

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33030038
 LOT 49
 BLOCK 5

REVISIONS:

09.21.26 - ADDED SOLAR DIAGRAM PER NEW REQUIREMENTS - DV

SFD26803
Not within WUI

APPROVED
Plan Review

09/28/2026 9:40:58 AM
dsdyounger

EPC Planning & Community
Development Department



It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



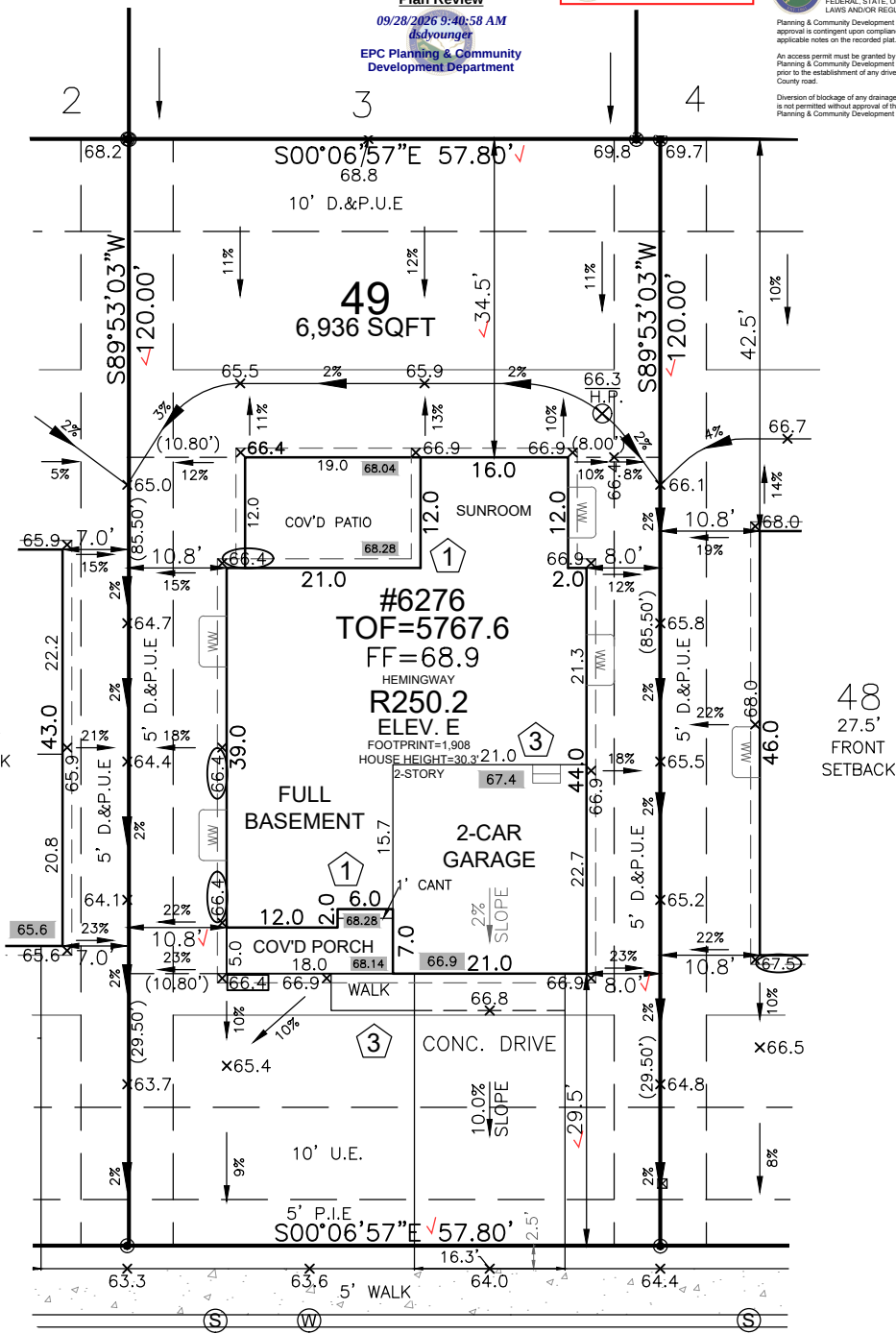
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION

Planning & Community Development Department approval is contingent upon compliance with all applicable notes 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.

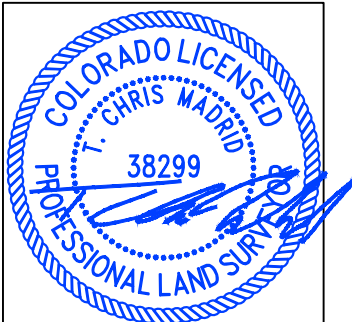
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

SCHEDULE NUMBER 5515409049



HAYLEY YOUNG, P.E.
DATE: 09.21.26

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: 09.21.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,445 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=28.2 %

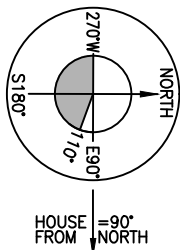
LEGEND

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

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 67.6
GARAGE SLAB = 66.9
GRADE BEAM = 12"
(67.6 - 66.9 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 14"
LOWERED FINISH GRADE AT PATIO



HOUSE FROM NORTH

Released for Permit

09/25/2026 9:06:29 AM

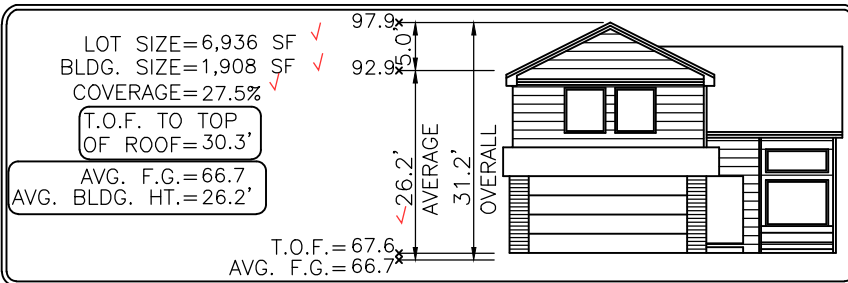
REGIONAL
Building Department

Becky A

ENUMERATION

RS-6000
PLAT 15619

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: R250.2-E/2-CAR/FULL BSMT/SUNROOM/COV'D PATIO

SUBDIVISION: PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION

COUNTY: EL PASO

ADDRESS: 6276 CONUNDRUM COURT

06.22.26 / RIGHT / NAIL TO NAIL=76.00'
Front 10': N=4958.8910 E=4005.9216
Rear 10': N=4958.7375 E=3929.9218

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.
- LOT CORNER ELEVATION CHECK: 06.09.26

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV

DATE: 06.22.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net

SITE



2023 PPRBC
2021 IECC and CO MERSRC

Address: 6276 CONUNDRUM CT, COLORADO SPRINGS

Parcel: 5515409049

Plan Track #: 217176  **Received: 25-Sep-2026 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	455	
Lower Level 2	1060	
Main Level	1159	
Upper Level 1	1389	
	4063	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

9/25/2026 9:06:48 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/25/2026 11:22:47 AM


Melissa F
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/28/2026 10:03:44 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.**