

SFD2526  
 PLAT 15013  
 PUD

# RICHMOND AMERICAN HOMES

JOB#36080047  
 LOT 148  
 PLOT PLAN

SCHEDULE NUMBER 5509301128

**APPROVED**  
**Plan Review**

01/09/2025 3:55:56 PM  
 dsdrangel

EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OVIATE 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**

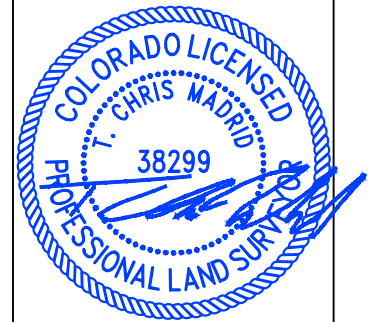
01/09/2025 3:56:06 PM  
 dsdrangel

EPC Planning & Community  
 Development Department

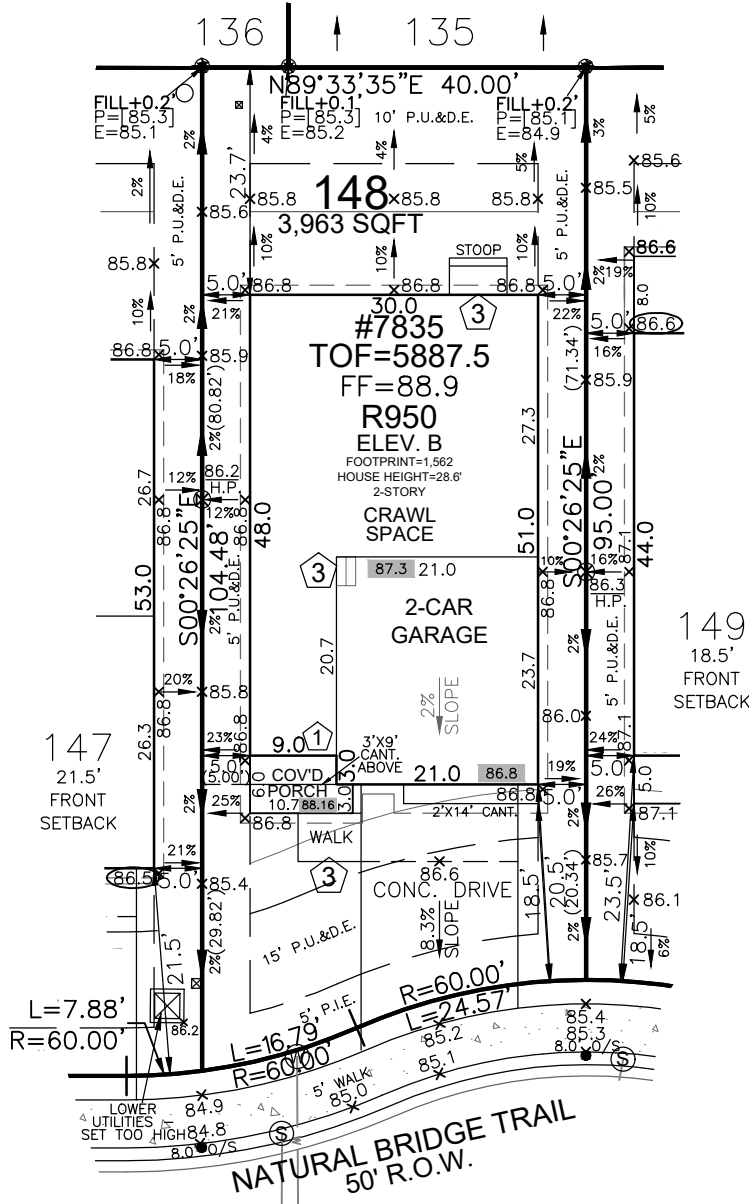
It is the owner's responsibility to  
 coordinate with easement holders  
 to avoid impact to utilities that  
 may be located in the easements.



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= 825 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 336 SF  
 COVERAGE=40.7 %

**LEGEND**

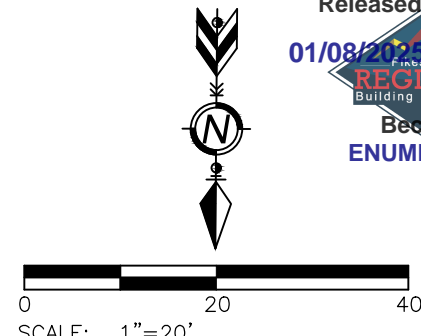
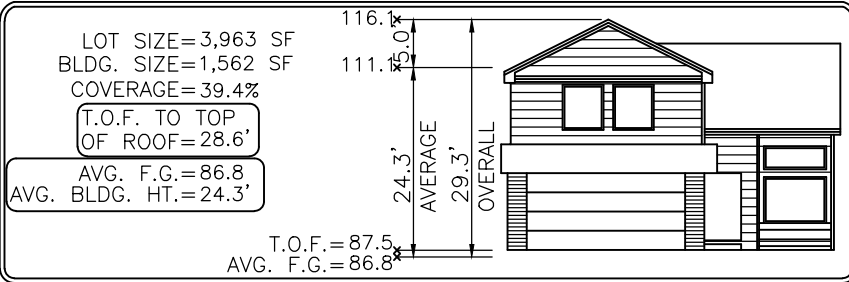
**LOWERED FINISH GRADE:**

(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 = 87.5
- GARAGE SLAB = 86.8
- GRADE BEAM = 12"  
 (87.5 - 86.8 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- CUT/FILL AT LOCATIONS SHOWN FOR  
 ADEQUATE DRAINAGE

Released for Permit  
 01/08/2025 2:18:06 PM  
 REGIONAL Building Department  
 Becky A  
 ENUMERATION



MODEL OPTIONS: R950-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7835 NATURAL BRIDGE TRAIL

MINIMUM SETBACKS: FRONT: 15' SIDE: 5'

GARAGE: 20' REAR: 15' CORNER: 10'

DRAWN BY: MM DATE: 01.07.25

**BJS Surveying, Inc.**  
 Specializing in Home Builder Services Since 1985.

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: 5509301128

Address: 7835 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197525  Received: 08-Jan-2025 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

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

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>1/8/2025 2:13:29 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>01/09/2025 3:56:40 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.