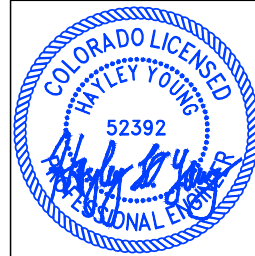
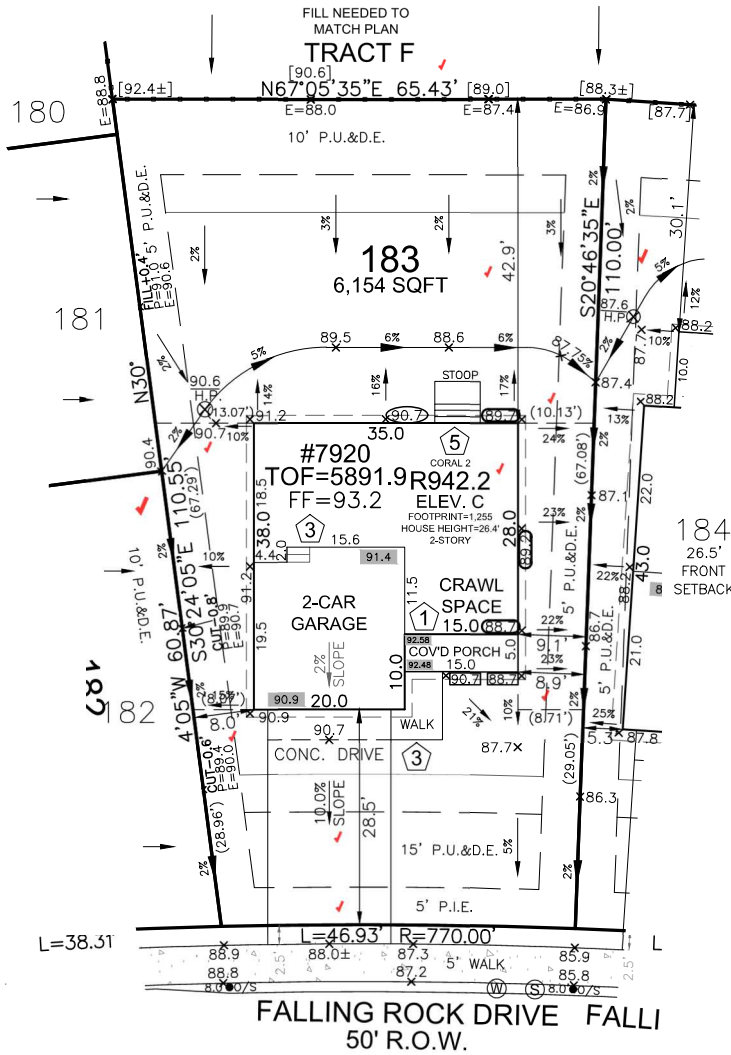


RICHMOND AMERICAN HOMES LOT 183

PLOT PLAN

SCHEDULE NUMBER 5509313017



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.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 977 SF
DRIVE COVERAGE IN
FRONT SETBACK = 325 SF
COVERAGE = 33.2 %

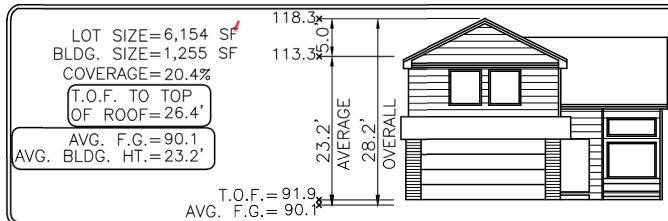
LEGEND

LOWERED FINISH GRADE:

- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN ELEVATION
- OVEREX LIMITS

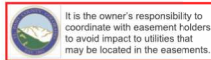
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 91.9
- GARAGE SLAB = 90.9
- GRADE BEAM = 16" (91.9 - 90.9 = 01.0 * 12 = 12" + 4" = 16") *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 38"
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- 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
02/12/2024 11:33:03 AM
Brent ENUMERATION



SFD24109
PLAT 15013
ZONE PUD

APPROVED
Plan Review
02/13/2024 9:05:05 AM
didarchuleta
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CONSTITUTE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approved for contingent upon compliance with all applicable notes on the recorded plan. 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 Mitigation of any change may have potential effect on all of the Planning & Community Development Department.

APPROVED
BESQCP
02/13/2024 9:05:15 AM
didarchuleta
EPC Planning & Community
Development Department



0 20 40
SCALE: 1"=20'

MODEL OPTIONS: R942.2-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7920 FALLING ROCK DRIVE

MINIMUM SETBACKS:
FRONT: 15' SIDE: 5'
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: 02.05.24

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5509313017

Address: 7920 FALLING ROCK DR, COLORADO SPRINGS

Plan Track #: 186193  Received: 12-Feb-2024 (BRENT)

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

Type of Unit:

Garage	418
Main Level	761
Upper Level 1	1030
	2209 Total Square Feet

Enumeration
APPROVED
BRENT
2/12/2024 11:33:25 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
02/13/2024 9:05:45 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.