

SFD241177

# DESERT ASPEN HORIZON VIEW HOMES

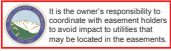
LOT 29

SCHEDULE NUMBER 5509305025

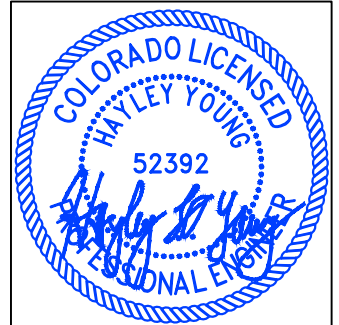
APPROVED  
BESQCP  
12/20/2024 3:59:51 PM  
dsdyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
12/20/2024 3:59:56 PM  
dsdyounger  
EPC Planning & Community  
Development Department

## PLOT PLAN



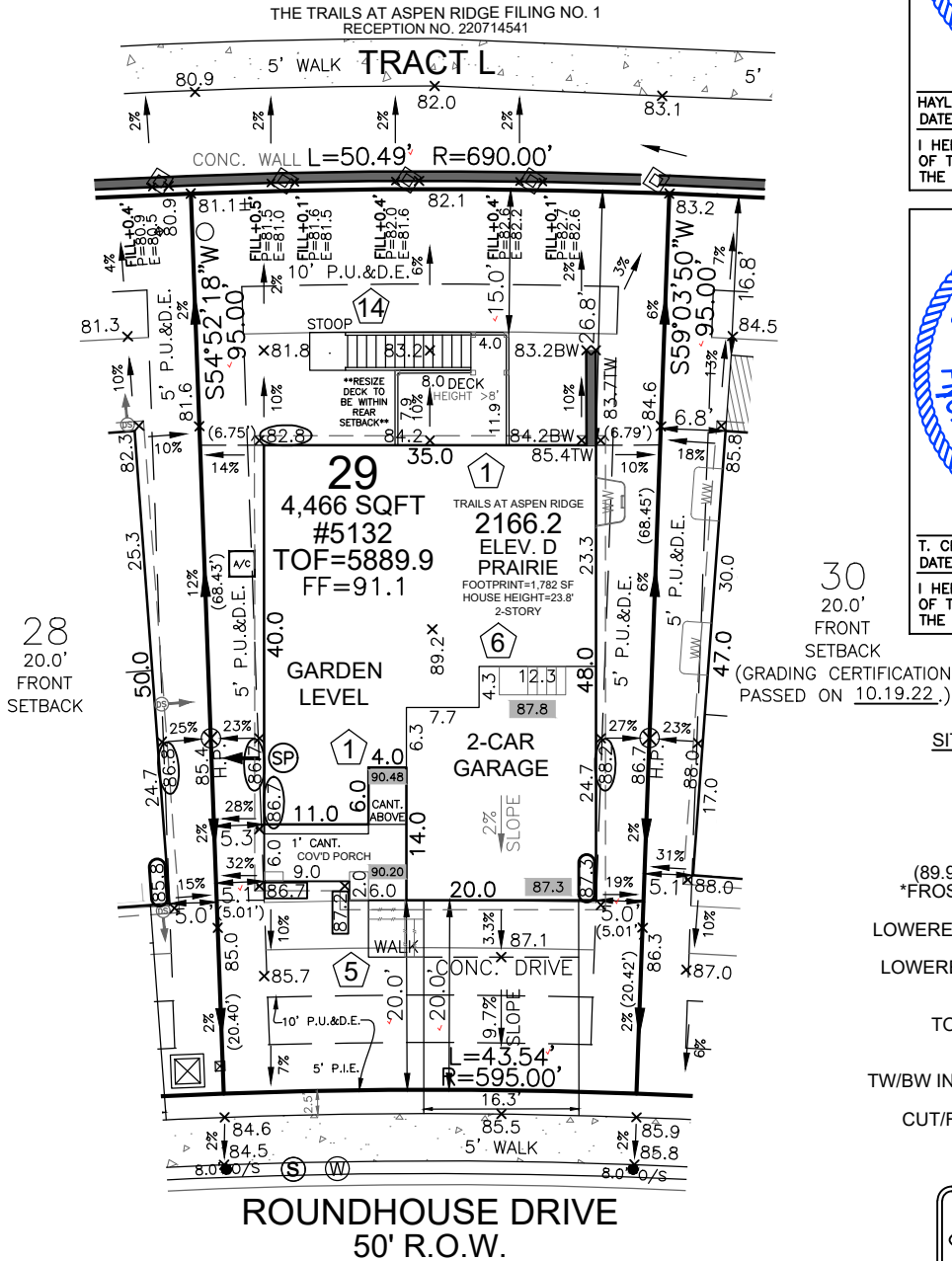
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIGATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, LOCAL, LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on this recorded plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Division of discharge of any drainage water is not permitted without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.  
DATE: 12.16.24  
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: 12.16.24  
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 = 89.9
- GARAGE SLAB = 87.3
- GRADE BEAM = 35" (89.9 - 87.3 = 02.6 \* 12 = 31" + 4" = 35")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 38"
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION
- RETAINING WALL PROPOSED TW/BW INDICATE FINISH GRADE AT WALL
- 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

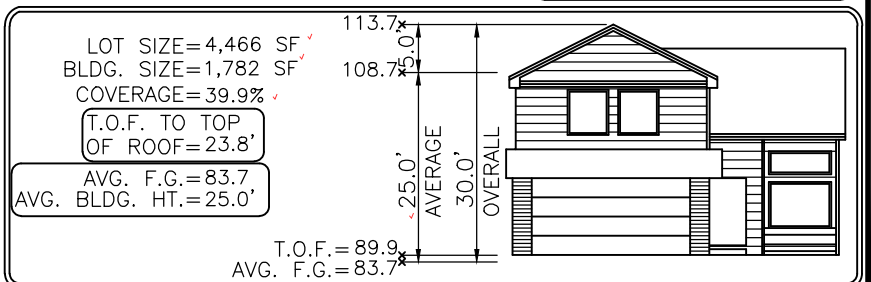
WINDOW WELLS ARE CORRUGATED METAL AND DO NOT REQUIRE PERMISSION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE EASEMENT TO PROJECT INTO ANY DRAINAGE EASEMENT

Released for Permit

12/20/2024 12:45:11 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: 2166.2-D/PRAIRIE/2-CAR/GARDEN LEVEL BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO PUD PLAT 14795

ADDRESS: 5132 ROUNDHOUSE DRIVE

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

DRAWN BY: MH

DATE: 12.12.24



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: 10.24.22

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5509305025

Address: 5132 ROUNDHOUSE DR, COLORADO SPRINGS

Plan Track #: 197185 

Received: 20-Dec-2024 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BECKYA</b></p> <p><b>12/20/2024 12:48:16 PM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>12/20/2024 4:00:45 PM</i></p> <p><i>dsdyounger</i></p> <p><b>EPC Planning &amp; Community Development Department</b></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.