

SFD26683
PUD
PLAT - 15013

ASQ 2616

DESERT • ASPEN • HORIZON
**VIEW
HOMES**

LOT 175

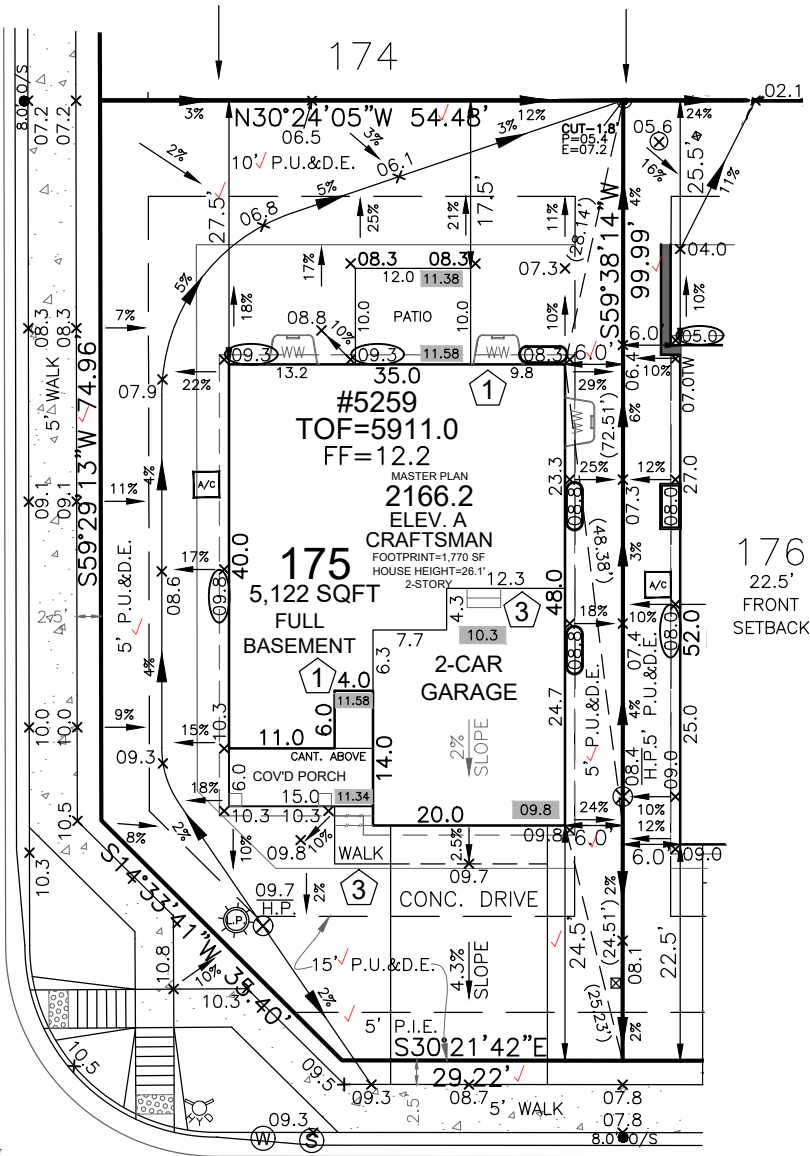
SCHEDULE NUMBER 5509313009



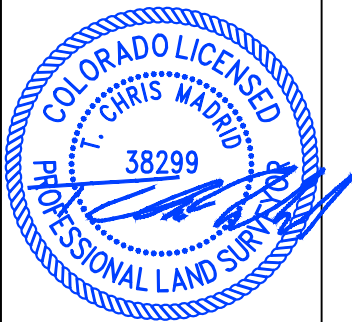
This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

PLOT PLAN

MOOSE MEADOW
STREET
50' R.O.W.



HAYLEY YOUNG, P.E.
DATE: 07.07.26
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: 07.07.26
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
07/20/2026 8:38:18 AM
EPC Planning & Community Development Department
Jugim
CONSTRUCTION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 784 SF
DRIVE COVERAGE IN
FRONT SETBACK= 326 SF
COVERAGE=41.5 %

APPROVED
Plan Review

07/23/2026 1:34:18 PM
dsdmaes

EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLATE 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 rules on the record plat.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Obstruction of 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.

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

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 11.0
GARAGE SLAB = 09.8
GRADE BEAM = 18"
(11.0 - 09.8 = 01.2 * 12 = 14" + 4" = 18")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
POUR TALLER WALL IN GARAGE
TO MAINTAIN FROST PROTECTION
LOWERED FINISH GRADE AT PATIO
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

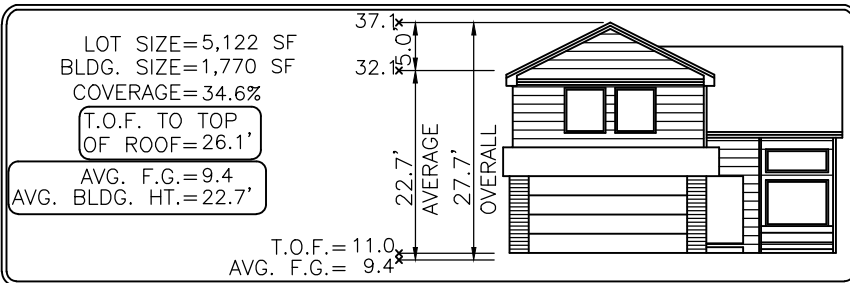
Released for Permit

07/17/2026 1:50:27 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-A/CRAFTSMAN/2-CAR/FULL BASEMENT/8' WALLS

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 3

COUNTY: EL PASO

ADDRESS: 5259 SIDEWINDER DRIVE

07.07.26 / RIGHT / NAIL TO NAIL=78.00'
Front 15': N=6989.6613 E=12421.7399
Rear 15': N=7029.1334 E=12489.0151

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

MINIMUM SETBACKS:

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

DRAWN BY: DEV

DATE: 07.07.26



Specializing in Home Builder Services Since 1985.

6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 5259 SIDEWINDER DR, COLORADO SPRINGS

Parcel: 5509313009

Plan Track #: 215243 

Received: 17-Jul-2026 (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 (3)

Enumeration

APPROVED

BECKYA

7/17/2026 1:50:48 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

07/20/2026 8:38:20 AM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/23/2026 1:36:46 PM

dsdmaes

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.