

RICHMOND AMERICAN HOMES

JOB#36080037

LOT 138

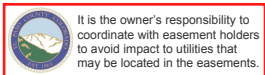
FILE - SFD25572

ZONING - PUD

PLAT - 15013

PLOT PLAN

SCHEDULE NUMBER 5509301118

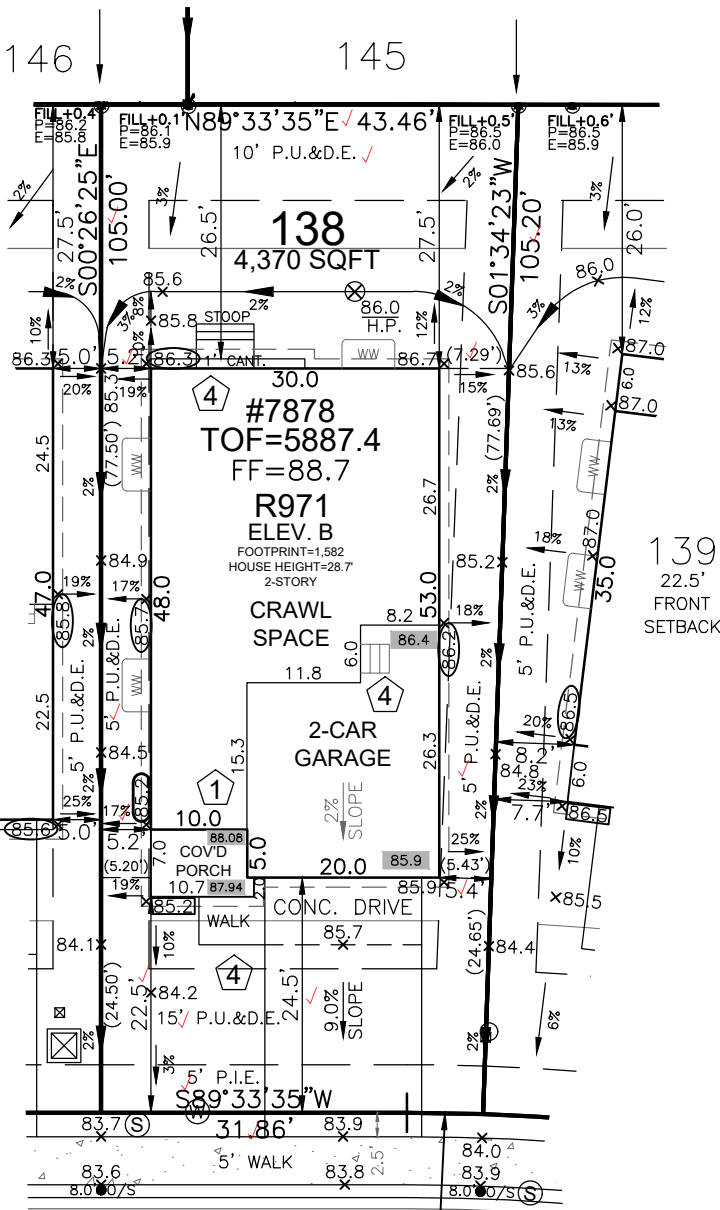


APPROVED
Plan Review
06/13/2025 9:28:41 AM
ddmaes
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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 biologic of any drainage way
is not permitted without approval of the
Planning & Community Development Department

Not Required
BESQCP
06/13/2025 9:28:51 AM
ddmaes
EPC Planning & Community
Development Department

137
20.5'
FRONT
SETBACK



RAINY CREEK TRAIL
50' R.O.W.
L=7.91'
R=225.00'



HAYLEY YOUNG, P.E.
DATE: 06.10.25

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: 06.10.25

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= 803 SF
DRIVE COVERAGE IN
FRONT SETBACK= 325 SF
COVERAGE=40.4 %

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

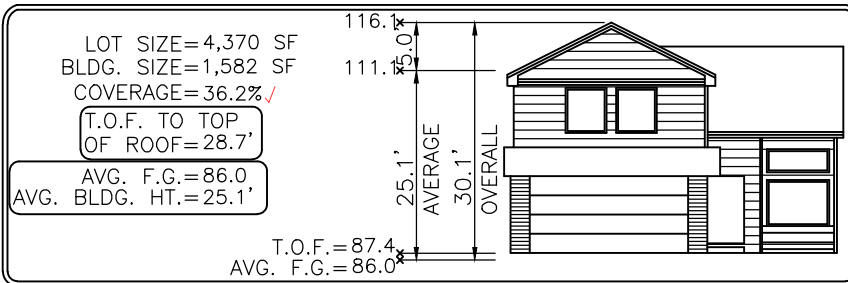
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 87.4
- GARAGE SLAB = 85.9
- GRADE BEAM = 22"
(87.4 - 85.9 = 01.5 * 12 = 18" + 4" = 22")
- *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
06/11/2025 8:01:14 AM
REGIONAL
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: R971-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7878 RAINY CREEK TRAIL

MINIMUM SETBACKS:

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

DRAWN BY: DV

DATE: 06.10.25



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: 04.15.25

SITE



2023 PPRBC
2021 IECC Amended

Address: 7878 RAINY CREEK TRL, COLORADO SPRINGS

Parcel: 5509301118

Plan Track #: 202556  Received: 11-Jun-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

6/11/2025 8:01:53 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/13/2025 9:29:47 AM

dsdmaes

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.