

# RICHMOND AMERICAN HOMES

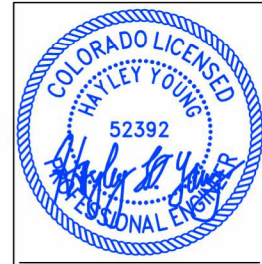
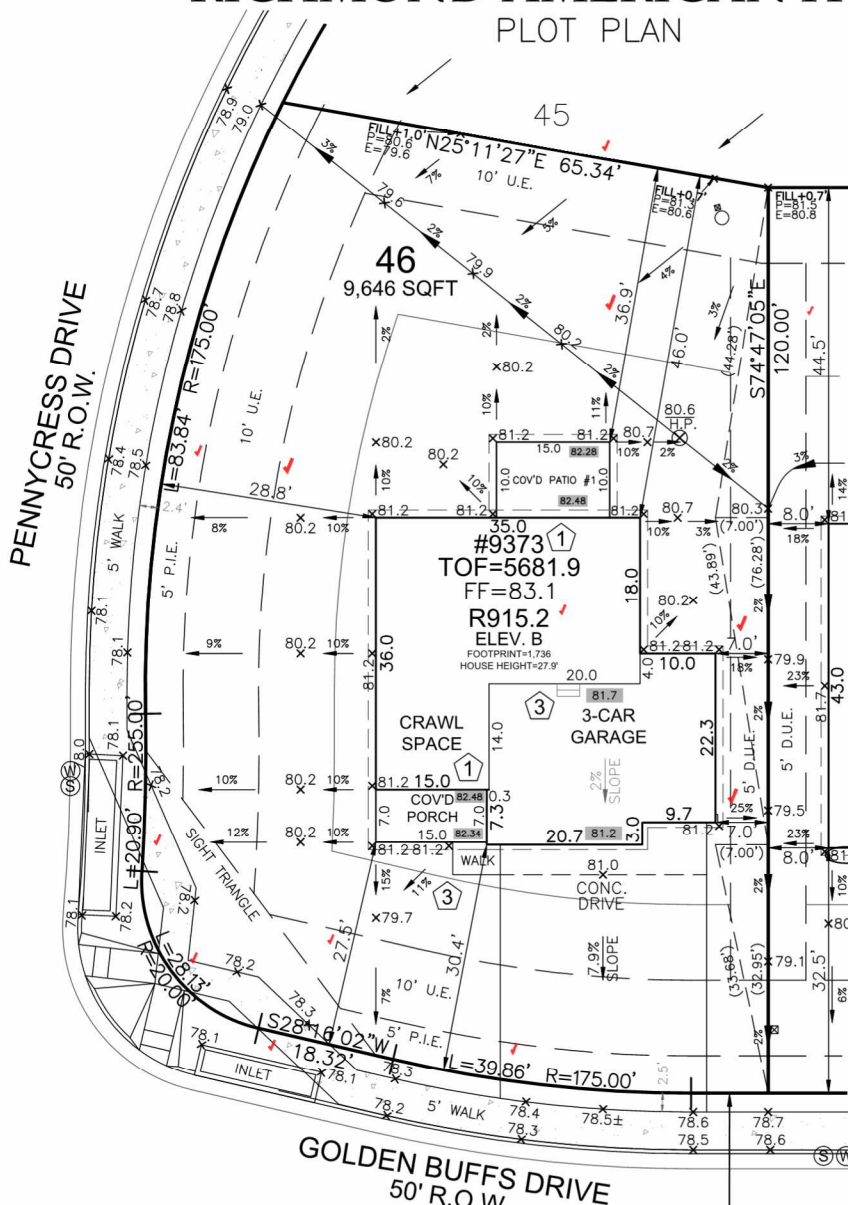
JOB#33060024

LOT 46

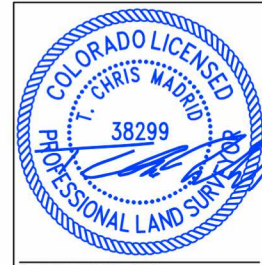
## PLOT PLAN

SCHEDULE NUMBER 5522316021

PENNYCRESS DRIVE  
50' R.O.W.



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 = 1,488 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 687 SF  
COVERAGE = 46.1 %

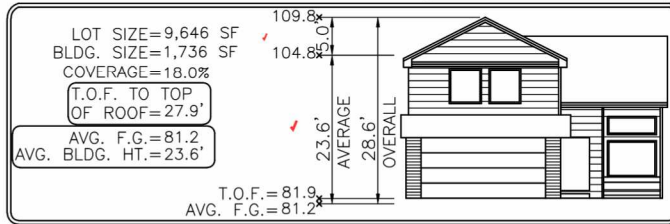
### LEGEND

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

### SITE SPECIFIC PLOT PLAN NOTES:

TOF = 81.9  
GARAGE SLAB = 81.2  
GRADE BEAM = 12"  
(81.9 - 81.2 = 00.7' 12" = 8" + 4" = 12")  
\*FROST DEPTH MUST BE MAINTAINED

CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



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

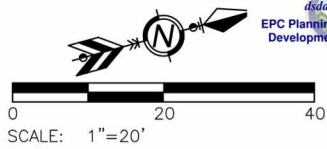
Released for Permit  
09/16/2024 11:06:48 AM  
brent  
ENUMERATION

SFD24881  
PLAT 15196  
ZONE RS-6000,  
CAD-O

APPROVED  
Plan Review  
09/16/2024 3:28:38 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
09/16/2024 3:28:47 PM  
dsdarchuleta  
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.



MODEL OPTIONS: R915.2-B/3-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO

ADDRESS: 9373 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  
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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 PLAN 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: 03.20.24

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5522316021

Address: 9373 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194147  Received: 16-Sep-2024 (BRENT)

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

Type of Unit:

Garage	414
Main Level	986
Upper Level 1	1202
2602 Total Square Feet	

Enumeration  
**APPROVED**  
BRENT  
9/16/2024 11:07:09 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
09/16/2024 3:29:16 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.