

RICHMOND AMERICAN HOMES
 JOB#37880005
 LOT 101
 PLOT PLAN

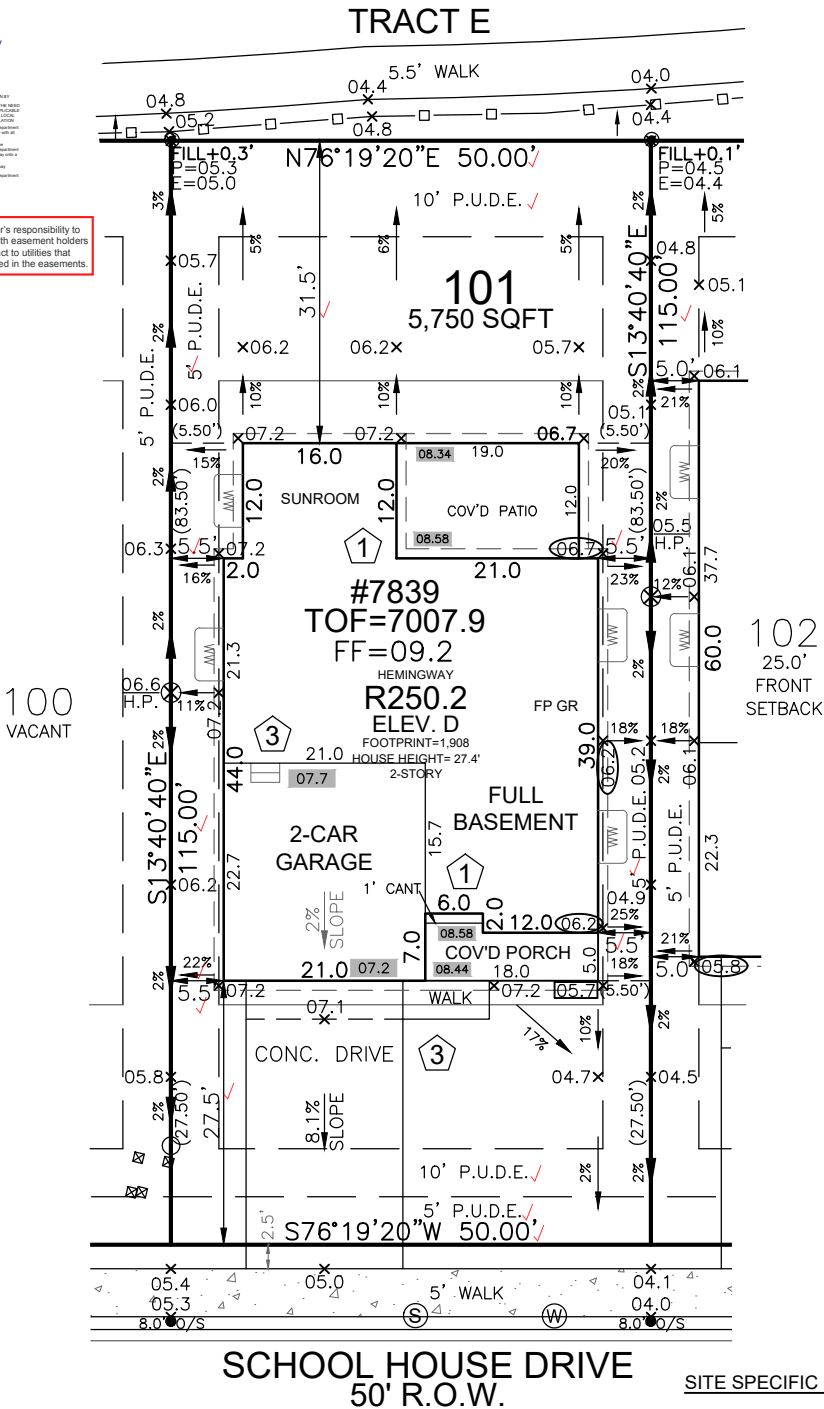
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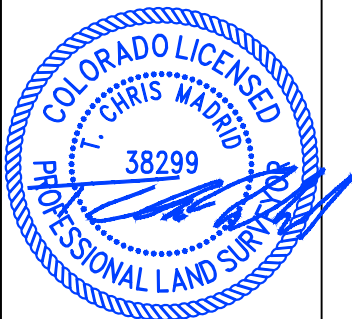
APPROVED
Plan Review
06/03/26
EPC Planning & Community
Development Department

ANY APPLICANT SUBMITTING A SITE PLAN TO THE CITY OF DENVER MUST FIRST OBTAIN A PERMIT FROM THE CITY OF DENVER, 1500 WEST 14TH AVENUE, 8TH FLOOR, DENVER, CO 80202. THE CITY OF DENVER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS.

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: 06.03.26
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: 06.03.26
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= 1,250 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=32.6 %

LEGEND

LOWERED FINISH GRADE:

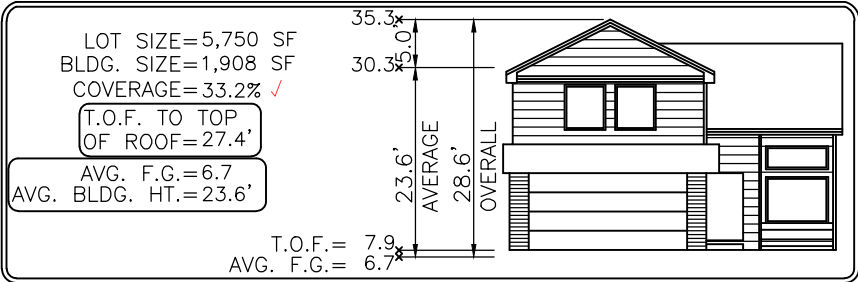
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 07.9
- GARAGE SLAB = 07.2
- GRADE BEAM = 12" (07.9 - 07.2 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

Released for Permit
06/08/2026 11:15:29 AM
REGIONAL Building Department
matthewa
CONSTRUCTION

Released for Permit
06/08/2026 11:31:40 AM
REGIONAL Building Department
Becky A
ENUMERATION



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

MODEL OPTIONS: R250.2-D/2-CAR/FULL BSMT/SUNROOM/FP #2/COV'D PATIO

SUBDIVISION: STERLING RANCH FILING NO. 4

COUNTY: EL PASO

ADDRESS: 7839 SCHOOL HOUSE DRIVE

06.03.26 / LEFT / NAIL TO NAIL=76.00'
Front 10': N=410747.3151 E=234645.8667
Rear 10': N=410673.4704 E=234663.8376

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: 03.30.26

MINIMUM SETBACKS:

FRONT: 25' SEP.: 10'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV

DATE: 06.03.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

SITE



2023 PPRBC
2021 IECC Amended

Address: 7839 SCHOOL HOUSE DR, COLORADO SPRINGS

Parcel: 5233000019

Plan Track #: 213993

Received: 08-Jun-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	455	
Lower Level 2	1060	
Main Level	1159	
Upper Level 1	1389	
	4063	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

6/8/2026 10:31:58 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/08/2026 11:15:35 AM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/26/2026 2:48:46 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.**