

SFD2528  
 PLAT 15013  
 PUD

# RICHMOND AMERICAN HOMES

JOB#36080045  
 LOT 146  
 PLOT PLAN

SCHEDULE NUMBER 5509301126

**APPROVED**  
**Plan Review**

01/14/2025 9:54:12 AM  
 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

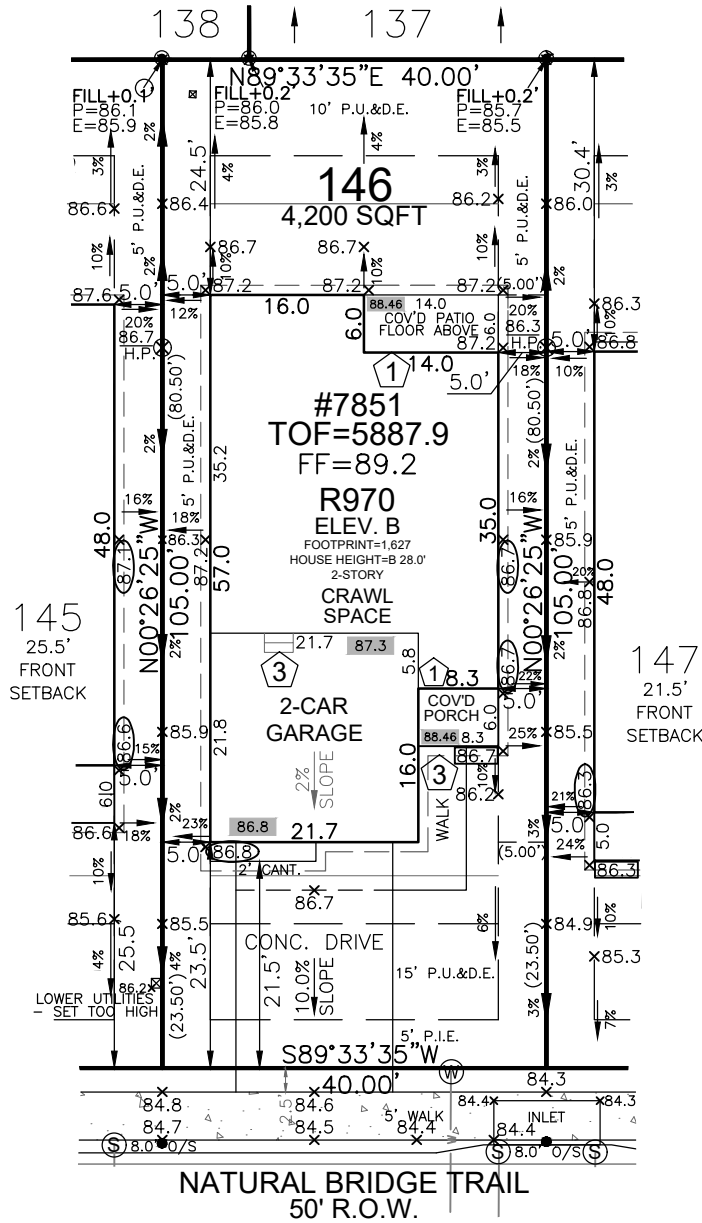
**APPROVED**  
**BESQCP**

01/14/2025 9:54:23 AM  
 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: 01.07.25

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: 01.07.25

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= 800 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 327 SF  
 COVERAGE=40.9 %

**LEGEND**

LOWERED FINISH GRADE:

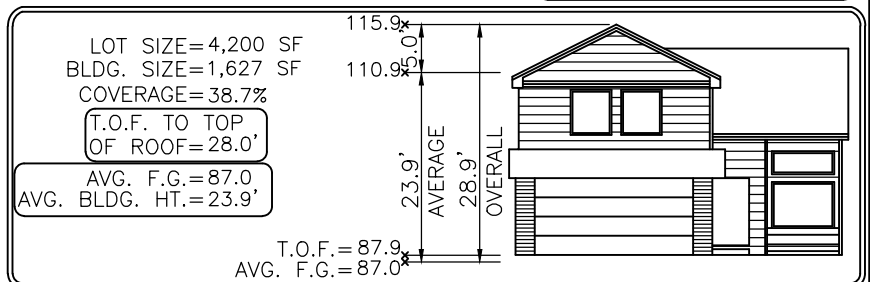
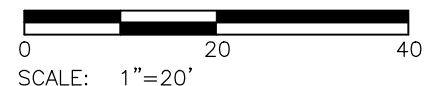
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX.X) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION
- OVEREX LIMITS

**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 87.9
- GARAGE SLAB = 86.8
- GRADE BEAM = 17"  
 (87.9 - 86.8 = 01.1 \* 12 = 13" + 4" = 17")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



Released for Permit  
 01/08/2025 2:43:54 PM  
 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: R970-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7851 NATURAL BRIDGE TRAIL

**MINIMUM SETBACKS:**  
 FRONT: 15' SIDE: 5'  
 GARAGE: 20'  
 REAR: 15'  
 CORNER: 10'

DRAWN BY: MM

DATE: 01.07.25



6841 South Yosemite Street #100  
 Centennial, CO 80112 USA  
 Phone: (303) 850-0559  
 Fax: (303) 850-0711  
 E-mail: info@bjsurveying.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: 04.15.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5509301126

Address: 7851 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197529  Received: 08-Jan-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	474	
Main Level	1019	
Upper Level 1	1433	
	2926	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
<p><b>APPROVED</b></p> <p>AMY</p> <p>1/8/2025 2:44:13 PM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p>01/14/2025 9:54:42 AM</p> <p><i>dsdrangel</i></p> <p>EPC Planning &amp; Community Development Department</p>
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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.