

RICHMOND AMERICAN HOMES

JOB#36470018
LOT 18

PLOT PLAN

SCHEDULE NUMBER 5408403019

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

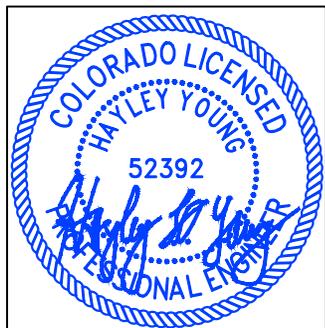
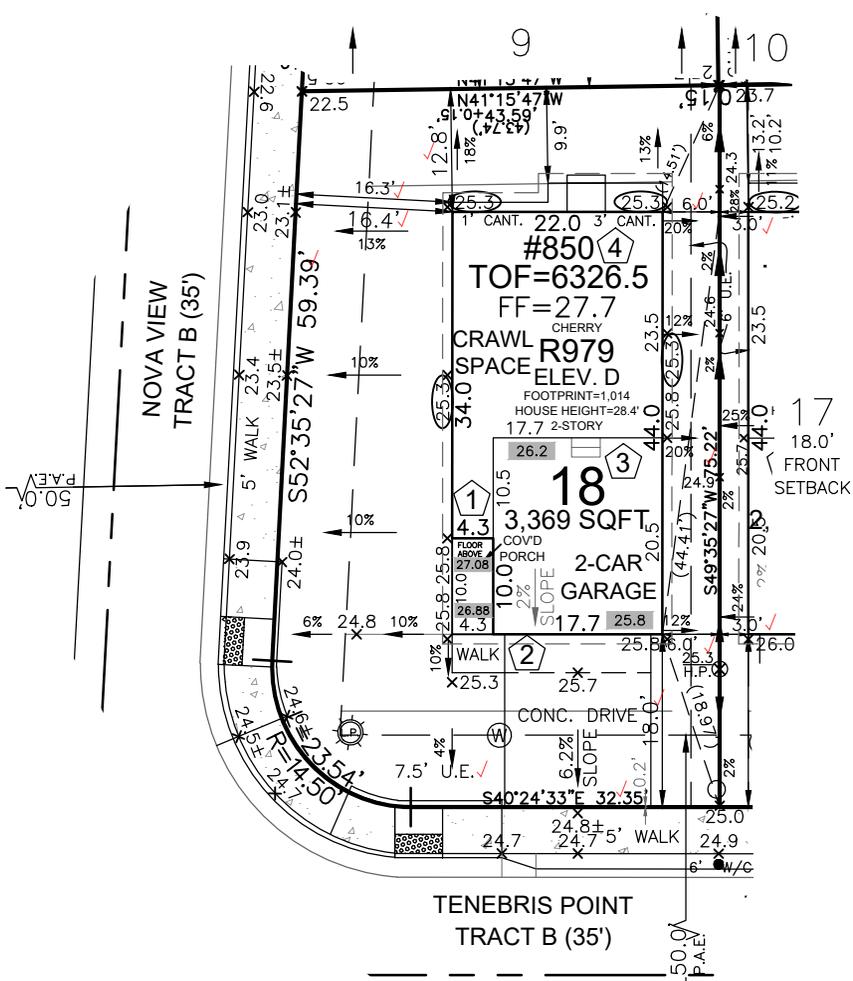
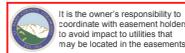
FILE - SFD25637
ZONING - PUD

PUDSP254-Amendment side setbacks uniform 3'

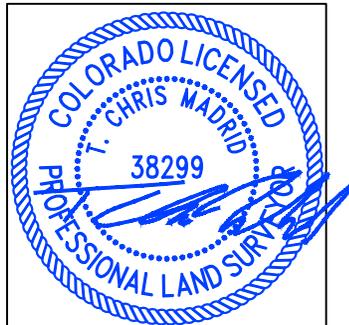
APPROVED
Plan Review
06/26/2025 9:16:14 AM
(Signature)
EPC Planning & Community
Development Department



APPROVED
BESOPC
06/26/2025 9:16:29 AM
(Signature)
EPC 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 = 26.5
GARAGE SLAB = 25.8
GRADE BEAM = 12"
(26.5 - 25.8 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

AVG F.G. CALC.
25.8
25.3
+25.8
102.2/4= 25.6

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 798 SF
DRIVE COVERAGE IN
FRONT SETBACK= 276 SF
COVERAGE=34.6 %

LEGEND

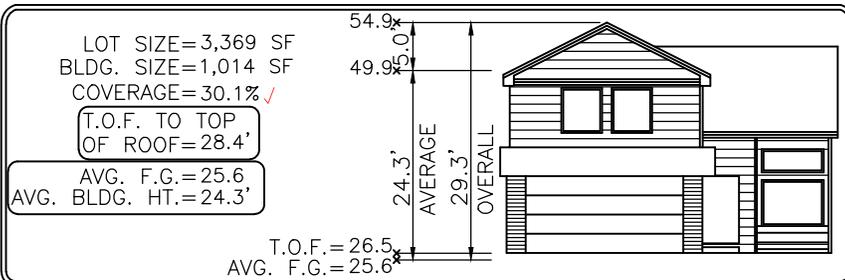
LOWERED FINISH GRADE:

- (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



Released for Permit
06/25/2025 9:35:26 AM
Building Department
amy
ENUMERATION

0 20 40
SCALE: 1"=20'



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

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

SUBDIVISION: MEADOWBROOK PARK FILING NO. 1 AMENDMENT

COUNTY: EL PASO

06.16.25 / RIGHT / NAIL TO NAIL=64.00'

ADDRESS: 850 TENEBRIS POINT

Front 10': N=14920.1378 E=9885.4918
Rear 10': N=14878.6621 E=9836.7500

MINIMUM SETBACKS:

FRONT: 10' ✓ SIDE: 3'
(20' GARAGE) SEP.: 6'
REAR: 10' (18)

DRAWN BY: KM

DATE: 04.11.25



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Centennial, CO 80112 USA
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E-mail: info@bjsurveying.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

Address: 850 TENEBRIS PT, COLORADO SPRINGS

Parcel: 5408403019

Plan Track #: 203081 

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 9:35:45 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/26/2025 9:16:58 AM

dsdmas

**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.