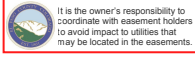


SFD26631  
 PLAT-15013  
 PUD



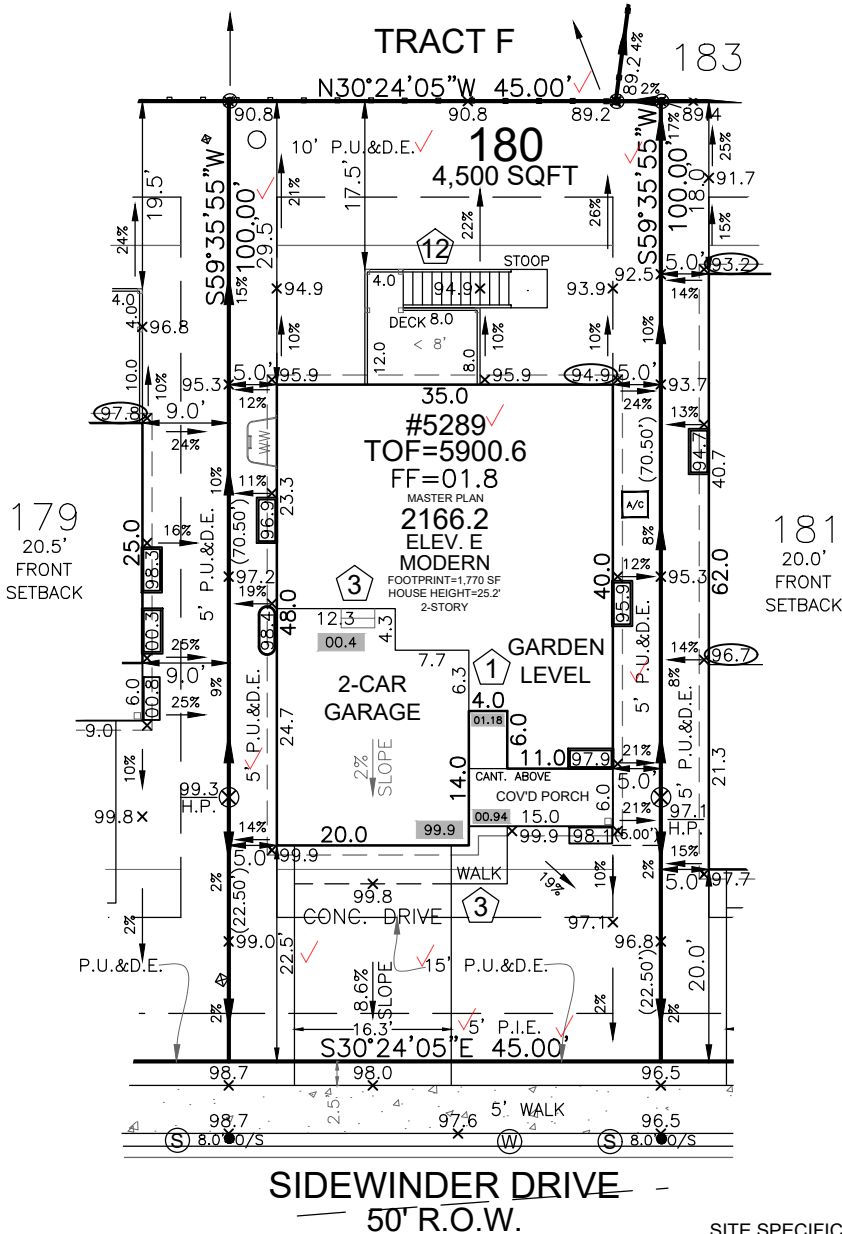
LOT 180 ✓

SCHEDULE NUMBER 5509313014 ✓

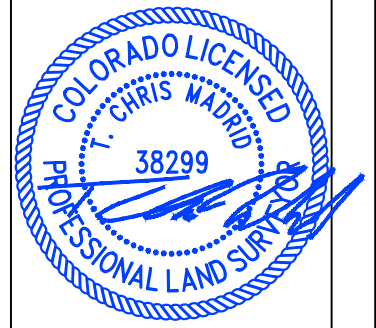
APPROVED  
 Plan Review  
 07/01/2026 10:41:47 AM  
 (Initials)  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT IMPLY 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 codes 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 Storage of any drainage way  
 is not deemed an official approval of the  
 Planning & Community Development Department

PLOT PLAN



HAYLEY YOUNG, P.E.  
 DATE: 06.24.26  
 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: 06.24.26  
 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  
 06/30/2026 1:39:57 PM  
 REGIONAL  
 Building Department  
 Justin  
 CONSTRUCTION

FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 900 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 327 SF  
 COVERAGE=36.3 %

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 = 00.6  
 GARAGE SLAB = 99.9  
 GRADE BEAM = 12"  
 (00.6 - 99.9 = 00.7 \* 12 = 8" + 4" = 12")  
 \*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 30"

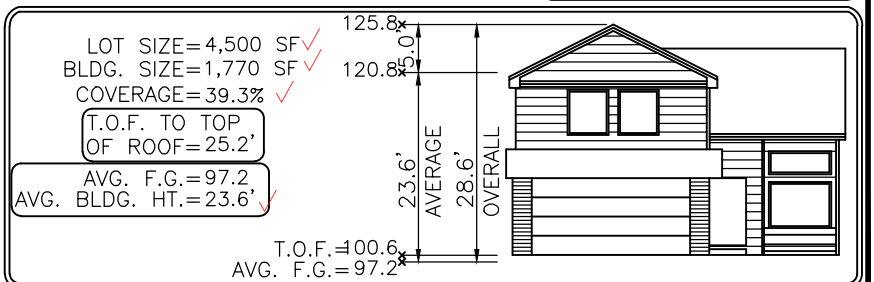
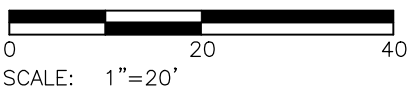
STEP FOUNDATION AT LOCATIONS INDICATED

POUR TALLER WALL IN GARAGE  
 TO MAINTAIN FROST PROTECTION

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  
 06/30/2026 8:27:14 AM  
 REGIONAL  
 Building Department  
 amy  
 ENUMERATION



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

MODEL OPTIONS: 2166.2-E/MODERN/2-CAR/GARDEN LEVEL/8' BSMT

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

COUNTY: EL PASO

06.24.26 / LEFT / NAIL TO NAIL=68.00'  
 Front 10': N=6826.3897 E=12520.9950  
 Rear 10': N=6860.8010 E=12579.6453

ADDRESS: 5289 SIDEWINDER DRIVE ✓

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: DV

DATE: 06.24.26



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  
2021 IECC Amended

Address: 5289 SIDEWINDER DR, COLORADO SPRINGS

Parcel: 5509313014

Plan Track #: 214780 

Received: 30-Jun-2026 (AMY)

## 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**

**AMY**

**6/30/2026 8:27:37 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**  
**Released for Permit**

**06/30/2026 1:40:00 PM**



**justinl**

**CONSTRUCTION**


## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**07/01/2026 10:47:32 AM**



**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.