

# RICHMOND AMERICAN HOMES LOT 27

## PLOT PLAN

LOT INVENTORY NOT AVAILABLE AT TIME OF PLOT PLAN DESIGN; GRADES SHOWN AT CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION.

|   |
|---|
| <b>REVISIONS:</b>                           |
| 01.03.25 - ADDED PARCEL NUMBER - DV         |
| 02.07.25 - CHANGED TO FROM R980 TO R979 PER |
| 02.05.25 EMAIL - DV                         |

SCHEDULE NUMBER 5408403028

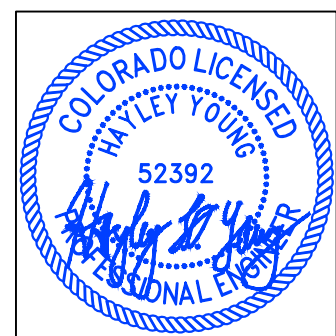
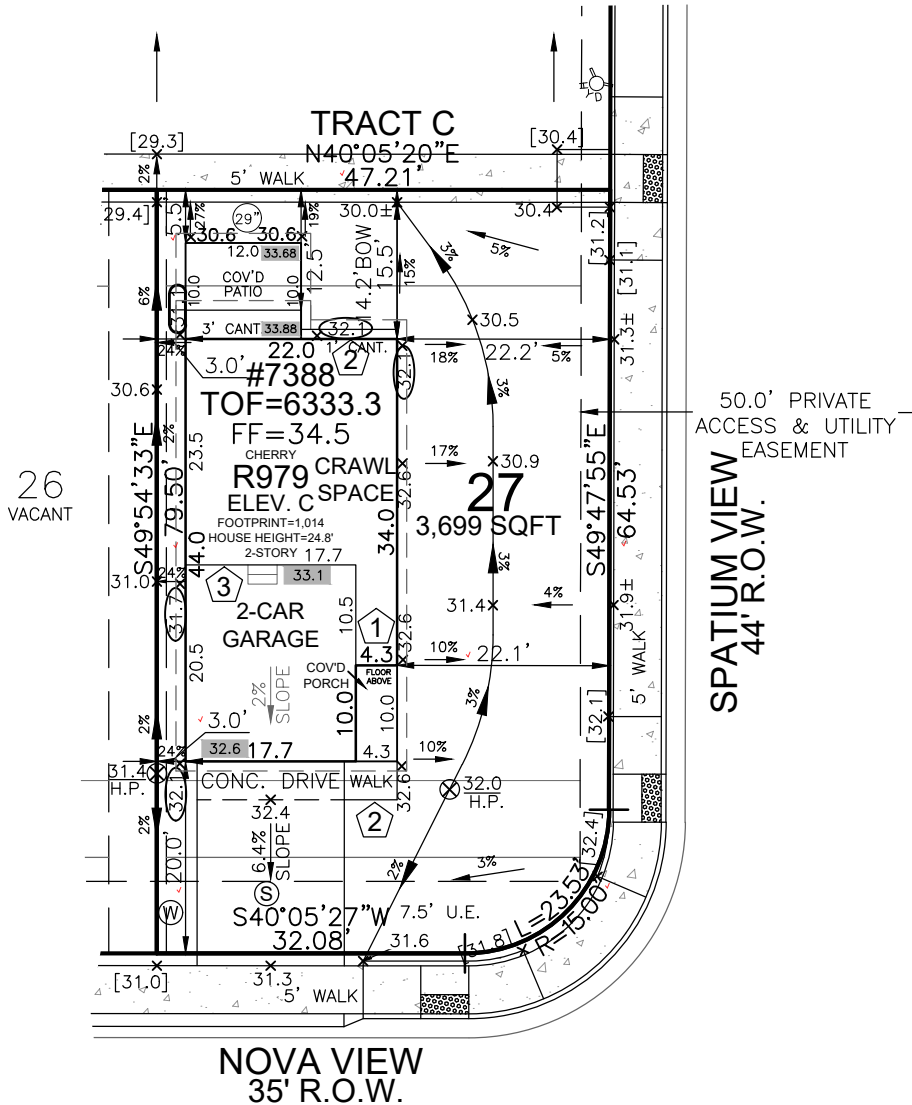
SFD25141

30. GROUND LEVEL PATIOS AND PATIO COVERING MAY EXTEND INTO THE REAR LOT SETBACK UP TO 10' IF THE REAR LOT ABUTS COMMON OPEN SPACE TRACTS.

**APPROVED BESQCP**  
 02/14/2025 11:04:17 AM  
 EPC Planning & Community Development Department

**APPROVED Plan Review**  
 02/14/2025 11:06:25 AM  
 EPC Planning & Community Development Department

ANY APPROVALS GIVEN BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT ARE SUBJECT TO THE NECESSITY OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND TO ENSURE THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF DENVER REGULATIONS AND ORDINANCES. THE CITY OF DENVER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY ANALYSIS OR STUDY CONDUCTED BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT. THE CITY OF DENVER IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF ANY INFORMATION PROVIDED BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.



