

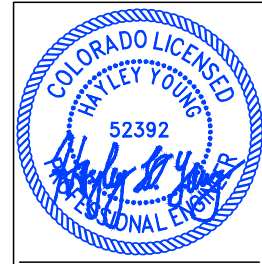
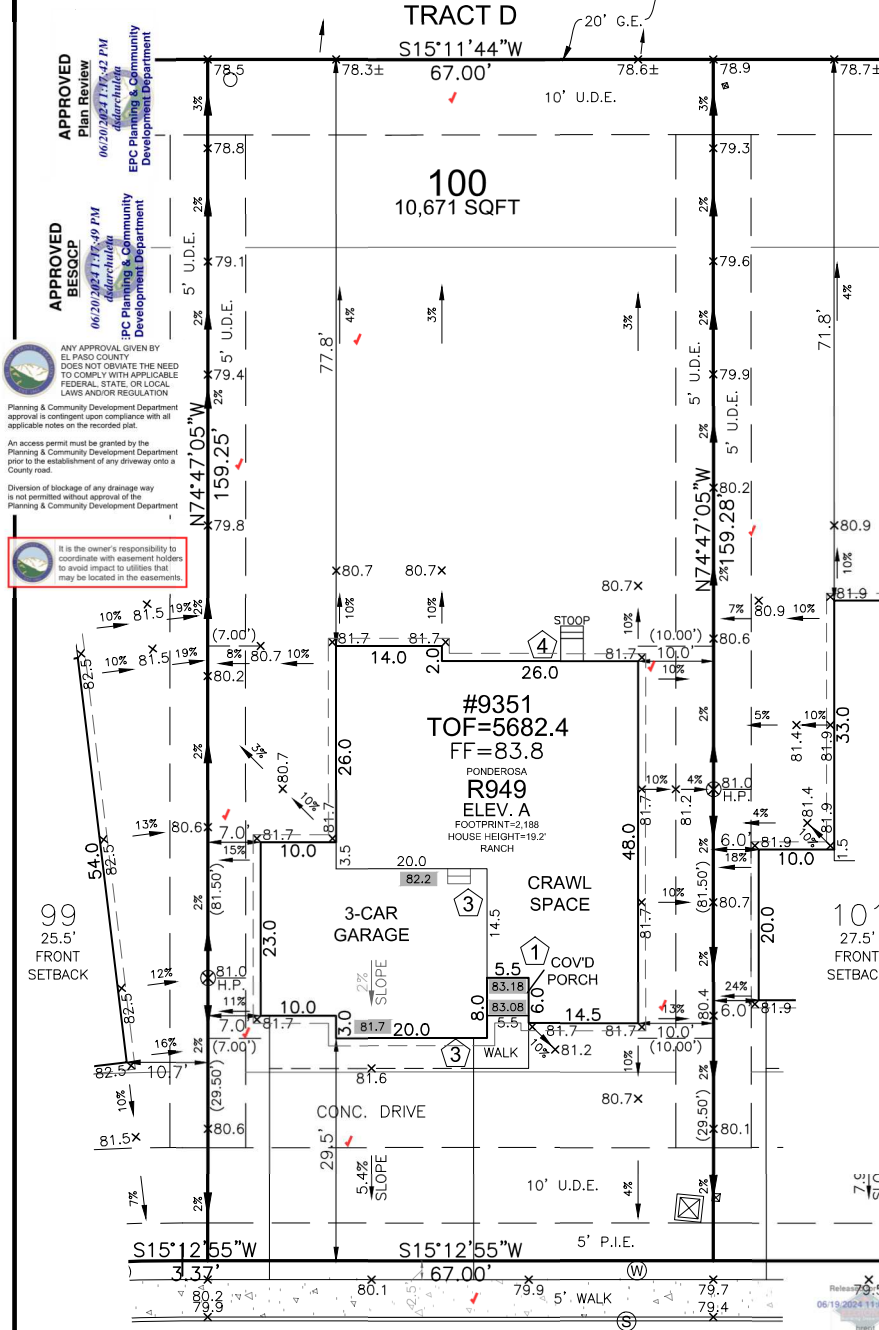
SFD24619
 PLAT 15196
 ZONE RS-6000, CAD-O

RICHMOND AMERICAN HOMES

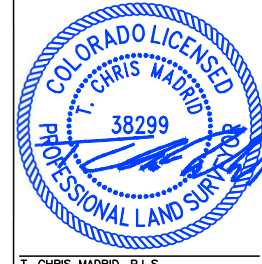
JOB#33060049
 LOT 100

PLOT PLAN

SCHEDULE NUMBER 5522403013



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 = 1,675 SF
 DRIVE COVERAGE IN
 FRONT SETBACK = 676 SF
 COVERAGE = 40.4 %

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 = 82.4
 GARAGE SLAB = 81.7
 GRADE BEAM = 12"
 (82.4 - 81.7 = 00.7 * 12 = 8" + 4" = 12")
 *FROST DEPTH MUST BE MAINTAINED

APPROVED Plan Review
 06/20/2024 1:17:42 PM
 J. J. Archuleta
 Planning & Community Development Department

APPROVED BESQCP
 06/20/2024 1:18:49 PM
 J. J. Archuleta
 Planning & Community Development Department

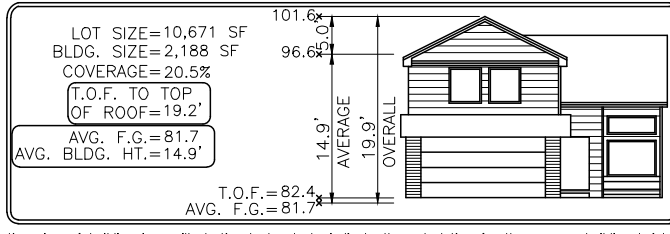
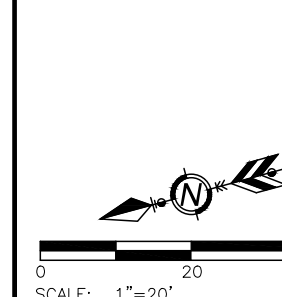
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.

Division of blockage of any drainage way is not permitted without approval of the 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.



MODEL OPTIONS: R949-A/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9354 GOLDEN BUFFS DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: AL DATE: 05.30.24
<p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net</p>	
<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: 03.04.24 	

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5522403013

Address: 9354 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 191060  Received: 19-Jun-2024 (BRENT)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	430	Total Square Feet
Main Level	1525	
	1955	

Enumeration
APPROVED
BRENT
6/19/2024 11:03:27 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
06/20/2024 1:18:48 PM
dsdarchuleta
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.