

RICHMOND AMERICAN HOMES

JOB#33060050

LOT 101

PLOT PLAN

SFD24617
PLAT 15196
ZONE RS-6000, CAD-O

SCHEDULE NUMBER 5522403014

APPROVED
Plan Review

06/20/2024 12:34:51 PM
dsdarchuleta

EPC Planning & Community
Development Department

APPROVED
BESOCP

06/20/2024 12:45:00 PM
dsdarchuleta

EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE 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 discharge of any drainage water
is not permitted without approval of the
Planning & Community Development Department

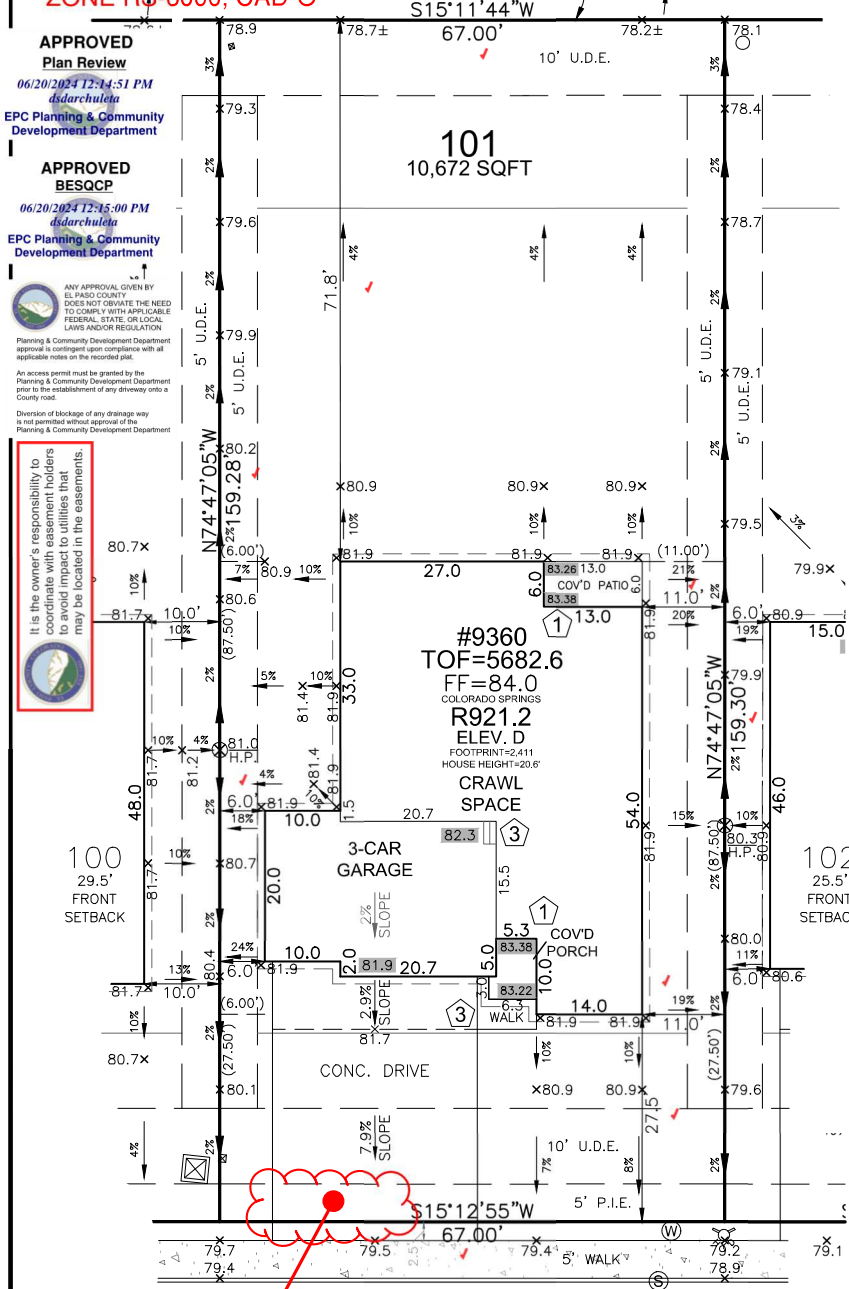
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



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.



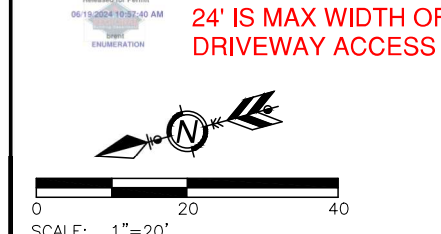
T. CHRIS MADRID, P.L.S.
DATE: 05.30.24
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.



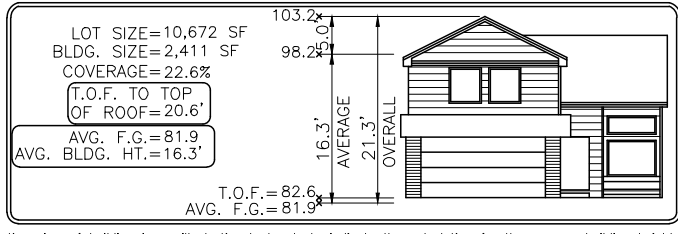
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,675 SF
DRIVE COVERAGE IN
FRONT SETBACK = 679 SF
COVERAGE = 40.5 %

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 = 82.6
GARAGE SLAB = 81.9
GRADE BEAM = 12"
(82.6 - 81.9 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED



**24' IS MAX WIDTH OF
DRIVEWAY ACCESS**



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

MODEL OPTIONS: R921.2-D/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9360 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: <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 PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD. PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT. LOT CORNER ELEVATION CHECK: 03.04.24 	

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5522403014

Address: 9360 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 191059  Received: 19-Jun-2024 (BRENT)

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

Type of Unit:

Garage	417	
Main Level	1747	
	2164	Total Square Feet

Enumeration
APPROVED
BRENT
6/19/2024 10:58:46 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
06/20/2024 12:16:06 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.