

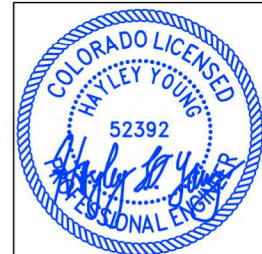
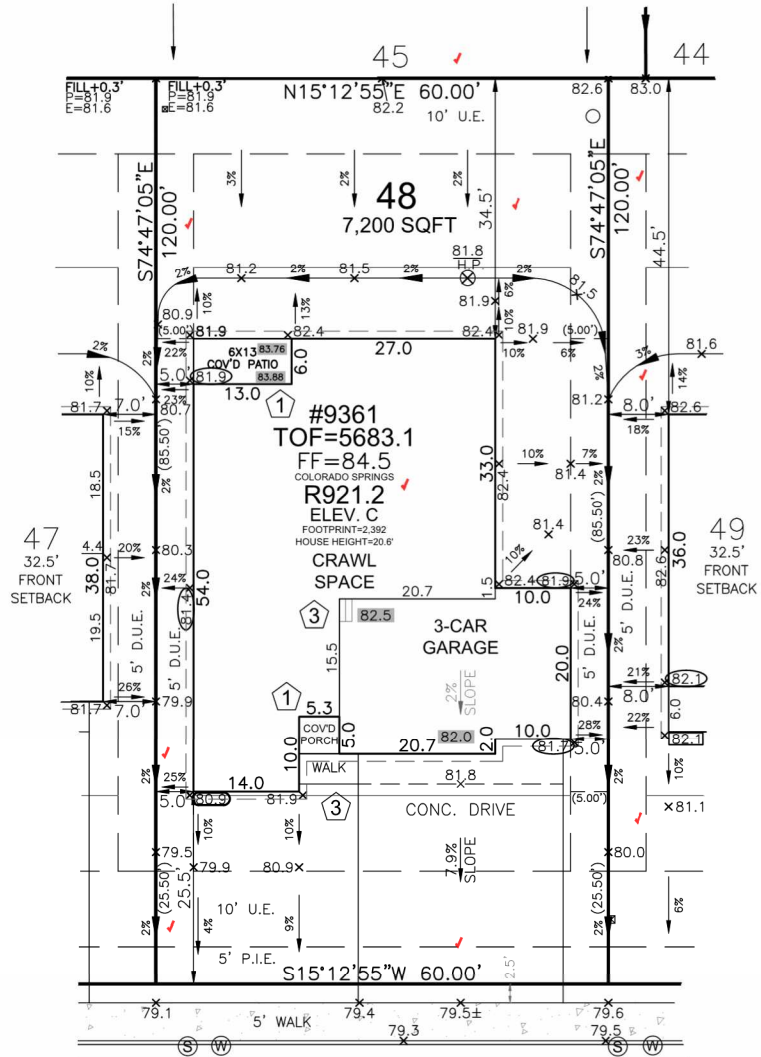
RICHMOND AMERICAN HOMES

LOT 48

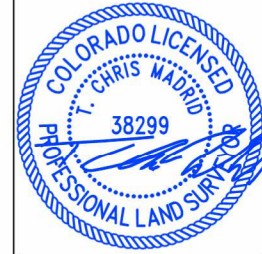
PLOT PLAN

JOB#33060026

SCHEDULE NUMBER 5522402001



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.



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= 1,500 SF
DRIVE COVERAGE IN
FRONT SETBACK= 679 SF
COVERAGE=45.2 %

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
- OVEREX LIMITS

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 83.1
- GARAGE SLAB = 82.0
- GRADE BEAM = 17" (83.1 - 82.0 = 01.1 * 12 = 13" + 4" = 17") * FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

Applciant did not provide evidence to show that the recommendation below has been followed. As in other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

GOLDEN BUFFS DRIVE
50' R.O.W.

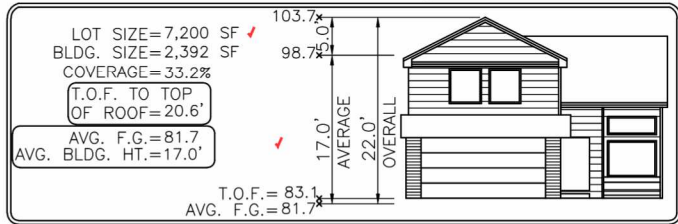
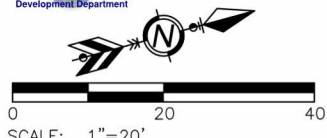
SFD24883
PLAT 15196
ZONE RS-6000, CAD-Q

Released for Permit
09/16/2024 11:45:19 AM

APPROVED
Plan Review
09/16/2024 3:04:54 PM
darchuleta
EPC Planning & Community Development Department

APPROVED
BESQCP
09/16/2024 3:05:01 PM
darchuleta
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.



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

MODEL OPTIONS: R921.2-C/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9361 GOLDEN BUFFS DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: DV DATE: 09.13.24
<p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net</p>	
GENERAL NOTES: <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 PLAN AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD. • PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT. • LOT CORNER ELEVATION CHECK: 04.01.24 	

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5522402001

Address: 9361 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194152  Received: 16-Sep-2024 (BRENT)

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

Type of Unit:

Garage	417	
Main Level	1747	
	2164	Total Square Feet

Enumeration
APPROVED
BRENT
9/16/2024 11:45:42 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
09/16/2024 4:05:54 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.