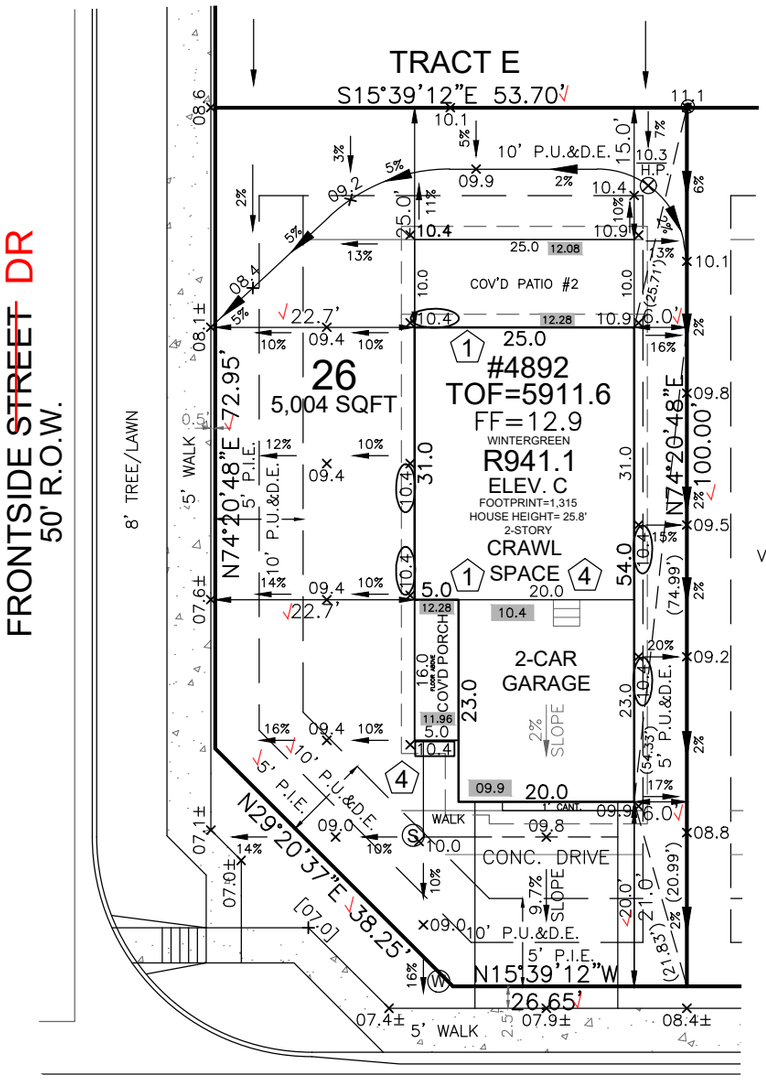
RICHMOND AMERICAN HOMES

JOB#37410026
LOT 26

PLOT PLAN

EAVE PROTECTION REQUIRED

5509201029



HAYLEY YOUNG, P.E.
DATE: 11.06.26

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: 11.06.26

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= 733 SF
DRIVE COVERAGE IN FRONT SETBACK= 324 SF
COVERAGE=44.2 %

SFD26854

APPROVED
Plan Review
11/12/2026 4:16:27 PM
dsdyounger
EPC Planning & Community Development Department

This parcel is in a low/moderate high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

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 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.

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

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 11.6

GARAGE SLAB = 09.9

GRADE BEAM = 24"
(11.6 - 09.9 = 01.7 * 12 = 20" + 4" = 24")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 14"

LOWERED FINISH GRADE AT PATIO

LEGEND

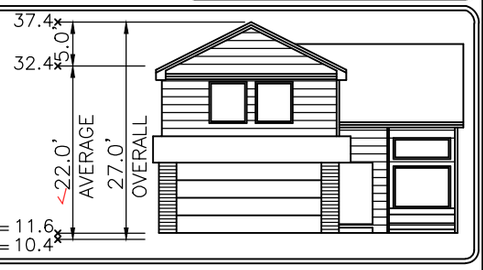
LOWERED FINISH GRADE:	
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX"	CONCRETE
X	RISER COUNT
XX.XX	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

HOUSE FROM NORTH =74°

Released for Permit
11/10/2026 10:53:05 AM
Files Feak
REGIONAL Building Department
Becky A
ENUMERATION

SCALE: 1"=20'

LOT SIZE=5,004 SF
BLDG. SIZE=1,315 SF
COVERAGE=26.3%
T.O.F. TO TOP OF ROOF=25.8'
AVG. F.G.=10.4
AVG. BLDG. HT.=22.0'



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: R941.1-C/2-CAR/CRAWL SPACE/COV'D PATIO #2

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.4 PUD PLAT 15628

COUNTY: EL PASO

ADDRESS: 4892 BULL RUN DRIVE

11.06.26 / RIGHT / NAIL TO NAIL=84.00'
Front 10': N=8395.2359 E=13271.3029
Rear 20': N=8372.5713 E=13190.4183

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

DRAWN BY: DV DATE: 11.06.26

B&J Surveying, Inc.
Specializing in Home Builder Services Since 1985.
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: 09.16.26

SITE

2023 PPRBC
2021 IECC and CO MERSRC

Address: 4892 BULL RUN DR, COLORADO SPRINGS **Parcel: 5509201029**

Plan Track #: 218446 **Received: 10-Nov-2026** **(BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	460	
Main Level	775	
Upper Level 1	1235	
	2470	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

11/10/2026 10:53:26 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
11/11/2026 9:17:12 AM
Pikes Peak REGIONAL Building Department
MelissaF
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
11/12/2026 4:19:28 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.