

RICHMOND AMERICAN HOMES

PLOT PLAN

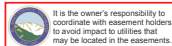
JOB#33060013
LOT 13

SFD2485

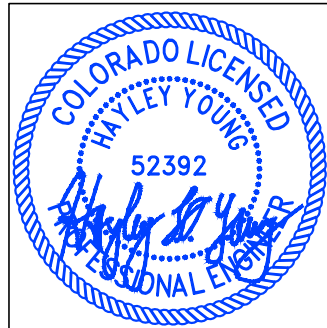
SCHEDULE NUMBER 5522307053

APPROVED
BESQCP
02/05/2024 10:06:39 AM
d.younger
EPC Planning & Community
Development Department

APPROVED
Plan Review
02/05/2024 10:06:47 AM
d.younger
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVATE THE NEED FOR THE OWNER'S WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
Planning & Community Development Department approval is contingent upon compliance with all applicable notes 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.



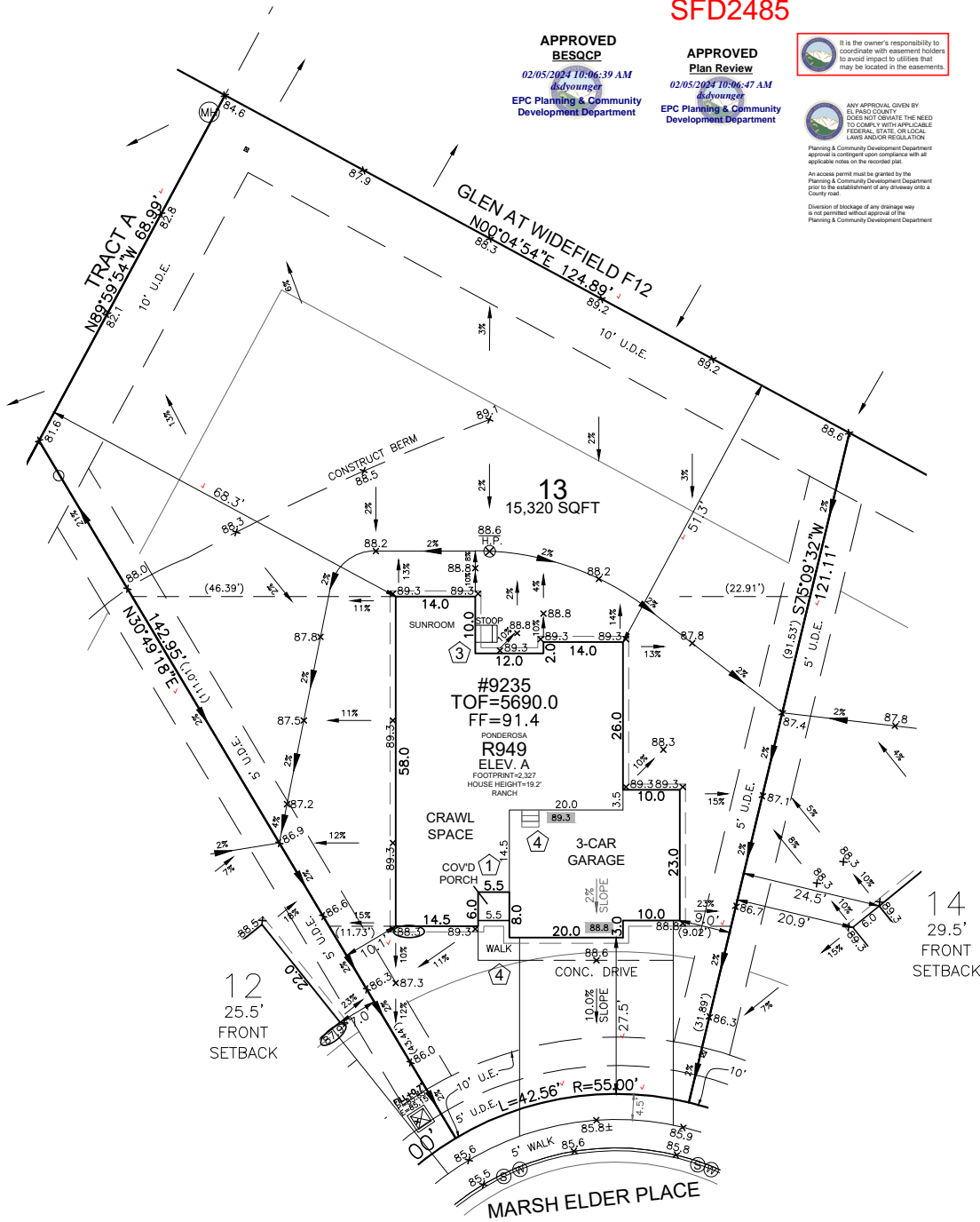
HAYLEY YOUNG, P.E.
DATE: 02.02.24

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: 02.02.24

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



Released for Permit
02/05/2024 8:21:58 AM
Regional Building Department
brent
ENUMERATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,280 SF
DRIVE COVERAGE IN
FRONT SETBACK= 691 SF
COVERAGE=53.9 %

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

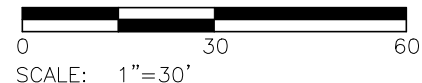
SITE SPECIFIC PLOT PLAN NOTES:

TOF = 90.0
GARAGE SLAB = 88.8
GRADE BEAM = 18"
(90.0 - 88.8 = 01.2 * 12 = 14" + 4" = 18")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE

LOT SIZE=15,320 SF
BLDG. SIZE=2,327 SF
COVERAGE=15.2%
T.O.F. TO TOP OF ROOF=19.2'
AVG. F.G.=88.9
AVG. BLDG. HT.=15.3'

T.O.F. = 90.0
AVG. F.G. = 88.9

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



MODEL OPTIONS: R949-A/3-CAR/CRAWL SPACE/SUNROOM

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO RS-6000 CAD-O PLAT 15196

ADDRESS: 9235 MARSH ELDER PLACE

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV

DATE: 02.02.24



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: 01.09.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5522307053

Address: 9235 MARSH ELDER PL, COLORADO SPRINGS

Plan Track #: 185952  Received: 05-Feb-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

Garage	430	
Main Level	1525	
	1955	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 2/5/2024 8:22:33 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (2)

County Zoning APPROVED Plan Review <i>02/05/2024 10:08:26 AM</i>  EPC Planning & Community Development Department	City Engr
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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.