

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#36080043  
LOT 144

SFD2531

SCHEDULE NUMBER 5509301124

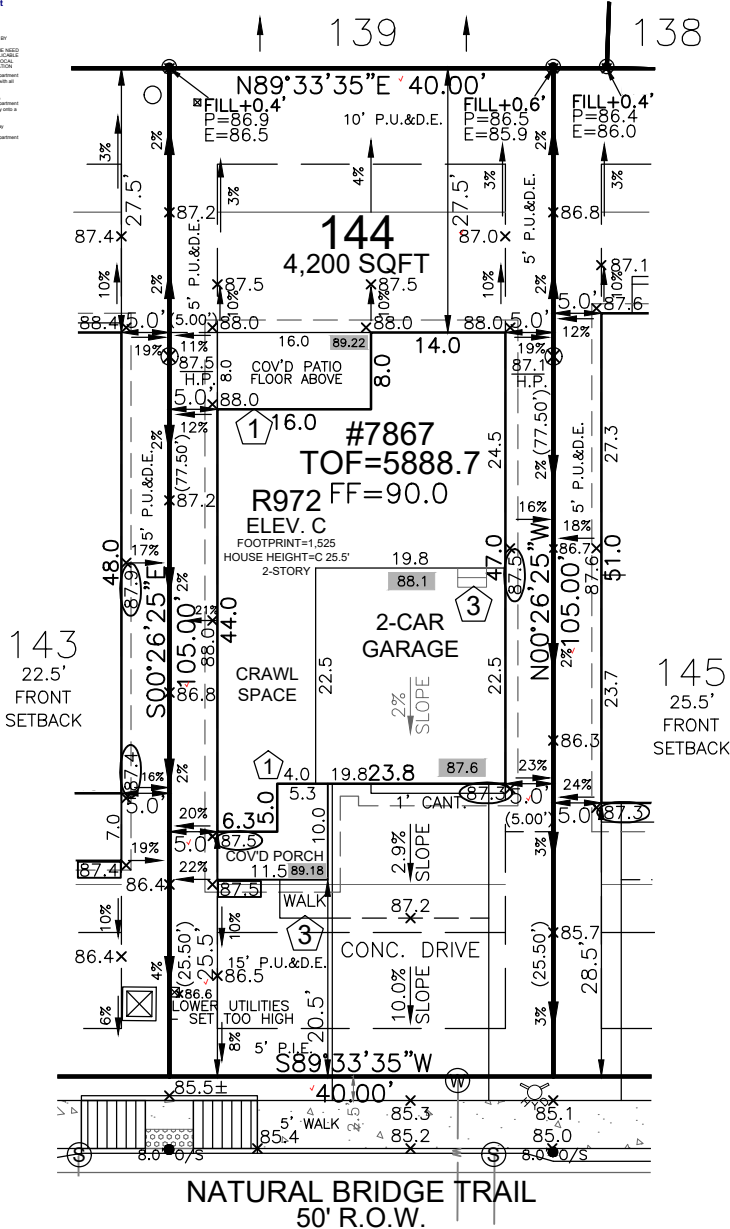
APPROVED  
BESQCP  
01/10/2025 10:11:02 AM  
J. Younger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
01/10/2025 10:11:07 AM  
J. Younger  
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.

As shown, there must be provided to the Planning & Community Development Department prior to the submission of any drawing into a public map.

Division of Planning & Community Development



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

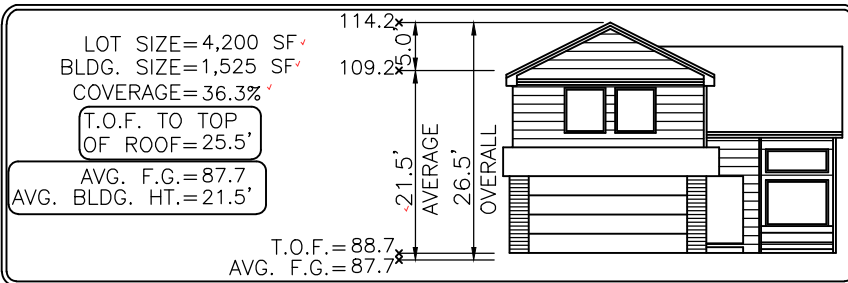
#### SITE SPECIFIC PLOT PLAN NOTES:

TOF = 88.7  
GARAGE SLAB = 87.6  
GRADE BEAM = 17"  
(88.7 - 87.6 = 01.1 \* 12 = 13" + 4" = 17")  
\*FROST DEPTH MUST BE MAINTAINED  
LOWERED FINISH GRADE ALONG HOUSE  
LOWERED FINISH GRADE AT PORCH 14"  
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

Released for Permit  
01/08/2025 2:48:51 PM  
REGIONAL  
Building Department  
amy  
ENUMERATION



0 20 40  
SCALE: 1"=20'



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

MODEL OPTIONS: R972-C/-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO PUD PLAT 15013

ADDRESS: 7867 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@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: 04.15.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5509301124

Address: 7867 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197531  Received: 08-Jan-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	644	
Main Level	903	
Upper Level 1	1238	
	2785	Total Square Feet

## Required PPRBD Departments (2)

### Enumeration

APPROVED

AMY

1/8/2025 2:49:05 PM

### Floodplain

(N/A) RBD GIS

## Required Outside Departments (1)

### County Zoning

APPROVED

Plan Review

01/10/2025 10:13:38 AM

*dsdyounger*

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.