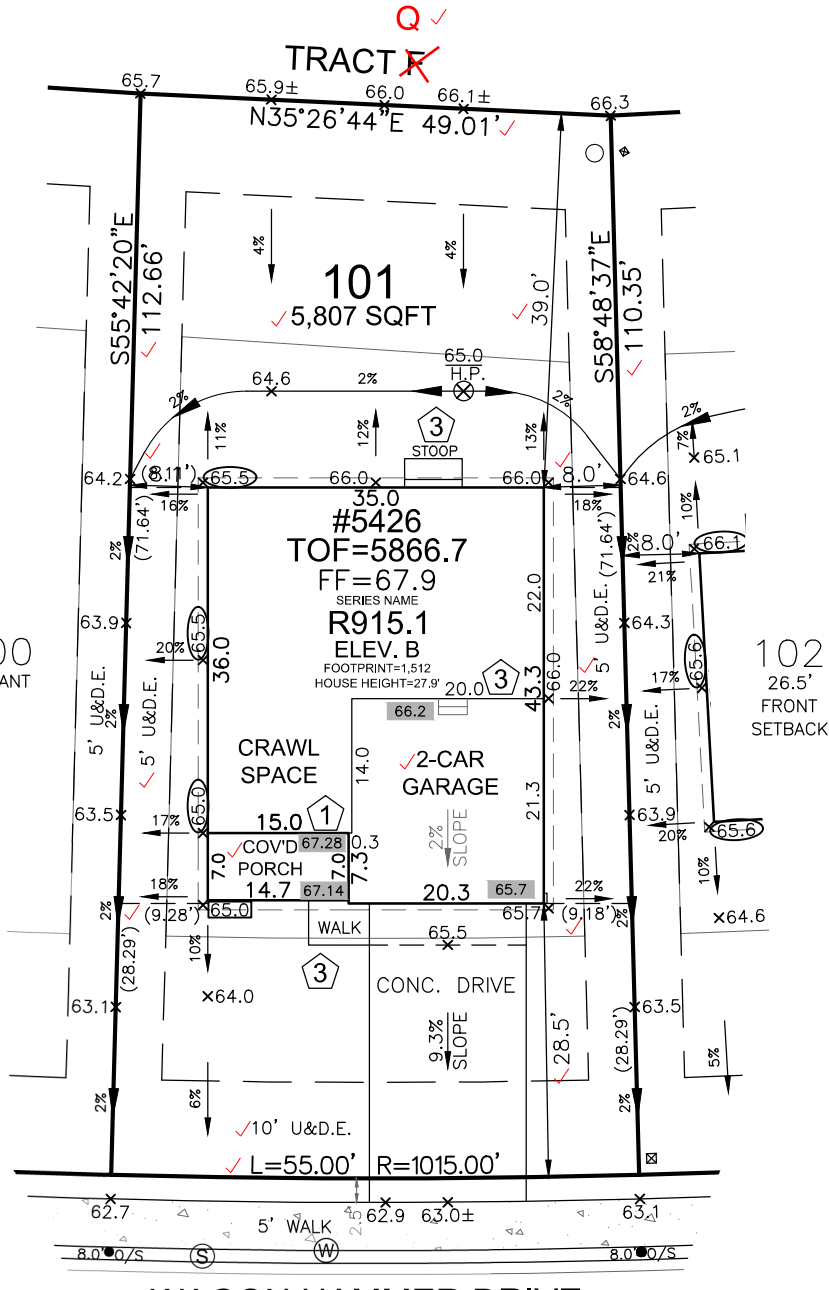
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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

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

50' R.O.W.

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

PUDSP-19-001

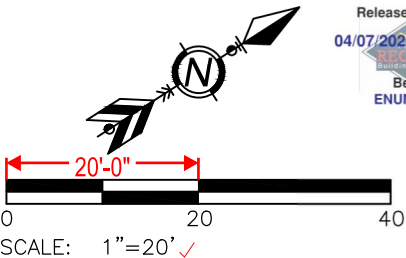
DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1 -152, 222 - 230, 285 - 331, 470 - 539

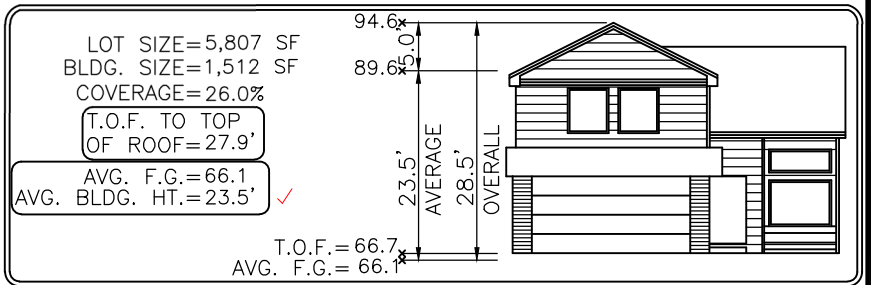
- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: 3,825 SF
 - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
 - MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
 - MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
 - PROJECTIONS INTO SETBACKS ARE GOVERNED 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 = 66.7
- GARAGE SLAB = 65.7
- GRADE BEAM = 16" (66.7 - 65.7 = 01.0 * 12 = 12" + 4" = 16") *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"



Released for Permit
04/07/2021 10:46:44 AM
Becky A
ENUMERATION



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

MODEL OPTIONS: D915.1-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 1

COUNTY: EL PASO

ADDRESS: 5426 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: 03.03.21

SITE



2017 PPRBC

Address: 5426 WAGON HAMMER DR, COLORADO SPRINGS

Parcel: 5509303010

Plan Track #: 143694  Received: 07-Apr-2021 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	414	
Main Level	986	
Upper Level 1	1202	
	2602	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 4/7/2021 10:47:10 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>04/08/2021 3:14:59 PM</i> <i>dsdespinoza</i> 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.