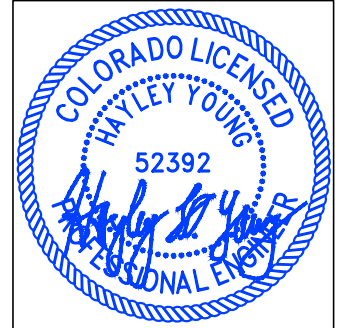


RICHMOND AMERICAN HOMES

JOB#33060043
LOT 94
PLOT PLAN

SCHEDULE NUMBER 5522403007

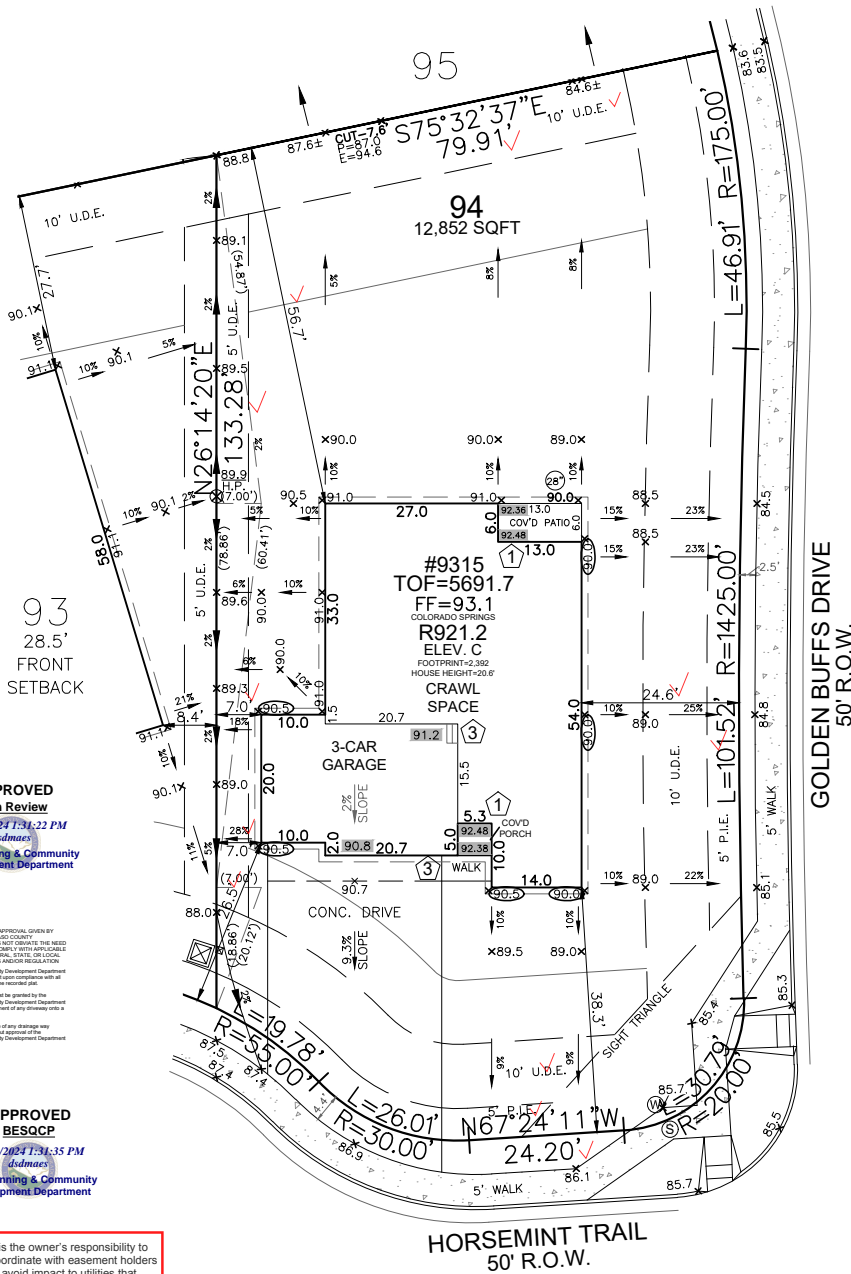
FILE - SFD24620
ZONING - RS-6000 CAD-O
PLAT - 15196
AREA - 12,852 SQ FT



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 1:34:22 PM
dsdmacs
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY THE ABOVE COUNTY DOES NOT CONSTITUTE THE NEED FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, OR LOCAL REGULATIONS. THE APPLICANT ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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 Storage of any drainage may be in violation without approval of the Planning & Community Development Department

APPROVED BESQCP
06/20/2024 1:31:35 PM
dsdmacs
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.

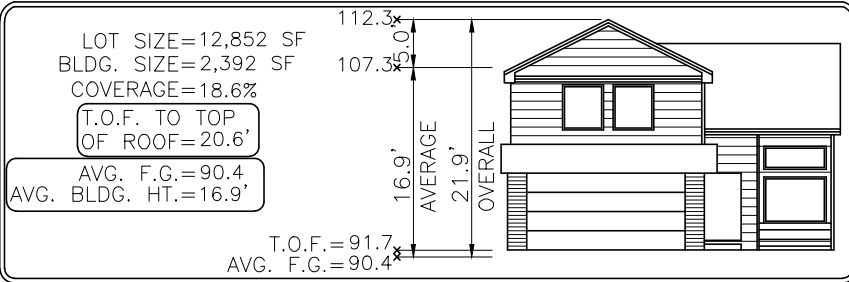
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2,151 SF
DRIVE COVERAGE IN FRONT SETBACK= 823 SF
COVERAGE=38.3 %

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 = 91.7
GARAGE SLAB = 90.8
GRADE BEAM = 15"
(91.7 - 90.8 = 00.9 * 12 = 11" + 4" = 15")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PATIO
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



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

MODEL OPTIONS: R921.2-C/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9315 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@bjsurveying.net
GENERAL NOTES: <ul style="list-style-type: none"> 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: 5522403007

Address: 9315 HORSEMINT TRL, COLORADO SPRINGS

Plan Track #: 191089  Received: 19-Jun-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	417	
Main Level	1747	
	2164	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 6/19/2024 2:47:20 PM	Floodplain (N/A) RBD GIS
------------------------------------------------------------------------------------------------	-----------------------------------------------

Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>06/20/2024 1:32:08 PM</i>  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.