

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33030039
LOT 50
BLOCK 5

REVISIONS:

09.21.26 - ADDED SOLAR DIAGRAM PER NEW REQUIREMENTS - DV

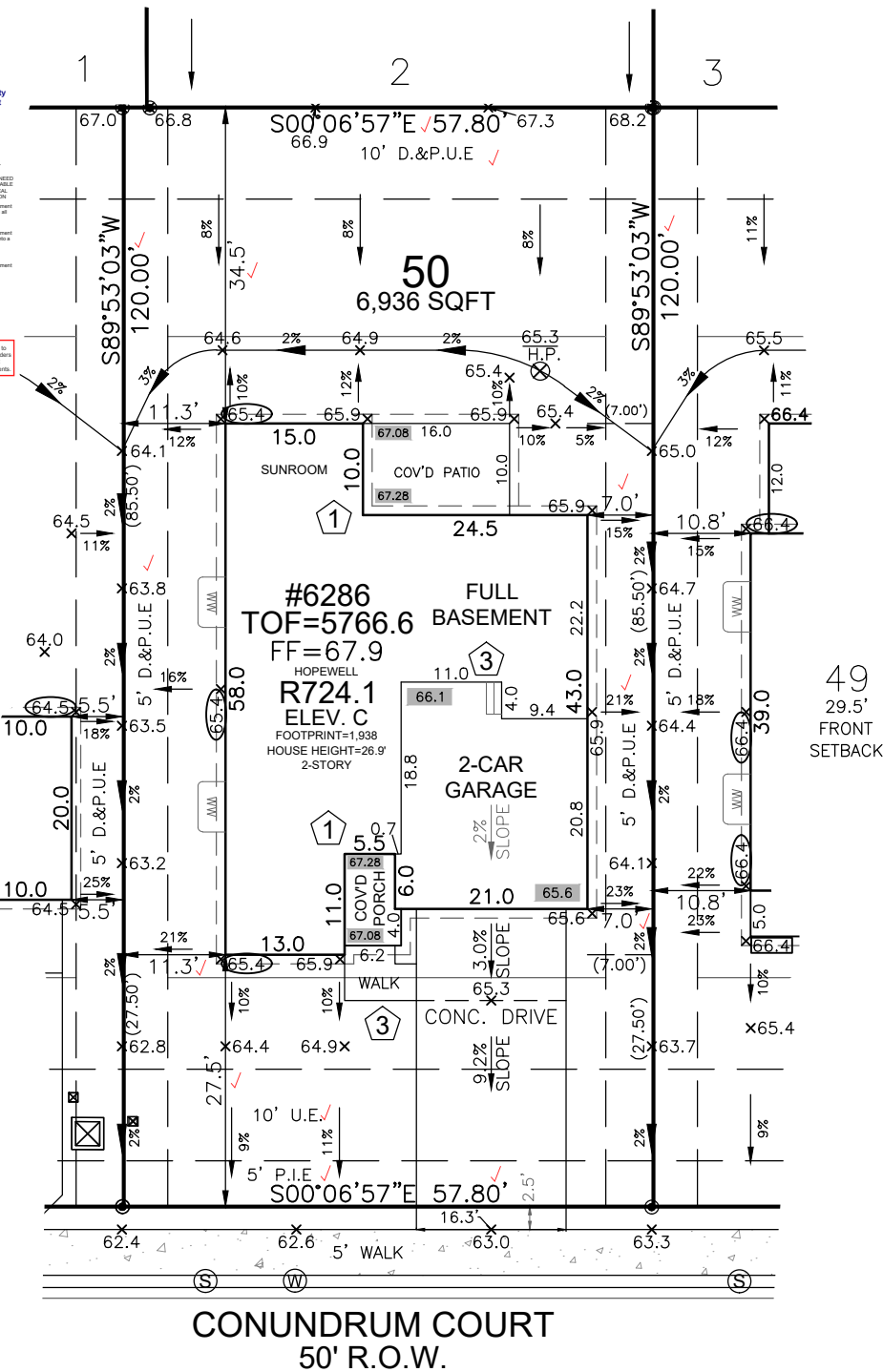
SCHEDULE NUMBER 5515409050

SFD26804
RS-6000
PLAT - 12619
"NOT IN WUI"

APPROVED
Plan Review
09/28/2026 10:49:59 AM
Judmas
EPC Planning & Community
Development Department

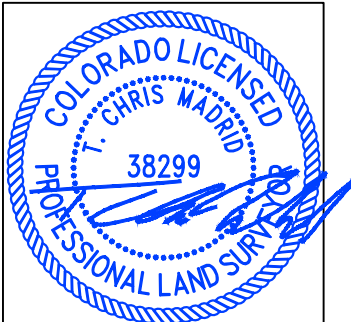
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OPERATE THE NEED
TO COMPLY WITH ANY SCALE
REQUIREMENTS OF THE LOCAL
ORDINANCES OR THE LOCAL
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT.
No action should be taken by the
Planning and Community Development
Department on the basis of this
approval. The Planning and Community
Development Department
does not warrant the accuracy of the
information provided.

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



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 = 66.6

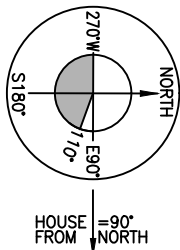
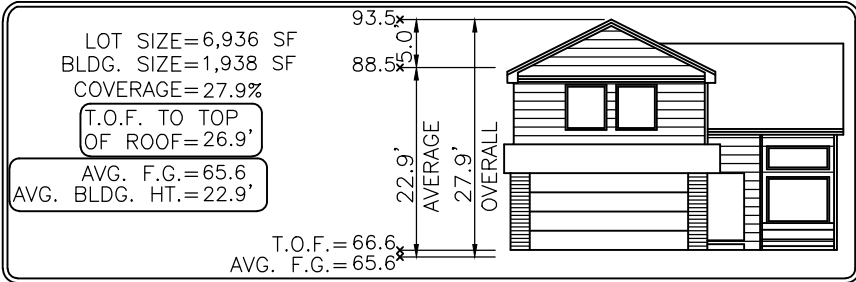
GARAGE SLAB = 65.6

GRADE BEAM = 16"

(66.6 - 65.6 = 01.0 * 12 = 12" + 4" = 16")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE



HOUSE FROM
FROM NORTH



0 20 40
SCALE: 1"=20'

Released for Permit

09/25/2026 9:07:56 AM

REGIONAL
Building Department
Becky A
ENUMERATION

MODEL OPTIONS: R724.1-C/2-CAR/FULL BSMT/SUNROOM/COV'D PATIO

SUBDIVISION: PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION

COUNTY: EL PASO

ADDRESS: 6286 CONUNDRUM COURT

06.22.26 / RIGHT / NAIL TO NAIL=78.00'

Front 10': N=4902.0952 E=4008.0364

Rear 10': N=4901.9376 E=3930.0365

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@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.
- LOT CORNER ELEVATION CHECK: 06.09.26

SITE



2023 PPRBC
2021 IECC and CO MERSRC

Address: 6286 CONUNDRUM CT, COLORADO SPRINGS

Parcel: 5515409050

Plan Track #: 217177  **Received: 25-Sep-2026 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	714	
Lower Level 2	1232	
Main Level	1438	
Upper Level 1	1433	
	4817	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

9/25/2026 9:08:28 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/28/2026 10:23:54 AM

dsdmaes

**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.**