

RICHMOND AMERICAN HOMES
PLOT PLAN

JOB#33030037
LOT 48
BLOCK 5

REVISIONS:

09.21.26 - ADDED SOLAR DIAGRAM PER NEW
REQUIREMENTS - DV

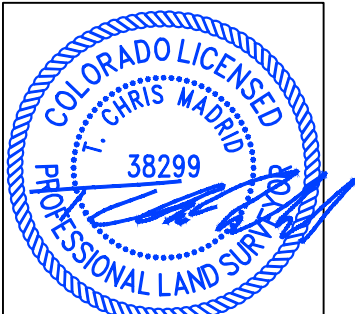
SCHEDULE NUMBER 5515409048

SFD26808
RS-6000
"NOT WITHIN WUI"



HAYLEY YOUNG, P.E.
DATE: 09.21.26

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: 09.21.26

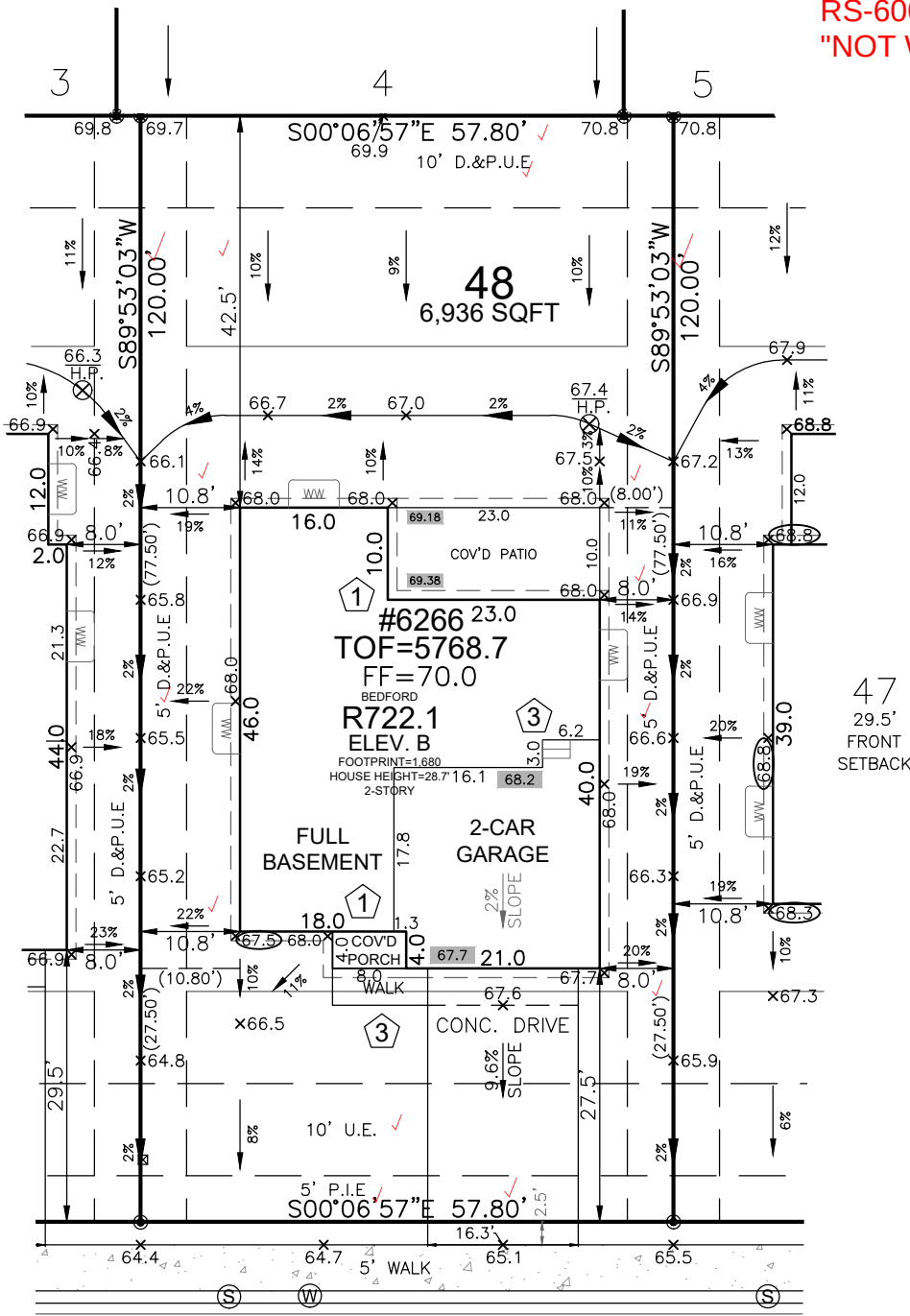
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,445 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=28.2 %

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



CONUNDRUM COURT
50' R.O.W.

APPROVED
Plan Review

09/29/2026 2:06:27 PM
dsdmas

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CONSTITUTE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
ENVIRONMENTAL REGULATION.



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

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 68.7

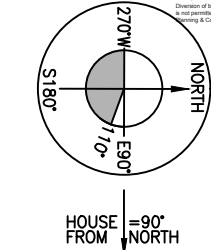
GARAGE SLAB = 67.7

GRADE BEAM = 16"

(68.7 - 67.7 = 01.0 * 12 = 12" + 4" = 16")

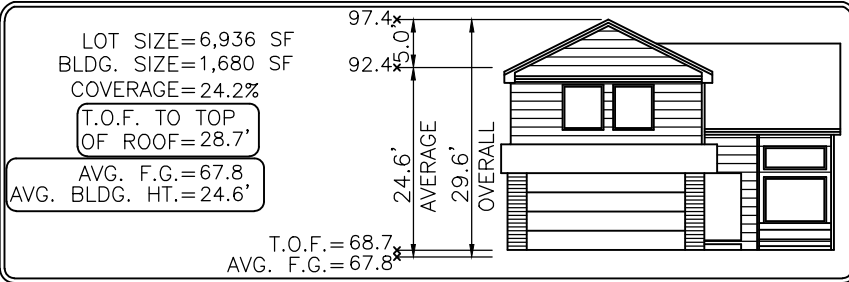
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE



HOUSE
FROM
NORTH

Released for Permit
09/25/2026 9:01:20 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: R722.1-B/2-CAR/FULL BSMT/SUNROOM/COV'D PATIO

SUBDIVISION: PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION

COUNTY: EL PASO

06.22.26 / RIGHT / NAIL TO NAIL=70.00'

ADDRESS: 6266 CONUNDRUM COURT

Front 10': N=5016.6952 E=4007.8049

Rear 10': N=5016.5538 E=3937.8050

MINIMUM SETBACKS:

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

DRAWN BY: DV

DATE: 06.22.26



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: 06.09.26

SITE



2023 PPRBC
2021 IECC and CO MERSRC

Address: 6266 CONUNDRUM CT, COLORADO SPRINGS

Parcel: 5515409048

Plan Track #: 217175

Received: 25-Sep-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	749
Lower Level 2	1064
Main Level	1171
Upper Level 1	1352
4336	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

9/25/2026 9:02:23 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/29/2026 2:12:39 PM

dsdmas

**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.**