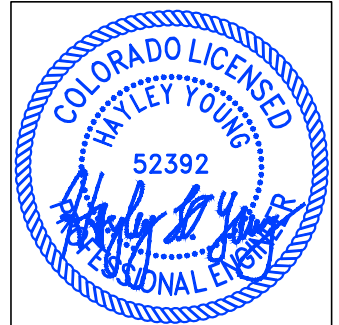
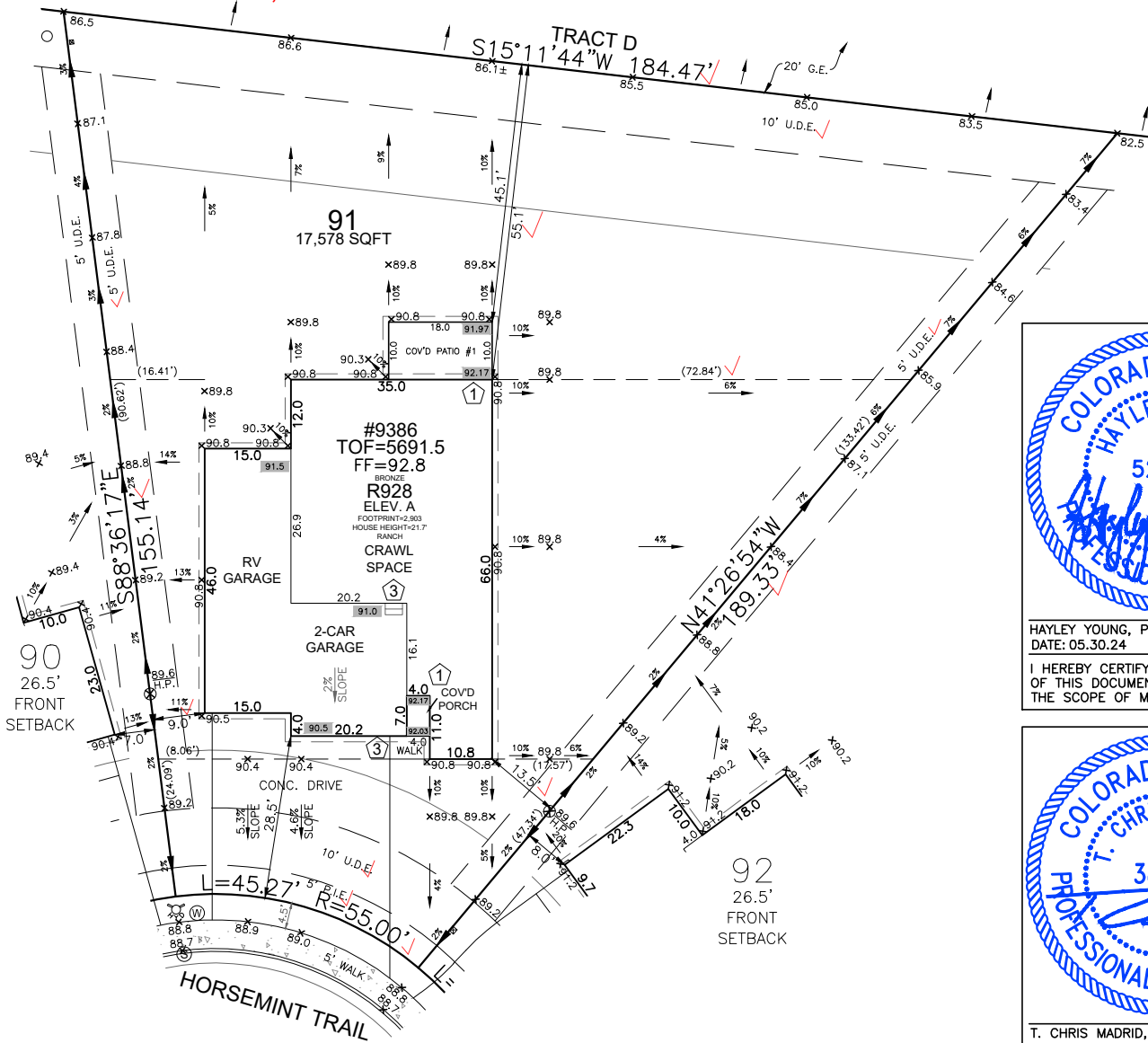


# RICHMOND AMERICAN HOMES JOB#33060040 LOT 91

**FILE - SFD24618**  
**ZONING - RS-6000 CAD-O**  
**PLAT - 15196**  
**AREA - 17,578 SQ FT**

## PLOT PLAN

SCHEDULE NUMBER 5522403004



HAYLEY YOUNG, P.E.  
DATE: 05.30.24

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: 05.30.24

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

**APPROVED**  
**Plan Review**

06/20/2024 12:54:25 PM

*dsdmaes*

**EPC Planning & Community Development Department**

**APPROVED**  
**BESQCP**

06/20/2024 1:03:40 PM

*dsdmaes*

**EPC Planning & Community Development Department**



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVATE 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 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.

Diversion of blockage of any drainage way is not permitted without approval of the 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.

**FRONT SETBACK DRIVE COVERAGE**  
 FRONT SETBACK= 1,389 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 802 SF  
 COVERAGE=57.7 %

**SITE SPECIFIC PLOT PLAN NOTES:**

TOF = 91.5

GARAGE SLAB = 90.5

GRADE BEAM = 16"

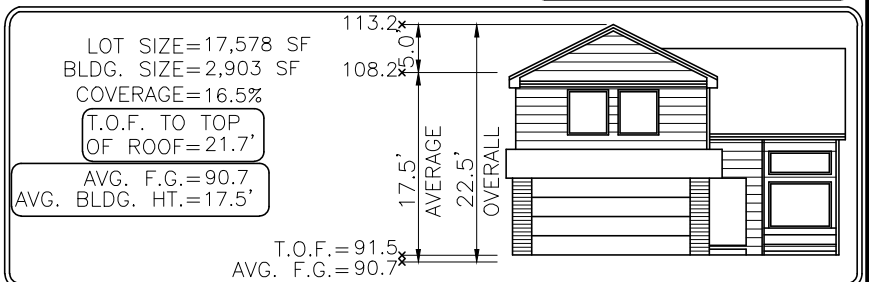
(91.5 - 90.5 = 01.0 \* 12 = 12" + 4" = 16")

\*FROST DEPTH MUST BE MAINTAINED

**LEGEND**

LOWERED FINISH GRADE:

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



Released for Permit  
06/19/2024 2:39:42 PM  
REGIONAL  
ENUMERATION



SCALE: 1"=30'

MODEL OPTIONS: R928-A/2-CAR+RV/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO

ADDRESS: 9386 HORSEMINT TRAIL

MINIMUM SETBACKS:

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

DRAWN BY: AL

DATE: 05.30.24



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: 04.15.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5522403004

Address: 9386 HORSEMINT TRL, COLORADO SPRINGS

Plan Track #: 191085 

Received: 19-Jun-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

|            |      |                   |
|------------|------|-------------------|
| Garage     | 462  |                   |
| Main Level | 1723 |                   |
|            | 2185 | Total Square Feet |

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**AMY**

**6/19/2024 2:40:10 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*06/20/2024 1:07:32 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.