

RICHMOND AMERICAN HOMES
 JOB#36470018
 LOT 18
 PLOT PLAN

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

SCHEDULE NUMBER 5408403019

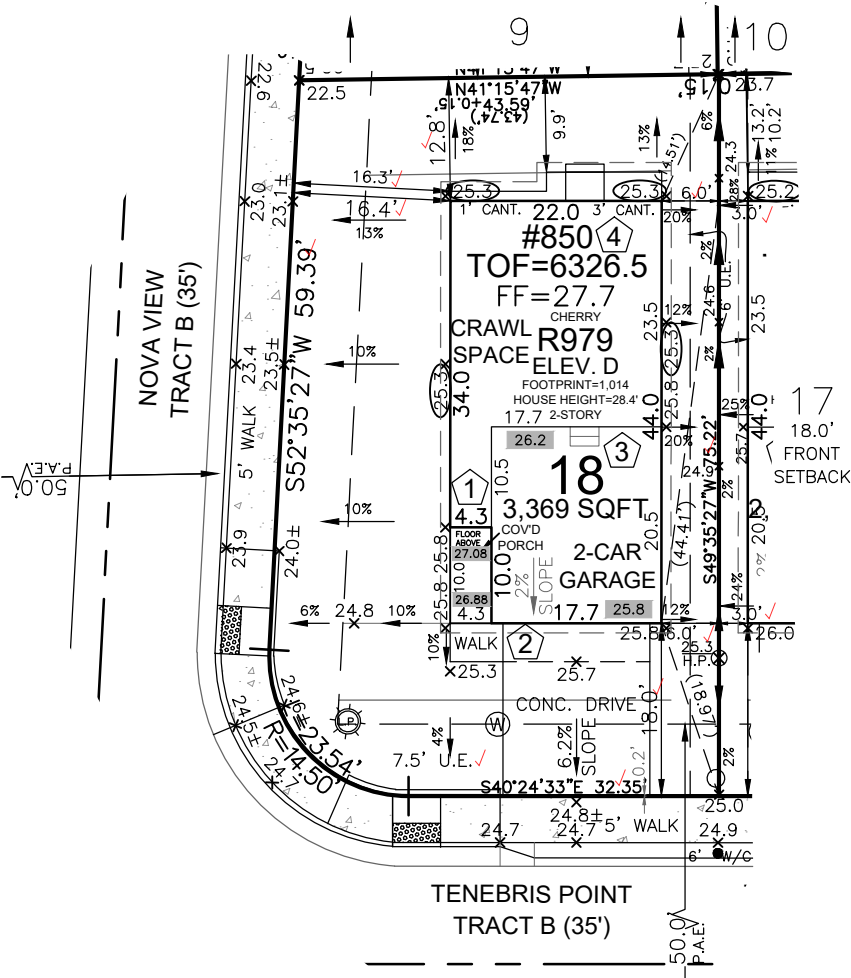
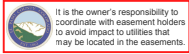
PUDSP254-Amendment side setbacks uniform 3'

FILE - SFD25637
 ZONING - PUD

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



APPROVED
 BESOPC
 06/26/2025 9:16:29 AM
 EPC Planning & Community Development Department



COLORADO LICENSED
 HAYLEY YOUNG
 52392
 PROFESSIONAL ENGINEER
 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.

COLORADO LICENSED
 T. CHRIS MADRID
 38299
 PROFESSIONAL LAND SURVEYOR
 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:

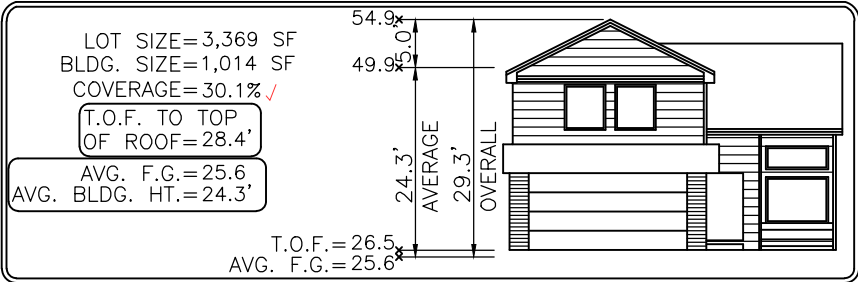
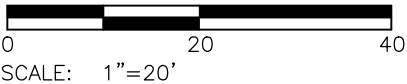
TOF = 26.5
 GARAGE SLAB = 25.8
 GRADE BEAM = 12"
 (26.5 - 25.8 = 00.7 * 12 = 8" + 4" = 12")
 *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

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
 REGIONAL Building Department
 amny
 ENUMERATION



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

ADDRESS: 850 TENEBRIS POINT

06.16.25 / RIGHT / NAIL TO NAIL=64.00'
 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



6841 South Yosemite Street #100
 Centennial, CO 80112 USA
 Phone: (303) 850-0559
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 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

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	Floodplain
APPROVED AMY 6/25/2025 9:35:45 AM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED Plan Review <i>06/26/2025 9:16:58 AM</i> <i>dsdmaes</i> 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.