

RICHMOND AMERICAN HOMES JOB#36080044

PLOT PLAN LOT 145

SFD2529

SCHEDULE NUMBER 5509301125

APPROVED
BESQCP
01/09/2025 8:28:31 AM
Ed Younger
EPC Planning & Community
Development Department

APPROVED
Plan Review
01/09/2025 8:28:38 AM
Ed Younger
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.

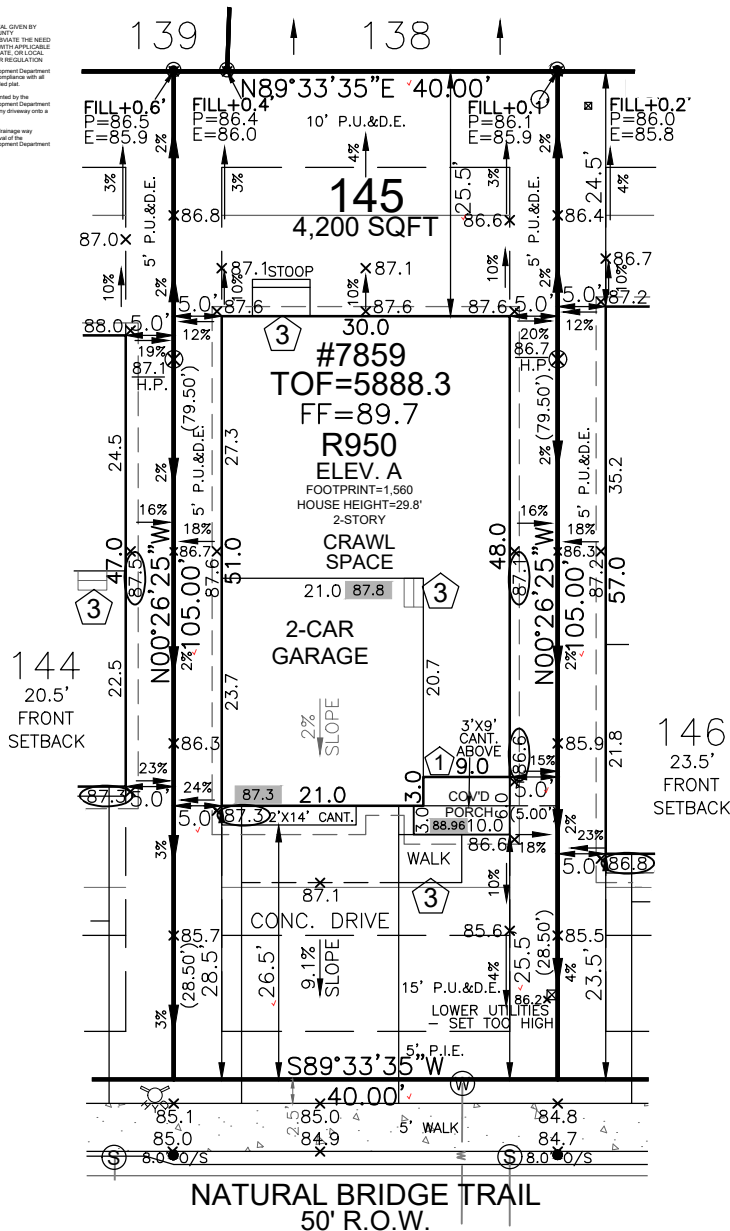
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH ANY FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the 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.



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

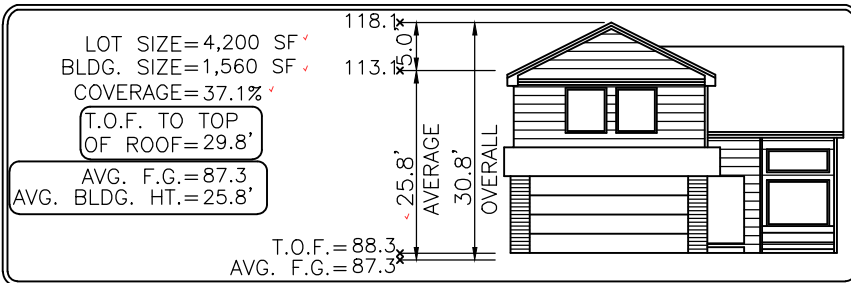
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION
---	OVEREX LIMITS

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 88.3
- GARAGE SLAB = 87.3
- GRADE BEAM = 16"
(88.3 - 87.3 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



Released for Permit
01/08/2025 2:46:17 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: R950-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO **PUD PLAT 15013**

ADDRESS: 7859 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@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: 04.15.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5509301125

Address: 7859 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197530  Received: 08-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	493	
Main Level	1010	
Upper Level 1	1428	
	2931	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>AMY</p> <p>1/8/2025 2:46:32 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>01/10/2025 8:45:40 AM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.