

RICHMOND AMERICAN HOMES
 JOB#36470016
 LOT 16
 PLOT PLAN

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

SCHEDULE NUMBER 5408403017

PUDSP254- Amendment
 side setbacks uniform 3'

Approved for fire
 separation distance

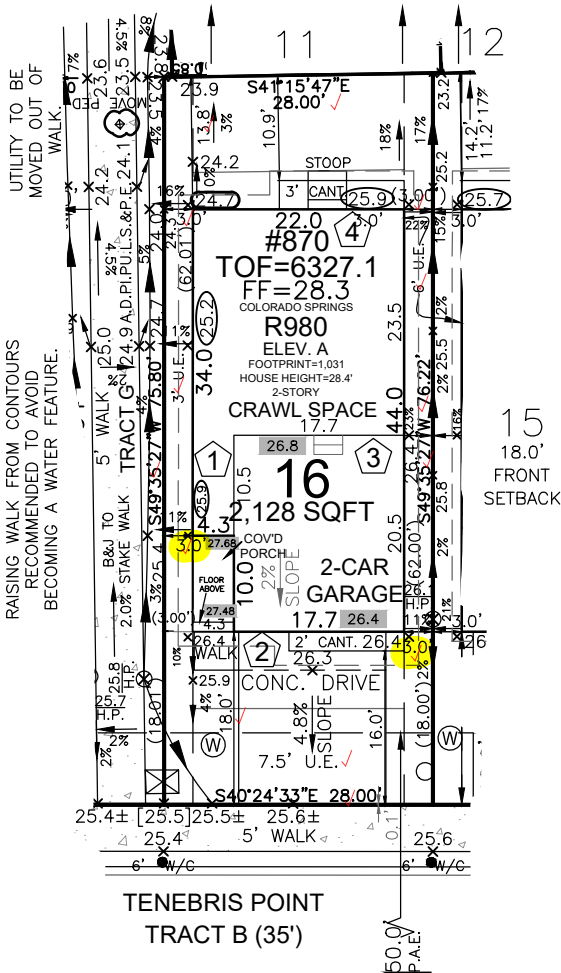
Released for Permit
 06/25/2025 12:24:01 PM
 Pikes Peak
 REGIONAL
 Building Department
 Christineh
 CONSTRUCTION

APPROVED
 Plan Review
 06/26/2025 10:46:05 AM
 (Admues)
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT CONSTITUTE THE NEED
 FOR ZONING, STATE, OR LOCAL
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION
 Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable rules on the record plan
 As access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road
 Division of backlogs of any change may
 is not permitted without approval of the
 Planning & Community Development Department

APPROVED
 BESQCP
 06/26/2025 10:46:20 AM
 (Admues)
 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.



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:

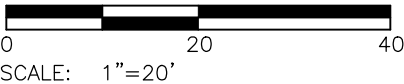
TOF = 27.1
 GARAGE SLAB = 26.4
 GRADE BEAM = 12"
 (27.1 - 26.4 = 00.7 \* 12 = 8" + 4" = 12")
 \*FROST DEPTH MUST BE MAINTAINED
 LOWERED FINISH GRADE ALONG HOUSE
 POUR TALLER WALL IN CRAWL SPACE
 TO MAINTAIN FROST PROTECTION

LEGEND

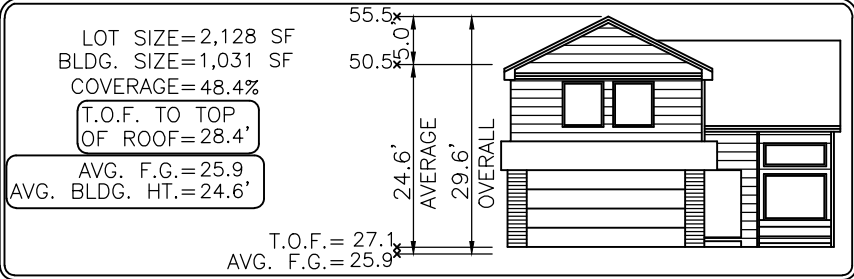
- LOWERED FINISH GRADE:
 (XX.X) HOUSE
 (XX.X) PORCH
 (XX.X) GARAGE/CRAWL SPACE
 (XX.X) FOUNDATION STEP
 (XX) CONCRETE
 (X) RISER COUNT
 (XX.XX) CONCRETE ELEVATION
 (XX.X) GRADING PLAN ELEVATION

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

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 06/25/2025 10:23:53 AM
 Pikes Peak
 REGIONAL
 Building Department
 amy
 ENUMERATION



AVG F.G. CALC.
 26.4
 24.7
 25.9
 +26.4
 103.4/4= 25.9
 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-A/2-CAR/CRAWL SPACE

SUBDIVISION: MEADOWBROOK PARK FILING NO. 1 AMENDMENT

COUNTY: EL PASO

06.16.25 / LEFT / NAIL TO NAIL=64.00'
 Front 10': N=14956.6731 E=9854.3804
 Rear 10': N=14915.1991 E=9805.6372

ADDRESS: 870 TENEBRIS POINT

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
 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: 5408403017**

**Address: 870 TENEBRIS PT, COLORADO SPRINGS**

**Plan Track #: 203085**  **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 10:25:00 AM**

### Floodplain

**(N/A) RBD GIS**

### Construction

Released for Permit

**06/25/2025 12:24:04 PM**



## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

**06/26/2025 10:47:15 AM**

  
**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.**