

SFD25616  
PLAT 15013  
PUD

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#36080010  
LOT 98

SCHEDULE NUMBER 5509311001

**APPROVED**  
**Plan Review**  
06/20/2025 11:41:16 AM  
dsdrangel  
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.  
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable rules 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.  
Division of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

**APPROVED**  
**BESQCP**  
06/20/2025 11:41:26 AM  
dsdrangel  
EPC Planning & Community  
Development Department

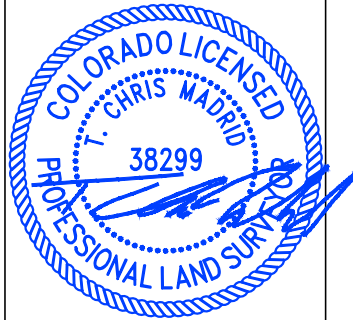


It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.



HAYLEY YOUNG, P.E.  
DATE: 06.19.25

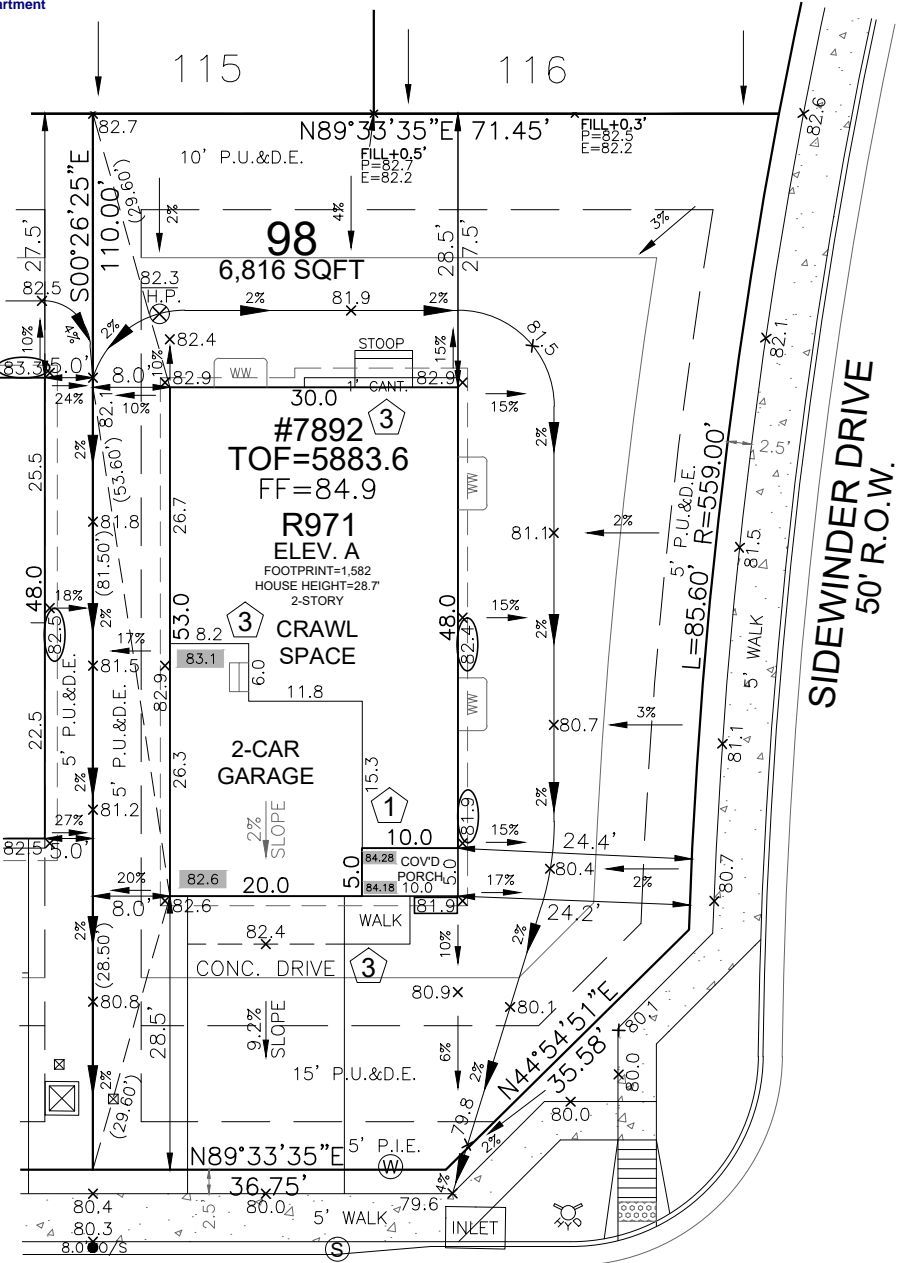
I HEREBY CERTIFY ONLY THE ELEMENTS  
OF THIS DOCUMENT THAT FALL WITHIN  
THE SCOPE OF MY DUTIES AS A P.E.



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.

99  
24.5'  
FRONT  
SETBACK



TURKEY FLAT LANE  
50' R.O.W.

SIDEWINDER DRIVE  
50' R.O.W.

### SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 83.6
- GARAGE SLAB = 82.6
- GRADE BEAM = 16"  
(83.6 - 82.6 = 01.0 \* 12 = 12" + 4" = 16")  
\*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR  
ADEQUATE DRAINAGE

### LEGEND

#### LOWERED FINISH GRADE:

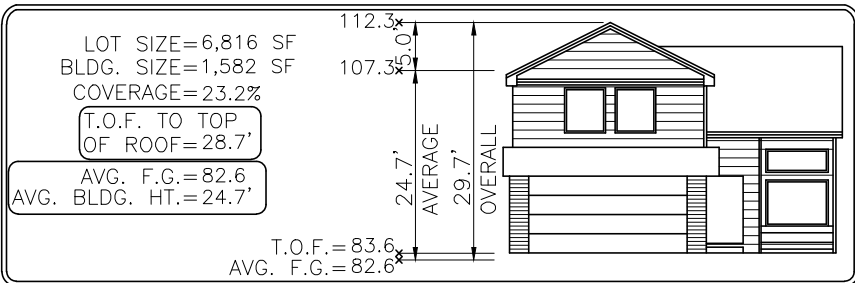
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION
- OVEREX LIMITS

### Released for Permit

06/20/2025 11:48:35 AM  
REGIONAL  
Building Department  
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: R971-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7892 TURKEY FLAT LANE

06.19.25 / LEFT / NAIL TO NAIL=73.00'  
Front 10': N=5749.2827 E=12251.7505  
Rear 10': N=5822.2806 E=12251.1896

### 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@bjsurveying.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: 7892 TURKEY FLAT LN, COLORADO SPRINGS

Parcel: 5509311001

Plan Track #: 202913 

Received: 20-Jun-2025 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

Garage	689	
Main Level	1091	
Upper Level 1	1230	
	3010	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED BECKYA 6/20/2025 7:48:52 AM	(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning
APPROVED <u>Plan Review</u> 06/20/2025 11:11:51 AM  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.