

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#36080038  
LOT 139

FILE - SFD25571  
ZONING - PUD  
PLAT - 15013

SCHEDULE NUMBER 5509301119

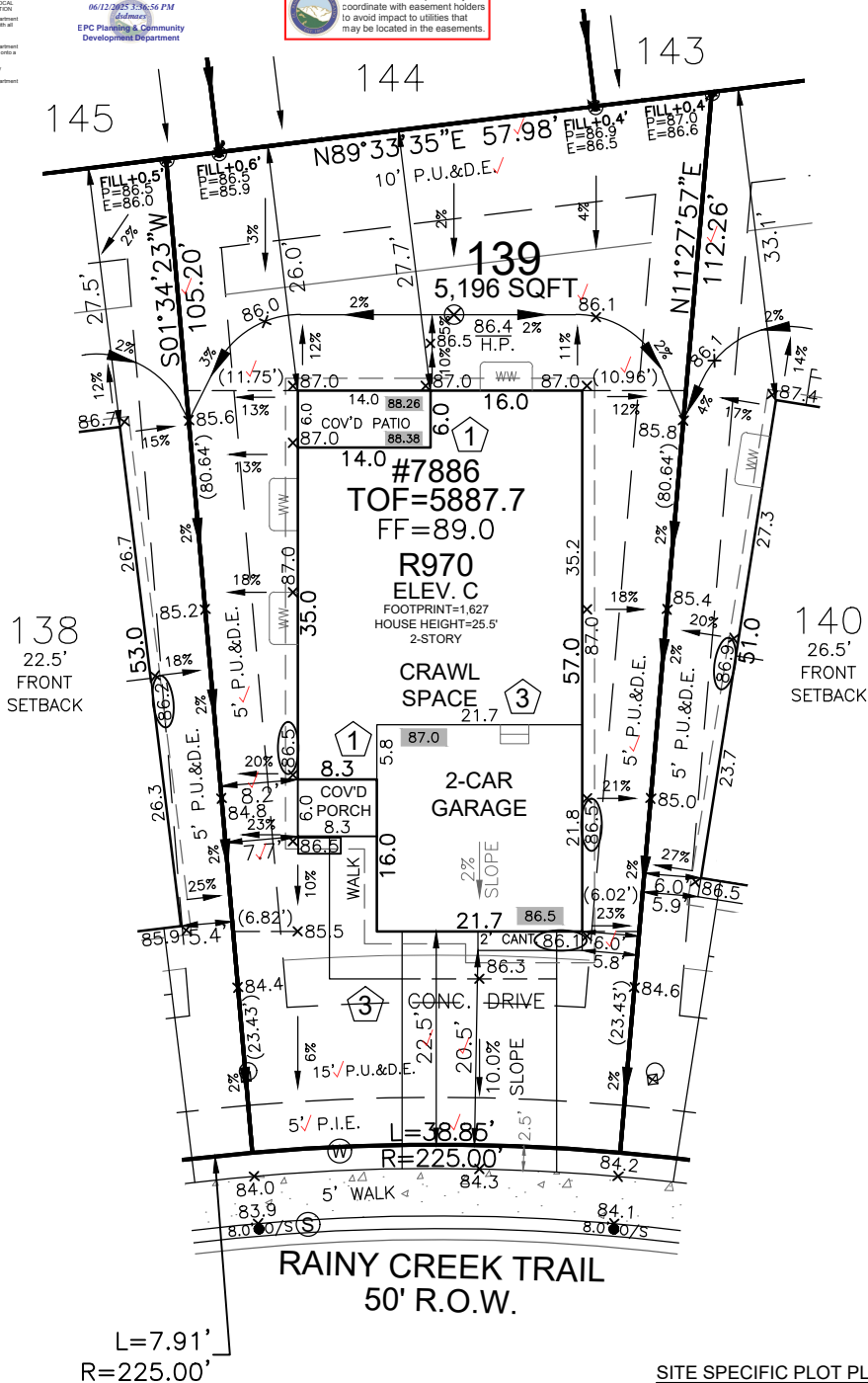
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT WAIVE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE OR LOCAL  
LAWS AND/OR REGULATIONS.  
Planning & Community Development Department  
Approval is contingent upon compliance with all  
regulatory rules on the recorded plat.  
An access easement must be granted to the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.  
Quantities of stockpile of any storage way  
to be permitted without approval of the  
Planning & Community Development Department

APPROVED  
BESQCP  
06/12/2025 3:36:41 PM  
admaes  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
06/12/2025 3:36:41 PM  
admaes  
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

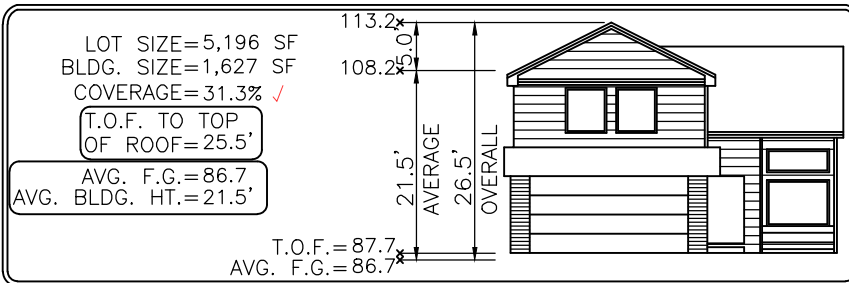
#### SITE SPECIFIC PLOT PLAN NOTES:

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



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



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: 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                 | Floodplain           |
|-----------------------------|----------------------|
| <b>APPROVED</b>             | <b>(N/A) RBD GIS</b> |
| <b>AMY</b>                  |                      |
| <b>6/11/2025 7:58:35 AM</b> |                      |

## Required Outside Departments (1)

| County Zoning  |
|--|
| <b>APPROVED</b>  |
| <b>Plan Review</b>   |
| <i>06/12/2025 3:37:44 PM</i>   |
|  |
| <b>EPC Planning &amp; Community<br/>Development Department</b>                       |

**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.**