

RICHMOND AMERICAN HOMES JOB#37880006
PLOT PLAN LOT 102

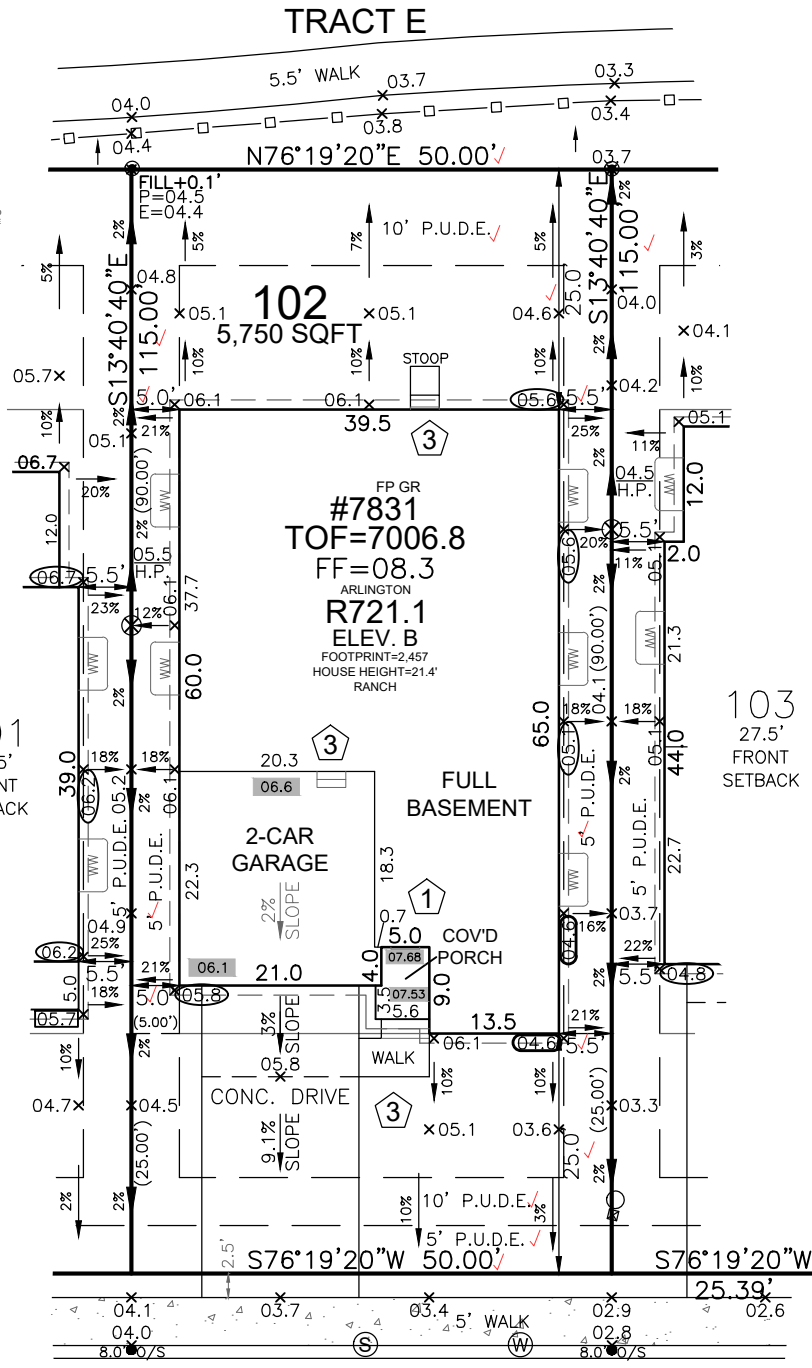
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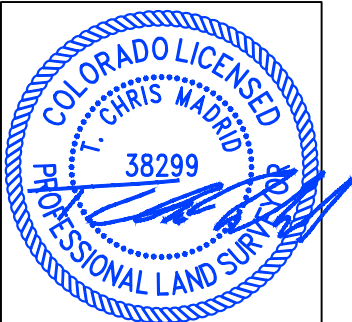
APPROVED
Plan Review
06/26/2026 3:44:06 PM
sdmaes
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT IMPLY 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: 06.03.26
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: 06.03.26
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.

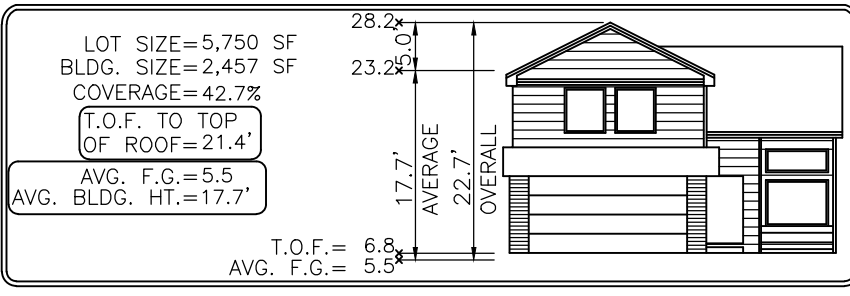
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,250 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=32.6 %

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

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 06.8
- GARAGE SLAB = 06.1
- GRADE BEAM = 12"
(06.8 - 06.1 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- 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.



0 20 40
SCALE: 1"=20'

MODEL OPTIONS: R721.1-B/2-CAR/FULL BSMT/10' SGD/FP #2

SUBDIVISION: STERLING RANCH FILING NO. 4

COUNTY: EL PASO

ADDRESS: 7831 SCHOOL HOUSE DRIVE

06.03.26 / LEFT / NAIL TO NAIL=85.00'
Front 10': N=410738.0395 E=234597.1793
Rear 10': N=410655.4489 E=234617.2786

MINIMUM SETBACKS:
FRONT: 25' SEP.: 10'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV

DATE: 06.03.26



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: 03.16.26

SITE



2023 PPRBC
2021 IECC Amended

Address: 7831 SCHOOL HOUSE DR, COLORADO SPRINGS

Parcel: 5233000019

Plan Track #: 213994

Received: 08-Jun-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	464	
Lower Level 2	1824	
Main Level	1886	
	4174	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

6/8/2026 10:43:16 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/08/2026 11:18:47 AM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/26/2026 3:42:16 PM



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.