

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#36080011  
LOT 99

SFD25618

SCHEDULE NUMBER 5509311002✓

APPROVED  
BESQCP

06/20/2025 11:51:33 AM  
dsdyounger

EPC Planning & Community  
Development Department

APPROVED  
Plan Review

06/20/2025 11:51:38 AM  
dsdyounger

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OVIATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION

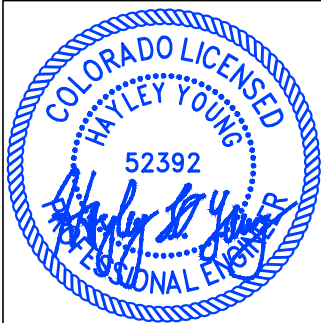
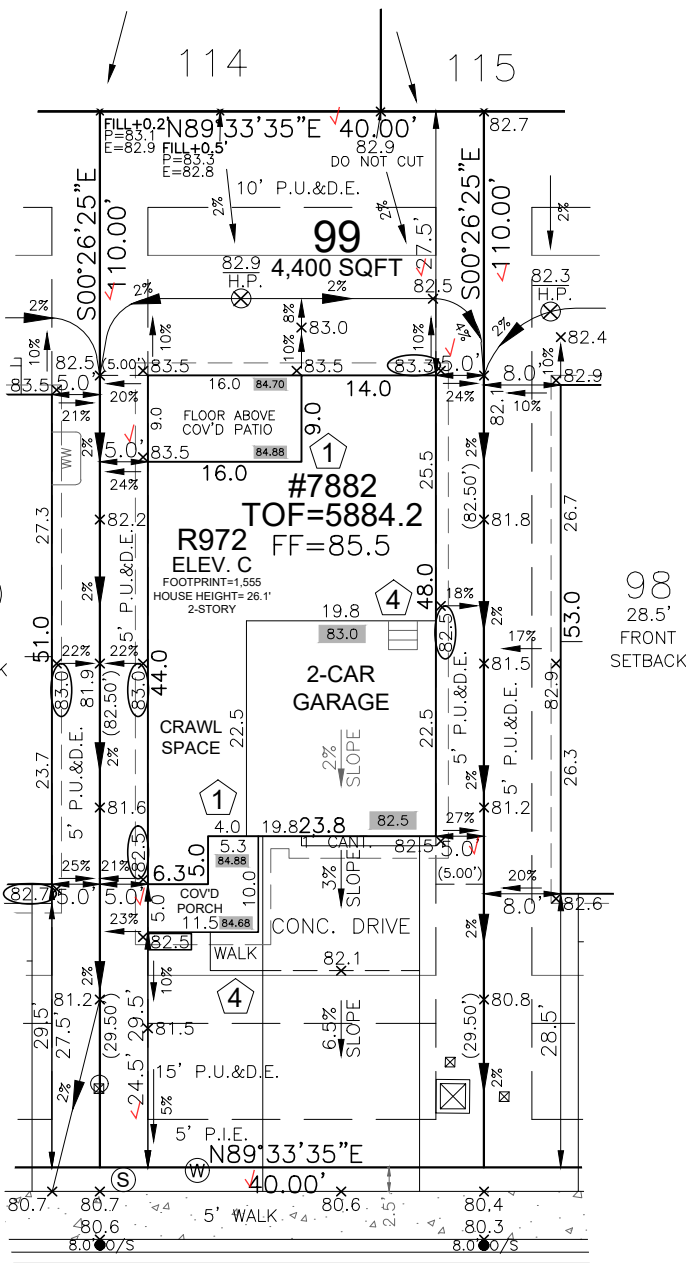
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable notes on the recorded plat.

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 blockage of any drainage way  
is not permitted without approval of the  
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.



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:

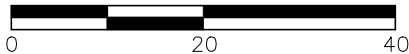
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION
- OVEREX LIMITS

### SITE SPECIFIC PLOT PLAN NOTES:

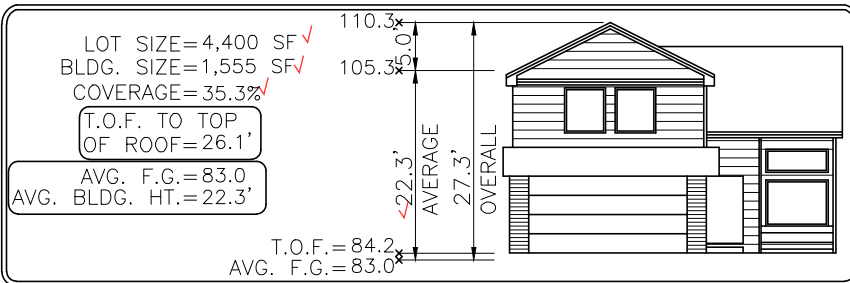
TOF = 84.2  
GARAGE SLAB = 82.5  
GRADE BEAM = 24"  
(84.2 - 82.5 = 01.7 \* 12 = 20" + 4" = 24")  
\*FROST DEPTH MUST BE MAINTAINED  
LOWERED FINISH GRADE ALONG HOUSE  
LOWERED FINISH GRADE AT PORCH 20"  
CUT/FILL AT LOCATIONS SHOWN FOR  
ADEQUATE DRAINAGE



Released for Permit  
06/20/2025 8:01:05 AM  
REGIONAL  
Building Department  
Becky A  
ENUMERATION



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/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO PUD PLAT 15013

ADDRESS: 7882 TURKEY FLAT LANE✓

06.19.25 / RIGHT / NAIL TO NAIL=73.00'  
Front 10': N=5750.1828 E=12238.7432  
Rear 10': N=5823.1806 E=12238.1823

### 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



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Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurvey.net

# SITE



**2023 PPRBC**  
2021 IECC Amended

Parcel: 5509311002

**Address: 7882 TURKEY FLAT LN, COLORADO SPRINGS**

**Plan Track #: 202915** 

**Received: 20-Jun-2025 (BECKYA)**

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

<b>Enumeration</b>
<b>APPROVED</b>
<b>BECKYA</b>
<b>6/20/2025 8:01:16 AM</b>

<b>Floodplain</b>
<b>(N/A) RBD GIS</b>

## Required Outside Departments (1)

<b>County Zoning</b>
<b>APPROVED</b>
<b><u>Plan Review</u></b>
<i>06/20/2025 11:52:21 AM</i>
<i>dsdyounger</i>
<b>EPC Planning &amp; Community Development Department</b>

**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.**