

# RICHMOND AMERICAN HOMES

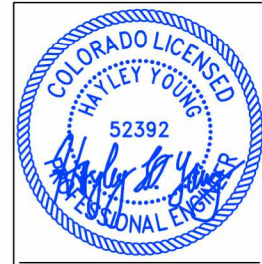
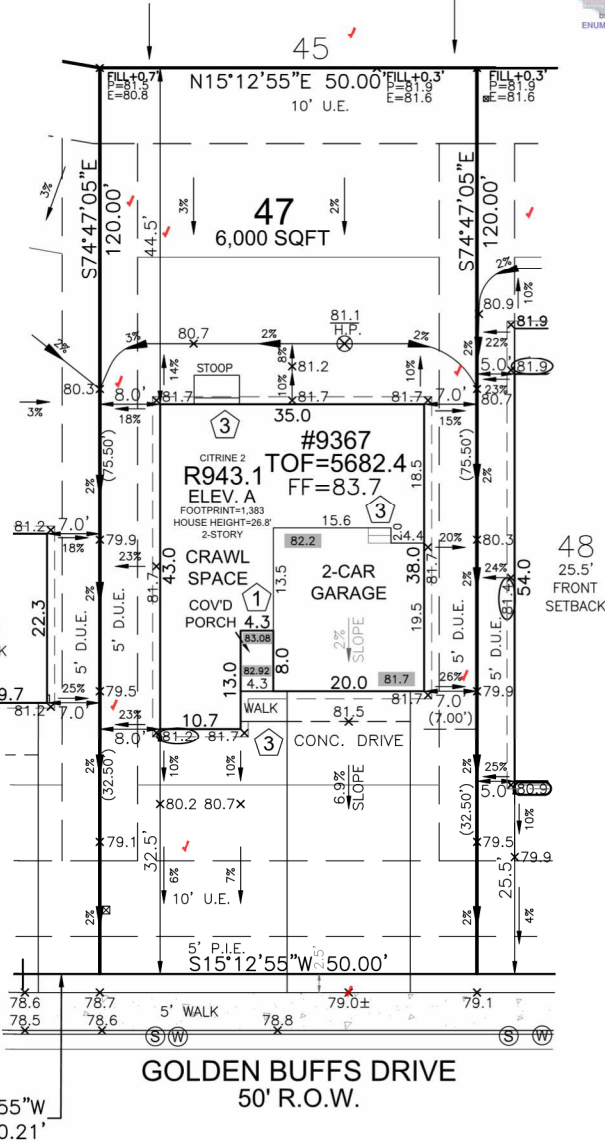
## LOT 47

### PLOT PLAN

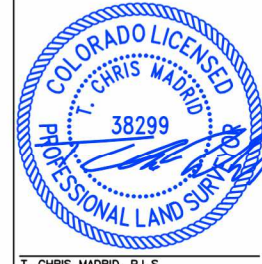
JOB#33060025  
LOT 47

SCHEDULE NUMBER 5522316022

Released for Permit  
09/16/2024 11:35:30 AM  
brant  
ENUMERATION



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 = 1,250 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 408 SF  
COVERAGE = 32.6 %

#### LEGEND

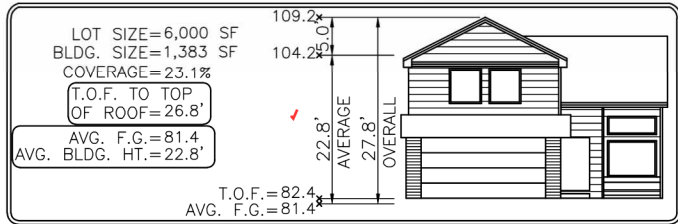
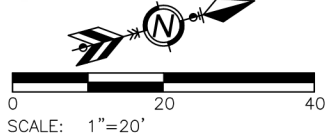
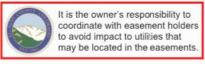
- LOWERED FINISH GRADE:
- (XX.X) HOUSE
  - (XX.X) PORCH
  - (XX.X) GARAGE/CRAWL SPACE
  - (XX.X) FOUNDATION STEP
  - (XX) CONCRETE
  - (X) RISER COUNT
  - (XX.XX) CONCRETE ELEVATION
  - (XX.X) GRADING PLAN ELEVATION
  - OVEREX LIMITS

SITE SPECIFIC PLOT PLAN NOTES:  
TOF = 82.4  
GARAGE SLAB = 81.7  
GRADE BEAM = 12"  
(82.4 - 81.7 = 00.7 \* 12 = 8" + 4" = 12")  
\*FROST DEPTH MUST BE MAINTAINED  
LOWERED FINISH GRADE ALONG HOUSE  
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

SFD24882  
PLAT 15196  
ZONE RS-6000,  
CAD-O

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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

APPROVED  
Plan Review  
09/16/2024 3:39:20 PM  
ddarchuleta  
EPC Planning & Community Development Department  
APPROVED  
BESQCP  
09/16/2024 3:39:28 PM  
ddarchuleta  
EPC Planning & Community Development Department



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

MODEL OPTIONS: R943.1-A/2-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9367 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>	
<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> <li>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>• LOT CORNER ELEVATION CHECK: 04.01.24</li> </ul>	

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5522316022

Address: 9367 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194148  Received: 16-Sep-2024 (BRENT)

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

Type of Unit:

Garage	418
Main Level	930
Upper Level 1	982
2330 Total Square Feet	

Enumeration  
**APPROVED**  
BRENT  
9/16/2024 11:15:53 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
09/16/2024 3:39:55 PM  
  
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.