

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#36080014
LOT 102

SFD25620

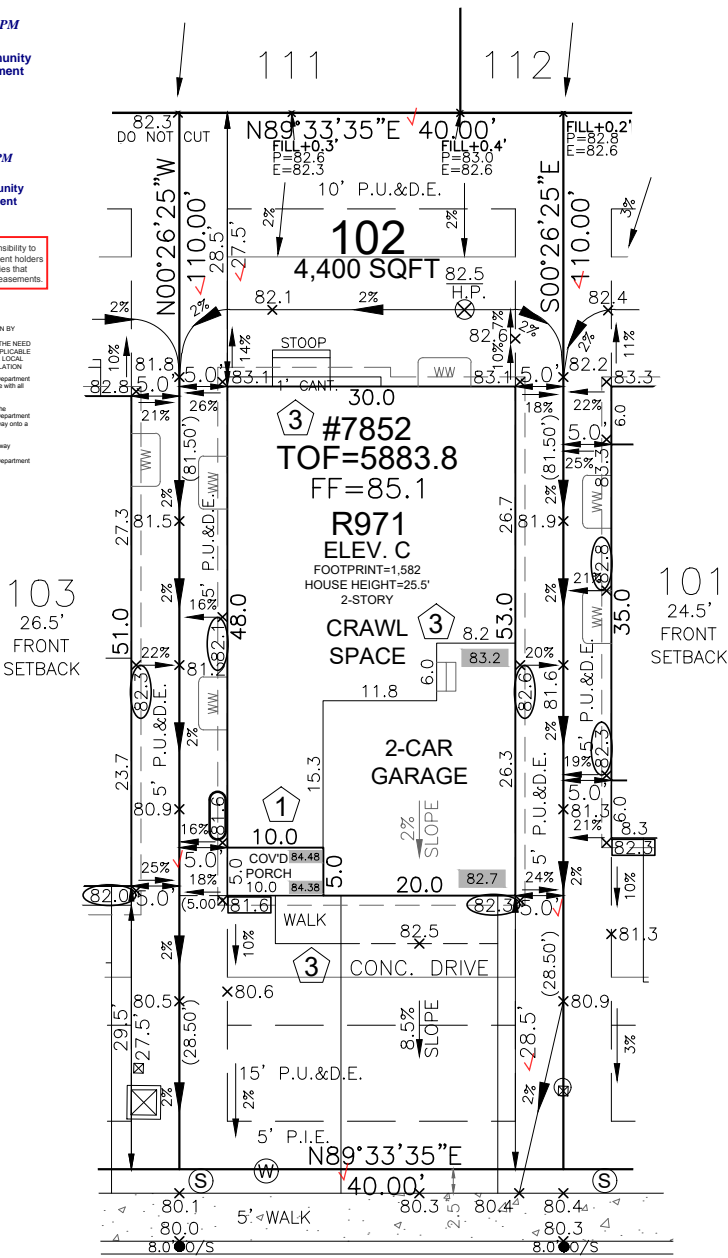
SCHEDULE NUMBER 5509311005

APPROVED
BESQCP
06/20/2025 12:10:33 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
06/20/2025 12:10:40 PM
dsdyounger
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 APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBTAIN 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



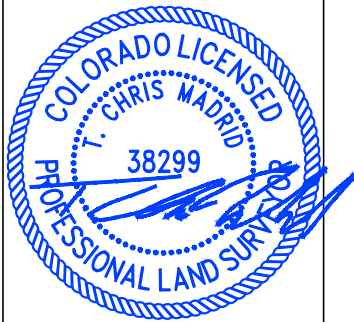
103
26.5'
FRONT
SETBACK

101
24.5'
FRONT
SETBACK

TURKEY FLAT LANE
50' R.O.W.



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

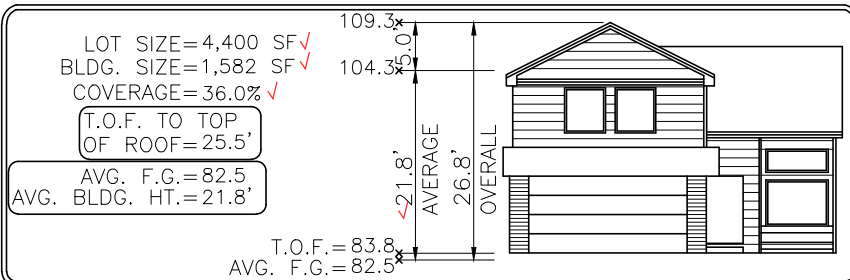
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 83.8
- GARAGE SLAB = 82.7
- GRADE BEAM = 17"
(83.8 - 82.7 = 01.1 * 12 = 13" + 4" = 17")
*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"
- POUR TALLER WALL IN CRAWL SPACE
TO MAINTAIN FROST PROTECTION
- CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

Released for Permit
06/20/2025 8:32:55 AM
REGIONAL
Building Department
Becky A
ENUMERATION



0 20 40
SCALE: 1"=20'



MODEL OPTIONS: R971-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO PUD PLAT 15013

ADDRESS: 7852 TURKEY FLAT LANE

06.19.25 / RIGHT / NAIL TO NAIL=73.00'
Front 10': N=5748.2607 E=12118.7545
Rear 10': N=5821.2586 E=12118.1935

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

Parcel: 5509311005

Address: 7852 TURKEY FLAT LN, COLORADO SPRINGS

Plan Track #: 202922  **Received: 20-Jun-2025 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

6/20/2025 8:33:23 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/20/2025 12:11:27 PM

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.**