

SFD26691
PUD
PLAT - 15013

ASQ 2616



LOT 174

SCHEDULE NUMBER 5509313008



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 07.15.26
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: 07.15.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

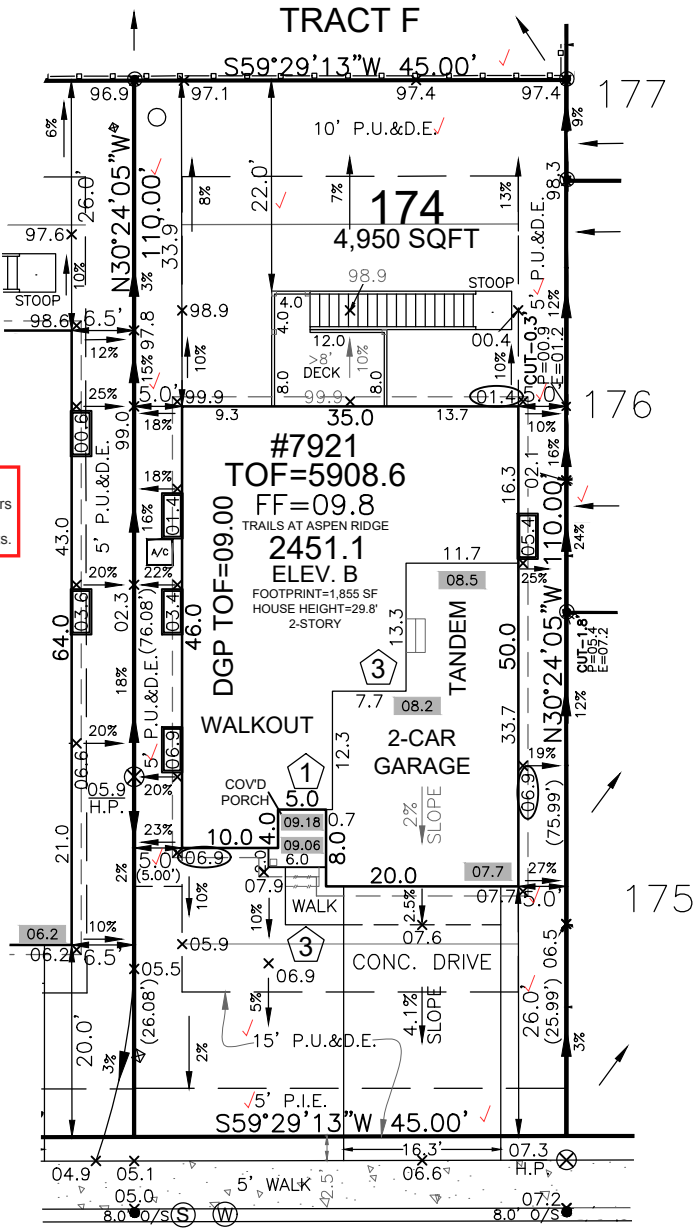
APPROVED
Plan Review
07/28/2026 8:33:11 AM
dsdmas
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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



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



SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 08.6
- GARAGE SLAB = 07.7
- GRADE BEAM = 15"
- (08.6 - 07.7 = 00.9 * 12 = 11" + 4" = 15")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- STEP FOUNDATION AT LOCATIONS INDICATED
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

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

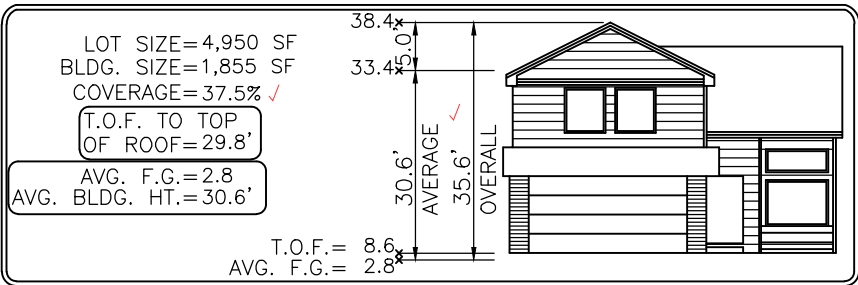
WINDOW WELLS ARE CORRUGATED METAL AND DO NOT REQUIRE PERMISSION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE EASEMENT TO PROJECT INTO ANY DRAINAGE EASEMENT

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 900 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=36.3 %



Released for Permit
07/27/2026 7:15:36 AM
amy
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: 2451.1-B/FARMHOUSE/2-CAR T/WALKOUT/8' WALLS

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO. 3

COUNTY: EL PASO

07.15.26 / RIGHT / NAIL TO NAIL=80.00'
Front 15': N=7070.2746 E=12485.1473
Rear 15': N=7001.2744 E=12525.6315

ADDRESS: 7921 MOOSE MEADOW STREET

MINIMUM SETBACKS:

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

DRAWN BY: DEV

DATE: 07.14.26



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
2024 IECC and CO MERSRC

Address: 7921 MOOSE MEADOW ST, COLORADO SPRINGS

Parcel: 5509313008

Plan Track #: 215443

Received: 27-Jul-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	561	
Lower Level 2	1010	
Main Level	1109	
Upper Level 1	1342	
	4022	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

7/27/2026 7:16:07 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

07/27/2026 3:52:51 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/28/2026 8:57:50 AM

dsdmaes

**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.**