

SFD25614
PLAT 15013
PUD

RICHMOND AMERICAN HOMES

JOB#36080017
LOT 105
PLOT PLAN

SCHEDULE NUMBER 5509311008

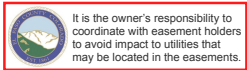
APPROVED
Plan Review
06/20/2025 11:27:39 AM
dsdrangel
EPC Planning & Community
Development Department

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

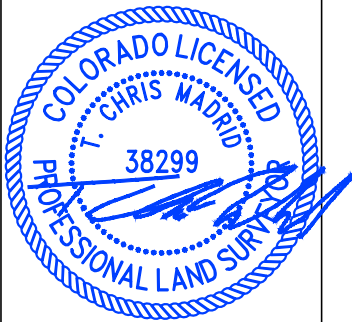
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

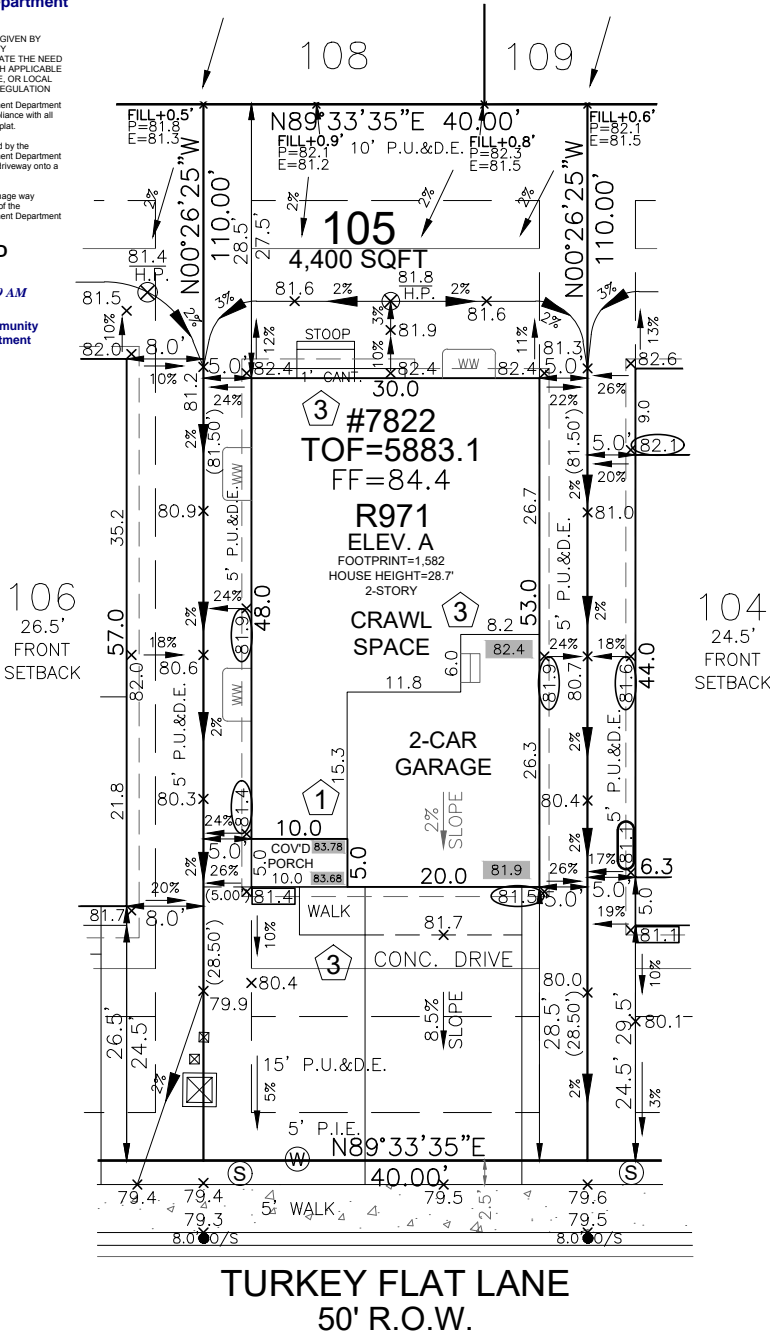
APPROVED
BESQCP
06/20/2025 11:27:49 AM
dsdrangel
EPC Planning & Community
Development Department



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

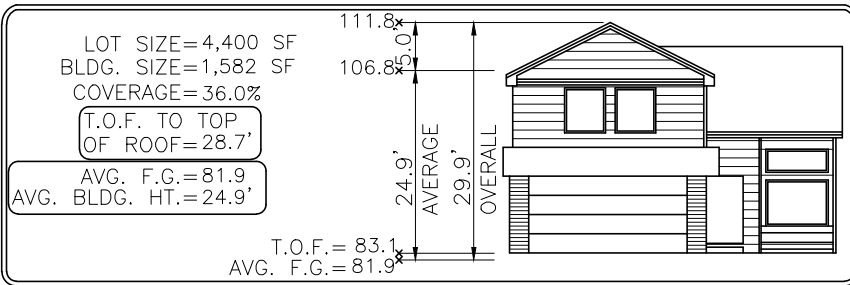
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 83.1
- 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
Regional Building Department
Becky A
ENUMERATION

0 20 40
SCALE: 1"=20'



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

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

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: 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	Floodplain
APPROVED BECKYA 6/20/2025 8:38:38 AM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED <u>Plan Review</u> 06/20/2025 11:28:08 AM  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.