HAYLEY YOUNG, P.E.  
 DATE: 02.07.25  
 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: 02.07.25  
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

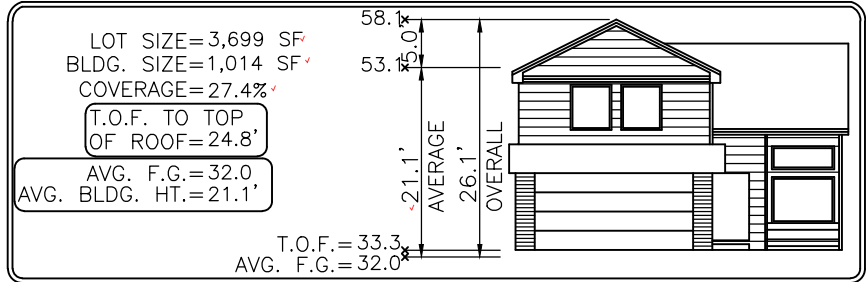
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 33.3
- GARAGE SLAB = 32.6
- GRADE BEAM = 12" (33.3 - 32.6 = 00.7 \* 12 = 8" + 4" = 12") \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO

**LEGEND**

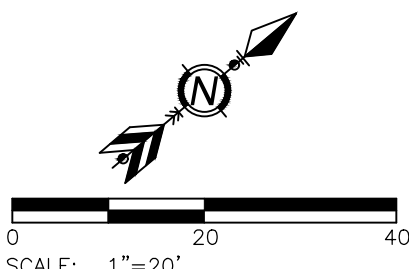
| LOWERED FINISH GRADE: |                        |
|-----------------------|------------------------|
| (XX.X)                | HOUSE                  |
| (XX.X)                | PORCH                  |
| (XX.X)                | GARAGE/CRAWL SPACE     |
| (XX.X)                | FOUNDATION STEP        |
| (XX)                  | CONCRETE               |
| (X)                   | RISER COUNT            |
| (XX.XX)               | CONCRETE ELEVATION     |
| [XX.X]                | GRADING PLAN ELEVATION |

|  |   |
|--|---|
| AVG F.G. CALC.<br>32.1<br>31.1<br>32.1<br>+32.6<br>127.9/4= 32.0 | FRONT SETBACK DRIVE COVERAGE<br>FRONT SETBACK= 934 SF<br>DRIVE COVERAGE IN FRONT SETBACK= 326 SF<br>COVERAGE=34.9 % |
|--|---|



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

Released for Permit  
 02/11/2025 10:38:11 AM  
 REGIONAL Building Department  
 Becky A ENUMERATION



|  |                                |  |
|--|--------------------------------|--|
| MODEL OPTIONS: R979-C/2-CAR/CRAWL SPACE/COV'D. PATIO   |                                | <b>GENERAL NOTES:</b><br>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.<br>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.<br>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.<br>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.<br>• PROPOSED HOUSE MEETS THE NOISE MITIGATION PURSUANT TO THE APPROVED PUD.<br>• LOT CORNER ELEVATION CHECK: NOT TAKEN |
| SUBDIVISION: MEADOWBROOK PARK FILING NO. 1   |                                |  |
| COUNTY: EL PASO <span style="color: red;">PUD PLAT 15403</span>  |                                |  |
| ADDRESS: 7388 NOVA VIEW  |                                |  |
| MINIMUM SETBACKS:<br>FRONT: 10' SIDE: 1'/5'<br>(20' GARAGE) SEP.: 6'<br>REAR: 10'  | DRAWN BY: KP<br>DATE: 12.05.24 |  |
| 6841 South Yosemite Street #100<br>Centennial, CO 80112 USA<br>Phone: (303) 850-0559<br>Fax: (303) 850-0711<br>E-mail: info@bjsurvey.net |                                |  |

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5408403028

Address: 7388 NOVA VW, COLORADO SPRINGS

Plan Track #: 197436  Received: 06-Jan-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 357  |                   |
| Main Level    | 567  |                   |
| Upper Level 1 | 975  |                   |
|               | 1899 | Total Square Feet |

## Required PPRBD Departments (2)

|  |   |
|--|---|
| <b>Enumeration</b><br><br><b>APPROVED</b><br><br><b>BECKYA</b><br><br><b>1/6/2025 1:04:04 PM</b> | <b>Floodplain</b><br><br><b>(N/A) RBD GIS</b> |
|--|---|

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*02/14/2025 11:11:42 AM*

*dsdyounger*

**EPC Planning & Community  
Development Department**

Released for Permit  
**02/12/2025 6:53:14 AM**



**CONSTRUCTION**

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.