

RICHMOND AMERICAN HOMES

PLOT PLAN

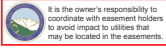
JOB#33060044
LOT 95

SFD24629

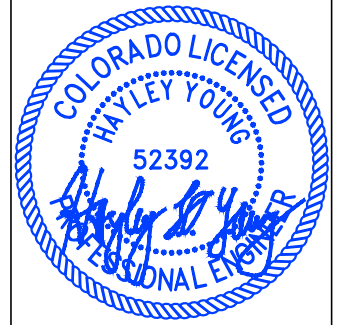
SCHEDULE NUMBER 5522403008

APPROVED
BESQCP
06/21/2024 11:36:15 AM
dyoung@epcplanning.com
EPC Planning & Community
Development Department

APPROVED
Plan Review
06/21/2024 11:36:21 AM
dyoung@epcplanning.com
EPC Planning & Community
Development Department

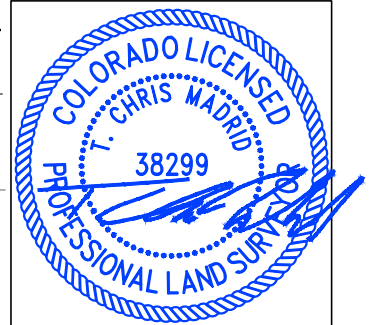


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT IMPLY THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Operation of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



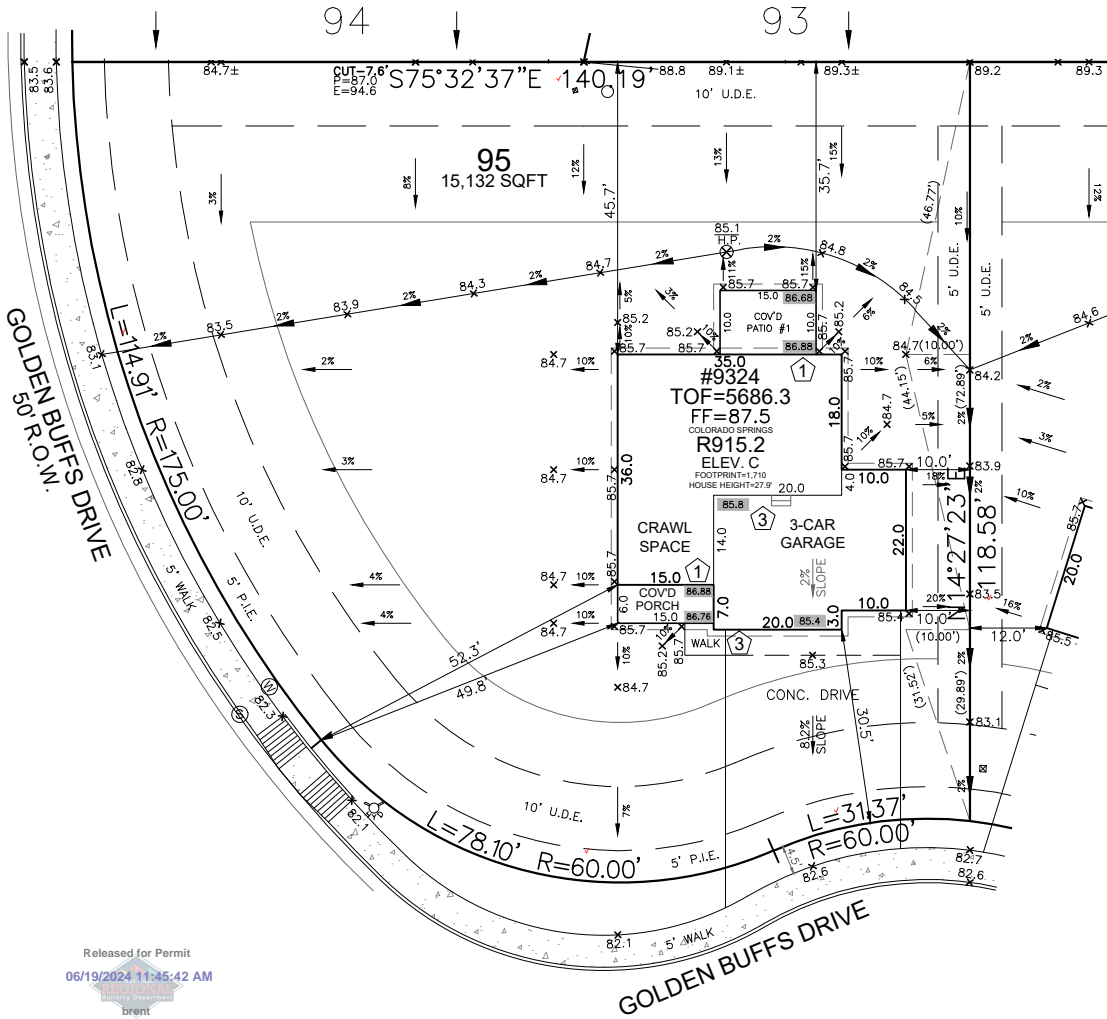
HAYLEY YOUNG, P.E.
DATE: 05.30.24

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.



96
28.5'
FRONT
SETBACK

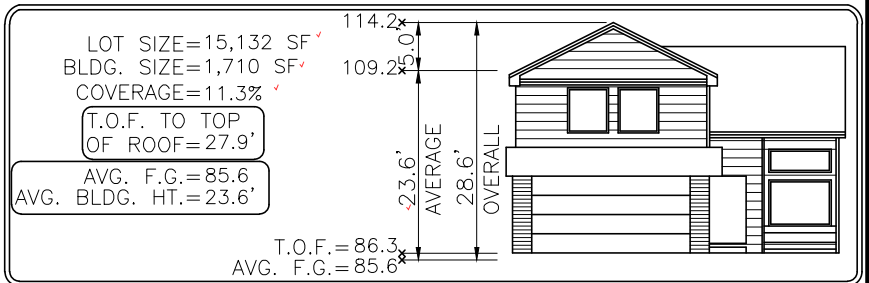
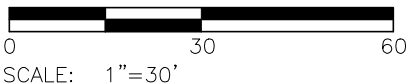
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2,458 SF
DRIVE COVERAGE IN
FRONT SETBACK= 709 SF
COVERAGE=28.8 %

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 = 86.3
- GARAGE SLAB = 85.4
- GRADE BEAM = 15"
(86.3 - 85.4 = 00.9 * 12 = 11" + 4" = 15")
- *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.

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

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

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

ADDRESS: 9324 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.com

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: 5522403008

Address: 9324 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 191069  Received: 19-Jun-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>6/19/2024 11:46:47 AM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p><i>06/21/2024 11:37:17 AM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.