

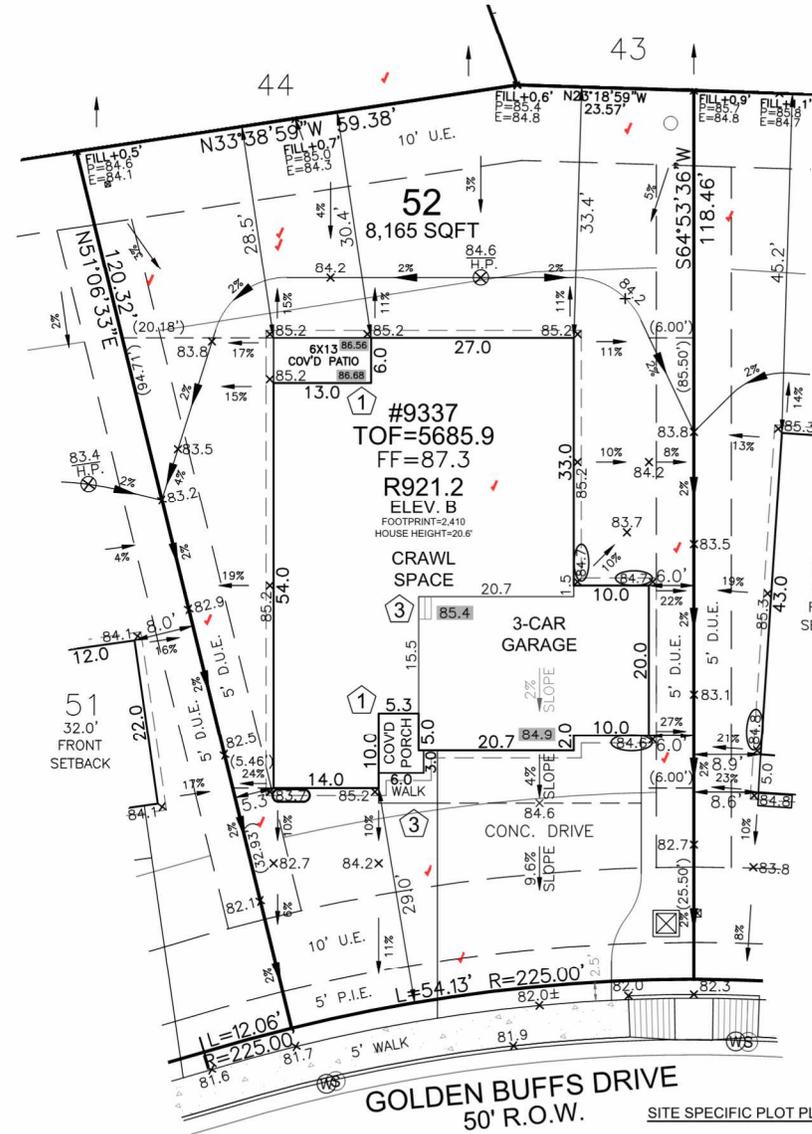
RICHMOND AMERICAN HOMES

LOT 52

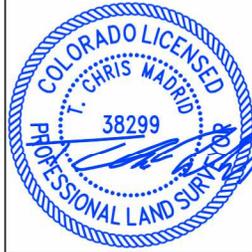
PLOT PLAN

JOB#33060030

SCHEDULE NUMBER 5522316023



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.

SFD24886
PLAT 15196
ZONE RS-6000,
CAD-O

APPROVED
Plan Review
09/17/2024 10:41 AM
diorchidje
EPC Planning & Community Development Department

APPROVED
BESQCP
09/17/2024 10:49:51 AM
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.

Released for Permit
09/16/2024 10:34:11 PM
REGIONAL Building Department
Becky A ENUMERATION

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.

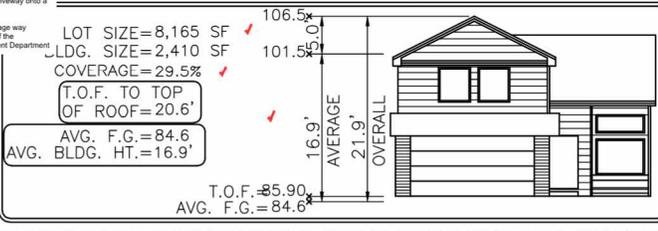
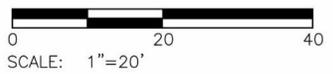
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 85.9
- GARAGE SLAB = 84.9
- GRADE BEAM = 16" (85.9 - 84.9 = 01.0 * 12 = 12" + 4" = 16") *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,430 SF
DRIVE COVERAGE IN FRONT SETBACK= 646 SF
COVERAGE=45.1 %

LEGEND

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



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

MODEL OPTIONS: R921.2-B/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9337 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 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: 04.01.24 	

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5522316023

Address: 9337 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194166 Received: 16-Sep-2024 (BECKYA)

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

Type of Unit:

Garage	417	
Main Level	1747	
	2164	Total Square Feet

Enumeration
APPROVED
BECKYA
9/16/2024 1:34:27 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
09/17/2024 10:20:50 AM
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.