

# RICHMOND AMERICAN HOMES

JOB#33060046  
LOT 97

## SFD24626 PLOT PLAN

**APPROVED BESQCP**  
06/21/2024 10:19:48 AM  
dsdyounger  
EPC Planning & Community Development Department

**APPROVED Plan Review**  
06/21/2024 11:09:52 AM  
dsdyounger  
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.

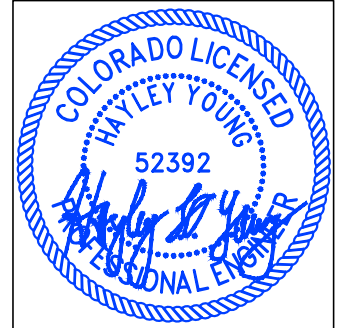
ANY APPROVAL GIVEN BY B&J SURVEYING DOES NOT GUARANTEE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION.

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

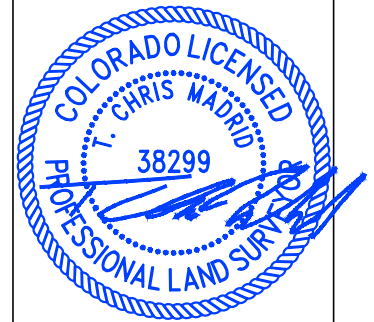
No survey permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Coverage of discharge of any drainage may not be permitted without approval of the Planning & Community Development Department.

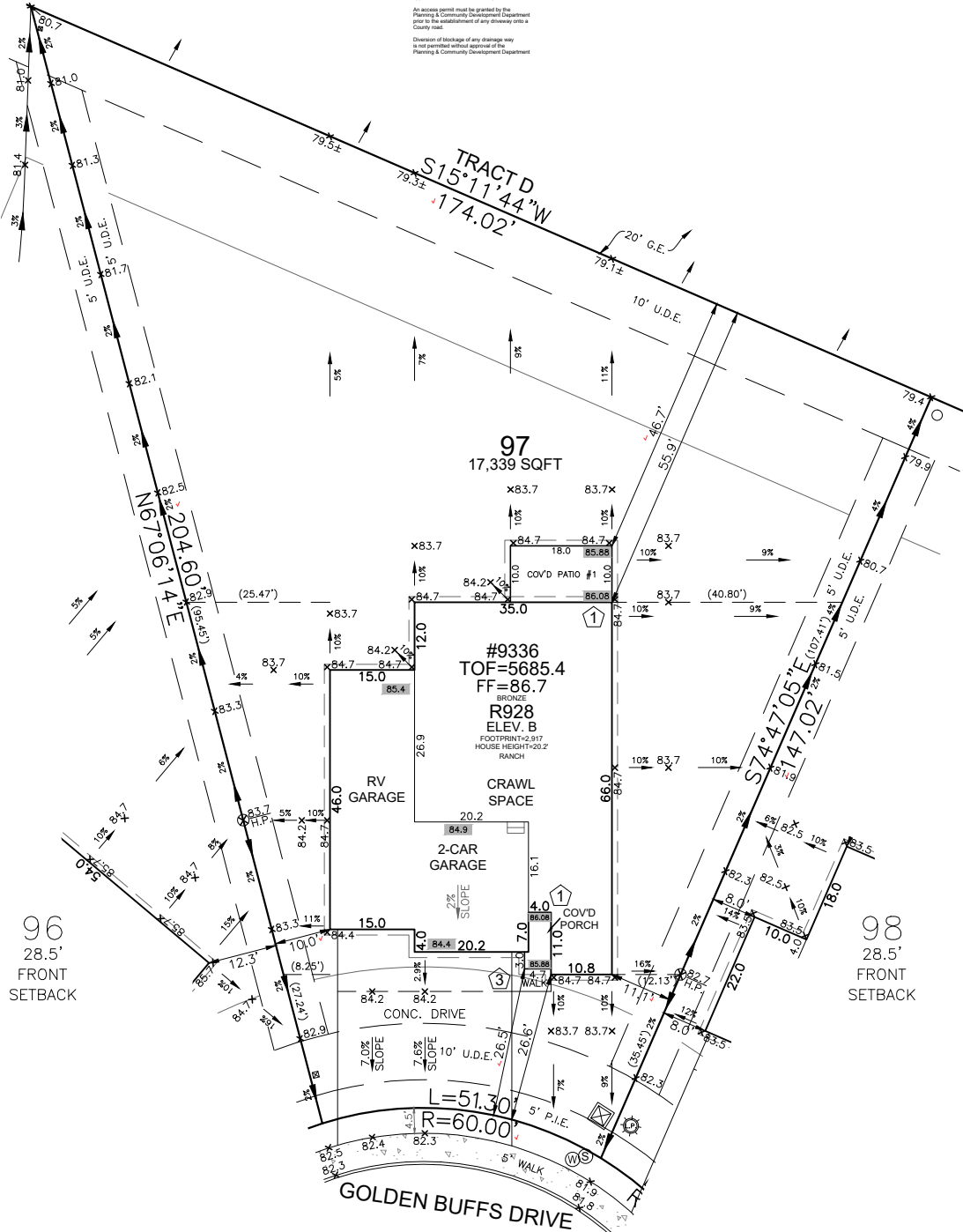
SCHEDULE NUMBER 5522403010'



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.



Released for Permit  
06/19/2024 11:27:15 AM  
brent  
ENUMERATION

**FRONT SETBACK DRIVE COVERAGE**  
FRONT SETBACK= 1,490 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 779 SF  
COVERAGE=52.3 %

**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 = 85.4  
GARAGE SLAB = 84.4  
GRADE BEAM = 16"  
(85.4 - 84.4 = 01.0 \* 12 = 12" + 4" = 16")  
\*FROST DEPTH MUST BE MAINTAINED

LOT SIZE=17,339 SF ✓  
BLDG. SIZE=2,917 SF ✓  
COVERAGE=16.8% ✓

T.O.F. TO TOP OF ROOF=20.2'

AVG. F.G.=84.6  
AVG. BLDG. HT.=16.0'

T.O.F.=85.4  
AVG. F.G.=84.6

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

MODEL OPTIONS: R928-B/2-CAR+RV/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11 ✓

COUNTY: EL PASO **RS-5000 CAD-O PLAT 15196**

ADDRESS: 9336 GOLDEN BUFFS DRIVE ✓

MINIMUM SETBACKS:

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

DRAWN BY: AL

DATE: 05.30.24



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: 03.20.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5522403010

Address: 9336 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 191067  Received: 19-Jun-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	462	
Main Level	1723	
	2185	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BRENT</b>  <b>6/19/2024 11:27:51 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <b>Plan Review</b> <i>06/21/2024 10:20:39 AM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community</b> <b>Development Department</b>
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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.