

RICHMOND AMERICAN HOMES

JOB#36080038

LOT 139

PLOT PLAN

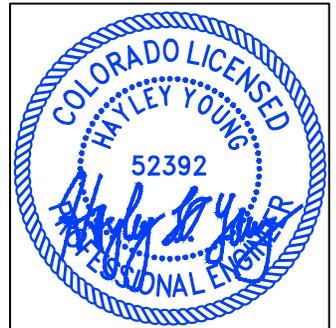
SCHEDULE NUMBER 5509301119

FILE - SFD25571
ZONING - PUD
PLAT - 15013

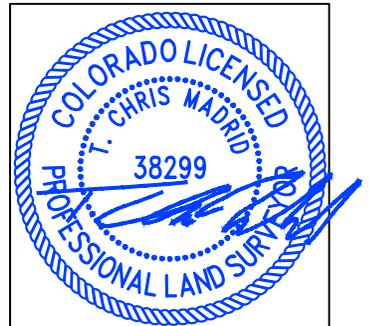
APPROVED
 Plan Review
 06/12/2025 3:36:41 PM
 dsdmas
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 06/12/2025 3:36:56 PM
 dsdmas
 EPC Planning & Community
 Development Department

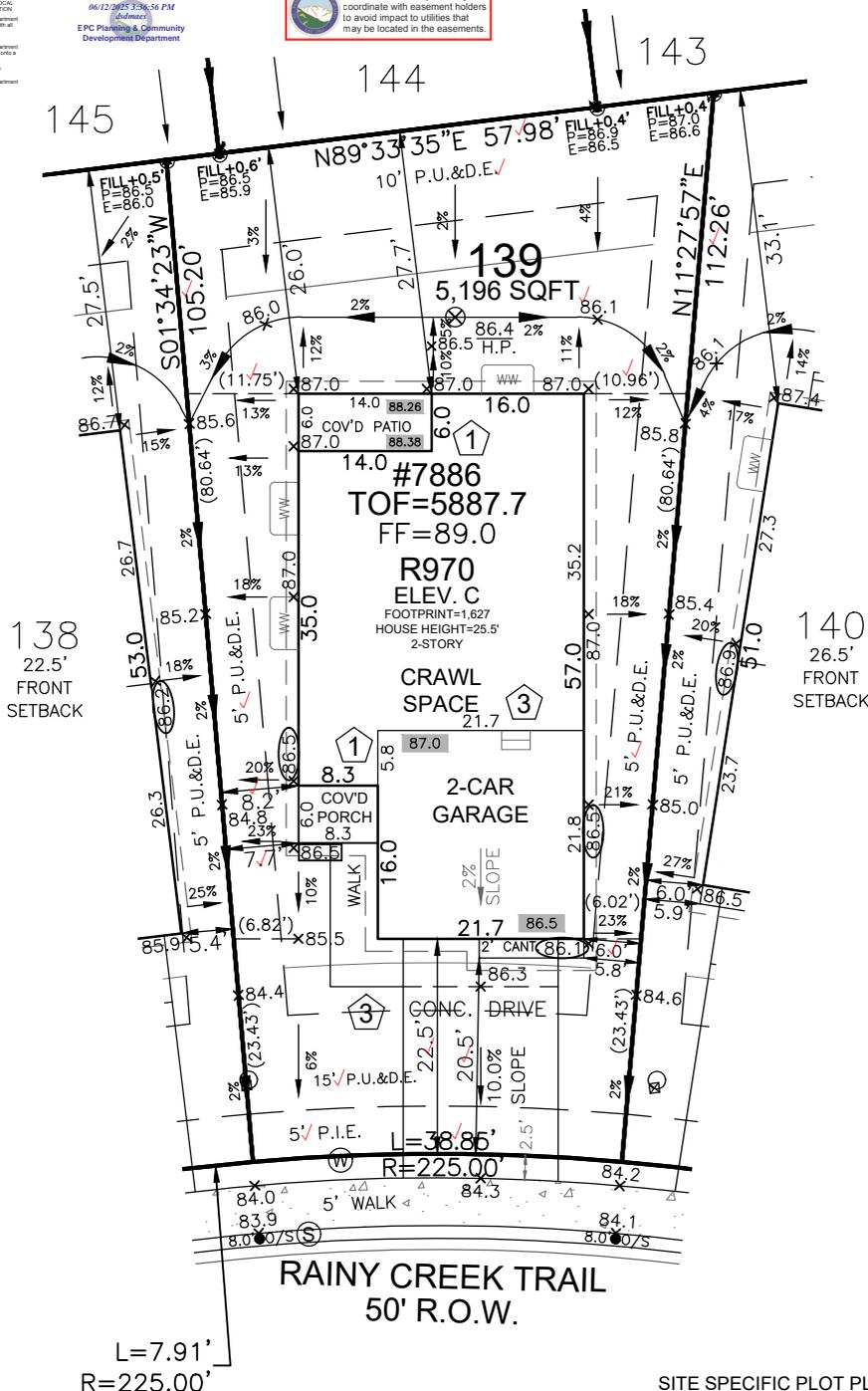
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



HAYLEY YOUNG, P.E.
 DATE: 06.10.25
 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= 820 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 326 SF
 COVERAGE=39.7 %

LEGEND

LOWERED FINISH GRADE:

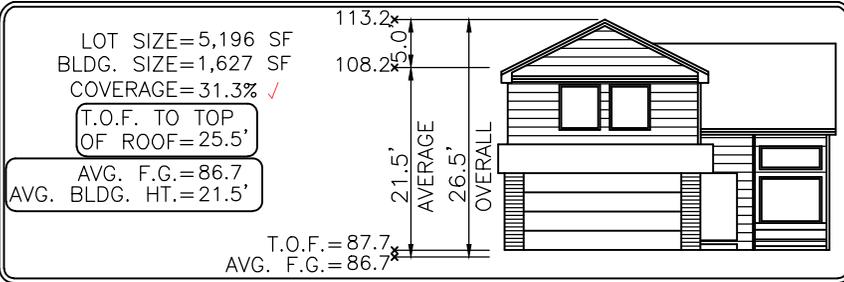
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION
---	OVEREX LIMITS

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 87.7
 GARAGE SLAB = 86.5
 GRADE BEAM = 18"
 (87.7 - 86.5 = 01.2 * 12 = 14" + 4" = 18")
 *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE
 LOWERED FINISH GRADE AT PORCH 14"

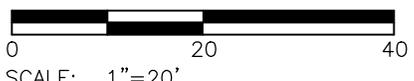
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



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



Released for Permit
 06/11/2025 7:58:12 AM
 REGIONAL Building Department
 amy
 ENUMERATION



MODEL OPTIONS: R970-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7886 RAINY CREEK TRAIL

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

DRAWN BY: DV DATE: 06.10.25



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 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: 7886 RAINY CREEK TRL, COLORADO SPRINGS

Parcel: 5509301119

Plan Track #: 202555 

Received: 11-Jun-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	474	
Main Level	1019	
Upper Level 1	1433	
	2926	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

6/11/2025 7:58:35 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/12/2025 3:37:44 PM

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.