

RICHMOND AMERICAN HOMES
 JOB#36470017
 LOT 17
 PLOT PLAN

REVISIONS:

06.16.25 - REVISE TO AMENDED PLAT AND PUD. HY

SCHEDULE NUMBER 5408403018

PUDSP254-Amendment
side setbacks uniform 3'

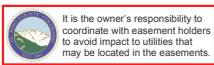
FILE - SFD25638
ZONING - PUD

Approved for fire separation distance

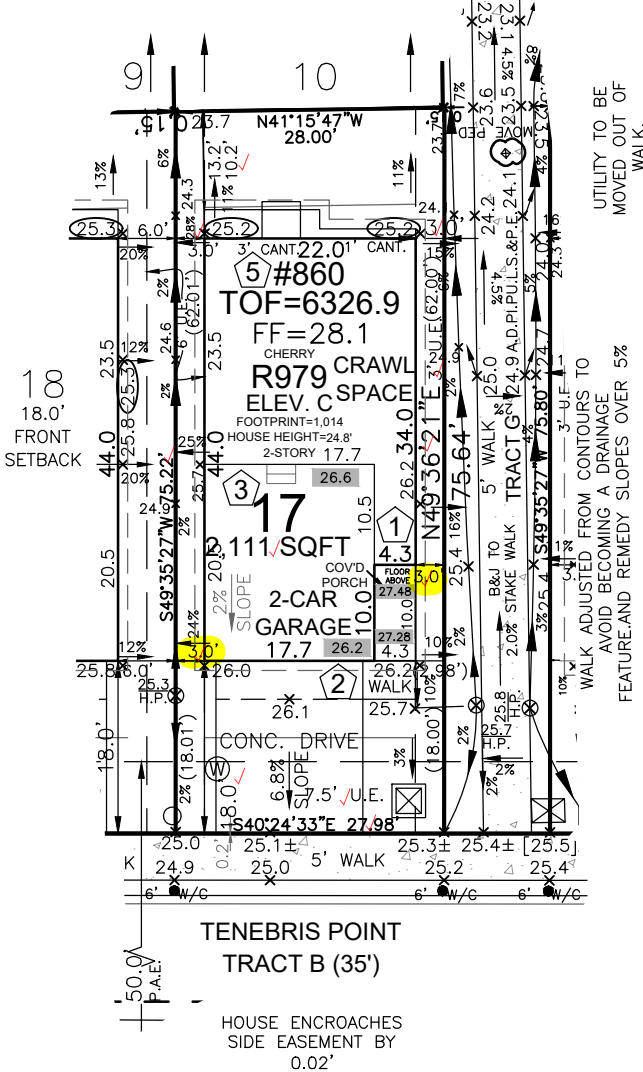
Released for Permit
06/25/2025 12:12:45 PM
Pikes Peak
REGIONAL
Building Department
Christineh
CONSTRUCTION

APPROVED
Plan Review
06/26/2025 9:41:31 AM
ddmaes
EPC Planning & Community
Development Department

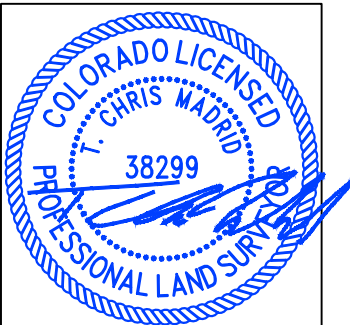
APPROVED
BESQCP
06/26/2025 9:41:54 AM
ddmaes
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND REGULATIONS.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable codes 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.
Creation of this plat is for informational use
only. It is not a permit and does not constitute a
guarantee of accuracy.



HAYLEY YOUNG, P.E.
DATE: 06.16.25
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: 06.16.25
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 = 26.9

GARAGE SLAB = 26.2

GRADE BEAM = 12"
(26.9 - 26.2 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

See IRC Section R302 for Exterior Walls having
a fire separation distance less than 5'-0

CONSTRUCTION REVIEW REQUIRED

AVG F.G. CALC.
26.2
25.2
25.2
+26.2
102.8/4= 25.7

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 504 SF
DRIVE COVERAGE IN
FRONT SETBACK= 276 SF
COVERAGE=54.8 %

LEGEND

LOWERED FINISH GRADE:

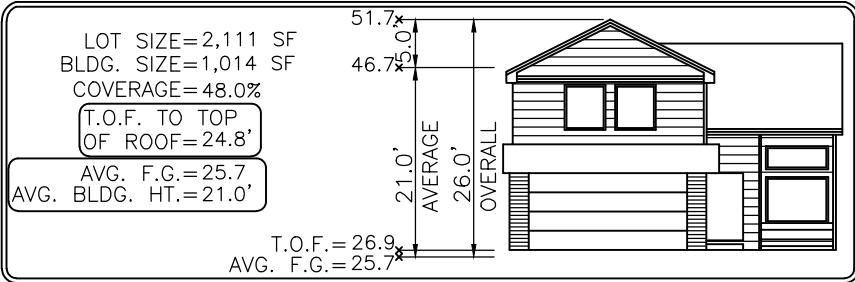
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION



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06/25/2025 9:39:54 AM
REGIONAL
Building Department
amy
ENUMERATION



SCALE: 1"=20'



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

MODEL OPTIONS: R979-C/2-CAR/CRAWL SPACE

SUBDIVISION: MEADOWBROOK PARK FILING NO. 1 AMENDMENT

COUNTY: EL PASO

ADDRESS: 860 TENEBRIS POINT

06.16.25 / LEFT / NAIL TO NAIL=64.00'
Front 10': N=14926.9913 E=9879.6581
Rear 10': N=14885.5051 E=9830.9255

MINIMUM SETBACKS:

FRONT: 10' SIDE: 3'
(20' GARAGE) SEP.: 6'
REAR: 10'

DRAWN BY: KM

DATE: 04.11.25



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.
- PROPOSED HOUSE MEETS THE NOISE MITIGATION PURSUANT TO THE APPROVED PUD.
- LOT CORNER ELEVATION CHECK: 03.18.25

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5408403018

Address: 860 TENEBRIS PT, COLORADO SPRINGS

Plan Track #: 203082  **Received: 25-Jun-2025 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	357	
Main Level	567	
Upper Level 1	938	
1862	Total Square Feet	

Required PPRBD Departments (2)

Enumeration
APPROVED
AMY
6/25/2025 9:40:21 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
<i>06/26/2025 9:42:45 AM</i>
<i>dsdmaes</i>
EPC Planning & Community Development Department

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06/25/2025 12:12:13 PM
Pikes Peak
REGIONAL
Building Department
Christineh
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.**