

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#36470014  
LOT 14

SCHEDULE NUMBER 5408403015

**REVISIONS:**  
06.16.25 - REVISE TO AMENDED PLAT AND PUD. HY

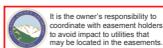
**SFD25639**

Approved for fire separation distance

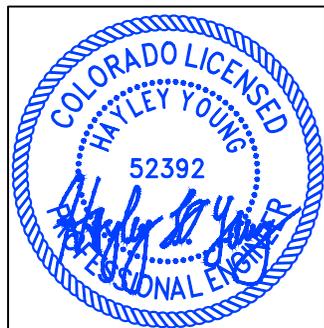
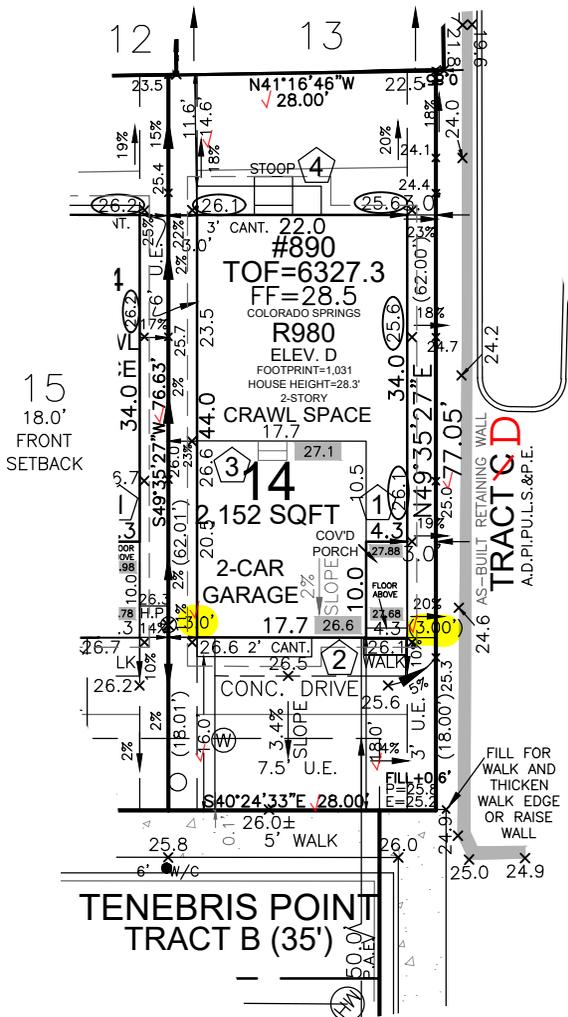
**APPROVED BESQCP**  
06/26/2025 9:42:13 AM  
HyYounger  
EPC Planning & Community Development Department

**APPROVED Plan Review**  
06/26/2025 9:43:19 AM  
HyYounger  
EPC Planning & Community Development Department

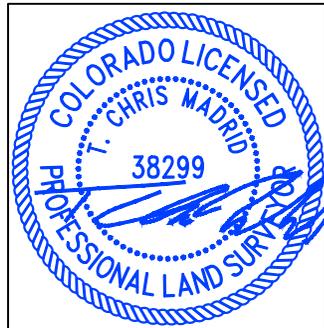
Released for Permit  
**06/25/2025 12:38:20 PM**



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT GUARANTEE 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 codes on the recorded plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Discharge of drainage of any drainage may not be permitted without approval of the Planning & Community Development Department.



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 = 27.3
- GARAGE SLAB = 26.6
- GRADE BEAM = 12" (27.3 - 26.6 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

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

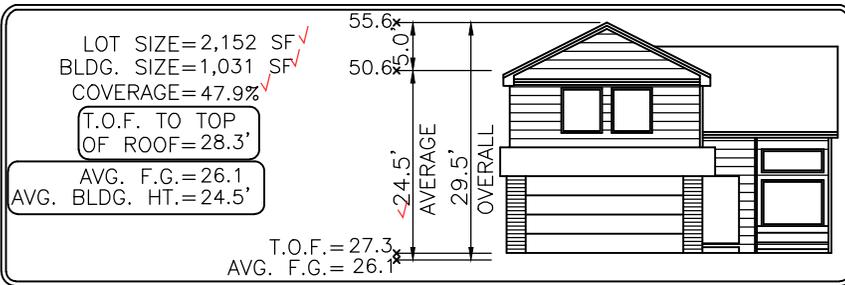
CONSTRUCTION REVIEW REQUIRED

**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

AVG F.G. CALC. 26.6 26.1 25.6 + 26.1 104.4/4 = 26.1	FRONT SETBACK DRIVE COVERAGE FRONT SETBACK= 504 SF DRIVE COVERAGE IN FRONT SETBACK= 276 SF COVERAGE=54.8 %
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Released for Permit  
**06/25/2025 10:31:53 AM**  
amy ENUMERATION



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

MODEL OPTIONS: R980-D/2-CAR/CRAWL SPACE

SUBDIVISION: MEADOWBROOK PARK FILING NO. 1 AMENDMENT

COUNTY: EL PASO PUD PLAT 15537

06.16.25 / LEFT / NAIL TO NAIL=64.00'  
Front 10': N=14999.3251 E=9818.0689  
Rear 10': N=14957.8359 E=9769.3387

ADDRESS: 890 TENEBRIS POINT

- 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

**MINIMUM SETBACKS:**

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

DRAWN BY: KM

DATE: 04.11.25



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Centennial, CO 80112 USA  
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Fax: (303) 850-0711  
E-mail: info@bjsurvey.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 890 TENEBRIS PT, COLORADO SPRINGS

Parcel: 5408403015

Plan Track #: 203087 

Received: 25-Jun-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	357	
Main Level	567	
Upper Level 1	975	
	1899	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/25/2025 10:32:19 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

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**Christineh**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/26/2025 9:43:21 AM**

*dsdyounger*

**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.