

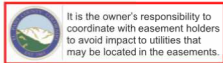
RICHMOND AMERICAN HOMES

JOB#33060006

PLOT PLAN

LOT 6

SFD24144
PLAT 15196
RS-6000



SCHEDULE NUMBER 5522307046

APPROVED
Plan Review
02/15/2024 4:13:26 PM
dsdarchuleta
EPC Planning & Community
Development Department

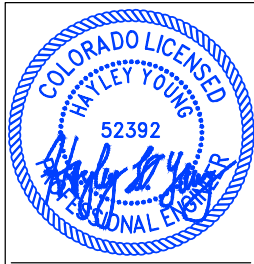
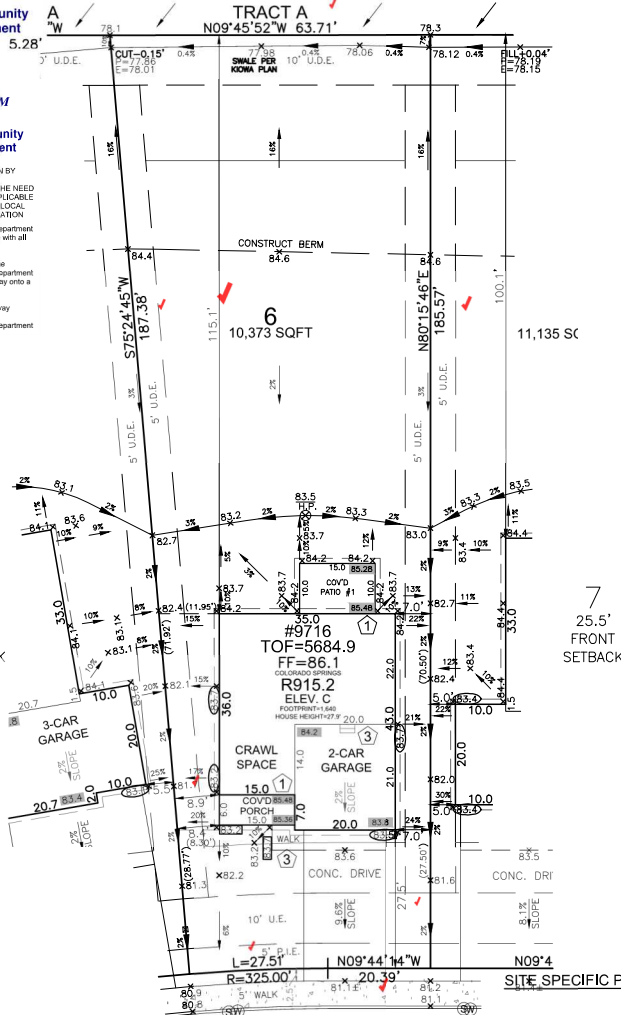
APPROVED
BESQCP
02/15/2024 4:13:48 PM
dsdarchuleta
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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.

Division of Morage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

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is not permitted without approval of the
Planning & Community Development Department



HAYLEY YOUNG, P.E.
DATE: 02.12.24
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.E.



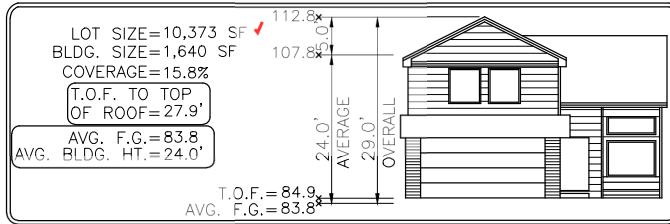
T. CHRIS MADRID, P.L.S.
DATE: 02.12.24
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,224 SF
DRIVE COVERAGE IN
FRONT SETBACK= 409 SF
COVERAGE=33.4 %

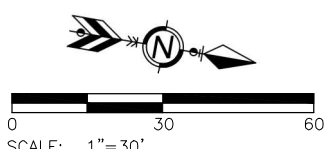
LEGEND

- 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 = 84.9
 - GARAGE SLAB = 83.8
 - GRADE BEAM = 17"
(84.9 - 83.8 = 01.1 * 12 = 13" + 4" = 17")
*FROST DEPTH MUST BE MAINTAINED
 - LOWERED FINISH GRADE ALONG HOUSE
 - LOWERED FINISH GRADE AT PORCH 20"
 - CONSTRUCT BERM AS SHOWN
TO PROVIDE FOR ADEQUATE DRAINAGE
 - CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE



Released for Permit
02/15/2024 7:02:08 AM
ENUMERATION



MODEL OPTIONS: R915.2-C/2-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO

ADDRESS: 9716 PENNYCRESS DRIVE

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

DRAWN BY: AL

DATE: 02.12.24



- 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: 02.05.24

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5522307046

Address: 9716 PENNYCRESS DR, COLORADO SPRINGS

Plan Track #: 186334  Received: 15-Feb-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
2/15/2024 7:02:20 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
02/15/2024 4:14:36 PM
dsdarchuleta
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.