

RICHMOND AMERICAN HOMES

JOB#36080039

LOT 140

PLOT PLAN

SCHEDULE NUMBER 5509301120

FILE - SFD25569
ZONING - PUD
PLAT - 15013

APPROVED
Plan Review
06/12/2025 3:06:04 PM
(ddmms)
EPC Planning & Community
Development Department

ANY APPROVAL OBTAINED BY EL PASO COUNTY DOES NOT WAIVE 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 rules 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 biological or 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.

APPROVED
BESQCP
06/12/2025 3:08:28 PM
(ddmms)
EPC Planning & Community
Development Department



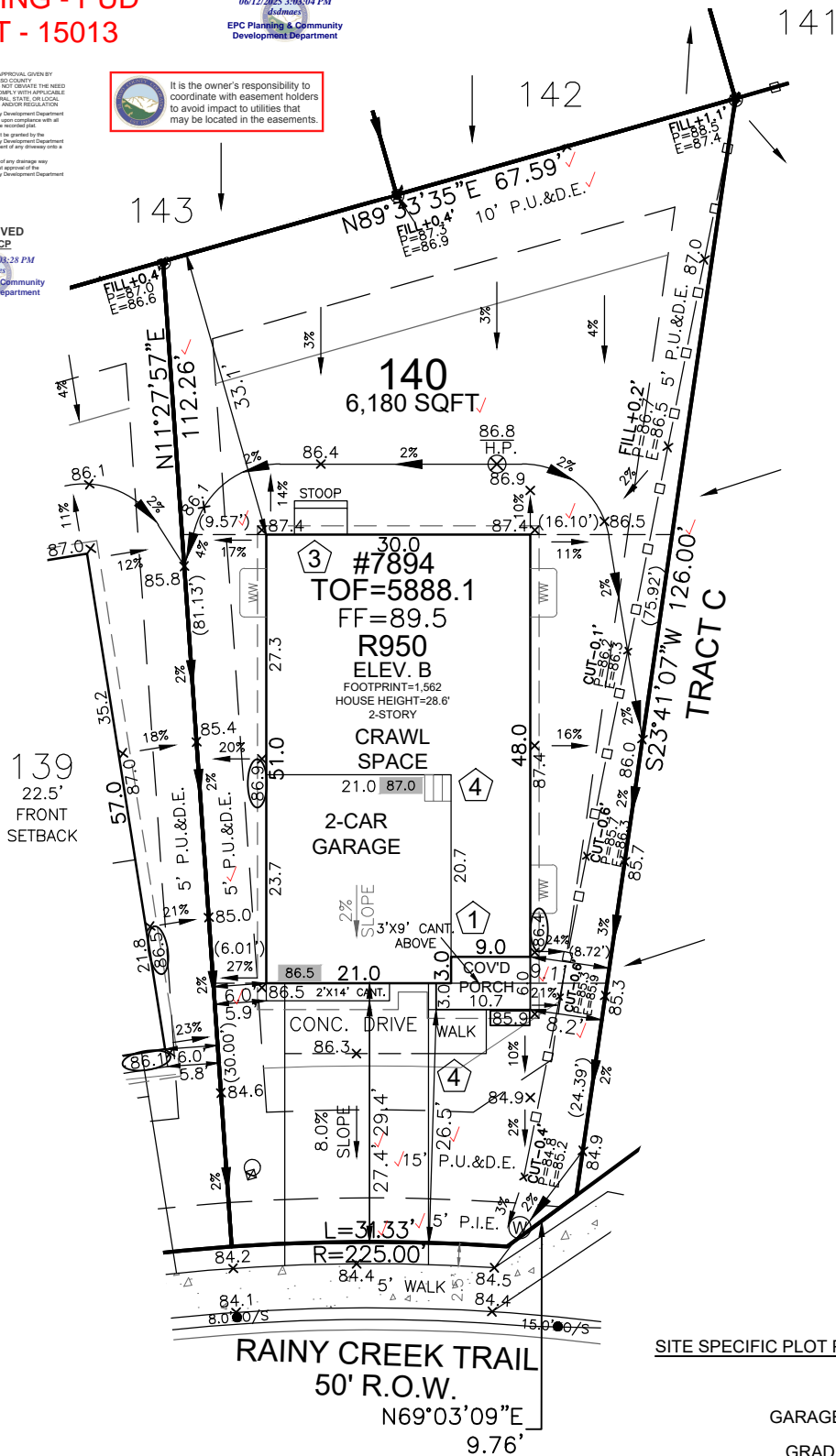
HAYLEY YOUNG, P.E.
DATE: 06.10.25

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= 880 SF
DRIVE COVERAGE IN
FRONT SETBACK= 326 SF
COVERAGE=37.0 %

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

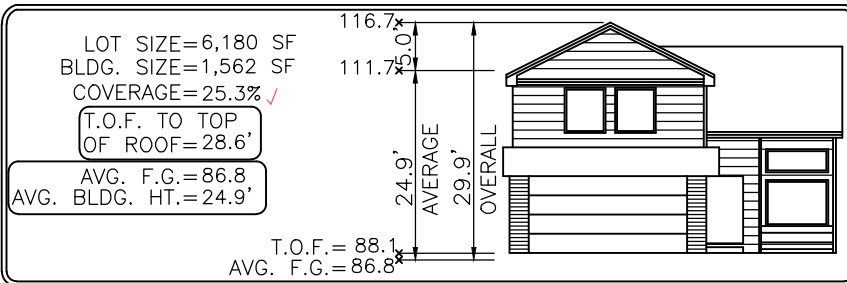
SITE SPECIFIC PLOT PLAN NOTES:

TOF = 88.1
GARAGE SLAB = 86.5
GRADE BEAM = 23"
(88.1 - 86.5 = 01.6 * 12 = 19" + 4" = 23")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 26"
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



Released for Permit
06/11/2025 7:48:26 AM
REGIONAL
Building Department
amy
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: R950-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7894 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

Parcel: 5509301120

Address: 7894 RAINY CREEK TRL, COLORADO SPRINGS

Plan Track #: 202554  **Received: 11-Jun-2025 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	493	
Main Level	1010	
Upper Level 1	1428	
	2931	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 6/11/2025 7:50:12 AM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED Plan Review <i>06/12/2025 3:04:05 PM</i> <i>dsdmaes</i> 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.