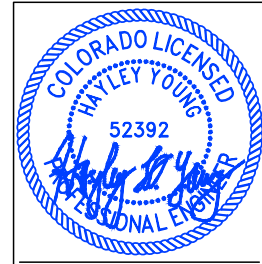
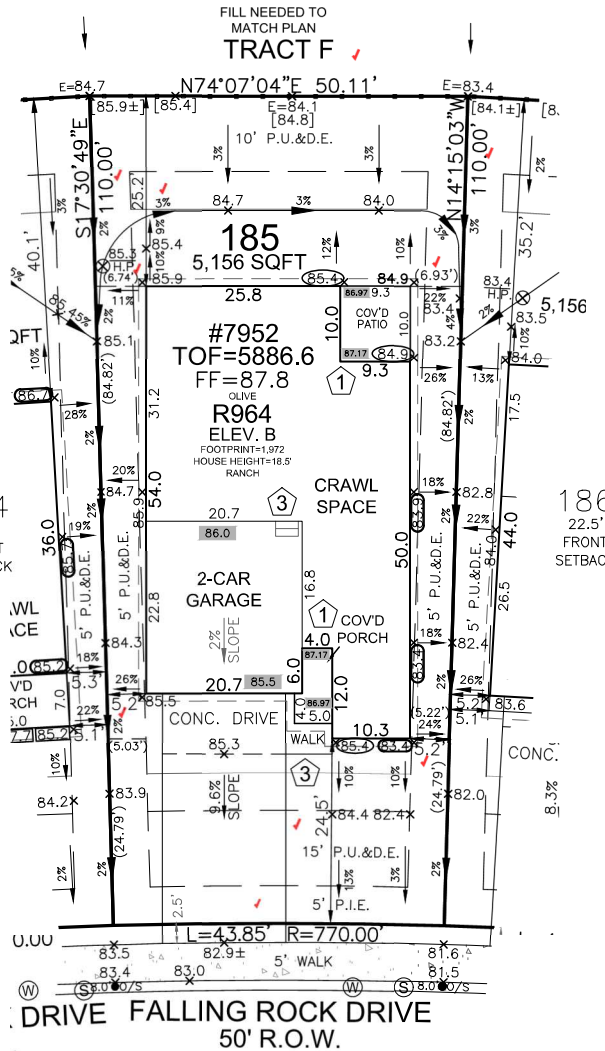


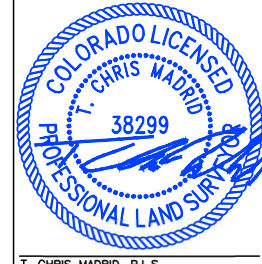
# RICHMOND AMERICAN HOMES LOT 185

## PLOT PLAN

SCHEDULE NUMBER 5509313019



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.

Released for Permit  
02/12/2024 11:41:20 AM  
brent  
ENUMERATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 889 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 326 SF  
COVERAGE=36.6 %

### LEGEND

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

#### SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 86.6
- GARAGE SLAB = 85.5
- GRADE BEAM = 17"  
(86.6 - 85.5 = 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

**SFD24110**  
**PLAT 15013**  
**ZONE PUD**

**APPROVED**  
**Plan Review**  
02/13/2024 9:19:26 AM  
*dolarchuk*  
EPC Planning & Community Development Department

**APPROVED**  
**BESQCP**  
02/13/2024 9:19:32 AM  
*dolarchuk*  
EPC Planning & Community Development Department

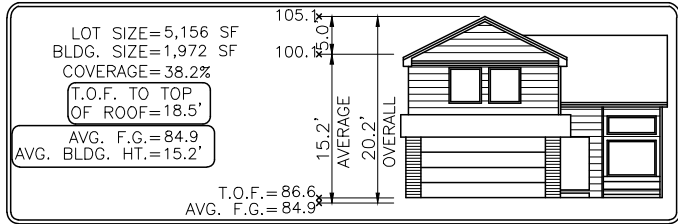
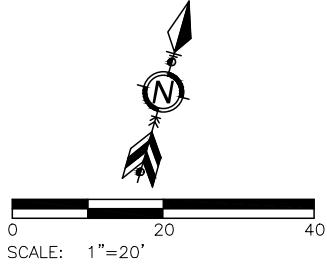
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

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.

Division 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.



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

|   |  |
|---|--|
| MODEL OPTIONS: R964-B/2-CAR/CRAWL SPACE   |  |
| SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3  |  |
| COUNTY: EL PASO   |  |
| ADDRESS: 7952 FALLING ROCK DRIVE  |  |
| MINIMUM SETBACKS:<br>FRONT: 15' SIDE: 5'<br>GARAGE: 20'<br>REAR: 15'<br>CORNER: 10'   | DRAWN BY: DV<br>DATE: 02.09.24<br><br> 6841 South Yosemite Street #100<br>Centennial, CO 80112 USA<br>Phone: (303) 850-0559<br>Fax: (303) 850-0711<br>E-mail: info@bjsurvey.net |
| <b>GENERAL NOTES:</b> <ul style="list-style-type: none"> <li>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>• LOT CORNER ELEVATION CHECK: 02.05.24</li> </ul> |  |

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5509313019

Address: 7952 FALLING ROCK DR, COLORADO SPRINGS

Plan Track #: 186195  Received: 12-Feb-2024 (BRENT)

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

Type of Unit:

|            |      |                   |
|------------|------|-------------------|
| Garage     | 468  |                   |
| Main Level | 1371 |                   |
|            | 1839 | Total Square Feet |

Enumeration  
**APPROVED**  
BRENT  
2/12/2024 11:41:32 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
02/13/2024 9:19:55 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.