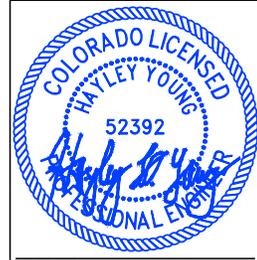
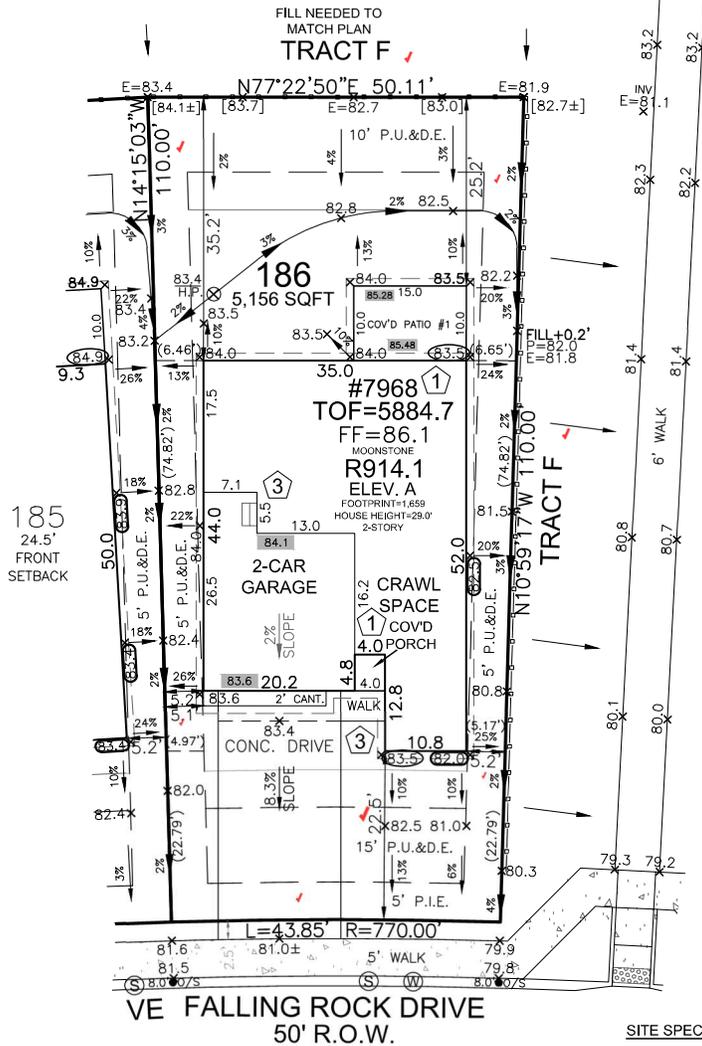


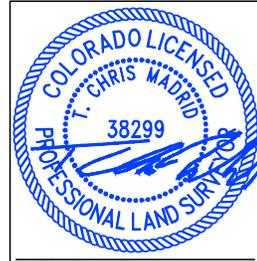
# RICHMOND AMERICAN HOMES LOT 186

## PLOT PLAN

SCHEDULE NUMBER 5509313020



**HAYLEY YOUNG, P.E.**  
DATE: 02.09.24  
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: 02.09.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

**FRONT SETBACK DRIVE COVERAGE**  
FRONT SETBACK= 892 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 326 SF  
COVERAGE=36.5 %

**LEGEND**

<b>LOWERED FINISH GRADE:</b>	<b>XX.X</b> HOUSE
	<b>XX.X</b> PORCH
	<b>XX.X</b> GARAGE/CRAWL SPACE
	<b>XX.X</b> FOUNDATION STEP
	<b>XX</b> CONCRETE
	<b>X</b> RISER COUNT
	<b>XX.XX</b> CONCRETE ELEVATION
	<b>[XX.X]</b> GRADING PLAN ELEVATION
	<b>---</b> OVEREX LIMITS

**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 84.7
- GARAGE SLAB = 83.6
- GRADE BEAM = 17"  
(84.7 - 83.6 = 01.1 \* 12 = 13" + 4" = 17")  
\*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

**SFD24111**  
**PLAT 15013**  
**ZONE PUD**

**APPROVED Plan Review**

02/13/2024 9:47:03 AM  
diorchulala  
EPC Planning & Community Development Department

**APPROVED BESQCP**

02/13/2024 9:47:19 AM  
diorchulala  
EPC Planning & Community Development Department

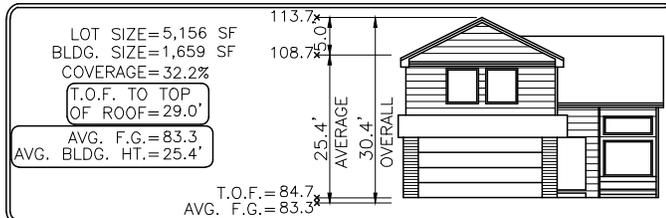


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Released for Permit  
02/13/2024 10:13 PM  
ENUMERATION



0 20 40  
SCALE: 1"=20'



MODEL OPTIONS: R914.1-A/2-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7968 FALLING ROCK DRIVE

MINIMUM SETBACKS:

FRONT: 15'  
GARAGE: 20'  
REAR: 15'  
CORNER: 10'

DRAWN BY: DV

DATE: 02.09.24



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: 02.05.24

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5509313020

Address: 7968 FALLING ROCK DR, COLORADO SPRINGS

Plan Track #: 186202  Received: 12-Feb-2024 (AMY)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	688	
Main Level	1164	
Upper Level 1	1574	
	3426	Total Square Feet

Enumeration  
**APPROVED**  
AMY  
2/12/2024 1:07:25 PM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
02/13/2024 9:47:34 AM  
dsdarchuleta  
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.