

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#36080013  
LOT 101

SFD25619

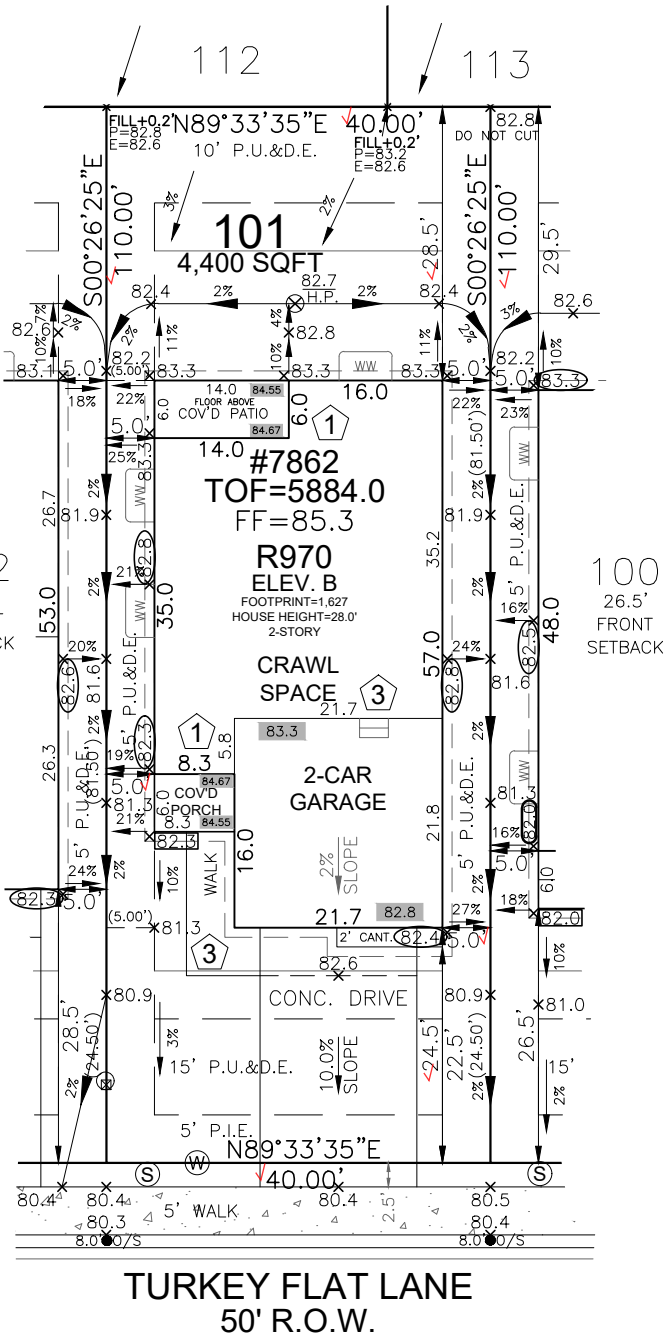
SCHEDULE NUMBER 5509311004

APPROVED  
BESQCP  
06/20/2025 11:59:09 AM  
dyoung  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
06/20/2025 11:59:14 AM  
dyoung  
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.

ANY APPLICANT, OWNER,  
OR PLANNING & COMMUNITY  
DEPARTMENT DOES NOT WARRANT THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAND-USE AND ZONING REGULATION.  
An easement agreement must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.  
Location of all easements of any drainage may  
is not permitted without approval of the  
Planning & Community Development Department



HAYLEY YOUNG, P.E.  
DATE: 06.19.25  
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: 06.19.25  
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= 326 SF  
COVERAGE=40.7 %

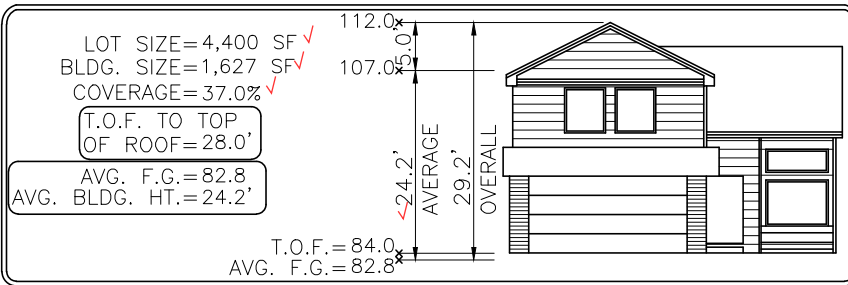
### LEGEND

#### 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 = 84.0  
GARAGE SLAB = 82.8  
GRADE BEAM = 18"  
(84.0 - 82.8 = 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  
06/20/2025 11:59:01 AM  
REGIONAL  
Building Department  
Becky A  
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: R970-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO PUD PLAT 15013

ADDRESS: 7862 TURKEY FLAT LANE

06.19.25 / RIGHT / NAIL TO NAIL=77.00'  
Front 10': N=5744.5682 E=12158.7840  
Rear 10': N=5821.5659 E=12158.1923

#### 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: 04.15.25

#### MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'  
GARAGE: 20'  
REAR: 15'  
CORNER: 10'

DRAWN BY: DV

DATE: 06.19.25



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurvey.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7862 TURKEY FLAT LN, COLORADO SPRINGS

Parcel: 5509311004

Plan Track #: 202920 

Received: 20-Jun-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

### Enumeration

APPROVED

BECKYA

6/20/2025 8:25:20 AM

### Floodplain

(N/A) RBD GIS

## Required Outside Departments (1)

### County Zoning

APPROVED

Plan Review

06/20/2025 11:59:58 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.