

SFD2525
 PLAT 15013
 PUD

RICHMOND AMERICAN HOMES

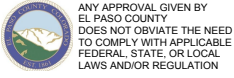
JOB#36080048
 LOT 149
 PLOT PLAN

SCHEDULE NUMBER 5509301129

APPROVED
Plan Review

01/09/2025 3:23:08 PM
 dsdrangel

EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTIATE 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.

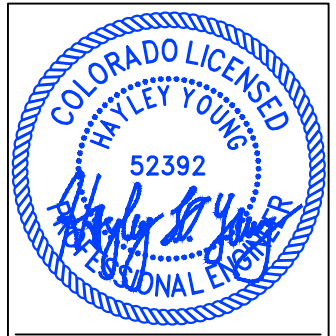
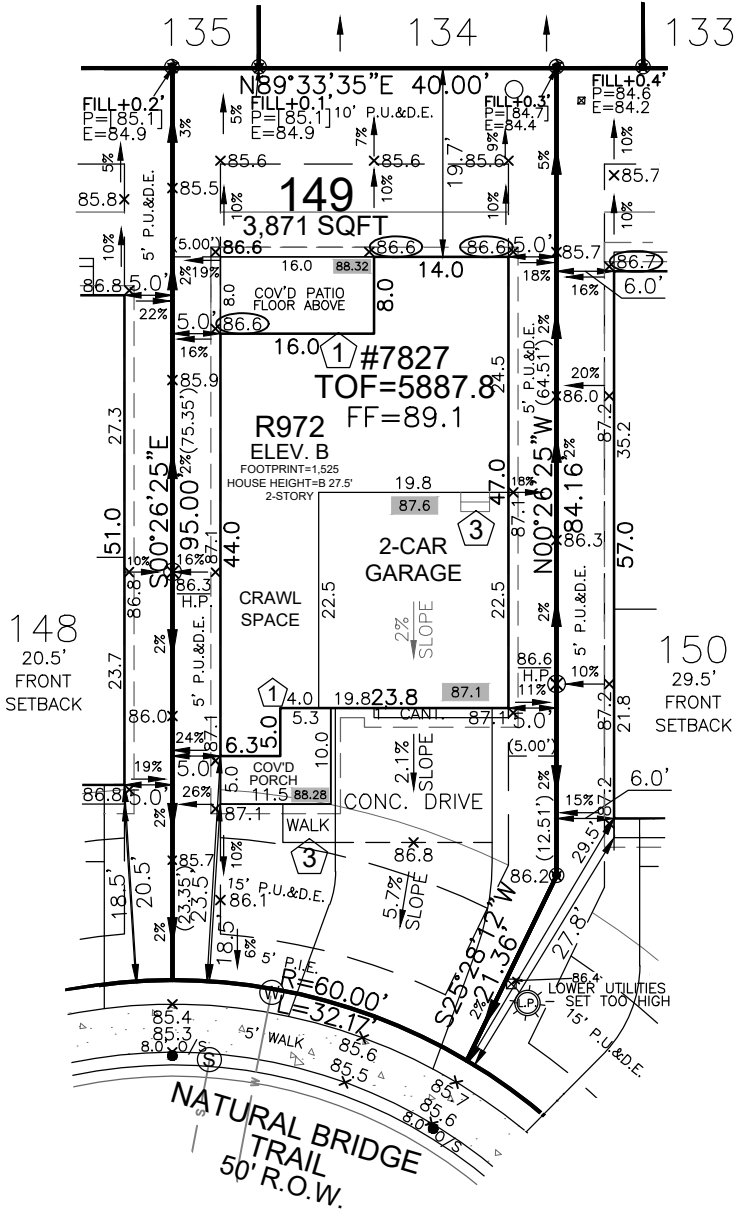
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED
BESQCP

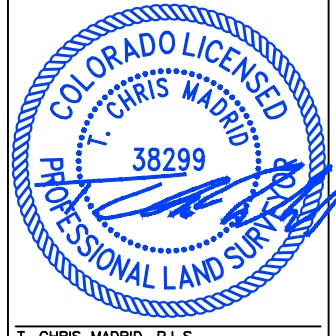
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 dsdrangel

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= 735 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 328 SF
 COVERAGE=44.6 %

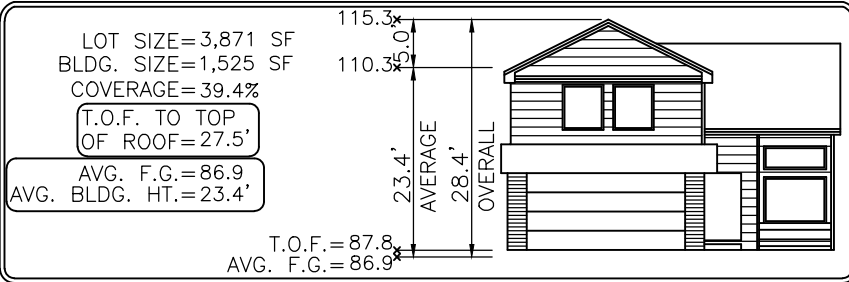
LEGEND

LOWERED FINISH GRADE:

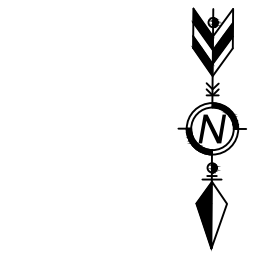
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION
---	OVEREX LIMITS

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 87.8
- GARAGE SLAB = 87.1
- GRADE BEAM = 12"
- (87.8 - 87.1 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



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



Released for Permit
 01/08/2025 3:23 PM
 REGIONAL Building Department
 Becky A
 ENUMERATION

0 20 40
 SCALE: 1"=20'

MODEL OPTIONS: R972-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7827 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: 5509301129

Address: 7827 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197524  Received: 08-Jan-2025 (BECKYA)

Description:

RESIDENCE


Type of Unit:

Garage	644	
Main Level	903	
Upper Level 1	1238	
	2785	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 1/8/2025 2:11:46 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>01/09/2025 3:23:32 PM</i>  EPC Planning & Community Development Department
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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.