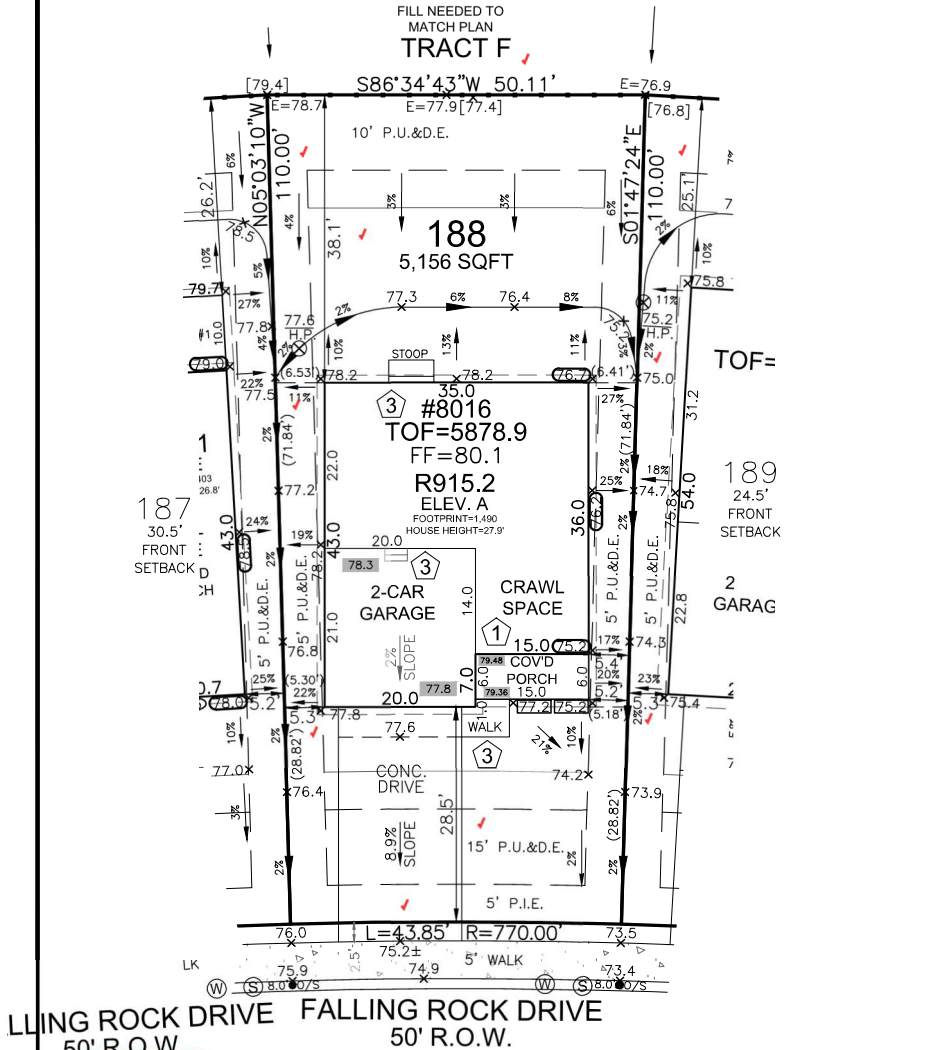


RICHMOND AMERICAN HOMES LOT 188

PLOT PLAN

SCHEDULE NUMBER 5509313022



COLORADO LICENSED
HAYLEY YOUNG
 52392
Hayley Young
PROFESSIONAL ENGINEER

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.

COLORADO LICENSED
T. CHRIS MADRID
 38299
T. Chris Madrid
PROFESSIONAL LAND SURVEYOR

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.

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 892 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 328 SF
 COVERAGE=36.7 %

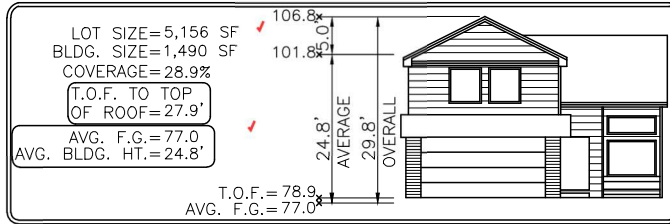
LEGEND

- 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 = 78.9
 GARAGE SLAB = 77.8
 GRADE BEAM = 17"
 (78.9 - 77.8 = 01.1 * 12 = 13" + 4" = 17")
 *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE AT PORCH 44"
 POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION



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

APPROVED Plan Review
 02/13/2024 10:00:06 AM
didarchuleta
 EPC Planning & Community Development Department

APPROVED BESOP
 02/13/2024 10:15:44 AM
didarchuleta
 EPC Planning & Community Development Department

ANY APPROVALS GRANTED BY EL PASO COUNTY DOES NOT EXEMPT THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

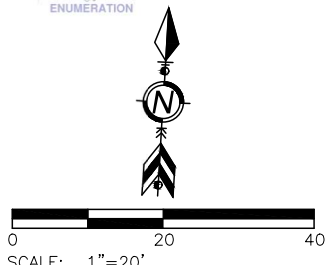
Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.

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 Recharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

Released for Permit
 02/12/2024 1:11:47 PM
 ENUMERATION

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



MODEL OPTIONS: R915.2-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 8016 FALLING ROCK DRIVE

MINIMUM SETBACKS:
 FRONT: 15'
 GARAGE: 20'
 REAR: 15'
 CORNER: 10'

DRAWN BY: DV

DATE: 02.09.24



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: 01.10.24

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5509313022

Address: 8016 FALLING ROCK DR, COLORADO SPRINGS

Plan Track #: 186204  Received: 12-Feb-2024 (AMY)

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

Type of Unit:

Garage	414
Main Level	986
Upper Level 1	1202
2602 Total Square Feet	

Enumeration
APPROVED
AMY
2/12/2024 1:12:02 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
02/13/2024 10:00:57 AM

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.