

RICHMOND AMERICAN HOMES

JOB#33060039
LOT 90


PLOT PLAN


SFD24630

SCHEDULE NUMBER 5522403003

APPROVED
BESQCP
06/21/2024 11:46:34 AM
d.younger
EPC Planning & Community
Development Department

APPROVED
Plan Review
06/21/2024 11:46:29 AM
d.younger
EPC Planning & Community
Development Department

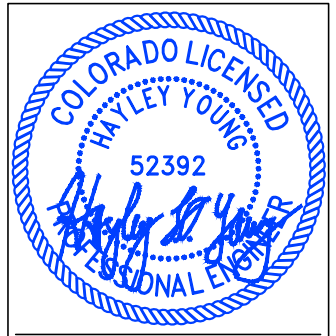
 It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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

Planning & Community Development Department approval is contingent upon compliance with all applicable codes on the recorded plan.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County street.

Division of Backlogs of any drainage was not permitted without approval of the Planning & Community Development Department.



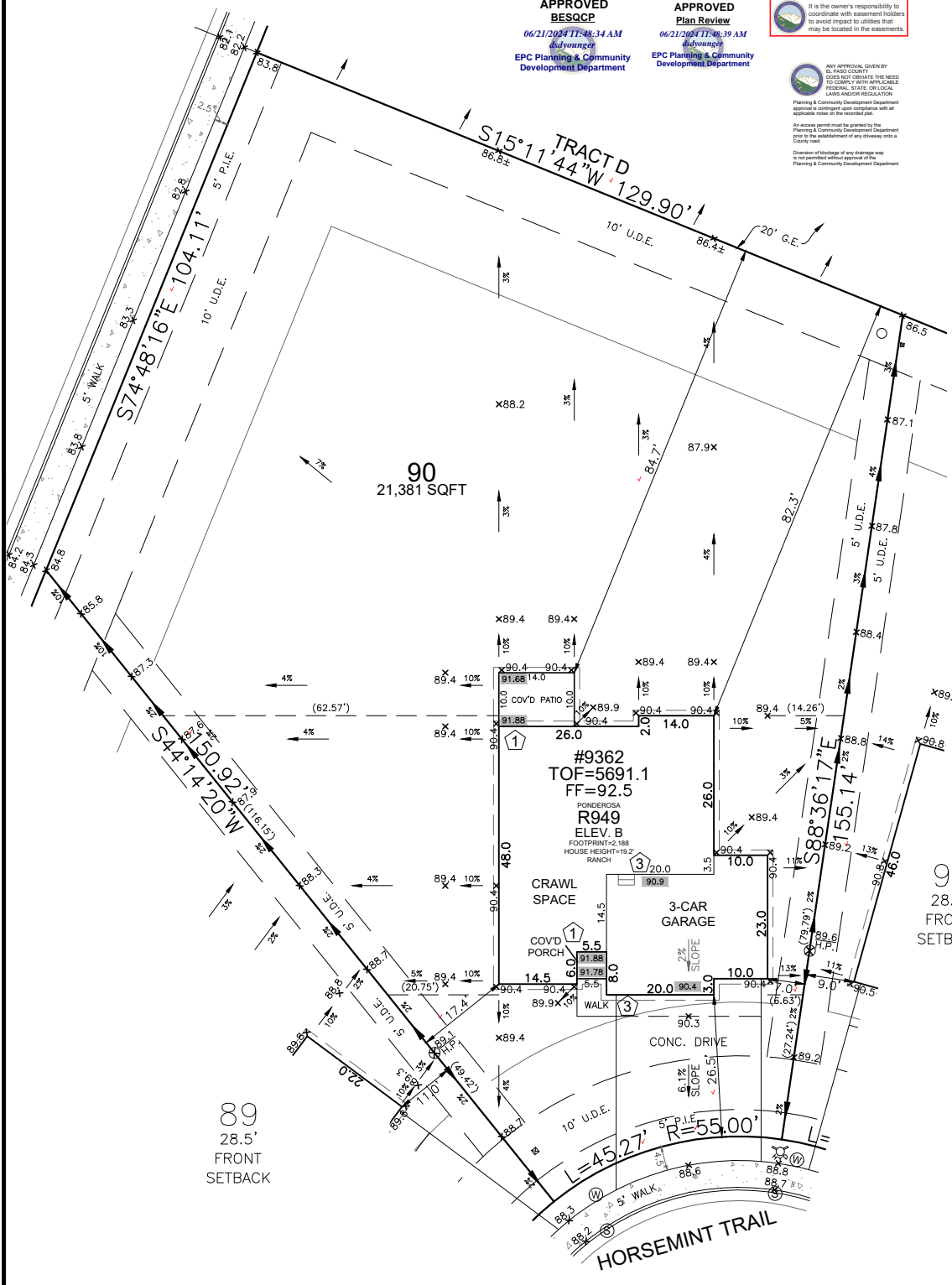
HAYLEY YOUNG, P.E.
DATE: 05.30.24

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: 05.30.24

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= 1,389 SF
DRIVE COVERAGE IN
FRONT SETBACK= 688 SF
COVERAGE=49.5 %

LEGEND

LOWERED FINISH GRADE:

- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN ELEVATION
- OVEREX LIMITS

SITE SPECIFIC PLOT PLAN NOTES:

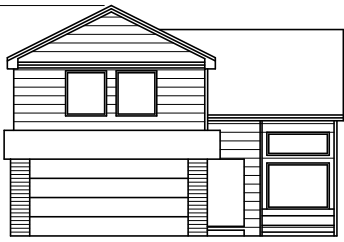
TOF = 91.1
GARAGE SLAB = 90.4
GRADE BEAM = 12"
(91.1 - 90.4 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

LOT SIZE = 21,381 SF ✓
BLDG. SIZE = 2,188 SF ✓
COVERAGE = 10.2% ✓

T.O.F. TO TOP OF ROOF = 19.2'

AVG. F.G. = 90.4
AVG. BLDG. HT. = 14.9'

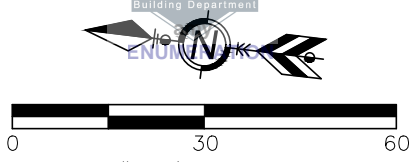
T.O.F. = 91.1
AVG. F.G. = 90.4




AVERAGE 14.9'
OVERALL 19.9'

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

Released for Permit
06/19/2024 2:36:45 PM
REGIONAL Building Department



SCALE: 1"=30'

MODEL OPTIONS: R949-B/3-CAR/CRAWL SPACE/COV'D PATIO #1	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO RS-5000 CAD-O PLAT 15196	
ADDRESS: 9362 HORSEMINT TRAIL	
<p>MINIMUM SETBACKS:</p> <p>FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'</p>	<p>DRAWN BY: AL DATE: 05.30.24</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  <p>B&J Surveying, Inc. Specializing in Home Builder Services Since 1985.</p> <p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurveying.net</p> </div>
<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> • 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: 04.15.24 	

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5522403003

Address: 9362 HORSEMINT TRL, COLORADO SPRINGS

Plan Track #: 191084 

Received: 19-Jun-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	430	
Main Level	1525	
	1955	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

6/19/2024 2:37:03 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/21/2024 11:50:02 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.