

# RICHMOND AMERICAN HOMES

## LOT 92

### PLOT PLAN

JOB#33060041  
LOT 92

SCHEDULE NUMBER 5522403005

SFD24633  
PLAT 15196  
ZONE RS-6000,  
CAD-O

**APPROVED**  
**Plan Review**  
06/24/2024 3:55:10 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

**APPROVED**  
**BESQCP**  
06/24/2024 3:55:17 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department



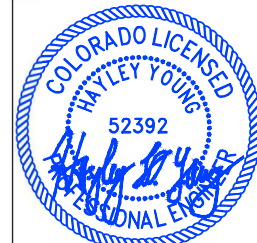
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBIVATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION

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

dsdarchuleta  
06/24/2024 3:55:29 PM



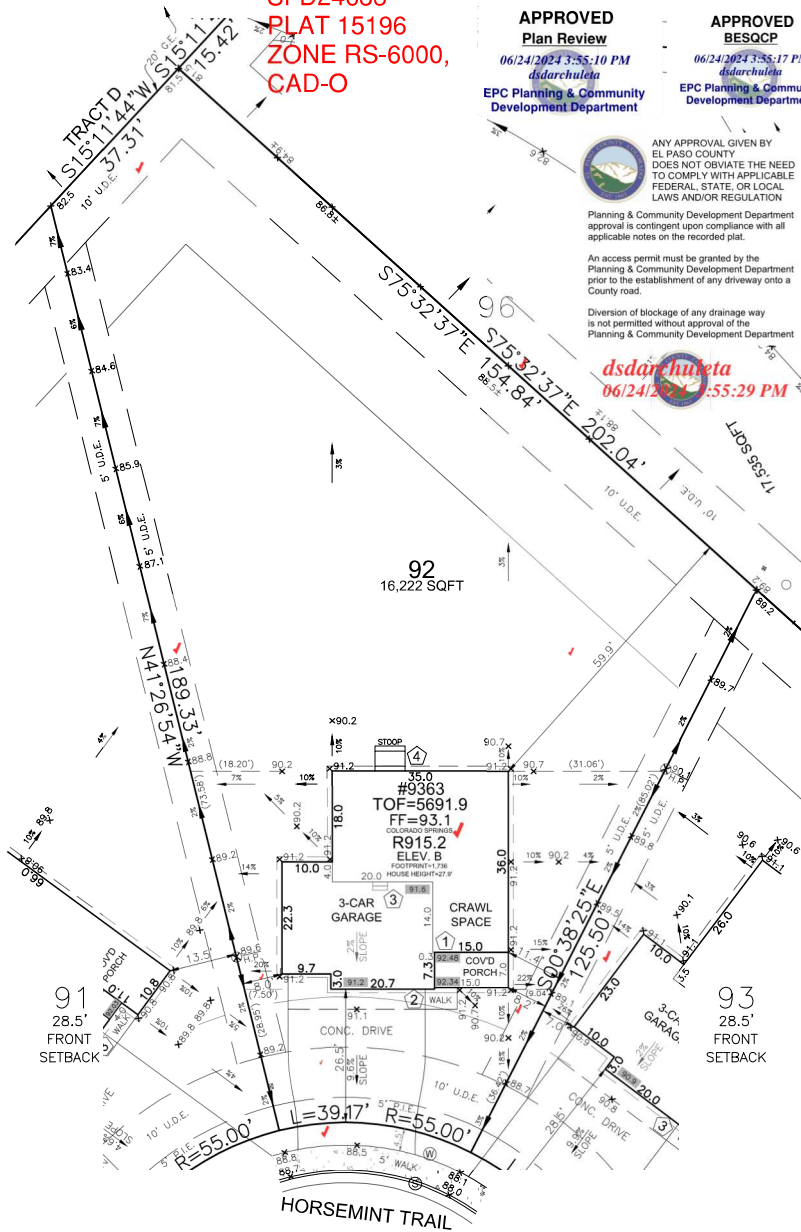
HAYLEY YOUNG, P.E.  
DATE: 05.30.24

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.



FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,202 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 661 SF  
COVERAGE=55.0 %

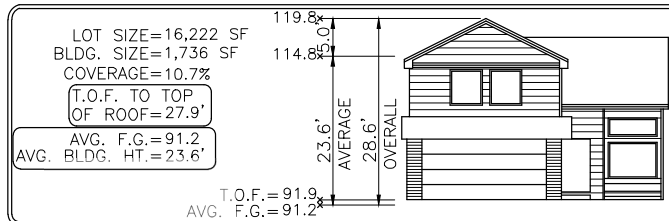
**LEGEND**

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

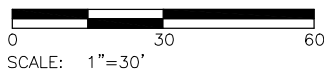
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 91.9
- GARAGE SLAB = 91.2
- GRADE BEAM = 12"
- (91.9 - 91.2 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED



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

Released for Permit  
06/19/2024 2:42:01 PM  
ENUMERATION



MODEL OPTIONS: R915.2-B/3-CAR/CRAWL SPACE

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO

ADDRESS: 9363 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: 5522403005

Address: 9363 HORSEMINT TRL, COLORADO SPRINGS

Plan Track #: 191086  Received: 19-Jun-2024 (AMY)

Description: **RESIDENCE** Required PPRBD Departments (2)


Type of Unit:

Garage	414
Main Level	986
Upper Level 1	1202
	2602 Total Square Feet

Enumeration  
**APPROVED**  
AMY  
6/19/2024 2:42:16 PM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
06/24/2024 3:58:30 PM  
  
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.