


|  |   |
|--|---|
| <b>APPROVED</b><br><b><u>BESQCP</u></b><br><i>06/13/2023 4:01:37 PM</i><br><i>dsdyounger</i><br><b>EPC Planning &amp; Community<br/>Development Department</b> | <b>APPROVED</b><br><b><u>Plan Review</u></b><br><i>06/13/2023 4:01:43 PM</i><br><i>dsdyounger</i><br><b>EPC Planning &amp; Community<br/>Development Department</b> |
|--|---|

 It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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

RECORD LEGAL DESCRIPTION:

Lot 4, Black Forest Highlands, filed for record on August 24, 2001 under Reception No. 201123551 in the Office of Recorder, County of El Paso, State of Colorado.

PUD  
Plat No  
10965

GENERAL NOTES:

- 1) Boundary lines shown here were not surveyed and are shown per the recorded subdivision plat. The boundary lines shown hereon should not be relied upon for the establishment of fence, building, or other future improvement lines. No research was performed for easements or rights of way. Easements shown hereon are from the recorded subdivision plat. This is a site plan, it is not a Land Survey Plat or Improvement Survey Plat.
- 2) El Paso County Schedule No.: 5207003018
- 3) Address: 6410 Trappers Pass Trail, Colorado Springs, CO
- 4) The field work was completed on March 7, 2023.
- 5) The contours shown hereon were interpolated from field spot elevations on the site. If any areas are critical to design, further survey information may be necessary. Contour intervals are equal to 1 foot.
- 6) Vertical Datum: NAVD 88, GEOID 12B. Established using Leica Geosystems Smartnet RTK Network.
- 7) The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined exactly as 1200/3937 meters.
- 8) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
- 9) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

NO ROAD IMPACT FEE WILL BE REQUIRED FOR THIS SUBMITTAL PER PETRA RANGE

Project No.: 23035  
March 15, 2023  
REV.: April 4, 2023

LOT 4, BLACK FOREST HIGHLANDS  
COUNTY OF EL PASO, STATE OF COLORADO

# SITE PLAN

P.O. Box 7123  
Woodland Park, CO 80863  
(719) 687-8385  
info@goulds.com  
www.GouldLandSurveying.com



**GOULD**  
LAND SURVEYING

# RESIDENTIAL



2017 PPRBC

Address: 6410 TRAPPERS PASS TRL, COLORADO SPRINGS

Parcel: 5207003018

Plan Track #: 176583  Received: 25-May-2023 (KALLISTAJ)

## Description:

### RESIDENCE

Contractor: SC SCOTT CONSTRUCTION CONSULTING, INC.

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 969  |                   |
| Lower Level 1 | 1920 |                   |
| Lower Level 2 | 310  |                   |
| Main Level    | 2229 |                   |
| Upper Level 1 | 596  |                   |
|               | 6024 | Total Square Feet |

## Required PPRBD Departments (6)

### Enumeration

Released for Permit  
05/25/2023 3:37:38 PM  
Pikes Peak  
REGIONAL  
Building Department  
brent  
ENUMERATION

### Floodplain

N/A  
05/25/2023 12:11:52 PM  
Pikes Peak  
REGIONAL  
Building Department  
keith  
FLOODPLAIN

### Construction

Released for Permit  
06/07/2023 2:05:57 PM  
Pikes Peak  
REGIONAL  
Building Department  
shelley  
CONSTRUCTION

### Electrical

N/A  
06/07/2023 3:59:44 PM  
Pikes Peak  
REGIONAL  
Building Department  
Daniel G  
ELECTRICAL

### Mechanical

### Plumbing

N/A  
05/26/2023 9:20:22 AM  
Pikes Peak  
REGIONAL  
Building Department  
shanen  
PLUMBING

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.

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

06/13/2023 4:02:52 PM

dsdyounger

EPC Planning & Community  
Development Department

Health Dept.

N/A

06/08/2023 2:46:05 PM

El Paso County, CO

heaguerrero

Public Health

Health Department