

SFD241071  
 PLAT 14795  
 PUD



LOT 54

SCHEDULE NUMBER 5509306023

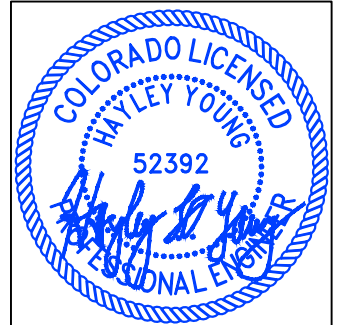
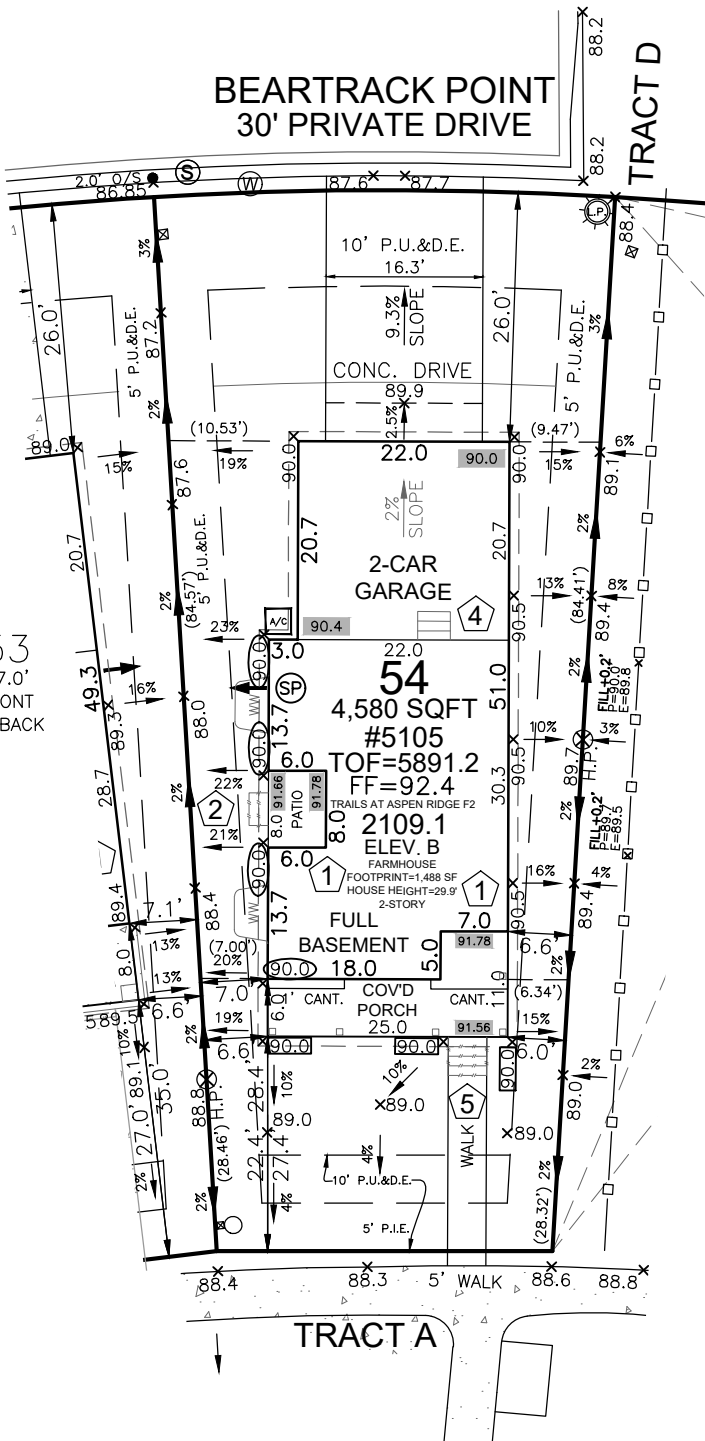
PLOT PLAN

**APPROVED**  
**Plan Review**  
 11/21/2024 2:31:52 PM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBVIATE 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.  
 Diversion of blockage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department

**APPROVED**  
**BESQCP**  
 11/21/2024 2:32:02 PM  
 dsdrangel  
 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.



HAYLEY YOUNG, P.E.  
 DATE: 11.05.24

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: 11.05.24

I HEREBY CERTIFY ONLY THE ELEMENTS  
 OF THIS DOCUMENT THAT FALL WITHIN  
 THE SCOPE OF MY DUTIES AS A P.L.S.

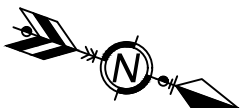
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 91.2
- GARAGE SLAB = 90.0
- GRADE BEAM = 18"
- (91.2 - 90.0 = 01.2 \* 12 = 14" + 4" = 18")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"

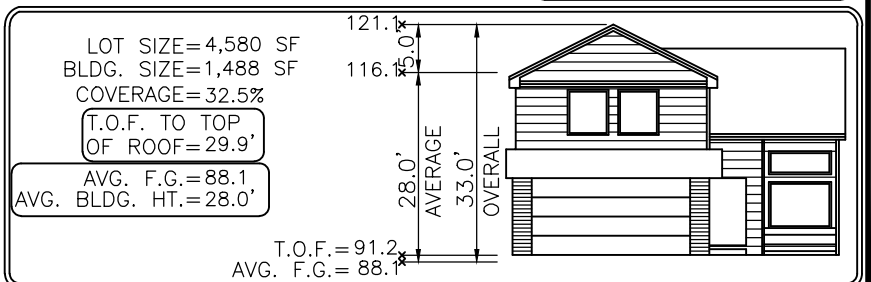
**LEGEND**

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

Released for Permit  
 11/19/2024 2:37:38 PM  
 Brent  
 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: 2109.1-B/FARMHOUSE/2 CAR/FULL BSMT/8' BSMT

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 2

COUNTY: EL PASO

ADDRESS: 5105 BEARTRACK POINT

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

DRAWN BY: MH

DATE: 05.07.24



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: 5509306023

Address: 5105 BEARTRACK PT, COLORADO SPRINGS

Plan Track #: 196297  Received: 19-Nov-2024 (BRENT)

## Description:

### RESIDENCE


Type of Unit:

Garage	455	
Lower Level 2	1362	
Main Level	800	
Upper Level 1	1309	
	3926	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BRENT</b>  <b>11/19/2024 2:37:51 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>11/21/2024 2:32:38 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.