

SFD25614  
 PLAT 15013  
 PUD

# RICHMOND AMERICAN HOMES

JOB#36080017  
 LOT 105  
 PLOT PLAN

SCHEDULE NUMBER 5509311008

**APPROVED**  
**Plan Review**

06/20/2025 11:27:39 AM  
 dsdrangel

EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBLIVATE 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.

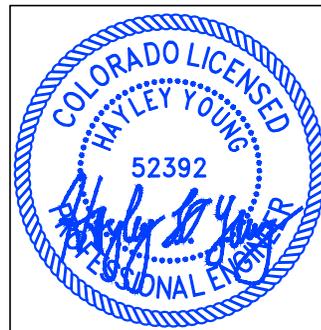
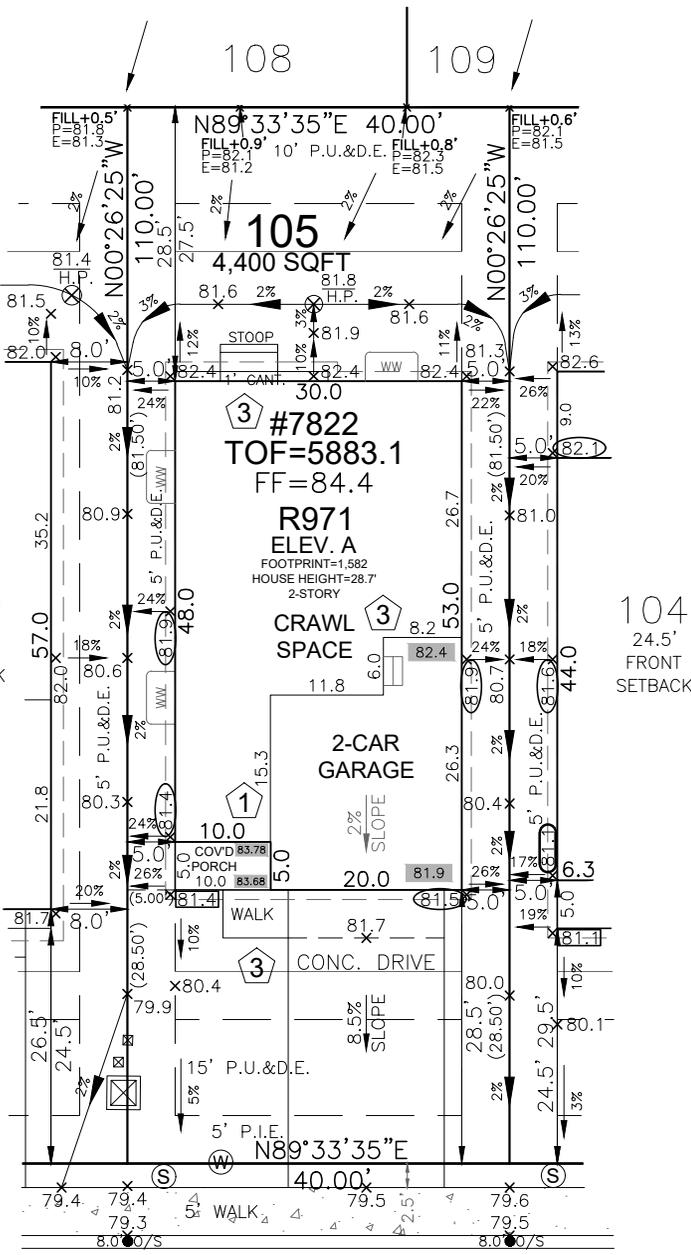
An access permit must be granted by the  
 Planning & Community Development Department  
 prior to the establishment of any driveway onto a  
 County road.

**APPROVED**  
**BESQCP**

06/20/2025 11:27:49 AM  
 dsdrangel

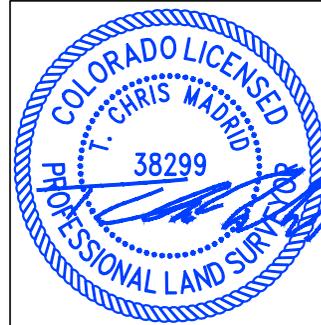
EPC Planning & Community  
 Development Department

It is the owner's responsibility to  
 coordinate with easement holders  
 to avoid impact to utilities that  
 may be located in the easements.



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.

106  
 26.5'  
 FRONT  
 SETBACK

104  
 24.5'  
 FRONT  
 SETBACK

**TURKEY FLAT LANE**  
 50' R.O.W.

**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 = 83.1
- GARAGE SLAB = 81.9
- GRADE BEAM = 18"  
 (83.1 - 81.9 = 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

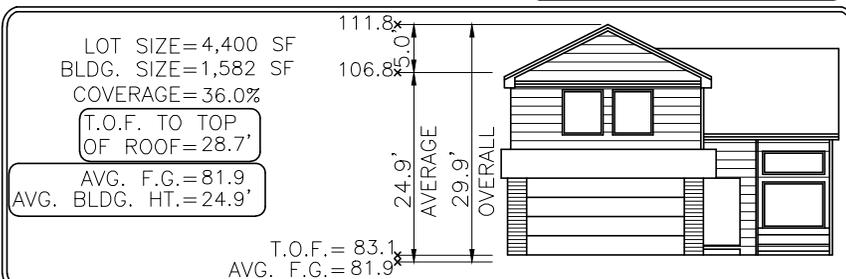
06/20/2025 8:38:24 AM



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: R971-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7822 TURKEY FLAT LANE

06.19.25 / RIGHT / NAIL TO NAIL=73.00'  
 Front 10': N=5747.3386 E=11998.7580  
 Rear 10': N=5820.3365 E=11998.1971

**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: 7822 TURKEY FLAT LN, COLORADO SPRINGS

Parcel: 5509311008

Plan Track #: 202926 

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 8:38:38 AM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*06/20/2025 11:28:08 AM*

*dsdrangel*

**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.