

# RICHMOND AMERICAN HOMES

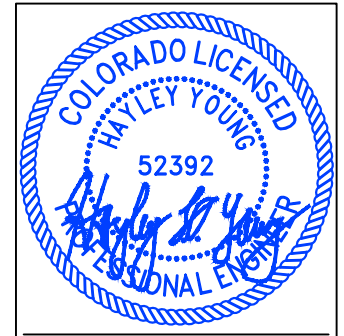
JOB#36080040  
LOT 141  
PLOT PLAN

SFD2534

SCHEDULE NUMBER 5509301121'

APPROVED BESQCP  
01/10/2025 12:38:26 PM  
dsdyounger  
EPC Planning & Community Development Department

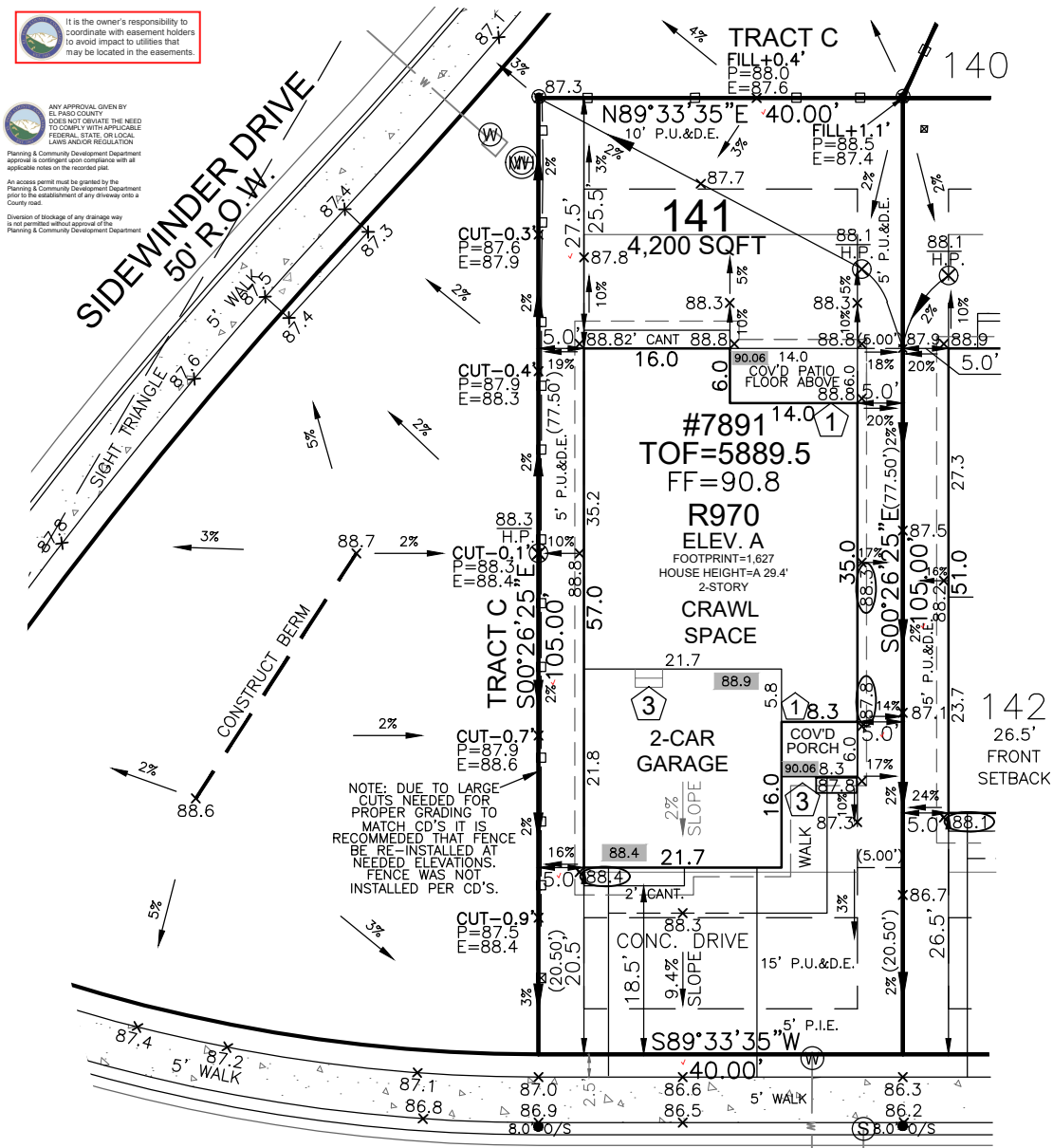
APPROVED Plan Review  
01/10/2025 12:38:31 PM  
dsdyounger  
EPC Planning & Community Development Department



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= 800 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=40.9 %

**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 = 89.5
- GARAGE SLAB = 88.4
- GRADE BEAM = 17"  
(89.5 - 88.4 = 01.1 \* 12 = 13" + 4" = 17")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LOT SIZE = 4,200 SF ✓	118.9x
BLDG. SIZE = 1,627 SF ✓	113.9x
COVERAGE = 38.7% ✓	
T.O.F. TO TOP OF ROOF = 29.4'	
AVG. F.G. = 88.5	
AVG. BLDG. HT. = 25.4'	
T.O.F. = 89.5	
AVG. F.G. = 88.5	

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

Released for Permit  
01/08/2025 2:55:50 PM  
REGIONAL Building Department  
amy  
ENUMERATION

MODEL OPTIONS: R970-A/2-CAR/CRAWL SPACE/EXT. MBR

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3'

COUNTY: EL PASO **PUD PLAT 15013**

ADDRESS: 7891 NATURAL BRIDGE TRAIL ✓

**MINIMUM SETBACKS:** FRONT: 15' SIDE: 5'  
GARAGE: 20'  
REAR: 15'  
CORNER: 10'

DRAWN BY: MM DATE: 01.07.25

**B&J 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@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: 10.16.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5509301121

Address: 7891 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197535  Received: 08-Jan-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	474	
Main Level	1019	
Upper Level 1	1433	
	2926	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>1/8/2025 2:56:07 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> <b>Plan Review</b>  <i>01/10/2025 12:39:23 PM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community</b> <b>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.