

RICHMOND AMERICAN HOMES JOB#36080042

PLOT PLAN LOT 143

SFD2532

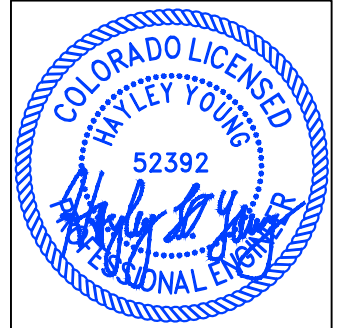
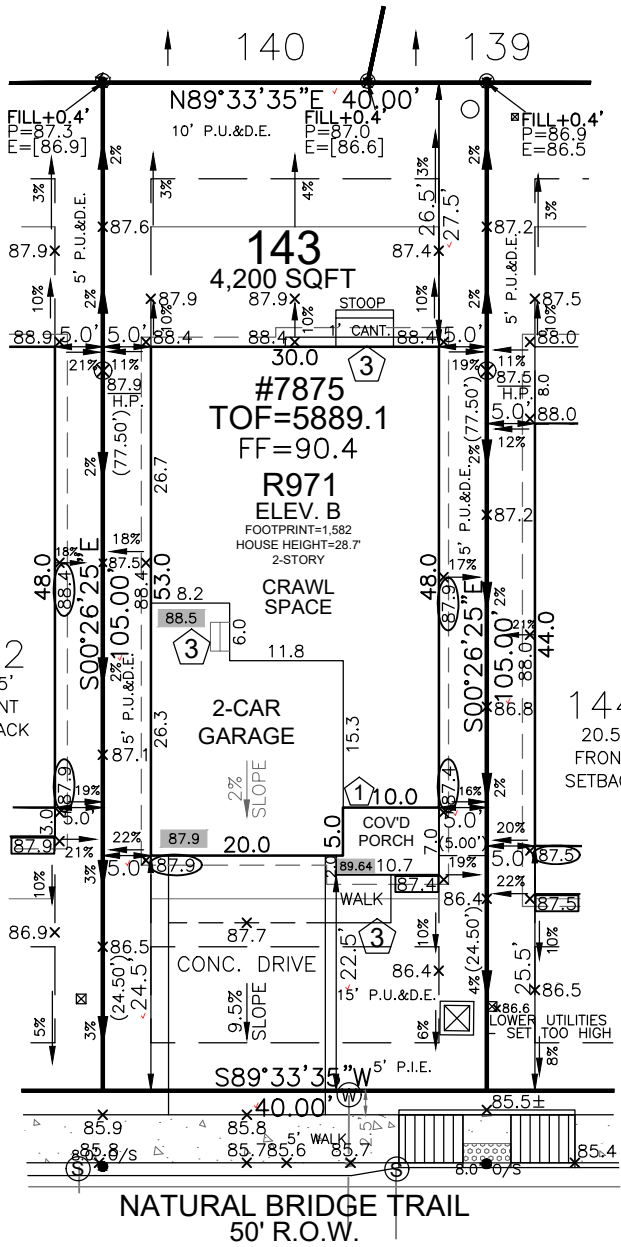
SCHEDULE NUMBER 5509301123

APPROVED
BESQCP
 01/10/2025 10:26:47 AM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
Plan Review
 01/10/2025 10:26:50 AM
 dsdyounger
 EPC Planning & Community
 Development Department

Applicant did not provide evidence to show that the recommendation below has been prepared. As in other filings of the plan at Widefield East, each individual lot is to be investigated by the for owner's Electrical Engineer of Record for final foundation parameters and recommendations.

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 approval is contingent upon compliance with all applicable rules 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 Jurisdiction of any drainage way is not permitted without approval of the 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

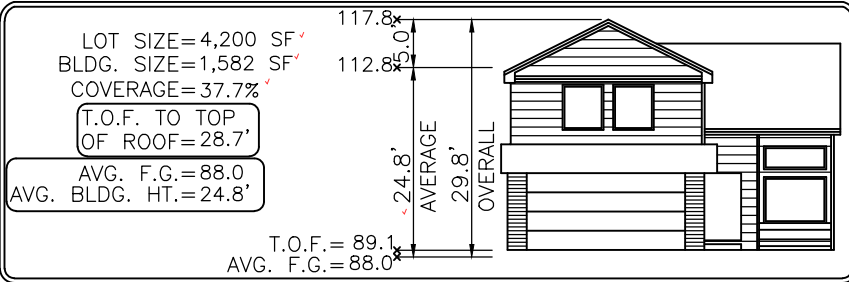
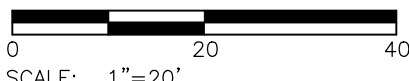
LOWERED FINISH GRADE:

(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 = 89.1
- GARAGE SLAB = 87.9
- GRADE BEAM = 18"
 (89.1 - 87.9 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

Released for Permit
 01/08/2025 2:51:39 PM
 REGIONAL Building Department
 amy
 ENUMERATION



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

MODEL OPTIONS: R971-B/2-CAR/CRAWL SPACE	
SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3	
COUNTY: EL PASO PUD PLAT 15013	
ADDRESS: 7875 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: <ul style="list-style-type: none"> 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: 5509301123

Address: 7875 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197533  Received: 08-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	689	
Main Level	1091	
Upper Level 1	1230	
	3010	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/8/2025 2:51:58 PM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>01/10/2025 10:28:16 AM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.