

RICHMOND AMERICAN HOMES LOT 50

JOB#33060028
LOT 50

SFD24894

PLOT PLAN

SCHEDULE NUMBER 5522402003

APPROVED
BESQCP

09/18/2024 3:20:03 PM
A. Younger

EPC Planning & Community
Development Department

APPROVED
Plan Review

09/18/2024 3:20:10 PM
A. 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 CONSTITUTE 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 rules on the recorded plat.

An access permit must be obtained 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.



HAYLEY YOUNG, P.E.
DATE: 09.13.24

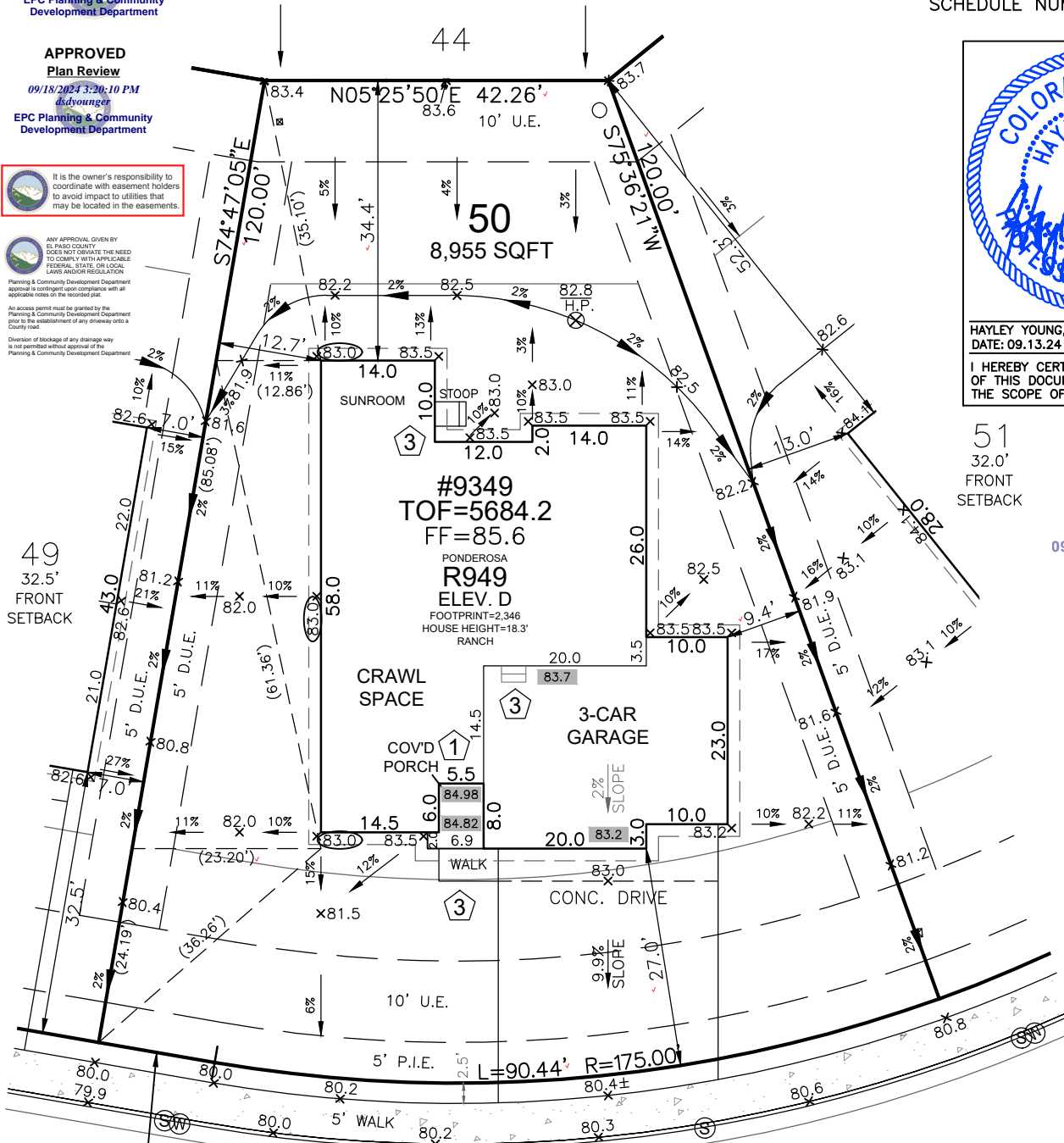
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

51
32.0'
FRONT
SETBACK

Released for Permit

09/16/2024 11:53:08 AM

brent
ENUMERATION



49
32.5'
FRONT
SETBACK

GOLDEN BUFFS DRIVE
50' R.O.W.



T. CHRIS MADRID, P.L.S.
DATE: 09.13.24

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= 2,458 SF
DRIVE COVERAGE IN
FRONT SETBACK= 682 SF
COVERAGE=27.7 %

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 84.2

GARAGE SLAB = 83.2

GRADE BEAM = 16"

(84.2 - 83.2 = 01.0 * 12 = 12" + 4" = 16")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

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
- OVEREX LIMITS

LOT SIZE=8,955 SF ✓ 102.5x
BLDG. SIZE=2,346 SF ✓ 97.5x
COVERAGE=26.2% ✓

T.O.F. TO TOP OF ROOF=18.3'

AVG. F.G.=83.1
AVG. BLDG. HT.=14.4'

T.O.F.=84.2
AVG. F.G.=83.1

AVERAGE OVERALL 19.4'
14.4'

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

0 20 40
SCALE: 1"=20'

MODEL OPTIONS: R949-D/3-CAR/CRAWL SPACE/SUNROOM

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO RS-6000 CAD-O PLAT 15196

ADDRESS: 9349 GOLDEN BUFFS DRIVE

MINIMUM SETBACKS:

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

DRAWN BY: DV

DATE: 09.13.24



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: 01.09.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5522402003

Address: 9349 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194154  Received: 16-Sep-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	430	
Main Level	1525	
	1955	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>BRENT</p> <p>9/16/2024 11:53:52 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>09/18/2024 3:20:48 PM</p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.