

RICHMOND AMERICAN HOMES

JOB#36470014
LOT 14
PLOT PLAN

REVISIONS:

06.16.25 - REVISE TO AMENDED PLAT AND PUD. HY

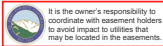
SCHEDULE NUMBER 5408403015

SFD25639

Approved for fire separation distance

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

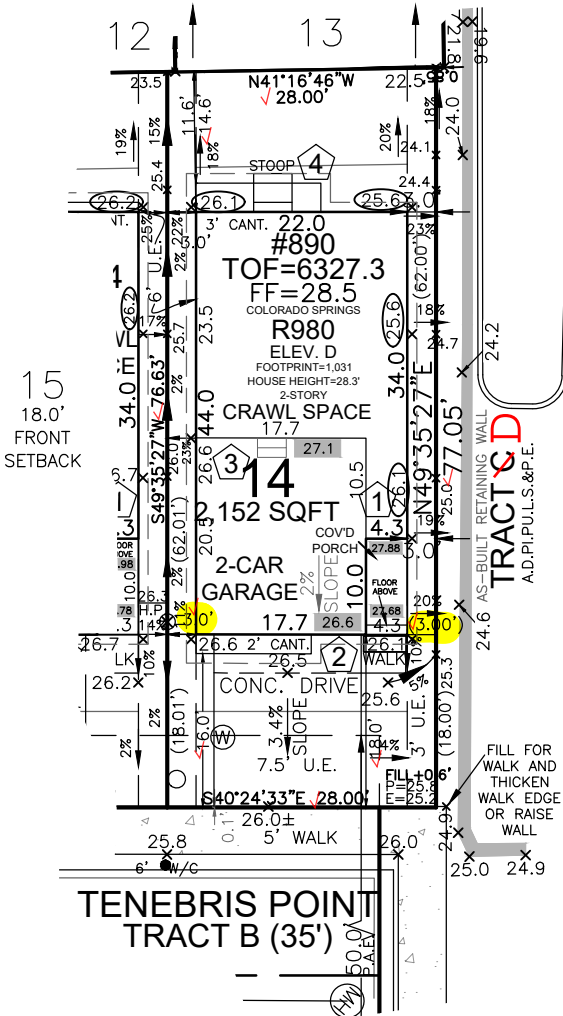
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Plan Review
06/26/2025 9:42:19 AM
adyounger
EPC Planning & Community
Development Department



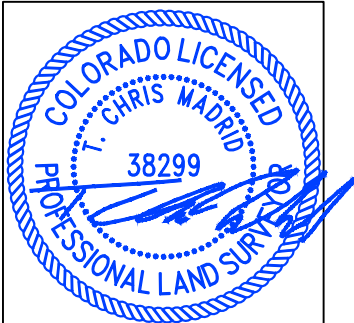
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CONSTITUTE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development Department
Approval is contingent upon compliance with all
applicable codes of the recorded plat.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Disposal of debris of any nature may
not be permitted without approval of the
Planning & Community Development Department

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

Pikes Peak
REGIONAL
Building Department
Christineh
CONSTRUCTION



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

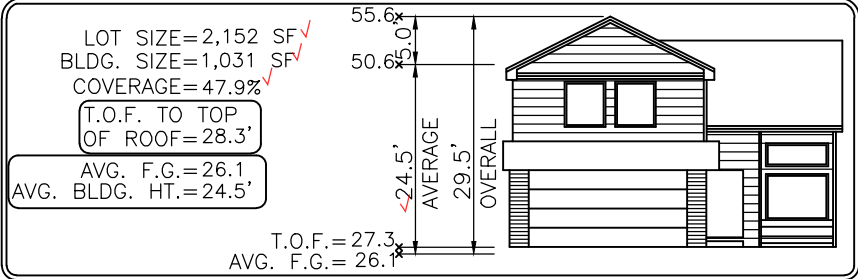
LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX.X) 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 %



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

ADDRESS: 890 TENEBRIS POINT

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

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: 5408403015

Address: 890 TENEBRIS PT, COLORADO SPRINGS

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

Released for Permit

06/25/2025 12:38:23 PM



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.**