

# DESERT ASPEN HORIZON VIEW HOMES

LOT 53

SCHEDULE NUMBER 5509306022

Released for Permit  
04/29/2024 3:32:38 PM  
REGIONAL Building Department  
brent  
ENUMERATION

## PLOT PLAN

SFD24399

### BEARTRACK POINT 30' PRIVATE DRIVE

APPROVED  
BESQCP

04/30/2024 9:31:37 AM  
dsdyounger

EPC Planning & Community  
Development Department

APPROVED  
Plan Review

04/30/2024 9:31:42 AM  
dsdyounger

EPC 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.

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

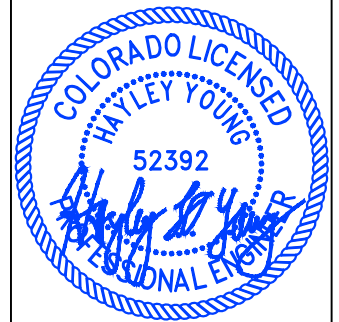
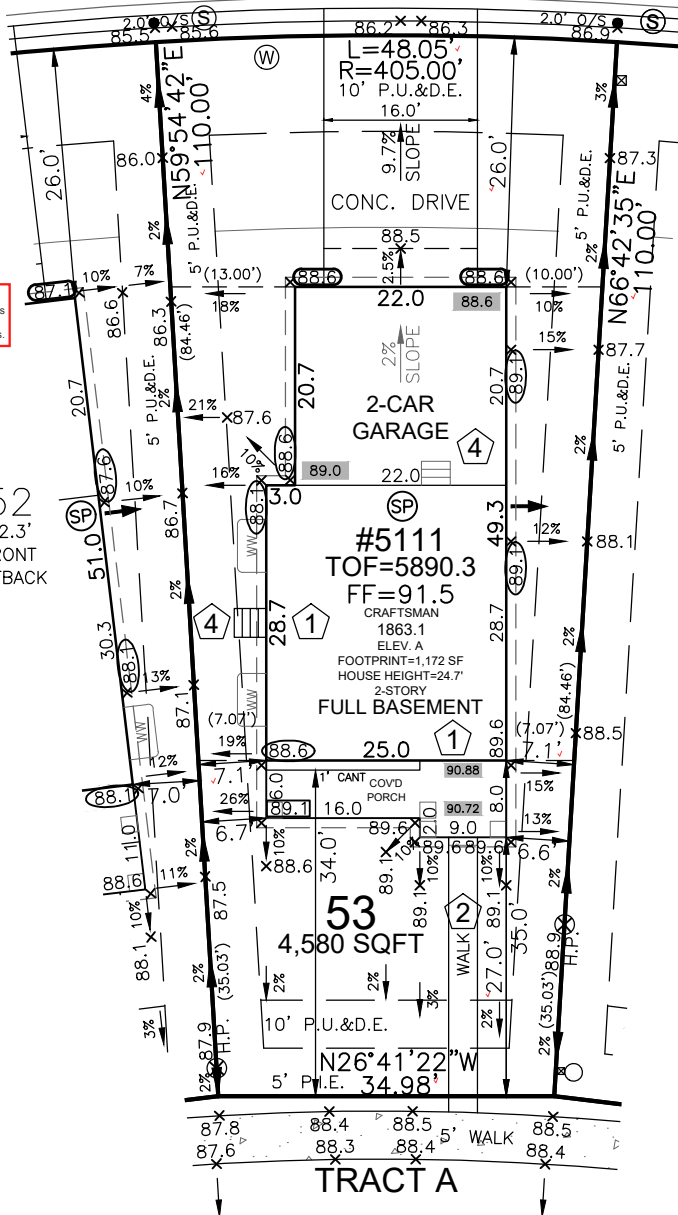
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

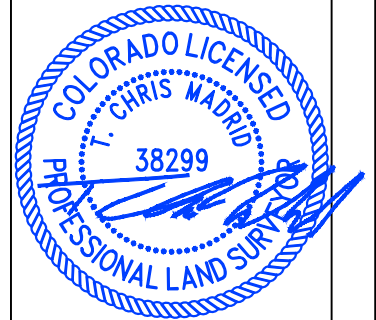
52  
22.3'  
FRONT  
SETBACK

54  
VACANT



HAYLEY YOUNG, P.E.  
DATE: 03.22.24

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: 03.22.24

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 = 90.3

GARAGE SLAB = 88.6

GRADE BEAM = 24"

(90.3 - 88.6 = 01.7 \* 12 = 20" + 4" = 24")  
\*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 14"

POUR TALLER WALL IN GARAGE/CRAWL SPACE TO MAINTAIN FROST PROTECTION

**LEGEND**

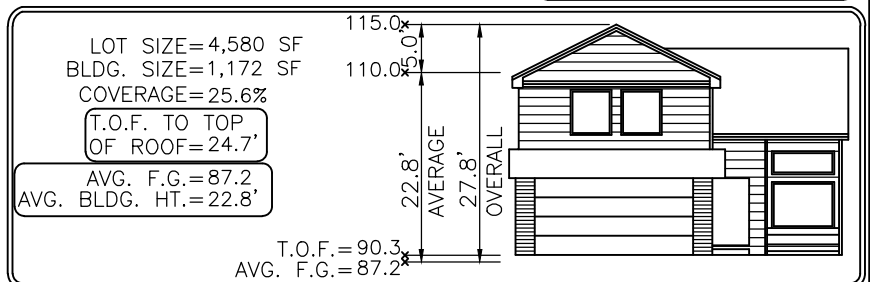
LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION

\*corrugated window wells on all basement homes.\*



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: 1863.1-A/2-CAR/STANDARD BASEMENT/8' BASEMENT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO PUD PLAT 14795

ADDRESS: 5111 BEARTRACK POINT

**MINIMUM SETBACKS:**

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

DRAWN BY: MH

DATE: 03.22.24



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: 10.11.22

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5509306022

Address: 5111 BEARTRACK PT, COLORADO SPRINGS

Plan Track #: 188351 

Received: 10-Apr-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	455	
Lower Level 2	1234	
Main Level	717	
Upper Level 1	1143	
	3549	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**AMY**

**4/10/2024 6:22:31 AM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*04/30/2024 9:32:46 AM*

*dsdyounger*

**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.