

SFD25625  
PLAT15013  
PUD

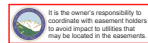
RICHMOND AMERICAN HOMES  
PLOT PLAN

JOB#36080012  
LOT 100

SCHEDULE NUMBER 5509311003

APPROVED  
Plan Review  
06/23/2025 12:27 PM  
Audits  
EPC Planning & Community  
Development Department

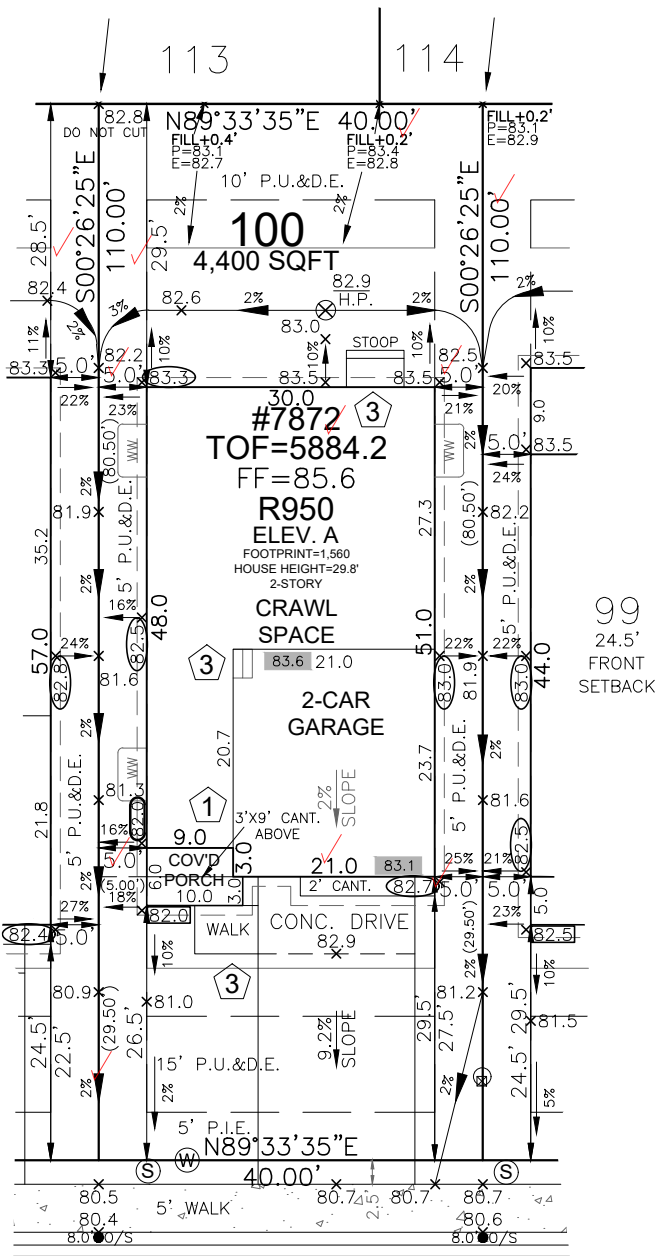
APPROVED  
BESGCE  
06/23/2025 12:28:41 PM  
Audits  
EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBTAIN 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.

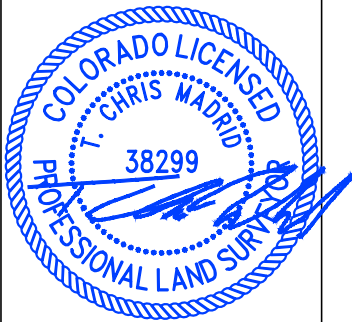
Division of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department



TURKEY FLAT LANE  
50' R.O.W.



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:

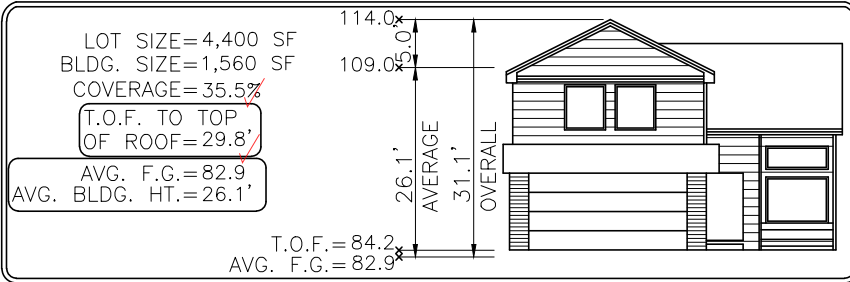
TOF = 84.2  
GARAGE SLAB = 83.1  
GRADE BEAM = 17"  
(84.2 - 83.1 = 01.1 \* 12 = 13" + 4" = 17")  
\*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE  
LOWERED FINISH GRADE AT PORCH 26"  
POUR TALLER WALL IN CRAWL SPACE  
TO MAINTAIN FROST PROTECTION  
CUT/FILL AT LOCATIONS SHOWN FOR  
ADEQUATE DRAINAGE



Released for Permit  
06/20/2025 12:28:27 AM  
Becky A  
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-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7872 TURKEY FLAT LANE

06.19.25 / RIGHT / NAIL TO NAIL=71.00'  
Front 10': N=5749.8754 E=12198.7444  
Rear 10': N=5820.8733 E=12198.1988

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**

**Parcel: 5509311003**

**Address: 7872 TURKEY FLAT LN, COLORADO SPRINGS**

**Plan Track #: 202918**  **Received: 20-Jun-2025 (BECKYA)**

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

### Enumeration

**APPROVED**

**BECKYA**

**6/20/2025 8:23:41 AM**

### Floodplain

**(N/A) RBD GIS**

## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

*06/23/2025 12:09:25 PM*

*dsdhills*

**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.**